



December 15, 2009

Mr. Daniel Ruiz
Symmes Maini & McKee Associates, Inc.
1000 Massachusetts Avenue
Cambridge, MA 02138

RE: Preliminary Hazardous Materials Summary Report
Grafton High School Annex Building, Grafton, Massachusetts
CDW Project #1169.00

Dear Mr. Ruiz:

CDW Consultants, Inc. (CDW) is pleased to present this letter report summarizing the findings of the preliminary hazardous materials survey of Grafton High School Annex Building ("Site") in the Town of Grafton, Massachusetts. The scope of work was to visually identify and quantify presumed asbestos-containing materials (ACM) prior to the anticipated building demolition. The study was limited to visibly accessible areas within the building. No testing was performed.

Suspect Asbestos Containing Materials

On December 15, 2009, Susan Cahalan (Massachusetts Licensed Asbestos Inspector #060784) conducted a visual inspection of all accessible areas of the site building. The presumed ACM was categorized by type, location and quantity.

Additionally, accessible areas of the exterior of the site building were inspected to determine the location of potential ACM. Suspect ACM were grouped into homogenous areas. By definition a homogenous area is one in which the materials are evenly mixed and similar in appearance and texture throughout.

The suspect visual ACM assessment results are presented below in Table 1.



TABLE 1
SUMMARY OF POTENTIAL ACM

Description	Approximate Quantity	Estimated Cost to Abate
Fire Doors Assemblies	2	\$1,000
Transite	50 SF	\$500
VAT (Floor) and Mastic Throughout (includes old mastic and glue under carpet)	6,000 SF	\$21,000
Pipe Insulation and Fittings	500 LF	\$5,000
Blackboards under White Boards Glue	20 Boards	\$3,000
Old Window Glazing/Caulking Hidden	40 Windows	\$4,000
Vapor Barrier Behind Masonry	20,000 SF	\$100,000
Skim Coat-Concrete Door Overhang and Boiler Room	500 SF	\$2,500
Caulking Steel Beams and Walls	1,000 LF	\$5,000
Sheet Rock Joint	5,000 SF	\$15,000
Roof Flashing	100 LF	\$500
TOTAL		\$157,500

Costs to abate these materials are based upon current market conditions and the types and quantities of asbestos containing materials observed. Testing of building materials was not conducted to confirm these materials as asbestos containing.

Although the focus of this preliminary assessment was to identify and quantify potential ACM and the costs to remove ACM, other hazardous materials may exist at the facility. These include, but are not limited to thermostats, refrigerants, paints, cleaners, lead painted building materials, fluorescent lighting fixtures, and transformers. Identifying and establishing the types and quantities of these potentially hazardous materials was not part of this study.



Recommendations

Based on the results of the visual hazardous materials survey, we have the following recommendations:

- Collect samples of suspect ACM listed above as well as the roof and exterior vapor barrier to confirm if positive for asbestos.
- Perform destructive testing to look for hidden ACM.
- Identify the extent of work areas that will potentially affect ACM, and develop more detailed estimates of quantities to be removed.
- Remove each ACM identified prior to construction work activities by a Massachusetts licensed asbestos abatement contractor, and dispose ACM at an appropriate hazardous non-recycling landfill facility.
- Identify and compile a detailed list of other hazardous materials that will need to be managed, abated or removed as part of the renovation scheme.

Limitations

The conclusions and recommendations are limited to the information available at the time of the field survey and the scope of services as defined. No subsurface soil or groundwater testing was performed. Where access to portions of the Site or to structures on the site was unavailable or limited, CDW renders no opinion as to the presence of hazardous material or the presence of indirect evidence related to hazardous material in that portion of the site or structure. No other conclusions, interpretations or recommendations are contained or implied in this report other than those expressed. No other use of this report is warranted without the written consent of CDW Consultants, Inc.

CDW appreciates the opportunity to provide our services for your project.

Very truly yours,

CDW CONSULTANTS, INC.

A handwritten signature in black ink that reads "Susan Cahalan-Roach, P.G." in a cursive script.

Susan Cahalan-Roach, P.G.
Project Manager