

**SONOMA COUNTY COMMUNITY DEVELOPMENT COMMISSION
ROSELAND VILLAGE DEMOLITION AND REMEDIATION
SCOPE OF WORK**

OWNER: Sonoma County Community Development Commission (“**Commission**”)
JOB SITE ADDRESS: at 777, 779 and 883 Sebastopol Road, Santa Rosa, California,
APNs 125-111-037 and 125-101-031

PROJECT DESCRIPTION:

The Project consists of demolition of the former Dollar Tree and Wind Toys buildings located in Roseland Village Shopping Center (Buildings A and B as indicated on the attached Figure 1 Site Map). Bidders are to review these Specification Sections for additional information.

Demolition includes abatement and proper disposal of all hazardous materials on or in the buildings, and removal and proper disposal of all building materials. Due to the age of these buildings, some of the building material was found to contain quantities of lead and asbestos.

The Contractor shall obtain an encroachment permit from the City of Santa Rosa Building Department for temporary ingress and egress of construction traffic over the existing sidewalk along Sebastopol Road. The proposed location of the ingress and egress point is shown on the attached Figure 1. Final location of the ingress and egress point and any required traffic control shall be negotiated with Santa Rosa Building Department and approved by Commission.

Hazardous materials within the buildings, including lead, asbestos, were surveyed by Regas Group Environmental Consultants in 2022 and in 2023. Hazardous materials in the buildings may include lead-based paint, asbestos, PCB lighting ballasts, other PCB-containing materials, Universal Wastes, refrigerants, coolants, and miscellaneous building maintenance chemicals. The above referenced hazardous materials survey report is limited to the areas identified in the report. It is concluded, all areas with similar materials contain the same hazardous materials identified in the report and should be treated as such. The above referenced reports are attached as per Specification Document 00335, Hazardous Materials Surveys, this survey is provided for reference only and is not part of the Contract Documents. Please reference Document 00335 for additional information regarding the use of this survey. The **Contractor** shall be responsible for appropriate disposal of any and all hazardous materials found on the project site in the course of the Work.

1. General

Contractor must possess a valid California Contractors State License Board “B” license with a Hazardous Substance Removal (HAZ) Certification and Asbestos (ASB) Certification or use a subcontractor who possesses the required certifications. **Contractor** is required to maintain current licenses as required by applicable State or local jurisdiction for the removal, transportation, disposal, or other regulated activity related to the work of this contract.

Contractor shall obtain all permits, licenses, certificates, registration, notification and

regulatory approvals necessary to complete the building demolition, including abatement and disposal of all hazardous materials, including, but not limited to, Asbestos Containing Materials (ACM) Asbestos Containing Construction Materials (ACCM) and Lead Containing Materials (LCM), prior to start of work. **Contractor** shall be required to give all necessary notices to comply with all codes, ordinances, rules, special inspections, and regulations relating to the performance of this project and to the preservation of the public health and safety. **Contractor** to be responsible for costs related to additional inspections, permits, and fees as necessary to complete project. The **Contractor** shall supply copies of all applicable licenses, permits and notifications required by applicable laws and regulations to the **Commission** before the start of onsite abatement and demolition.

The **Contractor** shall provide a “Site-Specific Work Plan”, which details the method for removal, handling, transporting, and disposing of friable and/or non-friable ACCM, ACM, LCM, and other hazardous materials, to the **Commission** Liaison or designated representative prior to initiating any demolition or abatement work.

The Site-Specific Work Plan shall include a Site-Specific Health and Safety Plan that complies with requirements of Federal Occupational Safety and Health Administration (OSHA) requirements [29 CFR 1910 Subparts H and I, and 29 CFR 1926.65] and Cal/OSHA [CCR, Title 8, Section 5192] per contract document 01540. The Site-Specific Health and Safety Plan will address, at a minimum, the following: employee personal protective equipment; use of ventilation equipment; hazardous materials isolation, handling, and disposal procedures; and measures to protect public health including traffic control in areas immediately adjacent to the project. The Site-Specific Health and Safety Plan will also address employee OSHA training and air monitoring for asbestos and lead within the buildings and potential volatile organic compounds that may be encountered in soil below the building slab. The **Contractor** shall be responsible for all personnel employee monitoring and health and safety measures.

The Health and Safety Plan shall also include provisions for site security during abatement and demolition. Temporary security fencing will be placed around all construction areas at the end of each work day, and as required to prohibit unauthorized entry by non-construction personnel.

All hazardous waste shall be disposed of at approved hazardous waste sites and transported by a licensed hazardous waste hauler with a current registration with the California Department of Health Services and shall have a United States - Environmental Protection Agency identification number (US-EPA ID Number).

2. Asbestos Abatement

The **Contractor** shall conform to the following general requirements with regard to asbestos abatement:

- Asbestos abatement work shall be performed by a Licensed Asbestos Abatement Contractor certified by the California Contractors State License Board and currently registered with the California Department of Industrial Relations, Division of Occupational Health and Safety.

- Asbestos containing material that is loosened and mixed with debris that cannot be decontaminated or adequately cleaned shall be handled as asbestos containing debris.
- All asbestos work shall conform to all Federal, State, and local laws covering the identification, preparation, workers, equipment, safety, monitoring, signing, fencing, removing and hauling of friable and non-friable asbestos.
- Respiratory protection measures and exposure monitoring for workers that could potentially be exposed to asbestos shall be conducted.

Applicable regulations include, but are not limited to, the following:

- California Health and Safety Code, Division 20, Chapter 6.8 Hazardous Waste Control, Chapter 6.8 Hazardous Substance Account
- Code of Federal Regulations, Title 29, Part 26, Occupational Safety and Health Administration
- Code of Federal Regulations, Title 29, Part 1910, Hazardous Waste Operations and Emergency Response
- Local Air Pollution Control District Regulations
- Code of Federal Regulations, Title 40, Part 61, Subpart M, National Emission Standards for Asbestos

The **Contractor** shall conform to the following requirements with regard to **friable** asbestos abatement:

- The **Contractor** shall use a California Uniform Hazardous Manifest, which will be signed by the **Commission** or designated representative.
- The **Contractor** shall use hazardous waste haulers having current registration with the California Department of Health Services and shall have a US-EPA ID Number.
- All vehicles used to transport hazardous waste shall have a valid Certificate of Compliance affixed to the vehicle.
- Friable asbestos containerized for transportation to the disposal site shall be appropriately labeled.
- Disposal of the friable asbestos shall be at an approved landfill, with copy of disposal record given to the **Commission** or designated representative.

The **Contractor** shall conform to the following requirements with regard to abatement of EPA Category I & II **non-friable** asbestos and asbestos-containing construction materials with asbestos content less than or equal to 1%:

- The **Contractor** shall take precautions during removal that it remains wet, breakage is minimized, minimal visual emissions are allowed, and it is not physically altered or powdered resulting in the release of free asbestos fibers.
- Non-friable asbestos shall be placed into appropriate containers and covered in accordance with applicable regulations.
- Disposal of the non-friable asbestos will be at an approved disposal facility. **Contractor** shall pay any disposal site charges.

- The **Contractor** shall use California Uniform Non-Hazardous Waste Manifest, which must be signed by the **Commission** or designated representative.

3. **Lead Abatement**

Selective and general demolition activities will involve disturbing painted surfaces and possibly creating lead hazardous wastes. All painted components of the buildings should be considered as lead-containing material (LCM).

The **Contractor** shall conform to the following requirements with regard to LCM abatement:

- LCM abatement work shall only be performed by a certified contractor pursuant to Title 17 of the California Code of Regulations, Section 35001 et seq.
- The demolition and abatement processes shall be conducted in a manner that creates the minimum amount of hazardous waste and leaves the site free of lead contamination exceeding regulatory levels.
- Respiratory protection measures and exposure monitoring for workers that could potentially be exposed to lead shall be conducted.
- The **Contractor** shall evaluate each waste stream separately for hazardous waste characteristics.
- All paint-containing waste streams must be considered potentially lead hazardous pending evaluation and waste testing as appropriate.
- All surface preparation and paint removal wastes shall be considered hazardous wastes due to the likelihood of paint chip lead levels exceeding 1,000 total lead or 5 ppm soluble lead.

All construction activities impacting LCM must be performed in compliance with the most recent edition of all applicable Federal, State, and local regulations, standards, and codes governing abatement, transport, and disposal of lead containing/contaminated materials. Applicable regulations include, but are not limited to, the following:

- National Institute of Occupational Safety and Health (NIOSH)
- US-EPA and National Emission Standards for Hazardous Air Pollutants (NESHAP)
- California Department of Housing and Urban Development (HUD)
- CAL-OSHA Title 8, CCR, Section 1532.1

4. **Additional Hazardous Materials Abatement**

Additional hazardous materials in the buildings, which may include PCB lighting ballasts, other PCB-containing materials, Universal Wastes, refrigerants, coolants, and miscellaneous building maintenance chemicals, shall be disposed of in accordance with the current Federal, State, and local requirements and, as follows:

PCB Lighting Ballasts & Items: Suspect PCB ballasts must be removed from each light fixture, inspected for labeling and any ballast not marked “No PCB” or “PCB Free”, electronic ballast, or dated after 1979 by manufacturer shall be considered a PCB ballast and packaged and labeled for disposal as a hazardous waste or for incineration by an EPA permitted facility in accordance with federal and state regulation. Other suspect PCB items (transformers, capacitors, & electrical switch equipment shall be handled as assumed PCB equipment unless proven to be manufactured after 1979, shown to have no dielectric fluid, and/or tested and found to free of PCB contamination.

Universal Wastes: All potential and identified mercury-containing fluorescent lighting tubes, high intensity discharge (HID) lamps, mercury switches and gauges, batteries (e.g. emergency lighting), electronic wastes, and other universal wastes should be removed and recycled or disposed of in accordance with the guidelines established by the California Department of Toxic Substance Control Universal Waste Rule, as stated in 22 CCR Division 4.5, Chapter 23, Universal Waste Rule.

Refrigerant/Coolant Gasses: All equipment & containers suspected of containing Freon gasses (AC units, Refrigerators, Freezers, Coolers, and associated equipment including compressors and refrigerant gas cylinders), shall have Freon removed by EPA certified personnel and reclaimed in accordance with federal and state regulation prior to demolition or disposal of equipment and associated systems.

Miscellaneous Chemical Products: Containers of cleaning and maintenance products including but not limited to cleaning agents, paints, solvents, and other similar chemical products are required to be removed and properly disposed of. The buildings have substantial abandoned products that will require collection, identification/inventory, packaging, and disposal at a permitted site.

5. Post-Abatement Demolition

Post –Abatement Demolition will consist of the following sub-tasks:

- Clear vegetation around immediate area as required for demolition.
- Relocate approximately 45 concrete blocks at rear of 777 & 779 Sebastopol Rd structure to the area identified on Demolition Plan. Blocks shall be stacked in location identified on plan level, in two straight rows with blocks stacked no more than two blocks high.
- Remove fencing as necessary to conduct work. Fencing to remain shall be terminated in a neat, clean, and safe fashion at the nearest remaining fence post.
- Disconnect and cap under floor plumbing supply, waste, and gas as required for building demolition. **Contractor** to obtain all required abandonment inspections, if any.
- Identify location of all capped off utilities on site map/floor plan for submittal to Commission.
- Remove all parts of the buildings above slab on grade including but not limited to roofs, ceilings, walls, doors, windows, finish flooring, mechanical electrical and plumbing devices and fixtures, plumbing, electrical, and gas rough and finish materials.

- Areas affected by construction shall be “rake/broom” clean.
- **Contractor** shall remove all construction debris off site. Materials acceptable for recycling should be recycled. The recycling goal for this project is 100% of all generated non-hazardous demolition debris. This goal shall be achieved unless unusual circumstances can be demonstrated, rendering this recycling goal unfeasible. Materials that cannot be recycled shall be removed by the **Contractor** to an approved sanitary landfill or approved hazardous waste site.
- **Contractor** shall insure that all Pressure Treated materials, if encountered, are disposed of in compliance with State of California Department of Toxic Substances Control (DTSC) and the manufacture’s recommendations.

Multiple groundwater monitoring wells have been installed on-site in order to monitor the status of groundwater contamination. Demolition shall be conducted in a manner that preserves these wells without damage. A map of well locations is attached (Figure 2).

6. Completion/Certification Documents

The **Contractor** shall provide the final project documentation within thirty (30) calendar days of completion of project. This submittal shall include all documents required for the hazardous materials abatement work, including permits and waste disposal manifests and records, and a certification that all work was completed in accordance with the appropriate laws, regulations and permits, per contract documents 01330, 01770, and 01780.

Attachments:

Figure 1, Site Plan

Figure 2, Monitoring Well Locations

Demolition Plan

Hazardous Materials Survey Report Market 777 Sebastopol Rd

Hazardous Materials Survey Report Clinic 779 Sebastopol Rd.

Hazardous Materials Survey Report 883 Sebastopol Rd