Procurement Office
495 Upper Falls Blvd.
Rochester, NY 14605
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October 19, 2026

ADDENDUM #1

To: Potential Bidders

RE: Rochester Housing Authority

29,31 and 84 Bronson Court Renovations

There are 80 pages included with this acknowledgement page.
It answers questions from the Drawings/Spec Book.
Please review the additional sheets and include this signed acknowledgement with your proposal.

Acknowledgement:

I have received the above referenced Addendum #1 and have used it in the calculation/preparation of this bid.

_____Contractor

Without acknowledgement of this addendum your bid may be non-responsive.

BID ADDENDUM NO. 1

10/16/2026
Rocester Housing Authority
Bronson Court Units 29, 31, & 84 Renovation
HUNT #2285-068

The following Addendum items shall be considered a part of the contract documents prepared by HUNT ENGINEERS, ARCHITECTS, LAND SURVEYORS & LANDSCAPE ARCHITECT, DPC. Bid Document date of 07/17/2026.

Clarifications issued by this Addendum:

1. Raw sewage at Unit 84:
    a. RHA will clean and remove the raw sewage from the basement prior to the start of construction.
2. The unit wall between Units 29 & 31 will need to be re-worked.
    a. See drawing AD1-A1 as issued in this addendum for additional information.
3. Wall sill plate installation (wood construction).
    a. Walls scheduled existing to remain require wall sill plates.

Project Manual Sections issued by this Addendum:

None

Drawings issued by this Addendum:

AD1.A1 - FIRE WALL AT UNITS 29 & 31

Revisions to Project Manual issued by this Addendum:

None

Revisions to Drawings issued by this Addendum:

None

RFI issued by this Addendum:

ITEM AD1-1 RFI #1

QUESTION The drawings say demolition follows asbestos removal by a separate contract, and A0.1 says the Owner has ACM reports available. Please provide:
1) The expected date the abatement contractor will turn over Units 29, 31 and 84.
2) Copies of the ACM reports.
3) Confirmation that the units will be turned over with all demolition complete other than the items noted D1 through D8 on A0.1.

ANSWER Abatement of the units have finished. See the attached ACM Report furnished by RHA as issued in this addendum.

ITEM AD1-2 RFI #2

QUESTION HUD-5370 Section 36(b) requires the Contractor to carry Builder's Risk insurance except for modernization work that involves no structural alterations and where the PHA's existing policy can be endorsed to include the work. The work includes removal of partitions with shoring of load-bearing construction (A0.1 note D3) and LVL headers (Spec 06 10 00). Please confirm whether RHA's existing policy will be endorsed to cover this work or whether the Contractor is to carry Builder's Risk insurance, and the required limits.

ANSWER This project **does not require** the contractor to carry builder`s risk insurance. The contractor **may** elect to carry it for their own benefit.

ITEM AD1-3 RFI #3

QUESTION The stair detail on A1.2 calls for new FL-1 covering over the entire length and width of the existing landing, with matching FL-1 edging. FL-1 is not listed in the finish schedule. Please identify the FL-1 material, manufacturer and color.

ANSWER FL-1 equals LVP-1. Stairs will receive ribbed rubber treads (S-1) above each riser with one exception: the last riser to the first floor from the basement will not receive a rubber tread.

ITEM AD1-4 RFI #4

QUESTION Spec 06 20 00 calls for 1/2" maple window sills with an eased edge. The window head and sill detail on A6.2 calls for a 1" solid maple sill with an eased edge. Please confirm the sill thickness.

ANSWER Provide a 1” thick solid maple sill with an eased edge as shown on the drawings.

ITEM AD1-5 RFI #5

QUESTION Spec 12 35 30 calls for a 3-1/2" oil-rubbed bronze bar pull on drawers and cabinet doors. The hardware schedule on A6.1 lists a Sloan #4026 4" satin nickel bar pull (Kraftmaid or equal). Please confirm the pull model, size and finish.

ANSWER Provide a Sloan #4026 4" satin nickel bar pull as shown on the drawings.

ITEM AD1-6 RFI #6

QUESTION Spec 10 28 00 lists oil-rubbed bronze accessories (Franklin Brass basis of design) and a Kleankin medicine cabinet. The fixture schedule (P-1 through P-6) lists Franklin Brass satin nickel accessories and a Jensen Horizon frameless 255224X white three-door medicine cabinet (or equal). Please confirm the accessory finish and the medicine cabinet model.

ANSWER The accessory finish will be satin nickel (**BHMA Standard #619**) as available. Architect to select from manufacturers standard colors range if a product does not offer a satin nickel finish. Please provide **Model # 255230X** where the actual dimensions are 30 in. x 28 in. x 5.25 in.

ITEM AD1-7 RFI #7

QUESTION Spec 10 28 19 specifies a Delta B12207-6032-WH shower wall panel kit (60" x 32" x 72") with grab bars, seat and soap shelves. Fixture schedule P-7 lists a Comfort Designs XSA 6000TS acrylic tub and shower surround (or equal) with grab bars. Please confirm which product is the basis of design.

ANSWER Provide **Model XSA 6000TS OT** as the basis of design for P-7.

ITEM AD1-8 RFI #8

QUESTION Spec 23 37 00 requires a humidity-sensing bath exhaust fan at 80 CFM. The plan on M1.1 shows 60 CFM at the bath fan/light combination. Please confirm the required airflow.

ANSWER 60 CFM is acceptable for the space.

ITEM AD1-9 RFI #9

QUESTION M1.1 note 7 states to provide a direct-vent water heater with Schedule 40 PVC vent. Appliance schedule A-9 and M1.1 note D2 state the existing A.O. Smith water heater remains and is to be protected. Please confirm the existing water heater remains and note 7 does not apply.

ANSWER The water heater and piping to the appliance will remain in place during the course of construction. New cold water and hot water supply lines will be run from the existing water heater to other plumbing features of the project.

ITEM AD1-10 RFI #10

QUESTION E1.2 notes P2 and P6 both describe the feeder from the new panel to the existing outside meter as (3) #1/0 and (1) #6G, with P2 specifying 2" conduit and P6 specifying 1-1/2" conduit. Please confirm the conduit size.

ANSWER Provide 2” conduit from the exterior meter to the new panel.

ITEM AD1-11 RFI #11

QUESTION Spec 12 35 30 Part 2.1.A lists Kraftmaid as basis of design with “Approved Equal" as the alternate, and 2.1.E specifies the Geneva Half-Overlay door in maple with PNT-5 "Frost" white paint. Please confirm whether Wolf Artisan cabinetry (Wolf Home Products) is acceptable as an approved equal for the kitchen and vanity cabinets.

ANSWER The manufacturer can be approved during the submittal process. The cabinets must meet the technical specs for the basis of design.

ITEM AD1-12 RFI #12

QUESTION What insulation should be used at the first-floor band joist and the second-floor band joist? Closed cell spray insulation cannot be used at the second-floor band joists.

ANSWER Provide 3” minimum spray (closed cell) insulation at the first-floor band joist and R38 batt insulation at the second-floor band joist.

End of Addendum 1

Limited Pre-Renovation
Regulated Building Materials Inspection

Location:

Bronson Court Townhouses
84 Bronson Court
Rochester, New York 14608

Prepared for:

Rochester Housing Authority
675 West Main Street
Rochester, New York 14611

LaBella Project No.

2242572

June 17, 2024

LaBella
Powered by partnership.

300 State Street, Suite 201 | Rochester, NY 14614 | p 585-454-6110 | f 585-454-3066
www.labellapc.com

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1.0 PROJECT DESCRIPTION

In accordance with current regulations, LaBella Associates, D.P.C. (LaBella) conducted a Limited Pre-Renovation Regulated Building Materials (RBM) Inspection in Unit 84 of the Bronson Court Townhouses located in Rochester, New York. The objective was to identify suspect RBMs, such as Asbestos-Containing Materials (ACM), Lead-Based Paint (LBP), PCB-containing materials and equipment, and Mercury-containing equipment (MCE) that may require abatement or removal prior to or during renovation activities due to applicable regulations.

The areas inspected were limited to the interior spaces of Unit 84 that are expected to be impacted during an upcoming renovation project. Materials and locations understood to be impacted by this project were determined from information provided by Rochester Housing Authority.

2.0 INSPECTION PROCEDURES

The following procedures were used to obtain the data for this Report:

A. Existing documentation was requested for review. Several historical reports were reviewed to develop an understanding of the previously sampled materials and confirmed ACMs present throughout the apartment complex.

B. A visual inspection of the interior spaces of Unit 84 was conducted to identify visible and accessible sources of suspect RBMs. Photographs captured during this inspection are attached in Appendix C.

C. Bulk samples of accessible suspect materials were collected and submitted for laboratory analysis.

D. Asbestos samples were submitted for laboratory analysis. Preliminary Polarized Light Microscopy analyses were performed by LaBella Laboratories, a NYSDOH accredited laboratory, to determine the presence and percentage of asbestos in each sample. Transmission electron microscopy analyses of NOB materials, if necessary, were performed by AMA Laboratories.

E. Suspect painted or glazed materials were spot checked in the field using X-Ray Fluorescence (XRF) testing procedures for the presence of lead.

F. Results of the laboratory analyses, field testing and the visual on-site inspection were compiled and summarized.

3.0 INSPECTION LIMITATIONS

This inspection was conducted in accordance with generally accepted environmental engineering practices for this region. Collection of bulk samples of suspect RBMs was limited to those materials readily accessible using hand tools or hand-held power tools. Homogeneous materials were identified and located based on visual observation from readily accessible points. The data derived from representative samples of any given homogeneous material represent conditions that apply only at that particular location. Inspection protocol and methodology requires that sample data be used to draw conclusions about the entire homogeneous area, but such conclusions may not necessarily apply to the general Site as a whole.

No sub-surface investigations were performed to determine the possible presence of regulated materials on or in the immediate vicinity of the Site. No record drawings of the building were available for review as part of this investigation.

LaBella makes no other warranty or representation, either expressed or implied, nor is one intended to be included as part of its services, proposals, contracts, or reports. No inspection can wholly eliminate the uncertainty regarding the potential for undiscovered RBMs. The Work performed by LaBella is intended to reduce, but not eliminate, uncertainty regarding the potential for RBMs at the Site. This inspection report is not intended to be a bid document for an abatement scope of work. This report is intended to satisfy the requirements of NYS Code Rule 56-5 for inspections.

4.0 INSPECTION RESULTS

4.1 Asbestos-Containing Materials (ACMs)

Based on laboratory analyses of bulk samples collected, the following materials were determined to contain greater than 1% asbestos. However, the following table does not include all of the materials sampled during this inspection; for a full list of materials sampled see the *Asbestos Bulk Sample Summary Table* immediately following this report.

Type of Material	Typical Location	Estimated Amount[1]	Friability	Condition
White Joint Compound	Walls and Ceilings Throughout Apartment Unit ~ *See Additional Details Below* ~	3,825 SF	Non-Friable*	Good
Tan Caulk	Wall Seam where CMU meets Drywall ~ *See Additional Details Below* ~	85 LF/ 2 SF	Non-Friable	Good

*This material is considered to be non-friable in its current, intact condition. However, this material has the potential to become friable during any renovation/demolition activities that will disturb the material.

ACM Project Specific Details

Joint Compound

White asbestos-containing joint compound is located on the walls and ceilings throughout the inspected unit. Since these surfaces are painted, it is not possible to determine the exact extent and locations of the joint compound. Joint compound is typically used for both taping joints and filling nail indentations in drywall construction.

Therefore, for removal estimating purposes, it is assumed that the joint compound would be removed along with the underlying drywall, which covers an area of approximately 3,825 square feet. This estimate is based on field measurements taken at the time of the site visit.

Caulk

Tan asbestos-containing caulk is located along the wall seam where the drywall wall system meets the concrete masonry unit (CMU) block wall in the following locations:

- Kitchen/Dining Room 4
- Living Room
- Bedroom 1
- Bedroom 3
- Hall

The caulk was observed to be in generally good condition and covers an area of approximately 85 linear feet. With a ½" bead of caulk, an estimated equivalent area of 2 square feet of asbestos-containing caulk is present throughout the unit.

[1] For general reference only: Estimated amounts of confirmed ACM listed above were obtained through field observations made during site visits. Quantities are approximations and LaBella assumes no responsibility if used for bidding.

4.2 PCB-Containing Materials and Equipment

Capacitors in Fluorescent Light Fixture Ballasts

Ceiling mounted fluorescent light fixtures were observed in various spaces of the inspected unit. Older vintage fluorescent light fixtures manufactured prior to 1980 typically contained a capacitor filled with PCB fluid. A representative number of light fixtures were dismantled and all had ballasts labeled "No PCBs." Based on these observations made at the time of the site visit, to the extent feasible, the ballasts within the inspection area can be considered to be non-PCB-containing. However, if non-labeled ballasts are encountered during renovation activities, contractors shall ensure that all components are properly managed and disposed of in accordance with 40 CFR 761.

Caulking and Glazing Compounds

According to the Environmental Protection Agency (EPA), PCB-containing building materials were commonly used in buildings built or renovated between circa 1950 and 1979. Caulking and glazing compounds were often used around windows, door frames, building joints, masonry columns and other masonry building materials. PCBs from manufactured sources (caulk), may also contaminate adjoining materials, such as masonry or wood, through direct contact and create secondary sources.

As such, prior to removal, the EPA recommends testing caulk and other building materials to determine what protections are needed during removal, and to determine proper disposal requirements. Building materials (caulking, sealants, etc.) containing equal to or greater than 50 ppm PCB must be disposed of as PCB-Contaminated hazardous waste in accordance with 40 CFR part 761, subpart D.

During the site inspection, an ***insufficient*** *amount of suspect caulk material was observed. As such, bulk sample collection for PCB analysis was unable to be performed in conjunction with this inspection.*

4.3 Mercury-Containing Equipment (MCE)

During the inspection, four (4) fluorescent light bulbs were observed in ceiling mounted fluorescent light fixtures in the following locations throughout the inspected unit:

Location	Material Description	Quantity
Kitchen	Fluorescent Light Bulbs	2
Bathroom	Fluorescent Light Bulbs	2

These light bulbs contain varying amounts of mercury vapor. To prevent breakage and the release of mercury, bulbs should be removed and sent to a mercury recycling facility prior to any renovation activities.

No other mercury-containing equipment was identified in the inspected areas.

4.4 Lead – Based Paint (LBP)

Several representative interior painted and glazed surfaces were observed and tested for the presence of lead-based paint using XRF testing procedures. In accordance with Environmental Protection Agency (EPA) protocols, none of the tested surfaces were determined to contain lead above the action level threshold of 1.0 mg/cm^2. However, additional lead-based materials may exist within the building. Therefore, Contractors shall be responsible for determining the quantity, location and condition of materials not tested during this inspection.

The unit inspected for this project includes spaces applicable to the requirements of EPA 40 Code of Federal Regulations (CFR) 745: Lead-Based Paint Renovation, Repair and Painting (RRP) Program Rule. The RRP Rule affects any contractor who disturbs known or presumed lead-based paint during any renovation, repair or painting projects in housing, child care facilities, and preschools built before 1978. Any contractor performing renovation work in applicable areas throughout the building must be

certified, assign a “certified renovator” to each job where lead-based paint will likely be disturbed, train its renovation workers, distribute the EPA’s Renovate Right lead hazard pamphlet before starting work, and use lead safe work practices.

Additionally, lead was detected at low concentrations in a variety of building materials (i.e., walls, vinyl wall bases, door components, I-Beams) throughout the unit. Renovation and demolition contractors should be informed of the presence of lead for OSHA compliance considerations.

For purposes of reading this report, and understanding which wall or component in a particular space was sampled, walls were assigned the letters A, B, C, or D. The wall labeled as “A” is the address side of the building; walls B, C, and D will follow clockwise in succession.

5.0 OBSERVATIONS AND CAUTIONARY STATEMENTS

Vermiculite

Vermiculite has been used as loose insulation in attics, walls, CMU block, and as a component of plaster, fireproofing and other building materials. The NYS Department of Health considers loose-fill Vermiculite to be an asbestos-containing material, and that building materials containing Vermiculite should be treated as asbestos-containing until sent for additional analysis and proven negative in accordance with NYS DOH guidelines.

Vermiculite was ***not*** observed in spaces and materials inspected for this project. However, destructive investigation of wall cavities was not conducted, and therefore, the presence or extent of this material’s application throughout the building was not determined. Cautionary measures should be taken during construction, renovation, and demolition to ensure that proper steps are taken if Vermiculite is discovered in previously inaccessible locations. If Vermiculite is discovered, work should be stopped immediately to address the issue and prevent the uncontrolled release and distribution of an asbestos-containing material.

Potentially Hidden/Inaccessible RBMs

Although this inspection was conducted in a manner consistent with recognized professional practices, the potential does exist for additional RBMs to be located in the following inaccessible areas because of the operational constraints mentioned above:

- Inside wall and/or ceiling cavities
- Exterior of the building
- Electrical components

If future building renovations are to take place, it is recommended that the above areas/materials be re-investigated using destructive sampling techniques as necessary, in order to identify and sample currently hidden/inaccessible suspect RBMs that could potentially be discovered during building renovations.

Asbestos Bulk Sample Summary Table

Asbestos Bulk Sample Summary Table

Limited Pre-Renovation Regulated Building Materials Inspection
Bronson Court Townhouses
84 Bronson Court
Rochester, New York 14608

Items in Bold are Confirmed ACM

Sample #	*Type of Material*	*Sample Location*	*Results % Asbestos*
BC84-1A	Brown/Black Flooring	Kitchen/Dining Room, Floor	None Detected
BC84-1B	Brown/Black Flooring	Kitchen/Dining Room, Floor	None Detected
BC84-2A	Tan Streaked 12" Floor Tile	Living Room, Floor Under Carpet	None Detected
BC84-2B	Tan Streaked 12" Floor Tile	Bedroom 3, Floor Under Carpet	None Detected
BC84-3A	Tan Floor Tile Mastic	Living Room, Floor Under Carpet	None Detected
BC84-3B	Tan Floor Tile Mastic	Bedroom 3, Floor Under Carpet	None Detected
BC84-4A	White/Gray Sheet Vinyl	Living Room, Floor in Front of Door	None Detected
BC84-4B	White/Gray Sheet Vinyl	Bathroom, Floor	None Detected
BC84-5A	Tan Stair Tread Mastic	Living Room, Under Stair Tread	None Detected
BC84-5B	Tan Stair Tread Mastic	Living Room, Under Stair Tread	None Detected
BC84-6A	Gray Drywall	Basement Stairwell, Wall	None Detected
BC84-6B	Gray Drywall	Bedroom 1, Ceiling	None Detected
BC84-7A	**White Joint Compound**	**Basement Stairwell, Wall**	**Chrysotile 3.0**
BC84-7B	**White Joint Compound**	**Kitchen/Dining Room, Wall**	**Chrysotile 2.2**
BC84-7C	**White Joint Compound**	**Living Room, Ceiling**	**Chrysotile 2.6**
BC84-7D	**White Joint Compound**	**Bedroom 1, Ceiling**	**Chrysotile 2.2**
BC84-7E	**White Joint Compound**	**Bedroom 2, Wall**	**Chrysotile 2.3**
BC84-7F	**White Joint Compound**	**Bedroom 3, Wall**	**Chrysotile 2.7**
BC84-8A	**Tan Caulk**	**Bedroom 1, Wall Seam Where Drywall Meets CMU**	**Chrysotile 8%**
BC84-8B	**Tan Caulk**	**Bedroom 3, Wall Seam Where Drywall Meets CMU**	**Not Analyzed Duplicate of 8A**

APPENDIX A:
INSPECTION FACT SHEET

Inspection Fact Sheet

Name and Address of Building/Structure

Bronson Court Townhouses

84 Bronson Court

Rochester, New York 14608

Name and Address of Building/Structure Owner

Rochester Housing Authority

675 West Main Street

Rochester, New York 14611

Name and Address of Owner's Agent

LaBella Associates, D.P.C.

300 State Street, Suite 201

Rochester, New York 14614

Name of the Firm & Person Conducting the Inspection

LaBella Associates, D.P.C.

Chris Enright *(NYSDOL Cert. #24-6I30A-SHAB)*

Date the Inspection Was Conducted

June 3, 2024

APPENDIX B:

SAMPLE LOCATION DRAWING

Project Number: 2242572

Bronson Court Townhouses
84 Bronson Court
Rochester, New York 14608

Interior Bulk Samples

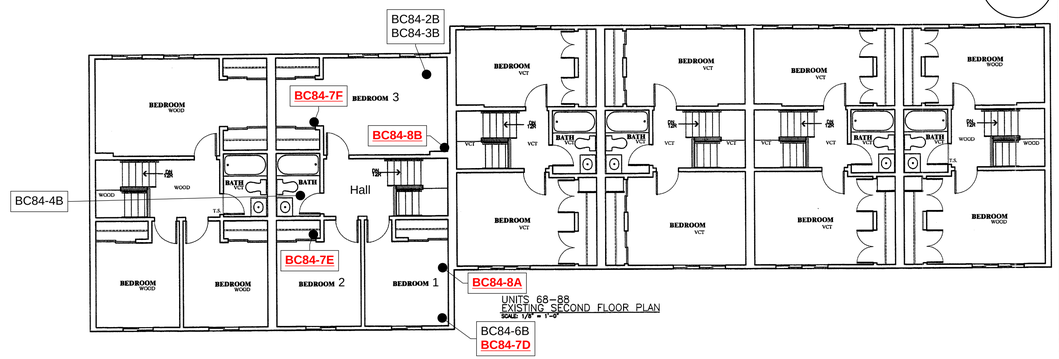
B

A

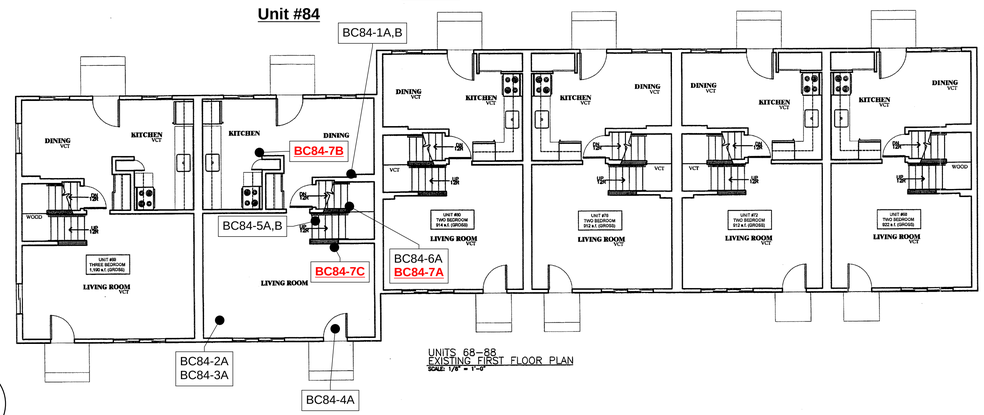
C

D

Unit #84



Unit #84



Confirmed ACM **Bold and Underlined**

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Bronson Court

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No part of this work may be reproduced in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage or retrieval system, without permission in writing by Daniel P. Glasow, Architect.
Drawing Alteration:
The following is an excerpt from the New York State Education Law Article 145 Section 7209 and applies to the following:
It is a violation of this law for any person unless he is acting under the direction of a licensed architect or licensed professional engineer to alter an item in any way. If an item bearing the seal of an architect or engineer is altered, the licensee shall affix to such item his seal and the notation "ALTERED BY" followed by his signature and date of such alteration and a specific description of the alteration.

JOB NO.	07-005
DIRECTORY	Bronson Court
FILE	UNIT TYPES
SCALE	1/8" = 1'-0"
DRAWN	VEV
CHECKED	DPG
DATE	08/18/07
PLOT	08/18/07
ISSUED	
REVISIONS	

A-3

APPENDIX C:
INSPECTION PHOTOS



Photo 1

View of Asbestos-Containing Joint Compound on Walls and Ceilings in the Kitchen

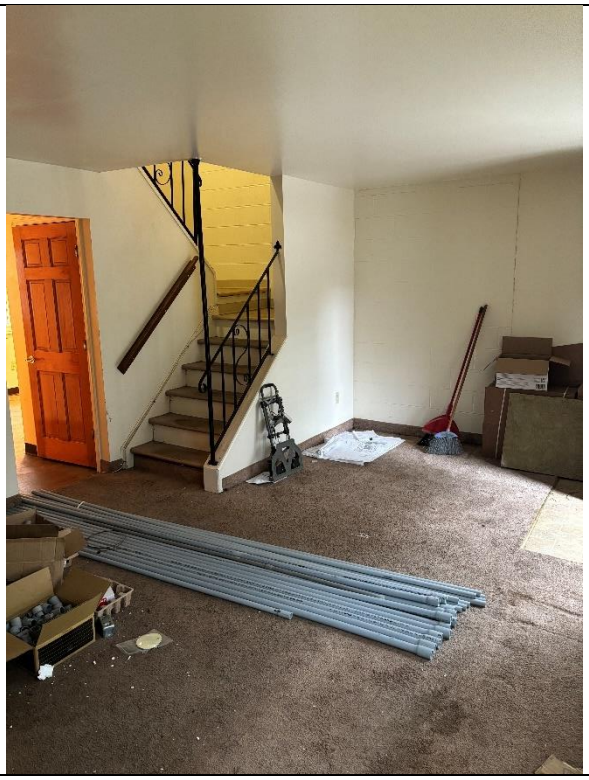


Photo 2

View of Asbestos-Containing Joint Compound on Walls and Ceilings in the Living Room



Photo 3

View of Asbestos-Containing Joint Compound on Walls and Ceilings in the Bedroom



Photo 4

View of Asbestos-Containing Joint Compound on Walls and Ceilings in the Bathroom



Photo 5

View of Asbestos-Containing Joint Compound on Walls and Ceilings in the Bedroom

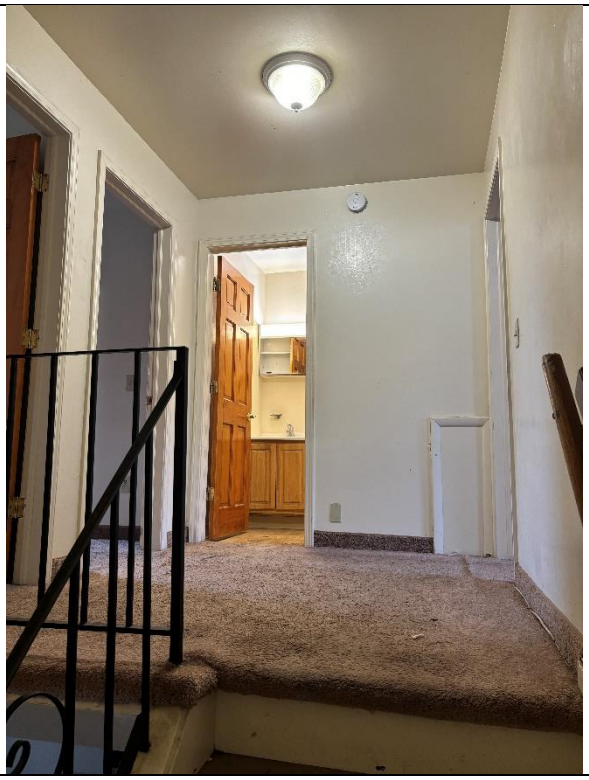


Photo 6

View of Asbestos-Containing Joint Compound on Walls and Ceilings in the Hall



Photo 7

View of Tan Asbestos-Containing Caulk in the Wall Seam Where Drywall Meets CMU in the Hall

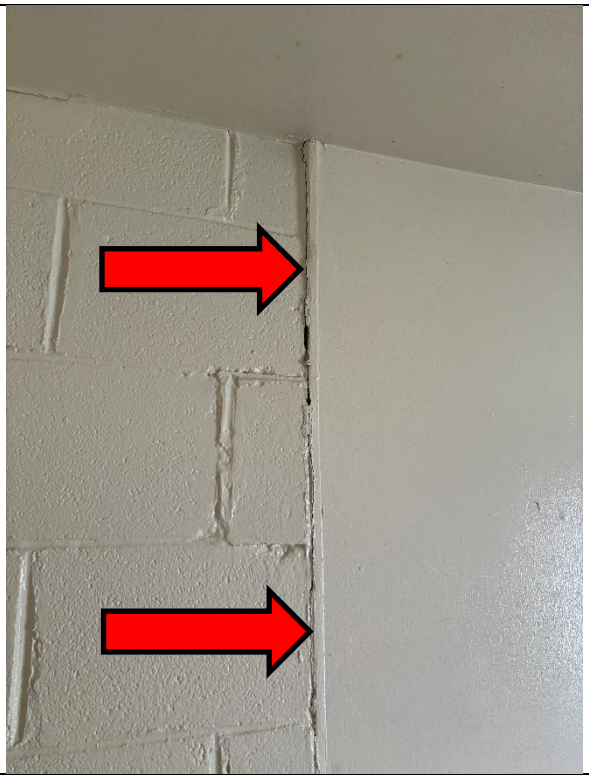


Photo 8

View of Tan Asbestos-Containing Caulk in the Wall Seam Where Drywall Meets CMU in Bedroom 1

APPENDIX D:
LABORATORY ANALYTICAL REPORTS

Bulk Sample Asbestos Analytical Report

LABELLA ASSOCIATES, DPC
ANALYTICAL LABORATORY
300 STATE STREET
ROCHESTER, NY 14614
585.454.6110 FAX 585.454.3066

LBL ELAP # 11184
All TEM analysis by AMA Lab, ELAP # 10920
PLM Methods: 198.1, 198.4 & 198.6
RSD: 18.3

LBL JOB # 39624

Client Code:

CLIENT: Labella Associates
ADDRESS: 300 State Street
Rochester, NY 14614

Project Number: 2242572
Sample Type: PLM Bulk
Sample Date: 6/3/2024

PROJECT LOCATION: 84 Bronson Court, Rochester, NY

Field ID	LBL ID	Method	Asbestos Type	%	Other Fibers	%	Matrix	%	Color/Description
BC84-1A	39624-1	T	ND		ND		MIN/VINYL	100	BROWN/BLACK FLOORING
BC84-1B	39624-2	T	ND		ND		MIN/VINYL	100	BROWN/BLACK FLOORING
BC84-2A	39624-3	T	ND		ND		MIN/VINYL	100	TAN FLOOR TILE
BC84-2B	39624-4	T	ND		ND		MIN/VINYL	100	TAN FLOOR TILE
BC84-3A	39624-5	T	ND		ND		MIN/BINDER	100	TAN MASTIC
BC84-3B	39624-6	T	ND		ND		MIN/BINDER	100	TAN MASTIC
BC84-4A	39624-7	T	ND		CELL/GLASS	30	MIN/VINYL	70	WHITE/GRAY SHEET VINYL
BC84-4B	39624-8	T	ND		CELL/GLASS	30	MIN/VINYL	70	WHITE/GRAY SHEET VINYL
BC84-5A	39624-9	T	ND		ND		MIN/BINDER	100	TAN MASTIC
BC84-5B	39624-10	T	ND		ND		MIN/BINDER	100	TAN MASTIC
BC84-6A	39624-11	P	ND		ND		MIN	100	GRAY DRYWALL
BC84-6B	39624-12	P	ND		ND		MIN	100	GRAY DRYWALL
BC84-7A	39624-13	P	CHRYSOTILE	3.0	ND		MIN	97	WHITE JOINT COMPOUND
BC84-7B	39624-14	P	CHRYSOTILE	2.2	CELL	0.8	MIN	97	WHITE JOINT COMPOUND
BC84-7C	39624-15	P	CHRYSOTILE	2.6	CELL	0.4	MIN	97	WHITE JOINT COMPOUND
BC84-7D	39624-16	P	CHRYSOTILE	2.2	CELL	0.8	MIN	97	WHITE JOINT COMPOUND
BC84-7E	39624-17	P	CHRYSOTILE	2.3	CELL	0.7	MIN	97	WHITE JOINT COMPOUND
BC84-7F	39624-18	P	CHRYSOTILE	2.7	CELL	0.3	MIN	97	WHITE JOINT COMPOUND
BC84-8A	39624-19	N	CHRYSOTILE	8	CELL		MIN/BINDER	92	TAN CAULK

LAB DIRECTOR: Matthew Smith Date: 6/4/24

Method Code: P - Friable PLM result N - NOB PLM result T - TEM result IN* - Inconclusive G - Gravametric Matrix Reduction where sample residue weight is less than 1% of original sample weight, TEM not required.
Terms: ND** - None Detected CELL - Cellulose JC - Joint Compound MIN - Mineral GLASS - Fiberglass <1** - Trace PLAS - Plaster
Vermiculite - Vermiculite is reported as an asbestos-containing mineral in accordance with NYSDOH determinations and requirements. See NYSDOH guidance, available upon request.

* "Polarized-light microscopy (PLM) is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can be used to determine if this material can be considered to be non-asbestos containing."
** Please note: Due to interference from sample matrix components results reported via PLM method ELAP 198.1 as negative (ND) or less than 1% (Trace) may be inaccurate and reported as a False Negative. It is recommended that additional analytical techniques such as gravimetric reduction, TEM and others be used to reduce obscuring effects of some matrix components yielding more accurate results.

ASBESTOS SAMPLING SURVEY
BULK SAMPLE LOG
AND CHAIN OF CUSTODY

Location: 84 Bronson Court, Rochester NY
Client: Rochester Housing Authority
Job No.: 2242572
Rates: 10/20/32
Date: 6/3/2023
Relinquished by: Chris Enright
Sampled By: Chris Enright
Received by: Matt Smith 6/3/24
LaBella Lab No.: 39624
Number of Samples:
STOP Positive: (YES) NO

	Field ID #	Sample Location	Type of Suspect ACM to be Analyzed	Approx. Amount
T1	BC84-1A	Kitchen/Dining Room, Floor	Brown/Black Flooring	
T2	BC84-1B	Kitchen/Dining Room, Floor	Brown/Black Flooring	
T3	BC84-2A	Living Room, Floor Under Carpet	Tan Streaked 12" Floor Tile	
T4	BC84-2B	Bedroom 3, Floor Under Carpet	Tan Streaked 12" Floor Tile	
T5	BC84-3A	Living Room, Floor Under Carpet	Tan Floor Tile Mastic	
T6	BC84-3B	Bedroom 3, Floor Under Carpet	Tan Floor Tile Mastic	
T7	BC84-4A	Living Room, Floor in Front of Door	White/Gray Sheet Vinyl	
T8	BC84-4B	Bathroom, Floor	White/Gray Sheet Vinyl	
T9	BC84-5A	Living Room, Under Stair Tread	Tan Stair Tread Mastic	
T10	BC84-5B	Living Room, Under Stair Tread	Tan Stair Tread Mastic	
P11	BC84-6A	Basement Stairwell, Wall	Gray Drywall	
P12	BC84-6B	Bedroom 1, Ceiling	Gray Drywall	
+ P13	BC84-7A	Basement Stairwell, Wall	White Joint Compound	
+ P14	BC84-7B	Kitchen/Dining Room, Wall	White Joint Compound	
+ P15	BC84-7C	Living Room, Ceiling	White Joint Compound	
+ P16	BC84-7D	Bedroom 1, Ceiling	White Joint Compound	
+ P17	BC84-7E	Bedroom 2, Wall	White Joint Compound	
+ P18	BC84-7F	Bedroom 3, Wall	White Joint Compound	
+ N19	BC84-8A	Bedroom 1, Wall Seam Where Drywall Meets CMU	Tan Caulk	
V	BC84-8B	Bedroom 3, Wall Seam Where Drywall Meets CMU	Tan Caulk	

XRF Lead Sampling Summary Table
Bronson Court Townhouses
Bronson Court
Rochester, New York 14608
LaBella Project No. 2242572

Reading #	Conc. (mg/cm2)	Result	Room	Wall	Structure	Substrate	Color	Condition	Cause
1	1.1	P	Calibration	-	-	-	-	-	-
2	1.1	P	Calibration	-	-	-	-	-	-
3	1.2	P	Calibration	-	-	-	-	-	-
4	0.0	N	Calibration	-	-	-	-	-	-
5	0.0	N	Calibration	-	-	-	-	-	-
6	0.0	N	Calibration	-	-	-	-	-	-
7	0.1	N	Basement	-	I-Beam	Metal	Gray	-	-
8	0.0	N	Basement	-	Support Post	Metal	Brown	-	-
9	0.0	N	Basement	-	Tread	Wood	Gray	-	-
10	0.0	N	Basement	-	Riser	Wood	Gray	-	-
11	0.0	N	Basement	-	Stringer	Wood	Gray	-	-
12	0.0	N	Basement	-	Handrail	Wood	Gray	-	-
13	0.1	N	Basement	A	Upper Wall	CMU	White	-	-
14	0.0	N	Basement	A	Lower Wall	CMU	Gray	-	-
15	0.1	N	Kitchen/Dining Room	B	Wall	Drywall	White	-	-
16	0.1	N	Kitchen/Dining Room	-	Ceiling	Drywall	White	-	-
17	0.0	N	Kitchen/Dining Room	B	Windowsill 1	Wood	White	-	-
18	0.0	N	Kitchen/Dining Room	B	Wall Base	Vinyl	Brown	-	-
19	0.0	N	Kitchen/Dining Room	B	Door Case	Wood	White	-	-

P = Positive N = Negative

Reading #	Conc. (mg/cm2)	Result	Room	Wall	Structure	Substrate	Color	Condition	Cause
20	0.0	N	Kitchen/Dining Room	B	Door	Metal	White	-	-
21	0.0	N	Kitchen/Dining Room	C	Wall	CMU	White	-	-
22	0.0	N	Living Room	C	Wall	CMU	White	-	-
23	0.0	N	Living Room	D	Door Case	Wood	White	-	-
24	0.0	N	Living Room	D	Door	Metal	White	-	-
25	0.1	N	Living Room	D	Windowsill	Wood	White	-	-
26	0.0	N	Living Room	-	Ceiling	Drywall	White	-	-
27	0.0	N	Living Room	-	Tread	Vinyl	Tan	-	-
28	0.0	N	Living Room	-	Riser	Wood	White	-	-
29	0.0	N	Living Room	-	Stringer	Wood	Whitw	-	-
30	0.0	N	Living Room	-	Handrail	Wood	Brown	-	-
31	0.0	N	Living Room	-	Handrail	Metal	Black	-	-
32	0.0	N	Living Room	-	Post	Metal	Black	-	-
33	0.1	N	Bedroom 1	C	Wall	CMU	White	-	-
34	0.0	N	Bedroom 1	C	Wall	Drywall	White	-	-
35	0.0	N	Bedroom 2	D	Wall	Drywall	White	-	-
36	0.1	N	Bedroom 2	D	Windowsill	Wood	White	-	-
37	0.0	N	Bedroom 2	B	Door Case	Wood	White	-	-
38	0.0	N	Bedroom 2	B	Door	Wood	Brown	-	-
39	0.0	N	Bedroom 3	A	Wall	Drywall	White	-	-
40	0.2	N	Bedroom 3	B	Windowsill 2	Wood	White	-	-
41	0.0	N	Bedroom 3	D	Door Case	Wood	White	-	-
42	0.0	N	Bedroom 3	B	Closet Door	Wood	Brown	-	-

Reading #	Conc. (mg/cm2)	Result	Room	Wall	Structure	Substrate	Color	Condition	Cause
43	0.0	N	Bathroom	A	Sink	Porcelain	White	-	-
44	0.0	N	Bathroom	A	Toilet	Porcelain	White	-	-
45	0.0	N	Bathroom	B	Tub	Porcelain	White	-	-
46	0.1	N	Hallway	C	Stairs Wall Base	Vinyl	Cream	-	-
47	1.1	P	Calibration	-	-	-	-	-	-
48	1.1	P	Calibration	-	-	-	-	-	-
49	1.2	P	Calibration	-	-	-	-	-	-
50	0.0	N	Calibration	-	-	-	-	-	-
51	0.0	N	Calibration	-	-	-	-	-	-
52	0.0	N	Calibration	-	-	-	-	-	-

APPENDIX E:

LICENSES AND CERTIFICATIONS

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NEW YORK STATE | Department of Labor

DIVISION OF SAFETY & HEALTH LICENSE AND CERTIFICATE UNIT, STATE OFFICE CAMPUS, BLDG. 12, ALBANY, NY 12226

ASBESTOS HANDLING LICENSE

LaBella Associates, D.P.C.
300 State Street, Suite 201, Rochester, NY, 14614

License Number: 29278
License Class: RESTRICTED
Date of Issue: 03/25/2024
Expiration Date: 03/31/2025
Duly Authorized Representative: Greg Senecal

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. This license verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Amy Phillips, Director
For the Commissioner of Labor

NEW YORK STATE DEPARTMENT OF HEALTH
WADSWORTH CENTER

Expires 12:01 AM April 01, 2025
Issued April 01, 2024

CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

MR. MATTHEW SMITH
LABELLA ASSOCIATES
300 STATE STREET SUITE 200
ROCHESTER, NY 14614

NY Lab Id No: 11184

is hereby APPROVED as an Environmental Laboratory for the category
ENVIRONMENTAL ANALYSES SOLID AND HAZARDOUS WASTE
All approved subcategories and/or analytes are listed below:

Miscellaneous

Asbestos in Friable Material	Item 198.1 of Manual
Asbestos in Non-Friable Material-PLM	Item 198.6 of Manual (NOB by PLM)

Serial No.: 68695

Property of the New York State Department of Health. Certificates are valid only at the address shown and must be conspicuously posted by the laboratory. Continued accreditation depends on the laboratory's successful ongoing participation in the Program. Consumers may verify a laboratory's accreditation status online at https://apps.health.ny.gov/pubdoh/applinks/wc/elappublicweb/, by phone (518) 485-5570 or by email to elap@health.ny.gov.

NEW YORK STATE DEPARTMENT OF HEALTH
WADSWORTH CENTER

Expires 12:01 AM April 01, 2024
Issued April 01, 2022
Revised March 30, 2023

CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

MICHAEL GREENBERG
AMA ANALYTICAL SERVICES INC
4475 FORBES BLVD
LANHAM, MD 20706

NY Lab Id No: 10920

is hereby APPROVED as an Environmental Laboratory for the category
ENVIRONMENTAL ANALYSES SOLID AND HAZARDOUS WASTE
All approved subcategories and/or analytes are listed below:

Metals I

Lead, Total	EPA 7000B

Miscellaneous

Asbestos in Friable Material	Item 198.1 of Manual
	EPA 600/M4/82/020
Asbestos in Non-Friable Material-PLM	Item 198.6 of Manual (NOB by PLM)
Asbestos in Non-Friable Material-TEM	Item 198.4 of Manual
Lead in Dust Wipes	EPA 7000B
Lead in Paint	EPA 7000B

Sample Preparation Methods

	ASTM E-1979-17

Serial No.: 66247

Property of the New York State Department of Health. Certificates are valid only at the address shown and must be conspicuously posted by the laboratory. Continued accreditation depends on the laboratory's successful ongoing participation in the Program. Consumers may verify a laboratory's accreditation status online at https://apps.health.ny.gov/pubdoh/applinks/wc/elappublicweb/, by phone (518) 485-5570 or by email to elap@health.ny.gov.

United States Environmental Protection Agency

This is to certify that

LaBella Associates, D.P.C.

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires September 26, 2024

LBP-2226-2

Certification #

August 24, 2021

Issued On

Michelle Price, Chief

Lead, Heavy Metals, and Inorganics Branch

United States Environmental Protection Agency

This is to certify that



Chris Enright

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226 as:

Risk Assessor

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires October 24, 2025

LBP-R-22573-2

Certification #

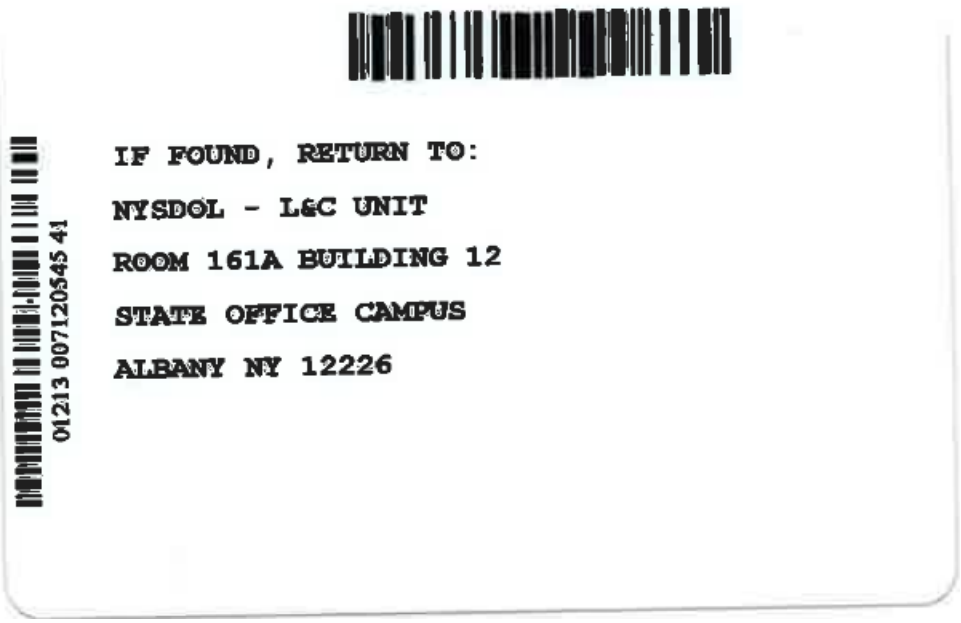
August 02, 2022

Issued On

Ben Conetta, Chief

Chemicals and Multimedia Programs Branch


STATE OF NEW YORK - DEPARTMENT OF LABOR
ASBESTOS CERTIFICATE
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CHRIS ENRIGHT
CLASS(EXPIRES)
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CERT# 24-6130A-SHAB
DMV# 584150912
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IF FOUND, RETURN TO:
NYSDOL - L&C UNIT
ROOM 161A BUILDING 12
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ALBANY NY 12226
01213 0071205545 41

Limited Pre-Renovation
Regulated Building Materials Inspection

Location:

Units 29 & 31
Bronson Court Apartments
Rochester, New York 14608

Prepared for:

Rochester Housing Authority
675 West Main Street
Rochester, New York 14611

LaBella Project No.

2243994

December 20, 2024

LaBella
Powered by partnership.

300 State Street, Suite 201 | Rochester, NY 14614 | p 585-454-6110 | f 585-454-3066
www.labellapc.com

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Asbestos Bulk Sample Summary Table

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Appendix B – Sample Location Drawings

Appendix C – Inspection Photos

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Appendix E – Licenses and Certifications

1.0 PROJECT DESCRIPTION

In accordance with current regulations, LaBella Associates, D.P.C. (LaBella) conducted a Limited Pre-Renovation Regulated Building Materials (RBM) Inspection in Units 29 and 31 of the Bronson Court Apartments located in Rochester, New York. The objective was to identify suspect RBMs, such as Asbestos-Containing Materials (ACM), Lead-Based Paint (LBP), PCB-containing materials and equipment, and Mercury-containing equipment (MCE) that may require abatement or removal prior to or during renovation activities due to applicable regulations.

The areas inspected were limited to the interior spaces of Units 29 and 31 that are expected to be impacted during an upcoming renovation project. Materials and locations understood to be impacted by this project were determined from information provided by Rochester Housing Authority.

2.0 INSPECTION PROCEDURES

The following procedures were used to obtain the data for this Report:

A. Existing documentation was requested for review. Several historical reports were reviewed to develop an understanding of the previously sampled materials and confirmed ACMs present throughout the apartment complex.

B. A visual inspection of the interior spaces of Units 29 and 31 was conducted to identify visible and accessible sources of suspect RBMs. Photographs captured during this inspection are attached in Appendix C.

C. Bulk samples of accessible suspect materials were collected and submitted for laboratory analysis.

D. Asbestos samples were submitted for laboratory analysis. Preliminary Polarized Light Microscopy analyses were performed by LaBella Laboratories, a NYSDOH accredited laboratory, to determine the presence and percentage of asbestos in each sample. Transmission electron microscopy analyses of NOB materials, if necessary, were performed by AMA Laboratories.

E. Suspect painted or glazed materials were spot checked in the field using an X-Ray Fluorescence (XRF) analyzer to check for the presence of lead.

F. Results of the laboratory analyses, field testing and the visual on-site inspection were compiled and summarized.

3.0 INSPECTION LIMITATIONS

This inspection was conducted in accordance with generally accepted environmental engineering practices for this region. Collection of bulk samples of suspect RBMs was limited to those materials readily accessible using hand tools or hand-held power tools. Homogeneous materials were identified and located based on visual observation from readily accessible points. The data derived from representative samples of any given homogeneous material represent conditions that apply only at that particular location. Inspection protocol and methodology requires that sample data be used to draw conclusions about the entire homogeneous area, but such conclusions may not necessarily apply to the general Site as a whole.

No sub-surface investigations were performed to determine the possible presence of regulated materials on or in the immediate vicinity of the Site. No record drawings of the building were available for review as part of this investigation.

LaBella makes no other warranty or representation, either expressed or implied, nor is one intended to be included as part of its services, proposals, contracts, or reports. No inspection can wholly eliminate the uncertainty regarding the potential for undiscovered RBMs. The Work performed by LaBella is intended to reduce, but not eliminate, uncertainty regarding the potential for RBMs at the Site. This inspection report is not intended to be a bid document for an abatement scope of work. This report is intended to satisfy the requirements of NYS Code Rule 56-5 for inspections.

4.0 INSPECTION RESULTS

4.1 Asbestos-Containing Materials (ACMs)

Based on laboratory analyses of bulk samples collected, the following materials were determined to contain greater than 1% asbestos. However, the following table does not include all of the materials sampled during this inspection; for a full list of materials sampled see the *Asbestos Bulk Sample Summary Table* immediately following this report.

Bronson Court Apartments – Unit 29				
Type of Material	**Typical Location**	**Estimated Amount[1]**	**Friability**	**Condition**
White Joint Compound	Walls and Ceilings Throughout Apartment Unit *~ See Additional Details Below ~*	3,825 SF	Non-Friable*	Good
Gray Floor Mastic	Flooring *~ See Additional Details Below ~*	800 SF	Non-Friable	Good
Tan Caulk	Wall Seam where CMU meets Drywall *~ See Additional Details Below ~*	85 LF/ 2 SF	Non-Friable	Good

*This material is considered to be non-friable in its current, intact condition. However, this material has the potential to become friable during any renovation/demolition activities that will disturb the material.

ACM Project Specific Details

Joint Compound

White asbestos-containing joint compound is located on the walls and ceilings throughout the inspected unit, including the following locations:

- Basement Stairwell
- Kitchen
- Dining Room
- Living Room
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom
- Hall/Stairwell
- All Closets

Since these surfaces are painted, it is not possible to determine the exact extent and locations of the joint compound. Joint compound is typically used for both taping joints and filling nail indentations in drywall construction.

Therefore, for removal estimating purposes, it is assumed that the joint compound would be removed along with the underlying drywall, which covers an area of approximately 3,825 square feet. This estimate is based on field measurements taken at the time of the site visit.

[1] For general reference only: Estimated amounts of confirmed ACM listed above were obtained through field observations made during site visits. Quantities are approximations and LaBella assumes no responsibility if used for bidding.

Floor Mastic (Wood Parquet)
Gray asbestos-containing floor mastic is located underneath the carpeting and wood parquet flooring in the following locations:

- Living Room
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom
- Hall/Stairwell

Caulk
Tan asbestos-containing caulk is located along the wall seam where the drywall wall system meets the concrete masonry unit (CMU) block wall in the following locations:

- Dining Room
- Living Room
- Bedroom 1
- Bedroom 3
- Hall/Stairwell

The caulk was observed to be in generally good condition and covers an area of approximately 85 linear feet. With a ½" bead of caulk at each location, an estimated equivalent area of 2 square feet of asbestos-containing caulk is present throughout the unit.

Bronson Court Apartments – Unit 31				
Type of Material	**Typical Location**	**Estimated Amount[1]**	**Friability**	**Condition**
White Joint Compound	Walls and Ceilings Throughout Apartment Unit *~ See Additional Details Below ~*	3,825 SF	Non-Friable*	Good
Gray Floor Mastic	Flooring *~ See Additional Details Below ~*	800 SF	Non-Friable	Good

*This material is considered to be non-friable in its current, intact condition. However, this material has the potential to become friable during any renovation/demolition activities that will disturb the material.

ACM Project Specific Details

Joint Compound
White asbestos-containing joint compound is located on the walls and ceilings throughout the inspected unit, including the following locations:

- Basement Stairwell
- Kitchen
- Dining Room
- Living Room
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom
- Hall/Stairwell
- All Closets

Since these surfaces are painted, it is not possible to determine the exact extent and locations of the joint compound. Joint compound is typically used for both taping joints and filling nail indentations in drywall construction.

Therefore, for removal estimating purposes, it is assumed that the joint compound would be removed along with the underlying drywall, which covers an area of approximately 3,825 square feet. This estimate is based on field measurements taken at the time of the site visit.

[1] For general reference only: Estimated amounts of confirmed ACM listed above were obtained through field observations made during site visits. Quantities are approximations and LaBella assumes no responsibility if used for bidding.

Floor Mastic (Wood Parquet)
Gray asbestos-containing floor mastic is located underneath the carpeting, tile and wood parquet flooring in the following locations:

- Living Room
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom
- Hall/Stairwell

4.2 PCB-Containing Materials & Equipment

Capacitors in Fluorescent Light Fixture Ballasts
Ceiling mounted fluorescent light fixtures were observed in various spaces of the inspected units. Older vintage fluorescent light fixtures manufactured prior to 1980 typically contained a capacitor filled with PCB fluid. A representative number of light fixtures were dismantled and all had ballasts labeled "No PCBs." Based on these observations made at the time of the site visit, to the extent feasible, the ballasts within the inspection area can be considered to be non-PCB-containing.

However, if non-labeled ballasts are encountered during renovation activities, contractors shall ensure that all components are properly managed and disposed of in accordance with 40 CFR 761.

Caulking and Glazing Compounds
According to the Environmental Protection Agency (EPA), PCB-containing building materials were commonly used in buildings built or renovated between circa 1950 and 1979. Caulking and glazing compounds were often used around windows, door frames, building joints, masonry columns and other masonry building materials. PCBs from manufactured sources (caulk), may also contaminate adjoining materials, such as masonry or wood, through direct contact and create secondary sources.

As such, prior to removal, the EPA recommends testing caulk and other building materials to determine what protections are needed during removal, and to determine proper disposal requirements. Building materials (caulking, sealants, etc.) containing equal to or greater than 50 ppm PCB must be disposed of as PCB-Contaminated hazardous waste in accordance with 40 CFR part 761, subpart D.

During the site inspection, an ***insufficient*** *amount of suspect caulk material was observed. As such, bulk sample collection for PCB analysis was unable to be performed in conjunction with this inspection.*

4.3 Mercury-Containing Equipment (MCE)

During the inspection, six (6) fluorescent light bulbs were observed in ceiling mounted fluorescent light fixtures the inspected units. See summary of locations below.

Location	Material Description	Quantity
Unit 29 – Kitchen	Fluorescent Light Bulbs	2
Unit 31 – Kitchen	Fluorescent Light Bulbs	2
Unit 31 – Bathroom	Fluorescent Light Bulbs	2

These light bulbs contain varying amounts of mercury vapor. To prevent breakage and the release of mercury, bulbs should be removed and sent to a mercury recycling facility prior to any renovation activities.

No other mercury-containing equipment was identified in the inspected areas.

4.4 Lead – Based Paint

Several representative interior painted and glazed surfaces were observed and tested for the presence of lead-based paint using XRF testing procedures. In accordance with Environmental Protection Agency (EPA) protocols, ***none*** of the tested surfaces were determined to contain lead above the action level threshold of 1.0 mg/cm^2. However, additional lead-based materials may exist within the building. Therefore, Contractors shall be responsible for determining the quantity, location and condition of materials not tested during this inspection.

The units inspected for this project include spaces applicable to the requirements of EPA 40 Code of Federal Regulations (CFR) 745: Lead-Based Paint Renovation, Repair and Painting (RRP) Program Rule. The RRP Rule affects any contractor who disturbs known or presumed lead-based paint during any renovation, repair or painting projects in housing, child care facilities, and preschools built before 1978. Any contractor performing renovation work in applicable areas throughout the building must be certified, assign a "certified renovator" to each job where lead-based paint will likely be disturbed, train its renovation workers, distribute the EPA's Renovate Right lead hazard pamphlet before starting work, and use lead safe work practices.

Additionally, lead was detected at low concentrations in a variety of building materials (i.e., walls, vinyl wall bases, door components, I-Beams) throughout the units. Renovation and demolition contractors should be informed of the presence of lead for OSHA compliance considerations.

Furthermore, disposal of construction waste composed of paint containing lead, as well as other regulated heavy metals, is subject to regulation under USEPA RCRA Hazardous Waste Management regulations (40 CFR Parts 260 through 268). As such, contractors shall be responsible for ensuring the generated waste stream is characterized and handled accordingly.

For purposes of reading this report, and understanding which wall or component in a particular space was sampled, walls were assigned the letters A, B, C, or D. The wall labeled as "A" is the address side of the building; walls B, C, and D will follow clockwise in succession.

5.0 OBSERVATIONS AND CAUTIONARY STATEMENTS

Vermiculite

Vermiculite has been used as loose insulation in attics, walls, CMU block, and as a component of plaster, fireproofing and other building materials. The NYS Department of Health considers loose-fill Vermiculite to be an asbestos-containing material, and that building materials containing Vermiculite should be treated as asbestos-containing until sent for additional analysis and proven negative in accordance with NYS DOH guidelines.

Vermiculite was ***not*** observed in spaces and materials inspected for this project. However, destructive investigation of wall cavities was not conducted, and therefore, the presence or extent of this material's application throughout the building was not fully determined. Cautionary measures should be taken during construction, renovation, and demolition to ensure that proper steps are taken if Vermiculite is discovered in previously inaccessible locations. If Vermiculite is discovered, work should be stopped immediately to address the issue and prevent the uncontrolled release and distribution of an asbestos-containing material.

Potentially Hidden/Inaccessible RBMs

Although this inspection was conducted in a manner consistent with recognized professional practices, the potential does exist for additional RBMs to be located in the following inaccessible areas because of the operational constraints mentioned above:

- Inside wall and/or ceiling cavities
- Exterior of the building
- Electrical components

If materials/components associated with the above list are scheduled for renovation, it is recommended that these areas/materials be re-investigated using destructive sampling techniques, as necessary, in order to identify and sample currently hidden/inaccessible suspect RBMs that could be discovered during building renovations. Any questions or concerns regarding suspect materials should be resolved with additional testing.

Asbestos Bulk Sample Summary Table

Asbestos Bulk Sample Summary Table

Limited Pre-Renovation Regulated Building Materials Inspection
Units 29 & 31
Bronson Court Apartments
Rochester, New York 14608

Items in Bold are Confirmed ACM

Sample #	*Type of Material*	*Sample Location*	*Results % Asbestos*
Samples Taken from Unit 29			
BC29-1A	Gray Drywall	Basement Stairwell, Wall	None Detected
BC29-1B	Gray Drywall	Dining Room, Wall	None Detected
BC29-2A	**White Joint Compound**	**Basement Stairwell, Wall**	**Chrysotile 2.4%**
BC29-2B	**White Joint Compound**	**Dining Room, Wall**	**Chrysotile 2.1%**
BC29-2C	**White Joint Compound**	**Living Room, Ceiling**	**Chrysotile 2.3%**
BC29-2D	**White Joint Compound**	**Bedroom 1, Wall**	**Chrysotile 1.9%**
BC29-2E	**White Joint Compound**	**Bedroom 3, Wall**	**Chrysotile 2.0%**
BC29-2F	**White Joint Compound**	**Bathroom, Ceiling**	**Chrysotile 1.9%**
BC29-3A	White Cove Molding Mastic	Hall, Wall Base	None Detected
BC29-3B	White Cove Molding Mastic	Dining Room, Wall Base	None Detected
BC29-4A	Brown Cove Molding Mastic	Hall, Wall Base	None Detected
BC29-4B	Brown Cove Molding Mastic	Dining Room, Wall Base	None Detected
BC29-5A	Brown/Black Flooring	Kitchen, Floor 1st Layer	None Detected
BC29-5B	Brown/Black Flooring	Dining Room, Floor 1st Layer	None Detected
BC29-6A	Tan/Gray Sheet Vinyl	Kitchen, Floor 2nd Layer	None Detected
BC29-6B	Tan/Gray Sheet Vinyl	Dining Room, Floor 2nd Layer	None Detected
BC29-7A	Tan with Brown Streaks 12" Floor Tile	Kitchen, Floor 3rd Layer	None Detected
BC29-7B	Tan with Brown Streaks 12" Floor Tile	Dining Room, Floor 3rd Layer	None Detected
BC29-8A	Tan Floor Tile Mastic	Dining Room, Floor 3rd Layer	None Detected
BC29-8B	Tan Floor Tile Mastic	Dining Room, Floor 3rd Layer	None Detected
BC29-9A	**Gray Floor Mastic**	**Living Room, Floor Under Carpet and Hardwood**	**Chrysotile 12%**
BC29-9B	**Gray Floor Mastic**	**Bedroom 2, Floor Under Carpet and Hardwood**	**Not Analyzed Duplicate of 9A**

Asbestos Bulk Sample Summary Table

Limited Pre-Renovation Regulated Building Materials Inspection
Units 29 & 31
Bronson Court Apartments
Rochester, New York 14608

Items in Bold are Confirmed ACM

Sample #	*Type of Material*	*Sample Location*	*Results % Asbestos*
BC29-10A	**Tan Caulk**	**Hall, Where CMU Meets Drywall**	**Chrysotile 9%**
BC29-10B	**Tan Caulk**	**Bedroom 3, Where CMU Meets Drywall**	**Not Analyzed Duplicate of 10A**
BC29-11A	White Tread Mastic	Hall, Underneath Stair Tread	None Detected
BC29-11B	White Tread Mastic	Hall, Underneath Stair Tread	None Detected
Samples Taken from Unit 31			
BC31-1A	Gray Drywall	Basement Stairwell, Wall	None Detected
BC31-1B	Gray Drywall	Bedroom 3, Wall	None Detected
BC31-2A	**White Joint Compound**	**Basement Stairwell, Wall**	**Chrysotile 2.0%**
BC31-2B	**White Joint Compound**	**Kitchen, Wall**	**Chrysotile 2.2%**
BC31-2C	**White Joint Compound**	**Living Room, Ceiling**	**Chrysotile 2.3%**
BC31-2D	**White Joint Compound**	**Bedroom 1, Ceiling**	**Chrysotile 1.9%**
BC31-2E	**White Joint Compound**	**Bedroom 2, Wall**	**Chrysotile 2.0%**
BC31-2F	**White Joint Compound**	**Bedroom 3, Wall**	**Chrysotile 1.8%**
BC31-3A	White Cove Molding Mastic	Kitchen, Wall Base	None Detected
BC31-3B	White Cove Molding Mastic	Living Room, Wall Base	None Detected
BC31-4A	Gray Putty	Basement, Around Cables at CMU Wall	None Detected
BC31-4B	Gray Putty	Basement, Around Cables at CMU Wall	None Detected
BC31-5A	Tan/Gray Sheet Vinyl	Kitchen, Floor 1st Floor	None Detected
BC31-5B	Tan/Gray Sheet Vinyl	Bathroom, Floor 1st Floor	None Detected
BC31-6A	Tan Sheet Vinyl Mastic	Kitchen, Floor 1st Floor	None Detected
BC31-6B	Tan Sheet Vinyl Mastic	Bathroom, Floor 1st Floor	None Detected
BC31-7A	Tan with Brown Streaks 12" Floor Tile	Living Room, Floor Under Carpet	None Detected
BC31-7B	Tan with Brown Streaks 12" Floor Tile	Bedroom 1, Floor Under Carpet	None Detected

Asbestos Bulk Sample Summary Table

Limited Pre-Renovation Regulated Building Materials Inspection
Units 29 & 31
Bronson Court Apartments
Rochester, New York 14608

Items in Bold are Confirmed ACM

Sample #	*Type of Material*	*Sample Location*	*Results % Asbestos*
BC31-8A	Tan Floor Tile Mastic	Bedroom 1, Floor Under Carpet	None Detected
BC31-8B	Tan Floor Tile Mastic	Bedroom 3, Floor Under Carpet	None Detected
BC31-9A	**Gray Floor Mastic**	**Living Room, Floor Under Carpet, Tile & Wood Sub Floor**	**Chrysotile 12%**
BC31-9B	**Gray Floor Mastic**	**Bedroom 1, Floor Under Carpet, Tile & Wood Sub Floor**	**Not Analyzed Duplicate of 9A**
BC31-10A	White Tread Mastic	Hall, Underneath Stair Tread	None Detected
BC31-10B	White Tread Mastic	Hall, Underneath Stair Tread	None Detected

XRF Lead Sampling Summary Table

UNIT 29

XRF Lead Sampling Summary Table
Bronson Court Apartments - Unit 29
Bronson Court
Rochester, New York 14608
LaBella Project No. 2243994

Reading #	Conc. (mg/cm2)	Result	Room	Wall	Structure	Substrate	Color	Condition	Cause
1	1.1	P	Calibration	-	-	-	-	-	-
2	1.1	P	Calibration	-	-	-	-	-	-
3	1.2	P	Calibration	-	-	-	-	-	-
4	0.0	N	Calibration	-	-	-	-	-	-
5	0.0	N	Calibration	-	-	-	-	-	-
6	0.0	N	Calibration	-	-	-	-	-	-
7	0.0	N	Basement	A	Upper Wall	CMU	White	-	-
8	0.0	N	Basement	A	Lower Wall	CMU	Gray	-	-
9	0.0	N	Basement	-	Horizontal I-Beam	Metal	Gray	-	-
10	0.0	N	Basement	-	Support Post	Metal	Gray	-	-
11	0.1	N	Basement	-	Tread	Vinyl	Brown	-	-
12	0.0	N	Basement	-	Tread	Wood	Brown	-	-
13	0.0	N	Basement	-	Stringer	Wood	Brown	-	-
14	0.0	N	Basement	-	Handrail	Wood	Brown	-	-
15	0.0	N	Dining Room	A	Wall	CMU	White	-	-
16	0.1	N	Dining Room	B	Wall	Drywall	White	-	-
17	0.1	N	Dining Room	A	Wall Base	Vinyl	Brown	-	-
18	0.1	N	Dining Room	-	Floor	Vinyl	Brown	-	-
19	0.0	N	Dining Room	D	Windowsill	Wood	White	-	-
20	0.0	N	Dining Room	D	Window Apron	Wood	White	-	-

P = Positive N = Negative

Reading #	Conc. (mg/cm2)	Result	Room	Wall	Structure	Substrate	Color	Condition	Cause
21	0.1	N	Dining Room	A	Door	Wood	Brown	-	-
22	0.0	N	Dining Room	A	Door Case	Wood	White	-	-
23	0.1	N	Living Room	-	Tread	Wood	Light Brown	-	-
24	0.0	N	Living Room	-	Riser	Wood	White	-	-
25	0.0	N	Living Room	-	Stringer	Wood	White	-	-
26	0.0	N	Living Room	-	Handrail	Metal	Black	-	-
27	0.0	N	Living Room	B	Windowsill	Wood	White	-	-
28	0.0	N	Living Room	B	Window Apron	Wood	White	-	-
29	0.0	N	Living Room	A	Wall	CMU	White	-	-
30	0.1	N	Living Room	-	Ceiling	Drywall	White	-	-
31	0.0	N	Bedroom1	-	Floor	Wood	Brown	-	-
32	0.0	N	Bedroom1	B	Door Case	Wood	White	-	-
33	0.0	N	Bedroom1	B	Door	Wood	Brown	-	-
34	0.1	N	Bedroom1	-	Ceiling	Drywall	White	-	-
35	0.0	N	Bathroom	C	Sink	Porcelain	White	-	-
36	0.0	N	Bathroom	C	Toilet	Porcelain	White	-	-
37	0.0	N	Bedroom 3	-	Floor	Wood	Brown	-	-
38	0.0	N	Bedroom 3	-	Ceiling	Drywall	White	-	-
39	0.0	N	Bedroom 3	A	Wall	CMU	White	-	-
40	0.0	N	Bedroom 3	C	Wall	Drywall	White	-	-
41	0.0	N	Bedroom 3	B	Windowsill	Wood	White	-	-
42	0.0	N	Bedroom 3	B	Window Apron	Wood	White	-	-
43	0.0	N	Hall	A	Wall Base	Vinyl	Brown	-	-
44	0.0	N	Hall	D	Handrail	Wood	Brown	-	-
45	1.1	P	Calibration	-	-	-	-	-	-

P = Positive N = Negative

Reading #	Conc. (mg/cm2)	Result	Room	Wall	Structure	Substrate	Color	Condition	Cause
46	1.1	P	Calibration	-	-	-	-	-	-
47	1.2	P	Calibration	-	-	-	-	-	-
48	0.0	N	Calibration	-	-	-	-	-	-
49	0.0	N	Calibration	-	-	-	-	-	-
50	0.0	N	Calibration	-	-	-	-	-	-

UNIT 31

XRF Lead Sampling Summary Table
Bronson Court Apartments - Unit 31
Bronson Court
Rochester, New York 14608
LaBella Project No. 2243994

Reading #	Conc. (mg/cm2)	Result	Room	Wall	Structure	Substrate	Color	Condition	Cause
1	1.1	P	Calibration	-	-	-	-	-	-
2	1.1	P	Calibration	-	-	-	-	-	-
3	1.2	P	Calibration	-	-	-	-	-	-
4	0.0	N	Calibration	-	-	-	-	-	-
5	0.0	N	Calibration	-	-	-	-	-	-
6	0.0	N	Calibration	-	-	-	-	-	-
7	0.0	N	Basement	A	Wall	CMU	White	-	-
8	0.0	N	Basement	A	Wall	CMU	Gray	-	-
9	0.0	N	Basement	-	Floor	Concrete	Gray	-	-
10	0.0	N	Basement	-	Tread	Vinyl	Brown	-	-
11	0.0	N	Basement	-	Stringer	Wood	Gray	-	-
12	0.0	N	Basement	-	Handrail	Wood	Gray	-	-
13	0.0	N	Basement	-	Horizontal I-Beam	Metal	Gray	-	-
14	0.0	N	Basement	-	Support Post	Metal	Brown	-	-
15	0.0	N	Living Room	A	Wall	Drywall	White	-	-
16	0.0	N	Living Room	-	Ceiling	Drywall	White	-	-
17	0.1	N	Living Room	B	Windowsill	Wood	White	-	-
18	0.0	N	Living Room	B	Window Apron	Wood	White	-	-
19	0.0	N	Living Room	-	Tread	Vinyl	Light Brown	-	-
20	0.0	N	Living Room	-	Riser	Wood	White	-	-

P = Positive N = Negative

Reading #	Conc. (mg/cm2)	Result	Room	Wall	Structure	Substrate	Color	Condition	Cause
21	0.0	N	Living Room	-	Stringer	Wood	White	-	-
22	0.1	N	Living Room	-	Handrail	Metal	Black	-	-
23	0.0	N	Dining Room	C	Wall	Drywall	White	-	-
24	0.1	N	Dining Room	C	Wall Base	Vinyl	Cream	-	-
25	0.0	N	Dining Room	C	Windowsill	Wood	White	-	-
26	0.0	N	Dining Room	C	Window Apron	Wood	White	-	-
27	0.0	N	Kitchen	D	Door Case	Wood	White	-	-
28	0.0	N	Kitchen	D	Door	Wood	White	-	-
29	0.0	N	Hall	D	Wall Base	Vinyl	Cream	-	-
30	0.0	N	Hall	D	Handrail	Wood	Brown	-	-
31	0.1	N	Bathroom	A	Sink	Porcelain	White	-	-
32	0.1	N	Bathroom	A	Toilet	Porcelain	White	-	-
33	0.0	N	Bedroom 1	B	Door Case 2	Wood	White	-	-
34	0.0	N	Bedroom 1	B	Door 2	Wood	Brown	-	-
35	0.0	N	Bedroom 1	D	Windowsill	Wood	White	-	-
36	0.0	N	Bedroom 1	D	Window Apron	Wood	White	-	-
37	0.1	N	Bedroom 2	C	Wall	Drywall	White	-	-
38	0.1	N	Bedroom 2	-	Ceiling	Drywall	White	-	-
39	0.0	N	Bedroom 3	D	Door Case 2	Wood	White	-	-
40	0.0	N	Bedroom 3	D	Door 2	Wood	Brown	-	-
41	0.1	N	Bedroom 3	A	Wall	Drywall	White	-	-
42	0.1	N	Bedroom 3	-	Ceiling	Drywall	White	-	-
43	0.0	N	Bedroom 3	B	Windowsill	Wood	White	-	-
44	0.0	N	Bedroom 3	B	Window Apron	Wood	White	-	-
45	1.1	P	Calibration	-	-	-	-	-	-

P = Positive N = Negative

Reading #	Conc. (mg/cm2)	Result	Room	Wall	Structure	Substrate	Color	Condition	Cause
46	1.1	P	Calibration	-	-	-	-	-	-
47	1.2	P	Calibration	-	-	-	-	-	-
48	0.0	N	Calibration	-	-	-	-	-	-
49	0.0	N	Calibration	-	-	-	-	-	-
50	0.0	N	Calibration	-	-	-	-	-	-

APPENDIX A:
INSPECTION FACT SHEET

Inspection Fact Sheet

Name and Address of Building/Structure

Units 29 & 31

Bronson Court Apartments

Rochester, New York 14608

Name and Address of Building/Structure Owner

Rochester Housing Authority

675 West Main Street

Rochester, New York 14611

Name and Address of Owner's Agent

LaBella Associates, D.P.C.

300 State Street, Suite 201

Rochester, New York 14614

Name of the Firm & Person Conducting the Inspection

LaBella Associates, D.P.C.

Chris Enright *(NYSDOL Cert. #24-6I3OA-SHAB)*

Date the Inspection Was Conducted

December 5, 2024

APPENDIX B:
SAMPLE LOCATION DRAWINGS

APPENDIX C:
INSPECTION PHOTOS



Photo 1

View of White Asbestos-Containing Joint Compound on Walls & Ceilings Throughout Unit 29



Photo 2

View of White Asbestos-Containing Joint Compound on Walls & Ceilings Throughout Unit 29

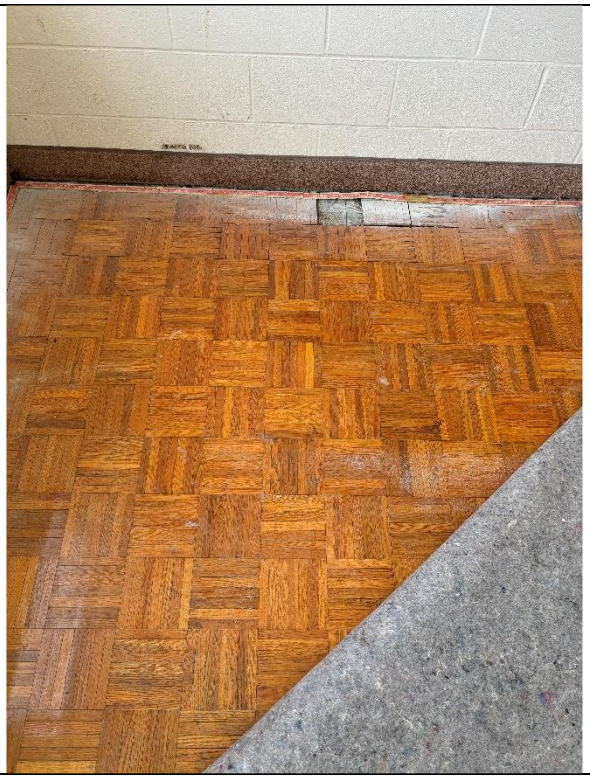


Photo 3

View of Gray Asbestos-Containing Floor Mastic Underneath Wood Parquet Floor in Unit 29



Photo 4

View of Tan Asbestos-Containing Caulk where CMU abuts Drywall Wall System in Unit 29



Photo 5

View of White Asbestos-Containing Joint Compound on Walls & Ceilings Throughout Unit 31



Photo 6

View of White Asbestos-Containing Joint Compound on Walls & Ceilings Throughout Unit 31

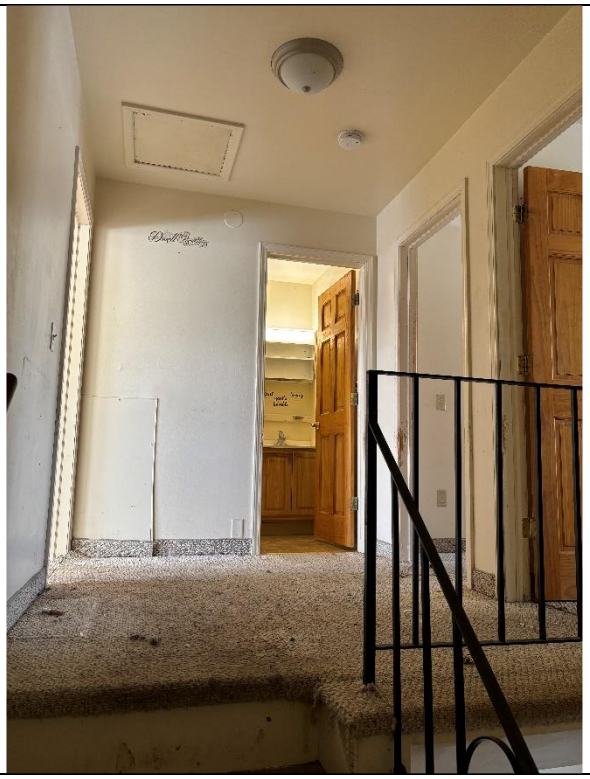


Photo 7

View of White Asbestos-Containing Joint Compound on Walls & Ceilings Throughout Unit 31

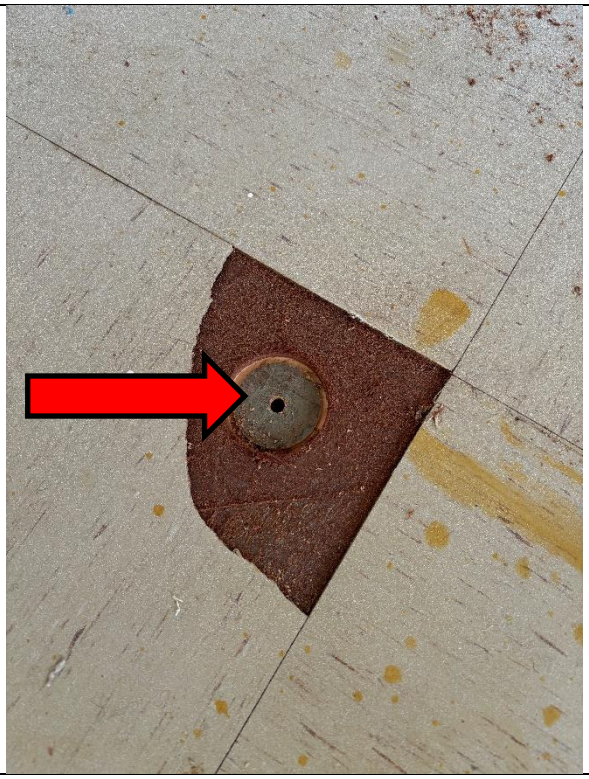


Photo 8

View of Gray Asbestos-Containing Floor Mastic Underneath Carpet, Tile & Sub Floor in Unit 31

APPENDIX D:
LABORATORY ANALYTICAL REPORTS

ASBESTOS

UNIT 29

Bulk Sample Asbestos Analytical Report

LABELLA ASSOCIATES, DPC
ANALYTICAL LABORATORY
300 STATE STREET
ROCHESTER, NY 14614
585.454.6110 FAX 585.454.3066

LBL ELAP # 11184
All TEM analysis by AMA Lab, ELAP # 10920
PLM Methods: 198.1, 198.4 & 198.6
RSD: 18.3

LBL JOB # 85824

Client Code:

CLIENT: Labella Associates

ADDRESS: 300 State Street
Rochester, NY 14614

Project Number: 2243994

Sample Type: PLM Bulk

Sample Date: 12/5/2024

PROJECT LOCATION: Bronson Court Apartments - Unit 29

Field ID	LBL ID	Method	Asbestos Type	%	Other Fibers	%	Matrix	%	Color/Description
BC29-1A	85824-1	P	ND		ND		MIN	100	GRAY DRYWALL
BC29-1B	85824-2	P	ND		ND		MIN	100	GRAY DRYWALL
BC29-2A	85824-3	P	CHRYSOTILE	2.4	ND		MIN	98	WHITE JOINT COMPOUND
BC29-2B	85824-4	P	CHRYSOTILE	2.1	ND		MIN	98	WHITE JOINT COMPOUND
BC29-2C	85824-5	P	CHRYSOTILE	2.3	ND		MIN	98	WHITE JOINT COMPOUND
BC29-2D	85824-6	P	CHRYSOTILE	1.9	ND		MIN	98	WHITE JOINT COMPOUND
BC29-2E	85824-7	P	CHRYSOTILE	2.0	ND		MIN	98	WHITE JOINT COMPOUND
BC29-2F	85824-8	P	CHRYSOTILE	1.9	ND		MIN	98	WHITE JOINT COMPOUND
BC29-3A	85824-9	T	ND		ND		MIN/BINDER	100	WHITE MASTIC
BC29-3B	85824-10	T	ND		ND		MIN/BINDER	100	WHITE MASTIC
BC29-4A	85824-11	T	ND		ND		MIN/BINDER	100	BROWN MASTIC
BC29-4B	85824-12	T	ND		ND		MIN/BINDER	100	BROWN MASTIC
BC29-5A	85824-13	G	ND		ND		MIN/VINYL	100	BROWN/BLACK FLOORING
BC29-5B	85824-14	G	ND		ND		MIN/VINYL	100	BROWN/BLACK FLOORING
BC29-6A	85824-15	T	ND		CELL/GLASS	30	MIN/VINYL	70	TAN/GRAY SHEET VINYL
BC29-6B	85824-16	T	ND		CELL/GLASS	30	MIN/VINYL	70	TAN/GRAY SHEET VINYL
BC29-7A	85824-17	G	ND		ND		MIN/VINYL	100	TAN FLOOR TILE
BC29-7B	85824-18	G	ND		ND		MIN/VINYL	100	TAN FLOOR TILE
BC29-8A	85824-19	T	ND		ND		MIN/BINDER	100	TAN MASTIC
BC29-8B	85824-20	T	ND		ND		MIN/BINDER	100	TAN MASTIC
BC29-9A	85824-21	N	CHRYSOTILE	12	ND		MIN/BINDER	88	GRAY MASTIC

LAB DIRECTOR: Matthew Smith Date: 12/5/24

Method Code: P - Friable PLM result N - NOB PLM result T - TEM result IN* - Inconclusive G - Gravametric Matrix Reduction where sample residue weight is less than 1% of original sample weight, TEM not required.
Terms: ND** - None Detected CELL - Cellulose JC - Joint Compound MIN - Mineral GLASS - Fiberglass <1** - Trace PLAS - Plaster
Vermiculite - Vermiculite is reported as an asbestos-containing mineral in accordance with NYSDOH determinations and requirements. See NYSDOH guidance, available upon request.

* "Polarized-light microscopy (PLM) is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can be used to determine if this material can be considered to be non-asbestos containing."
** Please note: Due to interference from sample matrix components results reported via PLM method ELAP 198.1 as negative (ND) or less than 1% (Trace) may be inaccurate and reported as a False Negative. It is recommended that additional analytical techniques such as gravimetric reduction, TEM and others be used to reduce obscuring effects of some matrix components yielding more accurate results.

LaBella Lab Bulk Sample Asbestos Analytical Report

LBL JOB # 85824

Client Code:

CLIENT: Labella Associates

Project Number: 2243994

PROJECT LOCATION: Bronson Court Apartments - Unit 29

Field ID	LBL ID	Method	Asbestos Type	%	Other Fibers	%	Matrix	%	Color/Description
BC29-22	85824-22	N	CHRYSOTILE	9	ND		MIN/BINDER	91	TAN CAULK
BC29-23	85824-23	T	ND		ND		MIN/BINDER	100	WHITE MASTIC
BC29-24	85824-24	T	ND		ND		MIN/BINDER	100	WHITE MASTIC

LAB DIRECTOR: Matthew Smith Date: 12/5/24

Method Code: P - Friable PLM result N - NOB PLM result T - TEM result IN* - Inconclusive G - Gravametric Matrix Reduction where sample residue weight is less than 1% of original sample weight, TEM not required.
Terms: ND** - None Detected CELL - Cellulose JC - Joint Compound MIN - Mineral GLASS - Fiberglass <1** - Trace PLAS - Plaster
Vermiculite - Vermiculite is reported as an asbestos-containing mineral in accordance with NYSDOH determinations and requirements. See NYSDOH guidance, available upon request.

* "Polarized-light microscopy (PLM) is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can be used to determine if this material can be considered to be non-asbestos containing."
** Please note: Due to interference from sample matrix components results reported via PLM method ELAP 198.1 as negative (ND) or less than 1% (Trace) may be inaccurate and reported as a False Negative. It is recommended that additional analytical techniques such as gravimetric reduction, TEM and others be used to reduce obscuring effects of some matrix components yielding more accurate results.

ASBESTOS SAMPLING SURVEY
BULK SAMPLE LOG
AND CHAIN OF CUSTODY

Location: Bronson Court Apartments – Unit 29
Client: Rochester Housing Authority
Job No.: 2243994
Rates: Standard
Date: 12/5/2024
Relinquished by: Chris Enright
Sampled By: Chris Enright
Received by: Matt Smith 12/5/24
LaBella Lab No.: 85824
Number of Samples:
STOP Positive: (YES) NO

	Field ID #	Sample Location	Type of Suspect ACM to be Analyzed	Approx. Amount
P1	BC29-1A	Basement Stairwell, Wall	Gray Drywall	
P2	BC29-1B	Dining Room, Wall	Gray Drywall	
+P3	BC29-2A	Basement Stairwell, Wall	White Joint Compound	
+P4	BC29-2B	Dining Room, Wall	White Joint Compound	
+P5	BC29-2C	Living Room, Ceiling	White Joint Compound	
+P6	BC29-2D	Bedroom 1, Wall	White Joint Compound	
+P7	BC29-2E	Bedroom 3, Wall	White Joint Compound	
+P8	BC29-2F	Bathroom, Ceiling	White Joint Compound	
T9	BC29-3A	Hall, Wall Base	White Cove Molding Mastic	
T10	BC29-3B	Dining Room, Wall Base	White Cove Molding Mastic	
T11	BC29-4A	Hall, Wall Base	Brown Cove Molding Mastic	
T12	BC29-4B	Dining Room, Wall Base	Brown Cove Molding Mastic	
G13	BC29-5A	Kitchen, Floor 1st Layer	Brown/Black Flooring	
G14	BC29-5B	Dining Room, Floor 1st Layer	Brown/Black Flooring	
T15	BC29-6A	Kitchen, Floor 2nd Layer	Tan/Gray Sheet Vinyl	
T16	BC29-6B	Dining Room, Floor 2nd Layer	Tan/Gray Sheet Vinyl	
G17	BC29-7A	Kitchen, Floor 3rd Layer	Tan with Brown Streaks 12" Floor Tile	
G18	BC29-7B	Dining Room, Floor 3rd Layer	Tan with Brown Streaks 12" Floor Tile	
T19	BC29-8A	Dining Room, Floor 3rd Layer	Tan Floor Tile Mastic	
T20	BC29-8B	Dining Room, Floor 3rd Layer	Tan Floor Tile Mastic	

ASBESTOS SAMPLING SURVEY
BULK SAMPLE LOG
AND CHAIN OF CUSTODY

Location: Bronson Court Apartments – Unit 29
Client: Rochester Housing Authority
Job No.: 2243994
Rates: Standard
Date: 12/5/2024
Relinquished by: Chris Enright
Sampled By: Chris Enright
Received by: Matt Smith
LaBella Lab No.: 85824
Number of Samples:
STOP Positive: (YES) NO

Field ID #	Sample Location	Type of Suspect ACM to be Analyzed	Approx. Amount
+N 21 BC29-9A	Living Room, Floor Under Carpet and Hardwood	Gray Floor Mastic	
V BC29-9B	Bedroom 2, Floor Under Carpet and Hardwood	Gray Floor Mastic	
+N 22 BC29-10A	Hall, Where CMU Meets Drywall	Tan Caulk	
V BC29-10B	Bedroom 3, Where CMU Meets Drywall	Tan Caulk	
T 23 BC29-11A	Hall, Underneath Stair Tread	White Tread Mastic	
T 24 BC29-11B	Hall, Underneath Stair Tread	White Tread Mastic	

UNIT 31

Bulk Sample Asbestos Analytical Report

LABELLA ASSOCIATES, DPC
ANALYTICAL LABORATORY
300 STATE STREET
ROCHESTER, NY 14614
585.454.6110 FAX 585.454.3066

LBL ELAP # 11184
All TEM analysis by AMA Lab, ELAP # 10920
PLM Methods: 198.1, 198.4 & 198.6
RSD: 18.3

LBL JOB # 85924

Client Code:

CLIENT: Labella Associates

ADDRESS: 300 State Street
Rochester, NY 14614

Project Number: 2243994

Sample Type: PLM Bulk

Sample Date: 12/5/2024

PROJECT LOCATION: Bronson Court Apartments - Unit 31

Field ID	LBL ID	Method	Asbestos Type	%	Other Fibers	%	Matrix	%	Color/Description
BC31-1A	85924-1	P	ND		ND		MIN	100	GRAY DRYWALL
BC31-1B	85924-2	P	ND		ND		MIN	100	GRAY DRYWALL
BC31-2A	85924-3	P	CHRYSOTILE	2.0	ND		MIN	98	WHITE JOINT COMPOUND
BC31-2B	85924-4	P	CHRYSOTILE	2.2	ND		MIN	98	WHITE JOINT COMPOUND
BC31-2C	85924-5	P	CHRYSOTILE	2.3	ND		MIN	98	WHITE JOINT COMPOUND
BC31-2D	85924-6	P	CHRYSOTILE	1.9	ND		MIN	98	WHITE JOINT COMPOUND
BC31-2E	85924-7	P	CHRYSOTILE	2.0	ND		MIN	98	WHITE JOINT COMPOUND
BC31-2F	85924-8	P	CHRYSOTILE	1.8	ND		MIN	98	WHITE JOINT COMPOUND
BC31-3A	85924-9	T	ND		ND		MIN/BINDER	100	WHITE MASTIC
BC31-3B	85924-10	T	ND		ND		MIN/BINDER	100	WHITE MASTIC
BC31-4A	85924-11	T	ND		ND		MIN/BINDER	100	GRAY CAULK
BC31-4B	85924-12	T	ND		ND		MIN/BINDER	100	GRAY CAULK
BC31-5A	85924-13	T	ND		CELL/GLASS	30	MIN/VINYL	70	TAN/GRAY SHEET VINYL
BC31-5B	85924-14	T	ND		CELL/GLASS	30	MIN/VINYL	70	TAN/GRAY SHEET VINYL
BC31-6A	85924-15	T	ND		ND		MIN/BINDER	100	TAN MASTIC
BC31-6B	85924-16	T	ND		ND		MIN/BINDER	100	TAN MASTIC
BC31-7A	85924-17	G	ND		ND		MIN/VINYL	100	TAN FLOOR TILE
BC31-7B	85924-18	G	ND		ND		MIN/VINYL	100	TAN FLOOR TILE
BC31-8A	85924-19	T	ND		ND		MIN/BINDER	100	TAN MASTIC
BC31-8B	85924-20	T	ND		ND		MIN/BINDER	100	TAN MASTIC
BC31-9A	85924-21	N	CHRYSOTILE	12	ND		MIN/BINDER	88	GRAY MASTIC

LAB DIRECTOR: Matthew Smith Date: 12/6/24

Method Code: P - Friable PLM result N - NOB PLM result T - TEM result IN* - Inconclusive G - Gravametric Matrix Reduction where sample residue weight is less than 1% of original sample weight, TEM not required.
Terms: ND** - None Detected CELL - Cellulose JC - Joint Compound MIN - Mineral GLASS - Fiberglass <1** - Trace PLAS - Plaster
Vermiculite - Vermiculite is reported as an asbestos-containing mineral in accordance with NYSDOH determinations and requirements. See NYSDOH guidance, available upon request.

* "Polarized-light microscopy (PLM) is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can be used to determine if this material can be considered to be non-asbestos containing."
** Please note: Due to interference from sample matrix components results reported via PLM method ELAP 198.1 as negative (ND) or less than 1% (Trace) may be inaccurate and reported as a False Negative. It is recommended that additional analytical techniques such as gravimetric reduction, TEM and others be used to reduce obscuring effects of some matrix components yielding more accurate results.

LaBella Lab Bulk Sample Asbestos Analytical Report

LBL JOB # 85924

Client Code:

CLIENT: Labella Associates

Project Number: 2243994

PROJECT LOCATION: Bronson Court Apartments - Unit 31

Field ID	LBL ID	Method	Asbestos Type	%	Other Fibers	%	Matrix	%	Color/Description
BC31-10A	85924-22	T	ND		ND		MIN/BINDER	100	WHITE MASTIC
BC31-10B	85924-23	T	ND		ND		MIN/BINDER	100	WHITE MASTIC

LAB DIRECTOR: Matthew Smith Date: 12/6/24

Method Code: P - Friable PLM result N - NOB PLM result T - TEM result IN* - Inconclusive G - Gravametric Matrix Reduction where sample residue weight is less than 1% of original sample weight, TEM not required.
Terms: ND** - None Detected CELL - Cellulose JC - Joint Compound MIN - Mineral GLASS - Fiberglass <1** - Trace PLAS - Plaster
Vermiculite - Vermiculite is reported as an asbestos-containing mineral in accordance with NYSDOH determinations and requirements. See NYSDOH guidance, available upon request.

* "Polarized-light microscopy (PLM) is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can be used to determine if this material can be considered to be non-asbestos containing."
** Please note: Due to interference from sample matrix components results reported via PLM method ELAP 198.1 as negative (ND) or less than 1% (Trace) may be inaccurate and reported as a False Negative. It is recommended that additional analytical techniques such as gravimetric reduction, TEM and others be used to reduce obscuring effects of some matrix components yielding more accurate results.

ASBESTOS SAMPLING SURVEY
BULK SAMPLE LOG
AND CHAIN OF CUSTODY

Location: Bronson Court Apartments – Unit 31
Client: Rochester Housing Authority
Job No.: 2243994
Rates: Standard
Date: 12/5/2024
Relinquished by: Chris Enright
Sampled By: Chris Enright
Received by: Matt Smith 12/5/24
LaBella Lab No.: 85924
Number of Samples:
STOP Positive: (YES) NO

	Field ID #	Sample Location	Type of Suspect ACM to be Analyzed	Approx. Amount
P1	BC31-1A	Basement Stairwell, Wall	Gray Drywall	
P2	BC31-1B	Bedroom 3, Wall	Gray Drywall	
+P3	BC31-2A	Basement Stairwell, Wall	White Joint Compound	
+P4	BC31-2B	Kitchen, Wall	White Joint Compound	
+P5	BC31-2C	Living Room, Ceiling	White Joint Compound	
+P6	BC31-2D	Bedroom 1, Ceiling	White Joint Compound	
+P7	BC31-2E	Bedroom 2, Wall	White Joint Compound	
+P8	BC31-2F	Bedroom 3, Wall	White Joint Compound	
T9	BC31-3A	Kitchen, Wall Base	White Cove Molding Mastic	
T10	BC31-3B	Living Room, Wall Base	White Cove Molding Mastic	
T11	BC31-4A	Basement, Around Cables at CMU Wall	Gray Caulk	
T12	BC31-4B	Basement, Around Cables at CMU Wall	Gray Caulk	
T13	BC31-5A	Kitchen, Floor 1st Layer	Tan/Gray Sheet Vinyl	
T14	BC31-5B	Bathroom, Floor 1st Layer	Tan/Gray Sheet Vinyl	
T15	BC31-6A	Kitchen, Floor 1st Layer	Tan Sheet Vinyl Mastic	
T16	BC31-6B	Kitchen, Floor 1st Layer	Tan Sheet Vinyl Mastic	
G17	BC31-7A	Living Room, Floor Under Carpet	Tan with Brown Streaks 12" Floor Tile	
G18	BC31-7B	Bedroom 1, Floor Under Carpet	Tan with Brown Streaks 12" Floor Tile	
T19	BC31-8A	Bedroom 1, Floor Under Carpet	Tan Floor Tile Mastic	
T20	BC31-8B	Bedroom 3, Floor Under Carpet	Tan Floor Tile Mastic	

ASBESTOS SAMPLING SURVEY
BULK SAMPLE LOG
AND CHAIN OF CUSTODY

Location: Bronson Court Apartments – Unit 31
Client: Rochester Housing Authority
Job No.: 2243994
Rates: Standard
Date: 12/5/2024
Relinquished by: Chris Enright
Sampled By: Chris Enright
Received by: Matt Smith
LaBella Lab No.: 85924
Number of Samples:
STOP Positive: (YES) NO

+N 21
V
T 22
T 23

Field ID #	Sample Location	Type of Suspect ACM to be Analyzed	Approx. Amount
BC31-9A	Living Room, Floor Under Carpet, Tile And Wood Sub Floor	Gray Floor Mastic	
BC31-9B	Bedroom 1, Floor under Carpet, Tile and Wood Sub Floor	Gray Floor Mastic	
BC31-10A	Hall, Underneath Stair Tread	White Tread Mastic	
BC31-10B	Hall, Underneath Stair Tread	White Tread Mastic	

APPENDIX E:

LICENSES AND CERTIFICATIONS

WE ARE YOUR DOL

NEW YORK STATE | Department of Labor

DIVISION OF SAFETY & HEALTH LICENSE AND CERTIFICATE UNIT, STATE OFFICE CAMPUS, BLDG. 12, ALBANY, NY 12226

ASBESTOS HANDLING LICENSE

LaBella Associates, D.P.C.
300 State Street, Suite 201, Rochester, NY, 14614

License Number: 29278
License Class: RESTRICTED
Date of Issue: 03/25/2024
Expiration Date: 03/31/2025
Duly Authorized Representative: Greg Senecal

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. This license verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Amy Phillips, Director
For the Commissioner of Labor

NEW YORK STATE DEPARTMENT OF HEALTH
WADSWORTH CENTER

Expires 12:01 AM April 01, 2025
Issued April 01, 2024

CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

MR. MATTHEW SMITH
LABELLA ASSOCIATES
300 STATE STREET SUITE 200
ROCHESTER, NY 14614

NY Lab Id No: 11184

is hereby APPROVED as an Environmental Laboratory for the category
ENVIRONMENTAL ANALYSES SOLID AND HAZARDOUS WASTE
All approved subcategories and/or analytes are listed below:

Miscellaneous

Asbestos in Friable Material	Item 198.1 of Manual
Asbestos in Non-Friable Material-PLM	Item 198.6 of Manual (NOB by PLM)

Serial No.: 68695

Property of the New York State Department of Health. Certificates are valid only at the address shown and must be conspicuously posted by the laboratory. Continued accreditation depends on the laboratory's successful ongoing participation in the Program. Consumers may verify a laboratory's accreditation status online at https://apps.health.ny.gov/pubdoh/applinks/wc/elappublicweb/, by phone (518) 485-5570 or by email to elap@health.ny.gov.

NEW YORK STATE DEPARTMENT OF HEALTH
WADSWORTH CENTER

Expires 12:01 AM April 01, 2024
Issued April 01, 2022
Revised March 30, 2023

CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

MICHAEL GREENBERG
AMA ANALYTICAL SERVICES INC
4475 FORBES BLVD
LANHAM, MD 20706

NY Lab Id No: 10920

is hereby APPROVED as an Environmental Laboratory for the category
ENVIRONMENTAL ANALYSES SOLID AND HAZARDOUS WASTE
All approved subcategories and/or analytes are listed below:

Metals I

Lead, Total	EPA 7000B

Miscellaneous

Asbestos in Friable Material	Item 198.1 of Manual
	EPA 600/M4/82/020
Asbestos in Non-Friable Material-PLM	Item 198.6 of Manual (NOB by PLM)
Asbestos in Non-Friable Material-TEM	Item 198.4 of Manual
Lead in Dust Wipes	EPA 7000B
Lead in Paint	EPA 7000B

Sample Preparation Methods

	ASTM E-1979-17

Serial No.: 66247

Property of the New York State Department of Health. Certificates are valid only at the address shown and must be conspicuously posted by the laboratory. Continued accreditation depends on the laboratory's successful ongoing participation in the Program. Consumers may verify a laboratory's accreditation status online at https://apps.health.ny.gov/pubdoh/applinks/wc/elappublicweb/, by phone (518) 485-5570 or by email to elap@health.ny.gov.

United States Environmental Protection Agency

This is to certify that

LaBella Associates, D.P.C.

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires September 26, 2027

LBP-2226-3

Certification #

August 01, 2024

Issued On

Marc Edmonds, Chief

Risk Assessment Management Branch 2.

United States Environmental Protection Agency

This is to certify that



Chris Enright

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226 as:

Risk Assessor

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires October 24, 2025

LBP-R-22573-2

Certification #

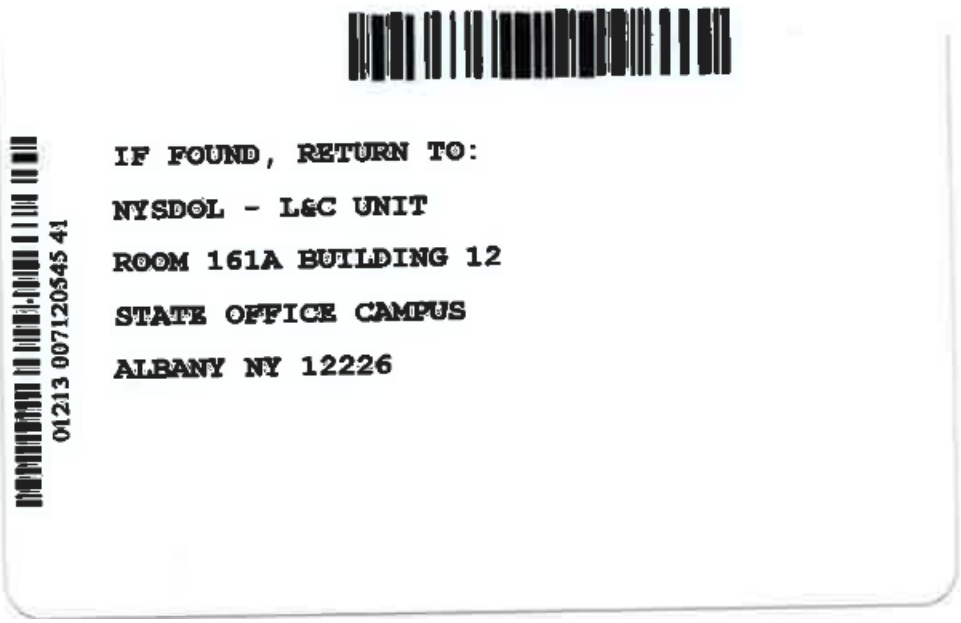
August 02, 2022

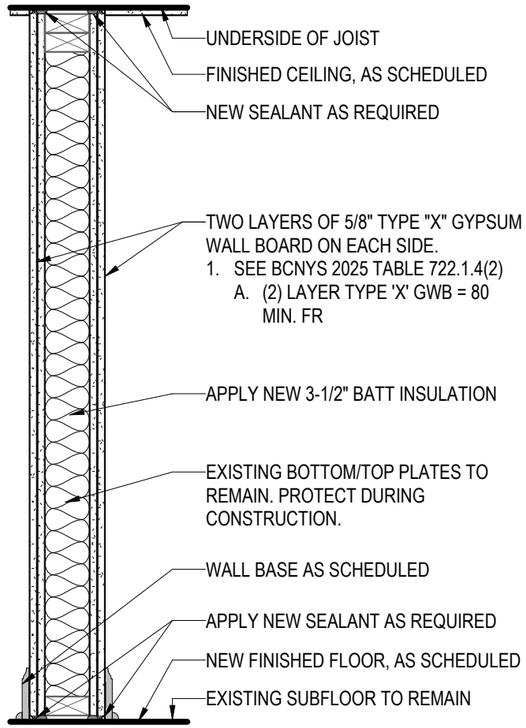
Issued On

Ben Conetta, Chief

Chemicals and Multimedia Programs Branch


STATE OF NEW YORK - DEPARTMENT OF LABOR
ASBESTOS CERTIFICATE
N.Y.S
CHRIS ENRIGHT
CLASS(EXPIRES)
C ATEC (01/25) H PM (01/25)
D INSP (01/25)
CERT# 24-6130A-SHAB
DMV# 584150912
MUST BE CARRIED ON ASBESTOS PROJECTS

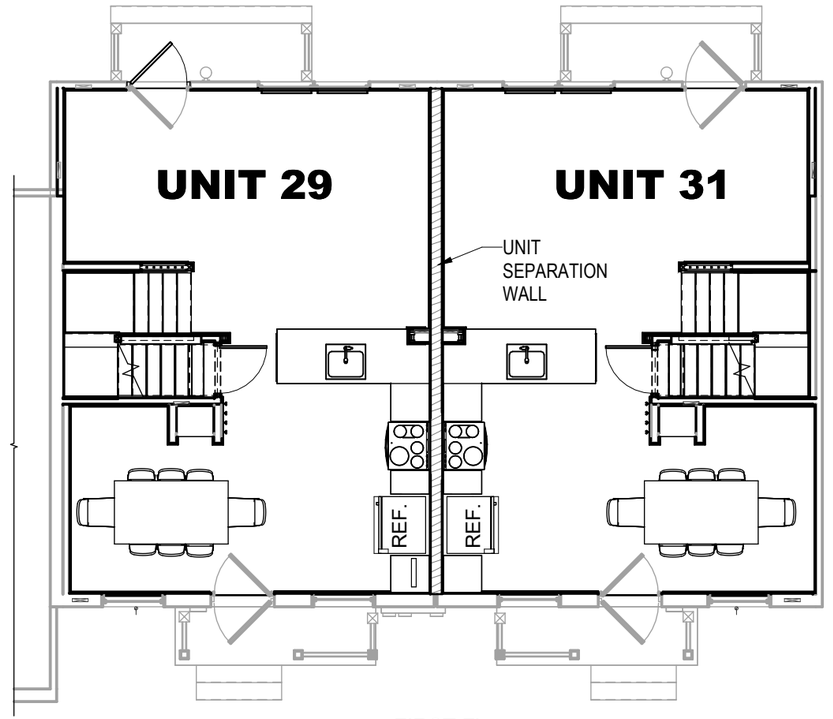

IF FOUND, RETURN TO:
NYSDOL - L&C UNIT
ROOM 161A BUILDING 12
STATE OFFICE CAMPUS
ALBANY NY 12226
01213 0071205545 41



NOTE:

1. FIRE STOP ANY/ALL PENETRATIONS THROUGH FIRE WALL WITH APPROVED FIRE STOPPING MATERIALS
2. SEE SPECIFICATION 07 84 00- FIRESTOPPING FOR ADDITIONAL INFORMATION

UNIT SEPARATION WALL



1 FIRST FL.
1/8" = 1'-0"

DRAWN BY:	JCH
CHECKED BY:	MT
DATE:	10/16/26

Copyright: 2026

"IT IS A VIOLATION OF THE LAW FOR ANY PERSON TO MAKE UNAUTHORIZED ALTERATIONS OR ADDITIONS TO PLANS BEARING A LICENSED ENGINEER'S, ARCHITECT'S OR SURVEYOR'S SEAL."

HUNT ENGINEERS | ARCHITECTS | SURVEYORS
ALBANY, NY - BINGHAMTON, NY - HORSEHEADS, NY - ROCHESTER, NY
TOWANDA, PA - WILLIAMSPORT, PA
WWW.HUNT-EAS.COM 607 - 358 - 1000
NY CERTIFICATE NO. 0018220 PA CERTIFICATE NO. TSC22031314464-1

FIRE WALL AT UNITS 29 & 31
BRONSON COURT UNIT 29, 31, & 84
ROCHESTER HOUSING AUTHORITY
90 DOCTOR SAMUEL MCCREE WAY, ROCHESTER, NY, 14608

AD1.A1

PROJECT NO: 2285-068

Address- Bronson Court
Date- 10-14-2026

29, 31, 84 Bronson Court

Walk-through Sign in Sheet

Contractor's Name (PLEASE PRINT)	Company Name and Signature	Email Address for Addendums
VAUGHN	LOYAL 9 DEV	ESTIMATE@LOYAL9DEV.COM
DARIUS JOHNSON	OMAD Home Improvement LLC	
Andrew Gleason	Hungate Construction	bids@Hungateconstruction.com
KYLE HELFRICH	PENFIELD PLUMBING	KHELFRICH@PENFIELDPLUMBING.COM
Swift Works	James Swift	Swiftworks11@gmail.com
Dan S. Upstate Roofing & Paint	Dan Sauca	Dans@upstateroofing and painting.com
Jay Oberholtzer	Cedar insulation	Jay.Colter66@gmail.com
Adam Driscoll	USC Builds	adam@uscbuilds.com
RON FREITAS	FWC	rfreitas@fw-construction.com
PAUL FREITAS		pfreitas@fw-construction.com
ANDREW HAINES	USC BUILDS	jrditwh@uscbuilds.com
Jay Nathan / Justin Mendenhall	United Carpet/Floor	Jmendenhall@unitedcarpetfloor.com
Matt McCuckin / Martin Orizzanti	Suplex Construction	Marty@Suplexconstruction.com
Jonathan Brady	FLEETWOOD	Construction@fleetwood access.com
CAMERON STEVENS	LOYAL 9 DEV	ESTIMATE@LOYAL9DEV.COM

Pia Marie

Fleetwood