

City of Waltham

Jeannette A. McCarthy
Mayor

CITY OF WALTHAM
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June 8, 2017

TO: The City Council
RE: Appropriation Request for Survey - Hazardous Materials Abatement – Greene Building

Dear Councillors:

I respectfully request an appropriation in the amount of \$7,000 from Unreserved Fund Balance to account #001-175-5800-6630 Planning-Survey (Hazardous Materials Abatement-Greene Bldg). These funds will be used to conduct a survey for the hazardous materials abatement at the Greene Building located on the Fernald property.

The Mayor and the Planning Director will be available to answer questions concerning this request.

Thank you.

Sincerely,

Jeannette A. McCarthy
JAM/ccb
Enclosure
cc: Catherine Cagle

P.S. Shriver and Kelly surveys are being requested with CPA money.

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May 16, 2017
Revised on June 1, 2017

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

Via Email: jpedulla@city.waltham.ma.us

**RE: Proposal for Hazardous Materials Consulting Services
Pre-Demolition Hazardous Materials Surveys for Three Site Buildings
Shriver Center, Kelley Hall, Greene Building, Former Fernald School, Waltham, MA
EFI Proposal No. 2017-0059
MA OSD Contract number: OSD-DCAMM PRF67**

Dear Mr. Pedulla:

EFI Global, Inc. (EFI) is pleased to provide this proposal to the City of Waltham for hazardous materials consulting services in support of demolition and/or renovation activities for three site buildings at the former Fernald School in Waltham, Massachusetts (Site).

On Friday, May 12th, EFI conducted a site walk-through of three site buildings (Shriver Center, Kelley Hall and Greene Building) with City of Waltham Building and Maintenance personnel. EFI understands that hazardous materials surveys are required prior to future building demolition and/or renovation activities for future site redevelopment.

EFI has the staff and resources available to conduct hazardous materials surveys, prepare abatement specifications, assist with contractor bidding and selection services, retain abatement and/or demolition contractors and provide abatement monitoring and construction management services. EFI previously conducted a limited asbestos and hazardous materials survey of the Shriver building for the Massachusetts Division of Capital Asset Management & Maintenance in 2010. Our team will utilize existing analytical data from the completed report to achieve cost savings in labor and number of samples required for that building.

Services being proposed at this initial stage of work include hazardous materials surveys of the three site buildings referenced above, preparation of hazardous materials abatement specifications and abatement contractor bidding services.

EFI will coordinate all services and access through the City of Waltham and we anticipate that the on-site hazardous materials survey work can be completed in five (5) days during normal business 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 building, as well as, project drawings, and as-built drawings, if available.
- An inspection of accessible interior and exterior areas of the three Site buildings to record the type, quantity, and condition of suspect ACM present. Exterior suspect asbestos-containing materials (e.g., joint caulk, window caulking and glazing, etc.) will be assessed and sampled. EFI anticipates collecting up to 450 total samples of suspect ACM for asbestos analysis by a Massachusetts licensed laboratory using polarized light microscopy (PLM) with a 3-day turnaround time. EFI will employ the positive first stop methodology for 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.
- EFI personnel will perform limited investigations 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. The scope of work excludes exploratory demolition of suspect ACM located on the exterior of the building including roofing and brick materials. If the City provides access to below grade areas adjacent to each building, EFI will conduct sampling of suspect asbestos-containing foundation damp-proofing materials and underground steam lines. EFI assumes that roof access to the buildings is available via internal hatches or stairwells. Since the buildings are slated for demolition or large scale renovation, we do not anticipate the need for a roofing contractor to patch the roof testing locations. However, EFI's inspectors will conduct temporary patching of the roof testing locations.
- A final report of investigation findings including laboratory results, as well as the type, location and quantity of ACM identified will be provided following the survey.

b) Lead Paint Screening

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 buildings for total lead analysis using atomic absorption spectrometry (AAS). EFI proposes to collect up to 30 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 federal US EPA regulations.

EFI's lead testing findings will be presented in our Final Report, indicating the location, materials and work affected as well recommendations for OSHA lead compliance.

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, 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
- **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 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. Waste characterization sampling of suspect PCB containing building materials and OHMs is excluded from EFI's scope of work.

2. Hazardous Materials Abatement Specifications – Asbestos, Lead & OHM

EFI will provide design services and prepare three separate abatement specifications: 1.) asbestos-containing materials abatement, 2.) lead-based paint management and 3.) removal of other hazardous materials (stored chemicals, PCB light ballasts, etc.). Hazardous materials identified from the three site buildings will be included in each of the three separate specification documents broken down by building. The 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.

- Prepare a lead paint specification section 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.

A separate technical specification section will be provided detailing the requirements for the proper handling and disposal of PCB light ballasts and OHM removal included in the project scope of work.

As mentioned above, hazardous materials identified from the three site buildings will be included in the abatement specifications for asbestos, lead and OHM to be bid out in one package for all three buildings, at the same time. If separate abatement specifications are required per building, an additional fee will apply.

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, as well as, assist the City of Waltham with bid review and contractor selection.

PROPOSED FEES FOR SERVICES

EFI is prepared to initiate project activity following receipt of written authorization to proceed. Work will be performed for the following lump sum fees by building in accordance with the approved rates in EFI's State OSD contract – OSD-DCAMM PRF67.

- Shriver Center	\$3,950
- Kelley Hall	\$7,000
- Greene Building	\$7,000
Project Total	\$17,950

The above pricing assumes that EFI will be afforded access to the three site buildings for sampling to achieve efficiencies. If the three buildings cannot be sampled during one mobilization to the Site, additional charges may apply.

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 the City of Waltham 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.

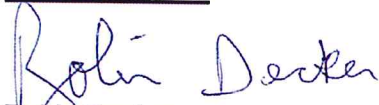
Below Grade Exclusions: EFI's survey methods do not include an evaluation of underground asbestos cement water or sewage piping, underground steam lines, or subsurface foundation damp-proofing that may be presented at Site unless specific access to the materials are provided to EFI.

We thank you for your time and consideration 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, please contact either of the undersigned. We look forward to serving the City of Waltham.

Sincerely,

EFI Global, Inc.



Robin Decker
National Client Manager
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email: robin_decker@efiglobal.com



Sean E. Cassidy, CIEC
District Manager
Cell: 978-886-3712
email: sean_cassidy@efiglobal.com

ACCEPTED in accordance with the terms of this proposal:

By:

(Signature)

(Print Name)

(Date)