Capuano Early Childhood Center 150 Glen Street Somerville, MA 02145

AHERA Three-Year Reinspection

2023





Environmental Testing and Consulting Service Certified Woman-owned Business Enterprise (WBE)

> 95 Beaver Street Waltham, MA 02453

(781) 893-8330 FAX (781) 893-4414 www.hubtesting.net

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A. AHERA Three Year Re-Inspection Report with Chart & Drawings



### HUB TESTING LABORATORY, INC.

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REPORT FOR: City of Somerville Dept. of Public Works 1 Franey Road Somerville, MA 02143

ATTENTION:

Matthew Bennett Superintendent of Buildings

PROJECT:

AHERA Three-Year Reinspection

SUBJECT:

Michael E. Capuano Early Childhood Center 150 Glen Street Somerville, MA 02145

PREPARD BY:

Hub Testing Laboratory, Inc.

Brimhall

Lynne Brimhall Projects Manager Management Planner MA License No.: AP900405

DATE:

September 2023

### Memo

| To:   | Matthew Bennett, Superintendent of Buildings                 |
|-------|--|
| From: | Lynne Brimhall   |
| Date: | September 2023   |
| Re:   | AHERA 3-Year Re-inspections – Capuano Early Childhood Center |
|       |  |

It was determined that the Capuano Early Childhood Center is a new school located at 150 Glen Street. In addition, it houses pre-kindergarten children and therefore is not required to be inspected under the AHERA regulation. However, the architect, HMFH Architects, was contacted and arrangements will be made to have the letter, which states to the best of their knowledge, no asbestos containing building materials were used during the construction of the school, re-drafted and sent out. Once the letter is obtained, it should be placed in the master file and a copy should be submitted to the state's EPA's regulation office (Massachusetts Department of Labor Standards) to remove the school from their list.

This letter satisfies AHERA compliance but does not satisfy the Massachusetts Department of Environmental Protections requirements for demolition/renovation. Therefore, an inspection may still need to be performed.

### B. Management Plan Documentation (AHERA Policies)

- Abatement Policy
- Training Policy
- Notification Policy
- Short Term Worker Policy
- Record Keeping Policy
- Designated Person Statement
- Assurance of Accreditation

### **Abatement Policy**

It is the policy of the Somerville Public School District that asbestos removal, repair and/or O&M activities will be conducted by contract personnel. All contracted personnel will be licensed under the Commonwealth of Massachusetts and will be accredited thought the Environmental Protection Agency Model Accreditation Program.

### **ORGANIZATIONAL CHART**

The following is an administrative/organizational chart identifying personnel involved with the asbestos operations and maintenance program (O&M) at this facility:

| Name                   | Title   | Phone Number |
|------------------------|---|--------------|
| Matthew Bennet         | Designated Person   | 857-300-3414 |
| Hub Testing Laboratory | Contracted Inspector<br>Management Planner<br>Project Designer<br>Project Monitor | 781-893-8330 |

- 1. Although these individuals will be responsible for the execution of the Operations and Maintenance Program for this facility, they will not perform any of the O&M functions themselves.
- 2. An outside contractor(s) under the direction of the Designated Person and the certified Asbestos Abatement Project Designer will conduct the necessary abatement activity.
- 3. If unable to contact the above parties, coordination should be conducted through the Superintendent's Office.

### DESIGNATED PERSON'S RESPONSIBILITIES

The Designated Person's responsibilities include the following:

- a. Become knowledgeable of the results of the asbestos inspection.
- b. Have a working knowledge and understanding of the Management Plan.

- c. Ensure that all asbestos related activities are performed by appropriately trained individuals.
- d. Employ the services of outside consulting and contract personnel to assist in the implementation of the Management Plan.
- e. Comply with all federal, state and local regulations.

### CUSTODIAL AND MAINTENANCE STAFF RESPONSIBILITIES

The custodial and maintenance staff responsibilities include:

- a. Know and understand where ACBM is located in the building.
- b. Be able to recognize material, which has become damaged and requires a response.
- c. Know who the Designated Person is.
- d. Help to verify that the outside contractors do not damage an in-place ACBM.
- e. Notify the Designated Person of any observed changes to an existing ACBM.

### **PROHIBITED WORK/MAINTENANCE ACTIVITIES**

### All employees are prohibited from the following activities

- a. Holes must not be drilled into asbestos-containing materials except where previously described using proper procedures.
- b. Plants or pictures must not be hung on structures covered with asbestoscontaining materials
- c. Do not saw, sand or drill asbestos-containing floor tile except where previously described using proper procedures.
- d. Do not damage asbestos-containing materials while moving furniture or other objects.
- e. Do not install curtains, drapes, or dividers in such a way that they damage asbestos containing materials.
- f. Do not dust floors, ceilings, molding, or other surfaces in asbestos-contaminated environments with a dry brush or sweep with dry broom.
- g. Do not use an ordinary vacuum to clean up asbestos-containing debris.
- h. Do not remove asbestos-containing ceiling tiles.
- i. Do not remove ventilation system filters while dry.
- j. Do not shake ventilation system filters.

When non-friable ACBM is likely to become friable as a result of activities performed in the building, the material must be treated as if it were friable.

### **RESPONSE PROCEDURES IN DISASTROUS SITUATIONS**

In disastrous situations such as tornadoes, fires, floods and earthquakes; asbestos containing materials may suffer significant damage and therefore release asbestos fibers and pose immediate hazards to human health and environment. The following procedures should be followed in these situations:

- a. Protect yourself from immediate danger before following any asbestos response procedures.
- b. Remove unauthorized personnel and restrict access.
- c. As soon as the immediate emergency has passed, vacate the area.
- d. Contact the Designated Person or his/her assistant and follow their instructions.
- e. The Designated Person will be responsible for contacting the Response Team or an asbestos abatement contractor and must issue a work permit order before the start of any asbestos abatement procedures.
- f. The Designated Person shall notify state and local authorities when required.
- g. The contractor must immediately take all measures to vacate the area of unauthorized personnel, put up warning and danger signs, and rope-off or close off the area.
- h. The Designated Person and his/her agent (Project Monitor) shall oversee a post-work inspection to assure that all asbestos-containing materials have been properly removed or repaired and cleaned-up prior to re-occupancy.

### **Training Policy**

### A. TRAINING PROGRAM

The key element in initiating and carrying out this Asbestos Operations and Maintenance Plan is the building custodial and maintenance staff. This group is responsible for daily awareness of ACM as they perform their tasks. The custodial and maintenance staff will report any indication of potential problems resulting from changes of ACM condition, area use, or in maintenance practices. The custodial and maintenance staff will receive the 2-Hour Awareness Training. The following elements should be presented in the training programs:

### **Custodial and Maintenance Personnel (required)**

- a. Introduction General background on asbestos, common uses of asbestos in building materials, explanation of the Asbestos Operations and Maintenance Plan, abatement efforts to date, etc.
- b. Medical/Mechanisms for Exposure Condensed version of medical review from the 16 hour "Operations and Maintenance" training, along with similar mechanisms for exposure, with emphasis on fiber entrainment mechanisms.
- c. Location of ACBM and Presumed ACBM
- d. Recognition of damage, deterioration and delamination of ACBM.
- e. Name and telephone number of the Designated Person.

### **Capital Projects & Planning**

Same as above however special attention will be made to the responsibility of inspection and sampling prior to any renovation or demolition.

### **School Administration (recommended)**

Same as above however special attention will be made to the Administrations responsibility of over sight of potential asbestos concerns in their schools.

### In-house IT and contracted IT Personnel (recommended)

Same as above however special attention will be made to the potential asbestos concerns regarding running wires, drilling through walls,

disturbing ceiling tiles and other building materials they may come in contact with in their daily operations.

### Any other people or Departments suggested by DPW or LEA.

### **B.** TRAINING UPDATE

Training update sessions should be provided annually. The updating sessions should include all items listed in paragraph A – Training Program, plus any new issues or concerns, which may have arisen between sessions.

All custodial and maintenance staff and the Custodial and Maintenance Supervisors as well as IT Personnel shall attend the update in-service training <u>annually</u>.

School Administration shall attend the update in-service training as necessary.

All training records should be kept with the Asbestos O&M Plan.

### C. NEW EMPLOYEE TRAINING

Each new employee will be trained in asbestos 2-Hour Awareness Training within 30 days of hire.

Each new employee will be given a tour of the areas ACM is located.

All training records should be kept with the Asbestos O & M Plan.

### D. SUGGESTED TRAINING COURSES FOR EMPLOYEES INVOLVED IN THE O&M PLAN

| Custodial & Maintenance Personnel  | 2-Hour Awareness Training                              |
|--|--|
| IT Professionals   | 2- Hour Awareness                                      |
| School Administration  | 2-Hour Awareness                                       |
| Custodial & Maintenance Personnel<br>who will impact know and suspect ACBM | 16-Hour Associated Worker Training                     |
| Designated Person  | LEA Designated Person/Asbestos<br>Coordinator Training |

### E. APPROVED ASBESTOS TRAINING SOURCES

| Providers Name   | City/State    | Phone<br>Number |
|--|---------------|-----------------|
| (Awareness Training)<br>Hub Testing Laboratory                           | Waltham MA    | 781-893-8330    |
| (Associated Worker Training)<br>Institute for<br>Environmental Education | Wilmington MA | 978/658-5272    |
| (Designated Person Training)<br>Institute for<br>Environmental Education | Wilmington MA | 978/658-5272    |

### **Notification Policy**

Notification of asbestos containing materials and associated activates will take place in three forms; a notification to occupants as to the availability of the AHERA Inspections and Management Plan, an update on asbestos related activities within the schools and a notification as to the potential for asbestos containing materials to be present in routine mechanical spaces.

A. Availability of the AHERA Inspection and Management Plan.

Annually the parents, guardians, employees and occupants will be notified as to the availability of the Asbestos Hazard Emergency Response Act Asbestos Inspections and Management Plan.

This notification will be conducted through:

A notice will be placed in the "Parent/Guardian Guide" as well as the "Colleague Guide" provided at the beginning of each school year.

B. Update of asbestos related activities.

Annually at the beginning of the school year the parents, guardians, employees and occupants will be notified as to the current status of asbestos related activities in the schools. This will cover items such as periodic surveillances, inspections, and abetment activities.

This notification will be conducted through:

A posting will be placed on the bulletin boards in each school and Central office as well as on the school department website.

C. Location of asbestos containing materials in routine maintenance areas.

The presence of asbestos containing materials will be posted in routine maintenance areas.

This notification will be conducted through:

The placement of yellow warning stickers immediately inside routine maintenance areas where asbestos containing materials are located. These will be areas such as crawlspaces, boiler rooms and electrical equipment spaces. The stickers will be standard manufactured in a bright yellow color. The wording shall be "Caution. Asbestos. Hazardous. Do Not Disturb Without Proper Training and Equipment."

Somerville Public School District Short Term Workers Policy (2023) 1 of 2

### Short Term Workers Policy

All short-term workers who may come in contact with known or suspect asbestos containing materials should be made aware of the presence of asbestos in the Somerville Public School District and adjust their work accordingly. If they feel their work may impact upon asbestos in the school buildings they should be in direct contact with the Designated Person (Matthew Bennett) to verify the possibility. If this is the situation, the asbestos consultant should be called to confer or redirect activity so as not to disturb ACBM. The Somerville Public School District, at a minimum, will have this form in each individual school's office. Additionally, any contracted companies will be notified with a copy of the AHERA chart for verification purposes.

Somerville Public School District Short Term Workers Policy (2023) 2 of 2

### **<u>SHORT TERM WORKER</u>** (Tel. repair personnel, plumbers, heating contractors etc.)

| Name | Company | Date | Reason For Work | Have You<br>Reviewed<br>The<br>Location Of<br>ACBM Or<br>Suspect<br>ACBM | Will Your<br>Work<br>Impact<br>ACBM Or<br>Suspect<br>ACBM |
|------|---------|------|-----------------|--|---|
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\*If your work in the building has the potential of impacting asbestos containing materials, please contact Matthew Bennet at 857-300-3414 prior to impacting the materials.

### **Record Keeping Policy**

All records associated with asbestos related activities in the Somerville Public School District will be maintained by the Designated Person. Currently the main file is located with the Superintendent of Buildings at 1 Franey Road, Somerville, MA 02145. All records associated with asbestos related activities as they pertain to individual schools will also be maintained in each school's office in a central location.

The following records are required to be maintained for each type of activity:

Preventative Measure and Response Action for Friable and Non-Friable

- A. A detailed written description of measures or action taken. Including:
- B. Method used
- C. Reason for choosing method
- D. Start and completion dates
- E. Name and addresses of all contractors involved
- F. State accreditation and accreditation numbers
- G. Name and location of disposal facility

For Any Air Samples That Are Collected For Completion Purposes

- A. Name and signature of any person collecting completion air samples
- B. Location where samples were collected
- C. Date of collection
- D. Name and address of laboratory analyzing samples
- E. Date of analysis
- F. Results of analysis
- G. Method of analysis
- H. Name and signature of person performing analysis
- I. Laboratory compliance with accreditation requirements

For Each Persons Required To Be Trained Under Section 763.92 (A) (1) (2) (Awareness and Associated Worker Training)

- A. Person's name
- B. Job title
- C. Date training was conducted
- D. Location of the training
- E. Number of hours of training completed

For Each Time That Periodic Surveillance Is Conducted

- A. Name of person performing surveillance
- B. Date of surveillance
- C. Any changes in the condition of the known or assumed asbestos containing materials

For Each Time Cleaning Is Performed Under 763.91 c

- A. Person performing cleaning,
- B. Date of cleaning
- C. Location cleaned

D.

D. Method used to clean

For each O&M activity is conducted

- A. Name of each person involved in activity
- B. Start and completion date of activity
- C. Location where activity occurred
  - Description of activity
  - i. including
- F. Preventative measures used
- G. If ACBM is removed name and location of disposal facility

For Each Major Abatement Activity

- H. Name and signature of each person performing activity
- I. State and number of accreditation of each person performing activity
- J. Start and completion date
- K. Location where activity occurred
- L. Description of activity including preventative measures
- M. Name and location of disposal facility

For Each Fiber Release Episode

- Date of episode A.
- В. Location of episode
- Method of repair C.
- Preventative measures or response action taken Name of each person performing work D.
- E.
- Name and location of disposal facility F.

Mr. Matthew Bennett Designated Person Superintendent of Buildings City of Somerville - DPW 1 Franey Road Somerville, MA 02145

As Designated Person for the Somerville Public Schools, I will hereby:

- Ensure that activities of any persons that perform inspections, re-inspection, and periodic surveillance, develop and up date Management Plans, and implement response actions, including operations and maintenance activities, are carried out in accordance with 40 CFR Part 763 Subpart E.
- Ensure that all custodial and maintenance employees are properly trained as required by 40 CRF Part 763 Subpart E and other applicable federal and/or state regulations (e.g., the OSHA standards for construction, EPA worker Protection Rule, and/or applicable state regulations).
- Ensure that workers and building occupants or their legal guardians are informed at least once each year about inspections, response actions, and post response action activities including periodic re-inspection and surveillance activities that are planned or in progress.
- Ensure that short term workers (e.g., telephone repair workers, utility workers, computer wiring technicians, exterminators, etc.) who may come into contact with asbestos in a school are provided information regarding the location of ACBM and suspect ACBM assumed to be ACM.
- Ensure that warning labels are posted in accordance with 40 CFR Part 763.95.
- Ensure that Management Plans are available for inspection and notification of their availability has been provided as specified in the Management Plan and under 40 CFR Part 763.93 (g).
- Furthermore, I hereby state that I am/will be trained with a basic knowledge of:
  - Health effects of asbestos
  - Detection, identification and assessment of ACM
  - Options for controlling ACBM
  - Asbestos management programs
  - Relevant federal and state regulations concerning asbestos, including those in 40 CFR Part 763 Subpart E and those of the Occupational Safety and Health Administration, US Department of Labor, the US Department of Transportation and the US Environmental Protection Agency.

Mr. Matthew Bernett Designated Person Superintendent of Buildings City of Somerville

Mr. Matthew Bennett Designated Person Superintendent of Buildings City of Somerville - DPW 1 Franey Road Somerville, MA 02145

As Designated Person of the Somerville Public Schools, I hereby assure that all persons who have or will:

- Inspect for ACBM in school buildings,
- Prepare Management Plans for such buildings,
- Design response actions and/or abatement activities and/or
- Conduct response actions with respect to friable and non friable ACBM in such schools

shall be accredited as required by federal and state regulations.

Mr. Matthew Bennett Designated Person Superintendent of Buildings City of Somerville

C. Credentials





### Lynne G. Brimhall

147 Franklin Ave, Apt 2, Chelsea, MA 02150 MA DLS Asbestos Inspector License# AI061691



has completed requisite training by Video Conference, and has passed an examination for reaccreditation as:

### Asbestos Inspector Refresher

pursuant to Title II of the Toxic Substance Control Act, 15 U.S.C. 2646

**Course Location** 

Zoom Video Conference Institute for Environmental Education 16 Upton Drive Wilmington, MA 01887

November 15, 2022

**Course Dates** 

22-4312-106-231902

Certificate Number

November 15, 2022

**Examination Date** 

November 15, 2023

Expiration Date

athan 8

**Training Director** 

16 Upton Drive, Wilmington, MA 01887

Telephone 978.658.5272

www.ieetrains.com





### Lynne G. Brimhall

147 Franklin Ave, Apt 2, Chelsea, MA 02150 MA DLS Asbestos Inspector License# AI061691



has completed requisite training by Video Conference, and has passed an examination for reaccreditation as:

### Asbestos Inspector Refresher

pursuant to Title II of the Toxic Substance Control Act, 15 U.S.C. 2646

Course Location

Zoom Video Conference Institute for Environmental Education 16 Upton Drive Wilmington, MA 01887

November 15, 2023

**Course Dates** 

23-4818-106-231902

**Certificate Number** 

November 15, 2023

**Examination Date** 

November 15, 2024

Expiration Date

**Training Director** 

16 Upton Drive, Wilmington, MA 01887

Telephone 978.658.5272

www.ieetrains.com





### Lynne G. Brimhall

147 Franklin Ave, Apt 2, Chelsea, MA 02150 MA DLS Asbestos Management Planner License# AP900405



has completed the requisite training by Video Conference, and has passed an examination for reaccreditation

### Asbestos Management Planner Refresher pursuant to Title II of the Toxic Substance Control Act, 15 U.S.C. 2646

Course Location Zoom Video Conference

Institute for Environmental Education 16 Upton Drive Wilmington, MA 01887

November 15, 2022

**Course Dates** 

22-4509-136-231902

Certificate Number

November 15, 2022

**Examination Date** 

November 15, 2023

Expiration Date

athan 8

**Training Director** 

16 Upton Drive, Wilmington, MA 01887

Telephone 978.658.5272

www.ieetrains.com





### Lynne G. Brimhall

147 Franklin Ave, Apt 2, Chelsea, MA 02150 MA DLS Asbestos Management Planner License# AP900405



has completed the requisite training by Video Conference, and has passed an examination for reaccreditation

### Asbestos Management Planner Refresher pursuant to Title II of the Toxic Substance Control Act, 15 U.S.C. 2646

Course Location

Zoom Video Conference Institute for Environmental Education 16 Upton Drive Wilmington, MA 01887

November 15, 2023

Course Dates

23-4937-136-231902

Certificate Number

November 15, 2023

**Examination Date** 

November 15, 2024 Expiration Date

**Training Director** 

16 Upton Drive, Wilmington, MA 01887

Telephone 978.658.5272

www.ieetrains.com





## NY-L

# CERTIFICATE OF ACHIEVEMENT

This certifies that

### Susan Boyle

4 Hour Asbestos Site Inspector Refresher Training Asbestos Accreditation Under TSCA Title II has successfully completed the 40 CFR Part 763

Training held via a Live Webinar

Score: 96%

Dregay J. moral

Principal Instructor: Gregory Morsch

July 13, 2023 Date of Course

July 13, 2024

Expiration Date

Dreport J. merrel

ATC Group Services LLC dba ATLAS Technical

conducted by:

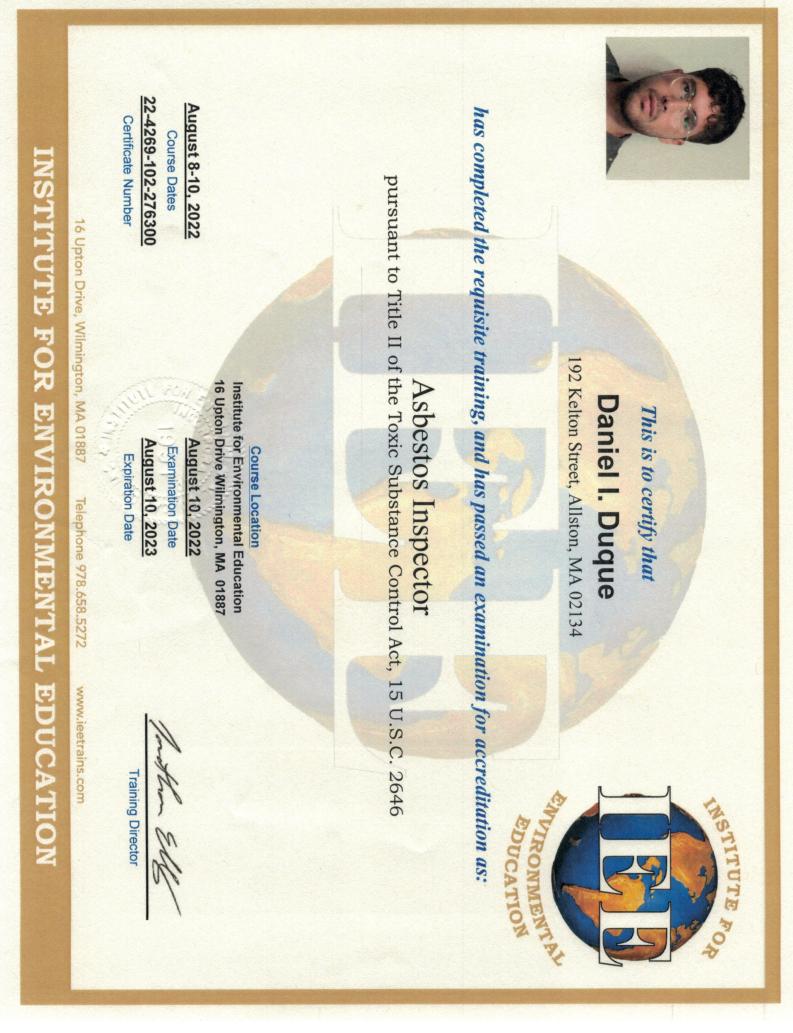
West Springfield, MA 01089 (413) 781-0070 73 William Franks Drive

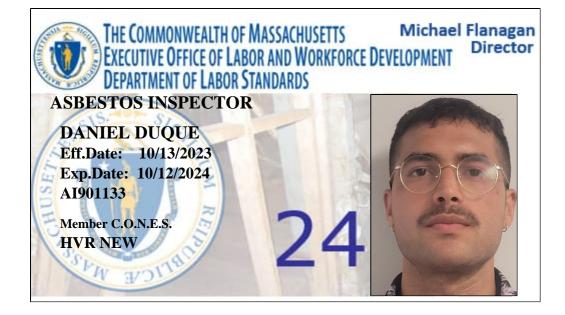
Regional Training Director: Gregory Morsch

SIAR - 7495 Certificate Number

July 13, 2023 Examination Date







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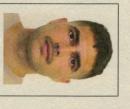
# CERTIFICATE OF ACHIEVEMENT

This certifies that

### **Daniel Duque**

4 Hour Asbestos Site Inspector Refresher Training Asbestos Accreditation Under TSCA Title II has successfully completed the 40 CFR Part 763

conducted by: ATC Group Services LLC dba ATLAS Technical West Springfield, MA 01089 73 William Franks Drive (413) 781-0070



Dregory J. morach

Regional Training Director: Gregory Morsch

SIAR - 7501 Certificate Number

August 10, 2023

Examination Date

August 10, 2024 Expiration Date

Date of Course

August 10, 2023

Principal Instructor: Gregory Morsch

Drepay J. norach





### Erin E. Maguire

80 Willet Street, Quincy, MA 02170



has completed requisite training by Video Conference, and has passed an examination for reaccreditation as:

### Asbestos Inspector Refresher pursuant to Title II of the Toxic Substance Control Act, 15 U.S.C. 2646

Course Location

Zoom Video Conference Institute for Environmental Education 16 Upton Drive Wilmington, MA 01887

November 3, 2023

Course Dates

23-4817-106-275489

**Certificate Number** 

November 03, 2023

Examination Date

November 03, 2024

Expiration Date

**Training Director** 

16 Upton Drive, Wilmington, MA 01887

Telephone 978.658.5272

www.ieetrains.com



80 Willet Street, Quincy, MA 02170 Erin E. Maguire



has completed requisite training, and has passed an examination for reaccreditation as:

pursuant to Title II of the Toxic Substance Control Act, 15 U.S.C. 2646 Asbestos Inspector Refresher

Zoom Video Conference **Course Location** 

November 3, 2022

22-4311-106-275489

Certificate Number

**Course Dates** 

November 03, 2022

Institute for Environmental Education 16 Upton Drive Wilmington, MA 01887

November 03, 2023

**Expiration Date** 

**Examination Date** 

raining Director

www.ieetrains.com

Telephone 978.658.5272

INSTITUTE FOR ENVIRONMENTAL EDUCATION

16 Upton Drive, Wilmington, MA 01887