



PN: 6346

July 31, 2006

Mr. Paul Ureneck  
CBRE Boulos Property Management  
One Canal Plaza  
Portland, Maine 04101

**Re: Completion of Asbestos Abatement, Martin's Point Complex**

Dear Paul:

I am writing to update you on the status of the asbestos abatement work specified for completion at the Martins Point Complex, specifically, in the "Old Administration" building. Portland Diversified Services (PDS) notified Summit Environmental Consultants, Inc. (Summit) that the asbestos abatement work on the interior of this building was completed on July 20, 2006. To complete this work, PDS divided the work in to five specific work areas including:

- Area #1 - 2<sup>nd</sup> Floor Rooms 222-223
- Area #2 - 2<sup>nd</sup> Floor Rooms 216
- Area #3 - 2<sup>nd</sup> Floor Rooms 211 and 213
- Area #4 - 1<sup>st</sup> Floor Rooms 103 - 106, 108, and 110
- Area #5 - Basement

Upon completion of the specified abatement in each area, the area was visually inspected for completeness of work and air clearance samples were run. The inspection and clearance sampling in each area was performed by an independent asbestos consultant, Icon Environmental Consultants (ICON) of Augusta, Maine. Each area was determined to meet the release (clearance) criteria established by the Maine Department of Environmental Protection (MEDEP) Chapter 425 Asbestos Management Regulations. Copies of ICON's "Final Cleaning Check List" (for visual inspection) and "Air Sample Analysis Report", for each area, are attached. Please maintain copies of these reports in your project file.

If you should have any questions regarding this letter or if additional services are required, please contact me at (207) 262-9040.

Sincerely;

**SUMMIT ENVIRONMENTAL CONSULTANTS, INC.**

A large, stylized handwritten signature in black ink, appearing to read "Dennis B. Kingman, Jr.", is written over the company name.

Dennis B. Kingman, Jr.; CHMM  
Manager, Environmental Services

Attachment

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131 Eight Rod Road  
Augusta, Maine 04330  
Phone: (207) 458-7143  
Fax: (207) 621-8324  
Email: Iconenviro@aol.com

# Icon Environmental Consultants

July 24, 2006

Portland Diversified Services  
680 Stroudwater St.  
Westbrook, Maine 04092  
Attn: Mr. Jim Merchant

Re: Martins Point Complex

Mr. Merchant:

Icon Environmental performed a Final Visual Evaluation and Clearance Air Sample Analysis at Martins Point in Portland, Maine. The work was performed on July 19, 2006. Portland Diversified Services removed asbestos quantities as follows:

Area #1 – 2<sup>nd</sup> floor Rooms 222-223, 230 square feet of floor tile and mastic

Area #2 – Room 216, 50 linear feet of thermal system insulation and 20 square feet of duct

Area #3 – Room 211, 200 square feet of 12 x 12 floor tile. Room 213, 800 square feet of wall and ceiling skim coat

Area #4 – Rooms 103, 104, 105, 106, 108, 110 floor tile and Room 110, 15 linear feet of thermal system insulation

Area #5 – Basement, 9 linear feet

The abatement activity was performed within a negative air enclosure by Maine DEP licensed personnel.

A total of eighteen aggressive air samples were collected. Aggressive sampling is designed to stimulate the air in the work zone for a more accurate level of activity. The aggressive sampling uses fans to agitate the air during testing.

The samples were collected by Icon Air Monitor, Craig Wilson. The evaluation was acceptable. The air samples were analyzed using the NIOSH 7400 Method. The air samples were reported below Maine DEP and EPA clearance criteria. The air test results indicate reoccupation is acceptable.

Icon Air Analysis Sheet and Final Cleaning Checklist are attached.

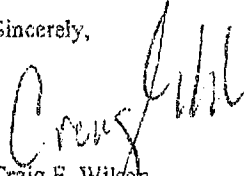
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July 24, 2006

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Please contact us at (207) 458-7143 with any questions.

Sincerely,



Craig E. Wilson  
Air Analyst, Air Monitor  
Maine DEP # AA-0016, AM-0019

### ICON ENVIRONMENTAL CONSULTANTS FINAL CLEANING CHECK LIST

DATE: 7/19/06 TIME: 9605 LOCATION: 2ND FLR Room 222-223

PROJECT NAME: Martins Point Complex JOB NUMBER: 6150-POS

CONTRACTOR: Portland Diversified PROJECT MONITOR: C. Wilson

FINDINGS	YES	NA*	NO*
1. Visible ACM removed, equipment, supplies, waste.	<input checked="" type="checkbox"/>		
2. Required poly barriers in good condition (no tears).	<input checked="" type="checkbox"/>		
3. Surfaces wet wiped, substrate touched to confirm.	<input checked="" type="checkbox"/>		
4. Design and Notification on site.	<input checked="" type="checkbox"/>		
5. Negative pressure system operating at/above .02/H <sub>2</sub> O	<input checked="" type="checkbox"/>		
6. Wall, ceiling, <u>floor</u> , pipe, boiler, tank, fitting visual pass?	<input checked="" type="checkbox"/>		
7. Does containment match design?	<input checked="" type="checkbox"/>		
8. Area dry for air test?	<input checked="" type="checkbox"/>		
9. Has Monitor signed on containment log?	<input checked="" type="checkbox"/>		

REMARKS \*(All NO/NA responses require further explanation)

(Indicate deficiencies and locations)

1. AREA # 1

Completion of post tear down visual Yes/No Pass/Fail

Quantity of Asbestos Abated: floor tile and MASTIC 230 Sq FT MASTIC to be down

Visual inspection: Passed  Failed

Clearance Air Results: below MCL Date: 7/19/06 No. of Samples 3

PROJECT SUPERINTENDENT: [Signature]  
(Signature)

ICON ENVIRONMENTAL CONSULTANTS

Final Cleaning Check List Rev. 04/05 207-458-7143, iconenviro@aol.com

**ICON ENVIRONMENTAL CONSULTANTS**  
**131 EIGHT ROD ROAD**  
**AUGUSTA, MAINE 04330**  
**AIR SAMPLE ANALYSIS REPORT**  
 207-458-7143  
 Iconenviro@aol.com

Client: Myatt's Power

Date: 7/19/06

Portland, ME

Project: Admin Bldg  
2nd Flr 222-223

Client Ref. Number: 6150-PAS

SAMPLE #	LOCATION/NAME	DURATION	AVE. FLOW RATE	LITERS	FIBER COUNT	CONCENTRATION
Blank B-1	Blank	—	—	—	1/100	
C-1	Room 222	0610-0815	16	2480	125/100	0.002 f/cc
C-3	Room 223	0611-0846	16	2480	35.5/100	0.003 f/cc
C-2	Room 223	0611-0846	16	2480	14/100	0.002 f/cc
Blank						
QA/QC						

Analyst: C. Ash

Maine DEP #: AA-0010

Client requests disposal of samples Yes/No  
 PCM Analysis performed per NIOSH 7400 method.  
 Log in Date: \_\_\_\_\_ Log in Storage Date: \_\_\_\_\_

Air Sample Analysis Report Rev. 12/04  
 Waste Date: \_\_\_\_\_

**ICON ENVIRONMENTAL CONSULTANTS  
FINAL CLEANING CHECK LIST**

DATE: 7/19/06 TIME: 0416 LOCATION: Room 216 - AREA II  
 PROJECT NAME: Martine Point JOB NUMBER: 6150-PA8  
 CONTRACTOR: Portland Diversified PROJECT MONITOR: C. Wilson

FINDINGS	YES	NA*	NO*
1. Visible ACBM removed, equipment, supplies, waste.	✓		
2. Required poly barriers in good condition (no tears).	✓		
3. Surfaces wet wiped, substrate touched to confirm.	✓		
4. Design and Notification on site.	✓		
5. Negative pressure system operating at/above .02/H <sub>2</sub> O	✓		
6. Wall, ceiling, floor, pipe, boiler, tank, fitting visual pass?	✓		
7. Does containment match design?	✓		
8. Area dry for air test?	✓		
9. Has Monitor signed on containment log?	✓		

REMARKS \*(All NO/NA responses require further explanation)  
 (Indicate deficiencies and locations)

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Completion of post tear down visual Yes/No Pass/Fail  
 Quantity of Asbestos Abated: 50 LB FT TSE - 20 sq FT of Duct

Visual inspection: Passed ✓ Failed \_\_\_\_\_

Clearance Air Results: below MCL Date: 7/19/06 No. of Samples 2

PROJECT SUPERINTENDENT: Jim Merchant  
 (Signature)

**ICON ENVIRONMENTAL CONSULTANTS**  
**131 EIGHT ROD ROAD**  
**AUGUSTA, MAINE 04330**  
**AIR SAMPLE ANALYSIS REPORT**  
 207-458-7143  
 Iconenviro@aol.com

Client: MADON'S POINT  
Administration

Date: 7/19/06

Project: Room 216

Client Ref. Number: 6150-PDS

SAMPLE #	LOCATION/NAME	DURATION	AVE. FLOW RATE	LITERS	FIBER COUNT	CONCENTRATION
Blank B-1	Blank	—	—	—	2/100	
C-1	by window	0621-0556	16	2480	14.5/100	0.003 f/cc
C-2	NHE middle	0621-0550	16	2480	17/100	0.004 f/cc
Blank						
QA/QC						

Analyst: C. Clark

Maine DEP #: AA-0006

Client requests disposal of samples Yes/No  
 PCM Analysis performed per NIOSH 7400 method.

Air Sample Analysis Report Rev. 12/04  
 Waste Date: \_\_\_\_\_

Log in Date: \_\_\_\_\_ Log in Storage Date: \_\_\_\_\_

### ICON ENVIRONMENTAL CONSULTANTS FINAL CLEANING CHECK LIST

DATE: 7/19/06 TIME: 0628 LOCATION: Room 211, 213 Area 3  
 PROJECT NAME: Martin's Point JOB NUMBER: 6150-PAS  
 CONTRACTOR: Portland Diversified PROJECT MONITOR: C. Wilson

FINDINGS	YES	NA*	NO*
1. Visible ACBM removed, equipment, supplies, waste.	✓		
2. Required poly barriers in good condition (no tears).	✓		
3. Surfaces wet wiped, substrate touched to confirm.	✓		
4. Design and Notification on site.	✓		
5. Negative pressure system operating at/above .02/H <sub>2</sub> O	✓		
6. Wall, ceiling, (loop) pipe, boiler, tank, fitting visual pass?			
7. Does containment match design?			
8. Area dry for air test?			
9. Has Monitor signed on containment log?			

**REMARKS \*(All NO/NA responses require further explanation)**

(Indicate deficiencies and locations)

- 1. Room 211 12x12 Floor hole 200 sq. FT
- 1. Room 213 Wall and Ceiling Skim Coat 800 sq. FT

Completion of post tear down visual Yes/No Pass/Fail  
 Quantity of Asbestos Abated: See Above

Visual inspection: Passed  Failed

Clearance Air Results: below 0.01 fsl Date: 7/19/06 No. of Samples 4

PROJECT SUPERINTENDENT: [Signature]  
 (Signature)



**ICON ENVIRONMENTAL CONSULTANTS**  
**131 EIGHT ROD ROAD**  
**AUGUSTA, MAINE 04330**  
**AIR SAMPLE ANALYSIS REPORT**  
 207-458-7143  
 Iconenviro@aol.com

Client: Mattias Point  
Admin Bldg

Date: 7/19/06

Project: Room 211, 213  
AREA III

Client Ref. Number: 6150-PAS

SAMPLE #	LOCATION/NAME	DURATION	AVE. FLOW RATE	LITERS	FIBER COUNT	CONCENTRATION
Blank	Blank	—	—	—	1/100	
C-1	Room 211	0631-0906	16	2480	19/100	0.0004 f/cc
C-2	Room 211	0631-0906	16	2480	21/100	0.0004 f/cc
C-3	Room 213	0630-0905	16	2480	13.5/100	0.0004 f/cc
C-4	Room 213	0630-0905	10	2480	21/100	0.0004 f/cc
Blank						
QA/QC						

Analyst: C. White

Maine DEP #: AA-0016

Client requests disposal of samples Yes/No

PCM Analysis performed per NIOSH 7400 method.

Log in Date: \_\_\_\_\_

Log in Storage Date: \_\_\_\_\_

Air Sample Analysis Report Rev. 12/04

Waste Date: \_\_\_\_\_

### ICON ENVIRONMENTAL CONSULTANTS FINAL CLEANING CHECK LIST

DATE: 7/19/06 TIME: 0639 LOCATION: 1st FLOOR AREA IV  
 PROJECT NAME: Martin's Point JOB NUMBER: 6150-PDS  
 CONTRACTOR: Portland Asbestos Field PROJECT MONITOR: M Wilson

FINDINGS	YES	NA*	NO*
1. Visible ACM removed, equipment, supplies, waste.	✓		
2. Required poly barriers in good condition (no tears).	✓		
3. Surfaces wet wiped, substrate touched to confirm.	✓		
4. Design and Notification on site.	✓		
5. Negative pressure system operating at/above .02/H <sub>2</sub> O	✓		
6. Wall, ceiling, floor, pipe, boiler, tank, fitting visual pass?	✓		
7. Does containment match design?	✓		
8. Area dry for air test?	✓		
9. Has Monitor signed on containment log?	✓		

**REMARKS \*(All NO/NA responses require further explanation)**

(Indicate deficiencies and locations)

1. Rooms 103, 104, 105, 106, 108, 110  
1. Room 110 TSI 15 hours POST

Completion of post tear down visual Yes/No Pass/Fail

Quantity of Asbestos Abated: SEE ABOVE

Visual inspection: Passed  Failed

Clearance Air Results: below 0.01 f/ft<sup>3</sup> Date: 7/19/06 No. of Samples 6

PROJECT SUPERINTENDENT: Jim Merchant  
 (Signature)

**ICON ENVIRONMENTAL CONSULTANTS**

**ICON ENVIRONMENTAL CONSULTANTS**  
**131 EIGHT ROD ROAD**  
**AUGUSTA, MAINE 04330**  
**AIR SAMPLE ANALYSIS REPORT**  
 207-458-7143  
 Iconenviro@aol.com

Client: MARTINS Point  
Admin Bldg

Date: 7/19/06

Project: AREA IV

Client Ref. Number: 0150-PAS

SAMPLE #	LOCATION/NAME	DURATION	AVE. FLOW RATE	LITERS	FIBER COUNT	CONCENTRATION
Blank B-4	Blank	-	-	-	0/100	
C-1	Room 110 / Hall	0653-0940	16	2592	13/100	0.003 f/cc
C-2	Room LEFT by Hall 108	0457-0939	16	2592	15/100	0.003 f/cc
C-3	Room 105	0657-0939	16	2592	16.5/100	0.003 f/cc
C-4	Rooms 103/104	0653-0938	16	2480	18.5/100	0.004 f/cc
C-5	Room 104 Lobby	0652-0937	16	2480	14/100	0.003 f/cc
C-6	Hall to Rooms	0657-0940	16	2608	16/100	0.003 f/cc
Blank						
QA/QC						

Analyst: CW

Maine DEP #: AA-0016

Client requests disposal of samples Yes/No  
 PCM Analysis performed per NIOSH 7400 method.

Air Sample Analysis Report Rev. 12/04  
 Waste Date: \_\_\_\_\_

Log in Date: \_\_\_\_\_ Log in Storage Date: \_\_\_\_\_

### ICON ENVIRONMENTAL CONSULTANTS FINAL CLEANING CHECK LIST

DATE: 7/19/06 TIME: 0703 LOCATION: AREA V - BASEMENT  
 PROJECT NAME: Martins Point JOB NUMBER: 6150-PDS  
 CONTRACTOR: Portland Diversified PROJECT MONITOR: C. Wilson

FINDINGS	YES	NA*	NO*
1. Visible ACBM removed, equipment, supplies, waste.	✓		
2. Required poly barriers in good condition (no tears).	✓		
3. Surfaces wet wiped, substrate touched to confirm.	✓		
4. Design and Notification on site.	✓		
5. Negative pressure system operating at/above .02/H <sub>2</sub> O	✓		
6. Wall, ceiling, floor, pipe, boiler, tank, fitting visual pass?	✓		
7. Does containment match design?	✓		
8. Area dry for air test?	✓		
9. Has Monitor signed on containment log?	✓		

**REMARKS \*(All NO/NA responses require further explanation)**

(Indicate deficiencies and locations)

1. 9 LINEAR FEET - AREA Sampler - 3

Completion of post tear down visual Yes/No Pass/Fail  
 Quantity of Asbestos Abated: see above

Visual inspection: Passed  Failed

Clearance Air Results: below a.o.a. Date: 7/19/06 No. of Samples 3

PROJECT SUPERINTENDENT: Jim Meschant  
(Signature)

**ICON ENVIRONMENTAL CONSULTANTS**  
**131 EIGHT ROD ROAD**  
**AUGUSTA, MAINE 04330**  
**AIR SAMPLE ANALYSIS REPORT**  
 207-458-7143  
 Iconenviro@aol.com

Client: Martin's Point

Date: 7/19/06

Project: AREA V  
Basement

Client Ref. Number: 0150-POS

SAMPLE #	LOCATION/NAME	DURATION	AVE. FLOW RATE	LITERS	FIBER COUNT	CONCENTRATION
Blank B-1	Blank	—	—	—	1/100	
E-1	Basement water main	0710-0945	14	2480	20/100	0.004 f/cc
E-2	↓	0711-0946	14	2430	135/100	0.004 f/cc
E-3	↓	0711-0947	14	2480	13/100	0.004 f/cc
Blank						
QA/QC						

Analyst: C. Hill

Maine DEP #: AA-0016

Client requests disposal of samples Yes/No  
 PCM Analysis performed per NIOSH 7400 method.

Air Sample Analysis Report Rev. 12/04

Log in Date: \_\_\_\_\_ Log in Storage Date: \_\_\_\_\_

Waste Date: \_\_\_\_\_