

Pre-Renovation Asbestos Survey

L640 Level 2 Remodel
College Complex
Los Medanos College
Pittsburg, California

November 23, 2016

Terracon Project No. R1167D98



Prepared for:

Contra Costa Community College District
Martinez, California

Prepared by:

Terracon Consultants, Inc.
Emeryville, CA

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November 23, 2016



Contra Costa Community College District
500 Court Street
Martinez, CA 94553

Attn: Benison Cayabyab, Senior Buyer
P: (925) 229-6956
E: bcayabyab@4cd.edu

EC: Critical Solutions, Inc.
Alex Gourtzelis – alex_g@csipm.com
Rob Mohr – robm@csipm.com

Re: Pre-renovation Asbestos Survey Report
L-640 College Complex Level 2 Remodel
Los Medanos College
2700 East Leland Road
Pittsburg, California 94565
Terracon Project No. R1167D98
4C District PO: B0007452

Dear Mr. Cayabyab:

Terracon Consultants, Inc. (Terracon), formerly RGA Environmental, is pleased to submit the attached report for the above referenced site. The purpose of this report is to summarize the results of a pre-renovation asbestos survey conducted on November 14, 2016. This survey was conducted in general accordance with our proposal dated October 20, 2016. We understand that this survey was requested due to planned renovation activities.

Terracon appreciates the opportunity to provide this service to the District. If you have any questions regarding this report please contact the undersigned at 510-547-7771.

Sincerely,
Terracon Consultants, Inc.

A handwritten signature in blue ink that reads "Marlin V. Bryant".

Marlin V Bryant, CIEC, CAC
Senior Project Manager

A handwritten signature in blue ink that reads "Michael S. Benefield".

Michael S. Benefield, CAC
Department Manager II



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Geotechnical



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Construction Materials



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EXECUTIVE SUMMARY

Terracon Consultants, Inc. (Terracon), formerly RGA Environmental, Inc., conducted a pre-renovation asbestos survey limited to interior finishes and building materials present in Sectors 5A, 5B, and 6 of the construction plans marked L640 Student Complex Level 2 Remodel at the Los Medanos College located at 2700 East Leland Road in Pittsburg, California. We understand this survey was requested due to the planned renovation of the designated areas of this building. The purpose of the survey was to sample and identify suspect asbestos-containing materials (ACM) and provide information regarding the identity, location, condition, and approximate quantities of ACM that may represent a worker safety hazard if disturbed or require special handling and/or packaging as part of removal during the planned remodel construction activity. The survey was conducted on November 14, 2016 by Marlin V. Bryant, a California Certified Asbestos Consultant and Certified Indoor Environmental Consultant. The survey was conducted in general accordance with our proposal dated October 20, 2016 and the sampling protocols established in United States Environmental Protection Agency (USEPA) 40 Code of Federal Regulations (CFR) Part 763, Subpart E, known as the Asbestos Hazard Emergency Response Act, (AHERA). During the survey, Terracon collected a total of 65 bulk samples from nine (9) homogeneous areas of suspect ACM.

The following asbestos containing materials were reported by the analytical laboratory as containing detectable asbestos:

Material Description (asbestos percentage)	Material Location	Estimated Quantity
12-inch Brown Vinyl Floor Tile (3%) And Associated Black Mastic (4%)	Sector 5B - Room 260 Floor Under Carpet Squares	160 sf
White Texture Coating (2%) And Joint Compound (2%)	Sector 5A – Perimeter Walls (Fiberboard) and Closet Walls (Drywall)	2,000 sf

sf = square feet

PRE-RENOVATION ASBESTOS SURVEY
L-260 Student Complex Level 2 Remodel
Los Medanos College, Pittsburg, California
Terracon Project No. R1167D98
November 23, 2016

1.0 INTRODUCTION

Terracon Consultants, Inc. (Terracon) conducted a pre-renovation asbestos survey of the portions of Level 2 of the College Complex of Los Medanos College which are shown as Sectors 5A, 5B, and 6 of the construction plans marked L640 Student Complex Level 2 Remodel in the building located at 2700 East Leland Road, Pittsburg, California. The survey was conducted on November 14, 2016, by Marlin V. Bryant, a California Certified Asbestos Consultant and ACAC Certified Indoor Environmental Consultant, in general accordance with Terracon's Proposal dated October 10, 2016. The interior building components and finishes were surveyed and homogeneous areas of suspect asbestos-containing materials (ACM) were visually characterized and documented. Although reasonable effort was made to survey accessible suspect materials, additional suspect but un-sampled materials could be located in walls, in voids, or in other concealed areas. Suspect ACM samples were collected in general accordance with the sampling protocols outlined in United States Environmental Protection Agency (USEPA) 40 Code of Federal Regulations (CFR) Part 763, Subpart E, known as the Asbestos Hazard Emergency Response Act (AHERA). Samples were delivered to an accredited laboratories for asbestos analysis by Polarized Light Microscopy (PLM).

1.1 Project Objective

We understand this asbestos survey was requested due to the planned renovation of portions of the Level 2 College Complex as necessary to satisfy requirements of the USEPA 40 CFR Part 61, Subpart M, of the National Emission Standards for Hazardous Air Pollutants (NESHAP).

1.2 Reliance

This report is for the exclusive use of the Contra Costa Community College District (District) for the project being discussed. Reliance by any other party on this report is prohibited without written authorization of Terracon and the District. Reliance on this report by the District and all authorized parties will be subject to the terms, conditions, and limitations stated in the proposal, this report, and Terracon's Agreement for Services. The limitations of liability defined in Terracon's Agreement for Services is the aggregate limit of Terracon's liability to the District.

Pre-renovation Asbestos Survey

L260 LMC Student Complex Level 2 ■ Pittsburg, California
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2.0 BUILDING DESCRIPTION

The survey area included the interior building materials and finishes in Sectors 5A, 5B, and 6 associated with the L640 Level 2 Student Complex remodel as designated on the renovation plans provided to Terracon by the District's construction management company, Critical Solutions, Inc. of Walnut Creek. The surveyed portions of Level 2 consisted of wood and metal framed drywall construction interspersed with exposed concrete walls on a concrete floor. Usage included offices, classrooms, storage, computer server rooms, and four restrooms. Floor coverings included polished concrete, carpet, ceramic tile, and one room (#260) with carpet squares over 12-inch brown vinyl floor tile and associated black mastic.

3.0 FIELD ACTIVITIES

The survey was conducted by Marlin V. Bryant who is a California Certified Asbestos Consultant and an ACAC Certified Indoor Environmental Consultant, with Terracon. A copy of his credentials are attached in Appendix D. The survey was conducted in general accordance with the sample collection protocols established in USEPA 40 CFR Part 763, Subpart E, Section 763.86 (ASHERA) for asbestos. A summary of survey activities is provided below.

3.1 Visual Assessment

Survey activities were initiated with visual observation of the interiors of the planned areas of renovation to characterize homogeneous areas of suspect ACM. A homogeneous area (HA) consists of building materials and/or paints/coatings that appear similar throughout in terms of color and texture with consideration given to the date of application.

3.2 Physical Assessment

A physical assessment of each HA of suspect ACM was conducted to assess the friability (asbestos) and condition of the materials. A friable material is defined by the USEPA as a material which can be crumbled, pulverized, or reduced to powder by hand pressure when dry. Friability was assessed by physically touching suspect materials.

3.3 Sample Collection

Based on results of the visual observation, bulk samples of suspect ACM were collected from randomly selected locations in each homogeneous area. Bulk samples were collected using wet methods as applicable to reduce the potential for fiber release. Asbestos samples were placed in sealable containers and labeled with unique sample numbers using an indelible marker.

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The selection of sample locations and frequency of sampling were based on Terracon’s observations and the assumption that like materials in the same area are homogeneous in content.

Terracon collected 65 bulk samples from nine (9) homogeneous areas of suspect ACM. A summary of suspect ACM samples collected during the survey is included as Appendix B. A sample location diagram is provided in Appendix F.

3.4 Sample Analysis

Bulk samples of suspected asbestos containing materials were submitted, under chain of custody protocols, to EMLab P&K of South San Francisco for analysis of asbestos content by polarized light microscopy with dispersion staining techniques per USEPA methodology 600/R-93/116. The percentage of asbestos, where applicable, was determined by microscopic visual estimation. EMLab P&K is accredited under the National Voluntary Laboratory Accreditation Program (NVLAP) Accreditation.

4.0 FINDINGS AND RECOMMENDATIONS

A summary of the classification, condition and approximate quantity of identified ACM is presented in Appendix A, with a summary of all samples analyzed for asbestos in Appendix B. Site photographs are available in Appendix F. The asbestos analytical laboratory report is presented in Appendix C. A sample location diagram is presented in Appendix F.

The following asbestos containing materials were reported by the analytical laboratory as containing detectable asbestos:

Material Description (asbestos percentage)	Material Location	Cal/OSHA Work Class	Waste Category	Estimated Quantity
12-inch Brown Vinyl Floor Tile (3%) aAnd Associated Black Mastic (4%)	Sector 5B Room 260 Under Carpet Squares	Class II	Category I Non-Friable Non-Hazardous	160 sf
White Texture Coating (2%) and Joint Compound (2%)	Sector 5A – Perimeter Walls (Fiberboard) and Closet Walls (Drywall)	Class I	RACM Friable Hazardous	2,000 sf

sf = square feet RACM = Regulated Asbestos Containing Material

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November 23, 2016 ■ Terracon Project No. R1167D98

Terracon recommends that all asbestos containing materials be removed prior to renovation or demolition by a licensed asbestos contractor that is registered with the California Division of Occupational Safety and Health (Cal/OSHA) in compliance with current, applicable federal, state, and local regulations. Removal of the identified ACM must be conducted in compliance with the requirements for Class II asbestos abatement work prior to start of renovation activities. The scope of this survey did not include sampling for other potentially hazardous building materials including lead, PCBs, and Universal Wastes. All uncharacterized paints should be assumed to contain lead until sampling and analysis prove otherwise. Cal/OSHA and Proposition 65 notices to building occupants are required.

5.0 LIMITATIONS/GENERAL COMMENTS

Terracon did not perform sampling requiring demolition or destructive activities such as knocking holes in walls, dismantling of equipment, or removal of protective coverings. Reasonable efforts to access suspect materials within known areas of restricted access (e.g., crawl spaces) were made; however, confined spaces or areas which may pose a health or safety risk to Terracon personnel were not sampled. Sampling did not include suspect materials which could not be safely reached with available ladders/man-lifts.

This asbestos survey was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale. The results, findings, conclusions, and recommendations expressed in this report are based on conditions observed during our survey of the building. The information contained in this report is relevant to the date on which this survey was performed, and should not be relied upon to represent conditions at a later date. This report has been prepared on behalf of and exclusively for use by the Contra Costa Community College District for specific application to their project as discussed. This report is not a bidding document. Contractors or consultants reviewing this report must draw their own conclusions regarding further investigation or remediation deemed necessary. Terracon does not warrant the work of regulatory agencies, laboratories, or other third parties supplying information which may have been used in the preparation of this report. No warranty, express or implied is made.