

25 Watson Demolition – Community Q&A

1. What is the required testing frequency and lab result turn-around for contamination outside the abatement containment area?

ECM Response: There is no required testing frequency within the EPA and Rhode Island asbestos rules and regulations during asbestos abatement activities outside the abatement work area. A visual inspection of each work area must be conducted to ensure all asbestos containing materials identified within the abatement plan have been removed. For this project ECM has 10 site visits where an upwind and downwind air sample will take place along the perimeter of the site as exterior asbestos abatement is being performed by the asbestos abatement contractor. Air samples will be read at the end of the work day, and any issues will be reported to Verdantas.

2. How quickly and by what means will neighbors be notified if contamination is identified outside the containment area?

ECM Response: Any issues will be reported to Verdantas at the end of the work day.

3. How will dust control be enacted on site?

AA Wrecking Response: During demo we will water down with a water buffalo

4. Who will be the point of contact for this work if questions/concerns come up during the process and are they available daily during active work on the site?

Town Response:

The point of contact for questions / concerns would be the Town Manager's office, Kmarcu@barrington.ri.gov

The Town's on-site contact would be Brock Handy, Project Manager, bhandy@barrington.ri.gov

The Contractors will also have a project supervisor on site who can answer questions

5. Information on whether there are hazardous materials in the roof and, if so, how that will be handled

AA Wrecking Response: Refer to the Abatement Plan.

6. What is the role of the Board of Health during the abatement and demolition?

25 Watson Demolition – Community Q&A

AA Wrecking Response: The RIDOH routinely visits the work site to make sure all RI Asbestos rules and regulations are followed, including air protection.

7. Verify the type of Abatement monitoring/sampling being performed?

ECM Response: Over the 10 site visits, ECM will collect an upwind and downwind sample during exterior abatement activities. These samples will run the entire work day, collected at the end of the workday, and analyzed utilizing Phase Contrast Microscopy (PCM). ECM personnel will be on site to set up the air samples, check the work area to ensure it follows the requirements set within the RIDOH approved asbestos abatement plan, and review the abatement contractor's paperwork. ECM will then leave the site and return at the end of the work day to collect the upwind and downwind air samples. Samples will not be collected until all asbestos removal activities have concluded for the day.

8. Verify work hours

AA Wrecking Response: Work hours: Monday through Friday 7 am-3 pm.

9. What is the time delay between testing and notification of contamination? Which surrounding properties will be tested? How many samples per day? When will the testing stop?

ECM Response: The time delay between testing and notification (collecting the samples and analyzing the samples) could be around 1 hour. Location of samples will be collected along the fence line and will depend on the wind direction that day. Two air samples will be collected per site visit. Testing will stop after the 10th site visit.

10. If there is asbestos contamination of surrounding areas - what is the cleanup process?

AA Wrecking Response: Work will stop immediately, and the appropriate clean-up team will proceed in accordance with Rhode Island rules and regulations for contamination.

11. The demo is scheduled in November on a site that is on the coast. Wind and cold temperatures increase the risk of exposure. Wind is obvious but the cold can make it difficult to ensure that the wetting process is maintained. The wind speeds for our area in Nov are historically an average of 7.5 mph, and this number is higher on the coast. Wind gusts can exceed 30 mph in November. Would gusts of 30 mph stop work? If work stops, how is the site sealed? What if there's a nor'easter?

25 Watson Demolition – Community Q&A

AA Wrecking Response: Wetting procedures cannot be performed when temperatures are at or below 32°F. In the event of a predicted nor'easter, our team will suspend work in any area where conditions could result in potential environmental contamination.

12. Thanksgiving holiday occurs during the 4-week estimated period of work. How will the holiday disrupt/delay work? Who will maintain the wetting process and monitor the site if the work is ongoing during the holidays?

AA Wrecking Response: Please note that A.A. employees do not work on union-recognized holidays. The project duration is estimated at 8–10 weeks, subject to weather-related delays.

13. I'm concerned that I find no public or published information about AA Wrecking Co. They have no website describing their work or past projects. Have they ever handled a building of this size that is fully encased in asbestos?

AA Wrecking Response: A.A. Wrecking and Asbestos Abatement Co., Inc. has been in business for approximately 40 years / 3 Tirocchi generations. We do not need to advertise our business due to our reputation within the construction industry. We are recommended on the RIDOH website.

14. I would like to see a written plan for containment that is approved by the town of Barrington and the DOH.

AA Wrecking Response: Please refer to the Abatement Plan, which the contractor must follow in accordance with Rhode Island rules and regulations.

15. November is an extremely windy month to try to contain asbestos. What measures are being taken to ensure containment during the high wind days? (Should be included in the written plan)

AA Wrecking Response: Refer to question 12.

16. What measures are being taken to contain the asbestos when they are not on site? (Should be included in the written plan).

AA Wrecking Response: Abatement materials are bagged, barreled, and transported to a trailer off-site, nightly.

25 Watson Demolition – Community Q&A

17. What happens if there is asbestos found outside the construction zone? How is it remediated?

AA Wrecking Response: Refer to question 11.

18. Is the parking area included in the demolition since this lot will be sold as a house lot?

AA Wrecking Response: No.

19. How are the stained-glass windows being removed and used or preserved for future use?

AA Wrecking Response: They are the property of the Town.

20. How are the plantings being saved/preserved? Can they be offered to the Barrington town farm?

Town Response (part 2 of question): The Town will reach out to the Barrington Farm School and the Barrington Garden Club to see if anything can be done with the plants on the premises.

21. What is the time delay between testing and notification of contamination? Which surrounding properties will be tested? How many samples per day? When will the testing stop?

ECM Response: The time delay between testing and notification (collecting the samples and analyzing the samples) could be around 1 hour. Location of samples will be collected along the fence line and will depend on the direction of the wind that day. Two air samples will be collected per site visit. Testing will stop after the 10th site visit.

22. If there is asbestos contamination of surrounding areas - what is the cleanup process?

AA Wrecking Response: Refer to question 11.

25 Watson Demolition – Community Q&A

23. Thanksgiving holiday occurs during the 4-week estimated period of work. How will the holiday disrupt/delay work? Who will maintain the wetting process and monitor the site if the work is ongoing during the holidays?

AA Wrecking Response: We will be working all week except on Thursday

24. Are the trucks removing the debris covered so that dust doesn't come out as it is transported

AA Wrecking Response: Yes, all trucks are tightly covered

25. How long will the interior demolition take / when will exterior demolition begin?

AA Wrecking Response: Approximately three weeks beginning November 3rd, 2025

26. What precautions should homeowners take?

AA Wrecking Response: We suggest you keep windows closed

27. What is the range of testing – just on 25 Watson property?

AA Wrecking Response: We will test downwind air samples

28. Is there a real time notification / alert system in case of any required emergency communication? Aka: Text message alert if contamination was detected, etc.

AA Wrecking Response: No

29. Is the demolition on the inside happening under negative pressure or vacuum?

AA Wrecking Response: Vacuum

30. What is the method of exterior demolition?

25 Watson Demolition – Community Q&A

AA Wrecking Response: Top to bottom

31. What is the level of asbestos in the brick?

Contractor Response: OSHA classes I, II, and III

32. Does the outside and parking space contain asbestos?

Contractor Response: No

33. Will there be filtration of any water flow that might contain asbestos?

Contractor Response: No. The RIDOH regulations don't require any filtration of the water for the type of asbestos removal they are conducting. They will wet the asbestos containing materials prior to removing them. There are poly drop cloths below where they will be working to catch any debris that may fall to the ground during abatement.

34. When will exterior demolition begin?

Town Response: The week of December 15th. Barrington requires a minimum of 10-day notification to property owners within 200 feet prior to when work begins:

§ 79-2. Mail notice of demolition required.

Before a demolition permit required under the State Building Code or other statute or ordinance may be issued, the Building Official shall provide notice in accordance with this section from a list submitted by the property owner obtained from the Tax Assessor's office. Notice shall be sent via first-class mail, postage paid, in writing to the record owners of all property within 200 feet of the parcel upon which the building stands at least 10 days prior to the date of issuance of a demolition permit. Said notice shall be substantially in the format attached hereto [1] and, at a minimum, include the name of the property owner and the owner's agent and their contact information, a statement of the intent to demolish or remove a building or structure, identification of the building or structure to be affected, the date or dates on or after which the activity will take place.

35. How long will demolition last?

Contractor response: 2-3 weeks