SECTION 02110

HAZARDOUS MATERIAL ABATEMENT

PART 1 – GENERAL

1.01 SUMMARY

This section includes the removal of designated hazardous materials in preparation for demolition of up to 20 buildings, as identified by Professional Service Industries, Inc.'s (PSI) survey dated 10/13/09 and enclosed under Appendix C.

1.02 SUBMITTALS

A. Work & Safety Plan in compliance with Cal OSHA Class 2 for Hazardous Material Abatement.

1.03 REGULATORY REQUIREMENTS

A. Perform hazardous material abatement and disposal in accordance with the following applicable requirements including but not limited to:
   1. Cal OSHA Regulations 1529 and 1532.1
   2. Bay Area Air Quality Management District (BAAQMD) Regulation 11, Rule 14

PART 2 – EXISTING CONDITIONS AND EXECUTION

Refer to following plans for building numbers/addresses and floor layouts, and to the consultant's Survey Summary Table 1 for the asbestos identified in each building. The conditions at the locations shown on the table and the abatement tasks are summarized as follows:

2.01 DRYWALL / JOINT COMPOUND

Greater than 1% asbestos was identified in the joint compound only in Building #25 at 30-42 Middle Point and Building #35 at 66-80 Middle Point, and the drywall in this building shall be removed in accordance with Cal OSHA Class 2 requirements, as identified in Regulation 1529. Composite sample analysis for all buildings without asbestos in the texturing was less than 1% (per Table 1), indicating that the drywall/joint compound material can be disposed of in a Class III landfill. Contractor's personnel shall adhere to all regulations during demolition, including exposure monitoring and wetting down of material at all times. Joint compound in Buildings #10 and #36 also exceeds 1% and will be removed in conjunction with Section 2.02 below.

2.02 DRYWALL / TEXTURE FINISH

Greater than 1% asbestos was identified in the texture finish throughout Buildings #10 and #36 at 100-106 West Point and 82-96 Middle Point, respectively. The drywall in these buildings shall be removed prior to demolition in accordance with Cal OSHA Class 2 requirements, as specified

in Regulation 1529, as well as BAAQMD Regulation 11, Rule 14 for disposal of as Regulated Asbestos Containing Material (RACM), and the buildings will be regulated work areas under controlled access during drywall removal. Contractors' personnel shall take the necessary precautions referred to under Item A) above.

2.03 FLOOR TILES AND MASTIC

All vinyl flooring to be removed in all buildings in accordance with Cal OSHA Class 2 requirements, as specified in Regulation 1529. Typical locations in living areas, kitchens, hallways, and bathrooms are indicated on the plans under Appendix B, and approximate square footages are shown on the attached Table 2. The Contractor shall verify locations and areas prior to bid submittal. The average number of layers is two (2), with one (1) and three (3) at some locations, and the bid form includes a unit rate for adding or deducting a layer. Refer to Item D) for containment requirement where sheet vinyl occurs within the multiple layers.

2.04 SHEET FLOORING

Sheet flooring occurs in 11 buildings as noted in the attached tables and shall be removed in accordance with Cal OSHA Class 2 requirements, as well as BAAQMD Regulation 11, Rule 14, and under containment. In buildings #2 and #6 the sheet flooring is separate, and approximate square footages are noted in Table 2. In Building #s 3, 7, 9, 11, 13, 27, ~~29~~, 34 and 36, sheet vinyl is sandwiched between tile layers, and in these buildings the tile layers, including the sheet vinyl, shall be removed under containment. For bid purposes, assume the areas in Table 2 will be contained. The bid form includes a unit rate for reduced or added containment area if these sheet vinyl areas are further defined by follow-up survey. The Contractor is to assume that sheet flooring is paper-backed, and as such, is regarded as RACM for disposal purposes.

2.05 LEAD-BASED PAINT

Lead-based paint occurs throughout the project and is flaking or delaminated at a few locations. Where this condition is observed, the localized area shall be scraped to remove signified flaking paint and other areas stabilized with an approved one (1) coat of paint. The work would be performed in accordance with Cal OSHA Regulation 1532.1. The Contractor should observe these conditions on the pre-bid walkthrough and include for their abatement in the bid proposal.

2.06 DISPOSAL AND CLEANUP

A. Remove abated materials from site as work progresses. Dispose of materials legally off the site. Leave site in clean condition.

B. Upon completion, thoroughly clean all buildings and remove all loose materials as satisfactory for the continuation of the (building demolition) work.

Enclosures to Section 02110 on the following pages:
Table 1: ACM Survey – Summary
Table 2: Area Summary for Floor Finishes Requiring Abatement

END OF SECTION

TABLE 1
Hunters View ACM Survey - Summary
10/13/2009

Bldg. #	Building Addresses	Roofing Materials	Floor Tiles & Mastic	Sheet Flooring	Interior Drywall	Wall Texture	Interior Plaster	TSI	Window Caulking	Vapor Barrier	Building Paper	Ceramic Tile & Grout	Covebase Mastic	Stucco	Paint	Sink Undercoat	Comment
2	6-26 West Point Rd	ND	YES	YES	<1%	ND	--	--	--	ND	ND	ND	ND	ND	ND	ND	
3	28-50 West Point Rd	YES	YES	YES	<1%	ND	--	--	--	ND	ND	ND	ND	ND	ND	--	See Note 1
4	52-58 West Point Rd	ND	YES	--	<1%	ND				ND	ND	ND	ND	ND	ND	--	
5	70 West Point Rd	ND	YES	--	ND	ND	--	--	--	ND	ND	ND	ND	ND	ND	YES	
6	60-66 West Point Rd	ND	YES	YES	ND	ND	--	--	--	ND	ND	ND	ND	--	ND	YES	
7	80 West Point Rd	ND	YES	YES	ND	ND	--	--	--	ND	ND	ND	ND	ND	ND	--	See Note 1
8	82-88 West Point Rd	ND	YES	--	ND	ND	--	--	--	--	ND	ND	ND	--	ND	ND	
9	90-96 West Point Rd	ND	YES	YES	<1%	ND	--	--	--	ND	ND	ND	ND	ND	ND	--	See Note 1
10	100-106 West Point Rd	ND	YES	--	<1% in JC	2.8% PT	--	--	--	ND	ND	ND	ND	--	ND	ND	
11	108-110 West Point Rd	ND	YES	YES	<1%	ND	--	--	--	--	ND	ND	ND	ND	--	--	See Note 1
12	112-118 West Point Rd	ND	YES	--	ND	ND	--	--	--	ND	ND	ND	ND	--	ND	--	
13	120-126 West Point Rd	ND	ND	YES	ND	ND	--	--	--	ND	ND	ND	ND	--	ND	--	See Note 1
25	30-42 Middle Point Rd	YES	YES	--	<1% & 1.3% JC	ND	--	--	--	ND	ND	ND	ND	ND	ND	ND	See Note 2
26	44-56 Middle Point Rd	ND	YES	--	<1%	ND	--	--	--	ND	ND	ND	ND	ND	ND	YES	
27	11-17 West Point Rd	ND	YES	YES	<1%	ND	--	--	--	ND	ND	ND	ND	ND	ND	--	See Note 1
28	41-51 West Point Rd	YES	YES	--	<1%	ND	--	--	--	ND	ND	ND	ND	--	ND	--	
29	71-77 West Point Rd	YES	YES	--	<1%	<1%	--	--	--	ND	ND	ND	ND	--	ND	YES	
34	58-64 Middle Point Rd	ND	YES	YES	ND	ND	--	--	--	ND	ND	ND	ND	ND	ND	--	See Note 1
35	66-80 Middle Point Rd	ND	YES	--	1.3 PC	ND	--	--	--	--	ND	ND	ND	ND	ND	ND	
36	82-96 Middle Point Rd	ND	YES	YES	1.0% PT	2.6% PT	--	--	--	--	ND	ND	ND	ND	ND	ND	See Note 3

ND = Not Detected
PT = Point Count Re-analysis

Note:
1) Sheet flooring is located beneath 12 inch by 12 inch Floor tile
2) Wall composite is <1% asbestos, however, joint compound (JC) is 1.3%
3) Asbestos in wall Texture results negates ability to composite wall system for disposal purposes

HUNTERS VIEW - TABLE 2 **AREA SUMMARY FOR FLOOR FINISHES REQUIRING ABATEMENT**

11/9/09

Building	Address	Floor Tile Area (SF)	Sheet Flooring Approx. Area (SF) Under Floor Tile	Sheet Flooring Approx. Area (SF) Separate	Containment Area (SF)	Comment(s)
2	- 6-26 West Point Rd.	4,700		500	500	1 & 3 layers
3	- 28-50 West Point Rd.	4,700	4,700		4,700	2 & 3 layers
4	- 52-58 West Point Rd.	2,200				2 layers
5	- 70 West Point Rd.	5,400				2 layers
6	- 60-66 West Point Rd.	2,200		200	200	2 layers
7	- 80 West Point Rd.	5,400	5,400		5,400	2 layers
8	- 82-88 West Point Rd.	3,400				3 layers
9	- 90-96 West Point Rd.	2,400	2,000		2,000	1, 2 & 3 layers
10	- 100-106 West Point Rd.	2,600				1 & 2 layers
11	- 108-110 West Point Rd.	1,600	200		200	1 & 2 layers
12	- 112-118 West Point Rd.	2,200				1 & 2 layers
13	- 120-126 West Point Rd.	2,200	2,200		400	1 & 2 layers
25	- 30-42 Middle Point Rd.	3,600				2 layers
26	- 44-56 Middle Point Rd.	3,600				1 & 3 layers
27	- 11-17 West Point Rd.	3,400	3,400		3,400	2 layers
28	- 41-51 West Point Rd.	3,400				1 & 2 layers
29	- 71-77 West Point Rd.	2,200				1 & 2 layers
34	- 58-64 Middle Point Rd.	3,400	3,400		3,400	2 & 3 layers
35	- 66-80 Middle Point Rd.	3,600				2 layers
36	- 82-96 Middle Point Rd.	3,600	200		200	2 & 3 layers

Note: A) Areas are approximate and can be confirmed during pre-bid walkthrough.
B) Containment for drywall texture not included in Bldgs. #10 and #36. Refer to Item B) for this item.