

# 4 ENVIRONMENTAL & EXIST. BUILDING ASSESSMENT



## 4.1 Environmental & Existing Building Assessment

### EFI GLOBAL

#### Hazardous Materials Consultant

Refer to Appendix 21/4.1 for the full consultant report.

During the Preliminary Design Program phase of the project, EFI Global (EFI) performed a renovation/demolition hazardous building materials feasibility study survey of the Florence Roche Elementary School, located at 342 Main Street in Groton, Massachusetts (Site). The survey was performed between December 26, 2019 and January 3, 2020 by USEPA-accredited and Massachusetts Department of Labor Standards (MassDLS) certified asbestos inspectors, Mr. Richard Murphy (Certification No.: AI900522) and Mr. Derrick Calvario (Certification No.: AI900594). The survey included all accessible interior and exterior areas of the site building (Project Area) including analysis of asbestos-containing materials (ACM), testing for lead painted surfaces, and a visual inventory for regulated/potentially hazardous building materials that may require special handling and disposal prior to the start of planned renovation/demolition of the existing building.

Based on the findings of the asbestos survey, the following ACMs were identified at the Florence Roche Elementary School:

- 12" x 12" tan floor tile
- 12" x 12" red floor tile w/white fleck
- Black mastic associated with 12" x 12" white floor tile w/black fleck
- 12" x 12" tan floor tile w/black fleck
- 9" x 9" pink floor tile
- 9" x 9" tan floor tile
- 9" x 9" green floor tile
- 9" x 9" white floor tile w/pink fleck
- 9" x 9" red floor tile
- 9" x 9" tan floor tile w/white fleck
- Black water proofing mastic above ceiling
- Internal boiler components (assumed ACM)
- Stage curtain (assumed ACM)
- White pipe insulation
- Paper pipe insulation
- Grey pipe insulation
- White paper associated with grey pipe insulation
- Yellow/white caulk on brick
- Black caulk on flashing (exterior).

No asbestos was detected in any of the other suspect materials sampled and analyzed by the laboratory.

The identified ACMs should be removed and disposed of by a Massachusetts-licensed Asbestos Contractor prior to the start of any planned renovation/demolition activities.

Investigation for the existence of lead included the collection of samples from representative painted surfaces. Samples of paint were collected from gypsum board, concrete block, metal surfaces, and other interior and exterior surfaces. The lead levels of the samples analyzed ranged from <0.009% to 2.327% lead by weight. The highest levels of lead were detected on the exterior metal surfaces. Contractors performing work on surfaces where lead is present must comply with the OSHA Lead in Construction Standard, 29 CFR 1926.62, Lead. This will require the use of work practices and engineering controls to minimize airborne exposure to lead as well as proper characterization of wastes prior to disposal.

A visual inventory for other potentially hazardous or regulated building materials was performed. Items including fluorescent light tubes and associated ballasts, lead-acid batteries, emergency lights, hydraulic door arms, fire extinguishers, fire pull stations, mercury switches, and assorted paints were observed within the building. Both Polychlorinated Biphenyl (PCB) and non-PCB containing ballasts are present in the building.



