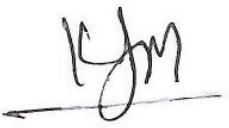




Diane Nichols Tradd
Assistant City Manager/DPD Director

Kevin E. Coughlin
Deputy Director

MEMORANDIUM

TO: Kevin J. Murphy, City Manager 

FROM: Diane N. Tradd, Assistant City Manager/DPD Director

SUBJECT: COUNCIL MOTION OF 5/23/17 BY COUNCILOR BELANGER
REQUEST CITY MANAGER PROVIDE A REPORT REGARDING ASBESTOS REMEDIATION, INCLUDING COSTS, ON THE 1922 BUILDING AS PART OF THE LOWELL HIGH SCHOOL PROJECT

Universal Environmental Consultants (UEC) was contracted by Perkins Eastman in the fall 2016 to conduct a Hazardous Materials Identification Study (Hazmat Study) at Lowell High School. The Hazmat Study involved inspecting and sampling for the following:

- Asbestos Containing Materials (ACM)
- Polychlorinated Biphenyls (PCBs)
- Lead Based Paint
- Mercury in Rubber Flooring
- Airborne Mold; and,
- Radon

Between September 19, 2016 and October 12, 2016 a total of ninety-eight (98) bulk samples were collected at the 1922 Building from materials suspected of containing asbestos including, but not limited to, lab tables, insulation, fireproofing, caulking, tiles, and wall plaster. Of these samples twelve (12) were determined to contain asbestos and included various types of caulking, glue, mastic, floor tile, and a lab table. In addition to this it was assumed, without testing, that a number of materials contained asbestos including glue holding blackboards, pipe insulation in the basement fan room, the stage fire curtain, transite panels, underground sewer pipes, damproofing, and roofing materials.

Based on these sampling results and the quantities of materials measured during the building survey, UEC estimates that the total cost to remove all hazardous materials is \$1,125,000.00. Costs provided by UEC were based on a conceptual feasibility study and it was assumed, for the purposes of their study, that complete demolition of the 1922 Building would take place. In a renovation scenario, it is possible to assume that removal of Transite Sewer Pipe, Thru Wall Flashing, and Damproofing may not be required because exterior demolition at the building foundation is unlikely. As such, the total cost for hazardous materials abatement, based on the Hazmat Study, for the 1922 Building could possibly be reduced to an estimated \$825,000.00. This cost includes a contingency of \$25,000.00 for any miscellaneous hazardous materials or ACM that is not yet discovered.

However, it is important to note that the total costs provided by UEC represent the current maximum anticipated price for hazardous materials abatement and will require further evaluation as the design process moves forward. The design process will identify the exact limits of renovation so that more accurate quantities and costs for hazardous materials removal can be determined.

DNT/ns
5/25/17
cc: Sarah Brown, Environmental Officer