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September 29, 2025

Mr. Joe Pete Wilson  
Supervisor  
Town of Keene  
10892 Route 9N  
Keene, New York 12942

**Re:** Budgetary Cost Estimate – Community Center Building, 8 Church Street,  
Keene, New York

Dear Mr. Wilson:

KAS, Inc. (KAS) appreciates the opportunity to assist you with this project. KAS completed a Pre-Demolition Asbestos Inspection Report dated June 13, 2025 and a Mold Assessment dated June 13, 2025 for the Community Center building at 8 Church Street, Keene, New York. The Pre-Demolition Asbestos Inspection identified asbestos-containing loose-bulk Vermiculite (attic and as debris in numerous locations on the first floor and second floor), 9" X 9" floor tiles and associated mastic, sink coating and a silver coating. Limited visible mold was observed in the skate rental room and a couple other places in the building. As part of evaluating how to proceed with the renovation or a new building, KAS has obtained and provided budgetary cost estimates for the following potential options for the building:

1. Cleanup of the loose-bulk Vermiculite debris, remediation of the mold and modest renovations including sealing of floors/walls/ceilings to prevent further loose-bulk Vermiculite debris;
2. Abatement of asbestos-containing materials (ACMs) and remediation of mold to allow for a full renovation of the building;
3. Full abatement of ACMs and demolition of the building; and,
4. Controlled demolition of the building with ACMs in place contingent of condemnation of the building for being "structurally unsound" by a local municipal officer.

The budgetary estimate is based on completed inspection/assessment and a site walk through by KAS and JEDA Environmental of Massena, New York on August 25, 2025.

Option #1 – Cleanup of loose-bulk Vermiculite, Limited Mold Remediation and Limited Renovation

This option would include obtaining a site-specific variance to allow for the cleanup of loose-bulk Vermiculite primarily from the boiler room.

Abatement/cleanup of the loose-bulk Vermiculite with the required third-party air/project monitoring. Additionally, mold remediation of visible mold observed with a post-remediation mold assessment to ensure the work was completed in a satisfactory manner and modest renovations to prevent future loose-bulk Vermiculite debris.

Budgetary Cost Estimate:	\$43,500.00
Breakdown of Cost Estimate:	\$1,750.00 (site-specific variance)
	\$35,715.00 (abatement/remediation)
	\$5,000.00 (air/project monitoring)
	\$650.00 (post-remediation mold assessment)



#### Option #2 – Abatement of ACMs and Remediation of Mold

This option involves the full abatement of ACMs identified in the Pre-Demolition Asbestos Inspection and remediation of mold to allow for a full renovation of the existing building. This includes a site-specific variance to address the loose-bulk Vermiculite debris and abatement and third-party air/project monitoring throughout the project. Additionally, mold remediation of visible mold observed with a post-remediation mold assessment to ensure the work was completed in a satisfactory manner.

Budgetary Cost Estimate:	\$411,200.00
Breakdown of Cost Estimate:	\$1,750.00 (site-specific variance)
	\$393,800.00 (abatement/remediation)
	\$15,000.00 (air/project monitoring)
	\$650.00 (post-remediation mold assessment)

#### Option #3 – Abatement of ACMs and Demolition

This option involves the full abatement of ACMs identified in the Pre-Demolition Asbestos Inspection and demolition of the building as clean construction & demolition (C&D) debris. Upon demolition, the site will be rough graded to a safe condition for future redevelopment.

Budgetary Cost Estimate:	\$535,150.00
Breakdown of Cost Estimate:	\$1,750.00 (site-specific variance)
	\$518,400.00 (abatement/remediation)
	\$15,000.00 (air/project monitoring)

#### Option #4 – Controlled demolition with ACMs In Place

This option presumes that the building is condemned by a local municipal official (code enforcement) for being structurally unsound. In this instance, the demolition is then allowed to proceed as demolition with the known ACMs in place in accordance with New York State Industrial Code Rule 56 (NYS ICR 56) – 11.5 *Controlled Demolition with Asbestos In Place*. This has also assumed that a site-specific variance would be obtained to provide relief from various elements in NYS ICR 56 including double-lining trucks. Third-party air/project monitoring would be conducted throughout the demolition process. Upon demolition, the site will be rough graded to a safe condition for future redevelopment.

Budgetary Cost Estimate:	\$153,250.00
Breakdown of Cost Estimate:	\$1,750.00 (site-specific variance)
	\$141,500.00 (abatement/remediation)
	\$10,000.00 (air/project monitoring)

#### Assumptions

- The budgetary cost estimates are based on the inspections/assessment and conditions observed in September 2025;
- Estimated costs can change with increases in transport, tipping fees at the landfill, equipment/labor costs, etc. The estimated costs are good for a maximum of 90 days;
- All work will be completed in accordance with applicable local, state and federal regulations including NYS ICR 56 (governing asbestos), NESHAP, OSHA and New York State Mold Legislation;



- The cost estimates assume prevailing wage for the abatement, remediation and demolition work. The variance, air/project monitoring and post-remediation mold assessment are considered professional services and not subject to prevailing wage;
- The budgetary cost estimates are based on presumed observable conditions and current rates, but it is recommended with any work where unforeseen conditions can be encountered that a 20% contingency be added to the budgetary cost estimate to account for unforeseen conditions and escalating pricing between now and project completion; and,
- Option #4 for controlled demolition with asbestos in place assumes that the building is condemned for being structurally unsound by a local municipal official. Unfortunately, if considered structurally sound this option cannot proceed.

KAS appreciates the opportunity to assist the Town of Keene with this project. KAS is available to discuss these estimated budgetary costs and provide further assistance. Questions or if you require additional information, feel free to contact me at 518-563-9445.

Sincerely,

A handwritten signature in black ink, appearing to read "A Roth". The signature is fluid and cursive, with the first letter of the first name being a large capital "A".

Aaron Roth  
Branch Manager

cc: 305255832

