

ADDENDUM TO BID DOCUMENTS

	ADDENDUM #01
	Project: HVAC and Roofing Upgrades (District Office) RFP No. 2324-Bonds 13 Bid Package Project No. 9
	Date: June 5, 2024

The following clarifications are provided based on questions received or changes in District requirements and must be added/considered when completing your submittal:

Acknowledgement of receipt of this *ADDENDUM* is required in the bid form. Please clearly note the addendum date and number.

CLARIFICATIONS:

1. Mandatory job walk sign in sheets are attached for reference.
2. Q: After reviewing the specs I don't see why a C20 HVAC Contractor with a roofing subcontractor couldn't fulfill the needs of the requirements. Would the district please consider an addendum to allow a C20 bid as prime.
A: The Bidder is required to possess a B License.
3. Q: I cannot find the proposed schedule in the documents. Could you please let me know the anticipated start and finish dates?
A: Document 01 32 13, Scheduling of Work, Part 1.03 Construction Schedule, C.
Milestone Schedule:

ACTIVITY DESCRIPTION	REQUIRED COMPLETION
CONSTRUCTION STARTS	From NTP Date

**District requires the roofing scope to proceed and be completed first.
IT Server room work to be coordinated and approved with District.**

FINAL PROJECT COMPLETION	November 15, 2024
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4. Q: Is there a Hazmat report for lead and asbestos? The specs reference a Hazardous Materials Report, but I'm unable to locate one in the bidding documents.

A: Limited Hazardous Building Materials Survey Prepared by Ninyo & Moore Dated: June 4, 2024 is found in this addendums attachments with the correlating specifications.

5. Q: Confirm the bid date and time listed above are unchanged.

A: Sealed bids will be received until 2:00 p.m., June 11, 2024

6. Q: Construction cost estimate or a construction cost range for the project.

A: Engineers Estimate \$800,000 to \$1,200,000

7. Q: Where can the plans and specifications be found?

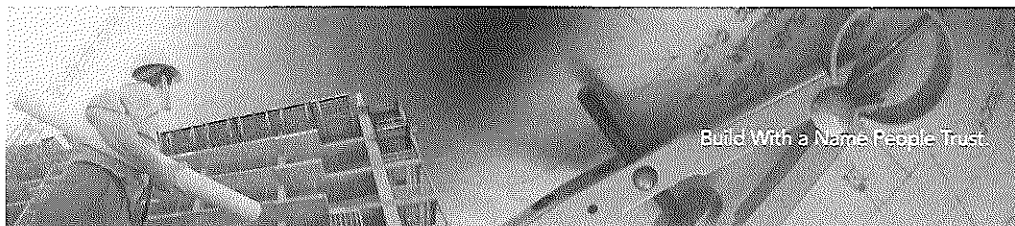
A: All plans and specifications, addendum and project documents can be found through the following link:

<https://www.arusd.org/district/departments/business-services/purchasing/bids>

ATTACHMENTS:

1. Job Walk Sign in Sheet
2. Appendix IV – Limited Hazardous Building Materials Survey
Prepared by Ninyo & Moore Dated: June 4, 2024
3. Appendix V – Section 02 82 13 – Asbestos Abatement
4. Appendix VI – Section 02 83 19 - Lead-Based/Lead Containing Paint Abatement
5. Appendix VII – Section 02 84 16 - UWR/PCB Abatement

END OF ADDENDUM #01



Time: 2:00pm

[illegible]

DOCUMENT Appendix IV

APPENDIX IV:

LIMITED HAZARDOUS BUILDING MATERIALS SURVEY

Prepared By Ninyo & Moore
Dated: June 4th, 2024

LIMITED HAZARDOUS BUILDING MATERIALS SURVEY

Buildings 100 and 200
Alum Rock Union School District
2930 Gay Avenue
San Jose, California

Alum Rock Union School District
2930 Gay Avenue
San Jose, California 95127

June 4, 2024 | Project No. 404856001



Geotechnical | Environmental | Construction Inspection & Testing | Forensic Engineering & Expert Witness

Geophysics | Engineering Geology | Laboratory Testing | Industrial Hygiene | Occupational Safety | Air Quality | GIS

Ninyo & Moore

Geotechnical & Environmental Sciences Consultants



Geotechnical & Environmental Sciences Consultants

LIMITED HAZARDOUS BUILDING MATERIALS SURVEY

Buildings 100 and 200
Alum Rock Union School District
2930 Gay Avenue
San Jose, California

Mr. Marc Freitas
Director of Bonds, Construction & Leases
Alum Rock Union School District
2930 Gay Avenue | San Jose, California 95127

June 4, 2024 | Project No. 404856001

A handwritten signature in blue ink, reading "William P. Larkin".

William P. Larkin
Principal Environmental Scientist
DOSH Certified Asbestos Consultant
(No. 99-2688)
CDPH Certified Lead Inspector/Assessor and Project
Monitor (Nos. 1284/1285)

WPL

Distribution: (1) Addressee (via e-mail)

CONTENTS

1	INTRODUCTION	1
1.1	Involved Parties	1
1.2	User Reliance	1
2	OBJECTIVE AND SCOPE OF SERVICES	1
3	SITE DESCRIPTION	2
4	PHYSICAL LIMITATIONS	2
5	SAMPLE COLLECTION AND ANALYSES	3
5.1	Asbestos Survey	3
5.2	Lead-Containing Materials Survey	4
5.3	Miscellaneous Hazardous Building Materials Survey	4
6	FINDINGS	4
6.1	Asbestos-Containing Materials	4
6.2	Lead-Containing Materials	5
6.3	Miscellaneous Hazardous Building Materials	6
7	RECOMMENDATIONS	5
8	LIMITATIONS	7

TABLES

- 1 – Bulk Asbestos Sampling Results
- 2 – Lead-Containing Material Sampling Results
- 3 – Miscellaneous Hazardous Building Materials Survey Results

FIGURES

- 1 – Site Location
- 2 – Site Vicinity
- 3 – Sample Locations: Building 100
- 4 – Sample Locations: Building 100 Roof
- 5 – Sample Locations: Server Room

APPENDICES

A – Certifications

B – Asbestos Laboratory Analytical Report and Chain-of-Custody Records

C – Lead-Containing Material Laboratory Analytical Report and Chain-of-Custody Records

D – CDPH Form 8552 - Lead Hazard Evaluation Report

1 INTRODUCTION

Ninyo & Moore was retained by the Alum Rock Union School District (ARUSD/Client) to conduct a limited hazardous building materials survey (HBMS) within various areas of Buildings 100 and 200 located on the ARUSD main campus at 2930 Gay Avenue in San Jose, California (Figures 1 and 2). Our services included the performance of limited, non-destructive suspect asbestos-containing materials (ACMs) and suspect lead-containing materials (LCMs) surveys and a review and quantification of miscellaneous hazardous building materials (potential mercury-containing thermostats/switches, PCB-containing items [transformers, light ballasts, etc.], fluorescent light tubes, exit signs, air conditioning units, and Freon™-containing refrigeration systems) within the project area. For the purposes of this assessment, LCM refers to both lead-based paint (LBP), as defined by the California Department of Public Health (CDPH) and U.S. Department of Housing and Urban Development (HUD) and other potential LCMs (including ceramic tile).

The survey sampling activities were performed in accordance with established guidelines for the assessment of ACM and LCM, and are based upon conditions at the site building at the time of the surveying/assessment activities. Our objective and scope of work for the sampling activities are presented below.

1.1 Involved Parties

The sampling activities were performed on May 24, 2024 by Ninyo & Moore personnel. Mr. William Larkin provided principal-level oversight and quality review and is a State of California Division of Occupational Safety and Health (DOSH)-Certified Asbestos Consultant (No. 99-2688) and a State of California Department of Public Health (DPH) Lead-related (CDPH)-certified Lead Inspector/Assessor and Project Monitor (Nos. 1284/1285). Professional certifications are presented in Appendix A.

1.2 User Reliance

This report may be relied upon and is intended exclusively for use by the ARUSD. Any use or re-use of the findings, conclusions, and/or recommendations of this report by parties other than the ARUSD is undertaken at said parties' sole risk.

2 OBJECTIVE AND SCOPE OF SERVICES

The purpose of this study is to provide information regarding current conditions within the project areas to assist the ARUSD related to proposed building renovations in Buildings 100 and 200. Ninyo & Moore personnel performed the following services:

- Visual reconnaissance of the project areas to document homogeneous areas of hazardous building materials and locate suspect ACM and LCMs.
- Collection of 33 bulk samples of suspect ACMs and submittal of these samples to a certified, independent laboratory for analysis of asbestos content via polarized light microscopy (PLM/EPA 600/R-93/116 Method).
- Collection of 17 suspect LCM samples and submittal of these samples to a certified, independent laboratory for analysis of lead content (EPA Method SW-846 3050B/7000B).
- Visual assessment and quantification of potential mercury-containing thermostats/switches, PCB-containing items, fluorescent light tubes, exit signs, smoke detectors, air conditioning units, and Freon™-containing refrigeration systems.
- Preparation of this limited HBMS report, which presents our data and summarizes the assessed building materials. The report includes a site description, laboratory testing information, findings, conclusions, and recommendations, sample/site location maps, tables summarizing the building materials assessed, and the estimated quantities of identified materials.

3 SITE DESCRIPTION

This assessment included two ARUSD buildings; the Administration Building (Building 100) and the Server Room (Building 200).

The Administration Building (Building 100) encompasses approximately 34,200 square feet (SF), is of wood and concrete construction with exterior concrete walls and wood ceilings. Administration Building rooms that were assessed during the survey included conference rooms, storage closets, and a superintendent's office area. Finishes for the conference rooms include wood walls, wood ceilings, and vinyl flooring. Finishes for the storage closets include wood/concrete walls, wood ceilings, and vinyl/concrete flooring. The superintendent's office area had a breakroom, a conference room, a kitchen, and offices located in its vicinity. Finishes for these rooms include wood walls, wood ceilings, and wood floors.

The Server Room (Building 200) encompasses approximately 300 SF, is of wood construction with exterior wood walls and wood ceilings. Finishes for the Server Room include wood walls, wood ceilings, and vinyl flooring. The Server Room (Building 200) is located immediately west and adjacent/attached to Building 300.

4 PHYSICAL LIMITATIONS

No physical limitations were encountered within the site building project areas during our sampling procedures. Underground utilities, such as suspect cementitious water lines or suspect insulated/coated gas or electrical lines were not assessed during these survey activities. If additional suspect materials and/or surfaces are encountered during site building

demolition/renovation activities that have not been assessed, they should be assumed to be asbestos and/or lead-containing and handled accordingly, or should be sampled and analyzed to assess whether they are asbestos and/or lead-containing.

5 SAMPLE COLLECTION AND ANALYSES

On May 24, 2024, the project areas within the site buildings were assessed for the presence of ACMs, LCMs and miscellaneous hazardous building materials. The ACM and LCM surveys followed United States Environmental Protection Agency (EPA) guidelines, or industry standards, within the limitations of the scope of this assessment. Survey activities are discussed below.

5.1 Asbestos Survey

A preliminary visual assessment and bulk sampling survey of suspect ACMs were performed by Ninyo & Moore personnel. Representative samples of suspect ACMs were collected after identification of homogeneous sampling areas (areas in which the materials are consistent in color, texture, construction or application date, and general appearance). Each homogeneous area was observed for material type, location, condition, and friability. Representative samples were collected from each area (except from areas that were inaccessible). Samples were collected using EPA-recommended sampling procedures.

A total of 33 bulk suspect asbestos samples were collected and analyzed. Building materials that were sampled and analyzed for the presence of asbestos are presented in Table 1.

After collection, the suspect ACM samples were transferred to EMSL Analytical, Inc., (EMSL) of San Leandro, California for analysis. EMSL is a laboratory accredited in the National Voluntary Laboratory Accreditation Program (NVLAP) for bulk asbestos fiber analysis. The samples were analyzed for the presence and quantification of asbestos fibers, using polarized light microscopy with dispersion staining (PLM/ds), in general accordance with EPA Method 600/R-93/116. The lower limit of reliable detection for asbestos using the PLM method is approximately 1 percent by volume. Currently, the EPA and the State of California stipulate that materials containing more than 1% asbestos constitute an ACM and the State of California stipulates that a material containing greater than 0.1% asbestos constitutes an asbestos-containing construction material (ACCM). Building materials that were sampled and analyzed for the presence of asbestos are presented in the attached Table 1, and the locations from which bulk asbestos samples were collected are shown on Figures 3 through 5. Materials in which no asbestos was detected are defined in Table 1 as “ND” (for “None Detected”) in the “Asbestos Content” column. PLM 400 and/or 1,000-point count re-analyses were requested for some of the bulk asbestos samples to confirm their asbestos content (as needed). Copies of the laboratory analytical reports and chain-

of-custody records for suspect ACMs are presented in Appendix B. ACMs reported in the Ninyo & Moore survey are listed in Section 6.1 below.

5.2 Lead-Containing Materials Survey

After collection, the suspect LCM samples were also transferred to EMSL for analysis of total lead content by Flame Atomic Absorption Spectroscopy (Flame AAS/SW 846 3050B/7000B). EMSL is an American Industrial Hygiene Association-accredited Environmental Lead Laboratory (AIHA ELLA). Currently, the EPA stipulates what concentrations of lead in non-volatile components of surface coatings or materials indicate whether a material is considered to be lead-containing. The EPA stipulates that paint containing an amount equal to or in excess of 1 milligram per square centimeter (1.0 mg/cm^2), or more than half of one percent (0.5%) by weight (or 5,000 milligrams per kilogram [mg/kg]), constitute a lead-based paint (LBP). Coatings with any detectable amount of reported lead would be considered lead-containing paint (LCP).

Paint that is chipping or peeling, or that may be readily removed from surfaces, and has a lead content equal to or more than 1,000 mg/kg, would require handling as a California Title 22 hazardous waste. The analytical results associated with paint chip samples collected from the building are summarized in Table 2 and copies of the laboratory analytical report and chain-of-custody record are presented in Appendix C. Sample locations are shown on Figures 3 through 5.

5.3 Miscellaneous Hazardous Building Materials Survey

A visual assessment of potential mercury-containing thermostats/switches, PCB-containing items (transformers, light ballasts, etc.), fluorescent light tubes, exit signs, smoke detectors, air conditioning units, and FreonTM-containing refrigeration systems was performed at the project area. Materials observed within the project area are listed in Table 3.

6 FINDINGS

A limited HBMS was performed within the project areas of the site buildings to evaluate if potential hazards associated with the building materials, paint or other suspect LCMs and/or miscellaneous hazardous building materials may exist.

6.1 Asbestos-Containing Materials

Based upon the analytical results associated with these sampling activities, the following ACMs were identified within the project areas:

- Joint compound on gypsum wallboard located throughout the Administration Building (Building 100) (samples ASB-01, ASB-04, ASB-05, ASB-15 and ASB-22), containing <1% chrysotile asbestos. These five samples were re-analyzed via PLM 400-point count and

reported to contain from <0.25% to 0.25% chrysotile asbestos. Based upon the analytical results associated with the re-analyses, the joint compound material is considered an ACCM.

- Seven wall texture samples were collected. One of these samples (ASB-02), was reported to contain <1% chrysotile asbestos. This sample was re-analyzed via PLM 400-point count. It was reported to contain <0.25% chrysotile asbestos. Based upon the analytical results associated with the re-analysis, the wall texture is considered an ACCM.
- Approximately 15 SF of silver duct tape and damper duct wrap/insulation on ducting (considered one assembly) located in a ceiling hallway hatch in the Superintendent's office (samples ASB-17 and ASB-19), containing 60% chrysotile asbestos.
- Approximately 100 SF of white surface mastic (samples ASB-25 and ASB-27), located throughout the roof areas of Building 100, containing 3% chrysotile asbestos.

6.2 Lead-Containing Materials

Seventeen paint chip samples were collected for analysis of lead content. Ten of the 17 paint samples were reported at less than their associated lead detection limits. The other seven paint samples were reported with lead concentrations ranging from 0.032% by weight (or 320 mg/kg) to 0.19% by weight (or 1,900 mg/kg). Occupational Health and Safety Administration (OSHA) regulations apply whenever materials with any detectable amounts of lead are disturbed. A copy of the CDPH form 8552 "Lead Hazard Evaluation Report" for the site building project areas is included in Appendix D.

6.3 Miscellaneous Hazardous Building Materials

Miscellaneous hazardous building materials observed within the site building project areas included fluorescent light tubes and associated ballasts, air-conditioning/heating units, and a refrigerator.

7 RECOMMENDATIONS

Since ACMs/ACCMs, LCMs and miscellaneous hazardous building materials have been reported within the project areas of the site buildings, the following recommendations and precautions are provided:

- The identified ACMs/ACCMs should not be disturbed. Any ACMs/ACCMs in damaged condition should be promptly repaired or abated. Prior to renovation or demolition work that would disturb the ACMs/ACCMs, a licensed asbestos abatement removal contractor should remove the ACMs/ACCMs in compliance with the most recent applicable federal, state, and local laws, regulations, standards, and/or codes governing abatement,

transport, and disposal of ACMs/ACCMs. The removal work scope and requirements should be included in a work plan/specification developed by a California Certified Asbestos Consultant (CAC). It is also recommended that all abatement activities should be conducted under the observation of a CAC. ***While Ninyo & Moore provided an estimate of the quantity of ACMs/ACCMs within the project areas of the assessed buildings (Table 1), it is the abatement contractor's responsibility to assess the actual ACM quantities present.***

- The identified LCMs reported within the project areas of the assessed buildings should not be disturbed. Any LCMs found in a damaged or non-intact condition should be abated and/or stabilized. Prior to renovation or demolition work that would disturb the identified LCMs a licensed lead abatement removal contractor should stabilize and/or remove the identified LCMs in compliance with the most recent applicable federal, state, and local laws, regulations, standards, and/or codes governing abatement, transport, and disposal of LCMs. All lead waste must be properly characterized prior to disposal to determine waste classification, packaging, transportation, and disposal requirements. ***While Ninyo & Moore provided an estimate of the quantity of LCMs present within the project areas of the assessed buildings (Table 2), it is the abatement contractor's responsibility to assess the actual LCM quantities present.***
- Prior to demolition or renovation activities, potential mercury-containing thermostats/switches, PCB-containing items (light ballasts, transformers, etc.), fluorescent light tubes, exit signs, air conditioning units, and Freon™-containing refrigeration systems should be removed and properly recycled or disposed of by a licensed contractor according to applicable federal, state, and local laws/regulations. Light fixtures should be visually inspected, prior to disposal, to determine if they contain PCBs (checked for “No PCBs” or “PCB free” stickers). ***While Ninyo & Moore provided an estimate of the quantity of miscellaneous hazardous building materials present within the project areas of the assessed buildings (Table 3), it is the abatement contractor's responsibility to confirm the quantities of items present.***
- There is a possibility that additional suspect ACMs, LCMs or other miscellaneous hazardous building materials may be discovered during building renovation and/or demolition activities. Therefore, Ninyo & Moore recommends that, should additional suspect materials not sampled or assessed in this report be uncovered during demolition/renovation activities, (a) samples of suspect materials should be collected for laboratory analysis and activities that may impact the materials should cease until

laboratory analytical results are reviewed or (b) the materials should be assumed to be hazardous and handled as such.

8 LIMITATIONS

Ninyo & Moore's opinions and recommendations regarding environmental conditions, as presented in this report, are based on limited sampling and chemical analysis. Further assessment of potential adverse environmental impacts may be accomplished by conducting a more comprehensive assessment. The samples collected and used for testing, and the observations made, are believed to be representative of the areas evaluated. However, if additional suspect hazardous building materials are encountered during renovation/demolition activities, these materials should be sampled by qualified personnel, and analyzed for content prior to further disturbance. ***In addition, please note that quantities of identified hazardous building materials are approximate. It is the contractor's responsibility to assess the actual quantities of hazardous building materials present.***

The environmental services described in this report have been conducted in general accordance with current regulatory guidelines and the standard of care exercised by environmental consultants performing similar work in the project area. No warranty, expressed or implied, is made regarding the professional opinions presented in this report. Variations in site conditions may exist and conditions not observed or described in this report may be encountered during subsequent activities.

This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. Ninyo & Moore should be contacted if the reader requires any additional information, or has questions regarding content, interpretations presented, or completeness of this document.

The environmental interpretations and opinions contained in this report are based on the results of laboratory tests and analyses intended to detect the presence and concentration of specific chemical or physical constituents in samples collected from the subject site. The testing and analyses have been conducted by an independent laboratory that is certified by the State of California to conduct such tests. Ninyo & Moore has no involvement in, or control over, such testing and analysis. Ninyo & Moore, therefore, disclaims responsibility for any inaccuracy in such laboratory results.

Our findings, opinions, and recommendations are based on an analysis of the observed site conditions. It should be understood that the conditions of a site can change with time as a result of natural processes or the activities of man at the subject site or nearby sites. In addition, changes to the applicable laws, regulations, codes, and standards of practice may occur due to

government action or the broadening of knowledge. The findings of this report may, therefore, be invalidated over time, in part or in whole, by changes over which Ninyo & Moore has no control.

Table 1 - Bulk Asbestos Sampling Results							
Sample I.D.	Date	Material Location	Sample Description	Friable Y/N	Quantity	Condition	Asbestos Content
ASB-01	5/24/2024	Lobby Closet/North Corner	Wallboard/Joint Compound (WB/JC)	Y	60 SF	Good	Wallboard - ND Joint Compound - <1% (<0.25% CH)*
ASB-02	5/24/2024	Lobby Closet/North Wall	Wall Texture	Y	Same as ASB-01	Good	<1% CH (<0.25% CH)*
ASB-03	5/24/2024	Conference #1/South Wall	Wall Texture	NA	NA	NA	ND
ASB-04	5/24/2024	Conference #1/South Corner	WB/JC	Y	150 SF	Good	Wallboard - ND Joint Compound - <1% (<0.25% CH)*
ASB-05	5/24/2024	Conference #2/North Corner	WB/JC	Y	100 SF	Good	Wallboard - ND Joint Compound - <1% (<0.25% CH)*
ASB-06	5/24/2024	Conference #1/Central Ceiling Area	Lay-in Acoustical Ceiling Tile (ACT)	NA	NA	NA	ND
ASB-07	5/24/2024	Conference #2/South Wall	Wall Texture	NA	NA	NA	ND
ASB-08	5/24/2024	Conference #1/South Ceiling Area	Pink Batt Insualtion	NA	NA	NA	ND
ASB-09	5/24/2024	Hallway/Central Ceiling Area	Lay-in ACT	NA	NA	NA	ND
ASB-10	5/24/2024	Server Room/Northwest Wall	Silver Wall Tape	NA	NA	NA	ND
ASB-11	5/24/2024	Outside Server Room/West Ceiling	Lay-In ACT	NA	NA	NA	ND
ASB-12	5/24/2024	Server Room/ East Exterior Wall	Wall Mastic	NA	NA	NA	ND
ASB-13	5/24/2024	Superintendent Office/Break Room-Southeast Wall	Wall texture	NA	NA	NA	ND
ASB-14	5/24/2024	Superintendent Office/North Wall	Wall Texture	NA	NA	NA	ND
ASB-15	5/24/2024	Superintendent Break Room/Southeast Corner	WB/JC	Y	2,800 SF	Good	Wallboard - ND Joint Compound - <1% (<0.25% CH)*
ASB-16	5/24/2024	Superintendent Office/West Wall	Wall Texture	NA	NA	NA	ND
ASB-17	5/24/2024	Superintendent Office/Hallway Hatch	Silver Duct Tape	N	15 SF	Good	60% CH
ASB-18	5/24/2024	Superintendent/ Kitchen Hatch	Thermal System Insulation (TSI)	NA	NA	NA	ND
ASB-19	5/24/2024	Superintendent/Hallway Hatch	Damper Ducting Wrap	N	Same as ASB-17	Good	60% CH
ASB-20	5/24/2024	Superintendent/Conference Room-East Wall	Wall Texture	NA	NA	NA	ND

Table 1 - Bulk Asbestos Sampling Results							
Sample I.D.	Date	Material Location	Sample Description	Friable Y/N	Quantity	Condition	Asbestos Content
ASB-21	5/24/2024	Superintendent/North Break Room Window	Window Caulking	NA	NA	NA	ND
ASB-22	5/24/2024	Superintendent Office-South Corner	WB/JC	Y	Same as ASB-15	Good	Wallboard - ND Joint Compound - <1% (0.25% CH)*
ASB-23	5/24/2024	Superintendent/Hallway-Central Ceiling	Lay-In ACT	NA	NA	NA	ND
ASB-24	5/24/2024	South Roof Parapet	Rolled-on Roofing	NA	NA	NA	ND
ASB-25	5/24/2024	North Roof Area	White Surface Mastic	N	100 SF	Good	Mastic 1 - ND Mastic 2 - 3% CH Silver Paint - ND
ASB-26	5/24/2024	South Roof Area	Black Surface Mastic	NA	NA	NA	ND
ASB-27	5/24/2024	East Roof Area	White Surface Mastic	N	Same as ASB-25	Good	Mastic 1 - ND Mastic 2 - 3% CH Silver Paint - ND
ASB-28	5/24/2024	Central Roof Area	White Penetration Mastic	NA	NA	NA	ND
ASB-29	5/24/2024	South Roof Area	Roof Assembly	NA	NA	NA	ND
ASB-30	5/24/2024	North Roof Area	Roof Assembly	NA	NA	NA	ND
ASB-31	5/24/2024	Central Roof Parapet	Rolled-on Roofing	NA	NA	NA	ND
ASB-32	5/24/2024	Southwest Roof Area	White Penetration Mastic	NA	NA	NA	ND
ASB-33	5/24/2024	North Roof Parapet	Rolled-on Roofing	NA	NA	NA	ND

NOTES:

Analysis by Polarized Light Microscopy (PLM/EPA 600/R-93/116 Method).

* = re-analyses via PLM 400-point count

NA = Not Applicable

ND = None detected

CH = Chrysotile

Estimated quantities are not to be used in bidding calculations. It is recommended that potential bidders should calculate their own quantities and perform their own take-offs, etc.

Table 2 - Lead-Containing Material Sampling Results

Sample I.D.	Building/Room	Sample Location	Substrate/Surface	Sample Description (Color / # of Layers / Substrate)	Estimated Surface Area (Square Feet [SF] or Linear Feet [LF])	Condition	Total Lead	
							Weight Percent	Parts per Million (or mg/kg)
LBP-01	Admin	Lobby Closet/North Wall	Wood	Gray/2/Wood	60 SF	Intact	0.065	650*
LBP-02	Admin	Conference #1/South Window Sill	Wood	Tan/2/Wood	150 SF	Intact	<0.025	<250
LBP-03	Admin	Conference #1/Northeast Wall	Wood	White/2/Wood	Same as LBP-02	Intact	<0.017	<170
LBP-04	Admin	Conference #2/North Wall	Wood	White/2/Wood	100 SF	Intact	0.19	1,900*
LBP-05	Admin	Central Mechanical Window	Metal	White/2/Metal	15 SF	Intact	0.032	320*
LBP-06	Server	North Exterior Server Wall	Wood	Blue/2/Wood	1,100 SF	Intact	0.06	600*
LBP-07	Server	Northwest Exterior Server Duct	Metal	Blue/1/Metal	30 SF	Intact	<0.012	<120
LBP-08	Server	South Exterior Server Wall	Wood	Blue/2/Wood	Same as LBP-06	Intact	<0.011	<110
LBP-09	Server	Server Room/South Wall	Wood	White/2/Wood	400 SF	Intact	<0.0080	<80
LBP-10	Admin	Superintendent/East Hallway Wall	Wood	Gray/2/Wood	200 SF	Intact	0.15	1,500*
LBP-11	Admin	Superintendent/North Exterior Window	Wood	Blue/2/Wood	15 SF	Intact	0.11	1,100*
LBP-12	Admin	Superintendent/Conference Room East Wall	Wood	Blue/2/Wood	400 SF	Intact	<0.0080	<80
LBP-13	Admin	Superintendent Office/Northeast Wall	Wood	Tan/2/Wood	100 SF	Intact	0.18	1,800*
LBP-14	Admin	Superintendent Office/West Wall	Wood	White/2/Wood	400 SF	Intact	<0.0080	<80
LBP-15	Admin	North Roof Flashing	Metal	Blue/1/Metal	1,300 SF	Intact	<0.02	<200
LBP-16	Admin	South Roof Flashing	Metal	Blue/1/Metal	Same as LBP-15	Intact	<0.014	<140
LBP-17	Admin	North Roof Exhaust	Metal	White/2/Metal	5 SF	Intact	<0.0080	<80

NOTES:
 Total lead analyzed via Flame Atomic Absorption Spectroscopy/Flame AAS (EPA Test Method EPA SW-846 3050B/7000B).
 mg/kg = Milligrams per kilogram
 SF = Square feet
 * indicates lead-containing paint that is less than 5,000 mg/kg (or <0.5% by weight)
 Estimated quantities are not intended for use in bidding calculations. It is recommended that prospective bidders perform their own take-offs and quantities, etc.

Table 3 - Miscellaneous Hazardous Building Materials Survey Results

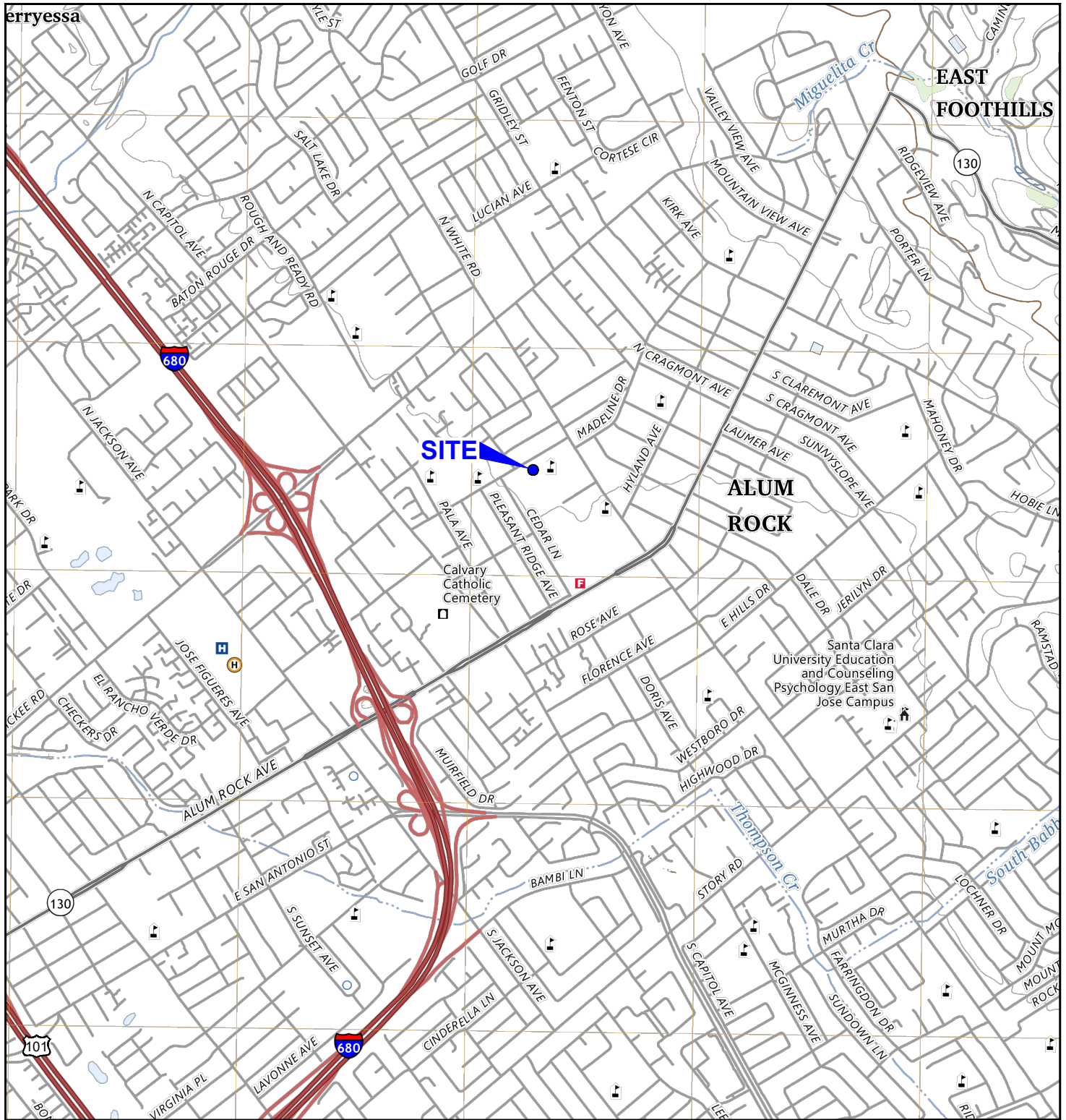
Building/Room	Transformers	Light Ballasts	Mercury Thermostats	A/C-Heating Units	Fluorescent Light Tubes	Exit Signs	Fire Doors	Freon Systems/ Refrigerators
Admin	0	60	0	2	120	0	0	1
Server Room	0	4	0	1	8	0	0	0

NOTES:

A/C = Air Conditioning



FIGURES



404856001.dwg 06/03/2024 AEK

NOTE: DIMENSIONS, DIRECTIONS, AND LOCATIONS ARE APPROXIMATE | REFERENCE: USGS, 2023

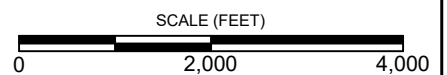
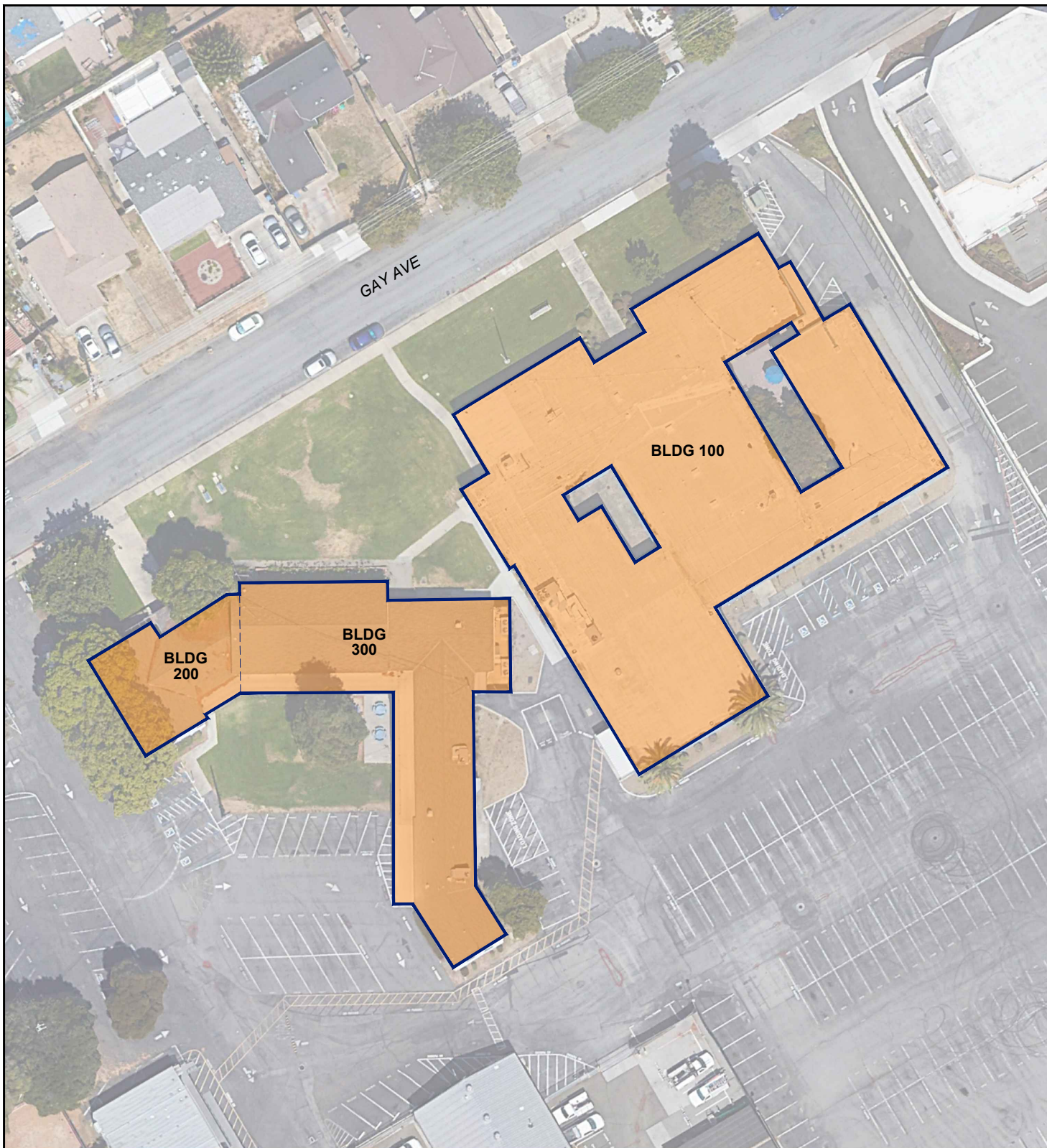


FIGURE 1

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants

SITE LOCATION
HAZARDOUS BUILDING MATERIALS SURVEY
2930 GAY AVENUE
SAN JOSE, CALIFORNIA
404856001 | 06/24

404856001.dwg 06/03/2024 AEK



NOTE: DIMENSIONS, DIRECTIONS, AND LOCATIONS ARE APPROXIMATE | REFERENCE: GOOGLE EARTH, 2024

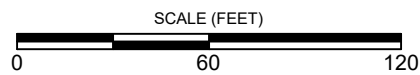
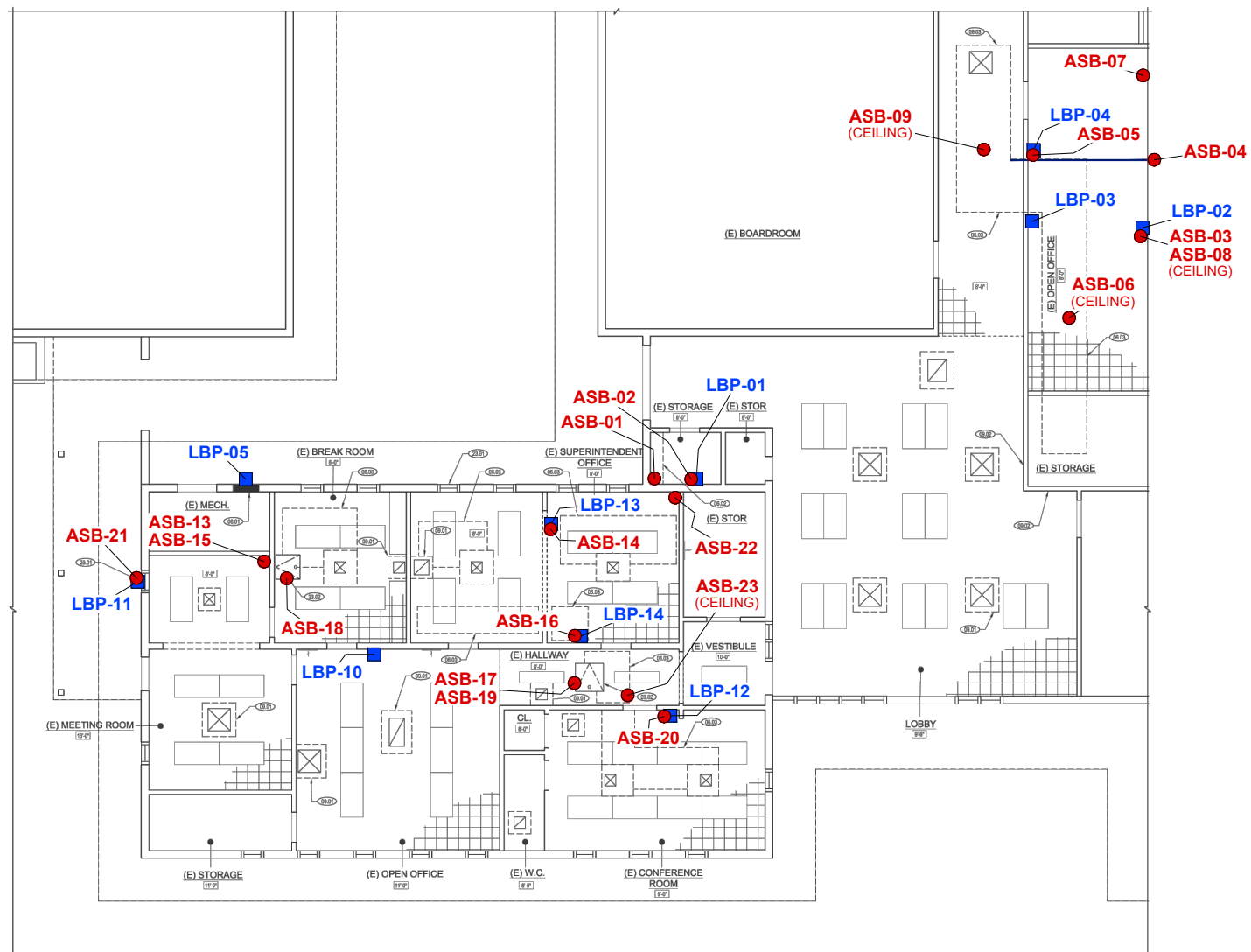
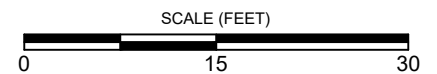


FIGURE 2

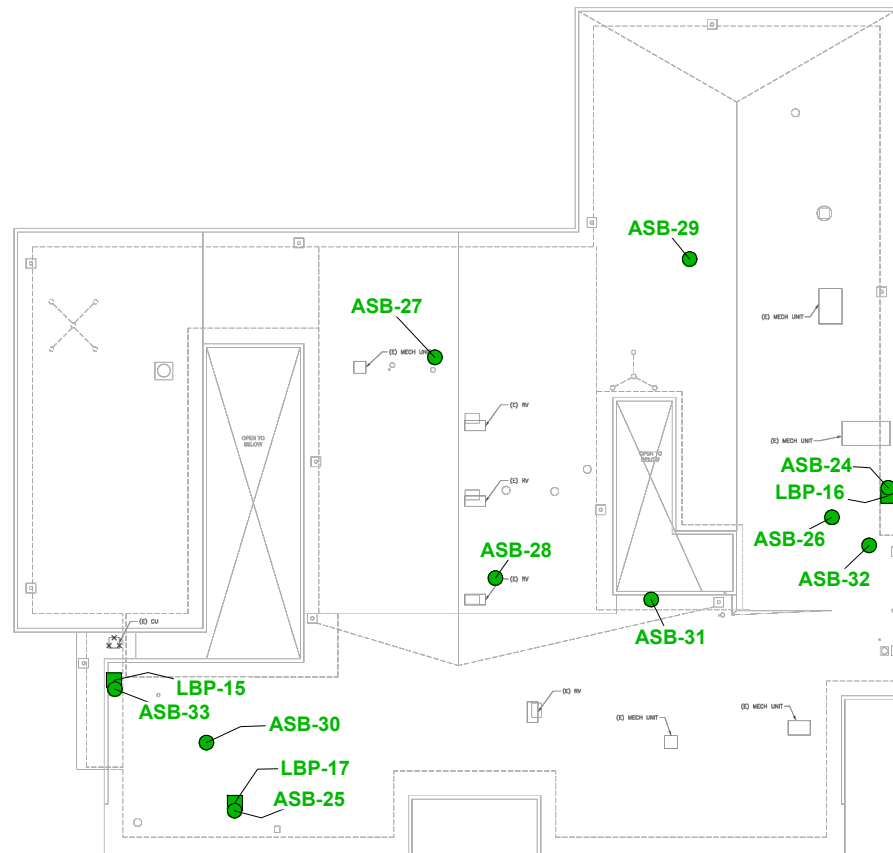
**LEGEND**

ASB-01 ● SUSPECT ASBESTOS SAMPLE **LBP-01** ■ SUSPECT LEAD-BASED PAINT SAMPLE

NOTE: DIMENSIONS, DIRECTIONS, AND LOCATIONS ARE APPROXIMATE | REFERENCE: JK ARCHITECTURE & ENGINEERING, 2024

**FIGURE 3****SAMPLE LOCATIONS: BUILDING 100**

HAZARDOUS BUILDING MATERIALS SURVEY
2930 GAY AVENUE
SAN JOSE, CALIFORNIA
404856001 | 06/24



LEGEND

ASB-24 ● SUSPECT ASBESTOS ROOF SAMPLE LBP-15 ■ SUSPECT LEAD-BASED PAINT ROOF SAMPLE

NOTE: DIMENSIONS, DIRECTIONS, AND LOCATIONS ARE APPROXIMATE | REFERENCE: JK ARCHITECTURE & ENGINEERING, 2024

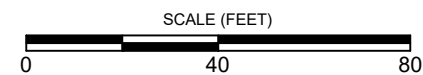
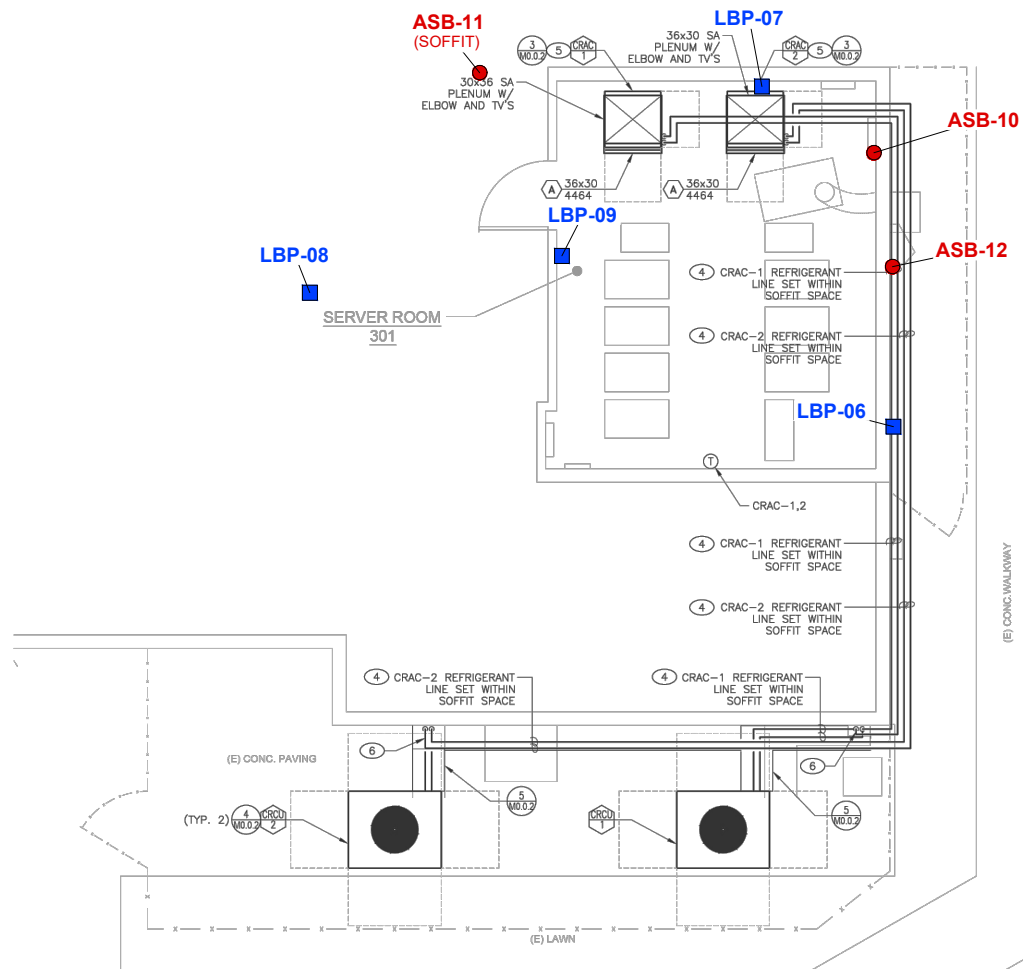


FIGURE 4

SAMPLE LOCATIONS: BUILDING 100 ROOF

HAZARDOUS BUILDING MATERIALS SURVEY
2930 GAY AVENUE
SAN JOSE, CALIFORNIA
404856001 | 06/24

404856001.dwg, 06/03/2024 AEK



LEGEND

ASB-10 (SOFFIT) (Red dot) SUSPECT ASBESTOS SAMPLE
LBP-04 (Blue square) SUSPECT LEAD-BASED PAINT SAMPLE

NOTE: DIMENSIONS, DIRECTIONS, AND LOCATIONS ARE APPROXIMATE | REFERENCE: JK ARCHITECTURE & ENGINEERING, 2024

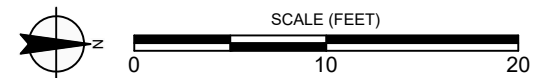


FIGURE 5

SAMPLE LOCATIONS: SERVER ROOM

HAZARDOUS BUILDING MATERIALS SURVEY
2930 GAY AVENUE
SAN JOSE, CALIFORNIA
404856001 | 06/24



APPENDIX A

Certifications

DEPARTMENT OF INDUSTRIAL RELATIONS

Division of Occupational Safety and Health-Asbestos Certification

1750 Howe Avenue, Suite 460

Sacramento, CA 95825

(916) 574-2993 Office <http://www.dir.ca.gov/dosh/asbestos.html> actu@dir.ca.gov

911222688C

193

October 25, 2023

William Patrick Larkin
4 Miramonte Road
Orinda CA 94563

Dear Certified Asbestos Consultant or Technician:

Enclosed is your certification card. **To maintain your certification, you must abide by the rules printed on the back of the certification card.**

Your certification is valid for a period of one year. If you wish to renew your certification, you must apply for renewal at least 60 days before the expiration date shown on your card. [8 CCR 341.15(h)(1)].

Please hold and do not send copies of your required AHERA refresher renewal certificates to our office until you apply for renewal of your certification.

Certificates must be kept current if you are actively working as a CAC or CSST. The grace period is only for those who are not actively working as an asbestos consultant or site surveillance technician.

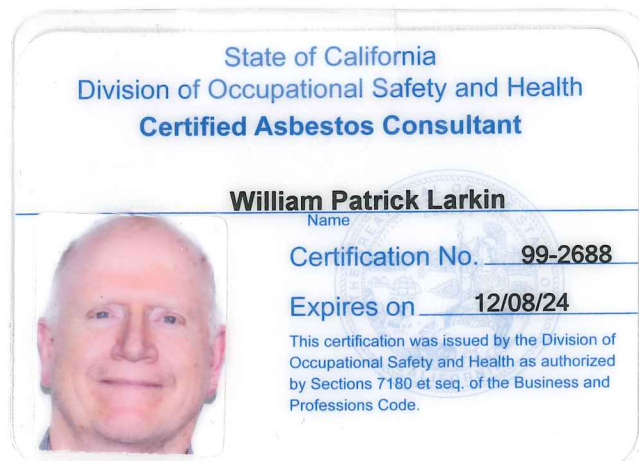
Please contact our office at the above address or email w any changes in your contact/ mailing information within 15 days of the change.

Sincerely,

Kevin Graulich
Principal Safety Engineer

Attachment: Certification Card

cc: File



Renewal – Card Attached



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
 William Larkin	Lead Inspector/Assessor	LRC-00001285	7/3/2024
	Lead Project Monitor	LRC-00001284	7/3/2024

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:



Nathan Eubanks

CERTIFICATE TYPE:

Lead Sampling Technician

NUMBER:

LRC-00010612

EXPIRATION DATE:

11/14/2024

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD



APPENDIX B

Asbestos Laboratory Analytical Report and Chain-of-Custody Records



EMSL Analytical, Inc.

464 McCormick Street San Leandro, CA 94577

Tel/Fax: (510) 895-3675 / (510) 895-3680

<http://www.EMSL.com> / sanleandrolab@emsl.com

EMSL Order: 092410117

Customer ID: NOMO22

Customer PO: 999999

Project ID:

Attention: Accounts Payable

Ninyo & Moore

2020 Challenger Drive

Suite 103

Alameda, CA 94501

Project: ALUM ROCK - 999999

Phone: (510) 343-3000

Fax: (510) 633-5646

Received Date: 05/30/2024 11:15 AM

Analysis Date: 05/30/2024 - 05/31/2024

Collected Date:

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
ASB-01-Wallboard 092410117-0001	LOBBY CLOSET NORTH CORNER - WB / JC	White Non-Fibrous Homogeneous		80% Gypsum 20% Non-fibrous (Other)	None Detected
ASB-01-Joint Compound 092410117-0001A	LOBBY CLOSET NORTH CORNER - WB / JC	White Non-Fibrous Homogeneous		80% Ca Carbonate 20% Non-fibrous (Other)	<1% Chrysotile
ASB-02 092410117-0002	LOBBY CLOSET NORTH WALL - WALL TEXTURE	White Non-Fibrous Homogeneous		80% Ca Carbonate 20% Non-fibrous (Other)	<1% Chrysotile
ASB-03 092410117-0003	CONFERENCE #1 SOUTH WALL - WALL TEXTURE	White Non-Fibrous Homogeneous		80% Ca Carbonate 20% Non-fibrous (Other)	None Detected
ASB-04-Wallboard 092410117-0004	CONFERENCE # 1 SOUTH CORNER - WB / JC	White Non-Fibrous Homogeneous		80% Gypsum 20% Non-fibrous (Other)	None Detected
ASB-04-Joint Compound 092410117-0004A	CONFERENCE # 1 SOUTH CORNER - WB / JC	White Non-Fibrous Homogeneous		80% Ca Carbonate 20% Non-fibrous (Other)	<1% Chrysotile
ASB-05-Wallboard 092410117-0005	CONFERENCE # 2 NORTH CORNER - WB / JC	White Non-Fibrous Homogeneous		80% Gypsum 20% Non-fibrous (Other)	None Detected
ASB-05-Joint Compound 092410117-0005A	CONFERENCE # 2 NORTH CORNER - WB / JC	White Non-Fibrous Homogeneous		80% Ca Carbonate 20% Non-fibrous (Other)	<1% Chrysotile
ASB-06 092410117-0006	CONFERENCE # 1 CENTRAL CEILING - ACOUSTICAL LAY-IN CEILING TILE	Brown/White Fibrous Homogeneous	95% Cellulose	5% Non-fibrous (Other)	None Detected
ASB-07 092410117-0007	CONFERENCE # 2 SOUTH WALL - WALL TEXTURE	White Non-Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
ASB-08 092410117-0008	CONFERENCE # 1 SOUTH CEILING - PINK BATT INS	Pink Fibrous Homogeneous	90% Glass	10% Non-fibrous (Other)	None Detected
ASB-09 092410117-0009	HALLWAY CENTRAL CEILING AREA - ACOUSTICAL LAY-IN CEILING TILE	Brown/White Fibrous Homogeneous	95% Cellulose	5% Non-fibrous (Other)	None Detected
ASB-10 092410117-0010	SERVER ROOM / NORTHWEST WALL - SILVER WALL TAPE	Silver Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
ASB-11 092410117-0011	OUTSIDE SERVER ROOM / WEST CEILING - ACT	Brown/Tan Fibrous Homogeneous	95% Cellulose	5% Non-fibrous (Other)	None Detected

Initial report from: 05/31/2024 14:24:31



EMSL Analytical, Inc.

464 McCormick Street San Leandro, CA 94577

Tel/Fax: (510) 895-3675 / (510) 895-3680

<http://www.EMSL.com> / sanleandrolab@emsl.com

EMSL Order: 092410117

Customer ID: NOMO22

Customer PO: 999999

Project ID:

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
ASB-12 092410117-0012	SERVER ROOM / EAST EXT WALL - WALL MASTIC	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
ASB-13 092410117-0013	SUPER INTENDENT / BREAK SOUTHEAST ROOM WALL - WALL TEXTURE	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
ASB-14 092410117-0014	SUPER INTENDENT / OFFICE NORTH WALL - WALL TEXTURE	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
ASB-15-Wallboard 092410117-0015	SUPER INTENDENT - BREAKROOM SOUTHEAST CORNER - WB / JC	White Non-Fibrous Homogeneous		80% Gypsum 20% Non-fibrous (Other)	None Detected
ASB-15-Joint Compound 092410117-0015A	SUPER INTENDENT - BREAKROOM SOUTHEAST CORNER - WB / JC	White Non-Fibrous Homogeneous		80% Ca Carbonate 20% Non-fibrous (Other)	<1% Chrysotile
ASB-16 092410117-0016	SUPER INTENDENT / OFFICE WEST WALL - WALL TEXTURE	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
ASB-17-Duct Tape 092410117-0017	S INTENDENT / HALLWAY HATCH - SILVER DUCT TAPE	Silver Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
ASB-17-Insulation 092410117-0017A	S INTENDENT / HALLWAY HATCH - SILVER DUCT TAPE	Gray Fibrous Homogeneous		40% Non-fibrous (Other)	60% Chrysotile
ASB-18 092410117-0018	S INTENDENT / KITCHEN HATCH - TSI	White Fibrous Homogeneous	80% Cellulose	20% Non-fibrous (Other)	None Detected
ASB-19 092410117-0019	S INTENDENT / HALLWAY HATCH - DAMPANER DUCT WRAP	Gray Fibrous Homogeneous		40% Non-fibrous (Other)	60% Chrysotile
ASB-20 092410117-0020	S INTENDENT / CONFERENCE ROOM EAST WALL - WALL TEXTURE	White Non-Fibrous Homogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
ASB-21 092410117-0021	S INTENDENT / NORTH BEDROOM WINDOW - WINDOW CAULKING	Blue Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
ASB-22-Wallboard 092410117-0022	S INTENDENT / OFFICE SOUTH CORNER - WB / JC	White Non-Fibrous Homogeneous		80% Gypsum 20% Non-fibrous (Other)	None Detected
ASB-22-Joint Compound 092410117-0022A	S INTENDENT / OFFICE SOUTH CORNER - WB / JC	White Non-Fibrous Homogeneous		80% Ca Carbonate 20% Non-fibrous (Other)	<1% Chrysotile
ASB-23 092410117-0023	S INTENDENT / HALLWAY CENTRAL CEILING - ACOUSTICAL LAY-IN CEILING	Brown/White Fibrous Homogeneous	95% Cellulose	5% Non-fibrous (Other)	None Detected



EMSL Analytical, Inc.

464 McCormick Street San Leandro, CA 94577

Tel/Fax: (510) 895-3675 / (510) 895-3680

<http://www.EMSL.com> / sanleandrolab@emsl.com

EMSL Order: 092410117

Customer ID: NOMO22

Customer PO: 999999

Project ID:

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
ASB-24-Roofing 092410117-0024	SOUTH ROOF PARAPET - ROLLED ON ROOFING	White/Black Fibrous Homogeneous	15% Glass	70% Matrix 15% Non-fibrous (Other)	None Detected
ASB-24-Membrane 092410117-0024A	SOUTH ROOF PARAPET - ROLLED ON ROOFING	White Non-Fibrous Homogeneous		80% Matrix 20% Non-fibrous (Other)	None Detected
ASB-25-Mastic 1 092410117-0025	NORTH ROOF - AREA WHITE SURFACE MASTIC	White Non-Fibrous Homogeneous		80% Matrix 20% Non-fibrous (Other)	None Detected
ASB-25-Mastic 2 092410117-0025A	NORTH ROOF - AREA WHITE SURFACE MASTIC	Black Non-Fibrous Homogeneous		80% Matrix 17% Non-fibrous (Other)	3% Chrysotile
ASB-25-Silver Paint 092410117-0025B	NORTH ROOF - AREA WHITE SURFACE MASTIC	Silver Non-Fibrous Homogeneous		80% Matrix 20% Non-fibrous (Other)	None Detected
ASB-26 092410117-0026	SOUTH ROOF AREA - BLACK SURFACE MASTIC	Black Non-Fibrous Homogeneous	4% Cellulose	80% Matrix 16% Non-fibrous (Other)	None Detected
ASB-27-Mastic 1 092410117-0027	EAST ROOF AREA - WHITE SURFACE MASTIC	White Non-Fibrous Homogeneous		80% Matrix 20% Non-fibrous (Other)	None Detected
ASB-27-Mastic 2 092410117-0027A	EAST ROOF AREA - WHITE SURFACE MASTIC	Black Non-Fibrous Homogeneous		80% Matrix 17% Non-fibrous (Other)	3% Chrysotile
ASB-27-Silver Paint 092410117-0027B	EAST ROOF AREA - WHITE SURFACE MASTIC	Silver Non-Fibrous Homogeneous		80% Matrix 20% Non-fibrous (Other)	None Detected
ASB-28-Mastic 092410117-0028	CENTRAL ROOF AREA - WHITE PEN. MASTIC	White Non-Fibrous Homogeneous		80% Matrix 20% Non-fibrous (Other)	None Detected
ASB-28-Silver Paint 092410117-0028A	CENTRAL ROOF AREA - WHITE PEN. MASTIC	Silver Non-Fibrous Homogeneous		80% Matrix 20% Non-fibrous (Other)	None Detected
ASB-29-Roofing 092410117-0029	SOUTH ROOF AREA - ROOF ASSEMBLY	Black Fibrous Homogeneous	10% Glass	70% Matrix 20% Non-fibrous (Other)	None Detected
ASB-29-Membrane 092410117-0029A	SOUTH ROOF AREA - ROOF ASSEMBLY	White Non-Fibrous Homogeneous		80% Matrix 20% Non-fibrous (Other)	None Detected
ASB-30-Roofing 092410117-0030	NORTH ROOF AREA - ROOF ASSEMBLY	Black Non-Fibrous Homogeneous		80% Matrix 20% Non-fibrous (Other)	None Detected
ASB-30-Membrane 092410117-0030A	NORTH ROOF AREA - ROOF ASSEMBLY	White Non-Fibrous Homogeneous		80% Matrix 20% Non-fibrous (Other)	None Detected
ASB-31-Roofing 092410117-0031	CENTRAL ROOF PARAPET - ROLLED ON ROOFING	Black Non-Fibrous Homogeneous		80% Matrix 20% Non-fibrous (Other)	None Detected
ASB-31-Membrane 092410117-0031A	CENTRAL ROOF PARAPET - ROLLED ON ROOFING	White Non-Fibrous Homogeneous		80% Matrix 20% Non-fibrous (Other)	None Detected
ASB-32-Mastic 092410117-0032	SOUTHWEST ROOF AREA - WHITE PEN. MASTIC	White Non-Fibrous Homogeneous		80% Matrix 20% Non-fibrous (Other)	None Detected
ASB-32-Silver Paint 092410117-0032A	SOUTHWEST ROOF AREA - WHITE PEN. MASTIC	Silver Non-Fibrous Homogeneous		80% Matrix 20% Non-fibrous (Other)	None Detected

Initial report from: 05/31/2024 14:24:31



EMSL Analytical, Inc.

464 McCormick Street San Leandro, CA 94577

Tel/Fax: (510) 895-3675 / (510) 895-3680

<http://www.EMSL.com> / sanleandrolab@emsl.com

EMSL Order: 092410117

Customer ID: NOMO22

Customer PO: 999999

Project ID:

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	<u>Non-Asbestos</u>		<u>Asbestos</u>
			% Fibrous	% Non-Fibrous	% Type
ASB-33-Roofing	NORTH ROOF PARAPET - ROLLED ON ROOFING	Black Non-Fibrous Homogeneous		80% Matrix 20% Non-fibrous (Other)	None Detected
092410117-0033					
ASB-33-Membrane	NORTH ROOF PARAPET - ROLLED ON ROOFING	Black Non-Fibrous Homogeneous		80% Matrix 20% Non-fibrous (Other)	None Detected
092410117-0033A					

Analyst(s)

Adam C. Fink (29)

Stacy Trinh Le (21)

Oscar Merino, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc San Leandro, CA NVLAP Lab Code 101048-3, WA C884

Initial report from: 05/31/2024 14:24:31



EMSL Analytical, Inc.

464 McCormick Street San Leandro, CA 94577

Phone/Fax: (510) 895-3675 / (510) 895-3680

<http://www.EMSL.com> / sanleandrolab@emsl.com

EMSL Order: 092410117

Customer ID: NOMO22

Customer PO: 999999

Project ID:

Attention: Accounts Payable
Ninyo & Moore
2020 Challenger Drive
Suite 103
Alameda, CA 94501

Project: ALUM ROCK - 999999

Phone: (510) 343-3000

Fax: (510) 633-5646

Received: 05/30/2024 11:15 AM

Analysis Date: 05/30/2024 - 06/01/2024

Collected:

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy. Quantitation using 400 Point Count Procedure

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
ASB-01-Joint Compound 092410117-0001A	LOBBY CLOSET NORTH CORNER - WB / JC	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	<0.25% Chrysotile
ASB-02 092410117-0002	LOBBY CLOSET NORTH WALL - WALL TEXTURE	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	<0.25% Chrysotile
ASB-04-Joint Compound 092410117-0004A	CONFERENCE # 1 SOUTH CORNER - WB / JC	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	<0.25% Chrysotile
ASB-05-Joint Compound 092410117-0005A	CONFERENCE # 2 NORTH CORNER - WB / JC	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	<0.25% Chrysotile
ASB-15-Joint Compound 092410117-0015A	SUPER INTENDENT - BREAKROOM SOUTHEAST CORNER - WB / JC	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	<0.25% Chrysotile
ASB-22-Joint Compound 092410117-0022A	S INTENDENT / OFFICE SOUTH CORNER - WB / JC	Tan/White Non-Fibrous Homogeneous		99.75% Non-fibrous (Other)	0.25% Chrysotile

Analyst(s)

Xeena Paul (6)

Oscar Merino, Laboratory Manager
or other approved signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc San Leandro, CA NVLAP Lab Code 101048-3, WA C884

Initial report from: 05/31/2024 11:24:38

ASBESTOS BULK SAMPLE DATA SHEET

24TAT

#002410117

Sheet 1 of 1

Ninyo & Moore 1301 Marina Village Pkwy Suite 110 Alameda, CA 94501 Tel.: (510) 343-3000	Project Name: Alum Rock Project No.: 994499 Project Manager: WPL Site Address:	Sampled By: WPL Sampled By: Sampled By: Date Sampled: 8/24/21	Laboratory: EMSL Analytical, Inc. 464 McCormick St San Leandro, CA 94577 Tel.: (510) 895-3675
--	---	--	--

CHAIN OF CUSTODY INFORMATION:

Relinquished By: (sign/print)	Company	Date	Time (24 hr.)	Received By: (sign/print)	Laboratory
<i>[Signature]</i>	Ninyo & Moore	5/30/24		<i>[Signature]</i> w/ Erika Miranda 5/30/24	1115 Am

Sample ID	Building Number	Room Number	Sample Location	Sample Description	Quantity (SF/LF/EA)	Friable (Y/N)	Condition
ASB-01			lobby closet North ^{corner} wall	~~Wall texture~~ WB/OC		Y	Good
ASB-02			lobby closet North wall	Wall texture			
ASB-03			Conference #1 South wall	Wall texture			
ASB-04			Conference #1 South corner	WB/OC			
ASB-05			Conference #2 North corner	" "			
ASB-06			Conference #1 Central ceiling	Acoustical lay-in ceiling tile			
ASB-07			Conference #2 South wall	Wall texture			
ASB-08			Conference #1 South ceiling	Pink Batt ins.		N	
ASB-09			Hallway Central ceiling Area	Acoustical lay-in ceiling tile		Y	
ASB-10			Server Room / Northwest wall	Silver wall tape		N	
ASB-11			Outside Server Room / West ceiling	ACT		Y	
ASB-12			Server Room / East Ext wall	Wall Mastic		N	
ASB-13			Superintendent / Break Room South wall	Wall texture		Y	
ASB-14			Superintendent / office North wall	Wall texture		Y	
ASB-15			Superintendent / Breakroom Southeast corner	WB/OC			

ASBESTOS BULK SAMPLE DATA SHEET

241AT092410117

Sheet 1 of _____

Ninyo & Moore 1301 Marina Village Pkwy Suite 110 Alameda, CA 94501 Tel.: (510) 343-3000	Project Name: Alum Room Project No.: 999999 Project Manager: WPL Site Address:	Sampled By: WPL Sampled By: Sampled By: Date Sampled: 05/24/24	Laboratory: EMSL Analytical, Inc. 464 McCormick St San Leandro, CA 94577 Tel.: (510) 895-3675
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CHAIN OF CUSTODY INFORMATION:

Relinquished By: (sign/print)	Company	Date	Time (24 hr.)	Received By: (sign/print)	Laboratory
<i>WPL</i>	Ninyo & Moore			<i>Enika Miranda</i> 'wll 5/30/24	11:15 AM

Sample ID	Building Number	Room Number	Sample Location	Sample Description	Quantity (SF/LF/EA)	Friable (Y/N)	Condition
ASB-16			Superintendent / office west wall	Wall texture		Y	Good
ASB-17			Superintendent / Hallway Hatch	Silver Duct tape		N	
ASB-18			Superintendent / Kitchen Hatch	TST		Y	
ASB-19			Superintendent / Hallway Hatch	Dampener Duct Wrap		N	
ASB-20			Superintendent / Conference Room East wall	Wall texture		Y	
ASB-21			Superintendent / North Breakroom window	Window caulking		N	
ASB-22			Superintendent / ~~Office~~ office South corner	WB/OC		Y	
ASB-23			Superintendent / Hallway central ceiling	Acoustical lay-in ceiling		Y	
ASB-24			South Roof Parapet	Rolled on Roofing		N	
ASB-25			North Roof / ~~Surface Area~~ white surface	Surface Mastic			
ASB-26			South Roof Area	Black surface Mastic			
ASB-27			East Roof Area	White Surface Mastic			
ASB-28			Central Roof Area	White Pen. Mastic			
ASB-29			South Roof Area	Roof Assembly			
ASB-30			North Roof Area	Roof Assembly			

Page 2 of 3

24 IAT

#092470113

Sheet 1 of

OrderID: 092410117

Ninyo & Moore 1301 Marina Village Pkwy Suite 110 Alameda, CA 94501 Tel.: (510) 343-3000	Project Name: Alum Rock Project No.: 999999 Project Manager: WPL Site Address:	Sampled By: WPL Sampled By: Sampled By: Date Sampled: 5/24/24	Laboratory: EMSL Analytical, Inc. 464 McCormick St San Leandro, CA 94577 Tel.: (510) 895-3675
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Relinquished By: (sign/print)	Company	Date	Time (24 hr.)	Received By: (sign/print)	Laboratory
<i>[Signature]</i> Walter Eubanks	Ninyo & Moore	5/30		<i>[Signature]</i> Enka Miranda 10:53 a.m.	11:15 AM

[illegible]



APPENDIX C

Lead-Containing Material Laboratory Analytical Report and Chain-of-Custody Records



EMSL Analytical, Inc

464 McCormick Street, San Leandro, CA 94577

Phone/Fax: (510) 895-3675 / (510) 895-3680

<http://www.EMSL.com>

sanleandrolab@emsl.com

EMSL Order: 092410112

CustomerID: NOMO22

CustomerPO: 999999

ProjectID:

Attn: **William Larkin**
Ninyo & Moore
2020 Challenger Drive
Suite 103
Alameda, CA 94501

Phone: (510) 343-3000
Fax: (510) 633-5646
Received: 5/30/2024 11:15 AM
Collected: 5/24/2024

Project: **999999 - ALUM ROCK**

Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B/7000B)*

Client Sample Description	Lab ID	Collected	Analyzed	Weight	Lead Concentration
LBP-01	092410112-0001	5/24/2024	5/31/2024	0.2666 g	0.065 % wt
Site: LOBBY CLOSET NORTH WALL - WOOD - GRAY/2/WOOD					
LBP-02	092410112-0002	5/24/2024	5/31/2024	0.0794 g	<0.025 % wt
Site: CONCERANCE #1 SOUTH WINDOW SILL - WOOD - TAN/2/WOOD					
LBP-03	092410112-0003	5/24/2024	5/31/2024	0.1167 g	<0.017 % wt
Site: CONFERENCE #1 NE WALL - WOOD - WHITE/2/WOOD					
LBP-04	092410112-0004	5/24/2024	5/31/2024	0.2674 g	0.19 % wt
Site: CONFERENCE #2 NORTH WALL - WOOD - WHITE/2/WOOD					
LBP-05	092410112-0005	5/24/2024	5/31/2024	0.2535 g	0.032 % wt
Site: CENTRAL MECH ROOM WINDOW - METAL - WHITE/2/METAL					
LBP-06	092410112-0006	5/24/2024	5/31/2024	0.2571 g	0.060 % wt
Site: NORTH EXT SERVER WALL - WOOD - BLUE/2/WOOD					
LBP-07	092410112-0007	5/24/2024	5/31/2024	0.1713 g	<0.012 % wt
Site: NW EXT SERVER DUCT - METAL - BLUE/1/METAL					
LBP-08	092410112-0008	5/24/2024	5/31/2024	0.1775 g	<0.011 % wt
Site: SOUTH EXT. SERVER - WOOD - BLUE/2/WOOD					
LBP-09	092410112-0009	5/24/2024	5/31/2024	0.251 g	<0.0080 % wt
Site: SERVER ROOM SOUTH WALL - WOOD - WHITE/2/WOOD					
LBP-10	092410112-0010	5/24/2024	5/31/2024	0.2596 g	0.15 % wt
Site: S. INTENDENT/EAST HALLWAY WALL - WOOD - GRAY/2/WOOD					
LBP-11	092410112-0011	5/24/2024	5/31/2024	0.2298 g	0.11 % wt
Site: S INTENDENT/NORTH EXT. WINDOW - WOOD - BLUE/2/WOOD					
LBP-12	092410112-0012	5/24/2024	5/31/2024	0.2501 g	<0.0080 % wt
Site: S INTENDENT/CONFERENCE ROOM EAST WALL - WOOD - BLUE/2/WOOD					
LBP-13	092410112-0013	5/24/2024	5/31/2024	0.2501 g	0.18 % wt
Site: S INTENDENT/OFFICE NE WALL - TAN/2/WOOD					

Oscar Merino, Laboratory Manager
or other approved signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted.

* Analysis following Lead in Paint by EMSL SOP/Determination of Environmental Lead by FLAA. Reporting limit is 0.008% wt based on the minimum sample weight per our SOP. "<" (less than) result signifies the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. Definitions of modifications are available upon request.

Samples analyzed by EMSL Analytical, Inc San Leandro, CA AIHA LAP, LLC-ELLAP Accredited #101748

Initial report from 05/31/2024 10:15:57



EMSL Analytical, Inc

464 McCormick Street, San Leandro, CA 94577

Phone/Fax: (510) 895-3675 / (510) 895-3680

<http://www.EMSL.com>

sanleandrolab@emsl.com

EMSL Order: 092410112

CustomerID: NOMO22

CustomerPO: 999999

ProjectID:

Attn: **William Larkin**
Ninyo & Moore
2020 Challenger Drive
Suite 103
Alameda, CA 94501

Phone: (510) 343-3000
Fax: (510) 633-5646
Received: 5/30/2024 11:15 AM
Collected: 5/24/2024

Project: **999999 - ALUM ROCK**

Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B/7000B)*

Client Sample Description	Lab ID	Collected	Analyzed	Weight	Lead Concentration
LBP-14	092410112-0014	5/24/2024	5/31/2024	0.2527 g	<0.0080 % wt
Site: S INTENDENT/OFFICE WEST WALL - WOOD - WHITE/2/WOOD					
LBP-15	092410112-0015	5/24/2024	5/31/2024	0.0977 g	<0.020 % wt
Site: NORTH ROOM FLASHING - METAL - BLUE/1/METAL					
LBP-16	092410112-0016	5/24/2024	5/31/2024	0.1435 g	<0.014 % wt
Site: SOUTH ROOF FLASHING - METAL - BLUE/1/METAL					
LBP-17	092410112-0017	5/24/2024	5/31/2024	0.2515 g	<0.0080 % wt
Site: NORTH ROOF EXHAUST - METAL - WHITE/2/METAL					

The MS recovery for Lead was outside of the method control limits due to matrix bias.

Oscar Merino, Laboratory Manager
or other approved signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted.

* Analysis following Lead in Paint by EMSL SOP/Determination of Environmental Lead by FLAA. Reporting limit is 0.008% wt based on the minimum sample weight per our SOP. "<" (less than) result signifies the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. Definitions of modifications are available upon request.

Samples analyzed by EMSL Analytical, Inc San Leandro, CA AIHA LAP, LLC-ELLAP Accredited #101748

Initial report from 05/31/2024 10:15:57

LEAD BASED PAINT BULK SAMPLE DATA SHEET

24TAT

#092410112 Sheet 1 of

Ninyo & Moore 1301 Marina Village Pkwy Suite 110 Alameda, CA 94501 Tel.: (510) 343-3000	Project Name: Alum Rock Project No.: 999999 Project Manager: WPL Site Address:	Sampled By: WPL Sampled By: Sampled By: Date Sampled: 5/24/24	Laboratory: EMSL Analytical, Inc. 464 McCormick St San Leandro, CA 94577 Tel.: (510) 895-3675
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CHAIN OF CUSTODY INFORMATION:

Relinquished By: (sign/print)	Company	Date	Time(24 hr.)	Received By: (sign/print)	Laboratory
<i>[Signature]</i> Nathan Eubank	Ninyo & Moore	5/30		<i>[Signature]</i> Erika Miranda	5/30/24 11:15am

Sample ID	Building Number	Room Number	Sample Location	Building Component	Sample Description (Color / # Layers / Substrate)	Estimated Surface Area	Condition
LBP-01			Lobby closet North wall	wood	Gray/2/wood		intact
LBP-02			Conference #1 South window sill		Tan/2/wood		1
LBP-03			Conference #1 NE wall		White/2/wood		1
LBP-04			Conference #2 North wall		" "		1
LBP-05			Central Mech Room window	Metal	White/2/Metal		1
LBP-06			North Ext Server wall	wood	Blue/2/wood		1
LBP-07			NW Ext Server Duct	Metal	Blue/1/Metal		1
LBP-08			South Ext. Server	wood	Blue/2/wood		1
LBP-09			Server Room south wall	wood	White/2/wood		1
LBP-10			S intendent / East hallway wall	wood	Gray/2/wood		1
LBP-11			S intendent / North Ext. window	wood	Blue/2/wood		1
LBP-12			S intendent / Conference Room East wall	wood	Blue/2/wood		1
LBP-13			S intendent / office NE wall	wood	Tan/2/wood		1
LBP-14			S intendent / office west wall	wood	White/2/wood		1
LBP-15			North Roof Flashing	Metal	Blue/1/Metal		1

RD *[Signature]* Erika Miranda 5/30/24 11:15am

LEAD BASED PAINT BULK SAMPLE DATA SHEET

Ninyo & Moore 1301 Marina Village Pkwy Suite 110 Alameda, CA 94501 Tel.: (510) 343-3000	Project Name : Alum Rock Project No.: 999999 Project Manager: WPL Site Address:	Sampled By: WPL Sampled By: Sampled By: Date Sampled: 5/24/24	Laboratory: EMSL Analytical, Inc. 464 McCormick St San Leandro, CA 94577 Tel.: (510) 895-3675
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CHAIN OF CUSTODY INFORMATION:

[illegible]



APPENDIX D

CDPH Form 5881 – Lead Hazard Evaluation Report

LEAD HAZARD EVALUATION REPORT**Section 1 — Date of Lead Hazard Evaluation** 5/24/2024**Section 2 — Type of Lead Hazard Evaluation (Check one box only)**☐ Lead Inspection ☐ Risk assessment ☐ Clearance Inspection ☒ Other (specify) Chip Sampling**Section 3 — Structure Where Lead Hazard Evaluation Was Conducted**

Address [number, street, apartment (if applicable)]		City	County	Zip Code
2930 Gay Avenue		San Jose	Santa Clara	95127
Construction date (year) of structure	Type of structure		Children living in structure?	
1970s	☐ Multi-unit building ☐ School or daycare ☐ Single family dwelling ☒ Other <u>School Admin Bldg</u>		☐ Yes ☒ No ☐ Don't Know	

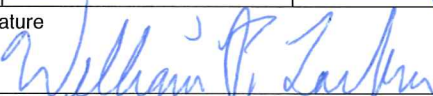
Section 4 — Owner of Structure (if business/agency, list contact person)

Name		Telephone number	
Alum Rock Union School District/Chris Moreno (VPCS)		707/372-4969	
Address [number, street, apartment (if applicable)]		City	State
2930 Gay Avenue		San Jose	California
			Zip Code
			95127

Section 5 — Results of Lead Hazard Evaluation (check all that apply)

☒ No lead-based paint detected ☐ Intact lead-based paint detected ☐ Deteriorated lead-based paint detected
☐ No lead hazards detected ☐ Lead-contaminated dust found ☐ Lead-contaminated soil found ☐ Other _____

Section 6 — Individual Conducting Lead Hazard Evaluation

Name		Telephone number	
William P. Larkin		510/343-3000	
Address [number, street, apartment (if applicable)]		City	State
1301 Marina Village Parkway, Suite 110		Alameda	California
			Zip Code
			94501
CDPH certification number	Signature	Date	
1284/1285		6/3/24	

Name and CDPH certification number of any other individuals conducting sampling or testing (if applicable)

N/A

Section 7 — Attachments

- A. A foundation diagram or sketch of the structure indicating the specific locations of each lead hazard or presence of lead-based paint;
B. Each testing method, device, and sampling procedure used;
C. All data collected, including quality control data, laboratory results, including laboratory name, address, and phone number.

First copy and attachments retained by inspector

Second copy and attachments retained by owner

Third copy only (no attachments) mailed or faxed to:

California Department of Public Health
Childhood Lead Poisoning Prevention Branch Reports
850 Marina Bay Parkway, Building P, Third Floor
Richmond, CA 94804-6403
Fax: (510) 620-5656



1301 Marina Village Parkway, Suite 110 | Alameda, California 94501 | p. 510.343.3000

SAN DIEGO | IRVINE | LOS ANGELES | FONTANA | OAKLAND | SAN FRANCISCO | SACRAMENTO
SAN JOSE | PHOENIX | TUCSON | PRESCOTT | LAS VEGAS | DENVER | BROOMFIELD | HOUSTON

www.ninyoandmoore.com

DOCUMENT Appendix V

APPENDIX V:

ASBESTOS ABATEMENT

Section 02 82 13

SECTION 02 82 13
ASBESTOS ABATEMENT

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. Specification for the abatement of identified asbestos-containing materials (ACMs) and asbestos-containing construction materials (ACCMs) within various areas of Buildings 100 and 200 on the Alum Rock Union School District (ARUSD) main campus located at 2930 Gay Avenue in San Jose, California.

Note: This specification is based upon the *Limited Hazardous Building Materials Survey, Buildings 100 and 200, Alum Rock Union School District, 2930 Gay Avenue, San Jose, California 95127 (Ninyo & Moore, June 4, 2024)*, and associated sample location maps. In the likelihood that other suspect hazardous building materials are encountered during planned demolition activities at the site buildings, these materials should be sampled and analyzed to determine their status (asbestos-containing, lead-containing, etc.), or assumed to be hazardous and handled as such.

The following identified ACMs and ACCMs are to be removed from the site building:

- Joint compound on gypsum wallboard located throughout the Administration Building (Building 100) (samples ASB-01, ASB-04, ASB-05, ASB-15 and ASB-22), containing <1% chrysotile asbestos. These five samples were re-analyzed via PLM 400-point count and reported to contain from <0.25% to 0.25% chrysotile asbestos. Based upon the analytical results associated with the re-analyses, the joint compound material is considered an ACCM.
- Seven wall texture samples were collected. One of these samples (ASB-02), was reported to contain <1% chrysotile asbestos. This sample was re-analyzed via PLM 400-point count. It was reported to contain <0.25% chrysotile asbestos. Based upon the analytical results associated with the re-analysis, the wall texture is considered an ACCM.
- Silver duct tape and damper duct wrap/insulation on ducting (considered one assembly) located in a ceiling hallway hatch in the Superintendent's office (samples ASB-17 and ASB-19), containing 60% chrysotile asbestos.
- White surface mastic (samples ASB-25 and ASB-27), located throughout the roof areas of Building 100, containing 3% chrysotile asbestos.

1.02 REFERENCES

- A. United States Environmental Protection Agency (USEPA) regulations.
- B. General Industry Safety and Health Standards, 29 CFR Part 1910.
- C. Safety and Health Standards for the Construction Industry, 29 CFR Part 1926.

- D. The USEPA National Emission Standard for Hazard Air Pollutants, National Emission Standard for Hazardous Air Pollutants, National Emission Standard for Asbestos, Title 40 CFR Part 6,1 (a) and (m).
- E. Bay Area Air Quality Management Client (BAAQMD) regulations.
- F. The Occupational Safety and Health Standards for Asbestos, 29 CFR 1910.1001 and 1926.1101.
- G. The Occupational Safety and Health Standards, for Respiratory Protection (OSHA), 29 CFR 1910.134.
- H. California Code of Regulations, Title 8, Section 1529, Asbestos in Construction.
- I. The Transportation Safety Act, Hazardous Material Transportation Act, Title 49 CFR Parts 106, 107, 171-179.

Whenever there is a conflict or overlap of the above references, the most stringent provision is applicable.

1.03 PERMITS

- A. Obtain all special permits and licenses and make all required notifications to the appropriate government regulatory agencies (Bay Area Air Quality Management District, etc.) required for performance and completion of the abatement work.

1.04 SUBMITTALS

- A. Prior to the start of abatement activities, the contractor shall submit three (3) copies of the training, medical, and respiratory fit-testing documentation, described below, for each supervisor/worker who will be on-site for this project. Contractor shall use only workers medically qualified and trained for asbestos work and respirator usage.
- B. Contractor shall submit statements from the examining physician that each abatement supervisor/worker is fit to wear a respirator in accordance with 8 OCR 5144 from within the last six months.
- C. Prior to the start of abatement activities, the contractor shall submit three (3) copies of the Manufacturer's Product Data for:
 - 1) Local exhaust equipment
 - 2) Vacuum equipment
 - 3) Respirators
 - 4) Pressure differential monitor(s)
- D. Prior to the start of abatement activities, the contractor shall submit three (3) copies of the work plan for removal of the identified ACMs, including a detailed plan of work procedures, work areas and proposed timelines for removal activities.

- E. Prior to the start of abatement activities, the contractor shall submit names and qualifications of each party responsible for transporting, storing, treating, and/or disposing of the resultant asbestos waste. Include the facility location and a twenty-four hour point of contact. Furnish two (2) copies of federal, state, and local permit applications, permits, and corresponding identification numbers.
- F. The following field test reports shall be submitted during the course of the work:
 - 1) Air Sampling Results: Fiber counting shall be completed via Phase Contrast Microscopy (PCM) in general accordance with NIOSH Method 7400 (analysis of airborne fibers) by an analytical laboratory accredited through NVLAP for the analysis of air samples. The results shall be reviewed by the Client and/or the Client's representative **within 24 hours**. The Client's representative shall notify the contractor immediately of exposure to fibers in excess of 0.01 fibers per cubic centimeter (0.01 f/cc).
 - 2) Pressure Differential Recordings for Local Exhaust Systems: The contractor shall review and report the pressure differential recordings within 24 hours from the end of each day. Negative pressure within the abatement work areas shall be maintained at -0.02" of water at all times. All exceedances of -0.02" of water shall be reported to/reviewed by the Client's representative.
 - 3) Asbestos Disposal Quantity Report: The contractor shall review and report to the Client within 24 hours from the end of each day, the amount of ACMs and/or ACCMs removed during the previous day.
 - 4) Sign-In/Sign-Out Log: The contractor shall maintain a sign-in/sign-out log in the immediate vicinity of the change room or any decontamination area or other isolated and restricted work area. This log shall be maintained from the time the first activity is performed involving the disturbance of ACMs and/or ACCMs until acceptance of the final air test results. All persons entering the work area, including the contractor's workers, Client, and Client's representatives or authorities having jurisdiction, shall be required to sign in and out each time upon entering and leaving the Work area. All persons shall indicate name, time, company or agency represented, and reason for entering the Work area.
 - 5) Daily Activity Report: The contractor shall maintain a daily activity report describing work performed, materials and methods used, inspections made, test taken, and any unusual conditions or problems.

1.05 SITE CONDITIONS

- A. Furnish all labor, materials, facilities, equipment, services, employee training and testing, permits and agreements necessary to perform the removal and disposal of identified ACMs in accordance with the latest applicable federal, state, and local government regulations and this specification and as detailed in the **Ninyo & Moore June 4, 2024 HBMS Report**. The contractor shall also be responsible for all quantity take-offs to determine actual quantities.

- B. The contractor warrants that he/she is familiar with the codes and requirements applicable to asbestos abatement work and shall give all notices and comply with all laws, ordinances, rules, and regulations applicable to the work. If the contractor observes that the specifications or plans are at variance therewith, he/she shall give written notice to the Client's representative describing such variance. If the contractor performs any work knowing it to be contrary to such laws, ordinances, rules, and regulations, and without written notice to the Client's representative, he/she shall bear all costs arising therefrom. The contractor's particular attention is directed to the applicable Cal-OSHA regulations found in 8 CCR 1529 and the necessity of complying with the regulations in the progress of his/her work. Failure or omission on the part of the contractor, or any of their representatives, either to discover or to bring to the attention of the Client any deviation from, omission from, or noncompliance with the requirements for asbestos abatement shall not be used by the contractor as defense for failure on his part to fulfill such requirements.
- C. The contractor shall assume full responsibility and liability for the compliance with all applicable Federal, State, and local regulations pertaining to work practices, hauling, disposal, and protection of workers, visitors to the site, and persons occupying areas adjacent to the site.
- D. Work shall be performed to comply with the most stringent provision of the regulations herein specified under Section 1.02, References.
- E. The work specified herein shall be performed by persons trained, knowledgeable, and qualified in state-of-the-art asbestos abatement techniques.

PART 2 - PRODUCTS

2.01 MATERIALS, EQUIPMENT, AND FACILITIES

- A. Polyethylene sheeting in sizes so as to minimize the frequency of joints.
- B. Tape: Glass fiber or other tape capable of sealing joints of adjacent plastic sheets and for attachment of plastic sheeting to finished or unfinished surfaces of dissimilar materials under both dry and wet conditions.
- C. Surfactant (Wetting Agent): Shall consist of materials that are non-toxic and non-irritating to skin and eye, and non-carcinogenic. The wetting agent shall consist of 50% polyoxyethylene or polyglycol ester and 50% polyoxyethylene ether, or the equivalent. Wetting agents shall be applied by means of an airless sprayer or equal.
- D. Encapsulant: Shall conform to USEPA requirements, shall contain no toxic or hazardous substances and no solvents.
- E. Impermeable Containers: Air and water-tight, suitable to receive and retain any asbestos-containing or contaminated materials until disposal at an approved site and labeled in accordance with applicable Cal-OSHA regulations (CCR Title 8, § 1529). Two types of impermeable containers shall be used:
 - Six (6) mil plastic bags
 - Metal or fiber drums with tightly fitting lids.

- F. Warning Labels and Signs: In conformance with applicable Cal-OSHA regulations (CCR Title 8, § 1529).
- G. Other Materials: Provide all other materials, such as lumber, nails, and hardware that may be required to construct and dismantle the decontamination area and the barriers that isolate the Work area.

2.02 SUBSTITUTION OF MATERIALS AND/OR METHODS

- A. Any substitution in materials and methods to those specified shall be approved by the Client prior to use. Requests for substitution shall be provided in writing to the Client.
- B. Procedures described and implied in this specification are to be utilized at all times. If specified procedures cannot be utilized, a request must be made in writing to the Client's representative providing details of the problem encountered and recommended alternatives. Alternative procedures shall provide equivalent or greater protection than procedures that are replaced. Any alternative procedure must be approved in writing by the Client's representative prior to the implementation of the procedure.

PART 3 - EXECUTION

3.01 GENERAL

In a work area, the Contractor shall:

- A. Remove and dispose of all ACMs and ACCMs in accordance with the methods and procedures outlined in CCR Title 8, § 1529.
- B. At all times keep the premises free from accumulation of waste materials or rubbish caused by their employees. Bags of asbestos waste and/or other waste material shall be removed immediately at the completion of work. Maintain surfaces of the work area free of debris and keep waste from being distributed outside of the immediate work area.
- C. Where appropriate, place airtight, enclosed work areas under differential air pressure for the duration of the asbestos removal and subsequent cleaning phases and until all removal areas have been air-tested and found to be in compliance with the specified final air quality clearance level as determined by the Client.
- D. Perform appropriate cleaning using HEPA vacuum or wet cleaning methods of all areas physically connected to areas receiving asbestos removal.
- E. Dispose of all contaminated or otherwise removed materials and wastes in sealed and labeled containers in an approved sanitary landfill.
- F. Never use high pressure water streams to remove any type of ACM (>1% asbestos) or ACCM (>0.1% asbestos but <1.0 % asbestos).
- G. After removal, all surfaces shall be cleaned using wet methods and HEPA vacuumed to remove residual accumulated material. After cleaning, surfaces shall appear free of visible material.
- H. Prior to the removal of the plastic sheeting from the wall and floor surfaces, apply approved sealant on all concrete substrates, structural steel, and piping surfaces from which the material was removed and to plastic sheeting prior to its removal.

- I. Eating, smoking or applying cosmetics shall not be permitted in the work areas.
- J. Where applicable, during removal and clean-up activities, air samples will be collected inside the work area, in the clean room, at the pressure differential exhaust, and outside the work area adjacent to critical barriers. Samples should be collected in these locations on a daily basis, whenever abatement activities are undertaken. These samples will be analyzed utilizing PCM.
- K. If, in the course of removing ACM and ACCM from the site, the contractor discovers any other ACM or ACCM, other than those described in plans, reports, or specifications, the contractor shall notify the Client's representative in writing and, after receiving Client's approval, the contractor will remove and dispose of such item(s) at the contract unit price identified by the contractor in his bid.

3.02 WORKER PROTECTION AND DECONTAMINATION

- A. The work detailed in this specification section is designated as Class I (removal of silver duct tape and damper duct wrap/insulation on ducting in a hallway ceiling hatch of Building 100) and Class II (removal of wallboard/joint compound assemblies and wall texture [ACCM] from throughout Building 100 and white roof mastic from roof areas of Building 100) As a result, all worker protection and decontamination shall be performed in accordance with 8 CCR Section 1529.

Note: This specification is based upon the *Limited Hazardous Building Materials Survey, Buildings 100 and 200, Alum Rock Union School District, 2930 Gay Avenue, San Jose, California 95127 (Ninyo & Moore, June 4, 2024)*, and associated sample location maps. In the likelihood that other suspect hazardous building materials are encountered during planned demolition activities at the site buildings, these materials should be sampled and analyzed to determine their status (asbestos-containing, lead-containing, etc.), or assumed to be hazardous and handled as such.

- B. The contractor will perform an exposure assessment in accordance with 8 CCR 1529. This includes, but is not limited to, collecting personal air samples to determine the employees' actual exposure to asbestos during renovation/demolition activities which will generate asbestos dust/fibers.
- C. Personal air samples will be collected by the contractor pursuant to OSHA regulations, and results made available to the Client's representative within three days of receipt from the laboratory.
- D. The contractor is responsible for decontamination of fixtures and equipment remaining in the work area.
- E. The contractor shall cooperate fully with Client representatives while conducting air monitoring and observation of procedures and abatement activities.
- F. The contractor shall provide a temporary change room unit with a separate equipment room, decontamination locker room (with shower), and a change room for personnel required to wear personal protective equipment (PPE) (Tyvek suits, etc.). This 3-stage decontamination unit will be observed/reviewed by the Client's representative prior to the start of abatement activities.

3.03 JOINT COMPOUND AND WALL TEXTURE ON WALLBOARD FROM THROUGHOUT BUILDING 100.

The removal of the joint compound and wall texture on wallboard from throughout Building 100 shall be performed in accordance with all regulations and guidelines governing asbestos abatement and disposal, as well as other applicable federal, state, and local government regulations. The wallboard/joint compound assemblies shall be performed as Class II work, as defined by 8 CCR 1529 and shall be disposed as ACCM (as documented through the re-analyses in the **Ninyo & Moore June 4, 2024 HBMS Report**). This includes, but is not limited to, the following:

- A. Post warning signs per 8 CCR 1532.1.
- B. Install critical barriers at openings inside the containments/work areas (as appropriate).
- C. Install a negative pressure enclosure in work area per 8 CCR 1529.
- D. Don appropriate PPE in accordance with 8 CCR 1529.
- E. Carefully mist area while removing the joint compound/texture/wallboard assemblies so as to minimize dust or fiber release.
- F. Clean the area using a HEPA vacuum and wet wiping.

3.04 SILVER DUCT TAPE AND DAMPER DUCT WRAP/INSULATION ON DUCTING IN A CEILING HALLWAY HATCH IN BUILDING 100.

The removal of the silver duct tape and damper duct wrap/insulation on ducting from within a ceiling hallway hatch in Building 100 shall be performed in accordance with all regulations and guidelines governing asbestos abatement and disposal, as well as other applicable federal, state, and local government regulations. These materials shall be removed as one assembly and as Class I work, as defined by 8 CCR 1529 and shall be disposed as friable, asbestos waste. This includes, but is not limited to, the following:

- A. Post warning signs per 8 CCR 1532.1.
- B. Install critical barriers at openings inside the containments/work areas.
- C. Install a negative pressure enclosure in work area per 8 CCR 1529.
- D. Don appropriate PPE in accordance with 8 CCR 1529.
- E. Carefully mist area while removing the silver duct tape and damper duct wrap/insulation on ducting so as to minimize dust or fiber release.
- F. Clean the area using a HEPA vacuum and wet wiping.

3.05 WHITE SURFACE ROOF MASTIC FROM THROUGHOUT ROOF AREAS OF BUILDING 100.

The removal of the white roof mastic from the roof of Building 100 shall be performed in accordance with all regulations and guidelines governing asbestos abatement and disposal, as well as other applicable federal, state, and local government regulations. These materials shall be removed as one assembly and as Class II work, as defined by 8 CCR 1529 and shall be disposed as non-friable, asbestos waste. This includes, but is not limited to, the following:

- A. Post warning signs per 8 CCR 1532.1.
- B. Install critical barriers at openings inside the containments/work areas.
- C. Install a negative pressure enclosure in work area per 8 CCR 1529.
- D. Don appropriate PPE in accordance with 8 CCR 1529.
- E. Carefully mist area while removing the white roof mastic material so as to minimize dust or fiber release.
- F. Clean the area using a HEPA vacuum and wet wiping.

3.06 CLEARANCE

- A. A visual inspection shall be performed by the Client's representative following ACM removal in order to determine that each of the work areas has been cleaned of all identified ACM, ACCM and debris. If the work areas are not visibly clean, the contractor will re-clean using HEPA vacuums and wet wiping at no additional cost to the Client.
- B. Perimeter air samples shall be collected by the Client's representative. Dependent upon the scope of abatement work employed by the abatement contractor, clearance air samples will be collected. Clearance air samples shall only be collected upon satisfactory visual inspection.
- C. All clearance and perimeter and air samples shall be analyzed by PCM in accordance with the NIOSH 7400 Method. The contractor will not be released from the work area(s) until all samples collected are determined to have fiber concentrations less than 0.01 f/cc. Should air sample results indicate fiber concentrations greater than 0.01 f/cc, the contractor will be required to re-clean the work area at no additional cost to the Client. This process shall continue until clearance air samples indicate fiber concentration levels less than 0.01 f/cc.

Clearance for the white roof mastic will be gained via a successful visual observation that all of the material has been effectively removed.

- D. When clearance is achieved (***air and/or visual***) in each work area, any decontamination enclosure systems shall be removed, the area thoroughly cleaned using wet methods, and materials from any temporary equipment rooms and/or showers disposed of as hazardous waste. Any remaining barriers between contaminated and clean areas and all seals on openings into the work area and fixtures shall be removed and disposed of as hazardous waste.

END OF SECTION

DOCUMENT Appendix VI

APPENDIX VI:

LEAD-BASED/LEAD CONTAINING PAINT ABATEMENT

Section 02 83 19

SECTION 02 83 19

LEAD-BASED/LEAD-CONTAINING PAINT ABATEMENT

PART 1 – GENERAL

1.01 SECTION INCLUDES

- A. The scope of work under this section consists of furnishing all labor, materials, facilities, equipment, services, employee training and testing, permits and agreements necessary to perform the abatement/stabilization and legal disposal of damaged lead-based paint (LBP) and/or lead-containing paint (LCP) identified in the ***Limited Hazardous Building Materials Survey, Buildings 100 and 200, Alum Rock Union School District, 2930 Gay Avenue, San Jose, California 95127 (Ninyo & Moore, June 4, 2024)***, and associated sample location maps/plans in accordance with the latest applicable federal, state, and local government regulations and these specifications.
- B. Abatement/stabilization of all damaged LBP and/or LCP shall include the removal and disposal of loose, flaky, chipping and peeling LBP/LCP, including paint chips, debris, dust and scrapings. LBP/LCP that is securely adhered to the underlying substrate (i.e., non-flaking or non-peeling) shall be disposed of as part of renovation debris as non-hazardous waste with intact paint. The accepting landfill may require a Toxicity Characteristic Leaching Procedure (TCLP) analysis and/or Total Threshold Limit Concentration (TTLC) analysis of the lead waste.
- C. Cleaning with HEPA-filtered vacuums and damp wiping or mopping is required. If vacuuming is not effective, material may be removed by hand and plastic dust pans, then by wiping with damp cloths. Waste material shall be contained, transported, and disposed of in accordance with federal and state regulations. Contractor shall provide a Lead Compliance Plan that describes the methods and tools used in the planned scope of work.
- D. Refer to the sample location maps associated with the ***Limited Hazardous Building Materials Survey, Buildings 100 and 200, Alum Rock Union School District, 2930 Gay Avenue, San Jose, California 95127 (Ninyo & Moore, June 4, 2024)***, and these specifications indicating the presence and the general locations of LBP/LCP within the buildings that will undergo required abatement/stabilization.

1.02 REFERENCES

- A. U.S. and State of California Environmental Protection Agency (EPA and Cal/EPA) regulations.
- B. Bay Area Air Quality Management District (BAAQMD) regulations.
- C. California Department of Health Services - Division of Occupational Safety and Health Administration (Cal-OSHA).
- D. Federal Government standards of Occupational Safety and Health Administration (OSHA).

- E. State of California Department of Public Health (CDPH) regulations.
- F. U.S. Department of Transportation 49 CFR, parts 173, 178, and 179.
- G. National Institute for Occupational Safety and Health (NIOSH) standards.
- H. Applicable federal, state, and local government regulations.

Whenever there is a conflict or overlap of the above references, the most stringent provision is applicable.

1.03 SUBMITTALS AND NOTICES

- A. Training: Submit within three (3) days of start date of contract, three (3) copies of the training documentation for each supervisor and worker who will be on-site for this project. This training shall be in accordance with 8 CCR 1532.1 (Cal-OSHA Lead in Construction Standard).
- B. Medical Monitoring: Submit within three (3) days of start date of contract, three (3) copies of the medical documentation for each supervisor and worker who will be on-site for this project. Contractor shall submit documentation that all employees engaged in removal activities have had the appropriate medical examinations within the prescribed time periods immediately preceding project start-up. Contractor shall submit a project-specific Respiratory Protection Plan. Documentation shall include, but is not limited to, baseline blood lead levels performed in accordance with 8 CCR 1532.1 (Cal-OSHA Lead in Construction Standard).
- C. Respiratory Protection: Submit within three (3) days of start date of contract, three (3) copies of Respiratory Protection Program which is in compliance with ANSI Z88.2-1980, OSHA 29 CFR 1910 and 1926, Cal-OSHA Title 8 Section 1532.1. Contractor shall submit statement from examining physician that each employee is fit to wear a respirator in accordance with 8 CCR 5144 within the last twelve months. Contractor shall also provide documentation showing that all employees have passed respiratory fit tests within the past six months. Contractor shall use only workers medically qualified, trained CA-DHS, and Cal-OSHA certified for lead work and respirator usage.
- D. OSHA Lead Compliance Plan: Submit within three (3) days of start date of contract, three (3) copies of detailed plans of the procedures proposed in order to comply with the requirements of 29 CFR 1926.62 and Cal-OSHA Title 8 Section 1532.1. Include in the plan all components required under the standard.
- E. Hazardous Waste Management Plan: Submit within three (3) days of start date of contract, three (3) copies of Hazardous Waste Management Plan which is in compliance with federal, state, and local hazardous waste regulations and addresses:
 - 1. Identification of hazardous wastes associated with the work.
 - 2. Estimated quantities of wastes to be generated and disposed of.
 - 3. Names and qualifications of each contractor that will be transporting, storing, treating, and/or disposing of the lead wastes. Include the facility location and a 24-hour

point of contact. Furnish copies of EPA, state, and local permit applications and permits. The Client will supply the EPA Generator Identification number.

4. Names and qualifications (experience and training) of personnel who will be abating on-site hazardous wastes.
5. List of waste handling equipment to be used in performing the work, to include cleaning, volume reduction, and transport equipment.
6. Spill prevention, containment, and cleanup contingency measures to be implemented.
7. The contractor shall submit name, address, and telephone number of landfill or landfills and transporter to Client's representative for approval, prior to disposal. This includes those landfills used for waste categories determined to be non-hazardous.

F. Waste Disposal Records:

1. The Contractor shall provide a Hazardous Materials Report that, at a minimum, provides:
 - a site background and brief history of events to date regarding lead (and asbestos if present) removal.
 - a description of activities section including (but not limited to):
 - a site description,
 - copies of pictures taken of field activities (with location notes) including mobilization, emplaced equipment, sample locations (if additional samples are taken during the course of construction), equipment operations and locations of abated area(s) and locations of hazardous materials remaining following project completion,
 - location on a diagram (or similar) for locations of abated area(s) and locations of hazardous materials remaining following project completion,
 - a written log of site activities,
 - a description of any site spills or releases and corrective measures taken, and
 - copies of disposal records, bills of lading and manifests.

PART 2 – PRODUCTS

2.01 TOOLS AND EQUIPMENT

- A. Provide all necessary tools and materials for removal of lead contamination, including but not limited to required ladders, scaffolding, HEPA vacuums, GFI protected extension cords, hand tools, personal protection equipment (PPE) etc.
- B. Provide HEPA-filtered vacuum cleaners to pick up loose dust and debris.

- C. Transportation Equipment: Transportation equipment, as required, shall be suitable for loading, temporary storage, and unloading of contaminated waste without exposure to persons or property, and shall be in compliance with federal and state regulations.
- D. Provide portable shower unit, hot water heater, water filtration system, and appropriate materials for a temporary shower (if required). Project workers are not expected to be exposed above the Permissible Exposure Limit (PEL) of 50 µg/m³.

PART 3 – EXECUTION

3.01 BUILDING ISOLATION AND SIGNAGE

- A. Furnish, install, and maintain temporary barricade with continuous lead caution tape demarcating a lead abatement regulated area around the work area during periods of LBP/LCP abatement/stabilization. Only the contractor and the consultant shall be allowed in the area. Anyone entering the work area shall wear appropriate respiratory protection, disposable coveralls and other necessary PPE. People entering the work area shall show their respirator fit test documentation.
- B. Project signage must comply with Proposition 65 requirements and be located such that it is readily available to the public, yet still facilitate (and not hamper) the planned work activities.

3.02 DECONTAMINATION FACILITIES

- A. The contractor shall construct a personnel and equipment decontamination facility as required under Cal-OSHA regulations. Project workers are not expected to be exposed above the Permissible Exposure Limit (PEL) of 50 µg/m³.
- B. If waste water is generated by project activities, it shall be filtered through a 3.0-micron pore size filter prior to disposal into the sanitary sewer.

3.03 REMOVAL OF LOOSE AND PEELING LEAD-BASED PAINT AND LEAD-CONTAINING PAINT

- A. The contractor is required to remove all damaged, loose, flaking, chipping, debris, dust and peeling LBP/LCP from interior and exterior surfaces of the work areas within the site facilities (as needed). The contractor shall submit a scope of work that includes, at a minimum, the following:
 - 6-mil poly must be placed on the ground and sealed to the wall with duct tape. Extend 10 feet of poly from the wall of the building to be abated. Extend the work area farther if needed to collect dust and debris.
 - All windows and doors within 20 feet of the working surfaces must be closed, including windows on adjacent structures.

- Limit access to the work area by placing warning signs and around a 20-foot perimeter of the work area (or less if distance to next building or sidewalk is less than 20 feet).
 - A disposable tarp may be laid loosely over plants, put weights around the edge of the tarp to keep it down.
 - Do not perform outside abatement work if average winds are more than 10 miles per hour (20 mph per HUD Guidelines).
- B. The contractor shall request an inspection from the Client's representative following the completion of the work described in Item A above. The Client's representative will inspect the surfaces for any signs of loose, blistered, peeling paint, dust and/or debris and if found, the contractor shall perform additional work to the satisfaction of the Client's representative. The Client's representative will implement a 1 square foot (or 144 square inches) final dust wipe clearance/inspection of each particular work area, and they must pass at least the Client's (and EPA's and CPDH's) dust hazard standard per area tested ($<10 \mu\text{g}/\text{ft}^2$ for floors and $<100 \mu\text{g}/\text{ft}^2$ for sills) as needed.
- C. All perimeter exterior work areas where abatement will occur shall be lined with two layers of polyethylene/plastic sheeting (6 mil) in order to collect all falling LBP/LCP debris. Clear and grade work area as required. HEPA vacuum all LBP/LCP debris from polyethylene surface. Contractor shall submit a scope of work as describes in Section 303 A, above.

3.04 HANDLING AND DISPOSAL OF LEAD-CONTAMINATED WASTE

- A. Contractor shall collect and dispose of all loose LBP/LCP as hazardous waste. Miscellaneous debris resulting from the abatement may, at the contractor's option, be disposed of as hazardous waste or undergo testing to determine if the material is hazardous waste. Should the Contractor elect for testing, the testing shall be in accordance with California Code of Regulations, Title 22, Section 6669 (National Lead Laboratory Accreditation Program (NLLAP [lead lab accreditation])). The testing procedures shall be subject to the Engineer's approval. The costs of all such testing shall be at the Contractor's expense. Contractor shall provide evidence that the chosen landfill has accepted the sampling to date as sufficient for non-hazardous waste.
- B. The contractor shall follow all federal and state regulations for waste handling, containerizing, transporting, and disposing of hazardous waste.
- C. The contractor shall remove waste from the structures following specification requirements. Waste shall be deposited directly into double polyethylene waste bags (6 mil), goose-necked, then deposited into fiber or metal drums or other approved waste receptacles that will be used to transport the waste. Containers up to a drum in size can only have one TCLP test prior to its disposal. Containers with lead waste (including used PPE) must be labeled "LEAD CONTAMINATED WASTE".
- D. The contractor is responsible for providing all waste receptacles required for disposal. All waste temporarily stored on site shall be secured to prevent against vandalism and/or loss of property. The waste storage area should be blocked off and not accessible to

children or animals. Labels/warning signs must be placed outside of stored lead waste area and should say "DANGER: LEAD WASTE".

- E. The contractor shall establish a manifest system that meets federal and state regulations and accounts for all hazardous waste.
- F. The transporter must possess an approved EPA identification number for the site. The appropriate hazardous waste manifest must be completed by the contractor, and signed by a representative of the client, other than a Ninyo & Moore employee.

3.05 PROJECT CLOSEOUT

- A. Prior to final payment, the contractor shall comply with the following:
 - 1. Finalize disposal receipts for all waste.
 - 2. At the completion of lead abatement, all waste and storage dumpsters shall be removed from the site.

3.06 SUBSTITUTION OF MATERIALS AND/OR METHODS

- A. Any substitution in materials or methods to those specified shall be approved by the Client prior to use. Requests for substitution shall be provided in writing to the Client's representative.

END OF SECTION

DOCUMENT Appendix VII

APPENDIX VII:

UWR/PCB ABATEMENT

Section 02 84 16

TABLE OF CONTENTS

	<u>Page</u>
1. SCOPE OF WORK.....	1
1.1. Overview	1
1.2. UWR Scope of Work	1
1.3. PCB Waste Scope of Work	2
1.4. Quality Assurance	3
1.5. Submittals.....	3
1.6. Regulatory Compliance	4
2. PRODUCTS	4
2.1. Storage Containers	4
2.2. Solvents, Cleaning Agents, and Absorbents.....	5
3. SAFETY PROCEDURES AND WORKER PROTECTION	5
3.1. General Precautions.....	5
3.2. Work Area Protection and Demarcation.....	6
3.3. Personal Protective Clothing, Equipment, and Personal Protective Procedures	6
4. EXECUTION	7
4.1. Spill Clean up, Containerization, and Marking	7
4.1.1. Clean up of Work Area, UWR/PCB, and Spills.....	7
4.1.2. Containerization and Marking	8
4.2. Handling and Transportation to Storage Facilities	8
4.3. Transportation to the Storage Facility	9
4.3.1. General	9
4.3.2. General Provisions.....	9
4.3.3. Compliance with Federal Motor Carrier Safety Rules	9
4.3.4. State and Local Laws, Ordinances, and Regulations.....	9
4.3.5. Binding and Tie-down	10
4.3.6. Hazardous Waste Instruction and Documentation	10
4.3.7. Marking of Vehicles.....	10
4.4. UWR/PCB Disposal.....	10
4.5. Manifests and Records.....	11
4.6. Placement in Storage and Records	11
4.6.1. Unloading and Placement in Storage	11
4.6.2. Records.....	12

1. SCOPE OF WORK

The scope of work for the abatement project will involve the removal, transport, and disposal of any items and/or materials falling under the State of California Department of Toxic Substance Control (DTSC) Universal Hazardous Waste Rule (UWR), materials potentially containing polychlorinated biphenyls (PCBs), and other potential hazardous building materials (**including coolants, gases, and/or oils associated with elevator and/or HVAC systems**) within the planned abatement/work areas. These items and/or materials are to be removed prior to renovation activities that could disturb these materials at Buildings 100 and 200 located on the main campus of the Alum Rock Union School District at 2930 Gay Avenue in San Jose, California, as outlined in the construction contract documents.

1.1. Overview

- All work shall be supervised by experienced persons trained, knowledgeable, and qualified in the techniques of UWR/PCB abatement, handling of UWR/PCB waste and UWR/PCB-contaminated materials, and cleaning of UWR/PCB-contaminated areas.
- The Contractor shall provide and maintain environmental and occupational safety protective measures, equipment, and procedures at the work site.
- With respect to available utilities, the Contractor shall coordinate access and use of all utilities as needed for the duration of the project with the Owner. If utilities are unavailable, the Contractor will be required to provide the utilities at the Contractor's own cost.
- The Contractor shall furnish all labor, materials, services, insurance, equipment, decontamination facilities, and waste characterization of all potential UWR/PCB materials in order to carry out the complete removal, transport, and disposal of all UWR/PCB identified in these specifications that are part of the demolition project.
- The Contractor shall furnish all labor, materials, services, insurance, equipment, decontamination facilities, and waste characterization of all potentially hazardous PCB-containing materials in order to carry out the complete removal, transport, and disposal of all potentially PCB-containing materials identified in these specifications that are part of the demolition project.
- Work shall be performed in accordance with all applicable regulations, codes, ordinances, and standards of governing authorities having jurisdiction and the requirements specified herein. Where applicable state or local standards are more stringent than federal standards, the Contractor shall adhere to the most stringent standards.

1.2. UWR Scope of Work

The Contractor's Scope of Work for UWR includes, but is not limited to, the following:

- Removal and disposal/recycling of potentially mercury-containing fluorescent light tubes from light fixtures and other non-incandescent light bulbs;
- Removal and disposal/recycling of potentially mercury-containing switches from thermostats;

- Removal and disposal/recycling of potentially tritium-containing exit signs;
- Removal and disposal/recycling of potentially Freon™-containing air conditioning units and refrigeration systems;
- Removal and disposal/recycling of any building material falling under the Universal Waste Rule or other potential hazardous building materials as described in Ninyo & Moore's ***Limited Hazardous Building Materials Survey, Buildings 100 and 200, Alum Rock Union School District, 2930 Gay Avenue, San Jose, California 95127 (Ninyo & Moore, June 4, 2024)***;
- Placement of all contaminated items generated as a result of work activities and clean up in approved storage containers;
- Marking and labeling of all UWR materials and items for storage and disposal/recycling purposes;
- Transport of all UWR, items, and containers to a disposal facility and/or to an approved and off-site processing site for recycling;
- Preparing manifests, bills of lading, and all other required documentation for transportation, processing, and disposal of UWR for signature by the Owner.

1.3. PCB Waste Scope of Work

The Contractor's Scope of Work for PCBs includes, but is not limited to, the following:

- Removal of all potentially PCB-containing ballasts from light fixtures. All light fixtures are to be visually inspected, prior to removal or retrofitting, to determine if they contain PCBs. Those ballasts marked as "No PCBs" or "PCB Free" shall be considered as such. Those ballasts that are unmarked shall be considered PCB-containing and properly handled.
- Proper cleanup and disposal of light fixtures if ballast oils have breached its container;
- Placement and proper packaging of all PCB or PCB-contaminated items generated as a result of work activities and clean up in approved storage containers;
- Proper packaging includes the use of an approved absorbent to contain any leaks that may occur during transportation to the disposal facility;
- Marking and labeling of all PCB materials and/or PCB-contaminated items for storage and disposal purposes;
- Transportation of all PCB materials, PCB-contaminated items, and disposal containers to an on-site storage facility, a disposal facility, and to an approved and permitted off-site processing site for draining and/or flushing prior to disposal and recycling;
- Labeling and record keeping in accordance with all applicable local, state, and federal regulations;

- Incineration or recycling of PCB and PCB-contaminated fluids (and solids, if preferred by the Contractor) and land filling of contaminated solids only as authorized by 40 Code of Regulations (CFR) 761 and facilities approved by the United States Environmental Protection Agency (USEPA) and all other applicable regulatory agencies for such purposes;
- Prepare manifests and all other documentation for transportation, processing, and disposal of PCB wastes for signature by the Owner.

1.4. Quality Assurance

Since the work described herein includes the handling and disposal of highly toxic substances and materials requiring special expertise, the Contractor shall meet the following specific qualifications:

- **Single Party Responsibility:** The Contractor performing the work shall be responsible for, and accomplish, all UWR and PCB-related work activities.
- **License Requirements:** The Contractor or agent performing work for the Contractor must be currently licensed by the State of California Department of Public Health for the transporting, handling, and hauling of extremely hazardous wastes, including UWRs and PCB-related wastes.
- **Qualifications Statement:** The Contractor shall provide a Statement of Qualifications for review by the Owner or the Owner's Representative. The statement will provide sufficient data and information to prove to the satisfaction of the Owner that the Contractor performing the work described herein is fully experienced in the handling, storage, and transport of UWR, UWR-contaminated articles, and PCB-related wastes.

1.5. Submittals

- The Contractor performing the work described herein will develop, together with applicable subcontractors, a site-specific work plan. This work plan, at a minimum, will specify procedures, products and materials for the containment of the regulated work area (where appropriate), removal of UWR and PCB-containing/contaminated liquids and solids, decontamination of equipment and disposal of equipment that contained UWR and PCBs, waste storage containers, spill clean up, personnel decontamination, emergency contact numbers and procedures, first aid treatment, and temporary on-site storage procedures. This work plan will include the names and day-time phone numbers of all key personnel, the location of all required on-site documentation and emergency equipment, and delineation of the work area. A generalized, "boiler-plate" type of plan will not be accepted.
- Prior to the start of work, the Contractor will submit a complete list of all the materials and equipment proposed for use in the work. The list shall include such items as protective clothing, respiratory protection, absorbents, solvents, waste storage containers, item containers, and all appurtenances. A current Safety Data Sheet (SDS) will be submitted for each item for which a SDS is available. For items which a SDS is not available, the Contractor will submit the name of the manufacturer, brand name, and catalog/serial number for each item.
- Prior to the start of work, the Contractor will submit the Work Plan, Hazardous Waste Permits (where applicable), Qualifications Statement, Hazardous Waste Haulers License Number,

USEPA Identification Number, Certification of Disposal (where applicable), Accidental Spills Contingency Plan, and Routing of Equipment to be removed.

1.6. Regulatory Compliance

All work shall be performed in compliance with pertinent laws, rules, and regulations existing at the time of the work, including but not limited to:

- Standards for Universal Waste Management, 40 CFR Part 273.
- California Code of Regulations, Title 8, Division 1, Chapter 4.
- California Code of Regulations, Title 22, Division 4.5.
- California Health and Safety Code, Division 20.
- The Occupational Safety and Health Administration (OSHA) Standards, for respiratory protection, 29 CFR Part 1910.134.
- The Transportation Safety Act, Hazardous Material Transportation Act, Title 49 CFR Parts 106, 107, 171-179.
- All applicable state, local regulations, and ordinances, including any regulations regarding State and/or local licenses or certificates.
- Where applicable state or local regulations are more stringent than OSHA requirements or the requirements referenced herein, the Contractor shall adhere to the more stringent regulations.
- The Contractor warrants that he is familiar with the codes and requirements applicable to UWR and PCB work and shall give all notices and comply with all laws, ordinances, rules, and regulations applicable to the work. If the Contractor observes that the Specifications or plans at variance therewith, he shall give written notice to the Owner and/or Consultant describing such variances. If the Contractor performs any work knowing it to be contrary to such laws, ordinances, rules, and regulations, and without written notice to the Owner and/or Consultant, the Contractor shall bear all costs arising there from. Failure or omission on the part of the Contractor, or any of its representatives, either to discover or to bring to the attention of the Owner and/or Consultant any deviation from, omission from, or noncompliance with the requirements for asbestos abatement shall not be used by the Contractor as defense for failure on its part to fulfill such requirements.

2. PRODUCTS

2.1. Storage Containers

- All UWR/PCB fluids and UWR/PCB-contaminated fluids, including flush and cleaning solvents and mixtures, shall be stored in sealed Department of Transportation (DOT) 17E closed top drums or other waste container approved for the storage of these materials.

- For the purposes of these specifications, PCB-contaminated fluids are defined as containing more than 5 but less than 500 parts per million (ppm). PCB fluids are defined as containing PCBs in concentration of 500 ppm or greater. Flush solvents shall be assumed to contain more than 500 ppm PCBs.
- All UWR/PCB soil wastes and items used in the course of work, such as rags, absorbents, and protective clothing, shall be stored in sealed DOT 17C open type drums or other waster container approved for the storage of these materials.
- Any UWR/PCB article container, other than approved DOT drums described above, that is intended for the storage, shall be submitted to the Owner or Owner's Representative for approval.

2.2. Solvents, Cleaning Agents, and Absorbents

- An appropriate solvent in which UWR are shown to be soluble in will be selected. An appropriate solvent, in which PCBs are shown to be at least 5% soluble, by weight, will be selected. Solvents specified by the USEPA include: kerosene, diesel fuel, terpene hydrocarbons, and a mixture of terpene hydrocarbons and terpene alcohols. Care should be taken to limit the complexity of the waste stream. In all cases where solvents are used in the course of work, proper ventilation shall be provided by the Contractor to insure that the resulting fumes/vapors are not dispersed to occupied building areas either as a result of natural convection or via air intakes for building ventilation systems. The manufacturer's recommendations for applications and requirements for California Occupational Safety and Health Administration (Cal-OSHA) shall be strictly observed.
- An appropriate cleaning agent in which UWR are shown to be soluble in will be selected. An appropriate cleaning agent in which PCBs are shown to be at least 5% soluble, by weight, will be selected. Care should be taken to limit the complexity of the waste stream. Numerous non-toxic cleaning agents, shown to meet or exceed the solubility standard, are commercially available. In all cases where cleaning agents are used in the course of work, proper ventilation shall be provided by the Contractor to ensure that the resulting fumes/vapors are not dispersed to occupied building areas either as a result of natural convection or via air intakes for building ventilation systems. The manufacturer's recommendations for applications and requirements for Cal-OSHA shall be strictly observed.
- Safestep, as manufactured by Andesite of California, Inc. or functional equivalent, approved by the Owner's Representative, will be used as an absorbent.

3. SAFETY PROCEDURES AND WORKER PROTECTION

3.1. General Precautions

- The Contractor shall take all precautions and measures required to protect employees, inspection personnel, the Owner's Representative, and the general public from exposure to UWR/PCB solids, liquids, and vapors.
- All personnel authorized for entry into the work areas shall be instructed in the proper procedures for working with or around electrical hazards and UWR/PCB-containing/contaminated materials.

- All electrical equipment, upon which UWR/PCB-related activities are to be performed, shall be de-energized, locked out/tagged out, and permanently disconnected from any power source prior to the commencement of work.
- Consumption of food or tobacco products shall not be permitted in any of the work areas where UWR/PCB materials, volatile solvents, or other hazardous materials are present. In addition, no open flames shall be permitted in these areas. Signage to this effect will be posted at each entry and exit from the work areas.

3.2. Work Area Protection and Demarcation

- Prior to commencing any UWR/PCB-related work activities, the Contractor will provide barricades, roping, and warning signs to clearly identify and effectively guard against unauthorized entry into the work area.
 - At a minimum, barricades may consist of yellow sawhorses, set end-to-end.
 - Ropes are to be yellow in color and supported by the use of weighted bottom pipe type supports.
 - Warning signs shall be suspended from the rope and placed at intervals of approximately 10 feet. Warning signs for the work area shall be approximately 18 inches square, with a yellow background and black lettering. Signs shall read "DANGER - KEEP OUT - TOXIC CHEMICAL WORK AREA".
- The Contractor will place barricades in order to maintain a minimum of 25 feet from all perimeters of the work being conducted to the barricades, where feasible.
- All equipment, such as tools and containers, shall be confined to the work area until the work is complete, containers are sealed, and equipment has been properly decontaminated and safely stored for transport.

3.3. Personal Protective Clothing, Equipment, and Personal Protective Procedures

- At all times when UWR/PCB fluids or mixtures in any volume are not sealed in drums, containers, or electrical equipment, workers shall wear the following:
 - Gloves impermeable to both UWR/PCB and the clean up agent in use.
 - Disposable coverall, impermeable to both UWR/PCB and the clean up agent in use.
 - Appropriate eye protection to ensure that eyes are protected from liquid splatter or exposure to concentrated vapors or fumes.
 - If appropriate, respiratory protection appropriate for the concentration of the hazardous material(s) present and atmosphere present. If utilized, supplied air must meet the requirements for Grade D air, at a minimum.

- The Contractor shall provide protective clothing, eye protection, and breathing apparatus, as required for authorized inspection personnel, the Owner, and/or the Owner's Representative upon request.
- The UWR/PCB work area shall not be left unattended from the start of work activities until all UWR/PCB and incidentals have been sealed in approved containers. If immediate transportation to a UWR/PCB storage facility or disposal facility is not feasible, the work area must be secured in a manner approved by the Owner or Owner's Representative.
- During work procedures and at all times when UWR/PCB-containing/contaminated fluids in any volume are not sealed in drums, containers, or electrical equipment, all personnel entering the work area must don protective clothing and equipment. Upon exiting the work area, all disposable protective clothing shall be stored in appropriate waste storage drums and sealed, for subsequent transportation to the on-site storage facility or disposal facility.
- Workers with cuts or scratches shall cover these wounds sufficiently to prevent accidental contact with hazardous materials with the regulated work area, prior to entering the regulated work area. Similarly, workers who incur accidental minor cuts or scratches in the course of work activities will immediately leave the work area, cleanse the wound with a medical grade soap, and seal the wound before returning to the work area.

4. EXECUTION

4.1. Spill Clean-up, Containerization, and Marking

4.1.1. Clean-up of Work Area, UWR/PCB, and Spills

- After the last UWR/PCB-containing light ballast has been removed and all fluids and solids have been cleaned from the fixture, all tools and equipment used in the work shall be decontaminated and properly stored for future use.
- All tools that have come into contact with UWR/PCBs at any concentration will be thoroughly double washed/rinsed with an appropriate cleaning agent, wiped cleaned, and properly stored.
- At a minimum, all exterior surfaces of equipment that may have come into contact with UWR/PCBs or contaminated solids or fluids either during the course of work activities or due to past leaks will be double washed/rinsed with an appropriate cleaning agent and wiped clean.
- All metal surfaces and surfaces with impermeable liners which have come into contact with UWR/PCBs or UWR/PCB mixtures in the course of work or as a result of past leaks shall be thoroughly cleaned using a combination of absorbents and solvents or cleaning agents. Minimum cleaning requirements for these surfaces will include the removal of bulk material and two rinses with the cleaning agent for the affected surfaces. The work area shall be effectively ventilated during operations such that vapors used during decontamination and cleaning are not vented to occupied building areas. Upon completion of UWR/PCB-related activities, if fumes or vapors are still present in levels that could impede breathing or be considered toxic under state and/or National Institute of Occupational Safety and Health (NIOSH) standards, the Contractor will provide additional ventilation to accelerate drying. If

needed, auxiliary breathing apparatus may only be used by personnel trained in the use of this equipment and experienced in conducting UWR/PCB-related work while wearing such apparatus, which can impede safe work practices.

- The USEPA, Region IX, regards soil, asphalt, wood, cement, and concrete as porous materials that absorb UWR/PCBs. Where practical, these materials must be removed when they are within the spill or contamination boundary.
- Completion of decontamination activities shall be inspected by the Contractor's Environmental Monitor, by collecting an appropriate number and type of samples for the specific UWR and/or PCBs and surfaces. The Contractor is responsible for all cost associated with spill clean up and oversight.

4.1.2. Containerization and Marking

- All liquids generated as a result of work activities and clean up operation shall be placed in appropriate work containers and the containers sealed.
- All solids, such as absorbents, rags, disposable clothing, soil, and other incidentals, shall be placed in appropriate work containers and the containers sealed.
- All drums and items containers utilized shall be permanently marked as to the specific contents and dated. In addition, each drum and container shall be marked with the standard Environmental Protection Agency (EPA), UWR ML or PCB ML label, as appropriate (40 CFR 273) and Hazardous Waste label (40 CFR 262).

4.2. Handling and Transportation to Storage Facilities

- All closed and open top drums must be permanently sealed and marked prior to loading on the transport vehicle. Filled drums shall be loaded onto the transport vehicle by the following methods:
 - By a hoist or lift truck capable of utilizing a two-point drum lifter,
 - By a hoist or lift truck provided with a band-around type drum lifter, or
 - By a lift truck lifting the drums from underneath by a pallet attached to the drum by a banding arrangement.
- The drums shall not be lifted by:
 - Any rope, chain, or cloth slings tied about the drum,
 - Placement of drums on bare fork lift trucks,
 - Forcing drums between the forks of a lift truck, or
 - Any commercial drum lifter exerting force on the sides of the drums.

- All drums and containers shall be secured to the transport vehicle to prevent movement while in transit.

4.3. Transportation to the Storage Facility

4.3.1. General

- All UWR/PCB items and all drums containing liquids, solids, and incidentals shall be transported to an off-site UWR/PCB-approved and permitted recycling/disposal facility.
- The Contractor performing this section of the work shall be licensed for the transport and hauling of extremely hazardous waste. The Contractor shall provide a route plan, which clearly identifies the routes that he proposes to follow while transporting UWR/PCB items from the various work sites to off-site facilities.
- A minimum of two operators shall be in attendance at all times with UWR/PCB items are being transported, loaded, and unloaded.

4.3.2. General Provisions

- The specifications in the following sections apply to each motor carrier engaged in the transportation of hazardous materials by a motor vehicle that must be marked or placarded in accordance with DOT 177.
- These specifications include each officer or employee of the carrier who performs supervisory duties related to the transportation of UWR, PCBs, or hazardous materials and each person who operates and who is in charge of motor vehicle(s) transporting UWR, PCBs, or hazardous materials.

4.3.3. Compliance with Federal Motor Carrier Safety Rules

A motor carrier driver or other person must comply with the rules when he/she is transporting UWR, PCBs, or other hazardous materials by a motor vehicle, which must be marked or placarded in accordance with DOT 177.

4.3.4. State and Local Laws, Ordinances, and Regulations

Every motor vehicle transporting or storing items containing UWR, PCBs, or other hazardous materials must be operated and parked in compliance with the law, ordinances, and regulations of the state jurisdiction of which it is being operated in, unless they are at variance with specific regulations of the DOT, which are applicable to the operation of that vehicle and impose a more stringent obligation or restraint.

4.3.5. Binding and Tie-down

- If a motor vehicle transports UWR, PCBs, or other hazardous materials, all containers must be properly secured in place to ensure that no equipment items or containers can come loose or unsafely placed into the transport vehicle. This may include chaining, roping, strapping, or winching. The driver of the vehicle must stop the vehicle in a safe location at least once during each two hours or 100 miles traveled, whichever is less, and inspect the contents of the shipment. At the time of inspection, if any form of binding is found to be loose, the driver shall immediately take action to remedy the situation for safe transportation.
- Any equipment, drums, or other items carried in an open, flatbed, or stake type truck shall be covered with a tarp to protect it from the elements.

4.3.6. Hazardous Waste Instruction and Documentation

A motor carrier that transports "Hazardous Waste" must furnish the driver of each motor vehicle the following documents:

- A copy of these specifications.
- A document containing instructions on procedures to followed in the case of an accident or delay. The documents must include the names and telephone numbers of the people to be contacted, the types of hazardous wastes being transported, and the precautions taken in emergencies, such as fires, accidents, or leakages.
- Manifest and permit documents described in these specifications and required for waste transport.

4.3.7. Marking of Vehicles

A motor vehicle being operated must be marked if that vehicle is:

- Transporting UWR, PCBs, or hazardous materials of a kind that require the vehicle be marked or placarded in accordance with DOT 177 and;
- Commercial vehicles must display the name or trade name of the carrier operating the vehicle. These vehicles must display markings that designate the carrier as being a commercial vehicle "for hire".

4.4. UWR/PCB Disposal

The contractor shall treat and dispose of all collected UWR/PCB wastes collected and generated during the execution of the scope of work described in Section 1 of these specifications.

- Except as may be otherwise specifically directed by the Owner or Owner's Representative, the Contractor shall treat and dispose of all waste UWR/PCB materials as governed by 40 CFR 273, California State Regulations, local regulations, and subsequent amendments

- All UWR fluids, flushing fluids, and other UWR contaminants (**including coolants, gases and/or oils associated with elevator and/or HVAC systems**) shall be disposed of by incineration or recycling at a facility approved for such use by the USEPA, and all other controlling regulatory agencies and bodies of the state, county, and municipality of that's facility's location. If the Contractor so elects, solid UWR wastes may also be incinerated, as suitable and allowed for this type of disposal.
- All PCB fluids, flushing fluids, waste oils, and other fluid contaminants whose total PCB content is equal to or greater than 5 ppm (and are therefore restricted to this mode of thermal destruction) shall be disposed of by incineration or recycling at a facility approved for such use by the USEPA, and all other controlling regulatory agencies and bodies of the state, county, and municipality of that's facility's location. If the Contractor so elects, solid PCB wastes may also be incinerated, as suitable and allowed for this type of disposal.
- All UWR/PCB wastes generated as part of these operations will likewise be disposed of by the Contractor in a legal manner and the disposal will be included as part of the Contractor's bid.
- The Contractor shall not sell, transfer, or recover any material from the wastes received from the Owner with their prior written consent.

4.5. Manifests and Records

- The Contractor shall provide the Owner with a compliance certificate verifying that all wastes received by it have been properly treated and disposed.
- The Contractor shall provide the Owner with copies of all manifests, permits, or other documents currently in effect relating to the specific UWR/PCB wastes to be transported, treated, and disposed of herein, except as otherwise stated in this section. The Contractor shall also promptly furnish the Owner copies of all new or renewal permits or other documents applicable to this project as soon as the Contractor receives them.
- As the waste generator, the Owner will sign the complete waste manifests, upon approval, for all UWR/PCB items/wastes generated during the course of this project. These manifests will accompany the waste loads to disposal and be properly completed by the hauler and disposal agent, as required under federal and state hazardous waste management statutes. The final manifest shall be returned to the Owner by registered mail within the designated time period under federal statutes.
- The project shall not be considered complete nor will the Owner issue final payment until the Owner receives certifications of incineration (for fluids) and/or recycling.

4.6. Placement in Storage and Records

4.6.1. Unloading and Placement in Storage

- Transport vehicles will be unloaded utilizing the same equipment and methods as for loading (Section 4.2).
- Drums and other storage containers will be placed in storage facilities in locations designated by the Owner or Owner's Representative.

- Drums shall be placed on pallets of sufficient strength to withstand double stacking. Drums shall not be stacked at the time of storage, unless space is limited as determined by the Owner or Owner's Representative. Where stacking of drums is necessary, pallets shall be placed between the drum layers.
- Ample clearance space will be provided around other storage containers in order to facilitate future inspections.
- Immediately following the unloading of the UWR/PCB transport vehicle, the cargo area shall be inspected to check for any fluid leaks. If any fluids are found, the source of the leaking drum or other storage container shall be identified and sealed.
- The contaminated cargo area shall be thoroughly washed/rinsed clean with absorbents, solvents, and liquid cleaners. Cleaning agents, solvents, and solids shall be placed in proper drums for disposal.

4.6.2. Records

Upon completion of all UWR/PCB-related work activities, the Contractor shall provide a complete record of all activities and storage data to the Owner or Owner's Representative for the UWR/PCBs removed during the course of the project. The record shall include the following:

- Name of the firm performing the work of this section and technician in charge.
- Number and size of drums and other storage containers.
- Weight in kilograms or gallons of content for each drum or other storage container.
- Date placed in storage.