



November 15, 2013

**State of Connecticut
Department of Economic and Community Development
Office of Brownfield Remediation and Development
505 Hudson Street
Hartford, Connecticut 06106-7106**

Attn: Don Friday

**RE: Summary of Hazardous Building Material Removal Options and Cost Estimates
240 Oral School Road, Groton, Connecticut**

Dear Mr. Friday:

Loureiro Engineering Associates, Inc. (LEA) is pleased to provide the State of Connecticut Department of Economic and Community Development (DECD) with this summary of Hazardous Building Material (HBM) removal options and Rough Order-of-Magnitude cost estimates for the former Oral School property located at 240 Oral School Road, in Groton, Connecticut. We understand that the HBM activities are needed to facilitate a future Site ownership transfer (sale) as a “cleaned” Site, pursuant to Connecticut Public Act 11-1, Section 24(c).

Based on our understanding of the project needs, two HBM removal options have been evaluated and cost estimates have been provided for each option, including: Option A) HBM abatement without building demolition and Option B) HBM abatement with building demolition. These two options are presented herein.

The HBM survey results indicate that identified impacts exist within various buildings at the Site. These HBM impacts include asbestos containing materials, polychlorinated biphenyls (PCBs), lead-based paint, and mold. If the overall goal is to eliminate the presence of these materials from the Site prior to transfer then the approach will include the removal and disposal of these materials and impacted substrates. For addressing some of these materials, the regulatory requirements dictate that the abatement activities are performed such that the release of these contaminants to the environment does not occur.

For asbestos and PCBs, the identified impacts would need to be addressed regardless on whether or not buildings are demolished. For mold impacts, the need for the abatement activities are dependent on whether or not the buildings would remain or would be demolished. For mold, the identified impacts could be done without any additional costs should the buildings be demolished. As we are not sure about the future demolition plans

Loureiro Engineering Associates, Inc.

100 Northwest Drive • Plainville, CT 06062 • 860.747.6181 • Fax 860.747.8822 • www.Loureiro.com

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for the buildings at the Site, we have provided HBM abatement estimates based on whether or not building demolition will occur.

We have appreciated the opportunity to assist you with this project. If you have any questions or comments regarding this information, please contact either Jamie Roche at (860) 410-2945 or Tom Salimeno at (860) 410-2969.

Sincerely,

LOUREIRO ENGINEERING ASSOCIATES, INC.

A handwritten signature in cursive script, appearing to read "Jamie Roche".

Jamie Roche
Director, Environmental Services

A handwritten signature in cursive script, appearing to read "Thomas J. Salimeno".

Thomas J. Salimeno, P.E., L.E.P.
Vice President

DRAFT