

REAL PROPERTY TAX SERVICES and ENVIRONMENTAL CONCERNS
REAL PROPERTY TAX SERVICES AGENDA
MAY 25, 2021

COMMITTEE MEMBERS: Supervisors Dickinson, Braymer, McDevitt, Smith and Shepler

- I. Committee meeting called to order by Chair
- II. Approval of minutes of prior Committee Meeting
- III. Action Agenda/New Business Items:
 1. Request: Appropriate funds from the Reserve Environmental Testing Fund A.893.00 to the Real Property Tax Services, Contracts code A.1355 470
Rationale: To pay for the Asbestos and Lead Survey for the Mosher's Garage property.
- IV. Discussion Items:
 1. Get committee approval for Lexie Delurey to execute the authorization for Atlantic Testing Laboratories to do the requested services.
 2. Request the County Attorney to start the process of re-instating the Temporary Incident of Ownership on the Mosher property located at 3485 State Route 8, Johnsburg.
- V. Referrals/Pending Items: None.
- VI. Privilege of the floor and public comment (please allow for 15 second delay on live stream meetings)
- VII. Motion to adjourn

Attachments: Resolution request

RESOLUTION REQUEST FORM NO. 20

MISCELLANEOUS

**Please List All Other Requests Not Covered by Previous Resolution Request Forms Here.
Please attach any backup information available and be as detailed as possible.*

DEPARTMENT NAME: Real Property Tax Services

DATE: May 25, 2021

- (a) Purpose of Request:
Appropriate funds from A.893 Reserve, Environmental Testing Funds to A.1355
470 Real Proeprty Tax Services, Contracts

- (b) Details:
To pay Atlantic Testing Laboratories for a Limited Hazardous Materials Survey of
the Mosher's Garage, 3485 State Route 8, Johnsbury NY tax map parcel
133.8-1-27. Estimated Cost is \$5,709.50 but possible LBP chip samples may be
required at \$10.50 each. Request would be for \$6,000.00.

- (c) Previous Resolution Number:

- (d) Where are the Funds (if required)? List Budget Code, Object Code, Full Title* and
Amount:
\$6,000.00

Sample: A.8021 470 Planning & Community Development – Contract

* as listed in budget and LOGOS



ATLANTIC TESTING LABORATORIES

WBE certified company

Albany
22 Corporate Drive
Clifton Park, NY 12065
518-383-9144 (T)
atlantictesting.com

May 3, 2021

Warren County
1340 State Route 9
Lake George, New York 12845

Re: Periodic Asbestos and Lead Consulting Services
Warren County DPW WC 60-18
Letter of Authorization No. 4
ATL No. AT5998-264-05-21

1. AUTHORIZATION REQUEST:

Upon authorization, Atlantic Testing Laboratories, Limited will provide Asbestos and Lead Consulting Services in conformance with your request, and in accordance with the basic agreement between the County of Warren (County) and Atlantic Testing Laboratories, Limited (ATL) for the Mosher's Garage, 3485 State Route 8, Johnsbury, New York:

2. DESCRIPTION OF SERVICES:

Described in Exhibit 1.A – Limited Hazardous Materials Survey Services

3. OWNER'S RESPONSIBILITIES:

County's responsibilities shall be as outlined in the referenced agreement.

4. CONSULTANT'S RESPONSIBILITIES:

Consultant's responsibilities shall be as outlined in this authorization and the referenced agreement.

5. PERIOD OF SERVICES:

As required by the project and the terms of the referenced agreement.

6. PAYMENTS:

Payments shall be made in accordance with the cost reimbursement payment method of Bid No WC 60-18. The estimated fees for services for this project are as outlined in the unit fee summary in Exhibit 1.B – Limited Asbestos and Lead Survey Services. It should be understood that our services are proposed on a unit fee basis, and only those services actually provided will be invoiced using the unit rates shown on the estimates.

7. GENERAL CONSIDERATIONS:

ATL designates Philip W. Morrissey, Jr. as the person who will be coordinating the services requested by the County for the Project.

8. SPECIAL PROVISIONS:

None

The return of one executed copy of this letter will be ATL's authorization to provide the requested services.

Very truly yours,

COUNTY OF WARREN

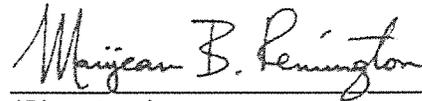
Atlantic Testing Laboratories, Limited

(Signature)

By: Lexie A. Delurey, CCD

Title: Director, Real Property Tax Service

Dated:



(Signature)

By: Marijean B. Remington

Title: Chief Executive Officer

Date: May 3, 2021

**EXHIBIT 1.A – LIMITED HAZARDOUS MATERIALS SURVEY –
SCOPE OF SERVICES**

Mosher's Garage, 3485 State Route 8, Johnsburg, Warren County, New York

Based on information provided to ATL by Warren County, it is our understanding that the project consists of performing Limited Hazardous Materials Survey Services for the designated building. It is further understood that the purpose is to identify suspect asbestos-containing material (ACM) and or lead based paint (LBP) that may be present within accessible areas of the subject building and is being performed prior to proposed building demolition. ATL will require access to the project site throughout the duration of the PROJECT.

A. ATL will provide the following field services:

- ♦ Provide an **Asbestos Building Inspector** certified by the New York State Department of Labor, to conduct a visual examination of accessible areas of the subject building, to identify suspect ACM, and to collect bulk samples of suspect ACM for subsequent laboratory analysis. Functional spaces visually examined will be classified into homogenous sampling areas based on suspect materials observed. A homogeneous sampling area is defined as an area that is uniform by color, texture, construction/application, and general appearance. The Asbestos Building Inspector will record sample locations, approximate quantities, and apparent condition of materials that are typically suspected to contain asbestos, as identified in 12 NYCRR Subpart 56-5.1 and in United States Environmental Protection Agency's "Guidance for Controlling Asbestos-Containing Materials in Buildings", dated June 1985. ATL will not be responsible for restoration of the sampling areas to original form and appearance.
- ♦ Roof core locations repairs will be the Client's responsibility; however ATL will provide a temporary patch upon completion of the sampling event of the subject roof areas. ATL does not guarantee the durability or performance of the patching materials. A certified roofing contractor should be contracted to install permanent patching.

Lead-Based Paint (LBP):

- ♦ Provide a **Lead Inspector** certified by the United States Environmental Protection Agency (EPA) to conduct a visual examination of accessible areas of the subject building, to identify potential LBP surfaces perform x-ray fluorescence (XRF) testing on painted surfaces, with confirmatory paint chips collected from locations where XRF results are considered inconclusive. Potential LBP surfaces will be classified into homogeneous sampling areas. A homogeneous sampling area is defined as an area consisting of similar paint color schemes, building components, and substrates the paint is applied on. The Lead Inspector will record general location and material description/color of potential LBP surfaces sampled. The United States Department of Housing and Urban Development (HUD) identifies LBP as "any paint, varnish, stain, or other applied coating that has 1 mg/cm² (or 5,000 mg/kg or 0.5% by weight) or more of lead" (HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing).
- ♦ Painted surfaces that are sampled will be scraped to determine if the surface has more than one layer of paint. Painted surfaces will be scraped in non-conspicuous areas where feasible. ATL will not be responsible for restoration of the painted surfaces to original form and appearance.

B. ATL will provide the following laboratory services:

1. Submit bulk samples of suspect ACM to a NYSDOH ELAP approved laboratory that meets the requirements of 12 NYCRR Subpart 56-4.2.
 - ♦ Bulk samples will be laboratory analyzed by polarized light microscopy (PLM). Samples that are determined to be non-friable organically bound (NOB) in nature, and determined to contain less than one percent asbestos by the PLM analysis, will also be analyzed by transmission electron microscopy (TEM). The TEM analysis is required to conclusively document that NOB materials may be classified as non-asbestos-containing.
 - ♦ Laboratory analysis by PLM and/or TEM will be performed on a one-week turn-around-time (TAT) basis, subsequent to receipt of the samples by the laboratory.
2. Submit bulk chip samples of potential LBP to a NYSDOH ELAP approved laboratory to perform lead analysis, if required.
 - ♦ Bulk chip samples will be laboratory analyzed to determine detectable levels in lead in accordance with EPA Method 7000B. Composite paint chip samples consisting of multiple paint layers will be analyzed for total lead concentration.
 - ♦ Laboratory analysis of potential LBP samples will be performed on a one-week TAT basis, subsequent to receipt of samples by the laboratory.

C. ATL will provide the following additional services:

1. Transport samples that require laboratory analysis.
2. Provide a Project Manager to perform the following:
 - ♦ Review historical hazardous material survey reports that will be provided by the CLIENT, as necessary, to review at the time of the limited hazardous materials survey.
 - ♦ Review project plans and specifications, as provided to ATL, which are relevant to the services outlined in this Exhibit
 - ♦ Review sample test data
 - ♦ Prepare a limited hazardous materials survey report, to include the following:
 - (1) Summary of observations recorded during field activities
 - (2) Description of the homogeneous areas identified
 - (3) Methodology and regulatory compliance
 - (4) XRF readings and calibration checks
 - (5) Categorization of friability, apparent visual condition, and estimated quantities of suspect ACM
 - (6) Copies of applicable licenses and certifications
 - (7) A site sketch (not-to-scale) depicting the sample locations of the regulated ACM and LBP. In addition, ATL will provide drawings depicting the general locations of regulated ACM.
 - (8) Copies of laboratory reports and associated sample custody documentation
3. Distribute reports as directed by CLIENT. Reports will be distributed to CLIENT by email, unless otherwise directed.

D. CLIENT will be responsible for the following:

1. Provide an electrical source for the use of necessary equipment.
2. Provide safe access to the project site and the sampling locations.
3. Roofing and other external sample location repairs.

NOTES TO THE SCOPE OF SERVICES

We require a minimum of three days advance notice prior to project initiation and two days advance notice for subsequent scheduling of field services. Cancellation of scheduled services must be received prior to personnel departure for the PROJECT site, or a minimum charge in accordance with the Fee Schedule will be applicable.

Prior to project initiation, CLIENT will provide ATL with copies of the PROJECT plans and specifications and all revisions and addenda, and previous survey and/or sampling records.

EXHIBIT 1.B
FEE SCHEDULE

Service	Estimated Quantity	Unit Fee	Estimated Cost
Atlantic Testing Laboratories			
Technical Personnel			
Asbestos Building Inspector	1	\$520.00 / Day	\$520.00
CAD Operator	1	\$480.00 / Day	\$480.00
EPA Lead Inspector	1	\$520.00 / Day	\$520.00
Project Manager	1	\$792.00 / Day	\$792.00
Miscellaneous			
XRF Equipment	1	\$150.00 / Day	\$150.00
Subtotal Atlantic Testing Laboratories			\$2,462.00
Subcontracted			
Laboratory Analysis			
LBP chip sample (72-Hour TAT)	--	\$10.50 / Each	If Required
PLM (72-hour TAT)	45	\$9.50 / Each	\$427.50
PLM NOB (72-hour TAT)	60	\$15.00 / Each	\$900.00
TEM (72-hour TAT)	60	\$32.00 / Each	\$1,920.00
Subtotal Subcontracted			\$3,247.50
Estimated Cost			\$5,709.50

NOTES TO THE FEE SCHEDULE

The Estimated Cost is based on the foregoing Scope of Services and Fee Schedule, and is not intended to be a not-to-exceed amount. The actual cost for ATL services is subject to change should the project require additional site work time, laboratory analyses, and/or report preparation time. The actual number of laboratory analyses and hours expended will be dependent upon field conditions and/or direction by the CLIENT.

As used in this schedule:

A standard day is defined as time portal-to-portal up to an 8-hour period, Monday through Friday, within the hours of 6:00 a.m. and 6:00 p.m.

Services provided for 4 or more hours outside the standard day, as defined above, are subject to a night differential.

Unless otherwise stated in the Fee Schedule, daily overtime rates are calculated by dividing the daily rate by 8 and multiplying by 1.50 and hourly overtime rates are calculated by multiplying the hourly rate by 1.50. Services performed on Saturdays and Sundays/Holidays will be invoiced at 1.50 and 1.75 times the unit fees, respectively. Travel performed on Saturdays/Sundays/Holidays may be invoiced at 1.25 times the unit fees.

The foregoing fees for laboratory services reflect a 72-hour laboratory turn-around-time (TAT). A laboratory surcharge up to 100% is applicable to samples requiring priority TAT. Advance notification of priority TAT is required to ensure completion of the laboratory work within specified time frames.

The foregoing fees for laboratory services are applicable for a standard workweek, Monday through Friday. When weekend analysis/delivery is requested, a shipping surcharge for Saturday delivery or travel expenses in accordance with the fee schedule for Sunday delivery are applicable. Laboratory analysis will be subcontracted to AmeriSci New York via FedEx Overnight Delivery.