

# City of Waltham

*Jeannette A. McCarthy*  
*Mayor*

CITY OF WALTHAM  
CITY CLERK'S OFFICE

2018 JUL 30 P 4: 26

RECORDED

August 2, 2018

TO: The City Council  
RE: 509 and 533 Moody Street

Dear Councillors:

I respectfully request a transfer in the amount of \$20,730. for the Environmental Survey, Report and Oversight of 509 and 533 Moody Street. This work is necessary prior to construction of a new fire station on these sites.

FROM:  
Stabilization #250-135-7405-5205 \$20,730.

TO:  
Fire: Environmental Survey  
509 and 533 Moody Street #001-220-5800-6610 \$20,730.

Attached is a copy of a letter that was received from the Purchasing Agent. Chief MacInnis and Mr. Pedulla will be available to answer any questions regarding this request.

Sincerely,

Jeannette A. McCarthy

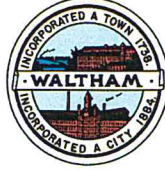
JAM/tbm

encl.

cc: Chief MacInnis  
Joseph Pedulla

*City of Waltham  
Waltham, Massachusetts  
Purchasing Department*

*Joseph P. Pedulla, MCPPO  
Chief Procurement Officer*



*610 Main Street  
Waltham, MA 02452  
Tel: 781-314-3244*

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**COMMUNICATION TO MAYOR JEANNETTE A. MCCARTHY**

TO: Mayor Jeannette A. McCarthy

FROM: Joe Pedulla

DATE: July 16, 2018

RE: Fund Appropriation Request: Environmental Survey, Report and Oversight of 509 and 533 Moody Street

Madam Mayor,

I am kindly requesting the appropriation of \$20,730.00 for the Environmental Survey, Report and Oversight of 509 and 533 Moody Street

This work is necessary prior to the preparation of the site for the construction of a new Fire Station. The attached proposal is included for your review.

I am available to present this to you and City Council. Thank you for your favorable consideration

Regards

Joe Pedulla

Attachment

RECEIVED

JUL 17 2018

MAYOR'S OFFICE

155 West Street  
Suite 6  
Wilmington, MA 01887  
T: 978-688-3736  
TF: 800-659-1202  
F: 978-688-5494  
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July 16, 2018

Mr. Joseph Pedulla, MCPPO, CPM  
Chief Procurement Officer  
City of Waltham  
610 Main Street  
Waltham, Massachusetts 02452

Via Email: [jp pedulla@city.waltham.ma.us](mailto:jp pedulla@city.waltham.ma.us)

RE: **Revised Proposal for Hazardous Materials Consulting Services**  
**509 & 533 Moody Street, Waltham, Massachusetts**  
**EFI Proposal No. 2018-0131**  
**MA OSD Contract number: OSD-DCAMM PRF67**

Dear Mr. Pedulla:

EFI Global, Inc. (EFI) is pleased to provide this proposal to City of Waltham to conduct pre-demolition hazardous materials surveys and abatement design services in support of the demolition of the two site buildings located at 509 & 533 Moody Street in Waltham, Massachusetts (Site). The two adjacent site buildings consist of a 2-story municipal fire station slated for an interior gut renovation and a 2-story commercial/residential building slated for total demolition.

Services being proposed by EFI include:

1. Hazardous Materials Survey and Final Report to address:
  - a. Asbestos containing materials (ACM)
  - b. Lead paint screening
  - c. Universal Waste and building-related hazardous materials requiring special handling and disposal
2. Asbestos & Hazardous Materials Specifications and Contractor Bid Out
3. Asbestos & Hazardous Materials Abatement Monitoring

EFI will coordinate all services and access through the City of Waltham and we anticipate that the hazardous materials survey work can be completed in approximately two work days during first shift working hours.

## SCOPE OF SERVICES

### 1. Hazardous Materials Survey (Asbestos-Containing Materials, Lead Paint, and Other Hazardous Materials)

#### a) Asbestos Survey

The asbestos survey will be performed by Massachusetts-licensed asbestos inspectors and will include the following activities:

- A review of previous asbestos/hazardous materials survey reports for the Site buildings, as well as, project drawings, and as-built drawings, if available.
- An inspection of accessible interior and exterior areas of the Site buildings to record the type, quantity, and condition of suspect ACM present. Exterior suspect asbestos-containing materials (e.g., roofing materials, joint caulk, window caulking and glazing, etc.) will be assessed and sampled. EFI will collect up to 175 total samples of suspect ACM for asbestos analysis by a Massachusetts licensed laboratory using polarized light microscopy (PLM) with a standard 5-day turnaround time. EFI will employ the positive first stop methodology for PLM asbestos analysis to reduce analytical costs. If the first sample of a sample set is identified as containing greater than or equal to one percent asbestos, the remaining samples will not be analyzed by the laboratory.
- Since the buildings are unoccupied, EFI personnel will perform limited investigations of the interior of the buildings in non-occupied areas for hidden ACM (using hand tools), including multiple-layered floor systems, pipe chases, perimeter and partition walls, and above or behind plaster/sheetrock walls and ceiling systems. It is assumed that the roofs are accessible via a 10-foot foldable ladder or that access will be provided by the Client.
- The scope of work includes a visual inspection and sampling of roofing materials. If requested by the City of Waltham, EFI will retain the services of a professional roofing contractor to provide access to the roof systems and patch EFI's roof testing locations for the 2 site buildings. EFI has provided an estimated cost for retaining a roofing contractor to complete the work for both roofing systems in 1 day.
- If floor plans are provided to EFI, we will prepare not to scale drawings indicating the location of EFI's sample locations and the locations of ACM identified.



- A final report of investigation findings including laboratory results, photographs, as well as, the type, location and quantity of ACM identified will be prepared upon receipt of analytical reports from the laboratory.

**b) Lead Paint Survey**

Based upon the age of the Site building, EFI anticipates that paint containing lead may be present on the interior or exterior of the Site building. Specifically, the US EPA RCRA regulations and the OSHA Lead Construction Standard 1926.62 require the proper handling and disposal of lead containing materials based upon the potential exposure to workers and the environment.

EFI will conduct a lead screening at the Site building, which will include collecting samples of representative painted or coated metal, wood, concrete and plaster surfaces on the interior and exterior of the Site building for total lead analysis using atomic absorption spectrometry (AAS). EFI proposes to collect up to 10 paint chip samples during the inspection for analysis with a standard 5-day turnaround time.

The purpose of determining the presence of lead in paint is to be able to provide this information to bidding contractors performing the demolition work and allow them to meet their OSHA and US EPA obligations in protecting the environment and their workers from exposure to lead during construction and demolition phases. Additionally, knowledge of the presence of lead in the paint will determine the proper construction and demolition procedures to comply with dust control and environmental protection requirements of Massachusetts and US EPA regulations.

EFI's lead testing findings will be presented in our Final Report, indicating the location, materials and work affected.

**c) Other Hazardous Materials/Universal Waste ("OHM")**

As part of our building investigation, EFI's staff will inventory building-related hazardous materials requiring special handling or disposal prior to building demolition. This inventory will include Universal Waste (light bulbs, ballasts), and Other Hazardous Materials, (OHM) such as mercury-containing thermostats/switches, PCB-containing switches, breakers and building materials. EFI will address these items as described below:

- ***Fluorescent light bulbs and ballasts*** will be inventoried and quantified. If ballasts are not labeled as 'non-PCB containing', proper handling and disposal/recycling is required.

- **Mercury**-containing materials will be inventoried for proper handling and disposal. These items can include:
  - Thermostats
  - Fluorescent and HID lamps, some neon lamps and “bug zappers”
  - Batteries: mercuric oxide and some alkaline batteries
  - Various switches and relays in electronics (e.g. computers, cellular/portable phones, sump pumps and some appliance lid lights)
  - Pilot light flame sensors
  - Gauges (e.g. barometers, manometers)
  - Automotive HID and Xenon headlamps, some interior lights, some hood/trunk lights and entertainment systems
  - Mercurochrome®/merbromin (topical disinfectant)
  - Weight/counterweight in older clocks
  - Pressure gauges (e.g. barometers, manometers, vacuum gauges, x-ray tubes and heating pad tilt switches)
  - Batteries (e.g. alarms, defibrillators, hearing aids, pacemakers, ultrasound machines and ventilators)
  - Electrical equipment (e.g. building security systems and fire alarm switch boxes)
  - Laboratory chemicals
- **PCBs** may be present in motors and transformers, electric switches and breakers, caulking, sealants and other building materials. EFI will inventory the equipment-related materials.
- **Refrigerants and Freon** will be addressed through identifying all HVAC system coolants and inventory of potentially coolant containing equipment.
- **Exit signs, smoke detectors and alarms**, can contain low levels of radioactive materials (ICSD smoke alarms) and tritium, and therefore require special handling and disposal and will be included in our inventory.
- **Fire extinguishers** - The hazardous classification of fire extinguishers comes more from their potential to explode if compressed (in a truck or a landfill) than the ingredients inside the extinguisher.
- **Chemical Inventory** – while many of the materials will have already have been removed, EFI will inventory any remaining chemicals present including paints, thinners, solvents, cleaning fluids, etc.

EFI's Final Report will contain the inventory and quantities of these materials. EFI's evaluation excludes testing of potential PCB-containing building materials; however, PCBs will be assumed in window/door caulking and sealants for the proper disposal of these materials. In addition, waste characterization sampling of OHMs is excluded from EFI's scope of work.



## **2. Demolition/Hazardous Materials Abatement Specifications**

EFI will provide building demolition and hazardous materials design services and prepare building demolition and abatement specification technical sections in accordance with the following scope of services. EFI understands that complete demolition will be required for the commercial/residential building located at 509 Moody Street and interior demolition is required for the fire station located at 533 Moody Street.

### *Building Demolition*

Prior to the start of building demolition design, EFI will meet with the City of Waltham and review existing as-built and utility drawings for the Site buildings and their immediate vicinity.

EFI will prepare technical specifications for the demolition of the Site buildings, with minimal site work. Demolition technical specifications to be prepared by EFI shall include Submittal Requirements, Environmental Protection Procedures, Temporary Facilities and Controls, Demolition Waste Management & Disposal, Contract Closeout, Building and Ancillary Structures Demolition, Selective Demolition, Concrete and Masonry Demolition, Management and Disposal of Waste Streams, Earthwork, and Site Clearing. No CAD drawings will be prepared by EFI as part of the design documents for building demolition. EFI assumes that the City of Waltham is in the possession of, at a minimum, as-built utility drawings of the vicinity of the Site buildings.

### *Asbestos, Lead Paint, PCBs & Hazardous Materials Abatement*

Technical specifications to be prepared relative to hazardous materials shall include 1.) asbestos-containing materials abatement, 2.) lead-based paint management, 3.) removal of other hazardous materials (containerized wastes, PCB light ballasts, etc.), and 4) PCBs in building materials. Hazardous materials identified on the interior and exterior of the Site buildings will be included in one specification document for both site buildings. The specific scope of work will include the following:

- EFI's Massachusetts licensed asbestos project designer will prepare project specifications for use in the bidding process. The asbestos abatement technical specification will be prepared for asbestos removal based upon the type, location, and estimated quantity of ACM designated for abatement. Technical specifications will be prepared in accordance with applicable state and federal regulations governing asbestos abatement.
- A lead-paint specification section will be prepared summarizing the requirements for lead paint compliance during the renovation/demolition work. This information will specify the responsibilities of the demolition contractor with respect to lead paint, including employee notification, training, medical monitoring, engineering controls during renovation, ambient air monitoring, and classification of lead waste prior to

disposal. Considerations for the presence of lead paint will be addressed in the specification document, including:

1. OSHA compliance with specific requirements of the OSHA Lead Standard 29 CFR 1926.62.
2. Compliance with requirements of the federal EPA National Primary and Secondary Ambient Air Quality Standard for Lead 40 CFR 50.
3. Compliance with specific requirements of the federal EPA Land Disposal of Solid Wastes Standard 40 CFR 241 and Criteria for Classification of Solid/Lead Waste Standard 40 CFR 257.

Separate technical specification sections will be provided detailing the requirements for the proper handling and disposal of:

- PCB light ballasts/OHM removal, containerized wastes, etc.
- PCBs in building materials/ sealants and adjacent materials.

EFI will provide contractor bidding and selection services that will include attendance at a pre-bid conference for the abatement contractors to outline the scope of work to prospective bidders and assist the City of Waltham with bid review and contractor selection.

### **3. Asbestos Abatement Monitoring**

EFI will provide a Massachusetts licensed asbestos project monitor to review and inspect the abatement activities relative to compliance with applicable regulations. EFI's Project Manager will provide coordination and central point of communication for abatement coordination and project activities. These activities include:

- **Project Management** – Review and approve work progress and coordinate daily and substantial completion activities. Perform contract administration functions including reviewing project submittals, and reviewing/processing project documentation.
- **Abatement Monitoring** – On-site abatement monitoring services will include the following activities:
  1. On-site inspections and observations of the performance and progress of the asbestos abatement contractor; provide daily review of contractor's compliance with the applicable regulations.
  2. Abatement work area inspections before, during and after asbestos removal; Inspections of work area perimeters to prevent contamination; Review of adjacent spaces and critical barriers of work zones and barriers to adjacent spaces and building systems.



3. Detailed reports of all non-compliance issues within 24 hours, if not sooner, and review work and regulatory response actions necessary. Provide daily logs of abatement activities and project progress.
4. Air monitoring inside and outside the work areas for the duration of the asbestos removal phase of the project. Air samples collected during the removal process will be analyzed utilizing NIOSH 7400 method phase contrast microscopy (PCM).
5. Final visual inspections following the completion of asbestos abatement and prior to access by non-licensed and certified personnel. Upon acceptance of the work area for regulatory compliance, EFI will perform a post-takedown walk-through of the abated areas with a contractor representative for satisfactory completion of the work plan scope.
6. Abatement Completion Report – EFI will provide a final abatement close-out report, including all analytical results, contractor documentation necessary under current regulations, waste disposal and other project related documentation

#### **PROPOSED FEES FOR SERVICES**

EFI is prepared to initiate project activity immediately upon receiving written authorization. The hazardous materials survey and design services will be completed for the following lump sum fees in accordance with the approved rates in EFI's Commonwealth of Massachusetts contract OSD-DCAMM PRF67.

##### **509 Moody Street (Commercial/Residential Building)**

Hazardous Materials Survey	\$2,790
Demolition/Abatement Specifications/Contractor Bidding	\$4,600
Abatement Monitoring (estimated 5 shifts)	\$3,600
Roofing Subcontractor	<u>\$600</u>
<b>Total:</b>	<b>\$11,590</b>

##### **533 Moody Street (Fire Station)**

Hazardous Materials Survey	\$2,540
Demolition/Abatement Specifications/Contractor Bidding	\$2,400
Abatement Monitoring (estimated 5 shifts)	\$3,600
Roofing Subcontractor	<u>\$600</u>
<b>Total:</b>	<b>\$9,140</b>

*The above fees assume cost efficiencies for the on-site surveys and abatement design services to be completed at the same time and treated as one project. Abatement Monitoring prices are estimated pending the abatement contractor's final schedule.*

## LIMITATIONS

It is EFI's understanding that soil and/or subsurface contamination considerations are not included in the services requested of EFI at this site. Additionally, underground oil storage tanks, historical review of USTs or other UST-related considerations are not requested by the client at this time under the services of EFI. These services may be provided if requested by Client, at an additional cost.

Destructive Testing: When specifically requested as '*destructive testing*', and in accordance with industry standards, EFI uses destructive investigation techniques to identify if suspect asbestos-containing materials exist within areas not immediately observable from interior building spaces, (termed 'hidden' or 'inaccessible' areas). EFI's destructive investigations are conducted with hand tools on *representative* interior wall and ceiling systems and pipe chases that appear to be homogenous in the judgment of the inspector and are not intended to impact the structural integrity or safety of the building. Therefore, not all hidden or inaccessible areas may be accessed during destructive testing. This process is a part of the investigation effort to establish homogenous building areas based upon observable, quantifiable construction materials used.

EFI does not perform destructive testing with the use of power tools and heavy equipment. This limitation extends to areas within the building envelope, exterior building cavity, below and behind concrete and masonry floors, walls and ceilings/roofs, unless specifically requested in writing by Client. For buildings or areas that are planned to undergo whole-scale demolition, EFI requires the Client or others to render these areas accessible to EFI or Client shall establish an allowance or contingency representing the potential presence of asbestos containing materials within these inaccessible areas.

Below Grade Exclusions: EFI's survey methods do not included an evaluation of underground asbestos cement water or sewage piping, underground steam lines, or subsurface foundation damp-proofing that may be present at Site unless specific access to the materials are provided to EFI.

We thank you for this opportunity and look forward to providing high quality services to the City of Waltham. EFI is a pre-approved vendor under the Commonwealth of Massachusetts Operational Services Division (OSD) contract number OSD-DCAMM PRF67 for your convenience. To authorize EFI to proceed, please complete the acceptance block below and return an executed copy to our attention.

If you have any questions or require further information regarding this proposal, please contact either of the undersigned. We look forward to working with you.

Sincerely,  
**EFI Global, Inc.**



Robin Decker  
National Client Manager  
Cell: 978-382-6754  
email: [robin\\_decker@efiglobal.com](mailto:robin_decker@efiglobal.com)



Sean E. Cassidy, CIEC  
Branch Manager  
Cell: 978-886-3712  
email: [sean\\_cassidy@efiglobal.com](mailto:sean_cassidy@efiglobal.com)

**ACCEPTED in accordance with the terms of this proposal:**

By:

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Date)