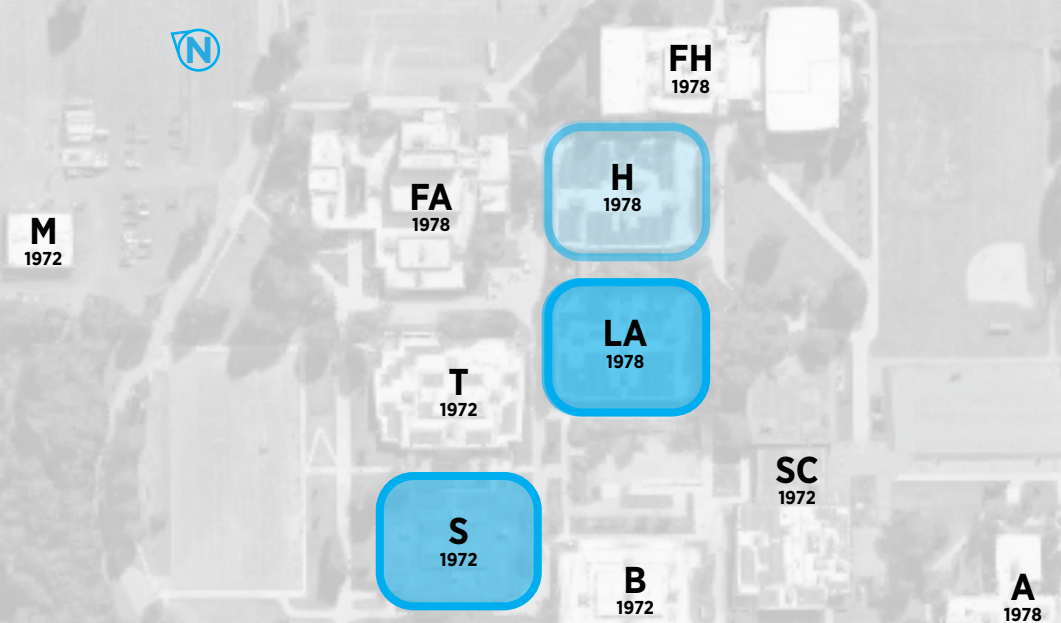
PROJECT ABATEMENT NARRATIVE 2025-04-21

SCIENCE, NURSING, AND ALLIED HEALTH RENOVATIONS

Massasoit Community College
1 Massasoit Boulevard, Brockton MA 02302

Mass. State Project No. MAS2202



Prepared For:
The Commonwealth of Massachusetts
The Division of Capital Asset Management and Maintenance
One Ashburton Place
Boston, MA 02108

Prepared By:
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10 Derby Square
Salem, MA 01970

Project Sequencing Narrative

STEP 1

1. Summer 2024

Existing Liberal Arts program is relocated to temporary space across campus by MCC.

2. Summer 2025 - Summer 2026

BUILDING 1. **Abatement May-June 2025 (May 5 start)**

Existing Liberal Arts Building receives a full demolition, envelope improvements and renovation to accommodate the new Science Building.

3. Summer 2026

BUILDING 1. Relocate the Science Program to the new Science Building.

STEP 2

1. Summer 2026 - Summer 2027

BUILDING 2. **Abatement July-Aug 2026 (start date TBD)**

Existing Science Building receives a full demolition, envelope improvements and renovation to accommodate the new Health Science Building.

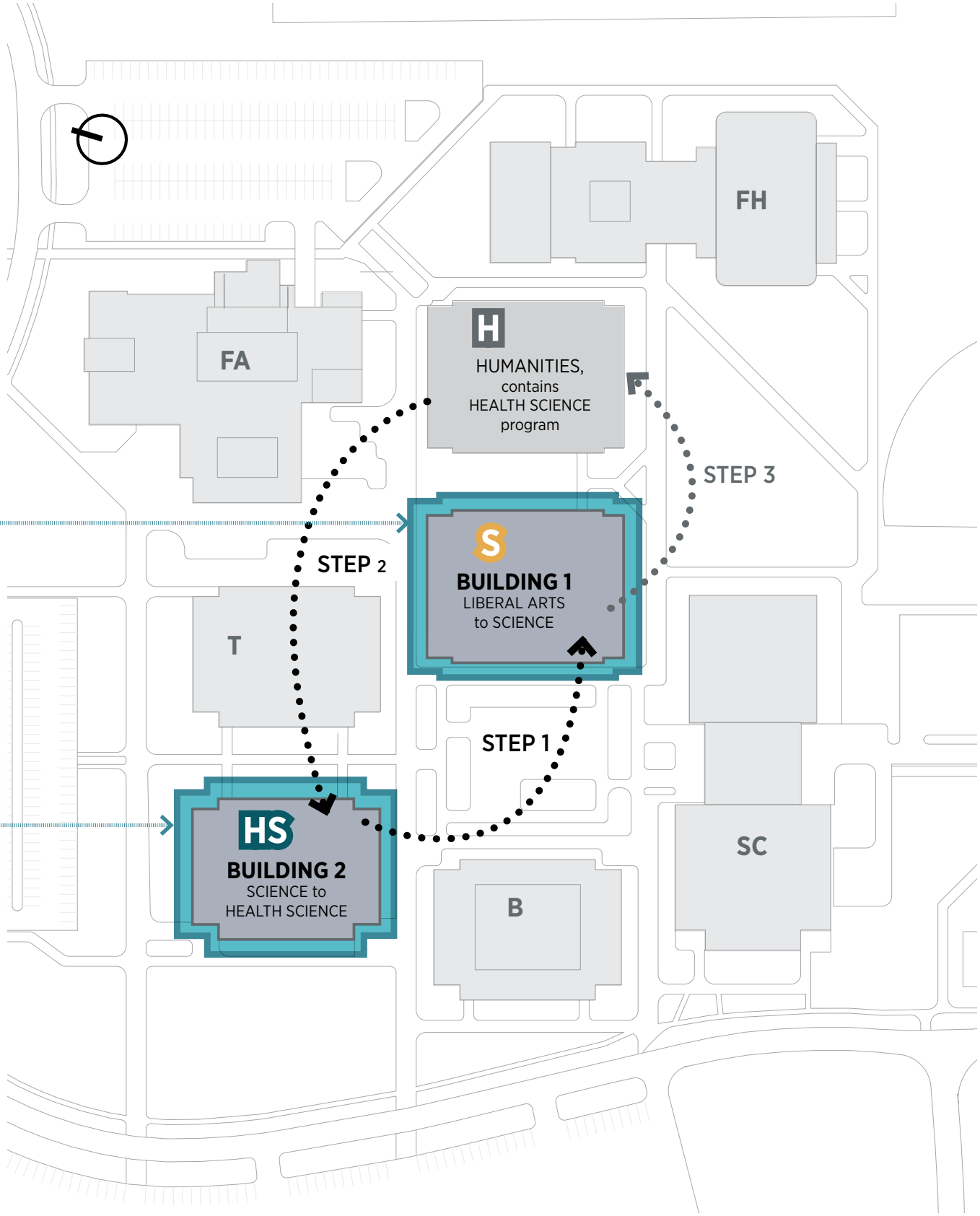
2. Summer 2027

BUILDING 2. MCC to relocate the Health Science Program to the new Health Science Building.

STEP 3

Future renovation by MCC, timeline and scope TBD.

Project Sequencing Diagram



Abatement Narrative

As we prepare for the Science, Nursing & Allied Health Renovation project, we would like to take this opportunity to pro actively inform the community of the process that results in the regulatory standard that no visible emissions shall be discharged to the outside air during the collection, processing, packaging, or transporting of any Asbestos Containing Material (ACM) or Asbestos Containing Waste Material (ACWM).

When a renovation project is proposed at a Facility, in this case on the campus of Massasoit Community College, MADEP Requires that the owner/operator of a facility or facility component that contains suspect ACM shall, prior to conducting any demolition or renovation, employ or engage an asbestos inspector to thoroughly inspect the facility or facility component, or those parts thereof where the demolition or renovation will occur, to identify the presence, location, amount and condition of any ACM or suspect ACM and to prepare a written asbestos survey report. For this proposed renovation project, as part of the Jones Architecture project design team, PEER Consultants, P.C. (Asbestos Consulting Service Provider Certificate, AF66) of Burlington, MA was selected to complete the inspection of the facility.

The asbestos survey was completed by a Massachusetts Department of Labor Standards (DLS) licensed asbestos inspector from PEER. Multiple samples of suspect building materials were collected to meet the requirements of the sampling protocols established in the USEPA Regulation 40 CFR Part 763 Subpart E 763.86, known as the AHERA, 454 CMR 28.00, and the OSHA regulations.

Then, asbestos inspection activities were initiated with visual observation of the interior and exterior spaces of the Building associated with the proposed Work to identify homogeneous areas of suspect ACM. A homogeneous area is an area of surfacing material, thermal system insulation material, or miscellaneous material that is uniform in size, color and texture and was applied at approximately the same time. In general, a homogeneous area may consist of building materials that appear similar throughout in terms of size, color, and texture with consideration given to the suspected date of application or installation. Next, a physical assessment of each homogeneous area of suspect ACM was conducted to assess the friability and condition of the materials. Finally, based on results of the visual observations of suspect building materials, bulk samples of suspect ACM were collected in general accordance with USEPA AHERA (and 454 CMR 28.00) sampling protocols.

Once the test results are in, the Environmental Consultant submits a proposal to the college for Asbestos Abatement Project Management, which includes:

1. On-site monitoring during the abatement process, including project oversight and air monitoring services.

2. Asbestos Abatement Specifications detailed in the Contract Documents, ensuring that all preparations are conducted, and all codes pertaining to safety, containment, and practices are met in accordance with Federal, state, and local regulations/standards for worker health, public health, and environmental protection as required by the EPA, OSHA, DOT, MADEP, MADLS, and other agencies as appropriate.

3. Pre-job work plan: The selected abatement contractor (American Environmental) is required to submit a work plan for review by the college and the chosen architect. This submission includes, but is not limited to, permits, notifications, contractor licenses with the Commonwealth of Massachusetts, insurance, a list of employees, employee training and licensing, safety measures, equipment, and detailed procedures for methods of containment and abatement of all identified regulated materials .

4. Safety Planning, Compliance and Logistics review: Prior to the start of any work the Abatement Subcontractor (American Environmental) provides a written Job Safety Analysis (JSA) report that describes in detail engineering controls and procedures put in place to mitigate all identified and potential risks for the specific scope of the tasks to be performed. The JSA is supplemented with a detailed Containment and Logistics Plan to specifically outline how the Engineering Controls implemented on this site will be phased and monitored. This plan is reviewed at a preconstruction meeting with the full project team including the Asbestos Project Monitor, Campus Facilities and Capital Planning, and the General Contractors Safety Division.

5. Mobilization and Installation of Engineering Controls: Two Layers of Plastic Sheathing will be installed to contain the entire work zone and a sufficient number of HEPA Filtered Negative Air Units will be installed in the work zone to provide the required air filtration that draws in 4 times the volume of air that encompasses the containment area each hour. HEPA Filtered Negative Air Machines received regular inspection for filter changes and are equipped with audible alarms on sensors to verify they are working as designed in accordance with MA DEP, MA DLS and EPA standards.

6. Pre-abatement work-area inspection: The Asbestos Project Monitor conducts this inspection to confirm the contractor's compliance with the approved work plan, all containment barriers are fully sealed, sufficient HEPA Filtered Negative Air Units are installed and properly functioning, the Digital Pressure Manometer is accurately reading the appropriate Negative Pressure, and adherence to all other applicable regulations .

7. Daily Monitoring: All work areas are inspected multiple times each day by both the Abatement Contractor's MA DLS Licensed Asbestos Supervisors and the Asbestos Project Monitor. The requirement for maintaining a Negative Pressure enclosure to draw air into the contained area such that no contaminants can escape the work zone is monitored by both a pressure regulator called a monometer as well as confirmatory air samples taken outside the work zone that are sent to an independent lab to verify compliance .
8. Final visual inspection and air clearance testing: After the asbestos abatement project for each work areas is deemed by American as complete, the Asbestos Project Monitor performs a final visual inspection and then performs confirmatory air clearance testing to ensure the area passes the regulatory criteria for re-occupancy. Final air clearance sampling and analysis will be conducted as required by the applicable regulations.

9. Close Out Report: American will provide the Environmental Consultant with asbestos abatement close out documents, and the Asbestos Project Monitor will also provide documentation confirming that asbestos removal activities were completed in accordance with all applicable regulations.

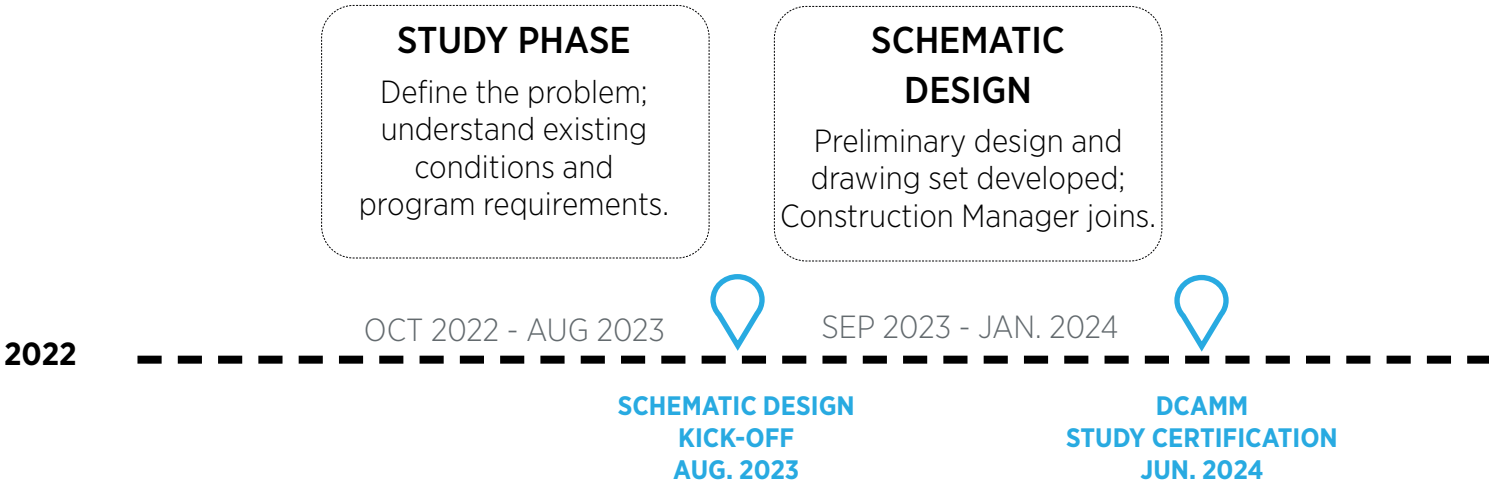
Handling of debris resulting from the abatement process follows strict protocols to ensure the health and safety of workers and the surrounding community. The debris is wet down with a fine mist of water to prevent fibers from becoming airborne. The materials are then sealed, double-bagged, double wet wiped to clean the exterior of the packages in a clean zone, removed from the work zone separately and placed into fully enclosed, sealed, leak proof and locked waste shipment containers. These Asbestos Waste shipment containers are separate from the open-top dumpsters one may see adjacent to the work area that are for general construction debris only. This process is carried out with the approval and daily inspection of the on-site Asbestos Project Monitor. Asbestos Waste Shipment Containers will be removed from the site during low traffic hours, typically early morning prior to school activities to further prevent interaction with our operations from the campus community. All Asbestos Waste Packaging, Loading of Asbestos Waste Containers, and removal of Asbestos Waste Containers from the site will be monitored by the onsite Asbestos Project Monitor.

As for the ongoing renovation work, the General Contractor, employees, and all subcontractors are required to complete a 10-hour course in construction safety and health approved by OSHA. The General Contractor submits the OSHA cards, earned upon completion of this training, to the college prior to any application of payment. This ensures the workforce is trained and capable of operating, maintaining, and enforcing all health and safety standards on-site throughout the duration of the project. Additionally, all staff that come onto the site attend a site-specific safety training that includes the procedures to be followed prior to disturbing any materials onsite that may be suspected of containing hazardous or regulated materials to ensure American maintains the greatest diligence to protect the campus community from exposure to site activities during construction.

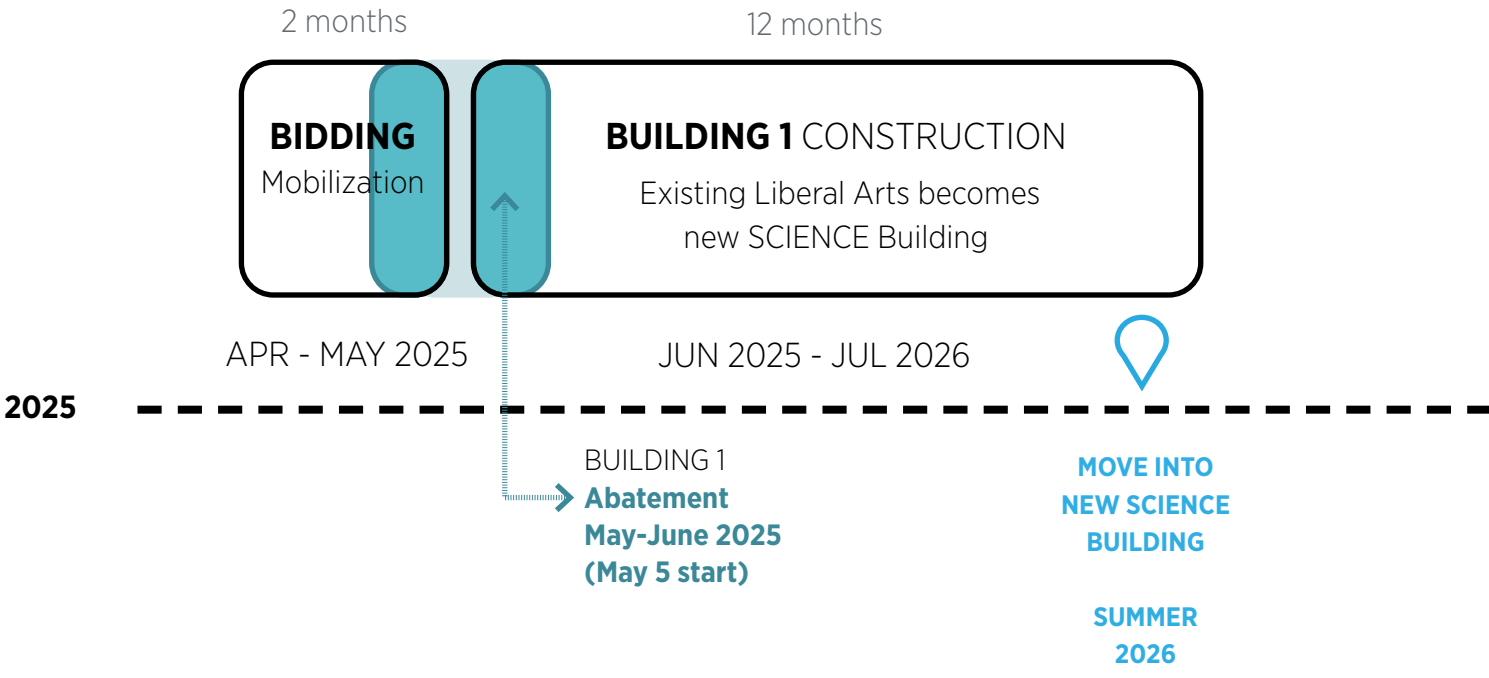
In addition to these measures, Massasoit benefits from the expertise of a highly experienced Facilities and Capital Planning team. Executive Director of Capital Planning Rich Hadley and Director of Facilities Chris Volz both bring decades of experience to safely guide the college through projects like this, working in close collaboration with the external experts conducting the work.

As always, if you have any concerns or questions related to facilities issues, please contact Facilities at 1161 or 1169. For more routine matters requiring the attention of Facilities staff, you can submit a work order via SchoolDude on the myMassasoit portal.

Project Design Schedule



Project Construction Schedule



AUG. 1 2024 50DD

NOV. 7 2024 10DD
EARLY DEMO and ABATEMENT

JAN. 15 2025 50CD

APR. 1 2025 10DD

4 months

5 months

DESIGN DEVELOPMENT

Design is further defined; detail added; specifications added

CONSTRUCTION DOCUMENTS

Complete drawing set for construction and bids

JUL - OCT 2024

NOV 2024 - MARCH 2025

2025

MOVE OUT OF EXISTING LIBERAL ARTS BUILDING SUMMER 2024

12 months

BUILDING 2 CONSTRUCTION

Existing Science becomes new HEALTH SCIENCE Building

JUN 2026 - JUL 2027

2027

BUILDING 2
Abatement July - Aug 2026 start date TBD)

MOVE INTO NEW HEALTH SCIENCE BUILDING

SUMMER 2027