



Former Bank of Hillsboro located at 44 Denmark Road, Hillsboro, WV

TOWN OF HILLSBORO COMMUNITY DEVELOPMENT BLOCK DEMOLITION BID PACKET

Town of Hillsboro
PO Box 88
21 Firehouse Street
Hillsboro, WV 24946
304-653-4005

**TOWN OF HILLSBORO
COMMUNITY DEVELOPMENT BLOCK GRANT
DEMOLITION BID PACKET**

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ADVERTISEMENT FOR BIDS

The Town of Hillsboro is now accepting bids for the demolition and removal of one (1) condemned structure located at 44 Denmar Road & Rt 219 Hillsboro, WV 24946.

Sealed bids will be received by Lesley Taylor, Senior Project Specialist, Region 4 Planning & Development Council, 885 Broad Street, Suite 100, Summersville, West Virginia 26651 on behalf of the Town of Hillsboro. Phone (304) 872-4970 until 2:00 p.m. on the 22nd day of June, 2023, at which time all sealed Bids received will be publicly opened and read aloud.

Bid Packets may be obtained by contacting the Region 4 Planning and Development Council located at 885 Broad Street, Suite 100,, Summersville, West Virginia 26651. Phone (304) 872-4970.

All bidders will be required to certify, indicate, and acknowledge that Contractor has all appropriate licenses and meets all qualifications required by the statutes of the State of West Virginia, Pocahontas County, and the Town of Hillsboro.

The following will be required for the faithful performance of the contract: a Performance Bond in the amount of 100 percent of the contract price, with a corporate surety approved by the Town of Hillsboro, **OR** an irrevocable letter of credit in the amount of 100 percent of the contract price.

Asbestos abatement for this structure will be part included as part of the demolition contract.

Bidders on this work will be required to comply with the Presidents executive order No. 11246 and HUD Section 109, which prohibits discrimination in employment regarding race, creed, color, sex, or national origin.

A mandatory pre-bid meeting will be held at Hillsboro Town Hall, located at 21 Firehouse Street in Hillsboro, Pocahontas County, WV, on June 12, 2023 at 2:00 pm.

This work is being funded by the US Housing and Urban Development /(HUD) Community Development Block Grant (CDBG) Program.

Bidders must comply with the requirements for Affirmative Action and Minority Business Enterprises participation as described in the Federal Specifications insert to the Contract Documents.

The Town of Hillsboro reserves the right to reject any or all bids and to waive any informality therein.

No bid may be withdrawn for a period of ninety (90) days after the time of opening of the bids.

Any contractor submitting a bid on this project hereby certifies, indicates, and acknowledges that he/ she has a license and meets all qualifications required by the statutes of the state and subdivision in which the work is to be performed.

Lesley Taylor, Senior Project Specialist
Region 4 Planning & Development Council
885 Broad Street, Suite 100
Summersville, West Virginia 26651.
Phone (304) 872-4970

BIDDERS GUIDE

Town of Hillsboro
Bank Building Demolition
June 12, 2023

1. Each bidder will submit with bid a copy of WV contractor's license, worker's compensation certificate, certificate of insurance in the amount of \$2,000,000.00 general aggregate, \$1,000,000.00 products complete operations aggregate, \$1,000,000.00 personal and advertising injury limit, and \$1,000,000.00 each occurrence limit.
2. ***Each bid shall be accompanied by a Bid Bond payable to the TOWN OF HILLSBORO for five percent (5%) of the total bid.***
3. Contractor(s) to whom contract(s) is/are awarded will be required to furnish performance bond and labor and material payment bond in the amount of one hundred percent (100%) of contract within ten (10) days after the award of contract.
4. Sign and date each bid so that if bid is accepted and is subsequently signed by the Town of Hillsboro it then becomes the official contract for the project.
5. Mark envelope(s): Town of Hillsboro Bank Building Demolition "Demolition Bi
6. ***A bidder's preference of 10% will be given to Contractors whose base of operations is located Pocahontas County, West Virginia.***
7. Mail bids to:
 - **Lesley Taylor, Senior Project Specialist
Region 4 Planning & Development Council
885 Broad Street, Suite 100
Summersville, WV 26651**

BID CHECK LIST

- WV Contractors License
- Workers Comp Certificate
- Insurance Certificate
- Bid Bond
- Signed Bid

**Town of Hillsboro
Bank Demolition Project
BID**

The Town of Hillsboro is providing an asbestos inspection report as part of the bid packet.

To Demolish Bank Building at 44 Denmar Road & Rt 219, Hillsboro, WV 24946

BIDS ARE DUE BY 2:00 P.M., JUNE 22, 2023

Mail bids to: Lesley Taylor, Senior Project Specialist
 Region 4 Planning & Development Council
 885 Broad Street, Suite 100,
 Summersville, WV 26651

If mailing bids, please allow adequate time for delivery. Bids may be hand delivered to Region 4 Planning & Development Council.

NOTE: NO BIDS WILL BE ACCEPTED AFTER 2:00 P.M., THURSDAY, JUNE 22, 2023. NO BIDS WILL BE ACCEPTED, WRITTEN IN PENCIL, MARKED THROUGH OR CHANGED. ONE EXTRA BID SHEET HAS BEEN ENCLOSED AND IS TO BE USED IF CORRECTIONS ARE NECESSARY. PLEASE BE SURE THAT ALL REQUIRED SIGNATURES HAVE BEEN COMPLETED.

CONTRACTOR'S NAME: _____

**FEDERAL TAX NUMBER or:
SOCIAL SECURITY NUMBER:** _____

WV CONTRACTOR'S LICENSE NUMBER: _____






CONTRACTOR'S UEI NUMBER: _____

Town of Hillsboro Pre-bid

- Complete removal of all structures on property.
- Driveways and concrete slabs shall be removed.
- Entire property shall be clean and free all demolished materials and debris be properly removed and disposed of in accordance with all Federal, State and Local laws and regulations.
- No other demolished materials shall be allowed to be buried nor trash/materials buried on site.
- Property shall be leveled, seeded and straw placed over seed.
- Subgrade Basement inert materials may be collapsed, broken into small pieces, and buried on site in accordance with all Federal, State and Local laws and regulations.
- All existing Utilities shall be properly notified, and services disconnected and secure prior to conducting demolition activities.
- Contractors will be paid in one lump sum after the work has been completed and inspected by the Town.



This map is not the official regulatory FIRM or DFIRM. Its purpose is to assist with determining potential flood risk for the selected location.

	Regulatory Floodway		Flood Info Location	Map created on 2/7/202
	1-Percent-Annual-Chance Flood Hazard Area With Base Flood Elevation (BFE)	User Notes		
	1-Percent-Annual-Chance Flood Hazard Area Without BFE (may have Advisory Flood Heights)	Flood Hazard Area	Location is NOT WITHIN any identified flood hazard area. Unmapped flood hazard areas may be present.	
	1-Percent-Annual-Chance Future Conditions (High Risk Advisory Flood Zones)	Flood Zone	Out of Flood Zone	
<p>Click here to download the Full Legend for all flood tool symbols: http://www.mapvw.gov/flood/map/docs/vw_flood_tool_legend.pdf</p> <p>Disclaimer: This online map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. Refer to the official Flood Insurance Study (FIS) for detailed flood elevation data in Flood profiles</p>		Stream		
		Watershed (HUC8)	Greenbrier (5050003)	
		Flood Height	Flood Height 6a N/A	
		Water Depth	About 0.0 ft (Source: HAZUS)	
		Elevation	2300.9 ft (Source: FEMA 2016) (NAVD88)	
		Community & ID	Town of Hillsboro (ID: 540288)	
		FEMA Map & Date	54075C0515D; Effective Date: 11/4/2010	
		Location (lat, long)	(38.135163, -80.212977) (WGS84)	
		Parcel ID	38-05-0003-0022-0000	

ASBESTOS INSPECTION REPORT

FORMER HILLSBORO BANK
44 DENMAR ROAD
HILLSBORO, WEST VIRGINIA

August 14, 2020

Prepared for:

West Virginia Department of Environmental Protection
601 57th Street SE
Charleston, West Virginia 25304

Prepared by:

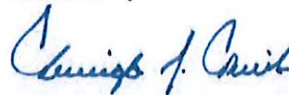
KEMRON
ENVIRONMENTAL SERVICES
108 Craddock Way, Suite 5
Poca, WV 25159
304-755-0999 (Phone)
304-755-0990 (Fax)

Submitted By:



Chris Jackson
Project Manager

Reviewed By:



Christopher J. Amick, P.G., LRS
Regional Manager

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1.0 PURPOSE AND SCOPE OF SERVICES

KEMRON Environmental Services, Inc. (KEMRON) was retained by the West Virginia Department of Environmental Protection (WVDEP) to conduct an asbestos inspection and bulk sampling event for the purpose of evaluating the presence of asbestos in common building materials at the former Hillsboro Bank located at 44 Denmark Road, Hillsboro, West Virginia (Figure 1). The structure inspected was two (2) stories and comprised a footprint of approximately 1,500 square feet. The survey was initiated to identify and quantify Asbestos Containing Materials (ACM) for the purpose of satisfying Federal, State and Local regulations pertaining to the renovation and/or demolition of buildings and canopy structure with suspect asbestos containing materials (SACM).

The Site is located in an area with mixed residential, agricultural, and commercial properties. Several commercial properties are located across Denmark Road to the northeast of the Site. Residential properties are located west (across US Route 219), south, and southeast from the Site. The Oak Grove Presbyterian Church is located across US Route 219 north of the Site. The Site is located on the U.S. Geological Survey Map of the Hillsboro, West Virginia Quadrangle at 38° 08' 6.60" North and 80° 12' 46.65" West at an elevation of approximately 2,300 feet above mean sea level. A Site Map is provided as Figure 2.

2.0 ASBESTOS DESCRIPTIONS

The Occupational Safety and Health Administration (OSHA) defines an ACM as any material containing greater than 1% asbestos. The following list is provided as a general guide to show which types of materials may typically contain asbestos. It is noted that this list does not include every product that may contain asbestos:

- Cement wallboard and siding;
- Vinyl floor tile / vinyl sheet flooring;
- Mastic adhesives (floor tile, carpet, etc.);
- Plaster, wallboard, joint compound, spackling compound;
- Roof shingles, felt, flashing, tar (patch);
- Fire proofing materials;
- Heating, ventilation and air conditioning (HVAC) ductwork insulation, HVAC ductwork fabric connections;
- Electrical panel partitions, electrical wiring insulation; and
- Window caulking, window putty (glazing).

The Environmental Protection Agency (EPA) has issued rules concerning the application, removal and disposal of asbestos containing materials. These rules were issued under The National Emission Standards for Hazardous Air Pollutants (NESHAP).

3.0 SURVEY FOR ASBESTOS-CONTAINING MATERIALS

On July 16, 2020, West Virginia Licensed Asbestos Inspector Steve Wells (AI010503) collected bulk samples of SACM at the former Hillsboro Bank. Samples were collected in accordance with protocols and methodologies presented by Asbestos Hazards Emergency Response Act (AHERA) / NESHAP.

The following activities were performed as part of the asbestos inspection:

- Visual and physical examination of the accessible areas of the structure to identify SACM;
- Document sample locations within the structure and determine quantities of ACM (if possible);
- Identification of functional spaces within the structure;
- Identification of homogenous materials (areas or materials which appear similar throughout, in terms of color, texture and date of application); and
- Individual bulk material samples were placed in sealed containers, marked with identifying numbers, logged and hand delivered, under appropriate chain of custody, to Pinnacle Environmental Consultants, Inc. for confirmatory analysis.

Accessible portions of the Site structure were visually inspected for the presence of building materials that are suspected to contain asbestos. The Site structure is a dilapidated former bank building with many of the areas unsafe for entry to perform asbestos inspection activities. KEMRON collected bulk samples from those areas deemed safe for entry. Bulk samples of identified SACMs were collected and placed into individual containers for transport to a National Voluntary Lab Accreditation Program (NVLAP)/American Industrial Hygiene Association (AIHA)-accredited laboratory for analysis. Materials visibly identified as non-asbestos (fibrous glass, foam rubber, wood, etc.) were not sampled. The asbestos survey consisted of three basic procedures: 1) conducting a visual inspection of the structures; 2) identifying homogeneous areas (HAs) of suspect surfacing, thermal system insulation, and miscellaneous materials; and 3) sampling accessible, friable and non-friable suspect materials.

3.1 Homogeneous Areas

Prior to collecting any samples, HAs were identified and listed to develop a sampling strategy. A homogeneous sampling area can be described as one or more areas of material that are similar in appearance and texture and that have the same installation date and function. The actual number of samples collected from each homogeneous sampling area may vary, based on the type of material and the professional judgment of the inspector.

3.2 Hazard Assessment Factors

From the list of suspect homogeneous materials, a physical assessment was performed for each material on the list. A physical assessment includes evaluating the condition, assessing the potential for disturbance, and determining the friability of each material. Friability is a term used to describe the ease in which a building material inherently lends itself to disturbance. By definition, "friable" materials are those that can be crumbled or reduced to powder by hand pressure when dry. Each material on the list was further classified into one of three categories, which have specific sampling requirements for each category.

Surfacing Materials: Refers to spray-applied or troweled surfaces such as plaster ceilings and walls, fireproofing, textured paints, textured plasters, and spray-applied acoustical surfaces.

Thermal System Insulation: Refers to insulation used to inhibit heat gain or loss on pipes, boilers, tanks, ducts, and various other building components.

Miscellaneous Materials: Refers to friable and non-friable products and materials that do not fit in any of the above two categories such as resilient floor covering, baseboards, mastics, adhesives, roofing material, caulking, glazing, and siding. This category also contains wallboard and ceiling tile.

All confirmed ACMs were then assessed by their condition as good (intact), fair (damaged) or poor (significantly damaged) per Title 40 Code of Federal Regulations Part 763. Material with localized significant damage was also assessed as poor when observed.

3.3 Sampling Strategy

The asbestos inspection was conducted at the former Hillsboro Bank for the purposes of evaluating the building for the presence of ACM using the minimum number of samples collected for each homogenous area of suspect Regulated Asbestos-Containing Materials (RACM) as described within the EPA NESHAP rule.

If the analytical results indicated that the homogeneous material did not contain asbestos, then the HA (material) would be considered a non-ACM. However, if the analytical results of one or more of the samples collected per HA indicate that asbestos is present in quantities of greater than 1 percent asbestos, all of the HA (material) would be treated as an ACM regardless of any other analytical results. Material, which can visually be determined by the accredited inspector to be non-asbestos (i.e., fibrous glass, foam rubber, etc.) is not required to be sampled.

Miscellaneous materials require adequately representative sampling, which is determined by the inspector deciding to collect the number of representative samples that he/she deems feasible. Inspectors typically rely on other inspection observations such as the condition, friability, and quantity of material to determine what would be a sufficient number of samples to accurately evaluate the presence or absence of asbestos content.

Actual collection of a bulk asbestos sample involves physically removing a small piece of material and placing it in a marked, airtight container. Sample containers are marked with a unique identification number, which is also noted in the field notes. A photographic record is provided in Attachment A.

3.4 Laboratory Analytical Methodology

Bulk samples were analyzed by Pinnacle Environmental Consultants, Inc. located in Hurricane, West Virginia, using polarized-light microscopy (PLM) and dispersion staining (Method Reference: 40 CFR Part 763, Volume 47, No. 103, May 27, 1982 pg. 23376). The laboratory participates in the National NVLAP, a quality assurance program for PLM, and is accredited by the National Institute of Standards and Technology (NIST).

Any material that contains greater than 1 percent asbestos is considered an ACM and must be handled according to OSHA, EPA, and applicable state and local regulations. For friable materials, when the amount of asbestos in the sample material is reported as "No Asbestos Detected" by PLM analysis, no further verification of the sample results by Point Counting Methodology is recommended.

For friable materials, when the amount of asbestos in the sample material is reported at less than 10% by PLM analysis, the client may either assume the amount to be greater than 1% and treat the

material as ACM or require further verification of the amount by Point Counting Methods. If the result obtained by Point Counting is different from the result obtained by PLM analysis, the Point Count Method result should be used.

For non-friable materials, when the amount of asbestos in the sample material is reported at greater than 1% by PLM analysis, no further verification of the sample results by alternative methods of identification such as Transmission Electron Microscopy (TEM) Chatfield Method is recommended.

For non-friable materials, when the amount of asbestos in the sample material is reported as "None-Detected" or less than 1% by PLM analysis, due to the difficulty in analyzing non-friable or resinous bound materials, KEMRON recommends that these types of materials, which were reported as non-ACMs by PLM, be analyzed using TEM Chatfield Method.

Sample locations are included in Figure 2. Copies of the laboratory analytical report and corresponding chain-of-custody are included in Appendix B. Results are reported in percent asbestos by volume and indicate the types of asbestos. Other common non-asbestos components may also be noted on the analytical reports. Inspector and laboratory accreditations are provided in Appendix C.

3.5 Suspect Asbestos-Containing Material and Sampling Results

Bulk samples were collected from the Site structure and analyzed by PLM by EPA Method 600/R-93/116. A total of 22 samples were obtained from seven (7) homogeneous areas and analyzed, based on the number of distinct layers (materials) associated with each bulk sample. For example, floor tile and associated mastic are collected as one bulk sample but are analyzed as two distinct materials by the asbestos laboratory, as required by OSHA.

The following table provides a summary of accessible suspect and confirmed ACMs from the Site buildings:

SAMPLING RESULTS HILLSBORO BANK 44 DENMAR ROAD, HILLSBORO, WV SAMPLED JULY 16, 2020					
Sample #/Material	Location of Materials	Condition	Friable Yes/No	Estimated Quantity	Asbestos Content
HB-1 / Roof Felt on Main Roof	Main Roof	Poor	No	~1,500 sf	NAD
HB-2 / Roof Felt on Main Roof	Main Roof	Poor	No		NAD
HB-3 / Roof Felt on Main Roof	Main Roof	Poor	No		NAD

HB-4 / Brown Tar-based Roofing Material	Main Roof	Poor	No	~1,500 sf.	10%
HB-5 / Brown Tar-based Roofing Material	Main Roof	Poor	No		10%
HB-6 / Brown Tar-based Roofing Material	Main Roof	Poor	No		10%
HB-7 / Exterior Stairwell Roof Shingles	Exterior Basement Stairwell Roof	Fair	No	~42 sf.	NAD
HB-8 / Exterior Stairwell Roof Shingles	Exterior Basement Stairwell Roof	Fair	No		NAD
HB-9 / Exterior Stairwell Roof Shingles	Exterior Basement Stairwell Roof	Fair	No		NAD
HB-10 / Plaster Sampled 1 st Floor NW Corner of Bldg.	Entire Structure (Assumed)	Poor	Yes	Unknown	2%
HB-11 / Plaster Sampled 1 st Floor NW Corner of Bldg.	Entire Structure (Assumed)	Poor	Yes		2%
HB-12 / Plaster Sampled 1 st Floor NW Corner of Bldg.	Entire Structure (Assumed)	Poor	Yes		2%
HB-13 / Drywall Sampled 1 st Floor NW Corner of Bldg.	Entire Structure (Assumed)	Poor	No	Unknown	NAD
HB-14 / Drywall Sampled 1 st Floor NW Corner of Bldg.	Entire Structure (Assumed)	Poor	No		NAD
HB-15 / Drywall Sampled 1 st Floor NW Corner of Bldg.	Entire Structure (Assumed)	Poor	No		NAD
HB-16 / Plaster Sampled 1 st Floor SW Corner of Bldg.	Entire Structure (Assumed)	Poor	Yes	Unknown	2%
HB-17 / Plaster Sampled 1 st Floor SW Corner of Bldg.	Entire Structure (Assumed)	Poor	Yes		2%
HB-18 / Plaster Sampled 1 st Floor SW Corner of Bldg.	Entire Structure (Assumed)	Poor	Yes		2%
HB-19 / Plaster Sampled 1 st Floor SW Corner of Bldg.	Entire Structure (Assumed)	Poor	Yes		2%

HB-20 / Drywall Sampled 1 st Floor SW Corner of Bldg.	Entire Structure (Assumed)	Poor	No	Unknown	NAD
HB-21 / Drywall Sampled 1 st Floor SW Corner of Bldg.	Entire structure excluding Rm 3	Fair	No		NAD
HB-22 / Drywall Sampled 1 st Floor SW Corner of Bldg.	Entire structure excluding Rm 3	Fair	No		NAD
NAD = No Asbestos Detected sf./lf. = square feet/linear feet VFT=Vinyl Floor Tile M= Miscellaneous S= Surfacing TSI = Thermal System Insulation PACM = Presumed ACM CFT=Ceramic Floor Tile Rm = Room					

SACM that may be discovered during renovation should be treated as Presumed Asbestos-Containing Material (PACM) in accordance with regulations 29 CFR 1926.1101 and 1910.1001 and other applicable state and local regulations.

4.0 CONCLUSIONS AND RECOMMENDATIONS

A total of 22 samples were collected by KEMRON from seven (7) homogenous area and submitted for laboratory analysis. Three (3) homogeneous area were identified by the laboratory to contain greater than 1% asbestos, which are as follows:

- Samples HB-1 through HB-3 represent brown tar-based roofing material that were determined to contain 10% asbestos. The roof of the Site building comprises an approximate 1,500 square foot area;
- Samples HB-10 through HB-12 represent plaster walls and ceilings that were determined to contain 2% asbestos. These samples were collected from the 1st floor wall near the interior northwest corner entrance of the building. Due to the dilapidated, unsafe condition of the structure, a square footage could not be determined for the plaster surfaces; and
- Samples HM16 through HB-19 represent plaster walls and ceilings that were determined to contain 2% asbestos. These samples were collected from the 1st floor wall near the interior southwest corner entrance of the building. Due to the dilapidated unsafe condition of the structure, a square footage could not be determined for the plaster surfaces.

As previously mentioned, KEMRON was not able to evaluate all the building materials as part of this assessment due to the unsafe, dilapidated condition of the former Hillsboro Bank building. It is likely that materials exist in the structure that were not accessible to be inspected. If additional materials are identified that were not assessed, newly identified materials that are SACM should be sampled for ACM to confirm or deny that ACM is present in those locations. Because asbestos in certain forms has been determined to cause serious health problems, the West Virginia Department of Health and Human Resources regulates the removal, collection, transportation, and disposal of ACM.

As required by the West Virginia Division of Health Legislative Rules Title 64 Series 63 (1998), any areas not inspected or sampled that may be ACM should be removed from the above detailed locations prior to conducting any renovation or demolition activities that may disturb the material including material normally considered non-friable which may be rendered friable by the forces

acting on the material in the course of demolition or renovation activities. West Virginia State Law requires asbestos removal be performed by personnel trained and licensed in asbestos abatement activities. Abatement must be performed in accordance with the West Virginia Division of Health Legislative Rules Title 64 Series 63, OSHA Asbestos Construction Standard 29 CFR 1926.1101 and the EPA asbestos NESHAP guidelines 40 CFR 61, Subpart 1.

A *Notification of Abatement, Demolition or Renovation* form must be submitted and a 10-day notice, accompanied by the required fees, given before any abatement can begin on this project. Local agencies should be contacted regarding additional permits that may be required.

5.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions, and recommendations expressed in the report are based only on conditions that were noted during the survey on July 16, 2020 performed by KEMRON. Selection of sample locations and frequency of sampling were based on KEMRON observations and the assumption that like materials in the same area are homogeneous in content.

The report is designed to aid the building owner, architect, construction manager, general contractors, and potential asbestos contractors in locating ACM. However, this document does not contain the elements necessary for an Abatement Work Plan, as this document does not contain technical specifications for ACM removal.

Our professional services have been performed, our findings obtained, and our conclusions and recommendations prepared in accordance with customary principles and practices in the fields of environmental science and engineering. This statement is in lieu of other statements either expressed or implied. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated.

This report was written for the exclusive use of the WVDEP. The scope of services performed in execution of this evaluation may not be appropriate to satisfy the needs of other users, and use or re-use of this document or the findings, conclusions, or recommendations is at the risk of said user.

FIGURES



*Data contained on this sheet shall not be disclosed without prior approval from
KEMRON Environmental Services, Inc. (Proprietary)*

LEGEND

★ Site



NOTES & SOURCES

Map Coordinates: WGS84
 UTM Zone 17N (Meter)

TITLE

Site Location Map

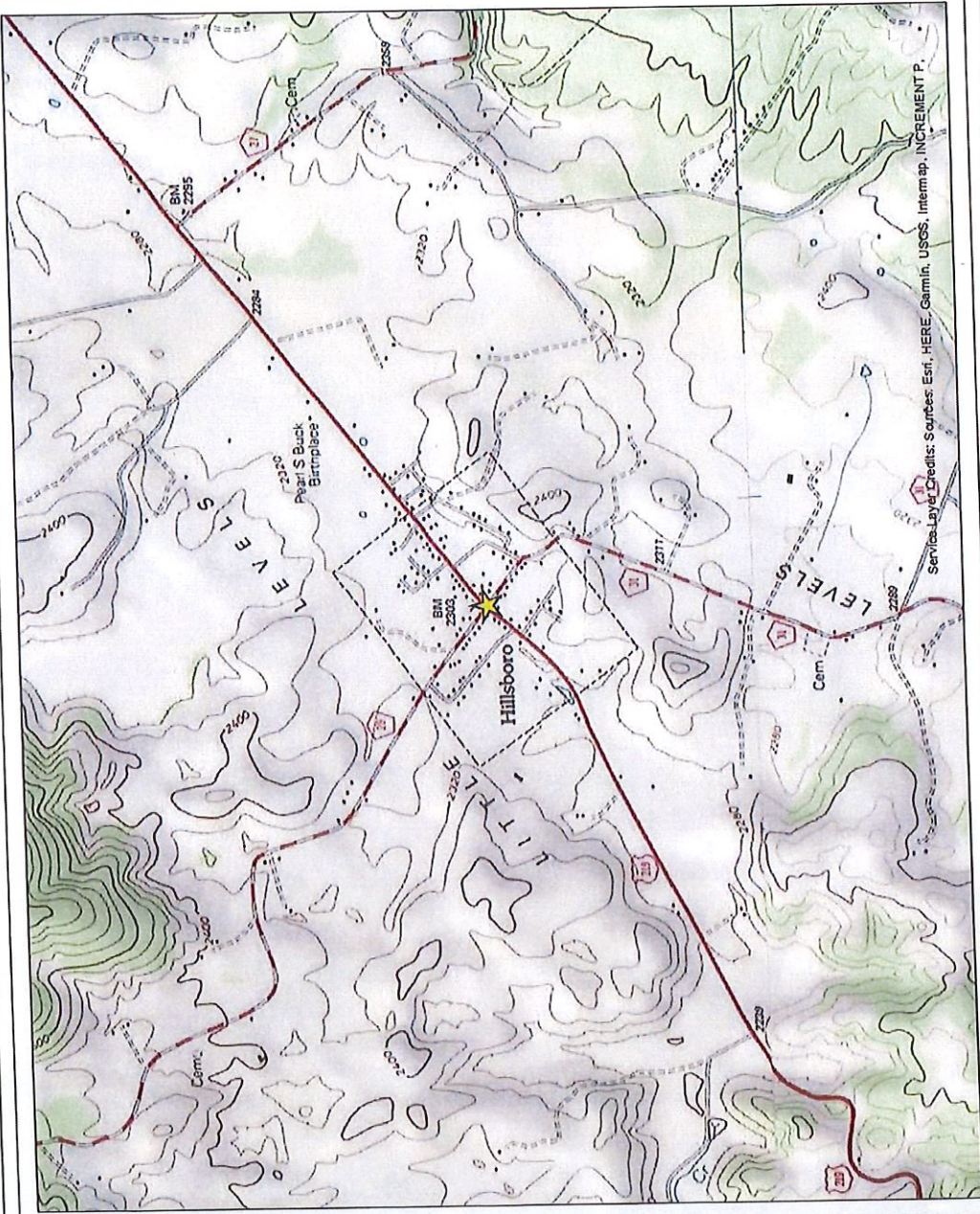
KENTROU ATLANTA, GEORGIA

PROJECT: Hillsboro Bank
 US Route 219 at Denmar Rd
 Hillsboro, WV 24954

DRAWING DATE: 06/09/2020

Drawn by: CJ
 Reviewed by: EA

FIGURE
 1





DRAWN BY: NMH
CHECKED BY: GLM
APPROVED BY: MA
DATE: 05-12-12
SCALE: 1" = 30'
PROJECT #: 06175-19

Figure 2 - Hillsboro Bank Property
44 Denmar Road, Hillsboro, WV
Site Map



KEMRON Environmental Services, Inc
108 Craddock Way, Suite 5
Poca, WV 25159
(304) 755-0999 Telephone





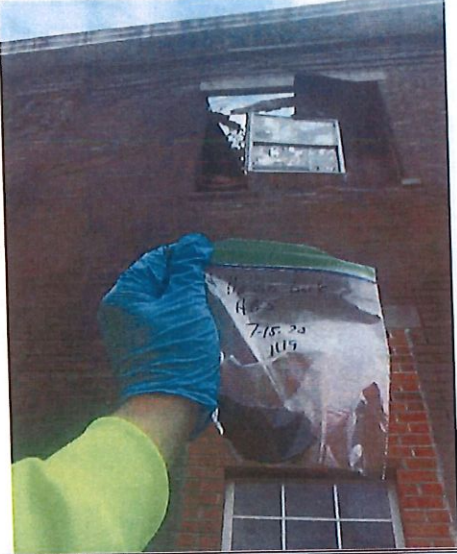

APPENDIX A
PHOTOGRAPHIC LOG

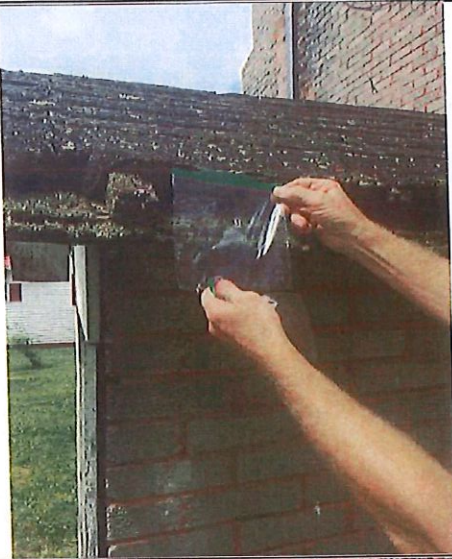
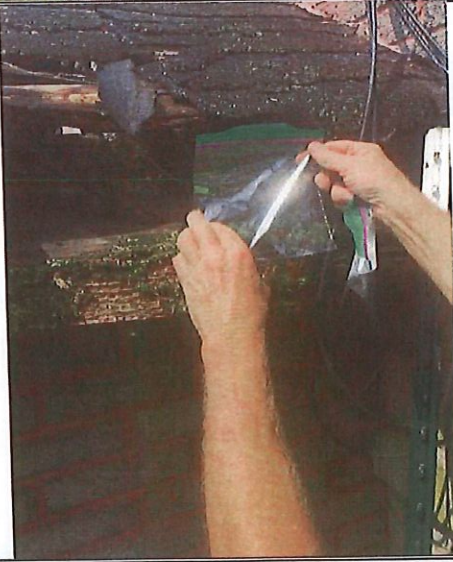


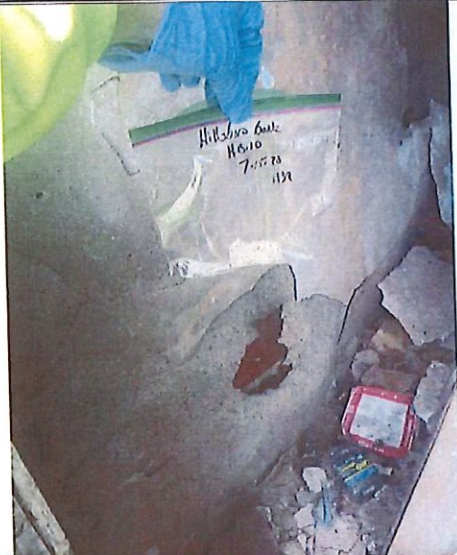
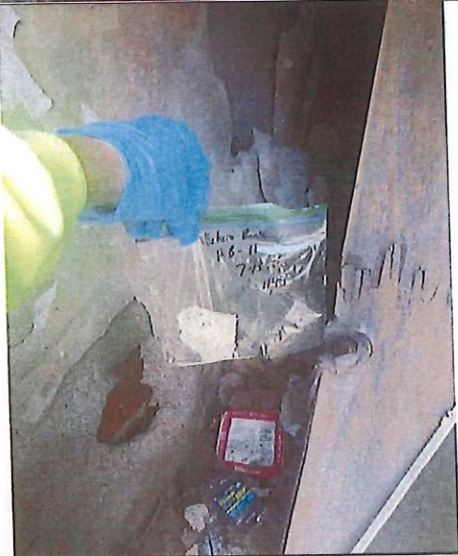
*Data contained on this sheet shall not be disclosed without prior approval from
KEMRON Environmental Services, Inc. (Proprietary)*


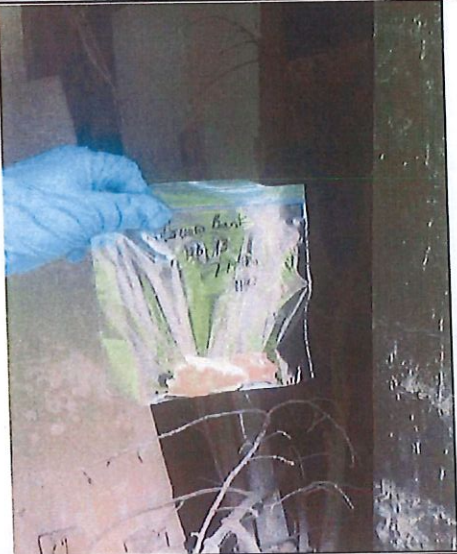
KEMRON Environmental Services, Inc. Photographic Record	
Client: WVDEP	Project Number: WV1724
Site Name: Hillsboro Bank	Site Location: Hillsboro, West Virginia
Photographer: SAW	
Date: 07/15/20	
Comments: Sample HB-1 Roofing Felt Main Roof	
Photographer: SAW	
Date: 07/15/20	
Comments: Sample HB-2 Roofing Felt Main Roof	



KEMRON Environmental Services, Inc. Photographic Record	
Client: WVDEP	Project Number: WV1724
Site Name: Hillsboro Bank	Site Location: Hillsboro, West Virginia
Photographer: SAW	
Date: 07/15/20	
Comments: Sample HB-3 Roofing Felt Main Roof	
Photographer: SAW	
Date: 07/15/20	
Comments: Sample HB-4 Roofing Material Main Roof	

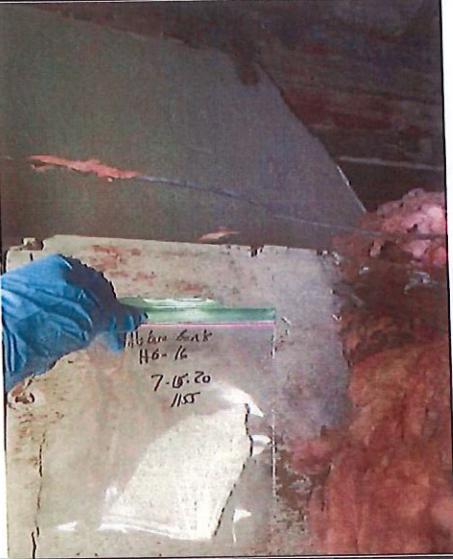

KEMRON Environmental Services, Inc. Photographic Record	
Client: WVDEP	Project Number: WV1724
Site Name: Hillsboro Bank	Site Location: Hillsboro, West Virginia
Photographer: SAW	
Date: 07/15/20	
Comments: Sample HB-5 Roofing Material Main Roof	
Photographer: SAW	
Date: 07/15/20	
Comments: Sample HB-7 Rear Roofing Shingles Basement Stairwell Enclosure Roof	

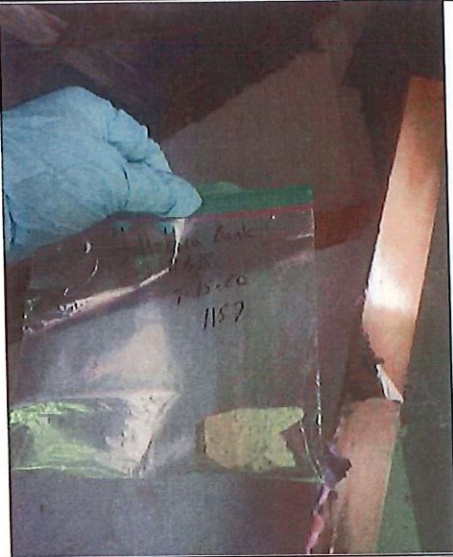
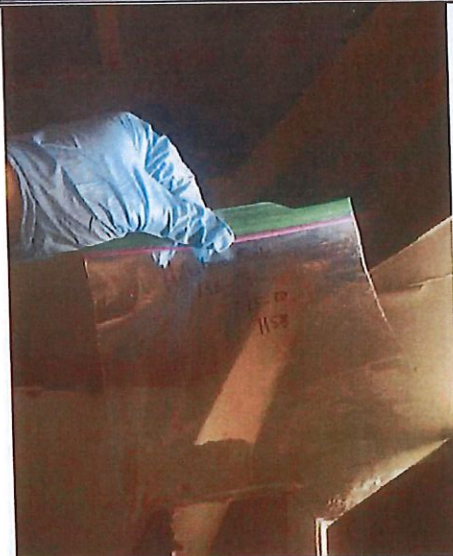
KEMRON Environmental Services, Inc. Photographic Record	
Client: WVDEP	Project Number: WV1724
Site Name: Hillsboro Bank	Site Location: Hillsboro, West Virginia
Photographer: SAW	
Date: 07/15/20	
Comments: Sample HB-8 Rear Roofing Shingles Basement Stairwell Enclosure Roof	
Photographer: SAW	
Date: 07/15/20	
Comments: Sample HB-9 Rear Roofing Shingles Basement Stairwell Enclosure Roof	

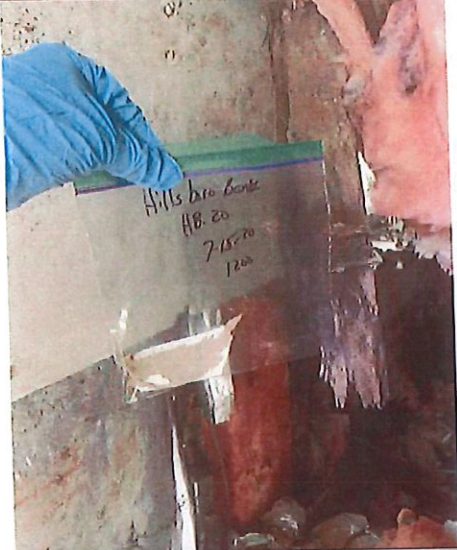
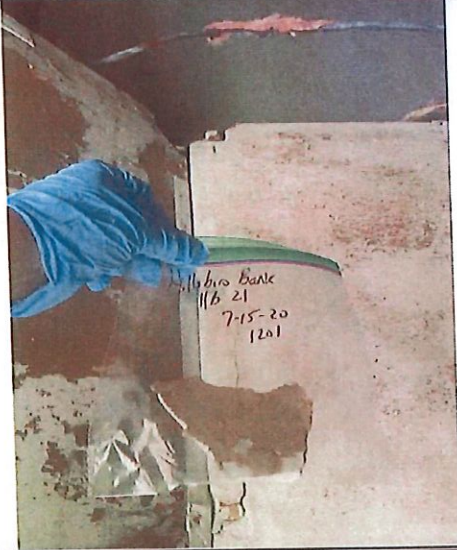
KEMRON Environmental Services, Inc. Photographic Record	
Client: WVDEP	Project Number: WV1724
Site Name: Hillsboro Bank	Site Location: Hillsboro, West Virginia
Photographer: SAW	
Date: 07/15/20	
Comments: Sample HB-10 Plaster Wall Covering First Floor Rear NW Corner	
Photographer: SAW	
Date: 07/15/20	
Comments: Sample HB-11 Plaster Wall Covering First Floor Rear NW Corner	

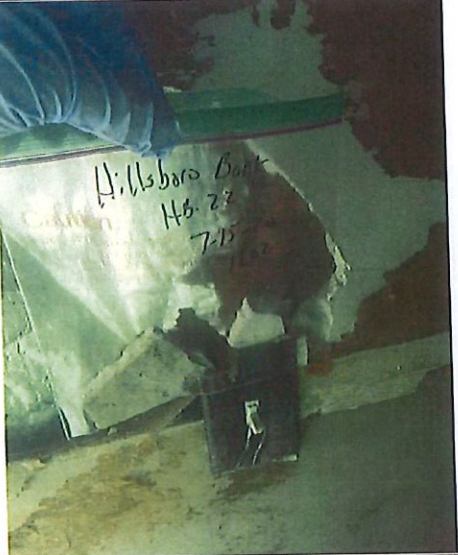
KEMRON Environmental Services, Inc. Photographic Record	
Client: WVDEP	Project Number: WV1724
Site Name: Hillsboro Bank	Site Location: Hillsboro, West Virginia
Photographer: SAW	
Date: 07/15/20	
Comments: Sample HB-12 Plaster Wall Covering First Floor Rear NW Corner	
Photographer: SAW	
Date: 07/15/20	
Comments: Sample HB-13 Drywall Sample First Floor Rear NW Corner	

KEMRON Environmental Services, Inc. Photographic Record	
Client: WVDEP	Project Number: WV1724
Site Name: Hillsboro Bank	Site Location: Hillsboro, West Virginia
Photographer: SAW	
Date: 07/15/20	
Comments: Sample HB-14 Drywall Material First Floor Rear NW Corner	
Photographer: SAW	
Date: 07/15/20	
Comments: Sample HB-15 Drywall Material First Floor Rear NW Corner	

KEMRON Environmental Services, Inc. Photographic Record	
Client: WVDEP	Project Number: WV1724
Site Name: Hillsboro Bank	Site Location: Hillsboro, West Virginia
Photographer: SAW	
Date: 07/15/20	
Comments: Sample HB-16 Plaster First Floor SW Corner	
Photographer: SAW	
Date: 07/15/20	
Comments: Sample HB-17 Plaster First Floor SW Corner	

KEMRON Environmental Services, Inc. Photographic Record	
Client: WVDEP	Project Number: WV1724
Site Name: Hillsboro Bank	Site Location: Hillsboro, West Virginia
Photographer: SAW	
Date: 07/15/20	
Comments: Sample HB-18 Plaster First Floor SW Corner	
Photographer: SAW	
Date: 07/15/20	
Comments: Sample HB-19 Plaster First Floor SW Corner	

KEMRON Environmental Services, Inc. Photographic Record	
Client: WVDEP	Project Number: WV1724
Site Name: Hillsboro Bank	Site Location: Hillsboro, West Virginia
Photographer: SAW	
Date: 07/15/20	
Comments: Sample HB-20 Drywall First Floor SW Corner	
Photographer: SAW	
Date: 07/15/20	
Comments: Sample HB-21 Drywall First Floor SW Corner	

KEMRON Environmental Services, Inc. Photographic Record	
Client: WVDEP	Project Number: WV1724
Site Name: Hillsboro Bank	Site Location: Hillsboro, West Virginia
Photographer: SAW	
Date: 07/15/20	
Comments: Sample HB-22 Drywall First Floor SW Corner	

APPENDIX B
LABORATORY ANALYTICAL REPORTS



*Data contained on this sheet shall not be disclosed without prior approval from
KEMRON Environmental Services, Inc. (Proprietary)*



500-B PRESTIGE PARK
 HURRICANE, WV 25526
 PHONE 304.757.5204
 FAX 304.757.5205
 www.pinnaclecorp.net

ASBESTOS IDENTIFICATION BY POLARIZED LIGHT MICROSCOPY ANALYSIS

Attn: Terry Wilfong
 Kemron Environmental Services
 108 Craddock Way, Suite 5
 Poca, WV 25159-7606

Client Project/PO#: WV1724
 PC Project #:
 Received Date: 7/16/2020
 Analysis Date: 7/20/2020

RE: Hillsboro Bank

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
HB-1	20B-11790		Black
Texture/Description:	Solid/	Chrysotile: 0 %	Tremolite: 0% Anthophyllite 0%
TOTAL ASBESTOS:	0 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 30%	Others: 0%	Filler/Binder: 70 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
HB-2	20B-11791		Black
Texture/Description:	Solid/	Chrysotile: 0 %	Tremolite: 0% Anthophyllite 0%
TOTAL ASBESTOS:	0 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 30%	Others: 0%	Filler/Binder: 70 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
HB-3	20B-11792		Black
Texture/Description:	Solid/	Chrysotile: 0 %	Tremolite: 0% Anthophyllite 0%
TOTAL ASBESTOS:	0 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 30%	Others: 0%	Filler/Binder: 70 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
HB-4	20B-11793		Brown
Texture/Description:	Solid/	Chrysotile: 10%	Tremolite: 0% Anthophyllite 0%
TOTAL ASBESTOS:	10 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 20 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 70 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
HB-5	20B-11794		Brown
Texture/Description:	Solid/	Chrysotile: 10%	Tremolite: 0% Anthophyllite 0%
TOTAL ASBESTOS:	10 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 20 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 70 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
HB-6	20B-11795		Brown
Texture/Description:	Solid/	Chrysotile: 10%	Tremolite: 0% Anthophyllite 0%
TOTAL ASBESTOS:	10 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 20 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 70 %

RE: Hillsboro Bank

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:	
HB-7	20B-11796		Black/Gray	
Texture/Description:	Solid/	Chrysotile: 0%	Tremolite: 0%	Anthophyllite 0%
TOTAL ASBESTOS:	0%	Amosite: 0%	Actinolite: 0%	Crocidolite: 0%
Cellulose: 25%	Fiber Glass: 0%	Others: 0%	Filler/Binder: 75%	

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:	
HB-8	20B-11797		Black/Gray	
Texture/Description:	Solid/	Chrysotile: 0%	Tremolite: 0%	Anthophyllite 0%
TOTAL ASBESTOS:	0%	Amosite: 0%	Actinolite: 0%	Crocidolite: 0%
Cellulose: 25%	Fiber Glass: 0%	Others: 0%	Filler/Binder: 75%	

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:	
HB-9	20B-11798		Black/Gray	
Texture/Description:	Solid/	Chrysotile: 0%	Tremolite: 0%	Anthophyllite 0%
TOTAL ASBESTOS:	0%	Amosite: 0%	Actinolite: 0%	Crocidolite: 0%
Cellulose: 25%	Fiber Glass: 0%	Others: 0%	Filler/Binder: 75%	

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:	
HB-10	20B-11799		Cream	
Texture/Description:	Solid/	Chrysotile: 2%	Tremolite: 0%	Anthophyllite 0%
TOTAL ASBESTOS:	2%	Amosite: 0%	Actinolite: 0%	Crocidolite: 0%
Cellulose: 10%	Fiber Glass: 0%	Others: 0%	Filler/Binder: 88%	

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:	
HB-11	20B-11800		Cream	
Texture/Description:	Solid/	Chrysotile: 2%	Tremolite: 0%	Anthophyllite 0%
TOTAL ASBESTOS:	2%	Amosite: 0%	Actinolite: 0%	Crocidolite: 0%
Cellulose: 10%	Fiber Glass: 0%	Others: 0%	Filler/Binder: 88%	

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:	
HB-12	20B-11801		Cream	
Texture/Description:	Solid/	Chrysotile: 2%	Tremolite: 0%	Anthophyllite 0%
TOTAL ASBESTOS:	2%	Amosite: 0%	Actinolite: 0%	Crocidolite: 0%
Cellulose: 10%	Fiber Glass: 0%	Others: 0%	Filler/Binder: 88%	

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:	
HB-13	20B-11802		White	
Texture/Description:	Solid/	Chrysotile: 0%	Tremolite: 0%	Anthophyllite 0%
TOTAL ASBESTOS:	0%	Amosite: 0%	Actinolite: 0%	Crocidolite: 0%
Cellulose: 14%	Fiber Glass: 0%	Others: 0%	Filler/Binder: 86%	

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:	
HB-14	20B-11803		White	
Texture/Description:	Solid/	Chrysotile: 0%	Tremolite: 0%	Anthophyllite 0%
TOTAL ASBESTOS:	0%	Amosite: 0%	Actinolite: 0%	Crocidolite: 0%
Cellulose: 14%	Fiber Glass: 0%	Others: 0%	Filler/Binder: 86%	

RE: Hillsboro Bank

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
HB-15	20B-11804		White
Texture/Description:	Solid/	Chrysotile: 0 %	Tremolite: 0% Anthophyllite 0%
TOTAL ASBESTOS:	0 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 14 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 86 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
HB-16	20B-11805		Cream
Texture/Description:	Solid/	Chrysotile: 2 %	Tremolite: 0% Anthophyllite 0%
TOTAL ASBESTOS:	2 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 98 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
HB-17	20B-11806		Cream
Texture/Description:	Solid/	Chrysotile: 2 %	Tremolite: 0% Anthophyllite 0%
TOTAL ASBESTOS:	2 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 98 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
HB-18	20B-11807		Cream
Texture/Description:	Solid/	Chrysotile: 2 %	Tremolite: 0% Anthophyllite 0%
TOTAL ASBESTOS:	2 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 98 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
HB-19	20B-11808		Cream
Texture/Description:	Solid/	Chrysotile: 2 %	Tremolite: 0% Anthophyllite 0%
TOTAL ASBESTOS:	2 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 98 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
HB-20	20B-11809		White
Texture/Description:	Solid/	Chrysotile: 0 %	Tremolite: 0% Anthophyllite 0%
TOTAL ASBESTOS:	0 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 14 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 86 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
HB-21	20B-11810		White
Texture/Description:	Solid/	Chrysotile: 0 %	Tremolite: 0% Anthophyllite 0%
TOTAL ASBESTOS:	0 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 14 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 86 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
HB-22	20B-11811		White
Texture/Description:	Solid/	Chrysotile: 0 %	Tremolite: 0% Anthophyllite 0%
TOTAL ASBESTOS:	0 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 14 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 86 %

RE: Hillsboro Bank

Analytical Method: Polarized light microscopy using dispersion staining (EPA-600/M4-82-020). PLM should not be used to demonstrate the absence of asbestos in floor tiles. All samples will be held for sixty (60) days unless otherwise requested. This report relates only to items tested and makes no statement as to the contents of surrounding materials and apply to the sample as received. Multi-layered material which have distinct and separable layers shall be reported separately. This report shall not be reproduced, except in full, without written permission. The results of this report should not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the U.S. Government.

Analyzed by: Chelsea Hayes
Chelsea Hayes

Reviewed by: Alvanda Reedy

Chain of Custody Form

PINNACLE ENVIRONMENTAL CONSULTANTS, INC.
 4000 Prestige Park, Hurricane, WV 25526 P: (304) 757-5204 F: (304) 757-5205
 486 Old St Rt 74, Cincinnati, OH 45244 P: (513) 533-1823 F: (513) 533-1859

REPORT NAME: Terry Williams
COMPANY: Keimion
ADDRESS: 158 Coaddeck Way Ste 5
CITY, STATE, ZIP: Peas, WV 25159
TELEPHONE: (304) 735-0999 FAX: (304) 735-0990
EMAIL: Terri@keimion.com

REQUEST FOR ANALYTICAL LABORATORY SERVICES
DATE RESULTS REQUESTED: 5/1/07 YES NO
RUSH CHARGES AUTHORIZED: YES NO
NAME: Terry Funder
COMPANY: Keimion
ADDRESS: Same
CITY, STATE, ZIP: Same
PURCHASE ORDER #: H156003 Bank
CLIENT JOB #: 6111724

*Point Counts performed per client request

DATE SAMPLED	CLIENT SAMPLE IDENTIFICATION	AIR VOLUME (LITERS) IF APPLICABLE	TIME SAMPLED	LABORATORY USE ONLY
7-16-20	H8-1		115	
	H8-2		116	
	H8-3		117	
	H8-4		118	
	H8-5		119	
	H8-6		120	
	H8-7		130	
	H8-8		131	
	H8-9		132	
	H8-10		139	
	H8-11		140	
	H8-12		141	
	H8-13		143	

RE: ANALYZE TO THE POSITIVE? YES NO
CHAIN OF CUSTODY
COLLECTED BY: Steve Grells (print)
RELINQUISHED BY: E Grells
RECEIVED AT LAB BY: Terry Williams
DATE/TIME RECEIVED BY: 7-16-20
DATE/TIME ANALYZE TO THE POSITIVE? YES NO
COLLECTOR'S SIGNATURE: E Grells
RECEIVED BY: Terry Williams
SAMPLE CONDITION UPON RECEIPT: Accept Deny

Samples will be held for sixty (60) days after analysis date, unless otherwise requested by the client

Chain of Custody Form

REQUEST FOR ANALYTICAL LABORATORY SERVICES

400D Prestige Park, Hurricane, WV 25526 P: (304) 757-5204 F: (304) 757-5205
 486 Old ST RT 74, Cincinnati, OH 45244 P: (513) 533-1823 F: (513) 533-1859
 NAME: Tejay Co. Inc SEND INVOICE TO: Tejay Co. Inc
 COMPANY: Keenan
 ADDRESS: 608 Czarnecki Ave Suite 5
 CITY, STATE, ZIP: Rock Hill SC 29157
 PURCHASE ORDER #: 416 hours bank
 CLIENT JOB #: WV 1724

Pinnacle Environmental Consultants, Inc.
 400D Prestige Park, Hurricane, WV 25526 P: (304) 757-5204 F: (304) 757-5205
 486 Old ST RT 74, Cincinnati, OH 45244 P: (513) 533-1823 F: (513) 533-1859
 NAME: Tejay Co. Inc
 COMPANY: Keenan
 ADDRESS: 608 Czarnecki Ave Suite 5
 CITY, STATE, ZIP: Rock Hill SC 29157
 TELEPHONE: (803) 753-0789 FAX: (803) 753-0790
 EMAIL: Tejay@keenan.com

DATE SAMPLED	CLIENT SAMPLE IDENTIFICATION	AIR VOLUME (LITERS) IF APPLICABLE	TIME SAMPLED	LABORATORY USE ONLY
7-16-20	H8-14		1144	208-11803
	H8-15		1145	
	H8-16		1155	
	H8-17		1156	
	H8-18		1157	
	H8-19		1158	
	H8-20		1200	
	H8-21		1201	
	H8-22		1202	208-11811

DATE/TIME ANALYZE TO THE POSITIVE? YES NO
 COLLECTED BY: Steve L. Wells (print)
 RELINQUISHED BY: Steve L. Wells
 RECEIVED AT LAB BY: Tejay Co. Inc
 RECEIVED BY: Tejay Co. Inc

Samples will be held for sixty (60) days after analysis date, unless otherwise requested by the client.

APPENDIX C
INSPECTOR & LABORATORY ACCREDITATIONS



*Data contained on this sheet shall not be disclosed without prior approval from
KEMRON Environmental Services, Inc. (Proprietary)*



WEST VIRGINIA

Asbestos Program

Steve Wells

IS LICENSED AS AN
ASBESTOS INSPECTOR

License #: AI010503

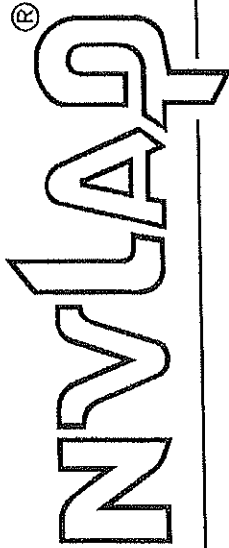
Issued: 11/20/2019

Expires: 11/30/2020

William M. Dray

Director
WV OEHS

United States Department of Commerce
National Institute of Standards and Technology



Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 200718-0

Pinnacle Consultants, LLC
Hurricane, WV

*is accredited by the National Voluntary Laboratory Accreditation Program for specific services,
listed on the Scope of Accreditation, for:*

Asbestos Fiber Analysis

*This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017.
This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality
management system (refer to joint ISO-ILAC-IAF Communiqué dated January 2009).*

2019-07-01 through 2020-06-30

Effective Dates



A handwritten signature in black ink, appearing to read "John S. Gorman".

For the National Voluntary Laboratory Accreditation Program



SCOPE OF ACCREDITATION TO ISO/IEC 17025:2017

Pinnacle Consultants, LLC
500B Prestige Park
Hurricane, WV 25526-8420
Ms. Miranda Reedy
Phone: 304-757-5204 Fax: 304-757-5205
Email: miranda.reedy@pinnaclecorp.net
<http://www.pinnaclecorp.net>

ASBESTOS FIBER ANALYSIS

NVLAP LAB CODE 200718-0

Bulk Asbestos Analysis

<u>Code</u>	<u>Description</u>
18/A01	EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples
18/A03	EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

A handwritten signature in black ink, appearing to read "Dana S. Leman".

For the National Voluntary Laboratory Accreditation Program