

Summary of Due Diligence Results for 523 US Route 20 – Prepared by Supervisor Houghtling:

- 1) Water Test Results – water quality analysis performed with acceptable results – engineer emailed that there is no definitive reason for filtration based on the results – DOH emailed that it does not need to be a public water supply based on current and proposed future uses – no action needed
- 2) Title Search – came back clean – no action needed
- 3) Appraisal – came in at \$400,000 – no action needed
- 4) Lead Survey – lead-based paint was found in the exterior orange walls – the Town had obtained 2 quotes to consider painting the exterior of the building after purchasing the building – the company with the lower quote emailed that all of their processes are EPA certified when necessary and they recommend encapsulating all the orange areas, sealing the surfaces completely which is needed and acceptable and they would use an oil based sealer to pass testing and ensure the lead has been remediated – the cost estimate provided to the Town before we knew there was lead paint would not increase to add this remediation – action needed at no cost increase to the Town from the action already being considered of painting the exterior of the building
- 5) Asbestos Survey – asbestos was found in floor tiles, garage door caulk, window caulk on brown windows, covebase mastic and sink insulation – Alpine Environmental Services (who did the asbestos survey) emailed that you only need to remove asbestos that is within your path of construction and if no construction is planned, no action needs to be taken – if the Town should do construction and/or renovation in the future, the estimate to remove all asbestos, including monitoring by Alpine which is required, is \$35,000 and the process should take about 1 month from date of award to an abatement contractor – Paul McCreary, Town Engineer, emailed a summary of the asbestos report and stated that the testing results obtained are in line with a building of this age and nothing in these reports presents an issue that need to be dealt with immediately and these are more considerations for future plans/actions that may disturb the materials that are considered hazardous – Paul will be at the meeting to answer any questions Town Board members may have about this report – no action needed at this time

Summary: All due diligence steps that are required as well as all due diligence steps that were recommended by the Attorney and/or the Engineer have been completed. Nothing in any of the reports require action of the Town Board at this time. Future action may be needed if the Town plans construction or renovation of the building in the future. All professionals consulted have opined that the Town can move forward with the purchase of the building if the Town Board so wishes.