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ENVIRONMENTAL • GEOTECHNICAL  
BUILDING SCIENCES • MATERIALS TESTING

January 31, 2018

Mr. Bill Gillen  
Ford Gillen Architects, Inc.  
409 Main Street  
Amherst, MA 01002

Re: Hazardous Materials Assessment  
Fitchburg District Courthouse  
Holding Cell Improvements  
Fitchburg, Massachusetts

Dear Mr. Gillen:

ATC Group Services LLC (ATC) was retained by Ford Gillen Architects, Inc. to perform a Hazardous Materials Assessment at the above referenced project. Specifically, ATC's Scope of Work included the following:

1. Performance of a limited Asbestos Inspection for accessible suspect asbestos-containing materials (ACM) to determine the type, location and condition present that will be affected by the forthcoming renovation work.
2. Assessment at to the presence of lead-containing paint within each area affected by the work.
3. Provide a written summary of all on-site findings including remediation requirements and cost estimates.

*Limitations:*

- *ATC's survey only included the interior areas to be renovated associated with the Holding Cell Improvements as identified on the Drawings provided by Ford Gillen Architects, Inc. dated November 14, 2017.*
- *No other areas within the interior or exterior of the building was investigated by ATC.*
- *ATC did not perform destructive testing to access materials located behind solid walls, floors or ceilings.*
- *ATC did not inspect any electrical equipment, subsurface vaults or manholes as part of the survey.*

Outlined below is a summary of ATC's findings:

**I. ASBESTOS SURVEY**

ATC's asbestos inspection included a visual assessment of accessible suspect asbestos-containing materials and subsequent bulk sampling and analysis was performed. The Asbestos inspection and bulk sampling was performed in accordance with the methods outlined in the U.S. EPA guidance document titled, *Guidance for Controlling Asbestos-Containing Materials in Buildings* (Document No. 560/5-85/024). In addition, bulk sampling of asbestos was performed in

accordance with 40 CFR Part 763, Asbestos Hazard Emergency Response Act (AHERA) requirements for number of samples and types of asbestos materials to be sampled. According to these requirements, materials are classified as either surfacing (e.g., ceiling plaster, wall plaster, spray-applied fireproofing), thermal system insulation (e.g., pipe insulation, pipe fitting insulation, boiler insulation), or miscellaneous materials (e.g., floor tile, ceiling tile, wallboard). The number of samples collected from each material varies based on the classification of the material and increases as the potential for a non-uniform mixture of asbestos in the material increases.

All bulk samples were analyzed for asbestos content using Polarized Light Microscopy (PLM) with Dispersion Staining EPA Method 600/R-93/116 per 40 CFR 763. To qualify as asbestos containing, the material must be determined to contain *greater than one percent (>1%)* asbestos from a homogeneous material area set of samples.

Consequently, according to the EPA/AHERA criteria, all bulk samples from a homogeneous area must be found to contain *less than or equal to one percent ( $\leq 1\%$ )* asbestos in order to be classified as non-asbestos-containing.

**Findings:**

- Asbestos-containing materials were detected at the site.
- In accordance with Massachusetts Department of Environmental Protection (DEP) and EPA's National Emission Standards for Hazardous Air Pollutants (NESHAP) Regulations, materials found to be asbestos-containing must be abated prior to renovation/demolition activities that disturb such materials.
- All asbestos abatement work shall be performed by a Massachusetts licensed asbestos abatement contractor in accordance with local, state and federal regulations.
- Refer to **Attachment A** for Table 1.0 summarizes materials confirmed to be asbestos-containing at the site.
- Refer to **Attachment B** for the Asbestos Bulk Sample Analysis Laboratory Reports.

The following materials were determined to be NEGATIVE for asbestos:

- 4" Black Cove Base and Mastic
- Grey Rubber Floor and Mastic
- 2' x 2' Drop-In Ceiling Tiles
- 4" x 4" Tan Ceramic Wall Tile Grout and Mastic
- 2" x 2" Tan Ceramic Floor Tile Grout and Mastic
- Sheetrock and Joint Compound
- Yellow Carpet Mastic
- Yellow Mastic Floor Leveler
- 4" Tan Cove Base and Mastic
- Floor Leveling Compound
- White Paint on Brick Wall
- Grey Fireproofing

## II. LEAD-CONTAINING PAINT

Based upon the age of construction for the building, lead-containing paint is most likely present on architectural, mechanical and structural components at the site. This is based upon the fact that the Consumer Product Safety Commission (CPSC) did not ban the sale of commercial paint that contained greater than 0.006% lead until 1976.

### Findings:

- The building is not considered a residence where children under the age of six (6) would reside, therefore abatement of lead-containing components will not be required as per Massachusetts Department of Public Health (DPH) "Child Lead Poisoning and Prevention Regulations.
- However, the Contractor shall comply with OSHA 29 CFR 1926.62 Regulations with regards to protection of employees during renovation activities.
- All demolition debris shall be subject to federal Environmental Protection Agency (EPA) Resource Conservation and Recovery Act (RCRA) and Massachusetts Department of Environmental Protection (DEP) Regulations with regards to disposal.

## III. COST ESTIMATES

With regards to cost estimates for remediation, the following table represents ATC's estimate for removal and disposal of hazardous materials identified at the site. All work shall be performed by licensed contractors in accordance with state of Massachusetts regulations and all materials shall be properly disposed of in accordance with local, state and federal regulations.

REMEDIATION/SCOPE	QUANTITY	UNIT PRICE	TOTAL
<b>Asbestos Abatement</b>			
Floor Tile and Mastic	1,077 SF	\$5.00/SF	\$5,385.00
Door Glazing Compound	2 EA	\$250.00/EA	\$500.00
Pipe and Fitting Insulation	110 LF	\$35.00/LF	\$3,850.00
Paint on Steel I-Beams	1,222 SF	\$15.00/SF	\$18,330.00
White Door Frame Caulking	33 EA	\$200.00/EA	\$6,600.00
Black Paper Under Floor Tile	30 SF	\$4.00/SF	\$120.00
<b>Subtotal A</b>			<b>\$34,785.00</b>
<b>Lead Compliance</b>			
OSHA Programs	1 EA	\$3,500.00	\$3,500.00
<b>Subtotal B</b>			<b>\$3,500.00</b>
<b>TOTAL REMEDIATION ESTIMATE</b>			<b>\$38,285.00</b>

If you have any questions regarding this information, please give me a call at (413) 664-6687.

**ATC Group Services LLC**



Derrick Wissman  
Senior Project Manager

**ATC Group Services LLC**



Brian Williams  
Branch Manager

## **ATTACHMENT A**

### **SUMMARY OF ACM (TABLE 1.0)**

## **ATTACHMENT B**

### **PLM BULK ASBESTOS LABORATORY REPORT**