

Memo

To: South Carolina State Housing Finance & Development Authority

From: Parkside Commons, LP

Date: 4/27/26

Re: Asbestos and Lead Paint Abatement

As per the Asbestos and Lead-Based Paint Assessment dated April 24, 2026, prepared by S&ME Inc., for the proposed Parkside Commons development in Dillon, SC the presence of asbestos and lead-based paint was determined to be present throughout the abandoned school building. The following recommendations are outlined in Section 5.0 Conclusions & Recommendation:

Asbestos:

*The asbestos assessment conducted on March 26, 2026, and April 2, 2026, **did** identify the presence of ACM. This report should be provided to the contractor(s) to assist with compliance and applicable State and Federal regulations.*

SCDES requires proper removal and disposal of ACMs which will be disturbed by demolition or renovation activities. We recommend proper removal and disposal of the identified ACMs by a contractor licensed by SCDES, Asbestos Section, prior to the planned demolition activities. A copy of this assessment report must be submitted to SCDES, along with an application for asbestos removal and building demolition or renovation at least 10 working days prior to asbestos abatement activities. The required notification for asbestos removal may vary from four to 10 days depending on the quantity or type of ACM to be abated.

In accordance with SCDES regulation 61-86.1, project air monitoring must be performed by a SCDES licensed air sampler in conjunction with the removal of regulated asbestos materials (e.g. friable materials or non-friable materials rendered friable). SCDES also requires a written project design when 3,000 square feet (or greater) of regulated ACMs are removed from a structure.

Lead-Based Paint:

*The lead-based paint assessment conducted on March 26, 2026, and April 2, 2026, **did** identify the presence of lead-based paint.*

Destructive actions (sanding, burning, demolition, component removal, paint preparation) to the painted surfaces will require the contractor to comply with the standards of OSHA, including but not limited to initial exposure monitoring, the use of personal protective equipment, and medical surveillance. Components painted with lead- based paint (> 0.7 mg/cm²) must be disposed of in a SCDES permitted Class II (C&D) or Class III (Subtitle D, Municipal Solid Waste) landfill.

In talking through both above findings with Jason McCann, Project Manager for SM&E, and if the development receives an award of tax credits, Connelly Development, LLC will engage S&ME to create an abatement plan for submission to SC DES for their review and approval of the removal of materials containing asbestos and lead-based paint. In addition, Connelly Development LLC will engage contractors certified in the handling, removal, and disposal of asbestos and lead-based paint debris and require that proper disposal meeting all SC DES regulations are adhered to. Oversight of the process will be handled by S&ME, Connelly Builders Inc. and/or SC DES as required to ensure proper procedures are adhered to including but not limited to filing all reports to SC DES.