

12/19/06  
⑫

**ACTON PUBLIC SCHOOLS**

**AHERA  
THREE YEAR  
RE-INSPECTION REPORT  
AT  
McCARTHY-TOWNE SCHOOL**

**PROJECT NUMBER: 22021.00**

**INSPECTION DATE:  
April 5, 2002**

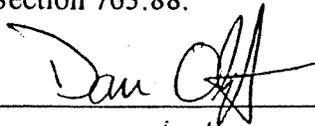
**UNIVERSAL ENVIRONMENTAL CONSULTANTS  
1151 Worcester Road  
Framingham, MA 01701**

CERTIFIED PERSONNEL INFORMATION

INSPECTOR INFORMATION

INSPECTOR NAME: Dan Obrzut  
CONSULTING FIRM: Universal Environmental Consultants  
STATE OF ACCREDITATION: Massachusetts  
ACCREDITATION NUMBER: AI-000033

I certify as an inspector that I have re-inspected the said building in accordance with AHERA regulations 40 CFR Part 763 Section 763.88.

INSPECTOR SIGNATURE:   
DATE: 4/5/02

MANAGEMENT PLANNER INFORMATION

MANAGEMENT PLANNER NAME: Leonard J. Busa  
CONSULTING FIRM: Universal Environmental Consultants  
STATE OF ACCREDITATION: Massachusetts  
ACCREDITATION NUMBER: AP-000010

I certify as a Management Planner that I have reviewed this re-inspection report for the said building in accordance with AHERA regulations 40 CFR Part 763 Section 763.88.

MANAGEMENT PLANNER SIGNATURE:   
DATE: 04/02

## TABLE OF CONTENTS

	PAGE
INTRODUCTION	1
SUMMARY	2
OBSERVATIONS AND RECOMMENDATIONS	3

### *SECTION 1*

AHERA Three Year Asbestos Re-inspection Assessment Chart

### *SECTION 2*

LEA DESIGNATED PERSON RESPONSIBILITY

### *SECTION 3*

EPA AHERA Regulations

## INTRODUCTION

On October 22, 1986, President Reagan signed into law an amendment to the Toxic Substance Control Act requiring schools to determine the presence of asbestos containing building materials in all school buildings. That amendment, called the Asbestos Hazard Emergency Response Act (AHERA) required that all school buildings be visually inspected by accredited inspectors and that bulk samples of suspected materials be taken where the material was not assumed to be asbestos. It further required that management plans be created for each individual building and that the maintenance and custodial personnel receive training. The plan must be implemented and the training must be completed by July 9, 1989. This document is the Asbestos Management Plan, which provides the means and the methods to effectively deal with asbestos containing building materials.

AHERA regulations also requires that each school building be re-inspected every three years and perform the following:

1. Visually re-inspect, and reassess, under 40 CFR Part 763 Section 763.88, the condition of all friable known or assumed ACBM.
2. Visually inspect material that was previously considered non-friable ACBM and touch the material to determine whether it has become friable since the last inspection or re-inspection.
3. Identify any homogeneous areas with material that has become friable since the last inspection or re-inspection.
4. For each homogeneous area of newly friable material that is already assumed to be ACBM, bulk samples may be collected and submitted for analysis in accordance with 40 CFR Part 763 Section 763.86 and 40 CFR Part 763 Section 763.87.
5. Assess, under 40 CFR Part 763 Section 763.88, the condition of the newly friable material in areas where samples are collected and newly friable materials in areas that are assumed to be ACBM.
6. Reassess, under 40 CFR Part 763 Section 763.88, the condition of friable known or assumed ACBM previously identified.

All findings in this re-inspection report must be included in the AHERA Management Plan dated July 1989.

## SUMMARY

### A. Inspection:

All known or assumed to be ACBM homogeneous areas were taken from the existing Management Plans, which have been approved by the State of Massachusetts.

Each of the ACBM homogeneous areas found in the existing Management Plans were reviewed and reassessed by the accredited inspector licensed in the State of Massachusetts. The reassessment was conducted by physically examining the ACBM or suspect materials to determine friability and level of damage. These assessments can be found in the Inspection Summary Chart located in Appendix A. The chart includes ACBM, which found to be physically damaged that require corrective actions.

### B. Inspection Summary Chart of Asbestos Containing Materials:

The assessment chart contains homogeneous areas<sup>1</sup>, type of material, location of material, classification of ACBM, friability, level & type of damage and response action.

During the inspection a response action is given to each homogenous area. These response actions can vary from a Response Actions 1 and 2 which require immediate isolation of the area and removing the ACBM as soon as possible, and Response Actions 3-5 which involves the repair of damaged ACBM and operation and maintenance, to Response Action 8 which requires initiating a continuing program of operation and maintenance.

---

<sup>1</sup> Homogeneous Area: Classification type for materials of similar appearance and texture. That is, materials throughout the facility that appear to be the same are grouped as one homogeneous area.

**OBSERVATIONS and RECOMMENDATIONS**

All ACBM in the building were found to be in fair to good condition.

We recommend that the ACBM be maintained in good condition.

The ACM is schedule to be removed as part of the demolition project of the McCarthy School.





SCHOOL SYSTEM: ACTON SCHOOL: MCCARTHY-TOWNE

ROOM AREA	SAMPLE NO.	LAB NO.	PHOTO NO.	ASBESTOS TYPE	MATERIAL LOCATION	QUANTITY	FRIABILITY	CONDITION	LEVEL OF DAMAGE	DETER.	ACCESS	VIBRATION	AIR FLOW	PLENUM	300 YEAR PERIODIC SURVEILLANCE		
															MONTH 12	MONTH 18	MONTH 24
CONTINUED																	
OLD BR	8220703		65-14	OX	BC	4	NF	ND	<1%	N	H	L	L	NO	6		
STORAGE 2	8220704		65-15	OX	BC	16	NF	ND	<1%	N	H	L	L	NO	6		
ART ROOM	8220706		65-17	OX	BC	21	NF	ND	<1%	N	H	L	L	NO	6		
CRANL SPACE	8220711		65-23	OX	BC	50	F	D	<10%	N	H	L	L	NO	2		
BOILER ROOM	8220712		65-24	OX	BC	100	NF	ND	<1%	N	H	L	L	NO	2		
BOILER ROOM	8220717		66-1	OX	BC		NF	ND	<1%	N	H	L	L	NO	6		
BOILER ROOM	8220719		66-3	OX	BC		NF	ND	<1%	N	H	L	L	NO	6		
BOILER ROOM	8220721		66-5	OX	BC		NF	ND	<1%	N	H	L	L	NO	6		
BR STORAGE	8220724		66-8	OX	BC	12	NF	ND	<1%	N	H	L	L	NO	6		
TOILET 6				OX	BC	8	NF	ND	<1%	N	H	L	L	NO	6		
TEACH LNGE				OX	BC	11	NF	ND	<1%	N	H	L	L	NO	6		
CR 1				OX	BC	14	NF	ND	<1%	N	H	L	L	NO	6		
STAIRWELL A				OX	BC	13	NF	ND	<1%	N	H	L	L	NO	6		
CR 2				OX	BC	19	NF	ND	<1%	N	H	L	L	NO	6		
CORRIDOR 1				OX	BC	17	NF	ND	<1%	N	H	L	L	NO	6		
WORKSHOP				OX	BC	13	NF	ND	<1%	N	H	L	L	NO	6		
CR 6				OX	BC	3	NF	ND	<1%	N	H	L	L	NO	6		
JANITOR OFF				OX	BC	22	NF	ND	<1%	N	H	L	L	NO	6		
TOILET 4				OX	BC	1	NF	ND	<1%	N	H	L	L	NO	6		
VT-1				OX	BC	8	NF	ND	<1%	N	H	L	L	NO	6		
CLASSROOM 4	8220702		65-13	OX	BC		NF	ND	<1%	N	H	L	L	NO	6		
M-1,2,3,4				OX	BC		NF	ND	<1%	N	H	L	L	NO	6		
5,6,7,8				OX	BC		NF	ND	<1%	N	H	L	L	NO	6		
CAFETERIA				OX	BC		NF	ND	<1%	N	H	L	L	NO	6		
KITCHEN				OX	BC		NF	ND	<1%	N	H	L	L	NO	6		
CORRIDOR-9				OX	BC		NF	ND	<1%	N	H	L	L	NO	6		
GYM STORAGE				OX	BC		NF	ND	<1%	N	H	L	L	NO	6		
TOILET STORAGE				OX	BC		NF	ND	<1%	N	H	L	L	NO	6		
S-1,5				OX	BC		NF	ND	<1%	N	H	L	L	NO	6		
STUDY ROOM				OX	BC		NF	ND	<1%	N	H	L	L	NO	6		
T-2,T-6,T-8				OX	BC		NF	ND	<1%	N	H	L	L	NO	6		
M-6,10,11				OX	BC		NF	ND	<1%	N	H	L	L	NO	6		
12,PLAY RM				OX	BC		NF	ND	<1%	N	H	L	L	NO	6		
PLAY RM TOIL				OX	BC		NF	ND	<1%	N	H	L	L	NO	6		
A/V ROOM				OX	BC		NF	ND	<1%	N	H	L	L	NO	6		
NURSE LOBBY				OX	BC		NF	ND	<1%	N	H	L	L	NO	6		

**ASBESTOS TYPE:** CHRY Chrysotile, ANOS Amosite, ACTI Actinolite, ANTH Anthophyllite, CROC Crocidolite  
**TYPE:** S Surfacing, T Thermal, M Miscellaneous  
**LOCATION:** AC Above Ceiling, BC Below Ceiling  
**FRIABILITY:** F Frisible, NF Nonfrisible  
**CONDITION:** ND No Damage, PD Potential for Damage, PSD Potential for Significant Damage, SD Significant Damage  
**ACCESSIBILITY:** H High, M Medium, L Low  
**DISTURBANCE FACTORS:** VIBRATION: H,M,L; AIR FLOW: H,M,L; AIR PLENUM: YES OR NO



SCHOOL SYSTEM: ACTON

SCHOOL: MCCARTHY-TOWNE

HOM. AREA	DESCRIPTION	SAMPLE NO.	LAB NO.	PHOTO NO.	ASBESTOS % TYPE	MATERIAL		FRIABILITY	LEVEL OF DAMAGE			DISTURBANCE FACTOR				3RD YEAR RESPONSE ACTION	PERIODIC SURVEILLANCE						
						TYPE	LOCATION		QUANTITY	CONDITION	PHYSICAL	WATER	DETER.	ACCESS	VIBRATION		AIR FLOW	AIR PLENUM	6 MONTH	12 MONTH	18 MONTH	24 MONTH	30 MONTH
13	TANK INSULATION	42-4-25	8820716	65-25	60% CHRY	T	BC	70 SF	NF	ND	<1%	<1%	N	H	L	NO	6						
	BOILER ROOM	42-4-31	8820722	66-6	20% CHRY 40% AMOS 60% TOTAL	T	BC	25 SF	F	D	<5%	<1%	Y	H	L	NO							3
14	DUCT INSULATION	42-4-29	8820720	66-4	0%	T																	
15	BOILER ROOM	42-4-35			0%	T																	
	HEATER INSULATION	42-4-36			0%	T		100 SF															
15	STAIRWELL 2	42-4-20	8820711	65-22	0%	M																	
	STAIRWELL 1					M																	
16	STAIRWELL A					M																	
	CORRIDOR 1					M																	
	TOTAL:						300 SF																
16	DEBRIS CRAWL SPACE					T		100 SF	F	SD	>10%	<3%	Y	L	L	H	N		1				

ASBESTOS

TYPE:  
 CHRY Chrysotile  
 AMOS Amosite  
 ACTI Actinolite  
 ANTH Anthophyllite  
 CROC Crocidolite

MATERIAL

TYPE: LOCATION:  
 S Surfacing AC Above Ceiling  
 T Thermal BC Below Ceiling  
 M Miscellaneous

FRIABILITY

F Friable  
 NF Nonfriable

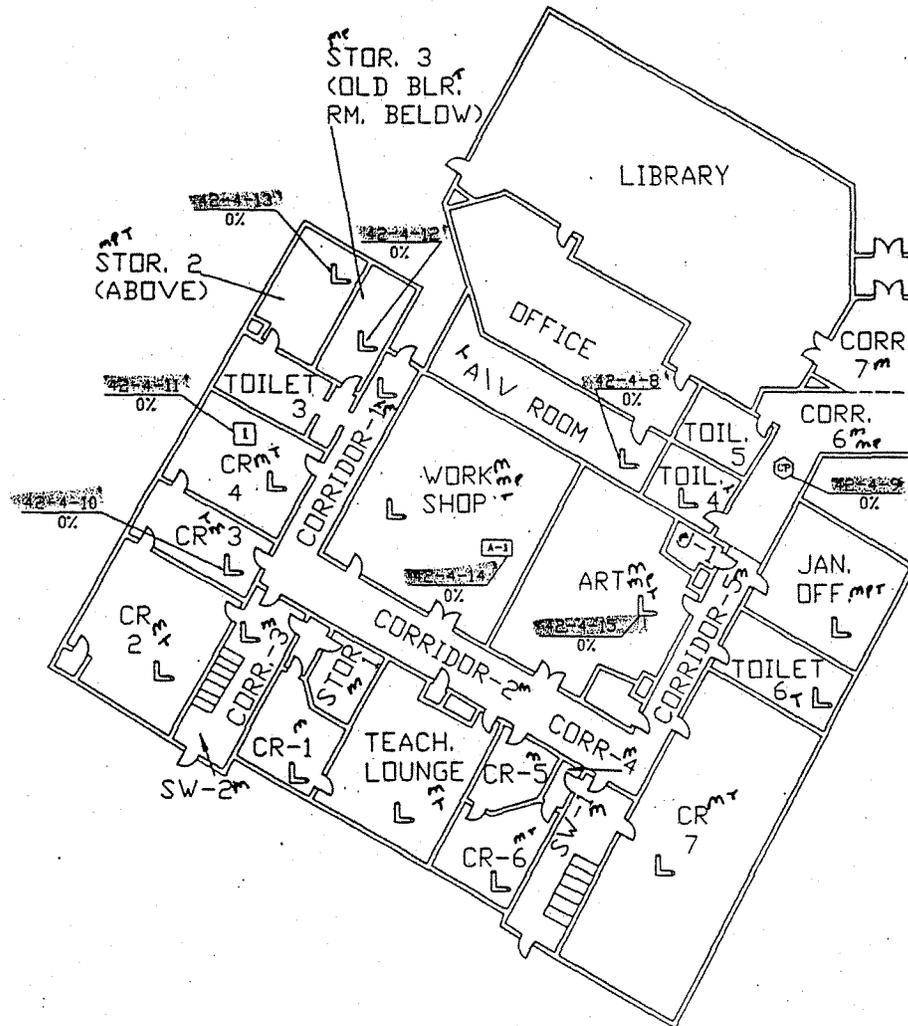
LEVEL OF DAMAGE

CONDITION:  
 ND No Damage  
 PD Potential For Damage  
 PSD Potential For Significant Damage  
 D Damage  
 SD Significant Damage

DISTURBANCE FACTORS

ACCESSIBILITY: VIBRATION: H,M,L  
 AIR FLOW: H,M,L  
 AIR PLENUM: YES OR NO  
 H High  
 M Medium  
 L Low

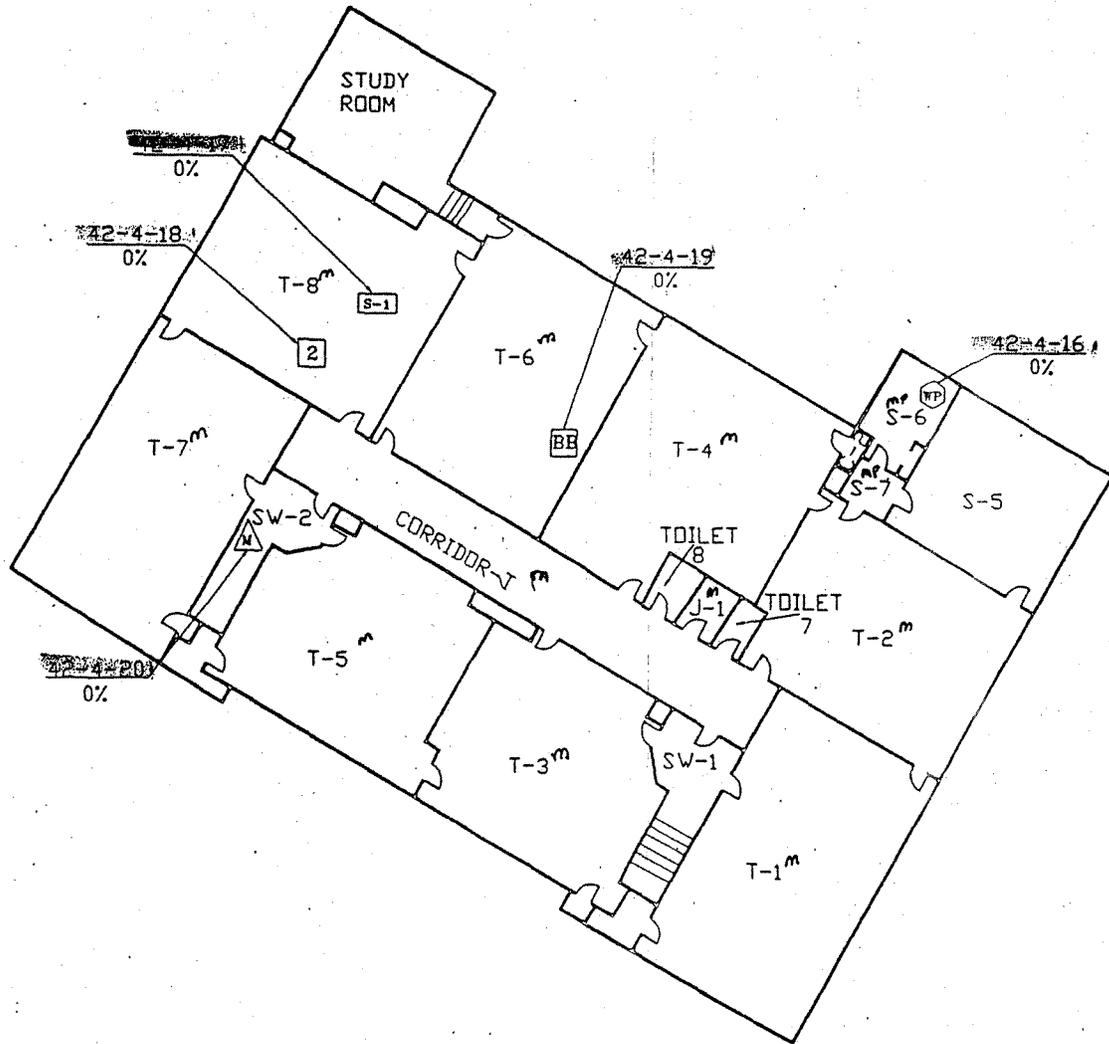




UNIVERSAL ENGINEERING  
 CONSULTING ENGINEERS  
 BOSTON, MASSACHUSETTS



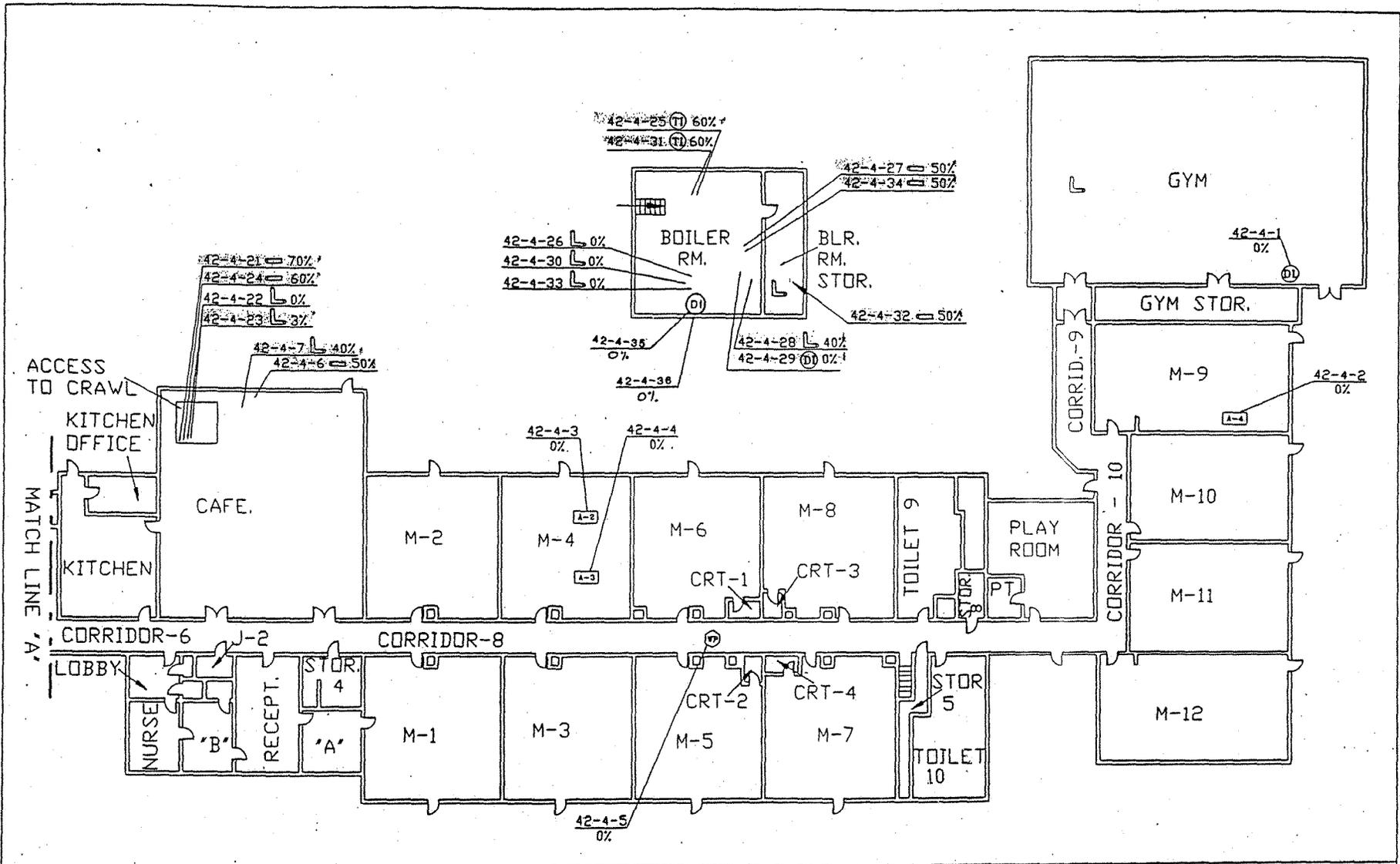
AGENCY: ACTON, MA.	BLDG. NO: 884204
BLDG: MCCARTHY SCHOOL	
DWG. TITLE: GROUND FLOOR SECTION 2	
DATE: 6/25/88	BY: C. WEAVER



UNIVERSAL ENGINEERING  
 CONSULTING ENGINEERS  
 BOSTON, MASSACHUSETTS



AGENCY: ACTON, MA.	BLDG. NO: 884204
BLDG: MCCARTHY SCHOOL	
DWG. TITLE UPPER LEVEL	
DATE: 6/25/88	BY: C. WEAVER



UNIVERSAL ENGINEERING CONSULTING ENGINEERS BOSTON, MASSACHUSETTS		AGENCY: ACTON, MA.	BLDG. NO: 884204
		BLDG: MCCARTHY SCHOOL	
		DWG. TITLE: GROUND FLOOR SECTION 1	
		DATE: 6/25/88	BY: C. WEAVER



Goldman  
Environmental  
Consultants, Inc.

60 Brooks Drive  
Braintree, MA 02184

781-356-9140  
Fax 781-356-9147  
[www.goldmanenvironmental.com](http://www.goldmanenvironmental.com)

February 24, 2003

Ms. Alice Wong, Senior Project Manager  
Massachusetts Housing Partnership Fund  
Two Oliver Street  
Boston, Massachusetts 02109

**Re: Phase I Environmental Site Assessment  
"Towne Building and Land"  
Three Charter Road  
Acton, Massachusetts  
GEC Project No. 1176-2010**

Dear Ms. Wong:

Enclosed please find one original report and two bound copies of the above-referenced report. Following are Goldman Environmental Consultants, Inc. (GEC) findings, conclusions and recommendations pertaining to the report.

### ***Findings***

Based on information provided by the Town of Acton Engineering Department, the Site consists of 1.23-acres. The Site is currently owned by the Town of Acton and is improved by one two-story building. The Site, formerly known as the Towne School, an elementary school, was vacated within the last several months. The Site building consists of classrooms and a boiler room. The remainder of the Site consists of landscaped areas as well as a playground. Properties surrounding the Site to the north, northeast and northwest consist of schools. Residential and commercial properties are situated east and south of the Site.

According to available information and interviews with persons familiar with the Site, the Towne School (Site building) was developed during the 1920's. The school during this timeframe was utilized as the Acton High School. During the 1950's, the Towne School was converted to an elementary school and an addition was constructed along the northeast corner of the Site building, which extended further northeast of the Site. The addition was known as the McCarthy wing and consisted of one-story and a basement. The two buildings became known as the McCarthy-Towne School and were utilized as an elementary school. In the spring of 2002 the entire McCarthy structure was demolished and the Towne School was vacated within the following months.

The Site building is currently and has historically been serviced by the municipal water system. No information was found to indicate the historic on-Site use of a private well. A private septic system currently services the Site building. According to

information provided by the Board of Health and Engineering Department, the septic system is situated south of the Site building. GEC was unable to locate information pertaining to the size or capacity of the tank and Title V inspections of the system. According to Mr. Dean Charter, Director, Tree Warden of the Town of Acton and Site contact and the Board of Health, municipal sewer currently services the surrounding properties and the Site is expected to convert to the municipal service. NSTAR provides electricity to the Site. KeySpan Energy currently provides natural gas to the Site for heat.

According to available information the Site building was formerly heated with fuel oil stored within an underground storage tank (UST). GEC did not observe aboveground storage tanks (ASTs) or indications of USTs such as fill and vent pipes or pavement scars during the Site inspection. Fire Department records indicate that two 5,000-gallon #2 fuel oil USTs were removed from the McCarthy School in 1992. Information reviewed by GEC indicates that one UST was situated near the northeast corner of the McCarthy wing, which is situated approximately 300 feet from the Site boundary. Based on information obtained to date, this UST was removed without incident, however reports could not be located indicating the analytical results of confirmatory soil samples. Town officials indicated that the two USTs were removed from the same location however GEC has not found documentation confirming this as the location for two USTs. Officials have indicated that prior to the addition of the McCarthy wing the Towne School was heated with coal.

Records viewed via Environmental FirstSearch and town agencies located three properties with registered USTs within 0.20-miles of the Site. Based on interpretation of topography and the USGS quadrangle these properties appear to be cross- and downgradient of the Site.

Oil and Hazardous Material (OHM) storage and use is limited to consumer quantities of cleaners and paints. GEC did not observe any other OHM on-Site. No hazardous wastes or waste oil were observed at the time of GEC's inspection. GEC observed a pad-mounted transformer adjacent to the northwest corner of the Site building. The transformer is situated on a concrete pad. Two pole-mounted transformers were observed southeast and southwest of the Site along Massachusetts Avenue. The ages of the transformers are unknown, however the transformers appeared to be in good condition during the Site inspection with no signs of leakage.

GEC found no CERCLIS or NPL sites within 1/2-mile of the Site. Six state disposal sites and twenty-seven spill sites of OHM are located within a 1/2-mile radius of the Site. Several releases have occurred within the immediate vicinity of the Site. The Acton Boxborough High School, which is situated approximately 0.20 miles north of the Site, is a listed state spill site. Three releases have occurred within 500 feet to 0.20 miles of the Site associated with this property. A release of waste oil from an AST overflow occurred in 1996 impacting the concrete floor and soil behind the building. Speedi-dry was applied as well as three cubic yards of impacted soil was excavated. A Class A-2 Response Action Outcome (RAO) was submitted to the Massachusetts Department of Environmental Protection (MADEP). Two additional releases for which Class A-1 RAO

were submitted to the MADEP occurred in 2000 and 2002. Additional releases, which have occurred abutting to or within 0.13 miles of the Site, have been delineated and have achieved regulatory closure. Based on the cross-/downgradient location of these properties to the Site, subsurface conditions at the Site are unlikely to have been impacted by the off-Site releases. Based on topography and interpretation of the USGS quadrangle, groundwater flow in the vicinity of the Site is likely to the south and east toward Fort Pond Brook.

### ***Conclusions***

GEC can make no definitive conclusion regarding current on-Site subsurface conditions relative to a release of OHM. However, based on available information the Site building was formerly heated with fuel contained within an UST. Information indicates that two USTs were removed from the McCarthy-Towne School. Based on historic plans GEC has determined that one UST was situated northeast of the McCarthy wing (approximately 300 feet from the Site boundary) while the location of the second UST could not be determined. Town officials have indicated that two USTs were removed from this location however no documentation could be located confirming this. To date no additional information has been obtained regarding this USTs.

GEC observed the following materials throughout the building: suspended ceiling tiles and drywall/plaster ceilings; vinyl floor and ceramic floor tiles; and drywall/plaster walls and ceramic wall tiles. The materials appeared in good condition at the time of GEC's inspection. According to AHERA inspection reports provided to GEC, no positive results for asbestos containing materials (ACM) were found within the Site building, with the exception of Toilet 6 (situated along the east side of the building). The thermal system insulation within this area tested positive for asbestos, however no information was provided on the identity and what percentage was considered positive.

Although the building is unoccupied and prior use has included an elementary school, based on conversations with Massachusetts Housing Partnership Fund, the Site will be converted for residential use. GEC observed painted walls, doorways and windows sills throughout the building. Painted surfaces appeared to be in good condition at the time of the inspection. During the municipal and school department file review, GEC did not locate any reports indicating that surfaces within the Site building had been sampled and analyzed for lead paint.

Several releases have occurred within the vicinity of the Site, however the releases have been delineated and in most cases have achieved regulatory closure.

### ***Recommendations***

Due to the uncertainties surrounding the USTs located on the property and within 300 feet of the Site boundary, GEC recommends the advancement of soil borings completed as groundwater monitoring wells in select portions of the Site to determine if subsurface conditions have been impacted by a release of OHM. The costs associated

Three Charter Road  
Acton, Massachusetts  
Page 4 of 4

with performing these tasks range from \$5,000 to \$7,000. GEC will provide a detailed proposal and cost estimate upon request.

Prior to any building renovations or demolition, painted surfaces should be sampled and analyzed for lead paint. As stated earlier the thermal system insulation within Toilet 6 tested positive for asbestos. If materials and surfaces are found to contain asbestos and lead paint the materials should be removed and disposed in accordance with local, state and federal regulations.

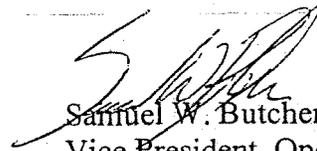
Additionally, as stated earlier a private septic system currently services the Site building. As requested by the Massachusetts Housing Partnership Fund, the costs associated with the collapse of the septic tank would be approximately \$2,000. GEC has no additional recommendations for the Site at this time.

GEC appreciates the opportunity to provide you with our quality consulting services. Please contact the undersigned at (781) 356-9140 with any questions or comments.

Sincerely,  
**Goldman Environmental Consultants, Inc.**



Carla A. Wesley  
Manager, Environmental Site Assessments



Samuel W. Butcher, L.S.P.  
Vice President, Operations

P:\Projects\1176-Mass Housing Ptr\1176-2010 rec letter.doc