

**Lee Ann Fisher**

**From:** H Cook [hcook@bwcinc.com]  
**Sent:** Thursday, August 20, 2009 2:02 PM  
**To:** Lee Ann Fisher  
**Subject:** Asbestos Related Costs

Lee Ann

Attached are Kent Metzger's estimates of asbestos abatement related costs. I have reviewed his estimates and want to point out the following:

1. From this point the plan of action should be:
  - a) Prepare design plans for the removal of the asbestos. This is required to be done by a *licensed asbestos designer*.
  - b) Obtain bids from licensed asbestos contractors for the removal of the asbestos
  - c) Have the contractor remove the asbestos. During the removal oversight by a *licensed asbestos project manager/air sampling professional* is required consisting of monitoring the contractors activities and air sampling to ensure compliance with the regulations.
  - d) Preparation of an *asbestos project manager's* final report that documents the abatement and disposal of the asbestos.
2. Kent has identified two options regarding the extent of the abatement. One option is the minimum required to prepare for the renovation work. He refers to this option as the "Minimum Recommended". This work must be done to prevent disturbance of asbestos during the renovation but some asbestos will remain to be dealt with in the future. The other option is referred to as "Entire 1<sup>st</sup> & 2<sup>nd</sup> Floor Mechanical Room". This will eliminate any need to address asbestos in the future in those areas. He points out that there is a difference of about \$15,000. However he points out that if only the minimum work is done now and the remainder is done separately in the future, the difference could be 4-5 times as much.
3. Kent has identified the inspection and sampling costs he has committed to date as \$4325. BWC has committed an additional \$1200 on asbestos related issues to date.
4. Kent has also included his estimated costs to provide the abatement design and oversight of the abatement contractor and the air sampling that is required by IDPH and IEPA regulations. His costs are essentially the same for either option. BWC will have some additional costs but those will probably less than \$2000.
5. Keep in mind that Kent's abatement estimates are just that – estimates. The actual cost could be less. We can't know for certain until we get bids from abatement contractors.
6. I think it is best for Kent to work though our contract as a sub consultant in order to ensure that the asbestos work and the remodeling work is integrated and coordinated properly. We will pass Kent's costs directly on to you without any mark up.

If there are any questions please call. I am available to discuss this with you at your convenience

Harry