

## **ADDENDUM NO. 1**

March 31, 2023

528138

**RE: KINGMAN ELEMENTARY SCHOOL  
MECHANICAL SYSTEM UPGRADES**

**FROM: DuBOIS & KING, INC.**  
36 Penn Plaza  
Bangor, Maine 04401  
(207) 573-4130

**TO: Prospective Bidders**

This Addendum forms part of the Contract Documents and modifies the original Bidding Documents issued by the Maine Department of Education for the Kingman School Mechanical System Upgrades project dated March, 2023. **Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so will subject the Bidder to disqualification.**

### **I. Pre-Bid Meeting**

A Pre-Bid meeting was held at the Kingman School on March 23, 2023 at 3:00 p.m. Attendees are listed on the attached Pre-Bid Meeting Attendance Log. Matthew Merchant, of DuBois & King, Inc. described key elements of the project. **The following addresses questions received at the pre-bid meeting, as well as project document revisions.**

### **II. Contract Documents (Plan) Changes**

#### **1. Sheet M3.1 – FIRST FLOOR PLAN MECHANICAL**

- A. Refer to attached revised Sheet M3.1 for the following changes:
- a. Added FTR units in Speech Guidance (16) and Corridor (10).
  - b. Added CUH in Vestibule (6)
  - c. Added tag note 15.

#### **2. Sheet M4.1 – MECHANICAL ENLARGED PLANS**

- A. REVISE Tag Note 4 as follows:
4. PROVIDE NEW PROPANE-FIRED BURNER FOR EXISTING BOILER. PROVIDE EITHER CARLIN EZGAS PRO MODEL EZ-1 OR RIELLO R-40 SERIES MODEL F-5 BURNER. PROVIDE BAROMETRIC DAMPER WITH MANUAL RESET SPILL SWITCH IN BOILER FLUE.

#### **3. Sheet M5.1 – MECHANICAL DETAILS**

- A. Refer to attached revised Sheet M5.1 for revised “Exhaust Hood Curb Detail”.

#### **4. Sheet M6.1 – MECHANICAL SCHEDULES**

##### **A. ADD the below to project “DESIGN BASIS”**

Per owner’s request, the deficiencies noted in the “Pre-Engineered Restaurant Fire Suppression Systems Report” authored by Guay Fire Equip Inc and dated 03.15.2023 are to be addressed in this project. The scope of work solely address the deficiencies noted in the report, and the compliance of the rest of the kitchen hood exhaust system to meet NFPA 96 and other applicable codes has not been evaluated.

### **III. Contract Documents (Specification) Changes**

#### **1. Specification 00 11 13 NOTICE TO CONTRACTORS**

A. CHANGE bid due date from APRIL 4, 2023 to APRIL 11, 2023.

B. CHANGE Final Completion date from 01 September 2023 to 23 August 2024.

#### **2. Specification 01100 – SUMMARY**

A. Section 1.03B Contract Duration: DELETE “~~Substantial Completion by September 1, 2023 and Final Completion by December 31, 2023.~~” and REPLACE with “Final Completion by August 23, 2024.

B. Section 1.07A Time Restrictions: DELETE “~~Limit work to the hours of 7:00 am to 5:30 pm.~~” and REPLACE with “No time restrictions when school is not in session. Work shall be coordinated with Owner when school is in session.”

### **IV. Questions & Answers**

#### **1. Who is the current fuel supplier for the Maine department of Education (owner) at Kingman School (regarding propane tank, if required to be sourced from supplier or not)?**

Current fuel supplier is Dead River Company.

#### **2. What information is there for the replacement propane burners for the conversion, the burners are not on the materials schedule?**

Provide either Carlin EZGas Pro model EZ-1 or Riello R-Series model R-40 burner.

#### **3. What is the age of the existing boilers?**

The boilers were replaced 10-12 years ago.

#### **4. What are the dimensions for the breeching pipe on the existing boiler?**

Existing drawings not available, contractor responsible for verifying existing conditions.

#### **5. Can a units list be provided for the new control valves to be installed on existing heating apparatus?**

New control valves shall be provided for all heating units as indicated on the drawings.

**6. Has there been any testing done for asbestos in the work areas?**

Asbestos report is attached.

**7. Can a map of the heating zones for the school be provided?**

See Answer to question 4.

**8. The louver in the gymnasium is not shown on the existing plans, does this device work, if not, will it be a part of the scope of work?**

It is not part of the scope of work, believed to be in working condition.

**9. Can a site demolition plan be created?**

Provided, Sheet M2.1.

**10. Is there a possibility of relocating the proposed Energy Recovery unit to be outside the attic space?**

No. Work to be completed as specified by owner on plan set.

**11. Roof Detail?**

Mount exhaust hood EH-1 on roof curb.

**V. Additional Information**

**1. None**

**This document constitutes Addendum 1 for this project.**



3/23/2023

Kingman School- Mechanical System Upgrades

Pre-Bid Meeting Sign-in Sheet

Matthew Merchant DuBois + King

Peter Neumayer Mechanical Services

GARY PENNY Sullivan & Merzitt

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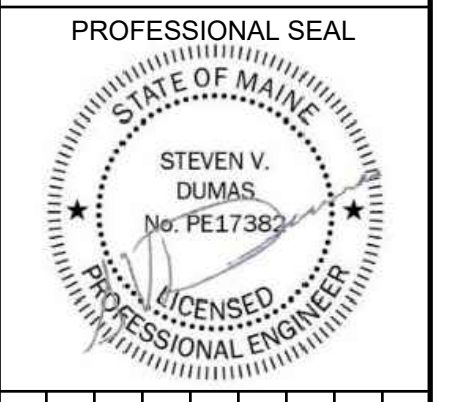
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NO.	DATE	ADDENDUM #1	BY	DESCRIPTION
1	03/31/2023		MJH	SVD CK'D



**KINGMAN SCHOOL  
MECHANICAL  
SYSTEM UPGRADES**

25 PARK ST.  
KINGMAN, ME 04451

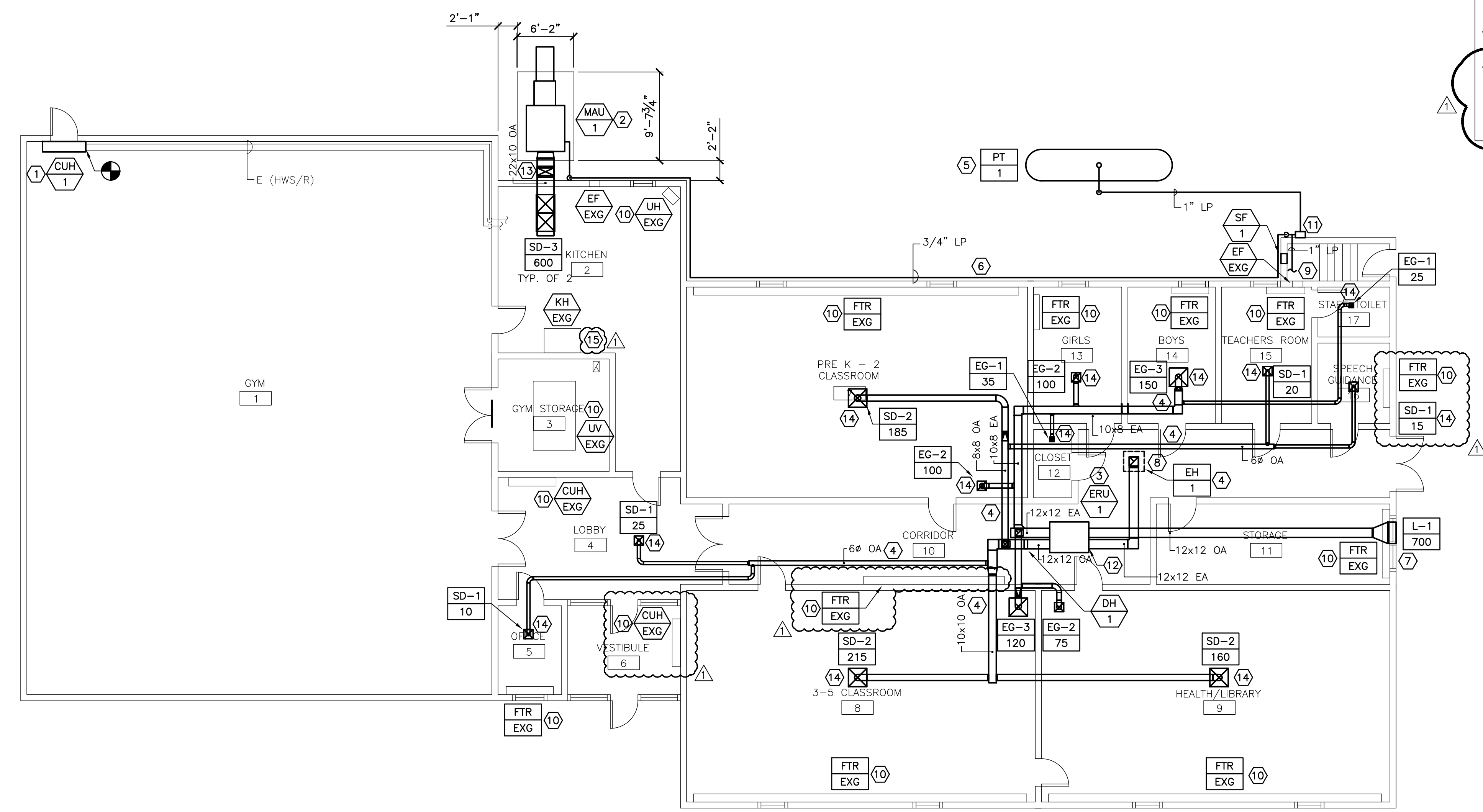
SHEET TITLE  
**FIRST FLOOR PLAN -  
MECHANICAL**

DRAWN BY MJH	DATE 03/10/2023
CHECKED BY SVD	D&K PROJECT # 528138
PROJ. ENG. SVD	D&K ARCHIVE #

SHEET NUMBER  
**M3.1**

SHEET 6 OF 11

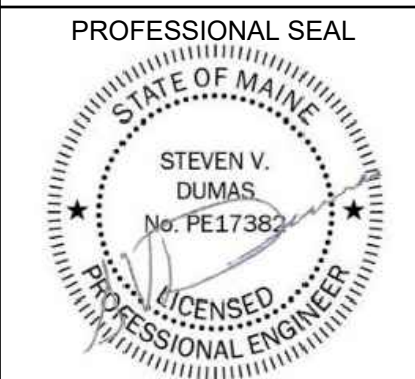
- KEYED NOTES:**
- 1 PROVIDE NEW WALL-MOUNTED CABINET UNIT HEATER. CONNECT TO EXISTING PIPING RUNOUTS.
  - 2 PROVIDE NEW MAKE-UP AIR UNIT LOCATED OUTSIDE ON GRADE. PROVIDE CONCRETE PAD FOR UNIT. MOUNT UNIT ON 36" EQUIPMENT CURB TO MAINTAIN BOTTOM OF MAKE-UP AIR INTAKE A MINIMUM OF 36" ABOVE GRADE. REFER TO SHEET M5.1 FOR CONCRETE PAD DETAIL.
  - 3 PROVIDE NEW ENERGY RECOVERY UNIT IN ATTIC SPACE. SUSPEND ERU FROM ROOF STRUCTURE (ROOF TRUSS CONSTRUCTION) WITH THREADED RODS WITH VIBRATION ISOLATORS. PROVIDE PLYWOOD BOARDS FOR ACCESS ROUTE FROM ATTIC HATCH TO UNIT.
  - 4 ROUTE DUCTWORK THROUGH ROOF TRUSSES IN ATTIC.
  - 5 PROVIDE NEW 1,000 GALLON PROPANE STORAGE TANK BURIED UNDERGROUND. REFER TO DETAIL ON SHEET M5.1.
  - 6 ROUTE PROPANE PIPING ALONG EXTERIOR WALL TO MAKE-UP AIR UNIT.
  - 7 PROVIDE OUTSIDE AIR LOUVER IN EXTERIOR WALL. MOUNT LOUVER AS HIGH AS POSSIBLE ABOVE WINDOW.
  - 8 ROUTE EXHAUST DUCT UP THROUGH ROOF TO EXHAUST HOOD. PATCH EXISTING SHINGLE ROOF TO MAINTAIN ROOF WARRANTY.
  - 9 PROPANE PIPING TO MECHANICAL ROOM. REFER TO SHEET M4.1 FOR CONTINUATION.
  - 10 PROVIDE NEW 3-WAY HOT WATER HEATING DDC CONTROL VALVE FOR EXISTING EQUIPMENT AND CONNECT TO NEW BMS SYSTEM.
  - 11 PROVIDE 575 MBH LP REGULATOR ON WALL. REGULATOR SHALL BE LOCATED A MINIMUM OF 5' FROM ALL SOURCES OF IGNITION PER NFPA 58.
  - 12 PROVIDE FLEX DUCT CONNECTION AT ALL DUCT CONNECTIONS TO ERV.
  - 13 ROUTE DUCTWORK UP EXTERIOR WALL AND PENETRATE BUILDING ABOVE EXISTING LAY-IN CEILING. SEAL PENETRATION.
  - 14 PROVIDE NEW DIFFUSER OR GRILLE IN EXISTING CEILING. PATCH CEILING AS REQUIRED TO MATCH EXISTING CONSTRUCTION.
  - 15 MODIFY EXHAUST DUCTING TO MEET ALL NFPA 96 CRITERIA INCLUDING SEALING ALL JOINTS AIR TIGHT INCLUDING THE HOOD TO DUCT JOINT. PROVIDE A COMPLETE UL300 COMPLIANT FIRE SUPPRESSION SYSTEM. THIS WORK IS INTENDED TO ADDRESS DEFICIENCIES NOTED IN "PRE-ENGINEERED RESTAURANT FIRE SUPPRESSION SYSTEMS REPORT" AUTHORED BY GUAY FIRE EQUIP. INC. DATED 03/15/23. THE COMPLIANCE OF THE REST OF THE HOOD EXHAUST SYSTEM TO MEET NFPA 96 AND ALL OTHER APPLICABLE CODES HAS NOT BEEN EVALUATED.



**1 FIRST FLOOR PLAN - MECHANICAL**  
SCALE: 1/8" = 1'-0"  
NORTH

I:\S\528138 Kingman School Mechanical System Upgrades Drawings\Mechanical\M328138.dwg 3/17/2023 4:10 PM

ISSUED FOR BID  
03/10/2023



NO.	DATE	ADDENDUM #1	DESCRIPTION	BY	CK'D
1	03/31/2023			MJH	SVD



AUGUSTA, ME

KINGMAN SCHOOL  
MECHANICAL  
SYSTEM UPGRADES

25 PARK ST.  
KINGMAN, ME 04451

SHEET TITLE

MECHANICAL  
ENLARGED PLANS

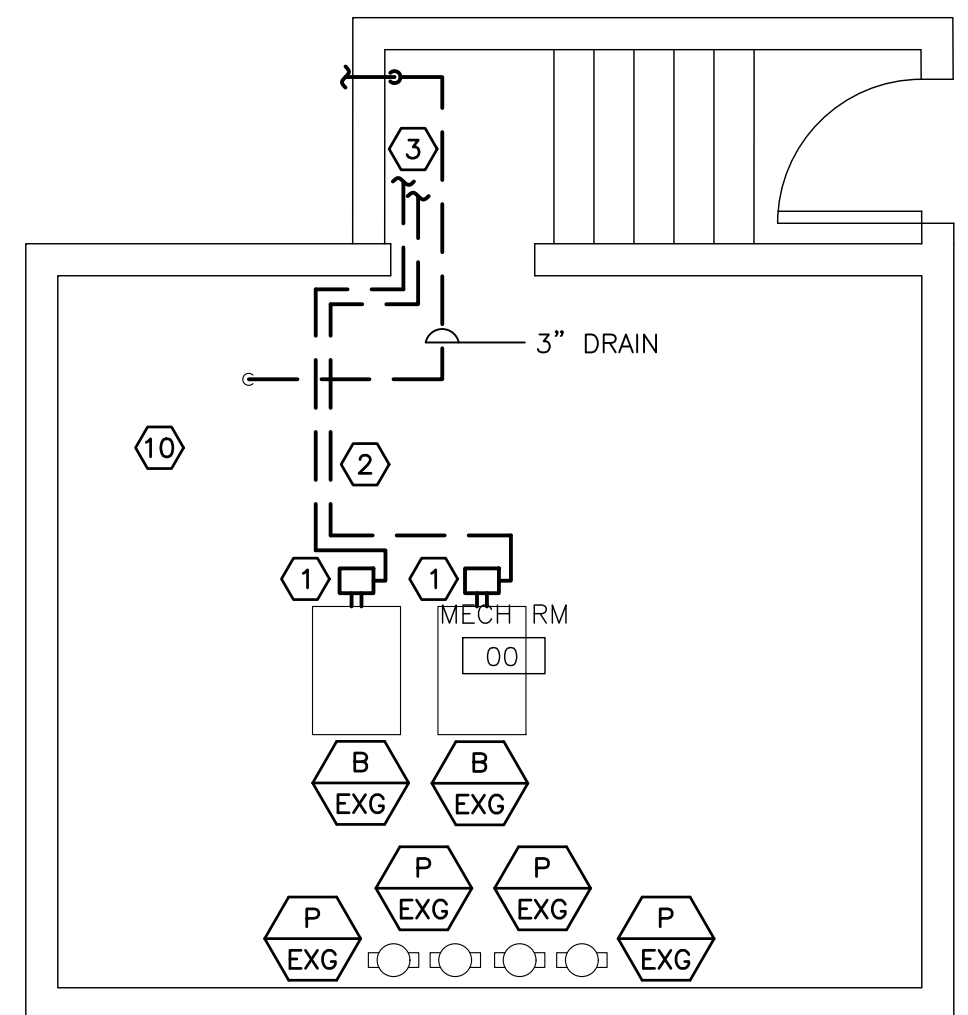
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MJH	03/10/2023
CHECKED BY	D&K PROJECT #
SVD	528138
PROJ. ENG.	D&K ARCHIVE #
SVD	

SHEET NUMBER

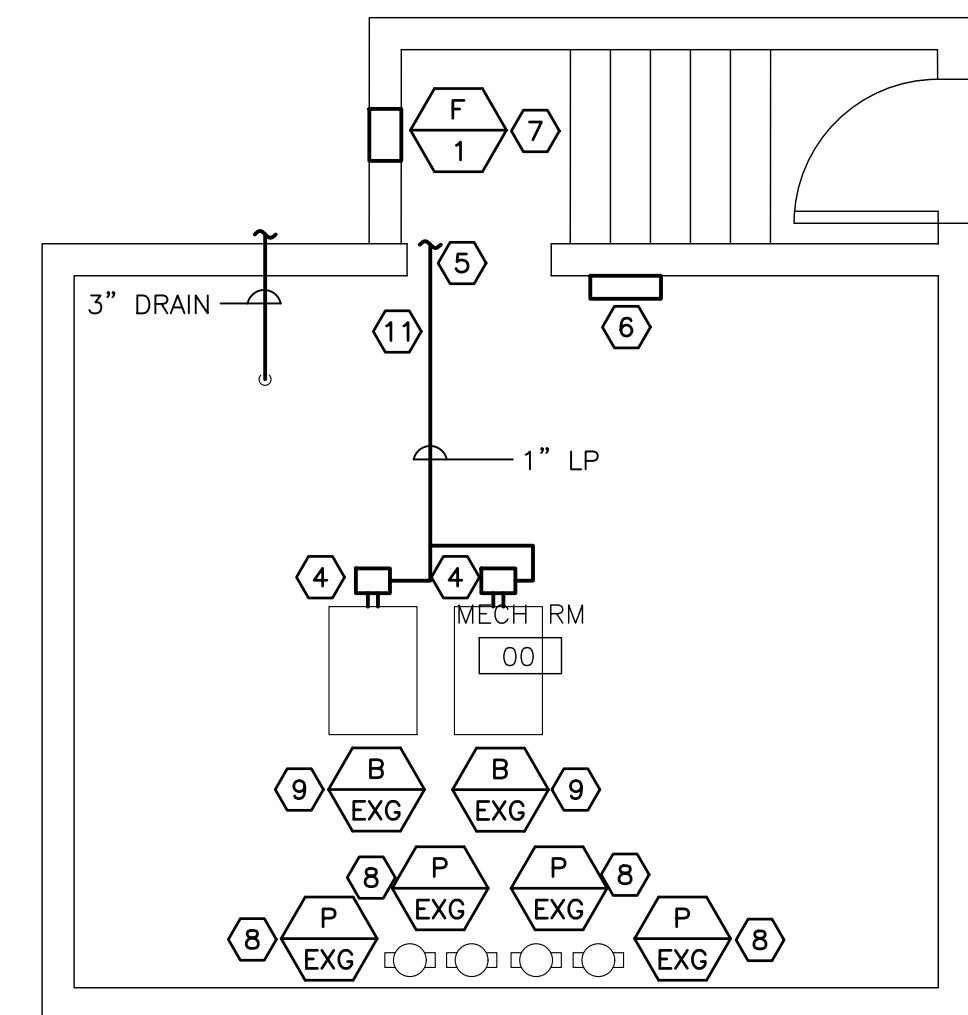
**M4.1**

SHEET 7 OF 11

- KEYED NOTES:**
- 1 COMPLETELY REMOVE EXISTING FUEL OIL BURNER AND ALL ASSOCIATED MECHANICAL AND CONTROLS CONNECTIONS. EXISTING BOILER SHALL REMAIN. COORDINATE WITH ELECTRICAL CONTRACTOR.
  - 2 COMPLETELY REMOVE EXISTING FUEL OIL PIPING AND ALL ASSOCIATED HANGERS AND SUPPORTS.
  - 3 FUEL OIL PIPING TO FUEL OIL STORAGE SHED. REFER TO SHEET M2.1 FOR CONTINUATION.
  - 4 PROVIDE NEW PROPANE-FIRED BURNER FOR EXISTING BOILER. PROVIDE EITHER CARLIN EZGAS MODEL EZ-1 OR RIELLO R-40 SERIES MODEL F-5 BURNER. PROVIDE BAROMETRIC DAMPER WITH MANUAL RESET SPILL SWITCH IN BOILER FLUE.
  - 5 ROUTE PROPANE PIPING TO PROPANE STORAGE TANKS. REFER TO SHEET M3.1 FOR CONTINUATION.
  - 6 DDC TEMPERATURE CONTROL PANEL.
  - 7 PROVIDE SIDEWALL COMBUSTION AIR FAN. INTERLOCK FAN WITH BOILERS THROUGH BOILER CONTROLLER.
  - 8 PROVIDE EXISTING PUMPS WITH NEW BACNET CONNECTION TO NEW BMS.
  - 9 PROVIDE EXISTING BOILERS WITH NEW BOILER CONTROLLER WITH BACNET CONNECTION TO NEW BMS.
  - 10 COMPLETELY REMOVE EXISTING SUMP PUMP DRAIN PIPING AND ALL ASSOCIATED HANGERS AND SUPPORTS BACK TO POINT INDICATED.
  - 11 CONNECT NEW 3" SUMP PUMP DRAIN PIPING TO EXISTING PIPING. ROUTE 3" DRAIN PIPING THROUGH FOUNDATION WALL AND CONNECT TO NEW UNDERDRAIN PIPING. REFER TO SITE PLAN ON SHEET SP101 FOR CONTINUATION.



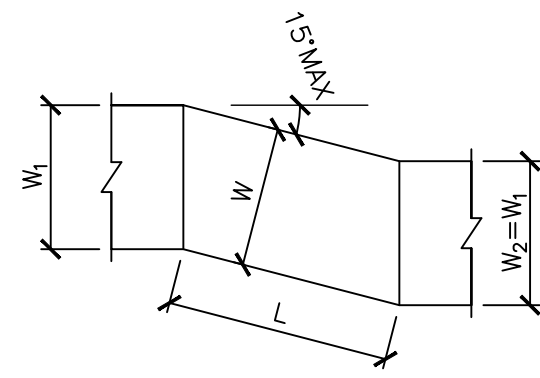
2 ENLARGED MECHANICAL ROOM PLAN – MECHANICAL DEMOLITION  
SCALE: 1/4" = 1'-0"



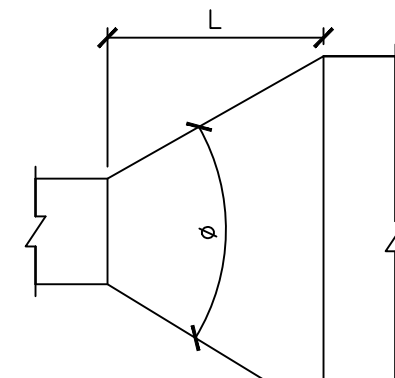
1 ENLARGED MECHANICAL ROOM PLAN – MECHANICAL  
SCALE: 1/4" = 1'-0"

ISSUED FOR BID  
03/10/2023

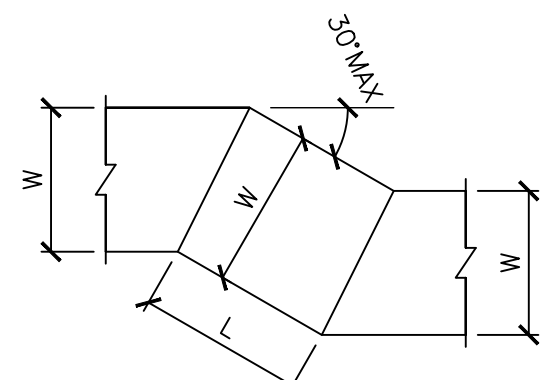
OFFSET 2 AND 3 AND TRANSITIONS MAY HAVE EQUAL OR UNEQUAL INLET AND OUTLET AREAS. TRANSITIONS MAY CONVERT DUCT PROFILES TO ANY COMBINATION FOR RECTANGULAR, ROUND OR FLAT OVAL SHAPES



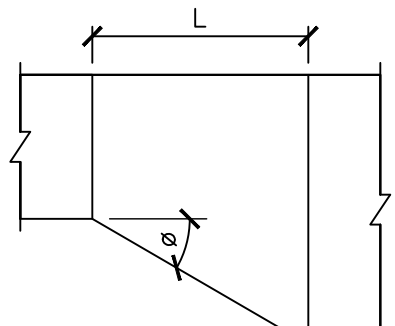
OFFSET TYPE 1 (ANGLED)



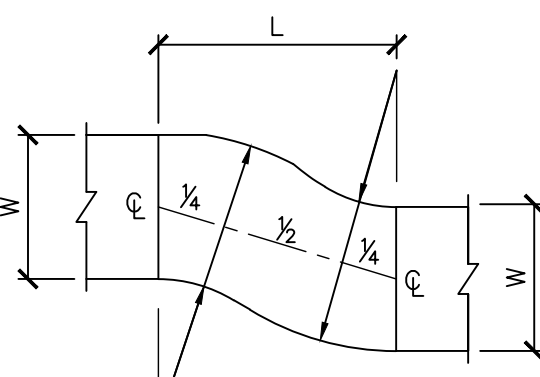
CONCENTRIC TRANSITION #MAX. 45° DIVERGING, 60° CONVERGING



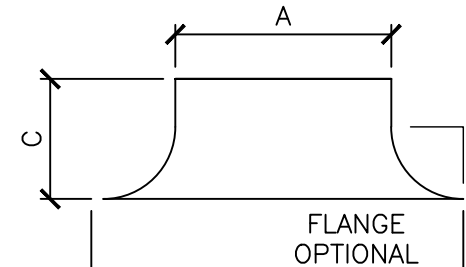
OFFSET TYPE 2 (MITERED)



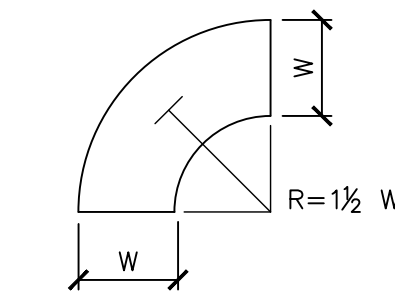
ECCENTRIC TRANSITION #MAX. 30° (EXCEPT 45° IS PERMITTED AT ROUND TO FLAT OVAL)



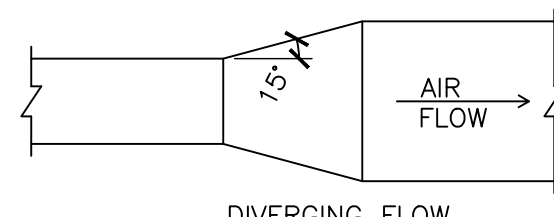
OFFSET TYPE 3 (RADIUSSED OR OGEE)



STANDARD BELLMOUTH (ON SHORT PATTERN BELL C=3", B=A+4")

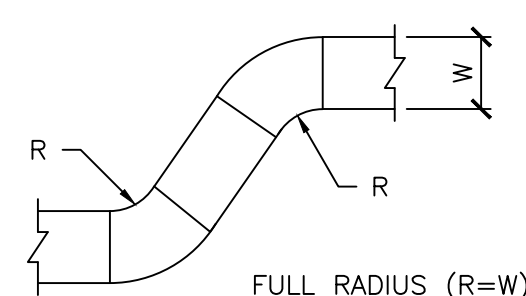


RADIUS ELBOW

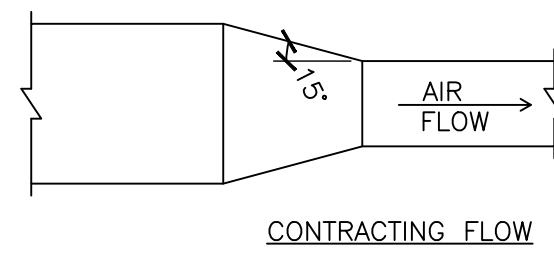


DIVERGING FLOW

NOTE: 90 DEGREE ELBOW SHOWN SIMILAR RADIUS CONSTRUCTION FOR ALL ANGLES

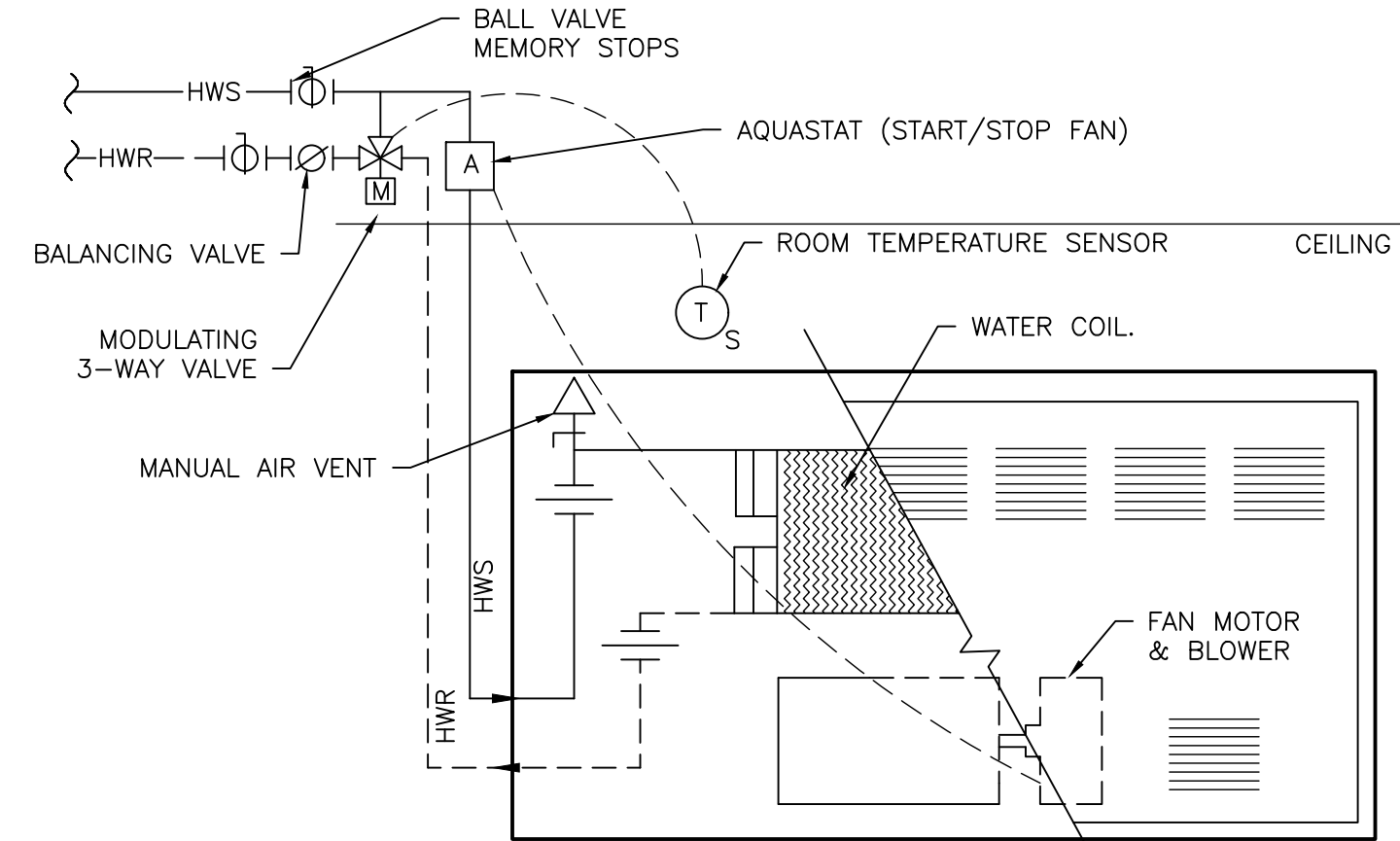


FULL RADIUS (R=W)

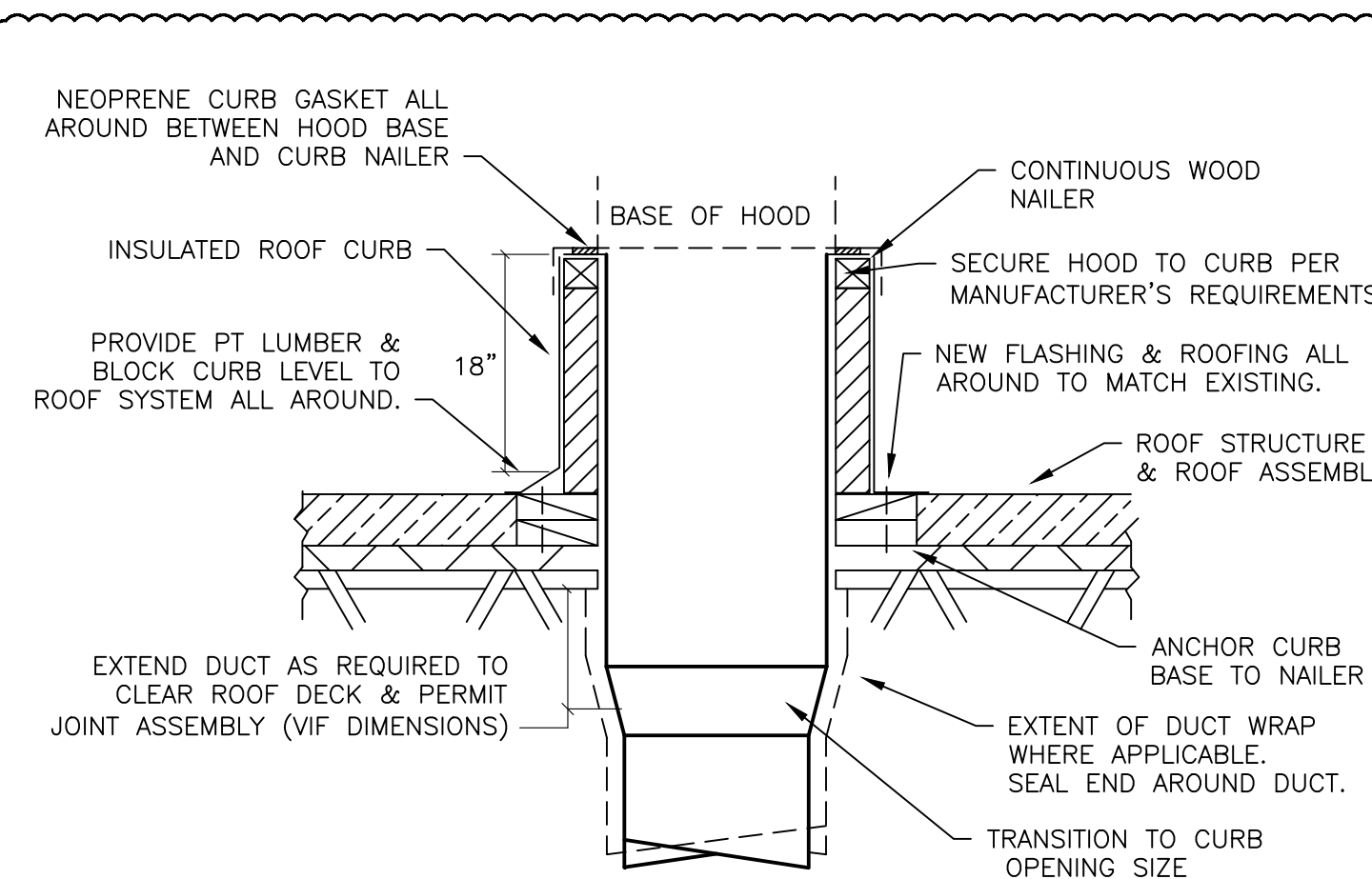


CONTRACTING FLOW

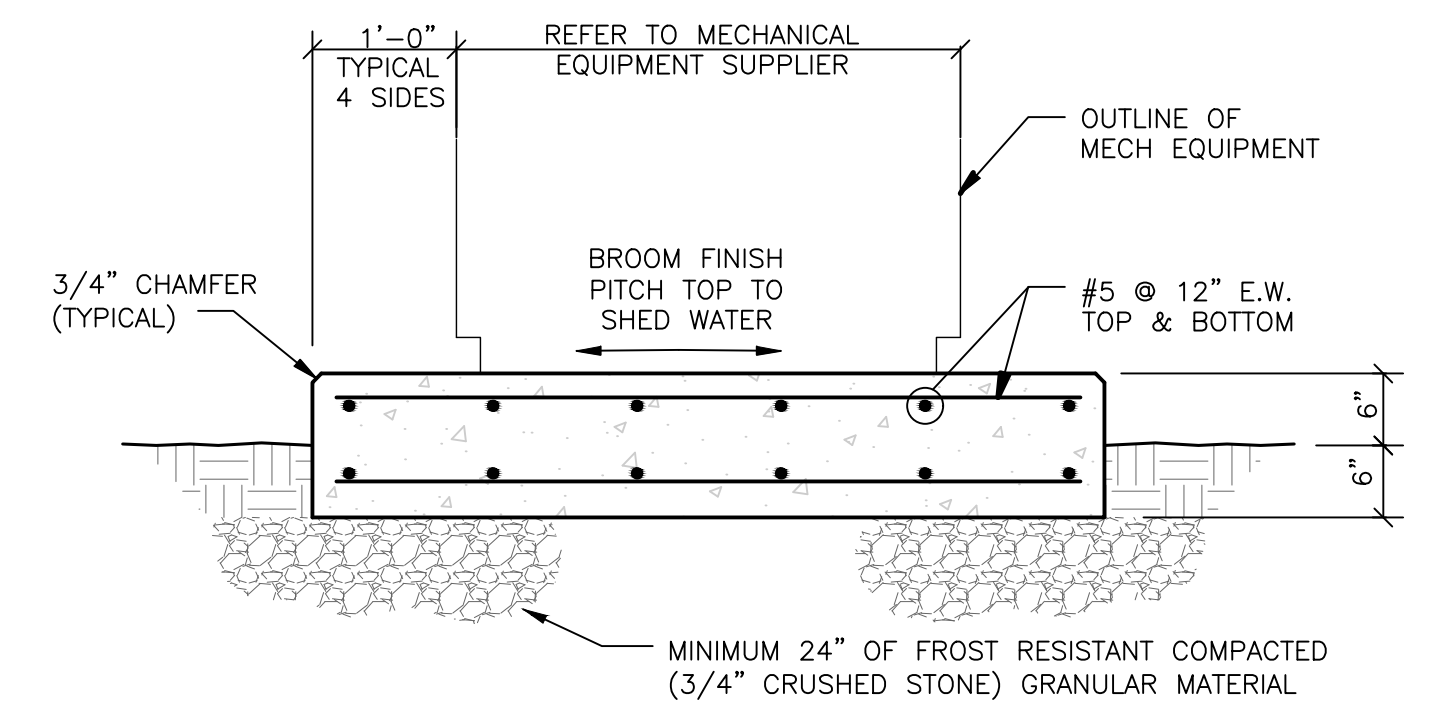
10 DUCTWORK TRANSITION SCHEMATIC NOT TO SCALE



3 CABINET UNIT HEATER DETAIL NOT TO SCALE

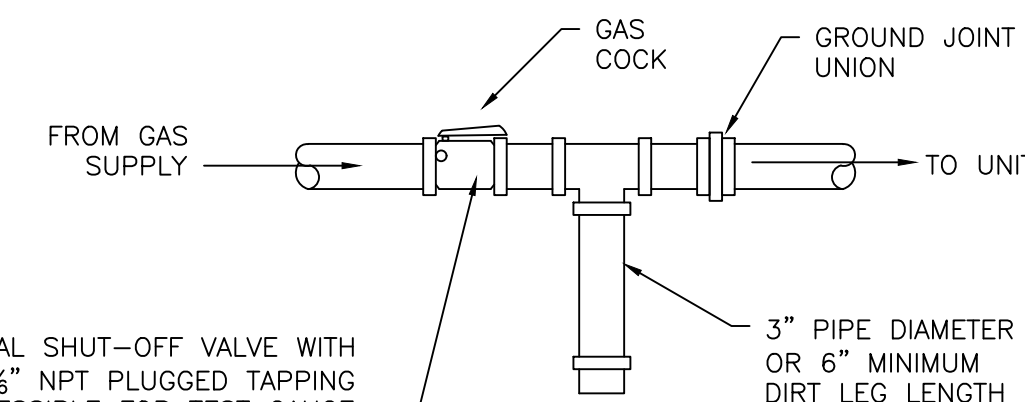


6 EXHAUST HOOD CURB DETAIL NOT TO SCALE



9 EXTERIOR EQUIPMENT CONCRETE PAD DETAIL NOT TO SCALE

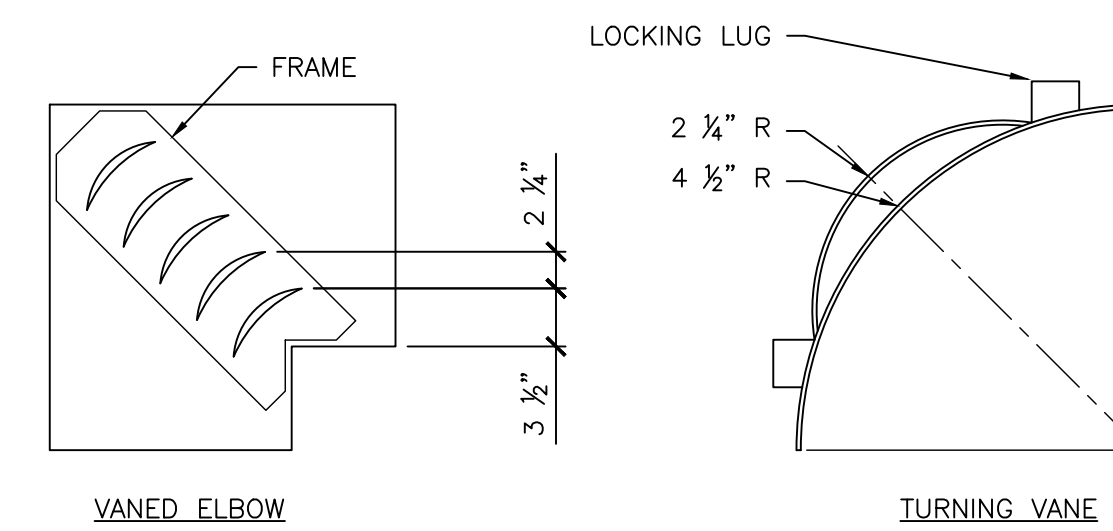
1. CONCRETE SHALL BE STONE CONCRETE HAVING A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.
2. COORDINATE SIZES, LOCATIONS AND QUANTITIES WITH MECHANICAL DRAWINGS.



MANUAL SHUT-OFF VALVE WITH 1/2" NPT PLUGGED TAPPING ACCESSIBLE FOR TEST GAUGE CONNECTION TO BE INSTALLED IMMEDIATELY UPSTREAM OF GAS SUPPLY CONNECTION TO THE APPLIANCE.

NOTE: PROVIDE A 24" LONG, STAINLESS STEEL FLEXIBLE CONNECTOR.

2 GAS SUPPLY CONNECTION DETAIL NOT TO SCALE

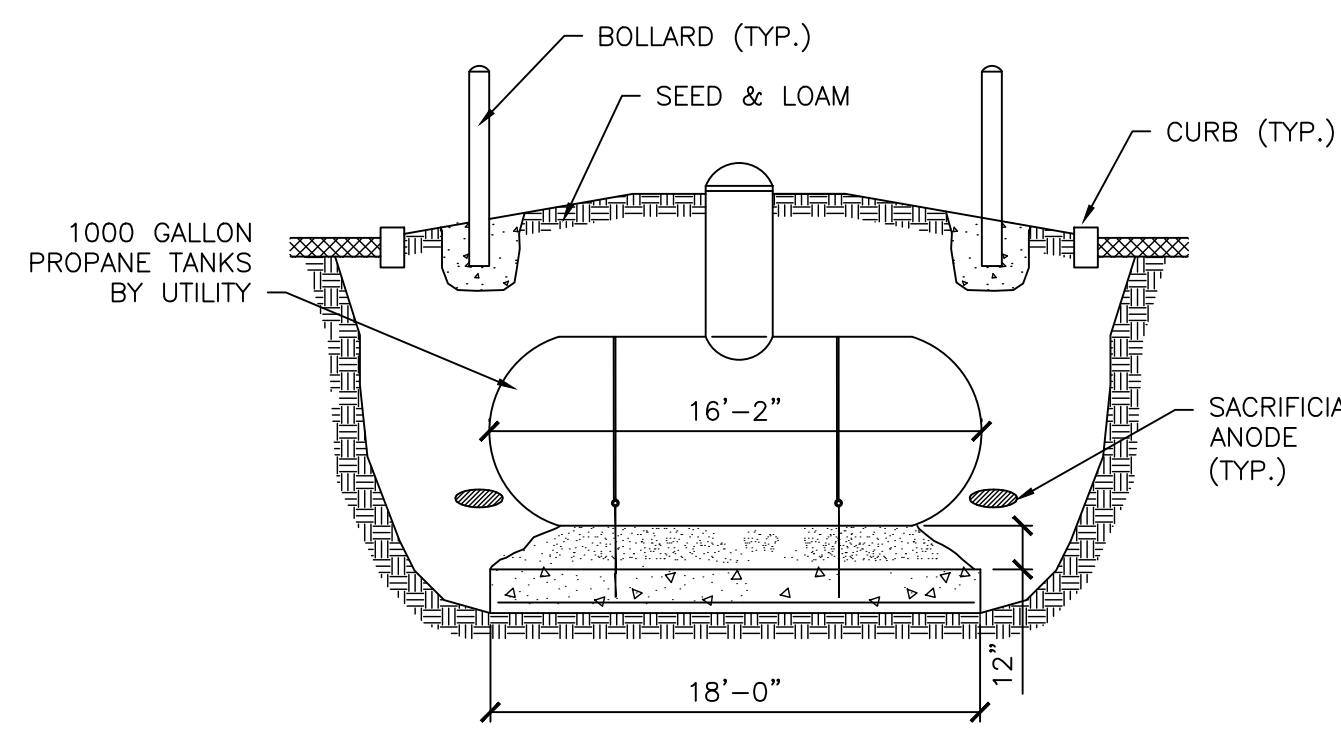


NOTES:

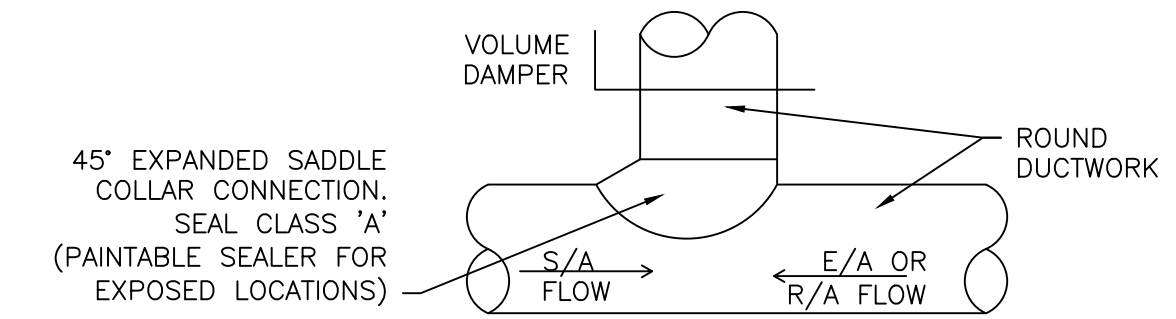
1. LOCKING LUGS INTEGRAL WITH VALVE
2. MAXIMUM UNSUPPORTED VANE LENGTH 48"
3. FRAMES- BOLTED OR RIVETED TO ELBOW
4. VANES AND FRAMES- SAME GAUGE AS ELBOW

	R	SP	GA
SMALL	2"	1 1/2"	24
LARGE	4 1/2"	3 1/4"	22

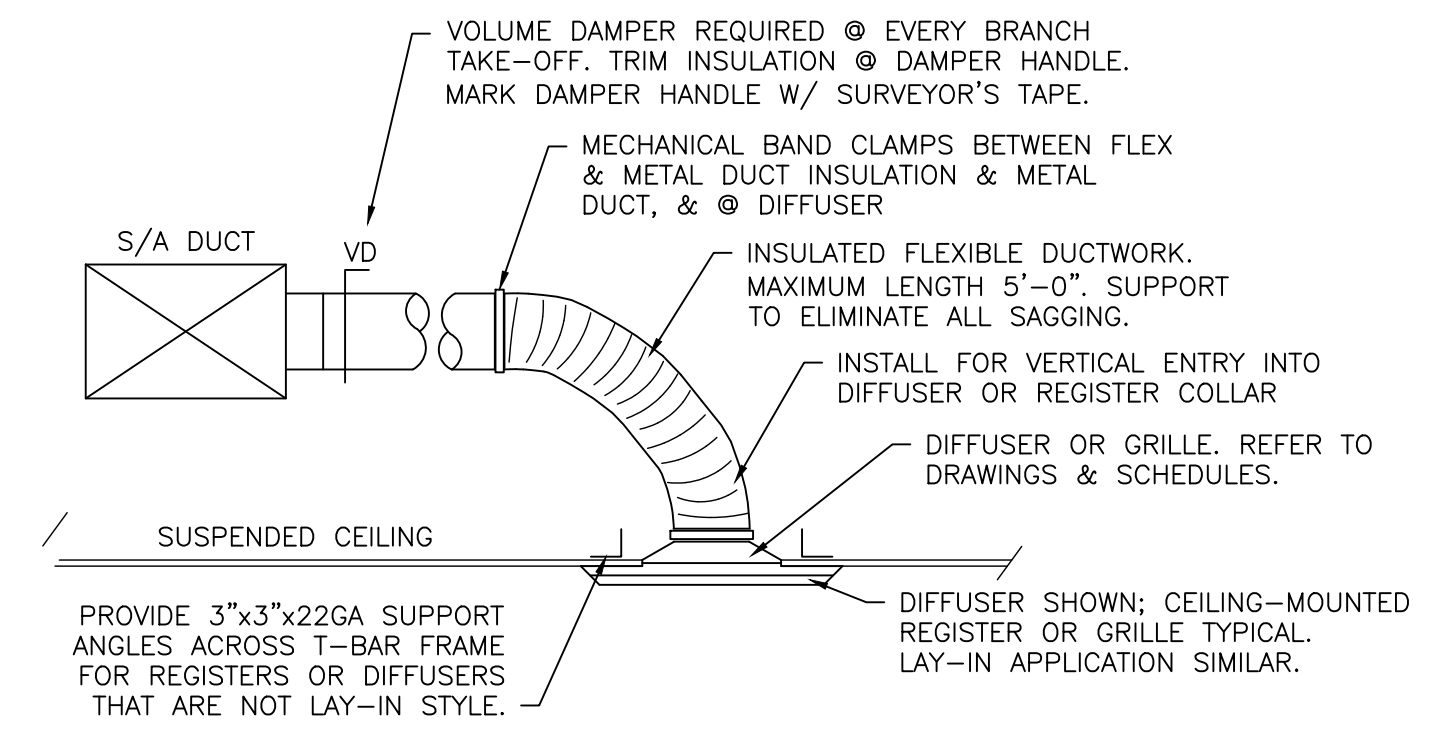
5 DOUBLE THICKNESS TURNING VANES FOR SQUARE ELBOWS NOT TO SCALE



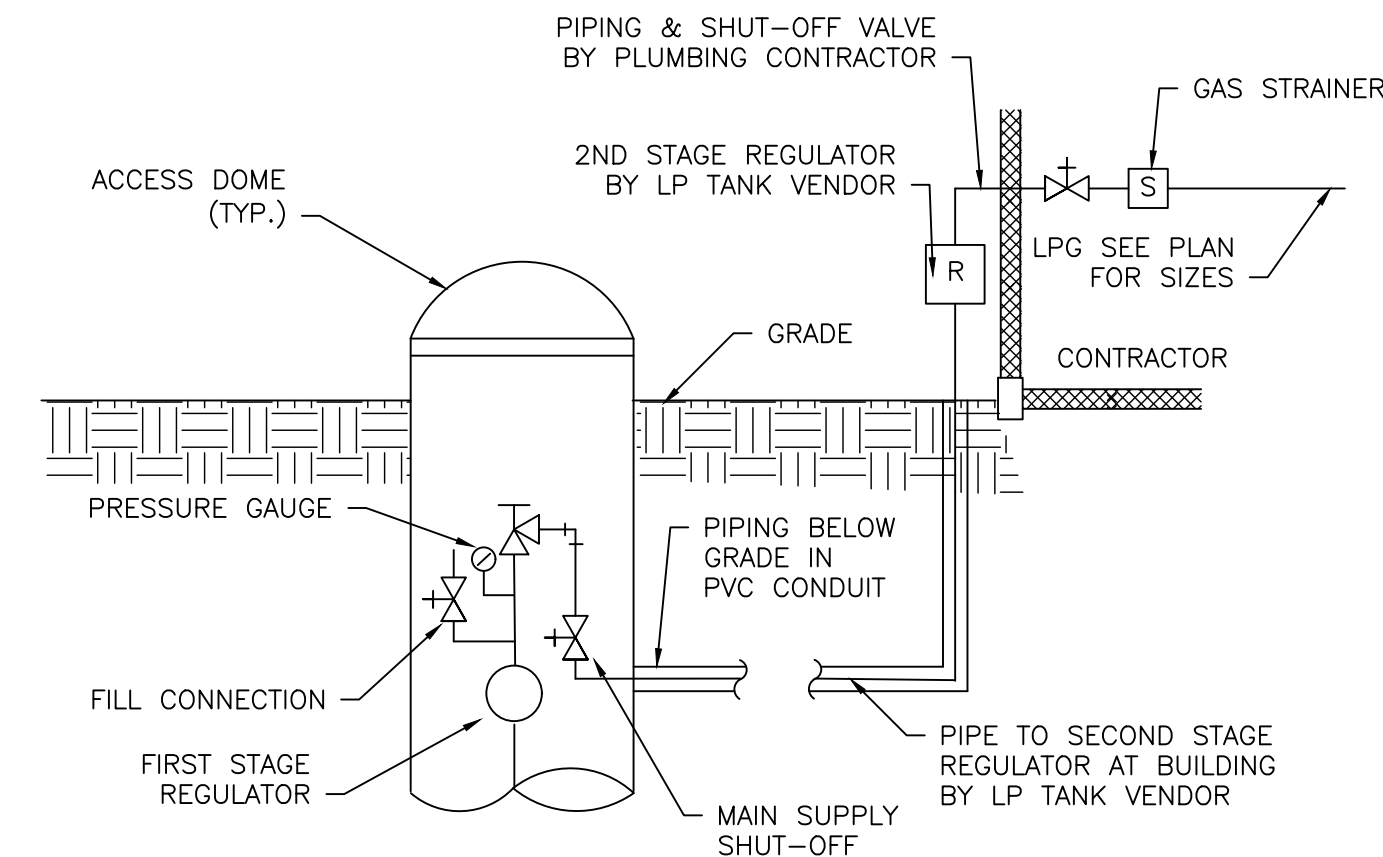
8 UNDERGROUND LP GAS STORAGE TANK NOT TO SCALE



1 ROUND DUCT BRANCH CONNECTION DETAIL NOT TO SCALE



4 CEILING DIFFUSER INSTALLATION DETAILS NOT TO SCALE



7 LP GAS STORAGE TANK PIPING DETAIL NOT TO SCALE

NO.	DATE	ADDENDUM #1	DESCRIPTION	BY	CHK'D
1	03/31/2023			MJH	SVD

DRAWN BY MJH	DATE 03/10/2023
CHECKED BY SVD	DK&K PROJECT # 528138
PROJ. ENG. SVD	DK&K ARCHIVE #

SURVEILLANCE INSPECTION REPORT

LEA Education In the Unorganized Territory

SCHOOL Kingman Elementary School

ADDRESS 25 Park St

Kingman, Me 04451

DATE OF INSPECTION 8/17

NAME OF INSPECTOR Shonda Clark

THE CONDITION OF ACBM IN THE BUILDING NOT LISTED BELOW IS UNCHANGED.

LOCATION:

Aug 15, 24, 25

Northeast Building

Services - laid

new tile in hallway.

There was 663 sq ft

of commercial grade

12 inch tiles glued down

over the existing asbestos

floor.

CHANGE NOTED: work completed  
by

Northeast Building Services

13 School St

Lincoln, Me 290-3390

Leon Collette, Owner.

All other areas

found to be ok.

SIGNATURE OF INSPECTOR

Shonda Clark





# HALEY WARD

ENGINEERING | ENVIRONMENTAL | SURVEYING



## LETTER OF TRANSMITTAL

**Date:** November 2, 2021 **JN:** 11045.002

**To:** Ms. Sandy Moody **Re:** Three-year AHERA Re-inspection  
Maine Dept. of Environmental Protection EUT State of Maine  
17 State House Station  
Augusta, Maine 04333

### WE ARE SENDING YOU

ATTACHED  BY EMAIL  UNDER SEPARATE COVER \_\_\_\_\_

COPIES	DATE	DESCRIPTION
1	November 1, 2021	Three-year AHERA Re-inspection reports for EUT – State of Maine

### THESE ARE TRANSMITTED AS CHECKED BELOW:

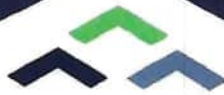
- |  |   |   |
|--|---|---|
| <input type="checkbox"/> For Approval            | <input type="checkbox"/> Approved as Submitted    | <input type="checkbox"/> Resubmit ___ Copies for Approval   |
| <input checked="" type="checkbox"/> For Your Use | <input type="checkbox"/> Approved as Noted        | <input type="checkbox"/> Submit ___ Copies for Distribution |
| <input type="checkbox"/> As Requested            | <input type="checkbox"/> Returned for Corrections | <input type="checkbox"/> Return ___ Corrected Prints        |
| <input type="checkbox"/> For Review and Comment  | <input type="checkbox"/> For Bids Due _____ 20__  | <input type="checkbox"/> Prints Returned After Loan         |
| <input type="checkbox"/> Other                   |   |   |

**Remarks:** Sandy, attached please find copies of the 2021 AHERA Re-inspection reports for EUT Schools including Connor, Kingman, and Edmunds. The initial AHERA Re-inspection was completed October 14, 20, and 21, 2021 (respectively). The original reports were sent to the EUT – State of Maine on November 1, 2021.

Copy To: \_\_\_\_\_ Signed: Deborah A. Kasik (jok)

CC: Ms. Susan Wilson, Dept of Education – EUT State of Maine  
 Mr. John Bucci – Maine DEP (Electronic copy – MDEP AHERA Reinspection Form Z and transmittal only)





# HALEY WARD

ENGINEERING | ENVIRONMENTAL | SURVEYING

FORMERLY:  
**CES** INC

November 1, 2021

Ms. Susan Wilson  
Department of Education  
Education in Unorganized Territories  
136 State House Station  
Augusta, Maine 04333-0136

**Re: Re-inspection of Kingman Elementary School for the Presence of Asbestos-Containing Materials in Accordance with the Asbestos Hazard Emergency Response Act (AHERA)**

Dear Ms. Wilson:

On October 20, 2021, Haley Ward, Inc. (Haley Ward) conducted an Asbestos Re-inspection Survey as required by the Asbestos Hazard Emergency Response Act (AHERA), at the Kingman Elementary School located in Kingman, Maine. The purpose of the re-inspection was to observe the current conditions of asbestos-containing building materials (ACBM) and identify changes in quantity and condition of these materials since the original AHERA survey was conducted by Balsam Environmental Consultants in 1988. Previous documented three-year re-inspections occurred in 2000 (Eastern Skies Environmental Services); 2003, 2007, 2010 (Summit Environmental Consultants, Inc.); and 2014 (CES, Inc. – now Haley Ward). Ms. Deborah Kasik (Haley Ward), a U.S. Environmental Protection Agency (USEPA) and Maine Department of Environmental Protection (MDEP) accredited Asbestos Inspector and Asbestos Management Planner performed the current re-inspection.

During the re-inspection of the above referenced facility, the Haley Ward representative noted the following observations:





## Kingman Elementary School

ACBM identified in the Kingman Elementary School during the original survey included vinyl asbestos floor tile (VAT) located throughout in the following areas:

- Classroom 1 (Library)
- Classroom 2
- Classroom 3
- Janitor's Closet
- Teacher's Room
- Teacher's Restroom
- Laundry (formerly office)
- Storage off Hallway
- Hallway

The VAT present throughout the school was observed to be in good condition. In November 2020, *Stone Core Click Engineered Vinyl Plank Flooring* was installed over existing VAT in the following areas:

- Classroom 3
- Teacher's Room
- Teacher's Restroom
- Laundry Room (formerly office)

The VAT in the Main Hallway leading to Classroom 1 through Classroom 3 was covered with 12-inch by 12-inch floor tiles in August 2017.

Both floor coverings (plank flooring and 12-inch floor tiles) were observed to be in good condition. The VAT remains beneath these floor coverings.

Changes were observed to the VAT in the following areas:

- Janitor's closet – floor tiles are significantly worn with water damage (tiles are not sealed or waxed due to room usage).
- Storage off hallway – floor tiles are worn with minor damage (floor tiles do not get sealed or waxed due to room usage).
- Library – evidence of water damage noted along exterior wall; however, floor tiles are intact. Loose tiles were covered with cement and sealed.

Based on discussions with school representatives, ACBM has not been removed since the most recent AHERA three-year re-inspection performed in October of 2014.



Records of the Six-Month Asbestos Surveillance Evaluations were reviewed and indicate inspection by the school's Competent Person. Copies of work authorizations and the annual notification were included as part of the Management Plan. Available records indicate that asbestos awareness training had been completed by the school's administrator; however, we recommend that the facility conduct annual asbestos awareness training for the school's custodian in accordance with AHERA. Documentation of training and surveillances should be maintained with copies of your existing AHERA Asbestos Management Plan.

The floor tiles should be maintained under the school's Operations and Maintenance Program. Records of any implemented removals and repairs, including completion date should be noted in the school's AHERA Asbestos Management Plan.

Please provide a copy of this report to the school for filing with the existing AHERA Asbestos Management Plan. A copy should be maintained with the Education in Unorganized Territories' master AHERA records. Contact us immediately if you have any questions related to this project, or if we can be of assistance with any other issues.

Sincerely,  
Haley Ward, Inc.

Deborah A. Kasik  
Project Scientist II  
Maine Licensed Asbestos Inspector No. AI-0177  
Maine Licensed Asbestos Management Planner No. MP-0178

Dennis B. Kingman Jr. CHMM  
Senior Project Manager II  
Maine Licensed Asbestos Inspector No. AI-0034  
Maine Licensed Asbestos Management Planner No. MP-0092

DAK/DBK/jok  
Attachment



**ASBESTOS HAZARD EMERGENCY RESPONSE ACT**

**RE-INSPECTION SURVEY**

**SIGNATURE PAGE**

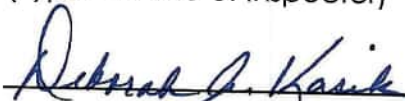
Name of LEA: Education in the Unorganized Territories

Name of School: Kingman Elementary School (AHERA ID # 1118)

Address of School: Maple Street

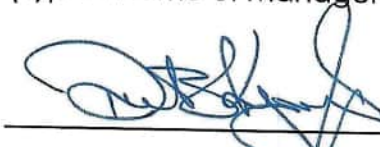
Kingman Township, Maine 04451

Re-inspection Conducted by: Deborah A. Kasik  
(Typed Name of Inspector)

  
(Signature of Inspector)

Inspector:	<u>RJ Enterprises, Inc.</u>	<u>AIR-20-11-12</u>	<u>AI-0171</u>	<u>11/12/20</u>
	Accreditation Agency	Accreditation #	MDEP License #	Date

Management Planner: Dennis B. Kingman, Jr.  
(Typed Name of Management Planner)

  
(Signature of Management Planner)

Management Planner:	<u>RJ Enterprises, Inc.</u>	<u>AMPR-21-10-14</u>	<u>MP-0092</u>	<u>10/08/21</u>
	Accreditation Agency	Accreditation #	MDEP License #	Date



# HALEY WARD

ENGINEERING | ENVIRONMENTAL | SURVEYING

FORMERLY:  
**CES** INC

November 1, 2021

Ms. Susan Wilson  
Department of Education  
Education in Unorganized Territories  
136 State House Station  
Augusta, Maine 04333-0136

**Re: Re-inspection of Connor Consolidated School for the Presence of Asbestos-Containing Materials in Accordance with the Asbestos Hazard Emergency Response Act (AHERA)**

Dear Ms. Wilson:

On October 14, 2021, Haley Ward, Inc. (Haley Ward) conducted an Asbestos Re-inspection Survey as required by the Asbestos Hazard Emergency Response Act (AHERA) at the Connor Consolidated School located in Connor Township, Maine. The purpose of the re-inspection was to observe the current conditions of asbestos-containing building materials (ACBM) and identify changes in quantity and condition of these materials since the original AHERA survey was conducted by Balsam Environmental Consultants in 1988. Previous documented three-year re-inspections occurred in 2000 (Eastern Skies Environmental Services); 2003, 2007, 2010 (Summit Environmental Consultants, Inc.); and 2014 (CES, Inc. – now Haley Ward). Ms. Deborah Kasik (Haley Ward), a U.S. Environmental Protection Agency (USEPA) and Maine Department of Environmental Protection (MDEP) accredited Asbestos Inspector and Asbestos Management Planner performed the current re-inspection.

During the re-inspection of the above referenced facility, the Haley Ward representative noted the following observations:

## **Connor Consolidated School**

ACBM identified in the Connor Consolidated School during the original survey included vinyl asbestos floor tile (VAT) located throughout the building. The gymnasium was added in 2001 and the original gym was converted to hall and office space.

Ms. Susan Wilson | 11.01.2021 | 11045.002 | Page 1

One Merchants Plaza, Suite 701, Bangor, ME 04401  
T: 207.989.4824 | [HALEYWARD.COM](http://HALEYWARD.COM)





Suspect ACBM in the new gym area includes 12-inch by 12-inch floor tile and ceiling tiles in the locker rooms, storage room, and office area. If impacted by future renovation, these materials should be sampled for the presence of asbestos or demonstrate with documentation provided by the architect that non-asbestos materials were used during construction of the gymnasium addition.

Based on discussions with school representatives, ACBM has not been removed after the most recent AHERA three-year re-inspection performed in October of 2014.

ACBM identified in the Connor Consolidated School during the original survey included vinyl asbestos floor tile (VAT) located in the following areas of the building:

- Grades 2 and 3
- Hallway near stairwell
- Grades K and 1
- Pre-K
- Art, Health, and Music Classroom
- Library
- Grades 4, 5, and 6
- Office near Teacher's Room
- Hallway and Storage Room off Kitchen

Response actions conducted since the previous three-year re-inspection are as follows:

- Previously identified damage near the entry door in the Storage Corridor adjacent to Kitchen has been sealed.
- Installed 12-inch by 12-inch floor tiles over existing ACM nine-inch floor tiles in the hallway to the gym, custodian storage, conference room, and Mrs. Johnson-Roy's room, as indicated in the previous three-year re-inspection.
- Replaced area of damaged tiles near the exterior door in Grades 2 and 3.
- Minor damage at the entry door to the classroom for Grades 2 and 3 filled with concrete and sealed.
- Replacement floor tiles were used in the Art, Health, & Music Classroom.

The floor tiles should be maintained under the school's Operations and Maintenance Program. Records of any implemented removals and repairs, including completion date should be noted in the school's AHERA Asbestos Management Plan.

Records of the Six-Month Asbestos Surveillance Evaluations were reviewed and indicate inspection by the school's competent person. A copy of the annual notification was included as part of the Management Plan. Available records indicate that asbestos awareness training had been completed by the school's administrator; however, we recommend that the facility conduct annual asbestos awareness training for the



school's custodian in accordance with AHERA. Documentation of training and surveillances should be maintained with copies of your existing AHERA Asbestos Management Plan.

Please provide a copy of this report to the school for filing with the existing AHERA Asbestos Management Plan. A copy should be maintained with the Education in Unorganized Territories' master AHERA records. Contact us immediately if you have any questions related to this project, or if we can be of assistance with any other issues.

Sincerely,  
Haley Ward, Inc.

Deborah A. Kasik  
Project Scientist II  
Maine Licensed Asbestos Inspector No. AI-0177  
Maine Licensed Asbestos Management Planner No. MP-0178

Dennis B. Kingman, Jr. CHMM  
Senior Project Manager II  
Maine Licensed Asbestos Inspector No. AI-0034  
Maine Licensed Asbestos Management Planner No. MP-0092

DAK/DBK/jok  
Attachment





**ASBESTOS HAZARD EMERGENCY RESPONSE ACT**

**RE-INSPECTION SURVEY**

**SIGNATURE PAGE**

Name of LEA: Education in the Unorganized Territories

Name of School: Connor Consolidated School (AHERA ID # 1116)

Address of School: RFD #4

Caribou, Maine 04736

Re-inspection Conducted by: Deborah A. Kasik

(Typed Name of Inspector)



(Signature of Inspector)

Inspector:	<u>RJ Enterprises, Inc.</u>	<u>AIR-20-11-12</u>	<u>AI-0171</u>	<u>11/12/20</u>
	<u>Accreditation Agency</u>	<u>Accreditation #</u>	<u>MDEP License #</u>	<u>Date</u>

Management Planner: Dennis B. Kingman, Jr.

(Typed Name of Management Planner)



(Signature of Management Planner)

Management Planner:	<u>RJ Enterprises, Inc.</u>	<u>AMPR-21-10-14</u>	<u>MP-0092</u>	<u>10/08/21</u>
	<u>Accreditation Agency</u>	<u>Accreditation #</u>	<u>MDEP License #</u>	<u>Date</u>

# State of Maine

Department of Environmental Protection  
Lead & Asbestos Hazard Prevention Program  
17 State House Station, Augusta, ME 04333  
TEL (207) 287-2651 FAX (207) 287-6220

# AHERA Reinspection Notification Form Z

Date Received by MDEP:

### Important Notice

In accordance with Chapter 425 Asbestos Management Regulation 425.4(C)(5)(e), an Asbestos Consultant is required provide an electronic file, or upon request a paper copy, of each three-year AHERA re-inspection and management plan recommendation report to the Local Education Agency (LEA) and the State of Maine Bureau of General Services [BGS] (77 SHS Augusta, ME 04333-0077) within 60 days of completing of each re-inspection. In addition, the Asbestos Consultant is required to notify the Department of dates that the reports were sent to the LEA and BGS; notification to the Department is concurrent with re-inspection report submissions to the LEA and BGS. **A completed Form Z must be submitted to the Department for each school reinspected unless multiple schools within the same LEA are reinspected during the same calendar month, then only one completed Form Z for the LEA is required. Do not send the Department a copy of the reinspection report.**

#### Asbestos Consultant:

Company Name: HALEY WARD, Inc.  
Address: 1 MERCHANT'S PLAZA SUITE 701  
City: BANGOR State: ME Zip: 04401  
Telephone: (207) 989-4824  
Management Planner: DENNIS B. KINGMAN JR Certification #: MP-0092 Expiration Date: 10/31/21

#### Local Education Agency (LEA):

Name: EDUCATION IN UNORGANIZED TERRITORIES # Schools Reinspected: 3  
Address: 136 STATE HOUSE STATION  
City: AUGUSTA State: ME Zip: 04333-0136  
LEA Contact: BARB PINEALL-CONNOR TRUDY NEWCOMB Telephone:  
BETH LORIGAN-KINGMAN EDMUNDS

#### AHERA Reinspection:

Date of Reinspection: 10/14/21 CONNOR; 10/20/21 KINGMAN; 10/21/21 EDMUNDS  
Date Reinspection Report sent to LEA: 10/29/21  
Date Reinspection Report sent to BGS: 10/29/21

#### List all schools covered by this notification & indicate whether ACM is present or is ACM Free:

CONNOR CONSOLIDATED SCHOOL - ACM IS PRESENT  
KINGMAN ELEMENTARY SCHOOL - ACM IS PRESENT  
EDMUNDS CONSOLIDATED SCHOOL - ACM IS PRESENT

#### Submitted by:

Deborah A. Kasik  
Signature

Date 10/29/21

Print Name: DEBORAH A. KASIK



# HALEY WARD

ENGINEERING | ENVIRONMENTAL | SURVEYING

FORMERLY:  
**CES** INC

November 1, 2021

Ms. Susan Wilson  
Department of Education  
Education in Unorganized Territories  
136 State House Station  
Augusta, Maine 04333-0136

**Re: Re-inspection of Edmunds Consolidated School for the Presence of Asbestos-Containing Materials in Accordance with the Asbestos Hazard Emergency Response Act (AHERA)**

Dear Ms. Wilson:

On October 21, 2021, Haley Ward, Inc. (Haley Ward) conducted an Asbestos Re-inspection Survey as required by the Asbestos Hazard Emergency Response Act (AHERA) at the Edmunds Consolidated School located in Dennysville, Maine. The purpose of the re-inspection was to observe the current conditions of asbestos-containing building materials (ACBM) and identify changes in quantity and condition of these materials since the original AHERA survey was conducted by Balsam Environmental Consultants in 1988. Previous documented three-year re-inspections occurred in 2000 (Eastern Skies Environmental Services); 2003, 2007, 2010 (Summit Environmental Consultants, Inc.); and 2014 (CES, Inc. – now Haley Ward). Ms. Deborah Kasik (Haley Ward), a U.S. Environmental Protection Agency (USEPA) and Maine Department of Environmental Protection (MDEP) accredited Asbestos Inspector and Asbestos Management Planner performed the current re-inspection.

During the re-inspection of the above referenced facility, the Haley Ward representative noted the following observations:

### **Edmunds Consolidated School**

ACBM identified in the Edmunds Consolidated School during the original survey included vinyl asbestos floor tile (VAT) located throughout in the following areas:

- Resource Room
- Classroom 5 and 6
- Classroom 7 and 8
- Hallway
- Custodian's Closet

Ms. Susan Wilson | 11.01.2021 | 11045.002 | Page 1

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The identified VAT is present beneath carpeting in all areas except for the VAT present in the Custodian's Closet where it has been covered with a layer of sheet flooring and a layer of 12-inch floor tiles. The floor tile adhesive associated with the VAT was not originally sampled and analyzed for asbestos. This material should be assumed ACBM until analytical testing demonstrates it does not contain asbestos.

Records of the Six-Month Asbestos Surveillance Evaluations were reviewed and indicate inspection by the school's competent person. Copies of work authorizations and the annual notification were included as part of the Management Plan. Available records indicate that asbestos awareness training had been completed by the school's administrator; however, we recommend that the facility conduct annual asbestos awareness training for the school's custodian in accordance with AHERA. Documentation of training and surveillances should be maintained with copies of your existing AHERA Asbestos Management Plan.

The floor tiles should be maintained under the school's Operations and Maintenance Program. Records of any implemented removals and repairs, including the completion date should be noted in the school's AHERA Asbestos Management Plan.

Please provide a copy of this report to the school for filing with the existing AHERA Asbestos Management Plan. A copy should be maintained with the Education in Unorganized Territories' master AHERA records. Contact us immediately if you have any questions related to this project, or if we can be of assistance with any other issues.

Sincerely,  
Haley Ward, Inc.

Deborah A. Kasik  
Project Scientist II

Maine Licensed Asbestos Inspector No. AI-0177

Maine Licensed Asbestos Management Planner No. MP-0178

Dennis B. Kingman, Jr. CHMM  
Senior Project Manager II

Maine Licensed Asbestos Inspector No. AI-0034

Maine Licensed Asbestos Management Planner No. MP-0092

DAK/DBK/jok  
Attachment



**ASBESTOS HAZARD EMERGENCY RESPONSE ACT**

**RE-INSPECTION SURVEY**

**SIGNATURE PAGE**

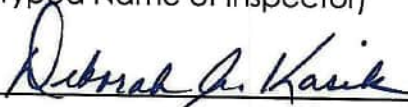
Name of LEA: Education in the Unorganized Territories

Name of School: Edmunds Consolidated School (AHERA ID # 1117)

Address of School: Harrison Road


Dennysville, Maine 04451

Re-inspection Conducted by: Deborah A. Kasik  
(Typed Name of Inspector)

  
(Signature of Inspector)

Inspector:	<u>RJ Enterprises, Inc.</u>	<u>AIR-20-11-12</u>	<u>AI-0171</u>	<u>11/12/20</u>
	Accreditation Agency	Accreditation #	MDEP License #	Date

Management Planner: Dennis B. Kingman, Jr.  
(Typed Name of Management Planner)

  
(Signature of Management Planner)

Management Planner:	<u>RJ Enterprises, Inc.</u>	<u>AMPR-21-10-14</u>	<u>MP-0092</u>	<u>10/08/21</u>
	Accreditation Agency	Accreditation #	MDEP License #	Date

**State of Maine**

Department of Environmental Protection  
 Lead & Asbestos Hazard Prevention Program  
 17 State House Station, Augusta, ME 04333  
 TEL (207) 287-2651 FAX (207) 287-6220

# AHERA Reinspection Notification Form Z

Date Received by MDEP:

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**Asbestos Consultant:**

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 Management Planner: DENNIS B. KINGMAN JR Certification #: MP-0092 Expiration Date: 10/31/21

**Local Education Agency (LEA):**

Name: EDUCATION IN UNORGANIZED TERRITORIES # Schools Reinspected: 3  
 Address: 136 STATE HOUSE STATION  
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 LEA Contact: BARB PINEAU-CONNOR TRUDY NEWCOMB Telephone:  
BETH LORIGAN-KINGMAN EDMUNDS

**AHERA Reinspection:**

Date of Reinspection: 10/14/21 CONNOR; 10/20/21 KINGMAN; 10/21/21 EDMUNDS  
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**List all schools covered by this notification & indicate whether ACM is present or is ACM Free:**

CONNOR CONSOLIDATED SCHOOL - ACM IS PRESENT  
KINGMAN ELEMENTARY SCHOOL - ACM IS PRESENT  
EDMUNDS CONSOLIDATED SCHOOL - ACM IS PRESENT

**Submitted by:**

Deborah A. Kasik  
 Signature

Date 10/29/21Print Name: DEBORAH A. KASIK