

# REQUEST FOR PROPOSALS

101 EAST MAIN STREET, OAK HILL, WEST VIRGINIA

## I. INTRODUCTION AND BACKGROUND

The Building Commission of the City of Oak Hill (“the Building Commission”) is requesting proposals for the purchase and redevelopment of the real property, and the improvements thereon, located at the intersection of Main Street and Central Avenue in Oak Hill, West Virginia (hereinafter, the “Building”). The Building is (i) owned by the Building Commission; (ii) presently unoccupied, and (iii) was previously leased to the City of Oak Hill.

The Building was purchased by the Building Commission in 2022, with the intention that the Building would become the site of a new Oak Hill City Hall. In July of 2023, the City Council of Oak Hill decided to abandon the plan to renovate the Building into a new City Hall. The City does not have other space needs for this building.

The Building Commission, at the request of the City, is issuing this Request for Proposals (“RFP”) to provide developers the opportunity to propose redevelopment opportunities for the Building, with the goal of selling the Building to the developer.

The following RFP outlines the parameters of a proposal submission.

Note: The 911 address for this property is 101 Church Street in Oak Hill, West Virginia, 25901; the building is located at the intersection of Central Avenue and East Main Street.

## II. PROPOSAL REQUIREMENTS

- **Cover Letter.** Please include a cover letter summarizing the proposal and highlighting key points.
- **Developer’s Information.** Include name, address, contact information, project team members, and point person for the project.
- **Developer’s Experience and Qualifications.** Include relevant past projects and references (with contact information).
- **Detailed Proposal for Development.**
  - a. Proposed use and redevelopment plans;
  - b. Design concepts or architectural plans (if available);
  - c. Timeline for development and occupancy; and
  - d. An overview of changes and/or improvements to be made to the Building.

- **Financial Considerations.** Details on how the project will be financed, including documentation proving financial capability to complete the purchase and development.
- **Offer Price.** Include the proposed purchase price and terms of purchase.

### III. EVALUATION CRITERIA

*The following is a partial list of criteria which may be considered by the Building Commission in selecting a proposal. The Commission reserves the right to consider any and all criteria which it determines relevant, whether or not detailed in the RFP.*

- **Economic Impact.** Expected economic benefits to the city, such as job creation, tax revenue, and community development.
- **Community Impact.** Potential positive effects on the local community and alignment with city goals and priorities.
- **Financial Offer and Feasibility.**
- **Proposer's Qualifications and Past Experience.**
- **Timeline of Proposal.** Proposed timeline for the development and occupancy of the property.

### IV. SUBMISSION GUIDELINES

- **Format.** Please ensure all submissions are in PDF format.
- **Submission Method.** Submit electronically to Alison Ibarra, Oak Hill Director of Economic Development, at [aibarra@oakhillwv.gov](mailto:aibarra@oakhillwv.gov), or in writing to Alison Ibarra, Oak Hill Director of Economic Development, at P.O. BOX 1245, Oak Hill, WV 25901.
- **Deadline.** The deadline for proposal submissions is Monday, September 30<sup>th</sup>, 2024.

### V. TERMS AND CONDITIONS

- Neither the Building Commission nor the City of Oak Hill shall be responsible for any costs incurred by any Respondent in preparing and submitting a response to this RFP.
- The Building Commission reserves the right to waive any non-conformance of a submission with this RFP and to reject any or all submissions, in its sole discretion.
- Building Commission and/or the City of Oak Hill have commissioned a mold inspection report and an asbestos inspection report, copies of which are included as Attachments under Section VII hereof. These reports are for informational purposes only and no respondent to this RFP should rely on such reports.

- No warranties, guarantees, or other assurances are made with respect to the Attachments under Section VII hereof.
- The Building Commission is subject to the West Virginia Open Governmental Proceedings Act.
- The Building Commission is subject to the West Virginia Freedom of Information Act. If any information which a Respondent provides is either proprietary or a trade secret, please so indicate in responding. Such indication may allow the Building Commission to withhold otherwise publicly available information.
- Any decision by the Building Commission shall be final and, but submitting a response to this RFP, each respondent recognizes and agrees that all such decisions are final and non-appealable except in the instance of a violation of Federal or State laws.
- Upon selection of a Developer, the Building Commission anticipates entering into a development agreement with the Developer. The Developer agrees that any such development agreement shall be governed by the laws of the State of West Virginia and the appropriate venue for any dispute arising under such agreement shall be Fayette County, West Virginia.
- The Building Commission reserves the right to
  - a. Reject any and all proposals;
  - b. Negotiate with any respondent or respondents to this RFP; and
  - c. Request additional information from any respondent or respondents.

## VI. CONTACT INFORMATION

- **For any questions regarding the RFP process, please contact Alison Ibarra, Oak Hill Director of Economic Development, at [aibarra@oakhillwv.gov](mailto:aibarra@oakhillwv.gov).**

## VII. ATTACHMENTS

- Real Estate-Style Listing
- Current Floor Plans (Ground Floor, First Floor, Second Floor, and Attic)
- Mold Inspection Report dated 03/09/2022
- Asbestos Inspection Report dated 06/01/2023
- Additional Photographs

# 101 E. Main St.

This iconic building, formerly a bank, is now available for purchase. Situated at the intersection of Main Street and Central Avenue, this property offers a unique blend of historical charm and modern potential. Perfect for a variety of commercial uses, this versatile space is ready for your vision.



## Key Features:

- Prime Location: Centrally located in the heart of Oak Hill with easy access to local businesses and amenities.
- Spacious Layout: Multiple offices and open spaces to accommodate a variety of business needs.
- Equipped with an Elevator
- Ample Restrooms
- Secure Storage: Features several safes, providing secure storage options.
- Architectural Charm: Retains original architectural details, offering a unique and attractive space.

## Potential Uses:

- Professional Offices
- Retail Space
- Medical or Dental Clinics
- Community Services
- And More!



Purchase and Redevelopment Proposals are now being accepted by the City of Oak Hill Building Commission. For details or to schedule a viewing, please contact Alison Ibarra, Director of Economic Development, at [aibarra@oakhillwv.gov](mailto:aibarra@oakhillwv.gov)



# 101 E. Main St.

## Additional Information:

- Building Size: Each floor measures approximately 2,800 sf
  - Ground Level with Drive-Through Window, Offices, and Restrooms
  - First Floor with Large Concourse Area, Restrooms, and Office Spaces
  - Second Floor with Six Large Offices, Lobby Area, Kitchenette, and Restrooms
  - Attic Floor with Ample Space for Storage and Additional Development Potential
- Elevator Connecting the Ground, First, and Second Floors
- Parking: Paved Lot with 32 Marked Spaces
- Year Built: 1966
- Zoning: B1 Central Business District
- Legal: Map 32, Deed Book 558, Parcel 72, Page 26

*Information is deemed to be reliable, but is not guaranteed*



Purchase and Redevelopment Proposals are now being accepted by the City of Oak Hill Building Commission.  
For details or to schedule a viewing, please contact Alison Ibarra, Director of Economic Development, at [aibarra@oakhillwv.gov](mailto:aibarra@oakhillwv.gov)

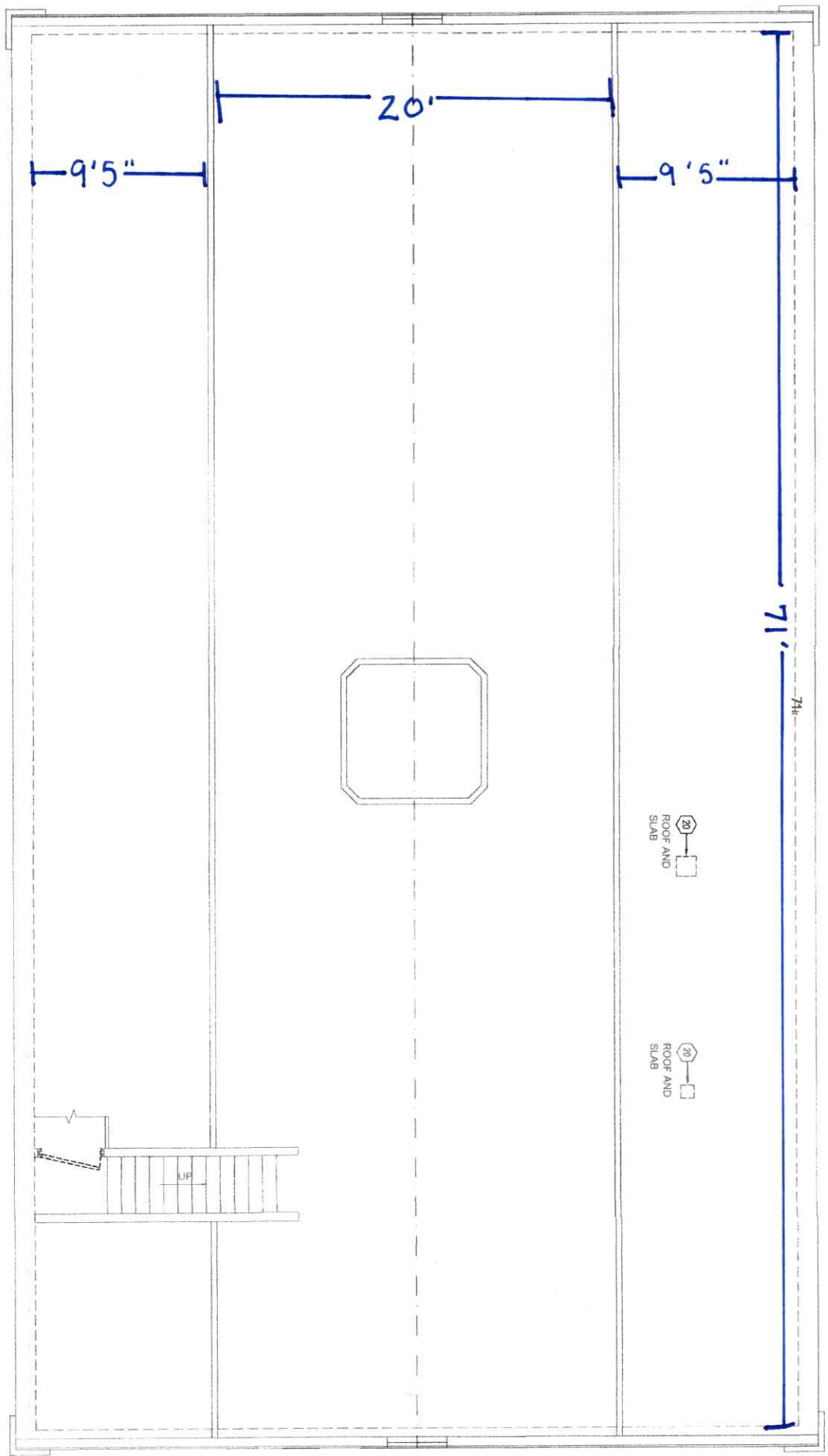








Layout/Estimated Measurements



Attic Floor

Date: 3/29/22  
Name: City of Oak Hill  
Address: 101 Main Street East  
Oak Hil, WV 25901

Amount:	\$325.00
Tax:	Exempt
Total:	\$325.00
Paid:	No



Inspections, Testing, and Remediation





The above property was evaluated for mold and the following was noted:

Probable mold growth on some basement hard surfaces.

Moisture intrusion through foundation in furnace room.

Evidence of a prior water leak near basement bathrooms.

Air quality testing was performed in the basement and the lab results indicate no elevation.

A direct swab was taken on a basement wall and lab results that cladosporium is present but not currently growing.

Recommend the following:

Basement – Clean hard surfaces with antimicrobial solution.

Install self draining dehumidifier in furnace room.

I believe that this does not need professional remediation but could provide a quote if desired.



Probable mold on cabinet.



Probable mold on door.



Probable mold on wall.



Efflorescence on furnace room wall.



Evidence of prior bathroom leak.



Duane Hibbs  
HI92346640709  
338000781

[www.southernwvinspections.com](http://www.southernwvinspections.com)

Visit website for full disclaimer.

# Astech Corporation

3400 Falcon Drive  
Charleston WV 25312

304-342-0545

Contractor License: WV008876

Email: [astech51@hotmail.com](mailto:astech51@hotmail.com)

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6-1-2023

City of Oak Hill  
Damita Johnson  
Office 304-469-9541  
Cell 304-228-2140  
[djohnson@oakhillwv.gov](mailto:djohnson@oakhillwv.gov)

## INVOICE

For the asbestos inspection and samples for the structure located at 101 Main Street, Oak Hill, WV.

TOTAL NOW DUE

\$1,800.00

# Astech Corporation

3400 Falcon Drive  
Charleston WV 25312  
304-342-0545

Contractor License: WV008876

Email: [astech51@hotmail.com](mailto:astech51@hotmail.com)

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ASBESTOS SUMMARY  
FOR  
101 MAIN STREET  
OAK HILL, WV

GROUND FLOOR

2,454 SF ALL FLOOR TILE AND MASTIC  
70 SF OF ROOFING AT EXIT AREA  
17 LF OF ROOF MASTIC ON BRICK EXIT AREA

1<sup>ST</sup> FLOOR

240 SF OF ALL FLOOR TILE AND MASTIC  
26 SF OF LINOLEUM

2<sup>ND</sup> FLOOR

820 SF ALL FLOOR TILE AND MASTIC

NOTE: Demolition and Renovation contractors should be alert that non-sampled asbestos containing materials might be present in such inaccessible areas or areas that are unsafe to enter. Structures inspected due to fire may be inaccessible due to collapsed floors and ceilings and are unsafe to enter.





10 INDEPENDENT AVENUE  
 NITRO, WV 25143  
 PHONE 304.757.5204  
 FAX 304.440.3465  
 www.pinnaclecorp.net

**ASBESTOS IDENTIFICATION BY POLARIZED LIGHT MICROSCOPY ANALYSIS**

Attn: Denver Davis  
 Astech Corp.  
 3400 Falcon Drive  
 Charleston, WV 25312  
 RE: 101 Main Oak St. Oak Hill

Client Project/PO#:  
 PC Project #:  
 Received Date: 5/31/2023  
 Analysis Date: 5/31/2023

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
1	23B-23104a		White
Texture/Description:	Solid/Floor Tile	Chrysotile: 4 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	4 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 96 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
1	23B-23104b		Black
Texture/Description:	Solid/Mastic	Chrysotile: 2 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	2 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 98 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
2	23B-23105a		White
Texture/Description:	Solid/Floor Tile	Chrysotile: 4 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	4 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 96 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
2	23B-23105b		Black
Texture/Description:	Solid/Mastic	Chrysotile: 2 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	2 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 98 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
3	23B-23106		Red
Texture/Description:	Solid/Steps	Chrysotile: 2 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	2 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 98 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
4	23B-23107		Red
Texture/Description:	Solid/Floor Tile	Chrysotile: 2 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	2 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 98 %

RE: 101 Main Oak St. Oak Hill

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
5	23B-23108a		White
Texture/Description:	Solid/Floor Tile	Chrysotile: 4 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	4 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 96 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
5	23B-23108b		Black
Texture/Description:	Solid/Mastic	Chrysotile: 2 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	2 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 98 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
6	23B-23109a		White
Texture/Description:	Solid/Floor Tile	Chrysotile: 4 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	4 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 96 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
6	23B-23109b		Black
Texture/Description:	Solid/Mastic	Chrysotile: 2 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	2 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 98 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
7	23B-23110a		White
Texture/Description:	Solid/Floor Tile	Chrysotile: 4 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	4 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 96 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
7	23B-23110b		Black
Texture/Description:	Solid/Mastic	Chrysotile: 2 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	2 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 98 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
8	23B-23111a		White
Texture/Description:	Solid/Floor Tile	Chrysotile: 0 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	0 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 100%

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
8	23B-23111b		Black
Texture/Description:	Solid/Mastic	Chrysotile: 0 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	0 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 100%

RE: 101 Main Oak St. Oak Hill

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
9	23B-23112a		Beige
Texture/Description:	Solid/Floor Tile	Chrysotile: 2 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	2 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 98 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
9	23B-23112b		Black
Texture/Description:	Solid/Mastic	Chrysotile: 2 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	2 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 98 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
10	23B-23113		White
Texture/Description:	Solid/Drywall	Chrysotile: 0 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	0 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 15 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 85 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
10A	23B-23114		White
Texture/Description:	Solid/Drywall	Chrysotile: 0 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	0 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 15 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 85 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
10B	23B-23115		White
Texture/Description:	Solid/Drywall	Chrysotile: 0 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	0 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 15 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 85 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
11	23B-23116a		Beige
Texture/Description:	Solid/Floor Tile	Chrysotile: 2 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	2 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 98 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
11	23B-23116b		Black
Texture/Description:	Solid/Mastic	Chrysotile: 2 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	2 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 98 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
12	23B-23117a		Beige
Texture/Description:	Solid/Floor Tile	Chrysotile: 2 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	2 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 98 %

RE: 101 Main Oak St. Oak Hill

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
12	23B-23117b		Black
Texture/Description:	Solid/Mastic	Chrysotile: 2 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	2 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 98 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
13	23B-23118		Beige/White
Texture/Description:	Solid/Plaster	Chrysotile: 0 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	0 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 100%

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
13A	23B-23119		Beige/White
Texture/Description:	Solid/Plaster	Chrysotile: 0 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	0 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 100%

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
14	23B-23120a		White
Texture/Description:	Solid/Floor Tile	Chrysotile: 4 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	4 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 96 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
14	23B-23120b		Black
Texture/Description:	Solid/Mastic	Chrysotile: 2 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	2 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 98 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
15	23B-23121a		White
Texture/Description:	Solid/Floor Tile	Chrysotile: 4 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	4 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 96 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
15	23B-23121b		Black
Texture/Description:	Solid/Mastic	Chrysotile: 2 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	2 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 98 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
16	23B-23122		White
Texture/Description:	Solid/Floor Tile	Chrysotile: 2 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	2 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 98 %

RE: 101 Main Oak St. Oak Hill

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
17	23B-23123a		White
Texture/Description:	Solid/Floor Tile	Chrysotile: 2 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	2 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 98 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
17	23B-23123b		Black
Texture/Description:	Solid/Mastic	Chrysotile: 2 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	2 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 98 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
18	23B-23124a		White
Texture/Description:	Solid/Floor Tile	Chrysotile: 2 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	2 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 98 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
18	23B-23124b		Black
Texture/Description:	Solid/Mastic	Chrysotile: 2 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	2 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 98 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
19	23B-23125		Brown
Texture/Description:	Solid/Steps	Chrysotile: 0 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	0 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 100%

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
20	23B-23126		Brown
Texture/Description:	Solid/Ceiling Tile	Chrysotile: 0 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	0 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 20 %	Fiber Glass: 25%	Others: 0%	Filler/Binder: 55 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
21	23B-23127		Beige/White
Texture/Description:	Solid/Ceiling Tile	Chrysotile: 0 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	0 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 25 %	Fiber Glass: 12%	Others: 0%	Filler/Binder: 63 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
22	23B-23128		Brown
Texture/Description:	Solid/Lino	Chrysotile: 20%	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	20 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 80 %

RE: 101 Main Oak St. Oak Hill

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
23	23B-23129a		White
Texture/Description:	Solid/Floor Tile	Chrysotile: 2 %	Tremolite: 0 % Anthophyllite: 0 %
TOTAL ASBESTOS:	2 %	Amosite: 0 %	Actinolite: 0 % Crocidolite: 0 %
Cellulose: 0 %	Fiber Glass: 0 %	Others: 0 %	Filler/Binder: 98 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
23	23B-23129b		Black
Texture/Description:	Solid/Mastic	Chrysotile: 2 %	Tremolite: 0 % Anthophyllite: 0 %
TOTAL ASBESTOS:	2 %	Amosite: 0 %	Actinolite: 0 % Crocidolite: 0 %
Cellulose: 0 %	Fiber Glass: 0 %	Others: 0 %	Filler/Binder: 98 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
24	23B-23130		Red
Texture/Description:	Solid/Lino	Chrysotile: 22 %	Tremolite: 0 % Anthophyllite: 0 %
TOTAL ASBESTOS:	22 %	Amosite: 0 %	Actinolite: 0 % Crocidolite: 0 %
Cellulose: 0 %	Fiber Glass: 0 %	Others: 0 %	Filler/Binder: 78 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
25	23B-23131a		White
Texture/Description:	Solid/Floor Tile	Chrysotile: 2 %	Tremolite: 0 % Anthophyllite: 0 %
TOTAL ASBESTOS:	2 %	Amosite: 0 %	Actinolite: 0 % Crocidolite: 0 %
Cellulose: 0 %	Fiber Glass: 0 %	Others: 0 %	Filler/Binder: 98 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
25	23B-23131b		Black
Texture/Description:	Solid/Mastic	Chrysotile: 2 %	Tremolite: 0 % Anthophyllite: 0 %
TOTAL ASBESTOS:	2 %	Amosite: 0 %	Actinolite: 0 % Crocidolite: 0 %
Cellulose: 0 %	Fiber Glass: 0 %	Others: 0 %	Filler/Binder: 98 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
26	23B-23132		White
Texture/Description:	Solid/Drywall	Chrysotile: 0 %	Tremolite: 0 % Anthophyllite: 0 %
TOTAL ASBESTOS:	0 %	Amosite: 0 %	Actinolite: 0 % Crocidolite: 0 %
Cellulose: 8 %	Fiber Glass: 6 %	Others: 0 %	Filler/Binder: 86 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
27	23B-23133		White
Texture/Description:	Solid/Drywall	Chrysotile: 0 %	Tremolite: 0 % Anthophyllite: 0 %
TOTAL ASBESTOS:	0 %	Amosite: 0 %	Actinolite: 0 % Crocidolite: 0 %
Cellulose: 16 %	Fiber Glass: 0 %	Others: 0 %	Filler/Binder: 84 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
28	23B-23134		Beige/White
Texture/Description:	Solid/Plaster	Chrysotile: 0 %	Tremolite: 0 % Anthophyllite: 0 %
TOTAL ASBESTOS:	0 %	Amosite: 0 %	Actinolite: 0 % Crocidolite: 0 %
Cellulose: 0 %	Fiber Glass: 0 %	Others: 0 %	Filler/Binder: 100 %



RE: 101 Main Oak St. Oak Hill

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
29	23B-23135		Beige/White
Texture/Description:	Solid/Plaster	Chrysotile: 0 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	0 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 100%

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
30	23B-23136		Red
Texture/Description:	Solid/Floor Tile	Chrysotile: 0 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	0 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 100%

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
31	23B-23137		White
Texture/Description:	Solid/Floor Tile	Chrysotile: 2 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	2 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 98 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
32	23B-23138a		White
Texture/Description:	Solid/Floor Tile	Chrysotile: 2 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	2 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 98 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
32	23B-23138b		Black
Texture/Description:	Solid/Mastic	Chrysotile: 2 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	2 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 98 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
33	23B-23139a		White
Texture/Description:	Solid/Floor Tile	Chrysotile: 2 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	2 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 98 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
33	23B-23139b		Black
Texture/Description:	Solid/Mastic	Chrysotile: 2 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	2 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 98 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
34	23B-23140a		White
Texture/Description:	Solid/Floor Tile	Chrysotile: 2 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	2 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 98 %

RE: 101 Main Oak St. Oak Hill

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
34	23B-23140b		Black
Texture/Description:	Solid/Mastic	Chrysotile: 2 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	2 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 98 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
35	23B-23141		White
Texture/Description:	Solid/Drywall	Chrysotile: 0 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	0 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 15 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 85 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
36	23B-23142		White
Texture/Description:	Solid/Drywall	Chrysotile: 0 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	0 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 15 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 85 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
37	23B-23143		White
Texture/Description:	Solid/Drywall	Chrysotile: 0 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	0 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 15 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 85 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
38	23B-23144		Beige/White
Texture/Description:	Solid/Ceiling Tile	Chrysotile: 0 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	0 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 32 %	Fiber Glass: 10%	Others: 0%	Filler/Binder: 58 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
39	23B-23145		Beige/White
Texture/Description:	Solid/Ceiling Tile	Chrysotile: 0 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	0 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 20 %	Fiber Glass: 15%	Others: 0%	Filler/Binder: 65 %

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
40	23B-23146		White
Texture/Description:	Solid/Floor Tile	Chrysotile: 0 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	0 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 100%

CLIENT ID #:	LAB ID #:	LOCATION:	COLOR:
41	23B-23147		Beige/White
Texture/Description:	Solid/Plaster	Chrysotile: 0 %	Tremolite: 0% Anthophyllite: 0%
TOTAL ASBESTOS:	0 %	Amosite: 0%	Actinolite: 0% Crocidolite: 0%
Cellulose: 0 %	Fiber Glass: 0%	Others: 0%	Filler/Binder: 100%

RE: 101 Main Oak St. Oak Hill

Analytical Method: Polarized light microscopy using dispersion staining (App. E to Sub. E of 40 CFR Part 763 and EPA/600/R-93/116). PLM should not be used to demonstrate the absence of asbestos in floor tiles. All samples will be held for thirty (30) days unless otherwise requested. This report relates only to the items as received and makes no statement as to the contents of surrounding materials. Multi-layered material which have distinct and separable layers shall be reported separately. This report shall not be reproduced, except in full, without written permission. The results of this report should not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the U.S. Government.

Analyzed by:

  
\_\_\_\_\_

Miranda Reedy

ASAP

ASTECH CORPORATION  
3400 FALCON DRIVE  
CHARLESTON, W.V. 25312  
PHONE # 304-342-0545

CLIENT: 101 Main st Oak Hill

INSPECTOR: Travis Davis

DATE: 5-30-23

	SAMPLE ID	MATERIAL DISCRPTION
1	.1	floor tile
2	.2	floor tile
3	.3	steps
4	.4	floor tile
5	.5	floor tile
6	.6	floor tile
7	.7	floor tile
8	.8	floor tile
9	.9	floor tile
10	.10	drywall
11	.10A	drywall
12	.10B	drywall
13	.11	floor tile
14	.12	floor tile
15	.13	Plaster
16	.13A	Plaster
17	.14	floor tile
18	.15	floor tile
19	.16	floor tile
20	.17	floor tile
21	.18	floor tile

Lab #5  
238-23104

RECEIVED

MAY 31 2023  
Casey Brown

238-23124

W.V. ASBESTOS INSPECTOR SIGNATURE Travis Davis

TRAVIS DAVIS

W.V. ASBESTOS INSPECTOR LICENSE NUMBER: AI010532

Expiration 03-31-2024



ASTECH CORPORATION  
3400 FALCON DRIVE  
CHARLESTON, W.V. 25312  
PHONE # 304-342-0545

CLIENT: 101 Main St

INSPECTOR: Travis Davis

DATE: 5-30-23

	SAMPLE ID	MATERIAL DISCRPTION
1	.19	steps
2	.20	ceiling tile
3	.21	ceiling tile
4	.22	Lino
5	.23	floor tile
6	.24	Lino
7	.25	floor tile
8	.26	drywall
9	.27	drywall
10	.28	plaster
11	.29	plaster
12	.30	floor tile
13	.31	floor tile
14	.32	floor tile
15	.33	floor tile
16	.34	floor tile
17	.35	drywall
18	.36	drywall
19	.37	drywall
20	.38	ceiling tile
21	.39	ceiling tile

Lab #5  
238-23125

RECEIVED

MAY 31 2023

*Casey J...*

238-23145

W.V. ASBESTOS INSPECTOR SIGNITURE *Travis Davis*  
 TRAVIS DAVIS

W.V. ASBESTOS INSPECTOR LICENSE NUMBER : AI010532  
 Expiration 03-31-2024

ASTECH CORPORATION  
3400 FALCON DRIVE  
CHARLESTON, W.V. 25312  
PHONE # 304-342-0545

CLIENT: 101 Main st

INSPECTOR: Travis Davis

DATE: 5-30-23

	SAMPLE ID	MATERIAL DISCRIPTION	
1	.40	floor tile	lab #s
2	.41	Plaster	23B-23146
3			23B-23147
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			

RECEIVED

MAY 31 2023

Casey B.

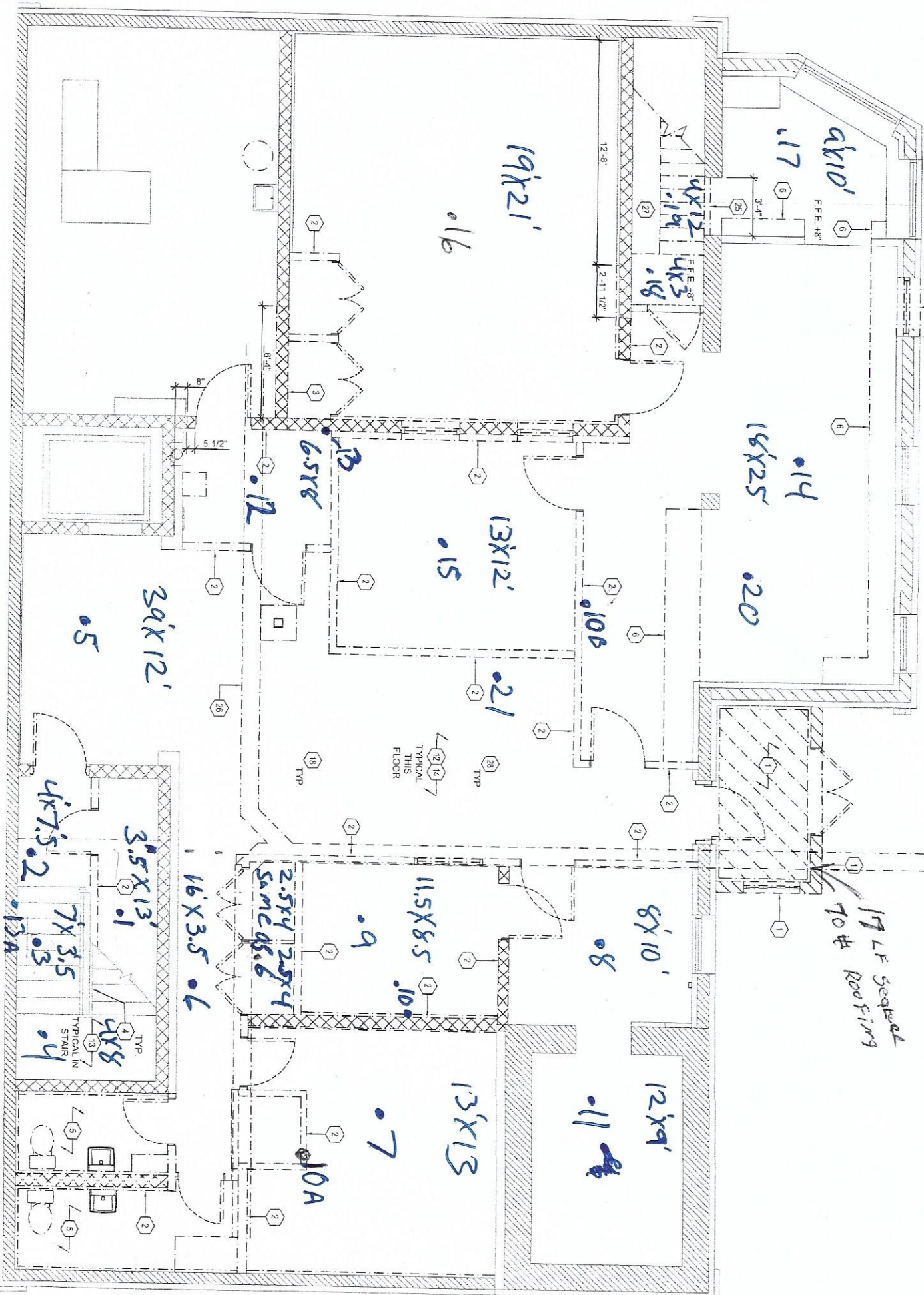
W.V. ASBESTOS INSPECTOR SIGNITURE Travis Davis

TRAVIS DAVIS

W.V. ASBESTOS INSPECTOR LICENSE NUMBER : AI010532

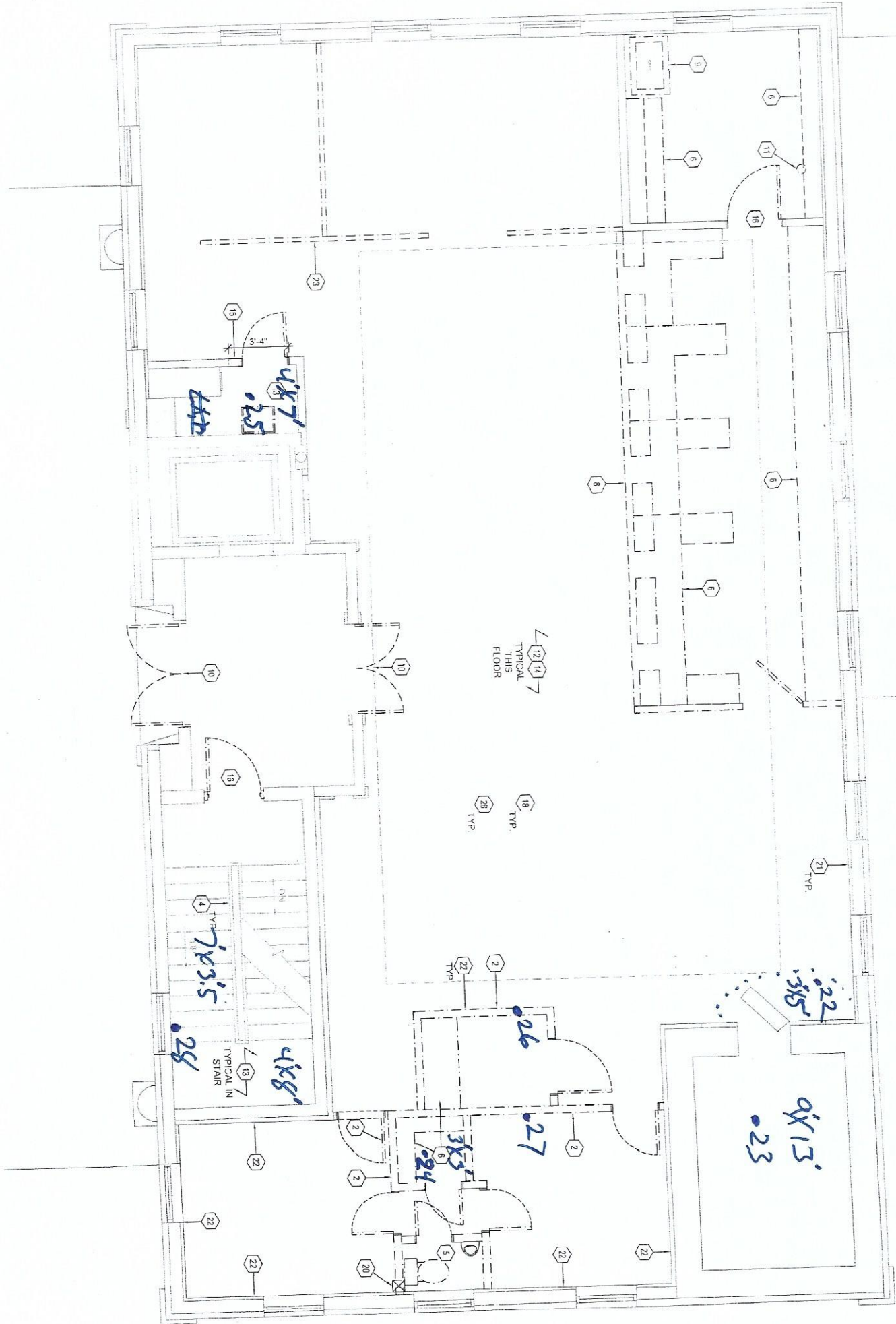
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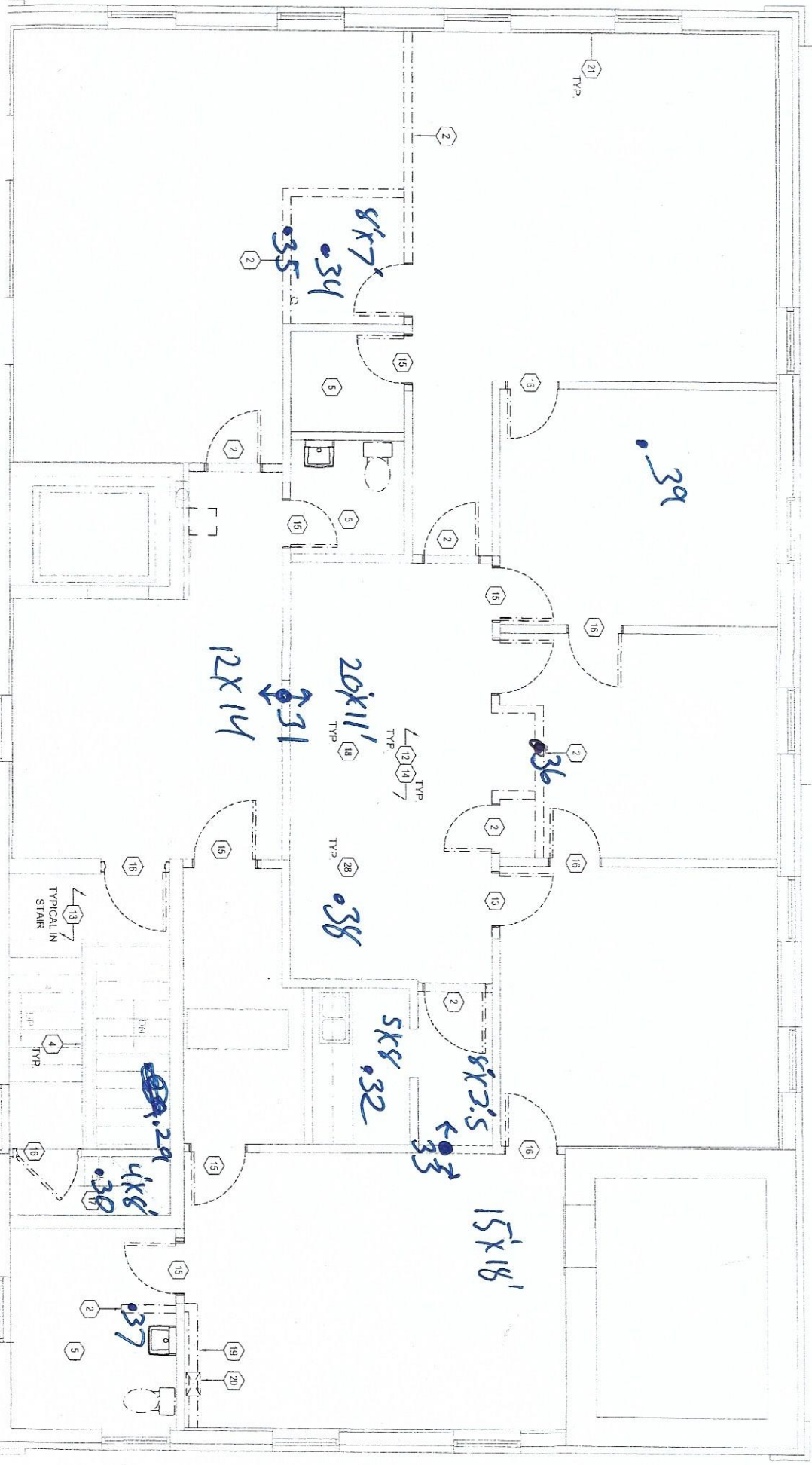


1 GROUND FLOOR DEMOLITION PLAN  
 10-100 SCALE: 1/4" = 1'-0"

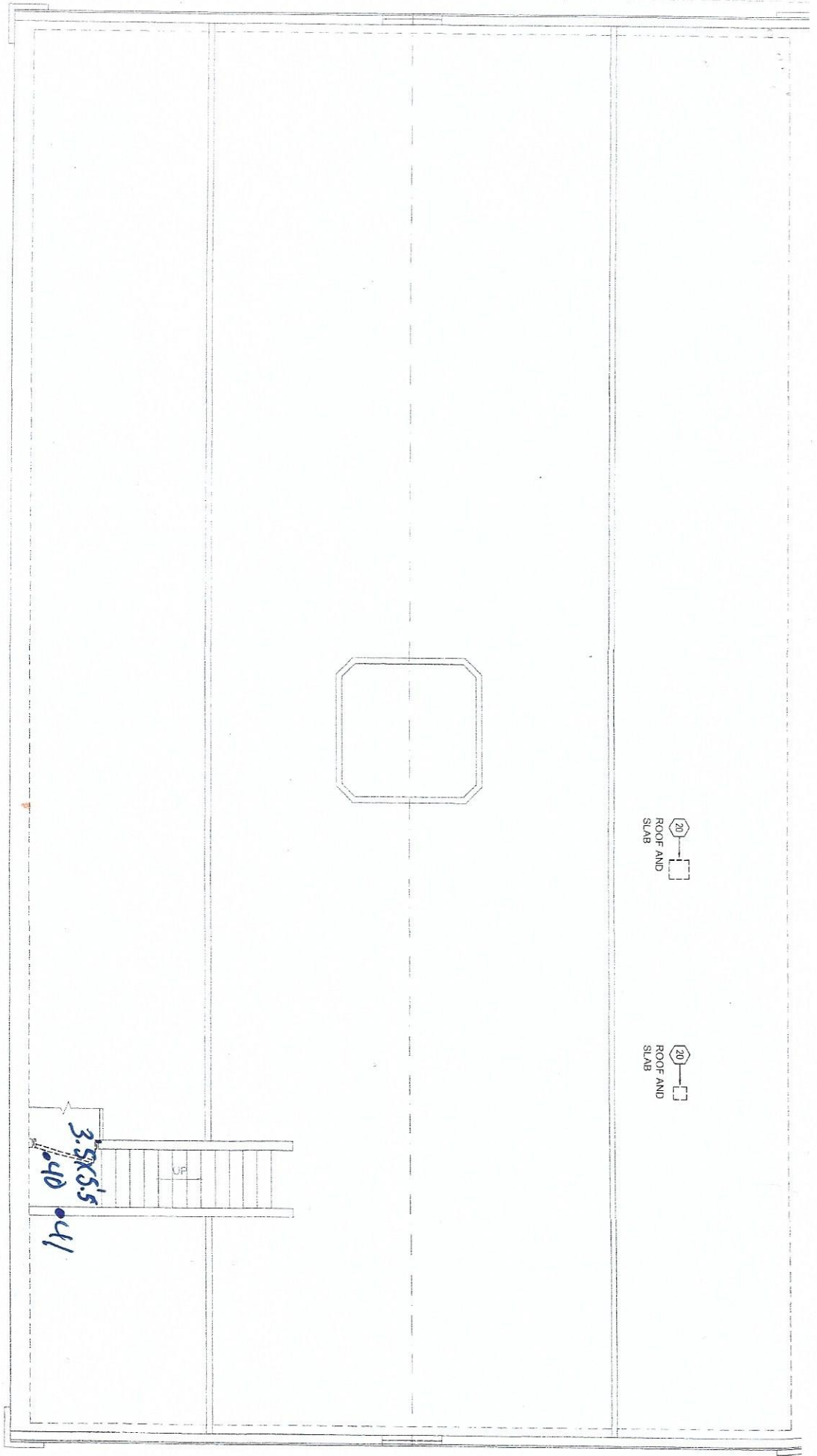
1  
FIRST FLOOR DEMOLITION PLAN  
AD-100 SCALE: 1/4" = 1'-0"







1  
AD-102 SCALE: 1/4" = 1'-0"  
SECOND FLOOR DEMOLITION PLAN



1 ATTIC FLOOR DEMOLITION PLAN  
AD-103 SCALE 1/4" = 1'-0"



70 SF Roofing

17 LF of Mastic





10 Independent Avenue, Nitro West Virginia 25143

Tel: 304-757-5204 Fax: 304-440-3465

[www.pinnaclecorp.net](http://www.pinnaclecorp.net)

# Certificate of Completion

## TRAVIS DAVIS

Has successfully completed the below course with a score of 70% or better. This course has been approved by the State of West Virginia and U.S. EPA and meets all requirements set forth in 40 CFR Part 763 (AHERA model Accreditation Plan) for purposes of accreditation required under TSCA Title II. This course was conducted in English through the Pinnacle Training Facility located at 10 Independent Avenue Nitro, WV.

### Asbestos Inspector Refresher



#### WEST VIRGINIA

Asbestos Program

Travis C. Davis

IS LICENSED AS AN  
**ASBESTOS INSPECTOR**

License #: AI010532  
Issued: 3/22/2023  
Expires: 3/31/2024

Interim Director  
WV OEHS

Training Date  
Friday, March 10, 2023

Certificate Identification  
PINNCONSirc-03102023-10

Exam Date  
March 10, 2023

Expiration Date  
March 10, 2024

Training Hours  
4 hours

Instructor: Gregory A. Pauley



Building  
Front View



Building  
Rear View  
with  
Included  
Parking



Building  
Side View  
with Drive-  
Through  
and  
Retaining  
Wall



Building  
Side View  
from Upper  
Parking  
Area





Main Floor  
Entryway



Main Floor  
Lobby



Main Floor  
Office  
10' x 12'



Main Floor  
Elevator Entrance  
(Working Elevator  
Services All Floors  
Except Attic)





Main Floor  
Safety  
Deposit  
Vault



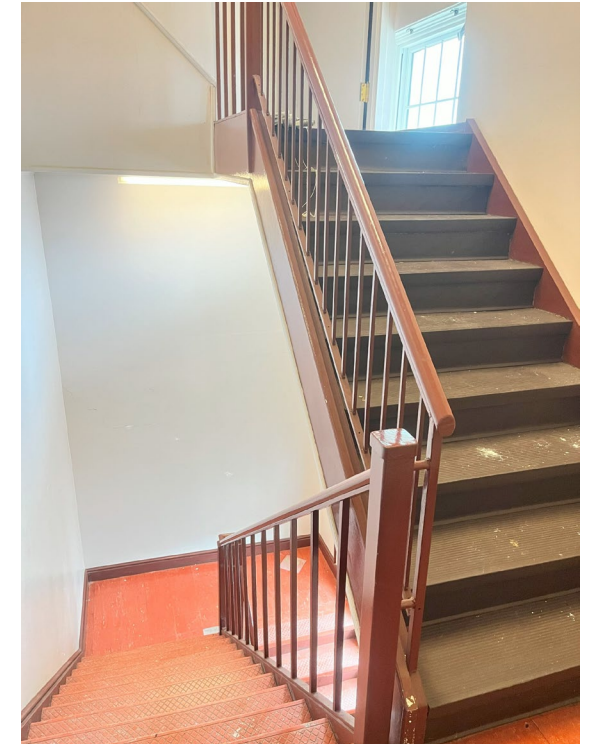
Main Floor  
Cubicle  
Offices



Main Floor  
Office  
Space



Stairway  
Serving All  
Four Floors





2<sup>nd</sup> Floor  
Lobby Area  
13' x 13'



2<sup>nd</sup> Floor  
Lobby Area  
21' x 10'



2<sup>nd</sup> Floor  
Office  
Effective  
Size  
20' x 18'



2<sup>nd</sup> Floor  
Office  
18' x 17'





2<sup>nd</sup> Floor  
Office  
12' x 14'



2<sup>nd</sup> Floor  
Office  
11' x 11'



2<sup>nd</sup> Floor  
Office  
14' x 14'



2<sup>nd</sup> Floor  
Breakroom  
Style Area  
14' x 19'





2<sup>nd</sup> Floor  
Kitchenette  
Room



2<sup>nd</sup> Floor  
Restroom  
8' x 10'



2<sup>nd</sup> Floor  
Small  
Restroom



2<sup>nd</sup> Floor  
Vault  
Entrance





Stairway to  
Attic Floor



Attic Floor  
2,800 sf2



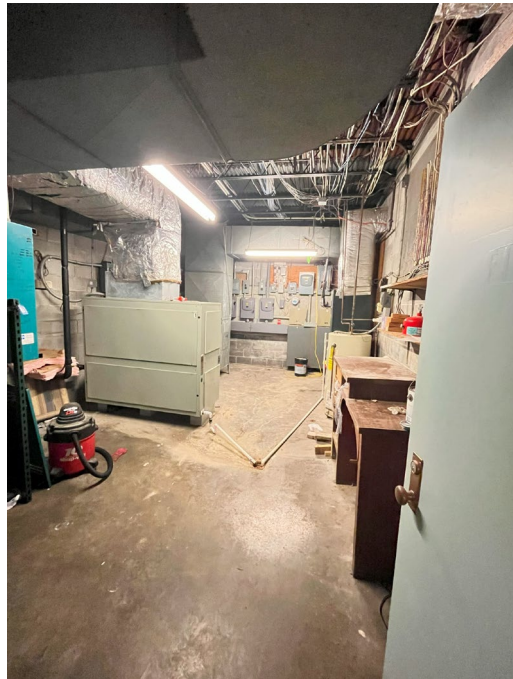
Ground Floor  
Elevator  
Entrance



Ground Floor  
Main Hallway



Ground Floor  
Mechanicals  
Room



Ground Floor  
Work Area  
25' x 11'





Ground Floor Work Area  
21' x 18'



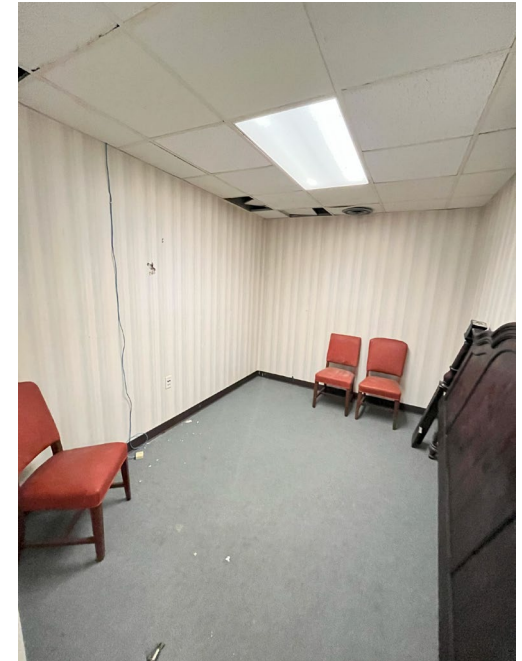
Ground Floor Old Vault Area  
12' x 8'



Ground Floor Drive Thru Teller Area



Ground Floor Room 9' x 12'

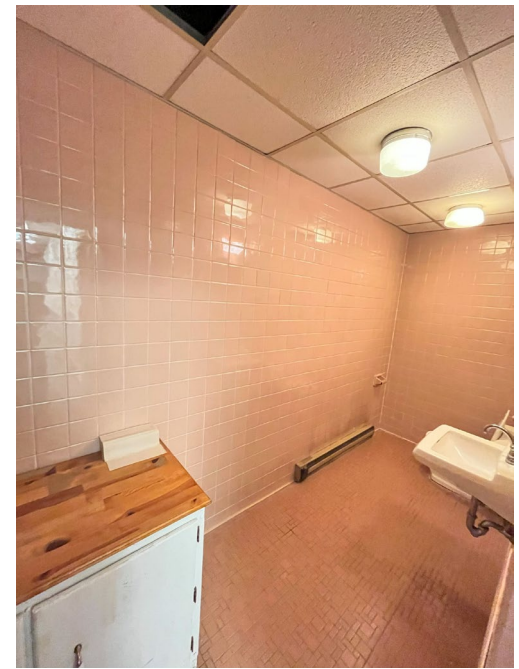




Ground Floor  
Room  
14' x 13'



Ground Floor  
Restroom



HVAC Units

