

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

CITY OF PORTLAND
Permit Number: 051283
SEP 16 2005
PERMIT ISSUED

This is to certify that Heritage Acquisition Corp
has permission to Vacant land for new addition B & M/ remove building for new addition
AT 1 Bean Pot Cir 447 A001001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is altered or closed-in. HEAVY NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Greg Cass PFD 9-6-05
Health Dept.
Appeal Board
Other Department Name

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 05-1288	Issue Date: 09/02/2005	City: 447 A001001
Owner Address: 4 Gatehall Dr Ste 110		Phone:
Contractor Address:		Phone:

Location of Construction: 1 Bean Pot Cir	Owner Name: Heritage Acquisition Corp	Owner Address: 4 Gatehall Dr Ste 110
Business Name:	Contractor Name:	Contractor Address:
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions
		Zone: I-M

Past Use: Commercial/ B & M	Proposed Use: Vacant land for new addition to B & M/ remove building for new addition	Permit Fee:	Cost of Work: \$0.00	CEO District: 4
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Proposed Project Description: Vacant land for new addition to B & M/ remove building for new addition	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Chapter 29 of MEPA 1	INSPECTION: Use Group: DEMO Type: 9/16/05
	Signature:	Signature:

see permit for new Bldg addition # 05-1289

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Zoning Approval

Permit Taken By: ldobson	Date Applied For: 09/02/2005	Special Zone or Reviews	Zoning Appeal	Historic Preservation
<p>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>		<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MIM <input type="checkbox"/> Date: 9/6/05	<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ DATE _____ PHONE _____

City of Portland Inspection Services Division Demolition Call List and Requirements

Site Address: One Bean Pot Circle

Owner: Heritage Acquisition Corporation

Structure Type: Steel and wood frame

Contractor: Not yet selected

<u>UTILITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE CONTACTED</u>
Central Maine Power	1-800-750-4000	Heather (Customer Relations Augusta) 8/30/05
Verizon	1-800-941-9900	Kathy (Repair) 8/30/05
Northern Utilities	797-8002 ext 6241	Mark Allen 8/30/05
Portland Water District	761-8310	Donna (Customer Service) 8/30/05
Time Warner Cable Co.	253-2222	Glenn Raymond (Utility Coordinator) 8/30/05
Dig Safe ***	1-888-344-7233	Andrew 9/2/05

*** (After Call, There is a wait of 72 Business Hours before digging can begin)

<u>CITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE CONTACTED</u>
DPW/ Traffic Division	874-8891	(L. Cote) Jim Vance 9/2/05
DPW/ Forestry Division	874-8389	(J. Tarling) 9/2/05
DPW/ Sealed Drain Permit	874-8822	(C. Merritt) Todd Merkel 8/30/05
+Building Inspections (Insp. Req'd.)	874-8703	<i>Marlene Wing</i> 9-2-05
Historic Preservation	874-8726	Deb Andrews 8/30/05
Fire Dispatcher	874-8576	Debbie 9/2/05
DEP - Environmental (Augusta)	287-2651	Sandy 8/30/05

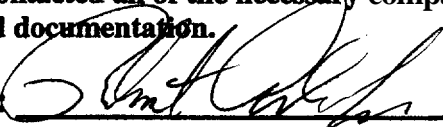
U.S. EPA Region 1 - No Phone call required. Just **mail** copy of State notification to:

Demo / Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

ADDITIONAL REQUIREMENTS:

- 1) **Written Notice to Adjoining Owners:** Only when written notice has been given by the Applicant to the owners of adjoining lots will a demolition permit be issued. **Provide a list of those notified and a CODV of the notification sent with your completed application.**
- 2) **A Photo of the Structure(s) to be demolished must be submitted with your application.**
- 3) **Certification From an Asbestos Abatement Company that the building is asbestos-free may be required as per state law notification form attached.**

I have contacted all of the necessary companies/ departments as indicated above and attached all required documentation.

Signed: 

Date: 2 SEPT 2005

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 05-1283	Date Applied For: 09/02/2005	CBL: 447 A001001
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Location of Construction: 1 Bean Pot Cir	Owner Name: Heritage Acquisition Corp	Owner Address: 4 Gatehall Dr Ste 110	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions	

Proposed Use: Vacant land for new addition to B & M/ remove building for new addition	Proposed Project Description: Vacant land for new addition to B & M/ remove building for new addition
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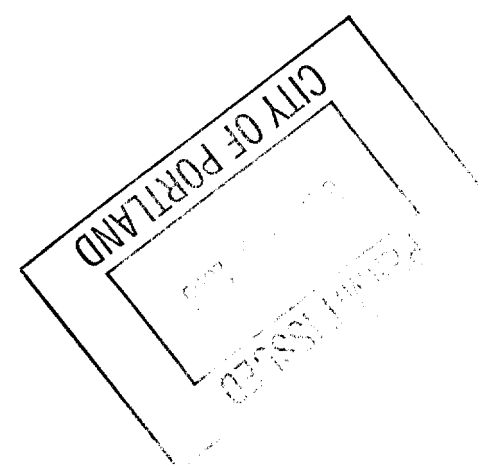
Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 09/06/2005	Ok to Issue: <input type="checkbox"/>
Note:				
Dept: Building	Status: Approved	Reviewer: Mike Nugent	Approval Date: 09/16/2005	Ok to Issue: <input type="checkbox"/>
Note:				
Dept: Fire	Status: Approved with Conditions	Reviewer: Cptn Greg Cass	Approval Date: 09/06/2005	Ok to Issue: <input type="checkbox"/>
Note:				
1) All demolition to comply with Chapter 29 of NFPA I				

Comments:

9/7/2005-mjn: Predemo walk through scheduled for 9/9/05, requested Asbestos Detox report from Jim Thibodeau this date. If the asbestos has not been removed the inspection cannot occur until it has been.

9/16/2005-ldobson: Contractor dropped of Asbestos letter/ Took off hold put entire permit w/ MJN

9/2/2005-ldobson: Cost of Demolition included in orginal permit for new addition





NORTHEAST TEST CONSULTANTS

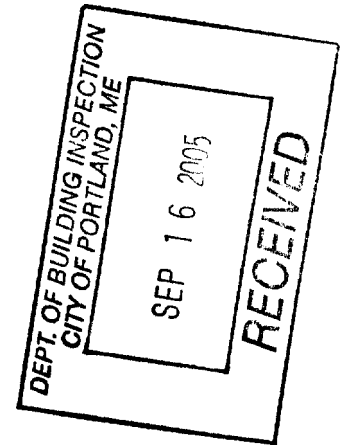
1 Bean Pot Circle

ASBESTOS MATERIALS INSPECTION

at

VACANT R & D STRUCTURE
■ BEAN POT CIRCLE
PORTLAND, MAINE

NTC JOB #9296-2005



Prepared by:

NORTHEAST TEST CONSULTANTS
587 SPRING STREET
WESTBROOK, ME 04092

Prepared for:

*Mr. Adam Bear
B & M, Inc.
1 Bean Pot Circle
Portland, ME 04103*

September 15, 2005



NORTHEAST TEST CONSULTANTS

September 15, 2005

Mr. Adam Bear
B & M, Inc.
1 Bean Pot Circle
Portland, ME 04103

RE: Asbestos Inspection
Vacant R and D Structure
1 Bean Pot Circle, Portland, ME
NTC Job #9296-2005

Dear Mr. Bear:

Northeast Test Consultants has completed an Asbestos Materials Inspection at the Vacant R & D Facility located in the rear of the B & M Baked Bean Factory located in Portland, Maine.

PURPOSE

The purpose of this assessment was to characterize current environmental conditions for the presence of asbestos containing building materials (ACBM's) prior to undertaking planned demolition activities at the structure.

The asbestos material assessment consisted of visual evaluation and physical collection of bulk samples, as needed, to identify suspect asbestos materials as encountered during this assessment.

PROCEDURES

On September 9, 2005, a representative of *Northeast Test Consultants* was on-site at the subject property to perform survey and inspection work.

The collection of suspect asbestos containing building materials was performed in accordance with the *State of Maine Department of Environmental Protection's Asbestos Management Regulations*, Chapter 425, Section 6, Inspection Requirements. Analysis was performed in accordance with the *US Environmental Protection Agency's Method, EPA 600/R93-116, Asbestos in Bulk Samples*.

Matthew Berry, Industrial Hygienist & *ME DEP* Asbestos Inspector, License# AI-0418, performed the site inspection for asbestos.

ASBESTOS INSPECTION & SAMPLING

The structure did contain visible suspect asbestos containing materials. Inspection for these suspect asbestos materials did not require any major subsurface explorations or penetrations as the interior walls and ceilings had already been removed prior to this inspection.

Bulk samples were collected of the following suspect materials:

Window Glazings
Tar Paper/Vapor Barrier

A total of six (6) samples were collected for analysis. *Asbestos was not detected in the materials sampled.*

Limitations

Any conclusions contained herein are limited by the scope of work performed; no warranty, expressed or implied, is indicated as to any subsurface conditions not specifically noted within this report.

Explanation of Analysis Methods

The collected samples were analyzed utilizing Polarized Light Microscopy (PLM) methods.

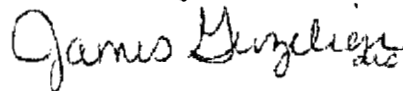
PLM is a US EPA accepted screening method for asbestos in bulks. This analytical method readily identifies asbestos content quantitatively in the type of matrixes present for the samples collected for this inspection. However, it fails in samples where asbestos fibers are fine or obscured by a tightly binding matrix system.

PLM methods are compiled from standard techniques used in mineralogy and standard laboratory procedures used for asbestos bulk sample analysis for years. These techniques have been successfully applied to the analysis of US EPA Bulk Sample Analysis Quality Assurance Program since 1982.

Please review the attached analytical results for the collected bulk samples and drawings. A partially completed State of Maine, Department of Environmental Protection "Building Demolition Notification Form" has been included for your convenience.

If you have any further questions or require further information regarding this inspection, please feel free to give me a call.

Sincerely,



James G. Guzelian
General Manager

Attachments



Maine Department of Environmental Protection
Lead & Asbestos Hazard Prevention Program

17 State House Station, Augusta, Me 04333-0017
 Tel: (207) 287-2651 Fax: (207) 287-7826



Building Demolition Notification Form (BDNF)

Important Notice: Maine law requires the filing of this Building Demolition Notification Form prior to demolition of any building except a single-family home

1) Building owners are required to provide this notification of the demolition of a building to the DEP at least 5 working days prior to the demolition. This notification is **not** required before the demolition of a single-family residence or related structure (e.g., garage, shed, barn). It is also **not** required if previous notification of the demolition has been provided to the DEP as part of an asbestos abatement project notification. **Demolition** means the tearing down or intentional burning of a building or part of a building.

2) Prior to demolition, building owners must determine if there is any asbestos-containing material(s) (ACM) in the building. An "asbestos inspection" by a DEP-licensed Asbestos Consultant is required for all buildings except single-family homes and residential buildings with 2-4 units built after 1980. In lieu of an asbestos inspection, pre-1981 residential buildings with 2-4 units can be surveyed to identify possible ACM by someone knowledgeable about ACM, such as a code enforcement officer or building inspector. If materials that may contain asbestos are found, then you can either assume they are ACM or hire a DEP-licensed Asbestos Consultant to test the materials.

3) Whenever more than 3 square feet or 3 linear feet of ACM is identified, the ACM must be abated in accordance with the Maine Asbestos Management Regulations by a DEP-licensed Asbestos Abatement Contractor. This includes materials presumed to be ACM. Check www.state.me.us/dep/rwm/asbestos/index.htm for a listing of asbestos contractors.

Prior to issuing a local demolition permit, the DEP requests that municipalities have applicants for municipal demolition permits complete this form and fax it to the DEP at 207-287-7826. Municipalities should not issue local demolition permits if the required asbestos inspection or survey has not been performed and identified ACM removed.

Were asbestos-containing materials found? yes no no inspection or survey required (post-1980 2-4 unit)

<i>property address:</i>	<i>building description:</i> <input type="checkbox"/> pre-1981 residential with 2-4 units <input type="checkbox"/> post-1980 residential with 2-4 units <input type="checkbox"/> other:
<i>asbestos survey performed by: (name & address)</i>	<i>asbestos inspection performed by: (name of licensed Asbestos Consultant)</i> Northeast Test Consultants
<i>telephone:</i>	<i>telephone:</i> (207) 854-3939
<i>property owner: (name & address)</i>	<i>demolition contractor: (name & address)</i>
<i>telephone:</i>	<i>telephone:</i>
<i>demolition start date:</i>	<i>demolition end date:</i>

Notification Submitted by: (please print)

Date Submitted

Help save 'Maine fisheries – Remove and recycle mercury thermostats and fluorescent lamps from your building prior to demolition!

REVISED JULY 2004

ASBESTOS BULK RESULTS

Sample Date: 9/9/05
 NTC Job # 9296-2005

Client: B & M, Inc Location: B & M Facility
1 Bean Pot Circle
Portland, Maine

This report only refers to the sample analyzed and is not necessarily descriptive of the quality or condition of every identical or similar product. This report is submitted and approved for the use of the client to whom it is addressed. It is not to be used, in part or in whole, in any advertising without prior written authorization from NTC. Sample types, locations and collection procedures are based upon the information provided by the persons submitting them and, unless contacted by NTC personnel, we explicitly disclaim any knowledge and liability for the accuracy of this data. All rights reserved by Northeast Test Consultants, Westbrook, Maine. This analytical report is provided by NTC and does not indicate endorsement by NTC, A.P. or any agency of the U.S. Government.

Sample #	Lab #	Location / Description	% & Type of Asbestos	% & Type of Fibrous Material	% Non-Fibrous Material
B-1	B- 5252001	Rear of building; Roofing Material under plywood	None Detected	20% Cellulose	80%
B-2	B- 5252002	Rear of building; Roofing Material under plywood	None Detected	20% Cellulose	80%
B-3	B- 5252003	Rear of building; Roofing Material under plywood	None Detected	20% Cellulose	80%
B-4	B- 5252004	Rear of building, exterior of windows; Window Glazing	None Detected	None Detected	100%
B-5	B- 5252005	Rear of building, exterior of windows; Window Glazing	None Detected	None Detected	100%
B-6	B- 5252006	Rear of building, exterior of windows; Window Glazing	None Detected	None Detected	100%

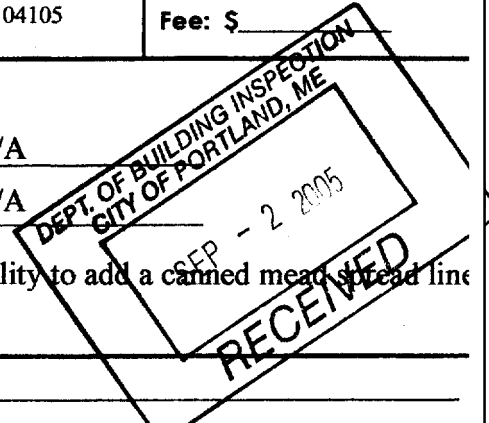
Laboratory: I.A.T.L (NVLAP # 101165-0)
 Analytical Method: EPA 800/R-93/116

Sampled by: M. Berry
 Approved by: Stephen R. Broadhead
 Initial: _____
 Page 1

All Purpose Building Permit Application for Demolition of A Structure

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: Burnham & Morrill, One Bean Pot Circle, Portland Maine 04103		
Total Square Footage of Proposed Structure 9,860 sq.ft. footprint, 13,100 sq.ft. floor space		Square Footage of Lot 566,280 sf (13.0 acres) above high tide line
Tax Assessor's Chart, Block & Lot Chart# 447 Block# A Lot# 1	Owner: Heritage Acquisition Corporation Four Gatehall Drive Suite 110 Parsippany, NJ 07054	Telephone: (973) 630-6415
Lessee/Buyer's Name (If Applicable) N/A	Applicant name, address & telephone: Associated Design Partners, Inc. 80 Leighton Road Falmouth, Maine 04105 (207)78-1751	Cost Of Work: \$ _____ Fee: \$ _____
Current use: <u>Food Processing Facility</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Project description: Expansion of the existing food processing facility to add a canned meat spread line		
DEMOLITION CALL LIST MUST BE SUBMITTED WITH THIS APPLICATION		
Contractor's name, address & telephone: _____ Not yet determined		
Whom should we contact when the permit is ready: <u>Bob Arledge</u>		
Mailing address: <u>Associated Design Partners, Inc., 80 Leighton Road, Falmouth, Maine 04105</u>		
Phone: (207) 878-1751		



IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: *Bob Arledge* Date: **2 SEPT 2005**

This is not a permit, you may not commence ANY work until the permit is issued. This is for residential demolition. Commercial demolition will require other types of permitting along with this permit, please inquire with support staff



ASBESTOS IDENTIFICATION SURVEY FOR
BURNHAM & MORRILL FACILITY
PORTLAND, MAINE

Prepared for:

The Pillsbury Company
Portland, Maine 04106

JOB NO. 02266-078
October 23, 1995

 DAMES & MOORE

CONTENTS

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3.0 OBSERVATIONS AND FINDINGS	2
4.0 RECOMMENDATIONS	3
5.0 BUDGETARY COST ESTIMATES	4

Tables

TABLE 1	ASBESTOS-CONTAINING MATERIALS
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Figures

FIGURE 1	SITE PLAN
FIGURE 2	AREA 1, LEVEL 1
FIGURE 3	AREA 1, LEVEL 2
FIGURE 4	AREA 1, LEVEL 3
FIGURE 5	AREA 2, LEVEL 1
FIGURE 6	AREA 2, LEVEL 2
FIGURE 7	AREA 2, LEVEL 3
FIGURE 8	AREA 2, LEVEL 4
FIGURE 9	AREA 2, LEVEL 5
FIGURE 10	AREA 3, LEVEL 1
FIGURE 11	AREA 3, LEVEL 2
FIGURE 12	AREA 4
FIGURE 13	AREA 5

Appendices

APPENDIX A	ANALYTICAL RESULTS
APPENDIX B	DEFINITIONS AND REGULATIONS
APPENDIX C	SURVEY, SAMPLING AND ANALYTICAL PROTOCOL
APPENDIX D	POLARIZED LIGHT MICROSCOPIC ANALYTICAL METHOD

1.0 INTRODUCTION

Dames & Moore was retained by The Pillsbury Company (Pillsbury) to conduct an asbestos identification survey at the Burnham & Morrill facility (B&M) located in Portland, Maine. The objective of this asbestos survey was to locate and identify asbestos-containing materials (ACM) within the B&M facility.

The field survey was performed on August 26, 27 and 28, 1995 by Mr. Fred Gentry (Dames & Moore), an Asbestos Inspector licensed in the State of Maine. One-hundred and twenty-two bulk samples of suspect **ACM** building materials were collected for analysis. The locations and quantities of these materials were recorded during the field survey. Quantity estimates were based upon drawings provided by Pillsbury and from field observations. Following completion of the field survey work the bulk samples were submitted to Dames & Moore's Salem, New Hampshire laboratory for analysis.

The method used to analyze the bulk samples collected during this survey was the recommended EPA procedure of polarized light microscopy (PLM) with dispersion staining. Samples were analyzed by Dames & Moore's laboratory which is certified to perform asbestos sample analysis by both the National Voluntary Laboratory Accreditation Program (NVLAP) and the American Industrial Hygiene Association (AIHA). Analytical results are presented in **Appendix A**. The protocol for analysis of bulk samples is presented in Appendix D.

2.0 SURVEY LIMITATIONS

As with any other scientific study, a facility asbestos survey is subject to a variety of limitations. Limitations to be considered in interpreting the results of this survey include the following:

- A. Asbestos surveys may not be able to identify all ACM throughout a facility. A thorough study should be capable of identifying approximately 95 percent of accessible (by non-destructive methods) ACM present.
- B. Cost figures used in developing estimated abatement costs are based on historical information. These costs should be considered as estimates and used for budgetary purposes only. For cost projections in future years, an adjustment that considers inflation and the state of the abatement industry must be applied.
- C. The survey, sampling and analytical protocol used for this project is presented in Appendix C.

3.0 OBSERVATIONS AND FINDINGS

The B&M facility consists of 15 buildings of varying construction dates. For the purpose of this survey, Dames & Moore has divided the facility into five functional areas (Figure 1). During the walkthrough survey of the buildings within each functional area, suspect ACM was identified and sampled. Materials sampled included ceiling tile, ceiling and wall material, pipe and pipe fitting insulation, flooring materials, boiler insulation, tank insulation and miscellaneous materials.

The following sections of this report contain a brief description and summary of the types of ACM identified in each of the functional areas by building. An inventory of ACM's, their locations within the buildings and recommended response actions is included in Table 1. The locations of these materials within the buildings is shown in Figures 2 through 13.

AREA #1

Area #1 includes the maintenance building, refrigeration building and can storage building (Figures 2 through 4).

Maintenance Building

The Maintenance building consists of three levels; the first and second floor and an attic and includes the maintenance shop, offices, storage area and service tunnel. Suspect ACM identified in the maintenance building included pipe and pipe fitting insulation, floor tile, floor tile mastic, linoleum, ceiling tile, wall and ceiling material and miscellaneous materials. Five types of ACM including pipe insulation and associated pipe fittings, ceiling tile, nine-inch by nine-inch brown floor tile, tar coat ceiling surfaces, and miscellaneous stored sheeting material (trade name "Garlock") were identified in this building.

Refrigeration Building

The refrigeration building consists of a single level and contains a refrigeration unit and associated mechanical systems. Suspect ACM identified in the refrigeration building included wall and ceiling material. ACM was not identified within the refrigeration building.

Can Storage Building

The can storage building consists of a single level and contains a can storage area and conveyor. Suspect ACM was not identified in this building.

AREA #2

Area #2 includes the Processing/Baking building (Figure 5 through 9).

Processing/Baking Building

The processing/baking building consists of five levels and includes two boiler rooms, and associated equipment rooms, service tunnels, offices and the processing and baking areas. Suspect ACM identified in this building included pipe and pipe fitting insulation, boiler insulation, boiler breech insulation, tank insulation, wall and ceiling materials, flooring materials, debris and miscellaneous stored materials. Seven types of ACM including pipe insulation and associated pipe fittings, boiler insulation, boiler breech insulation, tank insulation, nine-inch by nine-inch off-white floor tile and associated floor tile mastic, nine-inch by nine-inch red floor tile, stored valve stem packings and debris (on boiler room floor) were identified in this building.

AREA #3

Area #3 includes the cafeteria/locker rooms and the labeling building (Figures 10 and 11).

Cafeteria/Locker Rooms

The cafeteria/locker rooms consists of two levels and includes the personnel locker rooms, personnel service offices, and cafeteria. Suspect ACM identified in this area included wall and ceiling materials, pipe insulation and associated pipe fitting insulation and flooring materials. Two types of ACM including pipe and pipe fitting insulation and nine-inch by nine-inch green floor tile were identified in this building.

Labeling Building

The labelling building consists of two levels and includes the labeling and packing areas and service tunnel. Suspect ACM identified in this buildings included pipe insulation and cementitious wallboard. Two types of ACM including pipe insulation and cementitious wallboard were identified in this building.

AREA #4

Area #4 includes the No. 2 Warehouse, No.4 Warehouse and No. 5 Warehouse (Figure 12).

No. 2 Warehouse

The No. 2 Warehouse consists of one level and includes product storage area. Suspect ACM identified within this building included pipe and associated pipe fitting insulation, wall and ceiling material and flooring materials. ACM identified within this building included pipe and associated pipe fitting insulation.

No. 4 Warehouse

The No. 4 Warehouse consists of one level and includes a maintenance and storage area. Suspect ACM identified within this building included pipe and associated pipe fitting insulation. ACM identified within this building included pipe and associated pipe fitting insulation.

No.5 Warehouse

The No. 5 Warehouse consists of one level and includes product storage areas. Suspect ACM was not identified in this building.

AREA #5

Area #5 includes the R&D building 11, adjacent storage area and service tunnel and consists of 2 levels (Figure 13).

Suspect ACM identified within this area included: wall plaster and pipe insulation. ACM identified within this area included: pipe insulation.

4.0 RECOMMENDATIONS

The ACM identified throughout the facility was found to be in generally good condition. The non-friable ACM, including some floor tiles, cementitious wall panels and a tar coated ceiling in the maintenance storage area were found to be in very good condition. These materials should be included in your operations and maintenance (O&M) program and routinely evaluated for damage. The ACM pipe and pipe fitting insulations found throughout the facility are generally in good condition; however, exposed ends and joints, open seams and scattered contact damage observed throughout the facility should be repaired. ACM tank insulation located in the engine room was observed to be damaged and should be repaired. ACM debris and pipe and boiler insulation identified in the "back-up" boiler room were observed to be heavily damaged and removal of these materials is recommended.

Until this damaged material can be addressed by Pillsbury, Dames & Moore suggests the area be restricted to authorized personnel only. ACM abatement activities (including removal/repair or encapsulation) should be performed by a licensed abatement contractor using approved methods in accordance with applicable regulations established by the U.S. Environmental Protection Agency (EPA), Occupational Safety and Health Administration (OSHA) and Maine Department of Environmental Protection (DEP).

An asbestos operations and maintenance (O&M) program should be established by Pillsbury to manage the existing ACM identified during this survey.

5.0 BUDGETARY COST ESTIMATES

Dames & Moore has prepared preliminary cost estimates for the purpose of developing a budget for ACM abatement associated with the removal of ACM identified during the survey. These estimates include removal of ACM and do not include material replacement costs or associated consultant design, and project monitoring fees or regulatory agency notification fees. Actual abatement costs will vary depending upon the quantity of material included in abatement activities.

ACM ABATEMENT COSTS
 BURNHAM AND MORRILL FACILITY
 PORTLAND, MAINE

ACM	Approximate Quantity	Unit Cost	cost
Pipe insulation	4,385 LF	\$12/FF	\$52,620
Boiler insulation	750 SI;	\$15/SF	\$11,250
Steam header insulation	340 SF	\$15/SF	\$5,100
Tank insulation	310 SF	\$15/SF	\$4,650
Miscellaneous stored materials	6 SF	\$25/SF	\$150
Heat exchanger insulation	40 SF	\$15/SF	\$600
Debris	20 SF	\$50/sf	\$1,000
Boiler Breech insulation	1,180 SF	\$15/SF	\$17,700
Floor tile and associated mastic	2,420 SF	\$5/SF	\$12,100
Floor tile	380 SF	\$4/SF	\$1,520
Ceiling tile	120 SF	\$5/SF	\$750
Tar coated ceiling material	200 SF	\$18/SF	\$3,600
Cementitious wall panels	960 SF	\$12/SF	\$11,520
Total Estimated Cost Range			\$110,000 - \$134,800

TABLE

TABLE 1
ASBESTOS CONTAINING MATERIALS

BURNHAM & MORRILL FACILITY
PORTLAND, MAINE
AREA 1, LEVEL 1 (FIGURE 2)

Location	Material	Sample Number	Asbestos Percent and Type	Estimated Quantity	Condition	Response
Maintenance Shops	Performed pipe insulation and associated fittings Layered paper pipe insulation and associated fittings	02266-010	50% Chrysotile	120 LF	Fair	Repair
		02266-013	40% Chrysotile	120 LF	Fair	Repair
		02266-023-444	3% Chrysotile	140 LF	Fair	Repair
		02266-044-461	7%-10% Chrysotile	140 LF	Fair	Repair
Maintenance Office (Rear)	Two-foot by four-foot ceiling tile Nine-inch by nine-inch Brown floor tile and associated floor tile mastic	02266-085	10% Amosite	120 SF	Good	O&M
		02266-073	5% Chrysotile	120 SF	Good	O&M
Maintenance Office (Front)	Nine-inch by nine-inch Gray floor tile	02266-479	1% Chrysotile	200 SF	Good	O&M
		02266-010/013	50% Chrysotile	310 LF	Fair	Repair
Service Tunnels	Performed pipe insulation and associated fittings Layered paper pipe insulation and associated fittings	02266-023/025	3% Chrysotile	150 LF	Fair	Repair
		02266-010-012	50% Chrysotile	15 LF	Fair	Repair
Battery Charge Room	Performed pipe insulation	02266-010-012	50% Chrysotile	15 LF	Fair	Repair

SF = Square Feet
LF = Linear Feet
EA = Each

02266-078-0118
(AMS/A7366)

TABLE 1 (Cont.)
 ASBESTOS-CONTAINING MATERIALS

BURNHAM & MORRILL FACILITY
 PORTLAND, MAINE
 AREA 1, LEVEL 2 (FIGURE 3)

Location	Material	Sample Number	Asbestos Percent and Type	Estimated Quantity	Condition	Response
Maintenance Storage	Preformed pipe insulation and associated fittings	02266-010-013	50% Chrysotile	230 LF	Fair	Repair
Old Refrigerator (Storage Room)	Tar-coated ceiling material	02266-070	5% Chrysotile	200 SF	Good	O&M
Store Room	Stored rolled sheeting material	02266-071				

SF = Square Feet
 LF = Linear Feet
 EA = Each
 02266-078-0118
 (AMSA7566)

TABLE 1 (Cont.)
 ASBESTOS-CONTAINING MATERIALS

BURNHAM & MORRILL FACILITY
 PORTLAND, MAINE
 AREA 2, LEVEL 1 (FIGURE 5)

Location	Material	Sample Number	Asbestos Percent and Type	Estimated Quantity	Condition	Remarks
Boiler Room #1	Preformed pipe insulation and associated fittings	02266-010-013	50% Chrysotile	275 LF	Fair	Repair
	Corrugated pipe insulation and associated fittings	02266-016-019	25% Chrysotile	80 LF	Fair	Repair
	Boiler insulation	02266-001	30% Chrysotile	450 SF	Good	O&M
	Boiler breech insulation	02266-004	7% Chrysotile	1000 SF	Fair	Repair
	Steam header insulation	02266-007	20% Amosite	220 SF	Fair	Repair
	Debris Miscellaneous stored materials (valve stem packing)	02266-022 02266-072	15% Chrysotile 50% Chrysotile 93% Chrysotile	20 SF 1 SF	Poor Good	Remove O&M
Service Tunnel	Preformed pipe insulation and associated fittings	02266-010-013	50% Chrysotile	130 LF	Fair	Repair
	Corrugated pipe insulation and associated fittings	02266-016-019	25% Chrysotile	100 LF	Fair	Repair
	Layered paper pipe insulation and associated fittings	02266-023-044	3% Chrysotile	20 LF	Fair	Repair
Boiler Room #2	Boiler insulation		20% Chrysotile	300 SF	Poor	Remove
	Boiler breech insulation		2% Chrysotile	180 SF	Good	O&M
	Preformed pipe insulation and associated fittings		50% Chrysotile	130 SF	Poor	Remove
Oil Tank Room	Preformed pipe insulation and associated fittings	02266-010-013	50% Chrysotile	180 LF	Poor	Remove

SF = Square Feet
 LF = Linear Feet
 EA = Each
 02266-078-0118
 (AMSA7560)

TABLE 1 (Cont.)
ASBESTOS CONTAINING MATERIALS

BURNHAM & MORRILL FACILITY
PORTLAND, MAINE
AREA 2, LEVEL 1 (FIGURE 5)

Room	Description	Material	Area	Condition	Action
Engine Room	Heat exchanger Steam header insulation Preformed pipe insulation and associated fittings	02266-052	10% Chrysotile	Fair	Repair
		02266-007	15% Chrysotile	Good	O&M
		02266-010-012/013	50% Chrysotile	Fair	Repair
Closet under stairwell	Preformed pipe insulation and associated fittings	02266-010-012/013	50% Chrysotile	Fair	Repair
		02266-010-012/013	50% Chrysotile	Fair	Repair
Stairwell	Preformed pipe insulation and associated fittings	02266-010-012/013	50% Chrysotile	Fair	Repair
		02266-010-012/013	50% Chrysotile	Fair	Repair
Pork Processing	Preformed pipe insulation and associated fittings	02266-010-012/013	50% Chrysotile	Fair	Repair
		02266-010-012/013	50% Chrysotile	Fair	Repair
		02266-010-012/013	50% Chrysotile	Fair	Repair
	Layered paper pipe insulation and associated fittings	02266-023-025/044	3% Chrysotile	Fair	Repair
		02266-023-025/044	3% Chrysotile	Fair	Repair
		02266-023-025/044	3% Chrysotile	Fair	Repair

SF = Square Feet
LF = Linear Feet
EA = Each
02266-078-0118
(AMSA7566)

TABLE 1 (Cont.)
ASBESTOS-CONTAINING MATERIALS

BURNHAM & MORRILL FACILITY
PORTLAND, MAINE
AREA 2, LEVEL 2 (FIGURE 6)

Location	Material	Sample Number	Asbestos Percent and Type	Estimated Quantity	Condition	Response
Management Offices	Nine-inch by nine-inch off-white floor tile and associated floor tile mastic	02266-100 02266-120	5% Chrysotile	2300 SF	Good	O&M
Credit Union	Nine-inch by nine-inch red floor tile	02266-058	10% Chrysotile	80 SF	Good	O&M
Tank Room (above engine room)	Tank insulation	02266-035	15% Chrysotile	130 SF	Good	O&M
	Tank insulation	02266-038	25% Chrysotile	180 SF	Good	O&M
Bean Ovens	Mud insulated pipe fittings associated with non-ACM pipe insulation	02266-055-057	20% Amosite	12 EA	Fair	Repair
	Preformed pipe insulation and associated fittings	02266-010-012/013	70% Chrysotile	50 LF	Fair	Repair
Corridor	Preformed pipe insulation and associated fittings	02266-010-012/013	50% Chrysotile	440 LF	Fair	Repair
Corridor	Corrugated pipe insulation and associated fittings	02266-016-018/019	25% Chrysotile	110 LF	Fair	Repair

SF = Square Feet
LF = Linear Feet
EA = Each

02266-078-0118
(AMSWA7566)

TABLE 1 (Cont.)
 ASBESTOS-CONTAINING MATERIAL

BURNHAM & MORRILL FACILITY
 PORTLAND, MAINE
 AREA 2, LEVEL 4 (FIGURE 8)

Location	Material	Sample Number	Asbestos Percent and Type	Estimated Quantity	Condition	Remarks
East Wall	Preformed pipe insulation	02266-010	50% Chrysotile	12 LF	Fair	Repair

SF = Square Feet
 LF = Linear Feet
 EA = Each
 02266-078-0118
 (AMSA7566)

TABLE 1 (Cont)
 ASBESTOS-CONTAINING MATERIAL

BURNHAM & MORRILL FACILITY
 PORTLAND, MAINE
 AREA 3, LEVEL 1 (FIGURE 10)

LOCATION	MATERIAL	Sample Number	Asbestos Percent and Type	Estimated Quantity	Condition	Response
Service Tunnel	Preformed pipe insulation and associated fittings	02266-010-012/013	50% Chrysotile	400 LF	Fair	Repair
Mens Locker Room	Corrugated pipe insulation and associated fittings	02266-016-018/019	25% Chrysotile	75 LF	Fair	Repair
Labeling/Company Store	Preformed pipe insulation and associated fittings	02266-010-012/013	50% Chrysotile	15 LF	Fair	Repair
Corridor	Corrugated pipe insulation and associated fittings	02266-016-018/019	25% Chrysotile	135 LF	Fair	Repair
Janitors Closet	Corrugated pipe insulation and associated fittings	02266-016-018/019	25% Chrysotile	15 LF	Fair	Repair
		02266-016-018/019	25% Chrysotile	10 LF	Fair	Repair

SF = Square Feet
 LF = Linear Feet
 EA = Each
 02266-078-0118
 (AMSA7560)

TABLE 1 (Cont.)
 ASBESTOS-CONTAINING MATERIALS

BURNHAM & MORRILL FACILITY
 PORTLAND, MAINE
 AREA 3, LEVEL 2 (FIGURE 11)

Location	Material	Sample Number	Asbestos Percent and Type	Estimated Quantity	Condition	Response
Air handling room by Exercise Room	Nine-inch by nine-inch green floor tile	02266-041	5% Chrysotile	100 LF	Poor	Remove
Service Tunnel	Cementitious wall panels	02266-104	20% Chrysotile 5% Amphibole	960 SF	Good	O&M

SF = Square Feet
 LF = Linear Feet
 EA = Each
 02266-078-0118
 (AMSA 7366)

TABLE 1 (Cont.)
 ASBESTOS-CONTAINING MATERIAL

BURNHAM & MORRILL FACILITY
 PORTLAND, MAINE
 AREA 5 (FIGURE 13)

LOCATION	Material	Sample Number	Asbestos Percent and Type	Estimated Quantity	Condition	Response
K&L Building Stairwell	Preformed pipe insulation	02266-010	50% Chrysotile	3 L.F.	Fair	Repair

SF = Square Feet
 LF = Linear Feet
 EA = Each
 02266-078-0118
 (AMSA 7566)

TABLE 1 (Cont.)
 ASBESTOS-CONTAINING MATERIAL

BURNHAM & MORRILL FACILITY
 PORTLAND, MAINE
 AREA 5 (FIGURE 13)

Location	Material	Sample Number	Asbestos Percent and Type	Estimated Quantity	Condition	Response
R&D Building Stairwell	Preformed pipe insulation	02266-010	50% Chrysotile	3 LF	Fair	Repair

SF = Square Feet
 LF = Linear Feet
 EA = Each

02266-078-0118
 (AMSLA7566)

TABLE 1 (Cont.)
ASBESTOS-CONTAINING MATERIAL

BURNHAM & MORRILL FACILITY
PORTLAND, MAINE
AREA 4 (FIGURE 12)

Location	Material	Sample Number	Asbestos Percent and Type	Estimated Quantity	Condition	Remarks
Main warehouse near ceiling	Preformed pipe insulation and associated fittings	02266-010-012/013	50% Chrysotile	285 LF	Fair	Repair
Old warehouse above workbench	Preformed pipe insulation and associated fittings	02266 -012/013	50% Chrysotile	10 LF	Fair	Repair

SF = Square Feet
LF = Linear Feet
EA = Each
02266-078-0118
(AMISA 7566)

FIGURES

