

IFB 10560-16/MWS
Attachment B, Scope of Work

The City of Redmond WA Parks Department is requesting a fixed price bid for professional comprehensive hazardous materials consulting services for The City of Redmond's Operation and Maintenance Plans at listed city facilities. The City of Redmond WA plans to update the Operation and Maintenance Plans of the existing facilities. This proposal is to provide for a survey, based on typical projects of similar scope.

Some building plans may be available from the Parks Department upon request, if necessary.

1. The selected contractor is to complete a Limited Hazardous Materials Survey of each site listed below. The contractor must collect and submit for analysis the necessary number of bulk samples of suspect asbestos-containing material (ACM).
2. The contractor is to identify possible ACM to comply with the asbestos "good faith" survey requirements (WAC 296-62-07707 and Puget Sound Clean Air Agency [PSCAA] Article 4) before demolition, construction, and/or remodeling activities. Sampling is to be performed by an Asbestos Hazard Emergency Response Act (AHERA) certified building inspector as required by 40 CFR 763 and PSCAA Regulation 3, Article 4.
3. The contractor is to specify the number of samples expected to be collected and analyzed for each hazardous material that may be present.
4. Proposals may include limited destructive inspection including: minor demolition of flooring, ceilings and walls, to locate, quantify and sample concealed suspect materials.
5. Destructive testing/inspection of historical structures noted below shall require written approval from the Contract Administrator. The Contract Administrator shall be present and monitor all work being performed on historical structures.

In locations where destructive inspection is accomplished, the contractor will be required to seal the impacted materials to preclude inadvertent exposure to occupants and workers. Finished repairs and painting that are needed must be completed or reported to the City of Redmond. In areas where destructive inspection is warranted but not possible due to a requirement to demolish brick, CMU or concrete, or areas where destructive inspection is not permitted by the City of Redmond due to continued occupancy, the contractor should base its evaluation on record drawings if available and experience with similar systems in similar buildings.

6. The contractor may collect and submit to a separate, independent laboratory for analysis, QA samples for asbestos and lead. All samples should be analyzed on routine 5-day turn-around time (TAT) or quicker. In-house testing services are acceptable.

7. The contractor should core and seal full depth roof samples for ACM analysis to the first roof deck encountered unless otherwise noted or if the City of Redmond requires this step to be skipped at any particular facility or building. The contractor is to ensure that all seals will be free of leaks.
8. The contractor is expected to use a handheld x-ray spectrum analyzer to determine the lead content of suspect lead-containing paint (LCP) and lead-containing materials (LCM).
9. The contractor is to sample brick and CMU mortar for arsenic (As) content.
10. The contractor is to inspect a representative number of each type of fluorescent/high-intensity discharge light fixture for PCB-containing ballasts and quantify mercury (Hg)-containing light tubes/bulbs.
11. The contractor is to prepare a detailed survey report identifying ACM/Lead/Arsenic-containing materials/PCBs/Hg-light tubes/bulbs which could be impacted by maintenance and operations work.
12. The contractor is to provide an engineer's cost estimate for the removal and disposal of ACM, Lead, Arsenic-containing materials, PCBs, Hg-light tubes, bulbs which could be impacted by maintenance and operations work.

List of Facilities

1. **Idylwood Park** - 3650 Westlake Sammamish Parkway NE
 - 1) Restroom. Built approximately 1976-78
2. **Grass Lawn Park** – 7031 148th Ave NE
 - 1) Pavilion – Built in 2008
 - 2) Shop – Built in 2008
 - 3) Central restroom – Built in 1980
 - 4) Central electrical building – Built in 1980
3. **Farrel-McWhirter Park** – 19545 NE Redmond Road
 - 1) Farrel House – Built in 1936 H
 - 2) Shop Building – Built in 1936 H
 - 3) Preschool H
 - 4) Office – Built in 1936 H
 - 5) Large Red Barn H
 - 6) Small Animal Barn H
 - 7) Compost/Hay Shed – Built between 2005 and 2007

4. **Juel Park** – 18815 NE 116th Street
 - 1) Main House – Built in 1915
 - 2) Cottage – Built in 1920
 - 3) Garage – Built in 1980

5. **Hartman Park** – 17300 NE 104th Street
 - 1) Baseball Field Concession Building
 - 2) North Restroom/lunchroom – Built in 1972
 - 3) South Restroom/Shop – Built in 1984
 - 4) Field #1 Building– Built prior to 1972
 - 5) Field #3 Building

6. **Anderson Park** – 7802 168th Ave NE
 - 1) Fullard House – Built in 1938 H
 - 2) Adair House – Built in 1938 H
 - 3) Picnic Shelter– Built in 1938 H
 - 4) Restroom – Built approximately in 1981

7. **Conrad Olson Property** – 18834 NE 95th Street
 - 1) Main House H
 - 2) Open Shed/Garage H
 - 3) Chicken Coop H
 - 4) Barn H

8. **Martin Property** – Parcel 062506-9060. One lot west of 19520 NE Union Hill Road.
 - 1) Large Barn

9. **Dudley Carter Park** – 7447 159th Pl NE
 - 1) Haida House – Built in 1980 H

H = Designated as a Historic structure