

**VOLUME II
ASBESTOS CONTAINING MATERIAL
SURVEY REPORT
RESIDENTIAL VETERAN HOUSING
BROWNELL HOUSE
NEW HAVEN, CT**



**VISN 1
West Haven VA Medical Center
950 Campbell Avenue
West Haven, Connecticut**

Project No. 2009023.006

May 20, 2011



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ACKNOWLEDGMENT

This Asbestos Containing Materials (ACM) Building Survey Report was prepared for the Veterans Affairs (VA) New England Healthcare System (VISN 1) in accordance with an established scope of work as defined in Contract Number VA241-P-1653. The information presented herein is based on the facts and information conveyed to or received by Mabbett & Associates, Inc. (M&A) during the preparation of this report. If any of the information provided to M&A that was used in preparing this report is incorrect, incomplete, or subject to change, M&A would wish to alter its opinion(s) accordingly. In addition, the professional opinions and information contained in this report are based solely on the requirements of the applicable regulations and technical data as known to M&A as of the date of this report and considered applicable to this report.

This individual building report within Volume II, which contains building specific asbestos findings, is part of the Comprehensive VAMC Asbestos Survey Report consisting of the following volumes:

Volume I - General

Chapter 1 - Introduction and Executive Summary
Chapter 2 - Asbestos Operations & Maintenance (O&M) Plan
Chapter 3 - Asbestos Containing Materials (ACM) Survey Tables

Volume II – Individual Building Reports

Individual Building Reports Chapters including:

- Cover page with building number
- Building narrative summary
- Floor plans
- Relevant asbestos findings for the building
- Relevant photos

Volume III – Appendices and Supporting Data

Appendix A - Asbestos Laboratory Analysis Reports and Laboratory Certifications
Appendix B - Inspector Field Data Sheets/Chains-of-Custody
Appendix C - Personnel Certifications & Licenses

This report was prepared by the following Mabbett & Associates, Inc. personnel:



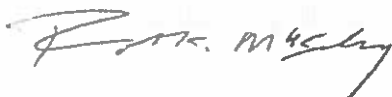
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TABLE OF CONTENTS

<u>Description</u>	<u>Page</u>
1.0 INTRODUCTION & EXECUTIVE SUMMARY	1
2.0 BUILDING DESCRIPTION	1
3.0 ASBESTOS SURVEY	1
3.1 Sampling Methodology	1
3.2 Analytical Methodology	3
3.3 Summary of Asbestos Containing Materials (ACM) Findings	3
4.0 LIMITATIONS	4
5.0 CLOSING REMARKS	5
5.1 Asbestos	5

Tables

Table 1 – Specific Inaccessible Areas	2
Table 2 – Summary of Positive ACM Samples	4
Table 3 – Summary of ACM Building Survey Results, including negative results.....	Appendix A

Figures

Figure 1 – Asbestos Survey Summary Plan – Brownell House, Floor 1
Figure 2 – Asbestos Survey Summary Plan – Brownell House, Floor 2
Figure 3 – Asbestos Survey Summary Plan – Brownell House, Floor 3

Appendices

Appendix A – Table 3, Summary of ACM Building Survey Results, including negative results
Appendix B – Representative Photographs of ACM (If Applicable)

1.0 INTRODUCTION & EXECUTIVE SUMMARY

Mabbett and Associates, Inc. (M&A), performed a survey for suspect asbestos containing building materials (ACM). Screening painted surfaces for lead was not included in the scope of work for the leased buildings. The survey of the West Haven VA Medical Center (VAMC) leased space located at the Brownell House, New Haven, CT, was performed on April 7, 2011, by appropriately credentialed personnel as required by the VA. The survey was limited to the space leased and occupied by the VA. 26 bulk samples for suspect ACM were collected in the building. Based on laboratory analysis of suspect ACM, none of the collected samples contained asbestos greater than or equal to 1%. The survey was conducted using positive stop methodology and transmission electron microscopy (TEM) where indicated. The survey results are summarized in the following conclusions:

- 26 bulk samples for suspect ACM were collected in the building.
- **Based on laboratory analysis of suspect ACM, none of the collected samples contained asbestos greater than or equal to 1%.**

This building report consists of a summary of findings, floor plans indicating positive sample locations, detailed analytical findings for the specific surveyed building materials, and photos of identified ACM. Laboratory certificates of analysis and field data sheets for this building report are available in Volume III of the Comprehensive VAMC Asbestos Survey Report.

2.0 BUILDING DESCRIPTION

According to information provided by the VAMC Office of Facilities Management and observations made by the M&A team at the time of the survey, the Brownell House, New Haven, CT was a three story Residential Veterans Housing Building.

3.0 ASBESTOS SURVEY

3.1 Sampling Methodology

A visual screening inspection was conducted to identify locations of suspect ACM throughout the building by state licensed asbestos inspectors. Only areas that were accessible during the field work phase were inspected. Every effort was made during the initial field survey work to access areas as necessary to complete the survey; however, areas that remained inaccessible to the survey team are indicated in Table 1 below.

Table 1 – Specific Inaccessible Areas West Haven VA Medical Center, Brownell House, New Haven, CT			
Building	Floor	Room No.	Reason Area Was Inaccessible and Survey Impacts, If Applicable
There were no inaccessible areas identified during this survey.			

Other general areas that were inaccessible or where the survey was limited to visual observation only are identified below:

- Within walls
- Enclosed pipe/duct chases
- Above fixed drywall or plaster ceilings
- Within fire doors
- Inside mechanical equipment/ductwork

Due to these access restrictions, ACM surveys should be performed prior to any proposed renovations or maintenance involving inaccessible areas.

Bulk samples were collected of suspect ACM in accordance with US Environmental Protection Agency (EPA) Asbestos Hazard and Emergency Response Act (AHERA) and VISN 1 approved M&A VISN 1 Survey Program Standard Operating Procedure (SOP). Roofing materials were not sampled unless otherwise indicated in order to maintain applicable warranties. Bulk suspect ACM sampling was conducted according to the following sampling plan:

(a) Surfacing material:

- (1) At least three bulk samples shall be collected from each homogeneous area that is 1,000 ft² or less.
- (2) At least five bulk samples shall be collected from each homogeneous area that is greater than 1,000 ft² but less than or equal to 5,000 ft².
- (3) At least seven bulk samples shall be collected from each homogeneous area that is greater than 5,000 ft².

(b) Thermal system insulation:

- (1) At least three bulk samples shall be collected from each homogeneous area of thermal system insulation.
- (2) At least one bulk sample shall be collected from each homogeneous area of patched area of thermal system insulation.
- (3) Sufficient samples shall be collected from elbows and fittings to determine if it contains ACM.
- (4) Bulk samples shall not be collected from any homogeneous area where the state licensed asbestos inspector determined that the thermal system insulation is fiberglass, foam glass, rubber, or other non-ACM.

(c) Miscellaneous material:

- (1) At least one bulk sample shall be collected from each homogeneous area that is less than 100 ft².
- (2) At least three bulk samples shall be collected from each homogeneous area that is greater than 100 ft².

3.2 Analytical Methodology

The collected bulk samples were submitted under chain of custody procedures to ProScience Analytical Services, Inc. (ProScience) of Woburn, MA for polarized light microscopy (PLM) analysis of bulk materials using EPA Method 600/R-93/116. When required, sample results that revealed trace concentrations (greater than 0% but less than or equal to 1%) of asbestos by PLM were analyzed using transmission electron microscopy (TEM) analysis. ProScience is accredited by the American Industrial Hygiene Association (AIHA) and participates in the National Voluntary Laboratory Accreditation Program (NVLAP Lab Code 200090-0). Copies of the laboratory accreditations are included in Volume III of the Comprehensive VAMC Asbestos Survey Report.

All bulk sample results are summarized in Table 3 – Summary of ACM Building Survey Results. The EPA, Occupational Safety and Health Administration (OSHA), and the Commonwealth of Massachusetts Division of Occupational Safety (DOS) defines any material that contains greater than one percent (>1%) asbestos as being an ACM. The Commonwealth of Massachusetts Department of Environmental Protection (DEP) defines any material that contains equal to or greater than one percent (≥1%) asbestos as being an ACM. As such, the analytical laboratory identified bulk samples as positive for asbestos that met the regulatory criteria of equal to or greater than one percent (≥1%) asbestos.

3.3 Summary of Asbestos Containing Materials (ACM) Findings

3.3.1 Data Tables, Laboratory Results, and Field Notes

Collected bulk samples confirmed by the analytical laboratory to contain ≥1% asbestos are listed in Table 2 - Summary of Positive ACM Samples. Samples analyzed by PLM containing trace levels of asbestos, defined as greater than 0% but less than 1%, are listed in Table 3 with the TEM analysis results. Volume III of the Comprehensive VAMC Asbestos Survey Report includes copies of the laboratory certificates of analysis (including duplicate samples) and Inspector Data Sheets.

Table 2 - Summary of Positive ACM Samples West Haven VA Medical Center, Brownell House, New Haven, CT								
Sample No.	Sample Location	ACM Location	Description of Material	Percent and Type of Asbestos	Estimated Quantity		Condition	VISN 1 RISK Hazard Category 1-4*
					Amount	Units		
NO POSITIVE SAMPLES								

* The VISN 1 risk hazard assessment scale 1 – 4 is a relative indicator of the risk and need for response/remediation. (1) represents the highest priority (e.g. removal or encapsulation) whereas a (4) represents the lowest priority (monitor as part of 6 month O&M program). The rating assigned by an Asbestos Management Planner, takes into account: condition, friable vs. non-friable, accessibility, occupancy (e.g. continuous, intermittent or occasional and patients/staff/visitors), potential for air erosion, potential for vibration damage, potential for disturbance/damage (e.g. exposed and in an accessible location), and potential for water damage.

3.3.2 Photographs

Representative photographs of identified ACM are provided in Appendix B of this report if applicable.

3.3.3 CADD Drawings

The location of each collected bulk sample and its abridged sample ID is shown on the CADD drawings in the Figures Section of this report. The sample ID on the drawings has been abridged (by excluding the individual room number from the full sample ID) for aesthetic purposes. Each positive ACM sample location is colored red and marked with an asterisk (*), while stop positives are marked with two asterisks (**). Collected bulk samples that were not positive are identified solely by the abridged sample ID. Building areas containing ACM have been indicated with hatching to identify the location of the identified ACM.

4.0 LIMITATIONS

This survey report is the result of a diligent search of the building for ACM. Only accessible areas were included in this survey. Although a comprehensive inspection was performed, M&A does not claim to have identified all of the ACM that could be present in the facility (for example, materials potentially located within aforementioned inaccessible areas discussed in Section 3.1). M&A's survey was performed with limitations inherent to visual inspections. M&A has conducted this assessment with reasonable care and has performed this project within generally accepted industry standards. There can be no assurances, and M&A makes no assurances, that the information, research, and technology used to prepare this report may not change in the future, thus affecting the results reported herein.

5.0 CLOSING REMARKS

Prior to initiating plans for maintenance, renovation or demolition activities, the VAMC should review the asbestos survey results to determine whether any of the materials identified as ACM will be disturbed by proposed work activities.

5.1 Asbestos

The purpose of the ACM survey was to identify ACM in the building within the limitations of the survey for worker protection purposes and future renovation or demolition planning purposes. In regards to asbestos, any suspect material encountered during renovation/demolition that is not identified in this report as being non-ACM should be assumed to be ACM unless laboratory analytical data for bulk samples prove otherwise. Suspect ACM that may be present within the walls, above inaccessible hard ceilings, or in other inaccessible locations, and that accordingly was not inspected should be assumed to contain asbestos if discovered until otherwise verified, as previously described. If ACM must be disturbed, the ACM must be removed by a licensed asbestos abatement contractor and be performed in accordance with applicable regulations. If proposed work activities will not disturb intact ACM, continuous monitoring of ACM should be conducted throughout work activities to ensure the ACM remains in an intact condition. Additionally, prior to commencing work activities, personnel involved with the work activities should be made aware of the location of ACM, within the building in which they will be working. VA employees should not perform any activities which may disturb ACM. If damaged ACM is encountered the West Haven Asbestos Program Manager should be advised.



Figures

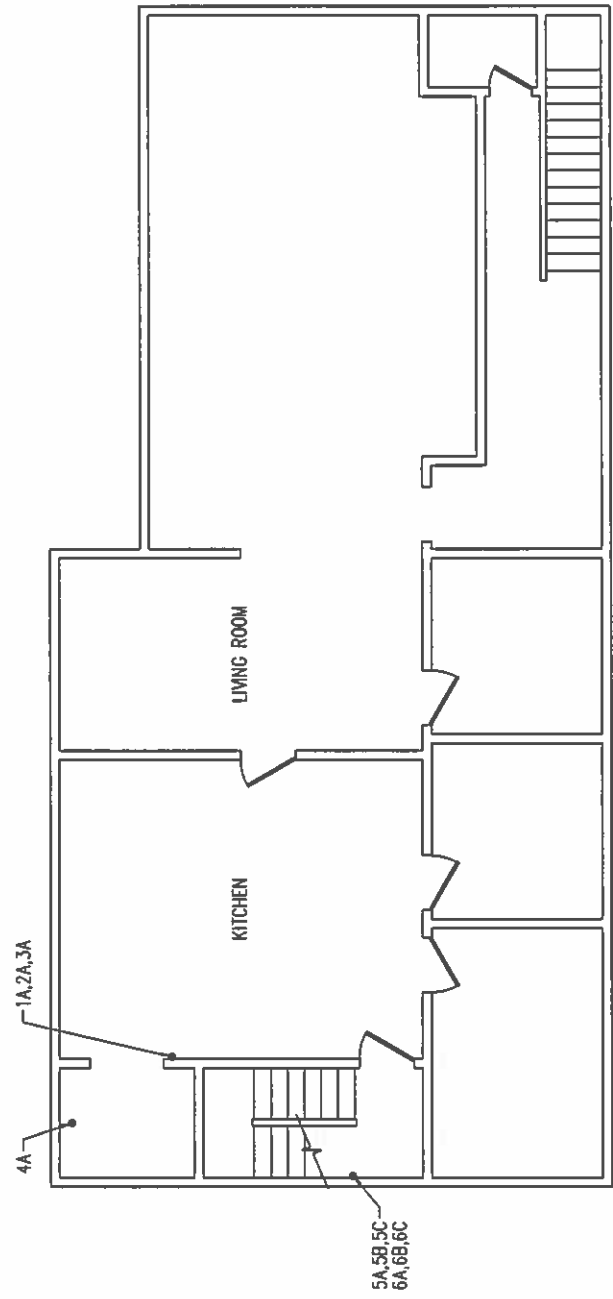
NOTES:

1. FINDINGS DO NOT CLAIM TO VERIFY ALL OF THE MATERIALS CONTAINING ASBESTOS (MCA) PRESENT IN THE BUILDING AND SHOULD NOT BE THE BASIS FOR REMEDIATION AND FOR FUTURE REVISIONS OF REGULATORY PROJECTS. THE RESULTS OF THIS SURVEY SHOULD BE USED AS A GUIDE TO FURTHER INVESTIGATION AND REMEDIATION. MATERIALS IDENTIFIED TO CONTAIN ASBESTOS SHOULD BE REMOVED OR ENCLOSED IN A CONTAINMENT SYSTEM. MATERIALS IDENTIFIED AS NOT CONTAINING ASBESTOS SHOULD BE ASSUMED TO BE ASH UNLESS SAMPLE RESULTS INDICATE OTHERWISE.
2. IF APPLICABLE, THE AND FITTING LOCATIONS ARE SHOWN CORRELATIVELY TO THE APPROXIMATE LOCATION AND THE NOT TO SCALE.
3. SUCCESSFUL OR UNLACED ASBESTOS CONTAINING MATERIALS MAY BE ASSUMED BASED ON INSPECTION AND COMPARISON OF PREVIOUS BUILDING SURVEYS.

LEGEND

- 1,2 APPROXIMATE SAMPLE LOCATION
- 25* SAMPLE GREATER THAN 1% ASBESTOS
- 25** STOP POSITIVE SAMPLE FOR ASBESTOS
- 25 NO ASBESTOS DETECTED (NAD)

HATCHED AREAS INDICATE POSITIVE DETECTION OF ASBESTOS CONTAINING BUILDING COMPONENTS



ASBESTOS SURVEY SUMMARY PLAN

Brownell House		DATE: APRIL 2011	
FIRST FLOOR		SCALE: 1/8" = 1'-0"	
PROJECT: ASBESTOS SURVEY		SHEET: 1 OF 1	
CLIENT: []	CONTRACT: []	DATE: []	BY: []
DRAWN BY: []			
CHECKED BY: []			
DATE: []			

NOTES:

1. THESE DATA DO NOT CLAIM TO VERIFY ALL OF THE ASBESTOS CONTAINING MATERIAL (ACM) PRESENT IN THE BUILDING AND SHOULD NOT BE THE SOLE BASIS FOR ESTIMATING ACM FOR FUTURE REPAIRS OR REMEDIATION PROJECTS. AIRBORNE MONITORING, ETC. MUST BE PERFORMED WITH APPROPRIATE MATERIALS. UNDETECTED ACM IS NOT IDENTIFIED AS LONG TERM-ACM SHOULD BE ASSUMED TO BE ACM UNLESS SAMPLE RESULTS PROVE OTHERWISE.

2. IF APPLICABLE, PIPE AND FITTING LOCATIONS ARE SHOWN SCHEMATICALLY TO SHOW APPROXIMATE LOCATION AND ARE NOT TO SCALE.

3. UNLESS OTHERWISE INDICATED, ALL ASBESTOS CONTAINING MATERIAL WAS ASSESSED BASED ON INSPECTION AND CONTINUATION OF PREVIOUS BUILDING SURVEYS.

LEGEND

1/2 ↗

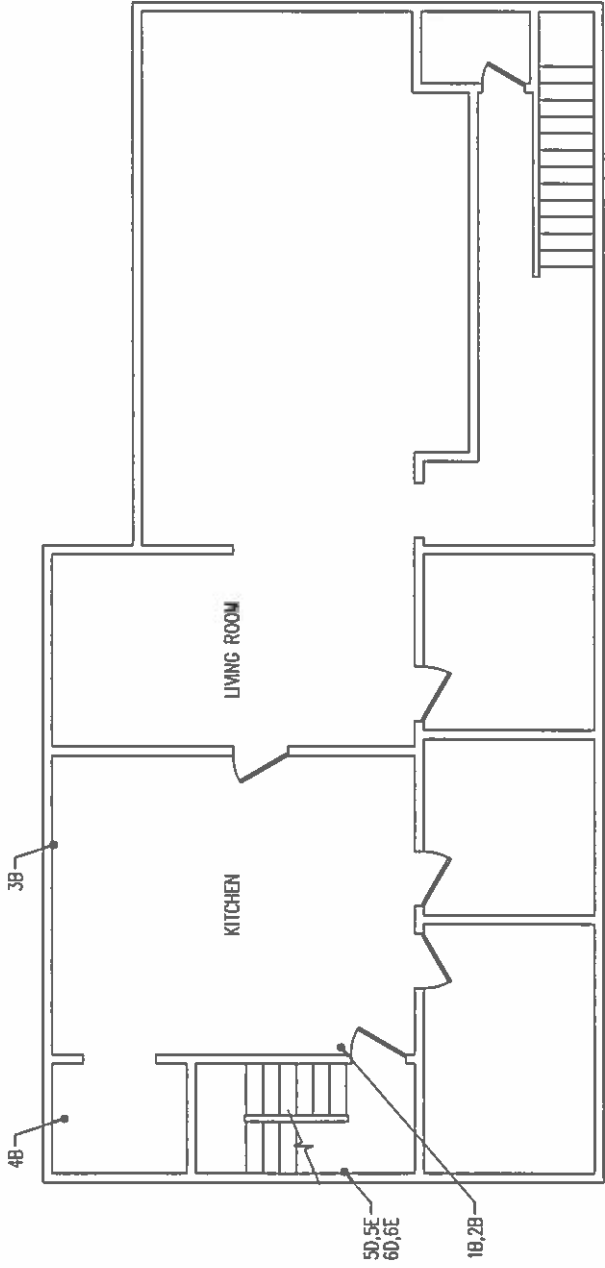
APPROXIMATE SAMPLE LOCATION

25* SAMPLE GREATER THAN 1% ASBESTOS

25** STOP POSITIVE SAMPLE FOR ASBESTOS

25 NO ASBESTOS DETECTED (NAD)

HATCHED AREAS INDICATE POSITIVE DETECTION OF ASBESTOS CONTAINING BUILDING COMPONENTS



ASBESTOS SURVEY SUMMARY PLAN

Project No. BROWNELL HOUSE	Project No. ASBESTOS SURVEY	Date APRIL 1981	Scale 1/4" = 1'-0"
Client SECOND FLOOR	Client SHAW-WALKER	Sheet No. 2	Total Sheets 1
Location NEW HAVEN, CT	Inspector W.P.	Project W.P.	Scale 1/4" = 1'-0"

NOTES:

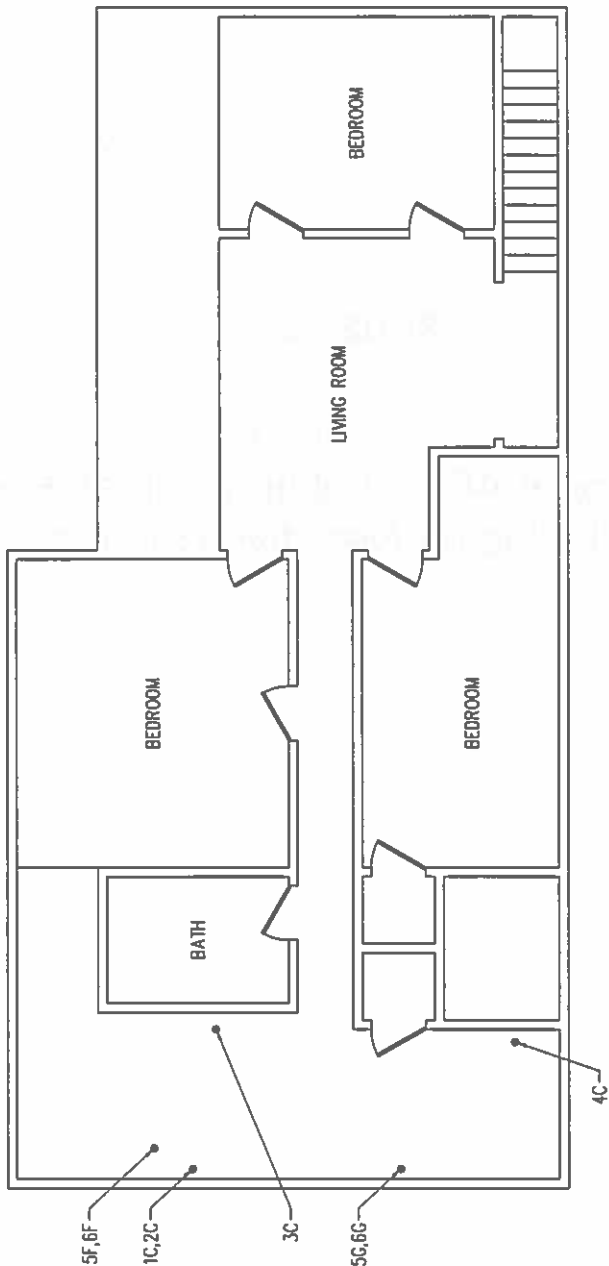
1. THIS REPORT DOES NOT CLAIM TO VERIFY ALL OF THE ASBESTOS CONTAINING MATERIAL (ACM) PRESENT IN THE BUILDING AND SHOULD NOT BE THE ONLY BASIS FOR DETERMINING AND FOR PLACING REMEDIATION OR DEMOLITION PROJECTS, ABANDONMENT, DECONTAMINATION, ETC. ANY'S SURVEY WAS PERFORMED WITH THE ASSUMPTION THAT THE BUILDING IS ASBESTOS-FREE UNLESS OTHERWISE INDICATED. MATERIAL DECLARED ASBESTOS CONTAINING MATERIAL THAT IS NOT IDENTIFIED AS ASBESTOS SHOULD BE ASSUMED TO BE ACM UNLESS SAMPLE RESULTS PROVE OTHERWISE.
2. IF APPLICABLE, PIPE AND FITTING LOCATIONS ARE SHOWN SCHEMATICALLY TO SHOW APPROXIMATE LOCATION AND ARE NOT TO SCALE.
3. SUCCESSFUL OR ENCLOSED ASBESTOS CONTAINING MATERIAL MAY BE ASSUMED BASED ON REPORTING AND COMPARISON OF PREVIOUS BUILDING SURVEYS.

LEGEND

1,2 ↗

- APPROXIMATE SAMPLE LOCATION
- 25* SAMPLE GREATER THAN 1% ASBESTOS
- 25** STOP POSITIVE SAMPLE FOR ASBESTOS
- 25 NO ASBESTOS DETECTED (NAD)

HATCHED AREAS INDICATE POSITIVE DETECTION OF ASBESTOS CONTAINING BUILDING COMPONENTS



ASBESTOS SURVEY SUMMARY PLAN

Project No. BROWNELL HOUSE		Project Name ASBESTOS SURVEY		Date APRIL 2011	Page 3 of 1
Floor THIRD FLOOR		Client UNIVERSITY OF MARYLAND	Inspector DAVID J. BROWNELL	Scale AS SHOWN	Sheet No. 3
Scale AS SHOWN		City ANNAPOLIS, MD		State MARYLAND	

Appendix A

Table 3 Summary of ACM Building Survey Results, Including Negative Results

**Table 3 - Summary of ACM Building Survey Results
West Haven VA Medical Center, Brownell House, New Haven, CT**

Sample No.	Sample Location	AGM Location	Description of Material	Percent and Type of Asbestos	Estimated Quantity		Condition	VISN 1 RISK Hazard Category 1-4*
					Amount	Units		
01A	1st Floor Kitchen	-	Gold Sheet Flooring	NAD	-	-	-	-
01B	2nd Floor Kitchen	-	Gold Sheet Flooring	NAD	-	-	-	-
01C	3rd Floor Kitchen	-	Gold Sheet Flooring	NAD	-	-	-	-
02A	1st Floor Kitchen	-	Gold Sheet Flooring Mastic	NAD	-	-	-	-
02B	2nd Floor Kitchen	-	Gold Sheet Flooring Mastic	NAD	-	-	-	-
02C	3rd Floor Kitchen	-	Gold Sheet Flooring Mastic	NAD	-	-	-	-
03A	1st Floor Kitchen	-	Cove Base Mastic	NAD	-	-	-	-
03B	2nd Floor Kitchen	-	Cove Base Mastic	NAD	-	-	-	-
03C	3rd Floor Kitchen	-	Cove Base Mastic	NAD	-	-	-	-
04A	1st Floor Kitchen	-	Sink Undercoating	NAD	-	-	-	-
04B	2nd Floor Kitchen	-	Sink Undercoating	NAD	-	-	-	-
04C	3rd Floor Kitchen	-	Sink Undercoating	NAD	-	-	-	-
05A	Basement	-	Drywall	NAD	-	-	-	-
05B	Basement	-	Drywall	NAD	-	-	-	-
05C	Basement	-	Drywall	NAD	-	-	-	-
05D	2nd Floor Stairs	-	Drywall	NAD	-	-	-	-
05E	2nd Floor Stairs	-	Drywall	NAD	-	-	-	-
05F	3rd Floor Stairs	-	Drywall	NAD	-	-	-	-
05G	3rd Floor Kitchen	-	Drywall	NAD	-	-	-	-
06A	Basement	-	Joint Compound	NAD	-	-	-	-
06B	Basement	-	Joint Compound	NAD	-	-	-	-
06C	Basement	-	Joint Compound	NAD	-	-	-	-
06D	2nd Floor Stairs	-	Joint Compound	NAD	-	-	-	-

**Table 3 - Summary of ACM Building Survey Results
West Haven VA Medical Center, Brownell House, New Haven, CT**

Sample No.	Sample Location	ACM Location	Description of Material	Percent and Type of Asbestos	Estimated Quantity		Condition	VISN 1 RISK Hazard Category 1-4*
					Amount	Units		
06E	2nd Floor Stairs	-	Joint Compound	NAD	-	-	-	-
06F	3rd Floor Stairs	-	Joint Compound	NAD	-	-	-	-
06G	3rd Floor Kitchen	-	Joint Compound	NAD	-	-	-	-

Footnotes:

1 - Analyzed by TEM

NAD - No Asbestos Detected (PLM)

ND - None Detected (TEM)

TR - Trace
 SF - Square Feet
 LF - Linear Feet
 EA - Each
 CF - Cubic Feet

* - The VISN 1 hazard assessment scale 1 – 4 is a relative indicator of the risk and need for response/remediation. (1) represents the highest priority (e.g. removal or encapsulation) whereas a (4) represents the lowest priority (monitor as part of 6 month O&M program). The rating, assigned by an Asbestos Management Planner, takes into account the following criteria: condition, friable vs. non-friable, accessibility, occupancy (e.g. continuous, intermittent or occasional, patients/staff/visitors), potential for air erosion, potential for vibration damage, potential for disturbance/damage (e.g. exposed and in an accessible location), and potential for water damage.

Appendix B
Representative Photographs of ACM
(Not Applicable)

