



OFFICE OF THE PURCHASING AGENT

TOWN OF ARLINGTON  
730 Massachusetts Avenue  
Arlington, MA 02476

Telephone (781) 316-3003  
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DATE: February 14, 2019

TO ALL BIDDERS

BID NO. 19-05

SUBJECT: Improvements to the Arlington Reservoir

**ADDENDUM NO. 2**

TO WHOM IT MAY CONCERN:

With reference to the bid request relative to the above subject, please note the following:

**Attached is a draft report for the Hazardous Building Materials Survey, Appendix C. A final version will be provided to the contractor awarded the contract.**

All other terms, conditions and specifications remain unchanged.

Very truly yours,

Town of Arlington

Domenic R. Lanzillotti  
Purchasing Officer

February 11, 2019

Stacey Mulroy  
Acting Recreation Director  
Arlington Recreation Department  
422 Summer Street  
Arlington, MA 02474

**RE: Report of Hazardous Building Materials Survey - DRAFT  
Arlington Reservoir Beach – Pump House and Concession Stand  
Arlington, Massachusetts**

Dear Ms. Mulroy:

**INTRODUCTION**

Weston & Sampson, Inc. is pleased to present this report of our Hazardous Building Materials Investigation (HBMI) services conducted for the Pump House and a building that houses both a Concession Stand and Bathrooms (Site) located at the Arlington Beach Reservoir on 250 Lowell Street in Arlington, Massachusetts. Our services were completed in accordance with our December 2018 agreement. Weston & Sampson performed a survey to identify asbestos-containing materials and lead paint/coatings related to the scheduled renovation project.

**SURVEY RESULTS**

**Asbestos Survey**

The asbestos survey was performed by Massachusetts-licensed asbestos inspector Mr. Craig Miner (license No.: AI000014) on January 4, 2019. A total of 28 samples of suspect asbestos-containing materials were collected. We performed the bulk sampling in the area according to methods outlined in the U.S. Environmental Protection Agency (EPA) guidance document titled, "Guidance for Controlling Asbestos-Containing Materials in Buildings" (Document No. 560/5-85/024). Samples were analyzed by EMSL Analytical, Inc. in Woburn, Massachusetts. The results of the sampling are summarized below.

Client ID	Description	Location	Analytical Result (% Asbestos)
01A-B	White door caulk	Pump House entry	None detected
02A-B	White parapet/louver caulk	Pump House	None detected
03A-B	Gray pipe sealant/patch	Pump House rear exterior	None detected
04A-B	Gray roof caulk	Pump House roof	None detected
05A-B	Roof field – tars/felts	Pump House roof	None detected
<b>06A-B</b>	<b>Roof flashing – tars/felts</b>	<b>Pump House roof</b>	<b>5% Chrysotile</b>
07A-B	Homosote insulation	Pump House roof	None detected

Client ID	Description	Location	Analytical Result (% Asbestos)
08A-B	Tar paper on foam insulation	Pump House roof	None detected
09A-B	Sheetrock	Concession/Bathroom building	None detected
10A-B	Joint compound	Concession/Bathroom building	None detected
11A-B	Roof shingle	Concession/Bathroom building roof	None detected
12A-B	White patch caulk	Concession/Bathroom building	None detected
13A-B	Tar paper under roof shingle	Concession/Bathroom building	None detected
14A-B	Louver grout/sealant	Concession/Bathroom building	None detected

The EPA and Massachusetts Department of Environmental Protection (MassDEP), consider materials identified to contain greater than or equal to 1% asbestos to be ACMs. As shown in the tables above, one building material sampled by Weston & Sampson contained asbestos exceeding 1%. According to MassDEP regulations, ACMs must be removed by a licensed contractor prior to any activity that would disturb the material. All asbestos-containing materials were noted to be in generally good condition at the time of the survey.

The following materials will require removal as part of the upcoming renovation project at the Site:

Material	Location	Approximate Quantity
Roof flashing – tars/felts (multiple layers)	Roof – perimeter, penetrations, drains	150 LF

#### *Asbestos Limitations*

Our survey did not include an evaluation of soils or underground materials that may be present at the Site. Only building materials related to the roof replacement project were evaluated and/or sampled. Limited exploratory demolition was performed to access potentially hidden materials. In addition to the above listed materials, other suspect ACMs may be present at the Site or within other building areas that may not have been accessible by Weston & Sampson during our survey. Weston & Sampson recommends that if any suspect materials are uncovered during demolition or renovation activities that were not identified during the survey, that the materials be sampled and analyzed for asbestos content prior to disturbance. This document is not intended to be nor will it suffice to serve as a bid document or specification.

Per Massachusetts Department of Environmental Protection (MassDEP) regulations, the owner/operator must maintain a copy of this written asbestos survey report at the subject facility for at least two years. If the facility is unstaffed or if it is demolished, the owner/operator must maintain a copy at their regular place of business.

#### Lead Paint Screening

As part of the HMBI, Weston & Sampson performed a lead paint screening of the Site building. During the screening, we collected paint chip samples from representative painted/coated building components for

analysis via Atomic Absorption Spectrometry using method SW846-7420. Samples were analyzed by EMSL Analytical, Inc. of Cinnaminson, New Jersey.

The paint screening revealed that one of the paint chip samples collected from the Site building contained levels of lead paint lesser than the EPA residential standard of 0.50% lead by weight. However, the Occupational Health and Safety Administration (OSHA) Lead in Construction Standard 29 CFR 1926.62 considers any detectable level of lead to be a potential for exposure if dust is generated from disturbances of surfaces coated with paint containing lead.

#### *Lead Paint Sample Results*

Sample ID	Sample Description	Analytical Results (% lead by weight)
L1	Pump House wall	<0.0080
L2	Pump House wall	<0.0080
L3	Pumphouse metal trim	5.6
L4	Concession/Bathroom building	<0.0080

#### *Regulatory Implications and Regulations*

OSHA defines any detectable concentration of lead in paint as a potential lead exposure hazard to workers doing construction/demolition-type work on these surfaces as even small concentrations of lead can result in unacceptable employee exposures depending upon the method of removal and other workplace conditions. Since these conditions can vary greatly, the lead-in-construction standard was written to require exposure monitoring or the use of historical or objective data to ensure that employee exposures do not exceed the Action Level of 30 micrograms per cubic meter of air ( $\mu\text{g}/\text{m}^3$ ). Historical data may be applied to some construction tasks involving lead.

OSHA requires that if coated surfaces with paint containing lead are impacted during demolition, then lead exposure monitoring must be performed by the contractor. Contractors and employers of staff who may disturb these materials are obligated to perform a 'negative exposure assessment' in accordance with OSHA regulations in order to document that, although minimal levels of lead are present in these materials, exposure to lead does not exceed the aforementioned OSHA Action Level.

OSHA states that until the employer performs an exposure assessment (or can supply prior data regarding the same type of work which may exempt them from the standard) and documents that employees are not exposed above the permissible exposure limit (PEL) of greater than 50  $\mu\text{g}/\text{m}^3$  of air, the employer must treat employees as if they were exposed above the PEL for the following operations:

- manual demolition of structures, manual scraping, manual sanding, and use of heat gun where lead-containing coatings or paints are present;
- abrasive blasting enclosure movement and removal;
- power tool cleaning;
- lead burning;
- using lead-containing mortar or spray painting with lead-containing paint;

- abrasive blasting, rivet busting, or welding, cutting, or burning on any structure where lead-containing coatings or paint are present;
- cleanup activities where dry expendable abrasive are used; and
- any other task the employer believes may cause exposure in excess of the PEL.

The contractor must provide respiratory protection, protective work clothing and equipment, change areas, hand washing facilities, biological monitoring, and training until an exposure assessment has determined that the work activity will result in an exposure below the PEL. Additional requirements under this standard include a written compliance program as well as record keeping.

We appreciate the opportunity to assist you with this project. If you have any questions or require any additional information, please do not hesitate to contact us at (978) 532-1900.

Very truly yours,

WESTON & SAMPSON ENGINEERS, INC.

**Attachments:**

Laboratory Analytical results