FUSS & O'NEILL
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Quincy, MA 02169
617.282.4675
www.fando.com

Asbestos Hazard Emergency Response Act Three-Year Reinspection & Asbestos Management Plan Update

Maintenance & Storage Buildings
70 Trowbridge Road
Bourne, MA

For Compliance with
Commonwealth of Massachusetts Department of Labor Standards (MADLS)
Asbestos-Containing Materials in Schools Regulation (454 CMR 28.00)
and
EPA Asbestos Hazard Emergency Response Act
(Title 40 CFR, Part 763, Subpart E)

Bourne Public Schools
Bourne, MA

April 2026

FUSS & O'NEILL
1250 Hancock Street, Suite 815N
Quincy, MA 02169
617.282.4675
www.fando.com

October 2, 2026

Mr. Jordan Geist
Director of Business Services
Bourne Public Schools
36 Sandwich Road
Bourne, MA 02532

RE: AHERA Three-Year Reinspection & Asbestos Management Plan Update
Maintenance & Storage Buildings
70 Trowbridge Road, Bourne, Massachusetts
Fuss & O'Neill Project No. 120.0121141.001

Dear Mr. Geist:

Enclosed is the AHERA Three-Year Reinspection and Asbestos Management Plan Update report prepared by Fuss & O'Neill, Inc. (Fuss & O'Neill) for the Maintenance and Storage Buildings located at 70 Trowbridge Road in Bourne, Massachusetts. The inspection was performed for Bourne Public Schools (the "Client").

This report is an important document that must be kept on file at a central location where the Asbestos Management Plans are maintained.

If you should have any questions regarding this report, please do not hesitate to contact me. Thank you for this opportunity to have served your environmental needs.

Sincerely,

Dustin A. Diedricksen
Hazardous Building Materials Discipline Leader

Enclosure

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1 Introduction

1.1 Background

The Clean Air Act required the United States Environmental Protection Agency (EPA) to develop standards to address the potential health risks associated with adverse effects of asbestos exposure as an indoor contaminant. In October 1986, the EPA promulgated the Asbestos Hazard Emergency Response Act (AHERA) located at Title 40 CFR, Part 763, Subpart E.

The AHERA regulations require that local education agencies (LEAs) conduct inspections of each school building that they lease, own, or otherwise use as a school building to identify friable (easily crumbled or crushed to powder by hand pressure) and non-friable asbestos-containing building materials (ACBM) locations. The original inspections were required to have been completed prior to October 12, 1988.

AHERA also requires that buildings leased or acquired on or after October 12, 1988, that are to be used as a school building, shall be inspected for friable and non-friable ACBM prior to use as a school building. In the event of an emergency use of a building that has not been inspected for ACBM, the building shall be inspected within 30 days after commencement of such use.

The Commonwealth of Massachusetts Department of Labor Standards (MADLS) regulations require reassessment of conditions for all known or assumed asbestos-containing materials (ACM), this includes all friable and non-friable ACM/ACBM. In the Commonwealth of Massachusetts, MADLS is responsible for AHERA regulation enforcement.

The regulatory requirements remain in effect for a private or public school system, a church-affiliated school of any denomination, a school dedicated to the education of children with special needs, or a charter school.

1.2 Local Education Agency (LEA) Responsibilities

A. The LEA is responsible for compliance with the AHERA regulation. The following responsibilities must be followed:

1. The LEA must designate a person to ensure that all of the AHERA requirements are properly implemented. The Designated Person must receive adequate training to perform their duties.

2. The LEA must ensure that Asbestos Management Plans (AMPs) are maintained in a central location as well as at each facility, and such plans and records are available for inspection or review at all times.

3. The LEA must inform all workers, building occupants or their legal representative in writing at least once per school year about asbestos-related activities, and the availability of the AHERA AMPs for the school buildings.

4. The LEA must ensure proper accreditation for all persons who perform asbestos inspections, asbestos re-inspections, develop/update AMPs, develop response actions, and perform required response actions including operations and maintenance (O&M) activities that may disturb asbestos.

5. The LEA must provide training for all custodial and maintenance staff who regularly perform building maintenance where ACM are present. The training must be provided upon initial hire as well as annual updates.

6. The LEA must provide information (disclosure) to any workers who may perform short-term work and may come into contact with asbestos in school buildings where ACM or assumed ACM are present.

7. The LEA must ensure that known ACM or assumed ACM are provided with warning labels in routine maintenance areas.

8. The LEA must ensure that periodic surveillance is performed at least once every six months, after AMP implementation, in all school buildings that it leases, owns, or otherwise uses that contains ACM or assumed ACM.

9. The LEA must ensure that once every three years, after an AMP is implemented, a reinspection is performed at each school building that it leases owns or otherwise uses that contains ACM or presumed ACM.

Refer to above-mentioned regulation for full requirements and responsibilities.

1.3 Accreditation

A. Local Education Agency (LEA)

LEA:	Bourne Public Schools
Address:	36 Sandwich Road Bourne, MA 02532
Phone:	(508) 759-0660

B. Designated Person

Designated Person:	Mr. Jordan Geist
Address:	36 Sandwich Road Bourne, MA 02532
Phone:	(508) 759-0660

C. Asbestos Consultant Data

Firm:	Fuss & O'Neill, Inc.
Address:	1250 Hancock Street, Suite 815N Quincy, MA 02169
Phone:	(617) 282-4675

D. Asbestos Inspector

Inspector:	Max Segatore
MADLS License Number:	AI9000440
Expiration Date:	07/10/2026

E. Asbestos Management Planner:

Planner:	Dustin A. Diedricksen
MADLS License Number	AP900425
Expiration:	02/27/2027

2 Building Description

The Maintenance Building is a one-level, wood-framed structure that includes three garage bays with overhead doors, a boiler room, and a restroom. The Storage Building is a two-level structure that is comprised of three garage bays on the lower level and a storage space on the upper level. The total areas of the Maintenance and Storage Buildings are approximately 1,200 and 2,030 square feet of space, respectively.

One heater in each building provides forced hot air through ductwork.

Based on visual observations, it appeared that no renovation or construction activities had been performed at either building since the last reinspection.

3 Three Year Reinspection

3.1 Reinspection Procedures

This three-year asbestos reinspection was conducted in accordance with EPA requirements of the AHERA regulation (Title 40 CFR, Part 763, Section 763.85(b)) and MADLS Requirements for Schools Subject to AHERA (454 CMR 28.13).

On April 30, 2026, Fuss & O'Neill, Inc. (Fuss & O'Neill) representative, Mr. Max Segatore, performed the reinspection.

During the reinspection, Fuss & O'Neill conducted the following required tasks:

1. A visual reinspection and reassessment of all known or assumed ACM.

2. A visual reinspection of ACM that was previously considered non-friable to determine if the present condition of the material has become friable.

3. Identification and assessment of any newly identified homogeneous area that contained ACM since the last inspection or reinspection.

4 Reinspection Report

4.1 Review of Existing Records

An important part of this AHERA reinspection involved researching prior documentation that is required to be present at the central recordkeeping location where the AMPs are stored.

Please see *Appendix A* for the checklist for existing records.

4.2 Reinspection Summary

The on-site portion of the reinspection was documented on forms modeled after examples provided by the EPA. The first form, **Reinspection Form 1**, identifies previous inspection data gathered during the initial AHERA inspection and subsequent re-inspections (see *Appendix B*). This form is useful to reference response actions (if any), which have been performed since the last inspection, as well as identifies the last known conditions of ACM in the building. It additionally provides the inspector a "quick glance" reference when performing the reinspection.

The second EPA form, **Reinspection Form 2**, was used to provide information and justification regarding reassessment of the ACM (see *Appendix C*). This form also provides response action recommendations, including a tentative schedule for completing response actions that recommend removal or repair.

Eight (8) bulk samples were collected during this reinspection. Refer to *Appendix D* for the newly sampled materials laboratory report and chain-of-custody form.

Using EPA protocol and criteria, the following materials existing in the Medfield Memorial Elementary School at the time of this three-year reinspection have been determined and/or assumed to be **ACM**. Please refer to the above-mentioned Reinspection Forms for specific locations of the materials.

Table 1
Asbestos-Containing Materials

Material	Location	Reference	Asbestos Content
9" x 9" Tan Floor Tile	Maintenance Building Restroom – Concealed Beneath Cabinets/Built-In Furnishings	Assumed ACM	Assumed ACM
Black Mastic Associated with 9" x 9" Tan Floor Tile		Assumed ACM	Assumed ACM
Gray Fiber-Reinforced Cement Ceiling Panel	Storage Building - Left Garage Bay	Assumed ACM	Assumed ACM

Using the EPA protocol, samples of the following suspect materials were collected and analyzed. The analytical results indicated that these materials are **non-ACM**:

Table 2
Non-Asbestos-Containing Materials

Material	Location	Reference
White Joint Compound	Storage Building - Center & Right Garage Bays & 1st Floor Walls & Ceilings	Fuss & O'Neill Reinspection April 2026 Lab Report from Maintenance & Storage Buildings Sample IDs 01A & 01B
Tan/White Gypsum Board		Fuss & O'Neill Reinspection April 2026 Lab Report from Maintenance & Storage Buildings Sample IDs 02A & 02B
12" x 12" Beige Floor Tile	Storage Building Bathroom	Fuss & O'Neill Reinspection April 2026 Lab Report from Maintenance & Storage Buildings Sample IDs 03A & 03B
Yellow Floor Tile Adhesive		Fuss & O'Neill Reinspection April 2026 Lab Report from Maintenance & Storage Buildings Sample IDs 04A & 04B

Mr. Dustin Diedricksen reviewed the information obtained during this reinspection. Mr. Diedricksen is an EPA-accredited and a Massachusetts-licensed Asbestos Management Planner.

4.3 Newly Identified or Resampled ACM

Previously assumed asbestos-containing gypsum board and joint compound as well as newly identified suspect asbestos-containing 12" x 12" beige floor tile and associated yellow floor tile mastic were sampled at the Storage Building. Laboratory analysis determined these materials were "None Detected" for asbestos.

No newly identified suspect ACM was observed or sampled at the Maintenance Building.

AHERA regulations pertain to interior identified or assumed ACM and limited exterior ACM. AHERA regulations do include ACM located on exterior porticos, covered walkways, and mechanical equipment used to condition interior building air.

Any suspect material encountered during renovation/demolition/maintenance activities that is not specifically identified in the AMP as a non-ACM should be assumed to contain asbestos unless sample results indicate otherwise.

Safety Data Sheets (SDS) should be obtained and kept with the AHERA documentation for any newly installed materials in order to meet AHERA requirements. These SDS must demonstrate that ACM were not installed in these two buildings. We recommend that SDS for newly installed materials be inserted into *Appendix E.*

4.4 Physical Assessment of ACM

During inspection, suspect ACM were separated into three EPA categories. These categories are Thermal System Insulation (TSI), Surfacing ACM, and Miscellaneous ACM. TSI includes all materials used to prevent heat loss/gain or water condensation on mechanical systems. Examples of TSI are pipe and fitting insulations, boiler insulation, and duct insulation. Surfacing ACM is commonly used for fireproofing, decorative, and acoustical applications. Miscellaneous ACM include all ACM not listed in TSI or Surfacing ACM, such as sheet flooring, vinyl asbestos flooring, ceiling tiles, and construction mastics/adhesives.

Finally, ACM were quantified in linear and/or square feet, depending on the nature of the material.

The ACM identified during the inspection and still remaining in these two buildings were reassessed using the MADLS and AHERA guidelines for assessment of ACM. The following assessment categories are listed:

1 Damaged or significantly damaged TSI ACM
2 Damaged friable surfacing ACM
3 Significantly damaged friable surfacing ACM
4 Damaged or significantly damaged friable miscellaneous ACM
5 ACBM with potential for damage
6 ACBM with potential for significant damage
7 Any remaining friable ACBM or friable suspected ACBM

Material locations, assessments, and recommended response actions are listed in the Reinspection Forms.

5 Asbestos Management Plan Update

5.1 Recommended Response Actions

Based on the inspection report, physical walkthrough inspection, and existing ACM conditions, the following response actions are recommended:

1. Removal - Not Applicable

2. Repair - Not Applicable

3. Enclosure - Not Applicable

4. Encapsulation - Not Applicable

5. Operations and Maintenance (O & M) Program - All remaining ACM

It should be noted that only ACM with assessments of 1 or 2 are recommended for removal or repair. The remaining ACM should be included in the O & M Program. The condition of these ACM will be monitored until all of the ACM have been completely removed from the building. A successful O & M Program includes the following elements:

A. Cleaning: All areas of the school where friable ACM or assumed friable ACM are present should be cleaned at least once after completion of the initial inspection. Additional cleaning may be necessary if the Asbestos Management Planner makes a written recommendation indicating the methods and frequency of such cleaning.

B. O & M Activities: The LEA shall ensure that the procedures described below are followed to protect building occupants from O & M activities that may disturb known or assumed ACM:

    1. Restrict entry into the area either by physically isolating or by scheduling.
    2. Post asbestos warning signs to prevent entry by unauthorized persons.
    3. Deactivate or temporarily shunt the air-handling system to the area.
    4. Use proper work practices and engineering controls, such as wet methods, protective clothing, HEPA-vacuums, mini-enclosures/glove bags, etc. to inhibit fiber migration.
    5. Place asbestos debris and other contaminated materials into a sealed, leak-tight container for disposal.

C. Minor Fiber Release Episode: The LEA shall ensure that the procedures described below are followed in the event of a minor fiber release episode (i.e., disturbance of less than or equal to 3 linear/square feet of friable ACM):

    1. Saturate the debris using wet method.
    2. Place the debris in a sealed, leak-tight container and clean the area.
    3. Repair the area of damaged ACM with materials such as asbestos-free spackling, plaster or insulation or seal with an encapsulant.

D. Major Fiber Release Episode: The LEA shall ensure that the procedures described below are followed in the event of a major fiber release episode (i.e., disturbance of greater than three (3) linear/square feet of friable ACM):

    1. Restrict entry into the area and post asbestos warning signs.
    2. Deactivate or temporarily shunt the air handling system from the area to prevent fiber migration.
    3. The response action for any major fiber release episode must be prepared by EPA-accredited Asbestos Project Designers and conducted by EPA-accredited personnel.
    4. The LEA shall notify the MADLS of any major fiber release episode within twenty-four hours of its occurrence and, if necessary, provide written notification as required by applicable federal and/or state regulations.

5.2 Periodic Surveillance

At least once every six months after an AMP is implemented, the LEA will conduct periodic surveillance in the school building that contains ACM or assumed ACM. The person conducting periodic surveillance will visually inspect all areas in the school where ACM have been identified in the AMP, record the date of surveillance, their

name, any changes in the ACM condition and submit the record to the LEA's Designated Person for inclusion in the AMP.

Please see *Appendix F* for the Sample Six-Month Periodic Surveillance Form that may be used for conducting periodic surveillance.

5.3 Preventive Measures

The LEA shall institute appropriate preventive measures to eliminate the reasonable likelihood that ACM will become damaged, deteriorated, and/or delaminated.

Please see *Appendix G* for preventive measures designed for various types of ACM that may exist in these buildings.

5.4 Abatement (Removal) Cost Estimates

Costs for abatement (removal) of all ACM in the building are as follows:

Table 3
Abatement Cost Estimates

Material	Location	Estimated Quantity	Estimated Contractor Cost
9" x 9" Tan Floor Tile & Black Mastic*	Maintenance Building	36 SF	$3,500 (Lump Sum)
Gray Fiber-Reinforced Cement Ceiling Panel	Storage Building - Left Garage Bay	200 SF	$4,000

SF = Square Feet
* Quantity of material is unknown since partially concealed. Estimated quantity may not be accurate.

Asbestos training costs for custodial and maintenance workers (under O&M Program) are as follows:

Table 4
Asbestos Training Cost Estimates

Training Course	Estimated Cost
Two-Hour Asbestos Awareness Training (Annual)	$100/Person/Year
Asbestos Coordinator/LEA Designated Person Initial Training	$350/Person
Asbestos Coordinator/LEA Designated Person Annual Refresher Training	$300/Person/Year
Asbestos Operations & Maintenance Initial Training	$350/Person
Asbestos Operations & Maintenance Annual Refresher Training	$175/Person/Year
Three-Year Reinspection & AMP Update	$6,500 - $10,000

6 EPA Accreditation Requirements

The EPA accreditations and the MADLS Asbestos Inspector and Asbestos Management Planner certifications for Mr. Segatore and Mr. Diedricksen are provided in *Appendix H*.

Report prepared by:



Dustin A. Diedricksen
Hazardous Building Materials Discipline Leader

Appendix A

Existing Records Checklist

FUSS & O'NEILL

Existing Records Checklist

Local Education Agency (LEA): Bourne Public Schools
36 Sandwich Road
Bourne, MA 02532

School Building: Maintenance & Storage Buildings

The following documentation is required to be present in both the LEA's office as well as in a centralized location in the school administrative office. The information included in this checklist will be verified to be present and complete as part of the three-year reinspection.

RECORDKEEPING REVIEW	
1. **Designated Person statement**: is it signed, includes contact information and training documentation	YES NO Comments: **Mr. Geist will review and sign upon receipt of updated AMP**
2. **Training Documentation**: have all custodial and maintenance personnel received two-hour awareness training?	YES NO Comments: **Documents made available**
3. **Annual Notifications**: Are dated copies in the plan? Is the method of notification indicated?	YES NO Comments: **High School Admin. Office**
4. **Periodic Surveillance**: Are dated copies in the plan for each 6-month periodic surveillance?	YES NO Comments: **High School Admin. Office**
5. **Outside Contractors**: Does the LEA notify outside vendors that asbestos is present? Method used?	YES NO Comments: **Review AMPs**
6. **Response Action Records**: For any asbestos abatement in the last 5 years, are response action records included? See checklist of records.	YES NO Comments: N/A
7. **Bulk Sample Reports**: Are laboratory reports included for any suspect ACM that is not assumed ACM? Do reports indicate the location of each sample and the type of material sampled?	YES NO YES NO Comments: **High School Admin. Office**
8. **Management Plan**: Is a copy located in each school office and the LEA office?	YES NO Comments: **High School Admin. Office**
9. **Warning Signs**: Are warning signs posted in routine maintenance and storage areas where ACM is present?	YES NO Comments: N/A
10. **Architect Statement**: Is the architect statement present for any new construction, renovation, addition?	YES NO Comments: N/A

Comments: Items marked "***No***" indicate not present/available at the time of this inspection.

Inspector (LEA Office): Max Segatore Date: April 30, 2026

Inspector (School): Max Segatore Date: April 30, 2026

Appendix B

Reinspection Form 1A

School: Maintenance & Storage Buildings Date(s) of Original Inspection: 1988
Address 70 Trowbridge Road, Bourne, MA Date(s) of Subsequent Reinspections: 1994, 1998, 2001, 2004, 2007, 2011, 2014, 2017, 2021, 2023, & 2026

Homogeneous Material			Material Category	Friability	Assessment Category (1-7)	Recorded Locations
Sample Number	Asbestos Content	Material Description				
Assumed ACBM	Assumed ACBM	9" x 9" Tan Floor Tile	Misc.	NF	5	Maintenance Building – Concealed underneath Cabinets/Built-In Furnishings
Assumed ACBM	Assumed ACBM	Black Mastic Associated with 9" x 9" Tan Floor Tile	Misc.	NF	5	Maintenance Building - Concealed underneath Cabinets/Built-In Furnishings
Assumed ACBM	Assumed ACBM	Gray Fiber-Reinforced Cement Board Panel	Misc.	NF	5	Storage Building - Left Garage Bay

Information abstracted by: Max Segatore Date: April 30, 2026

Material Category: TSI = Thermal System Insulation, Surf. = Surfacing, Misc. = Miscellaneous

Friability: F = Friable, NF = Non-Friable

IA = Inaccessible

AHERA Assessment Categories: 1 = Damaged or significantly damaged TSI ACM; 2 = Damaged friable surfacing ACM; 3 = Significantly damaged friable surfacing ACM; 4 = Damaged or significantly damaged friable miscellaneous ACM; 5 = ACBM with potential for damage; 6 = ACBM with potential for significant damage; 7 = Any remaining friable ACBM or friable suspected ACB

Appendix C

Reinspection Form 2

Reinspection Form 2. Reinspection of ACM: Findings and Management Planner Recommendations

School: Maintenance & Storage Buildings Date of Reinspection: April 30, 2026

Homogeneous Material: 9" x 9" Tan Floor Tile Sample ID Number: Assumed ACM

ACM REINSPECTION FINDINGS					MANAGEMENT PLANNER RECOMMENDATIONS	
ACM Location(s) by Assessment Category	**Friability**	**Estimated Quantity**	**Assessment Category**	**Physical Description**	**Recommended Response Action(s)**	**Date Action Completed**
Concealed underneath Cabinets & Built-In Furnishings	Inaccessible	36 SF	5	ACM with Potential for Damage	Maintain under O&M Program	Ongoing

Were additional samples of this ACM collected? No	Date of Management Planner Review: June 19, 2026
Inspector's Name: Max Segatore Inspector Signature:  Accreditation #/State: AI900440/MA Expiration Date: 07/10/2026	Management Planner Name: Dustin A. Diedricksen Management Planner Signature:  Accreditation #/State: AP900425/MA Expiration Date: 02/27/2027

I, the LEA's Designated Person, have read and understood the recommendations made above: _____

Date: _____

School: Maintenance & Storage Buildings Date of Reinspection: April 30, 2026

Homogeneous Material: Black Floor Tile Mastic Sample ID Number: Assumed ACM

ACM REINSPECTION FINDINGS					MANAGEMENT PLANNER RECOMMENDATIONS	
ACM Location(s) by Assessment Category	**Friability**	**Estimated Quantity**	**Assessment Category**	**Physical Description**	**Recommended Response Action(s)**	**Date Action Completed**
Concealed under Cabinets & Built-In Furnishings	Inaccessible	36 SF	5	ACM with Potential for Damage	Maintain under O&M Program	Ongoing

Were additional samples of this ACM collected? No

Date of Management Planner Review: June 19, 2026

Inspector's Name: Max Segatore

Inspector Signature: _____

Accreditation #/State: AI900440/MA

Expiration Date: 07/10/2026

Management Planner Name: Dustin A. Diedricksen

Management Planner Signature: _____

Accreditation #/State: AP900425/MA

Expiration Date: 02/27/2027

I, the LEA's Designated Person, have read and understood the recommendations made above: _____

Date: _____

School: Maintenance & Storage Buildings Date of Reinspection: April 30, 2026

Homogeneous Material: Gray Fiber-Reinforced Cement Board Panel Sample ID Number: Assumed ACM

ACM REINSPECTION FINDINGS					MANAGEMENT PLANNER RECOMMENDATIONS	
ACM Location(s) by Assessment Category	**Friability**	**Estimated Quantity**	**Assessment Category**	**Physical Description**	**Recommended Response Action(s)**	**Date Action Completed**
Storage Building, Left Garage Bay	Inaccessible	200 SF	5	ACM with Potential for Damage	Routine cleaning is not recommended at concealed locations Maintain under O&M Program	Ongoing

Were additional samples of this ACM collected? No

Date of Management Planner Review: June 19, 2026

Inspector's Name: Max Segatore

Inspector Signature: 

Accreditation #/State: AI900440/MA

Expiration Date: 07/10/2026

Management Planner Name: Dustin A. Diedricksen

Management Planner Signature: 

Accreditation #/State: AP900425/MA

Expiration Date: 02/27/2027

I, the LEA's Designated Person, have read and understood the recommendations made above: _____

Date: _____

Appendix D

Newly Sampled Materials Laboratory Report & Chain of Custody Form

OrderID: 132602920

FUSS & O'NEILL 132602920 EMSL Customer No. ENVI54

www.fando.com

108 Myrtle Street, Suite 502, Quincy, MA 02171 Phone (617) 282-4675 Fax (617) 282-8253

ASBESTOS BULK SAMPLE CHAIN OF CUSTODY

Sheet 1 of 1

Project Name: Boothe Public Schools - THREE school buildings Project No. 120.012114.001

Site Address: 70 Hollow Bilberry Rd. Project Manager: NM

Building Name/Number: Maintenance - storage building Total # of Samples: 8

Sample ID (#-Initials-Date)	Material Type	Sample Location	Comments/ Quantities
01A	white joint compound	Garage Center	40 LF
01B	↓	↓ right	
02A	Gray Dry wall	Garage center	100 SF
02B	↓	↓ right	
03A	12" x 12" Beige floor tile	bathroom	55 LF
03B	↓	↓	↓
04A	Yellow/black mastic associated	bathroom	55 LF
04B	w/ 12" x 12" Beige floor tile	↓	↓

Analysis Method: ☒ PLM ☐ TEM ☐ Other _____ Turnaround Time 1-week

Based on the turnaround time indicated above, analyses are due to Fuss & O'Neill on or before this date: 5/11.
Please call Fuss & O'Neill if analyses will not be completed for requested t/a/t at (617) 282-4675.

Email Results to: LabResults@fando.com **and** Neal.McMorrow **@fando.com**
Do Not Mail Hard Copy Report

Special Instructions: Stop analysis on first positive sample in each homogeneous set of samples unless otherwise noted. Do not layer samples unless indicated. Do not point count. If NOB group samples are all negative by PLM, analyze only the "A" sample (as noted by star [*]above) by **TEM NOB, on a t/a/t. Analyze a maximum of samples by TEM.**

Samples Collected by: Max Gregatore **Date:** 04/30/2026

Samples Sent by: Max Gregatore **Date:**

Shipped To: ☒ EMSL ☐ Other

Method of Shipment: ☒ Fed Ex ☐ Lab Drop Off ☐ Other

RECD EMSL-BOSTON MAY 04 2026

efx 7919 · 5161 · 2021

EMSL Analytical, Inc.

5 Constitution Way, Unit A Woburn, MA 01801

Tel/Fax: (781) 933-8411 / (781) 933-8412

http://www.EMSL.com / bostonlab@emsl.com

EMSL Order:	132602920
Customer ID:	ENVI54
Customer PO:	120.0121141.001
Project ID:	

Attention:	Neal McMorrow	**Phone:**	(860) 646-2469
	Fuss & O'Neill, Inc.	**Fax:**	
	One Financial Plaza	**Received Date:**	05/04/2026 8:50 AM
	15th Floor	**Analysis Date:**	05/09/2026
	Hartford, CT 06103	**Collected Date:**	04/30/2026

Project: 120.0121141.001 - Bourne Public Schools - THRE School Buildings - 70 Trow Bridge Road - Maintenance - Storage Building

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
01A *132602920-0001*	Garage Center - White Joint Compound	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
01B *132602920-0002*	Garage Right - White Joint Compound	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
02A *132602920-0003*	Garage Center - Gray Drywall	Tan/White Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
02B *132602920-0004*	Garage Right - Gray Drywall	Tan/White Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
03A *132602920-0005*	Bathroom - 12x12" Beige Floor Tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
03B *132602920-0006*	Bathroom - 12x12" Beige Floor Tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
04A *132602920-0007*	Bathroom - Yellow/Black Mastic assoc. w. 12x12" Beige Floor Tile	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
04B *132602920-0008*	Bathroom - Yellow/Black Mastic assoc. w. 12x12" Beige Floor Tile	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Analyst(s)

Kevin Pine (8)

Steve Grise, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Woburn, MA NVLAP Lab Code 101147-0, CT PH-0315, MA AA000188, RI PLM00139, VT AL998919, ME LB-0039

Initial report from: 05/09/2026 10:08:48

Appendix E

Newly Installed Materials Safety Data Sheets

To Be Provided By LEA

Appendix F

Sample Six-Month Periodic Surveillance Form

FUSS & O'NEILL

Sample Six-Month Periodic Surveillance Form

Local Education Agency (LEA): Bourne Public Schools

Facility Address: 70 Trowbridge Road, Bourne, MA

Date of Surveillance: _____

Asbestos-Containing Material	Location	Previous Condition	Present Condition	Change in Condition (Yes/No)	Estimated Damaged Quantity	Comments
9" x 9" Tan Floor Tile	Maintenance Building	IA				Partially concealed underneath cabinets & built-in furnishings
Black Mastic Associated with 9" x 9" Tan Floor Tile		IA				
Gray Fiber-Reinforced Cement Ceiling Panel	Storage Building - Left Garage Bay	IA				

Conditions: D = Damaged; F = Fair; G = Good; IA = Inaccessible; N/A = Not Applicable; SD = Significant Damage; SF = Square Feet

Surveillance conducted by: _____ _____

(print name) (signature)

I, the LEA's Designated Person, have read and understood the findings noted above: _____

Date: _____

Appendix G

Preventive Measures

Preventive Measures for Various Asbestos-Containing Building Materials

A. Surfacing Materials

"Surfacing Materials" means materials in a school building that are applied by spray, trowel, or otherwise applied to surfaces. These include sprayed-applied fireproofing materials on structural members, ceiling and wall plasters, or other materials applied to surfaces for acoustical, fireproofing, or other purposes.

Surfacing Materials are generally considered friable and can release asbestos fibers if damaged by impact, air erosion, vibration, and/or water intrusion. When properly implemented, the following procedures will reduce the potential for fiber release:

1. Sprayed-Applied Fireproofing

   a) Identify the materials and post warning signs on the laid-in or glued-in ceiling tile. If the decking is not covered, place the sign on the wall.
   b) Maintain the materials in intact state and undamaged condition. During winter, pigeons, squirrels and other rodents tend to roost in boiler/machine rooms and dislodge sprayed-applied fireproofing on the decking. Prevent such possibilities.
   c) Prevent water leakage. If the material is significantly damaged, removal is the best option. For minor damage, enclosure is a temporary solution. Encapsulation of damaged sprayed-on fireproofing material is not recommended.
   d) Train the custodial people who are responsible for care and maintenance of surfacing materials. Please note that the repair/removal can only be performed by a licensed abatement contractor.

2. Ceiling and Wall Plasters

   a) Identify the materials and post asbestos warning signs.
   b) Maintain the materials in intact state and undamaged condition. Avoid storing/stacking on/near the materials to reduce contact damage.
   c) Prevent water leakage. If the material is significantly damaged, removal is the best option. For minor damage, repair or enclosure is a temporary solution.
   d) Train the custodial people who are responsible for care and maintenance of surfacing materials.

B. Thermal System Insulation (TSI)

"Thermal System Insulation (TSI)" means insulating materials applied to pipes, pipe fittings, boilers, breechings, tanks, ducts, or other components to prevent process heat loss or gain, water condensation, or for other purposes (e.g., fire door insulation core).

TSI are generally considered friable ACBM. This means they can be easily damaged, increasing the potential for fiber release. When properly implemented, the following procedures will reduce the potential for fiber release:

1. Boiler and Breeching Insulation

a) Identify the locations and label the boiler. Warning signs should be posted outside the boiler room.
b) Reduce the likelihood of fiber release by ensuring that the insulation is not damaged. Avoid storing/stacking on/near the boiler to reduce contact damage.
c) Maintain the insulation in intact state and undamaged condition. Repair damaged areas as soon as possible to prevent further deterioration. If repair is not feasible due to extensive damage/deterioration, remove the material.
d) Train the custodial people who are responsible for care and maintenance of TSI. Please note that the repair/removal can only be performed by a licensed abatement contractor.

2. Pipe, Pipe Fitting, Tank, Duct & Breeching Insulations

a) Identify the locations and label the materials. Warning signs should be posted outside of rooms that have TSI materials.
b) Reduce the likelihood of fiber release by ensuring that the materials are not damaged. Avoid storing/stacking near the materials to reduce contact damage.
c) Maintain all TSI materials in intact state and undamaged condition. Inspect the protective jackets for damage. Repair damaged areas as soon as possible to prevent further deterioration. If repair is not feasible due to extensive damage/deterioration, remove the material.
d) Train the custodial people who are responsible for care and maintenance of TSI. Please note that the repair/removal can only be performed by a licensed abatement contractor.

C. Miscellaneous Materials

"Miscellaneous Materials" are the other ACBM in a school building that are not categorized as Surfacing Materials or TSI. These include floor tiles, floor tile and carpet mastics, gypsum wallboard and joint compound, ceiling tiles, glue daubs, asbestos cement panels, cove base and associated glue, window/door caulking and glazing compounds, etc. The following maintenance procedures are recommended for these materials:

1. Vinyl Asbestos Floor Tiles (VAT)

Vinyl Asbestos Floor Tiles (VAT) are considered non-friable, however routine maintenance procedures such as spray-buffing, burnishing, wet scrubbing, and stripping can generate asbestos fibers. Following procedures, when properly implemented, will reduce the potential of fiber release:

a) Do not sand, grind or abrade the tiles. Stripping of VAT should be done as infrequently as possible. When stripping becomes necessary, follow the appropriate work practices. Never perform dry stripping.
b) During spray-buffing or burnishing the floor, operate the machine at the lowest workable speed and use the least abrasive pad. Use a wet mop for routine cleaning whenever possible.
c) Routinely check whether chair and desk glides are in good condition and replace when necessary. Worn glides can gouge the floor and cause fiber release.

d) Place carpets/floor mats in all entrances to reduce abrasion of floor tiles by sand and pebbles. During winter, have parking lots and walkways swept to the extent possible to avoid the tracking of salt and ice-melting compounds into the school by the students.

e) Train the custodial people who are responsible for care and maintenance of VAT. Please note that the repair/removal can only be performed by a licensed abatement contractor.

2. Wallboard and Joint Compound Assembly

a) Since a number of different homogeneous assemblies may exist in a building, sheetrock/joint compound must be assumed to be ACBM unless sample results prove otherwise. If any specific areas are going to be disturbed, samples of the material in that area should be collected and analyzed.

b) Reduce the likelihood of fiber release by avoiding cutting or drilling holes through the sheetrock panels.

3. Ceiling Tile and Glue Daubs

a) Reduce the likelihood of fiber release by limiting access to the space above the ceiling tiles. Maintain the ceiling tiles in undamaged condition. Replace any damaged or water-stained tile.

b) If the ceiling tiles are non-asbestos, collect samples and analyze the glue daubs to identify asbestos-content before disturbing the tiles.

4. Asbestos Cement Panels, Window/Door Caulking and Glazing Compounds

a) Maintain asbestos cement panels and window/door caulking and glazing compounds in undamaged condition.

5. Carpet Glue, Blackboard/Tack Board Glue, Floor Tile Mastic, Cove Base and Mastic

a) Reduce the likelihood of fiber release by leaving materials in place.

b) Maintain materials in good condition. Collect samples and analyze to identify asbestos-content before disturbing.

Appendix H

Fuss & O'Neill State Licenses & EPA Accreditations

THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF LABOR AND WORKFORCE DEVELOPMENT
DEPARTMENT OF LABOR STANDARDS

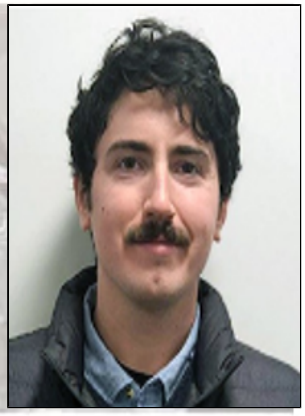
Michael Flanagan
Director

ASBESTOS INSPECTOR

Max Segatore
Eff.Date: 07/10/2025
Exp.Date: 07/10/2026
AI901287

Member C.O.N.E.S.

26





This is to certify that

Maxwell J. Segatore

67 Bourne Road, Plymouth, MA 02360

MA DLS Asbestos Inspector License# AI901287

has completed requisite training by Video Conference, and has passed an examination for reaccreditation as:

Asbestos Inspector Refresher

pursuant to Title II of the Toxic Substance Control Act, 15 U.S.C. 2646

Course Location

Zoom Video Conference

Institute for Environmental Education 16 Upton Drive Wilmington, MA 01887

February 21, 2025

Course Dates

February 21, 2025

Examination Date

February 21, 2026

Expiration Date

25-5610-106-278148

Certificate Number

Training Director

16 Upton Drive, Wilmington, MA 01887 Telephone 978.658.5272 www.ieetrains.com

INSTITUTE FOR ENVIRONMENTAL EDUCATION

THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF LABOR AND WORKFORCE DEVELOPMENT
DEPARTMENT OF LABOR STANDARDS

Michael Flanagan
Director

ASBESTOS MANAGEMENT PLANNER

Dustin Diedricksen
Eff.Date: 02/27/2026
Exp.Date: 02/27/2027
AP900425

Member C.O.N.E.S.

27





This is to certify that

Dustin A. Diedricksen

70 Marion Road, Scituate, MA 02066

has completed the requisite training by Video Conference, and has passed an examination for reaccreditation

Asbestos Management Planner Refresher

pursuant to Title II of the Toxic Substance Control Act, 15 U.S.C. 2646

Course Location

Zoom Video Conference

Institute for Environmental Education 16 Upton Drive Wilmington, MA 01887

December 17, 2025
Course Dates

December 17, 2025
Examination Date

25-5944-136-208040
Certificate Number

December 17, 2026
Expiration Date

Training Director

16 Upton Drive, Wilmington, MA 01887 Telephone 978.658.5272 www.ieetrains.com

INSTITUTE FOR ENVIRONMENTAL EDUCATION