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October 31, 2008

Jennifer A. Hill  
Wendel Duchscherer Architects & Engineers  
140 John James Audubon Parkway, Suite 201  
Amherst, New York 14228

Re: Sampson Cemetery, Seneca County  
Summary of October 20, 2008 Observations

Dear Jennifer:

This correspondence has been prepared to summarize observations noted by Watts Architecture and Engineering, PC (Watts) during our October 20, 2008 site reconnaissance of the above-referenced property (subject property). As you are aware, eleven buildings remain at the former Sampson Naval Training Center, all of which are vacant and in general disrepair. Attachment A includes basic information regarding each building observed during the site reconnaissance. The following summarizes the general observations that were noted:

- The buildings were all constructed of CMU walls on a concrete slab-on-grade foundation with wood-framed roof joice and interior wood framing, and shingle roofs, with the following exceptions: The morgue was observed to have a corrugated transite roof; and the Brig, is constructed of brick on a concrete slab-on-grade foundation.
- Interior finishes and most interior mechanical equipment (radiators, boilers, etc.) have been removed from the buildings. However, some components associated with three large coal-fired boilers remain in the former power plant.

With regard to potential environmental considerations associated with the subject buildings, the following observations and recommendations for additional assessment were noted:

- Painted surfaces were observed in and/or on most of the buildings. A lead-based paint (LBP) survey with an x-ray florescence (XRF) analyzer should be conducted to determine the presence of LBP associated at all of the buildings. Because of their age, lead based paint is likely present.
- Suspect asbestos containing materials (ACM) observed in the buildings include: sheetrock; sheet flooring and mastic; boiler masonry; window glazing compound; fire doors; thermal system insulation (TSI); and various roofing materials. Prior to demolition and/or any renovation activities, a comprehensive asbestos survey must be conducted to identify and quantify ACM found in each building.

- Potential evidence of prior aboveground and/or underground petroleum storage tank usage was observed at each building. Additional historic research including review of historic maps, building plans, and/or interviews with prior occupants/owners should be conducted to obtain more definitive information regarding former mechanical systems in the buildings, the potential use of fuel storage tanks; and the conveyance mechanism(s) of steam from the former steam plant to recipient buildings.
- Potential underground utilities and structures such as water supply and sanitary sewer lines, septic system(s) and leach field(s) likely exist at the property. The location(s) of these potential utilities should be identified as their presence may interfere with the future intended use of the subject property. If underground steam lines were present they may have been insulated with ACM. Some of the other utilities lines may also be constructed of ACM and should be reviewed for their composition.

Based on the number of buildings and materials identified, Watts' projected on-site level of effort (LOE) for an Environmental Consultant to complete facility wide XRF and asbestos surveys for the eleven buildings is estimated at 3-5 days. This does not include the time to develop the reports but does include a return visit(s) to quantify materials identified as ACM by the lab analyses.

We estimate that the on-site LOE, reporting, analytical, and travel expenses will total approximately \$12,000-15,000. The work can be phased or be conducted for only selected structures as identified by the Owner based upon the prioritization of the work.

Watts' appreciates the continued opportunity to provide Wendel Duchscherer Architects & Engineers technical and professional environmental support services. Please contact me at your earliest convenience at 315-443-8611 or 315-491-2307 if you wish to obtain a formal proposal or if you have any questions regarding our work.

Best regards,  
WATTS ARCHITECTURE AND ENGINEERING, PC.



Scott Matthews  
Project Manager

cc: Andy Klimek, Watts

Attachment: Building Summary Sheets