

Tony Vacca Construction, Inc.

408 Bryant Circle F-2 Ojai, CA 93023
Voice: (805) 320-8877 / Fax: (805) 640-3763

R.F.I.

(REQUEST FOR INFORMATION)

Project #:	691-15-114WL	RFI #:	1
Project Name:	IMPROVE Steam Distribution System	Date Requested:	12/13/2016
Solicitation No.:	VA262-17-B-0019	Reference:	Site Visit
Drawing:		Specification Section:	

DESCRIPTION OF PROBLEM OR INFORMATION REQUESTED

During the site visit, leftover asbestos was noticed on wall penetrations. Are we expected to include the abatement cost in our proposal or will it be taken care of under a different contract as mentioned on the site visit?

Will an asbestos report be provided?

OWNER RESPONSE

Unless directed otherwise in writing by the Contracting Officer, asbestos abatements shall be within the scope per Section 01 00 00. Please see the following for the abatement report.

Steve Chan, Schwab 12-15-2016

REVIEWED

By Francisco Silva at 5:00 pm, Dec 15, 2016

OWNER TRACKING No.:

AMEND No.:

VA Project Engineer/Manager:

Date:



Allstate Environmental Solutions, Inc.

LIMITED ASBESTOS INSPECTION REPORT

Subject Property:

VA West Los Angeles- Building 256
11301 Wilshire Boulevard
Los Angeles, CA 90073

Client:

Schwab Engineering and Management
1000 E. Walnut Street
Pasadena, CA 91106

Attention: Paul Dong, P.E.
Phone: (626) 298-2627
pdong@schwabeng.com

AES Project #: 107331

Wednesday, November 18, 2015

TABLE OF CONTENTS

INTRODUCTION	3
PURPOSE AND SCOPE	3
METHODOLOGY	3
LABORATORY	4
LABORATORY ACCREDITATION	4
BULK SAMPLING RESULTS.....	4
CONCLUSION/RECOMMENDATIONS	5
LIMITATIONS	5
APPENDICES.....	7
Appendix A – Site Diagram	8
Appendix B – Photos, Laboratory Report, COC, and Certification(s).....	9



INTRODUCTION

On behalf of Mr. Paul Dong, P.E., of Schwab Engineering and Management, Inc. (Client), Allstate Environmental Solutions, Inc. (AES) conducted a limited inspection of/for Asbestos-Containing Material(s) in the Boiler Room in Building 256 at the Veterans Administration located 11301 Wilshire Boulevard, Los Angeles, California 90073 (Subject Property). Mr. Judd Leach; AES's Certified Asbestos Consultant (CAC 07-4250) conducted the inspection on November 12th, 2015.

PURPOSE AND SCOPE

The purpose of this limited inspection was to inspect the steam pipes and boilers for asbestos-containing thermal systems insulation (TSI) that may be present. AES understands that the facility plans to re-route the steam pipes that enter into the building from the east side and continue in the base level, out the west side, below grade.

METHODOLOGY

Selected materials were visually identified to either be suspect for ACM or as fiberglass. Suspect insulations were sampled and analyzed for asbestos content via Polarized Light Microscopy (PLM) in accordance with the EPA Reference Method 600/R-93/116 "Method for Determination of Asbestos Content in Bulk Samples".

The asbestos-containing materials most likely to release asbestos fibers are those that are in a friable state. Friability describes the condition of asbestos. Friable material is defined as any material that is capable of being crumbled, pulverized or reduced to powder by hand pressure, thereby possibly releasing fibers.

Non-friable sources of asbestos are those materials that have cement or an asphalt binder, although they may become friable and release fibers if the sources are exposed to actions such as abrasion, drilling, cutting, fracturing or hammering. Non-friable sources of asbestos do not typically pose a significant exposure risk if they remain in good condition and are not disturbed. During renovation activities, non-friable sources may become friable and thus may pose an exposure risk.

Federal, State and Local laws require that building owner(s) and/or their representatives, prior to any demolition and/or renovation operations that may disturb any asbestos-containing materials in their buildings, must meet the following requirements: notifications, state of the art removal techniques for asbestos-containing materials, clean-up procedures, waste storage and disposal criteria.

In Los Angeles, California, the South Coast Air Quality Management District (SCAQMD) must be notified 10 working days prior to the start of any asbestos-abatement project where more than 100 square feet of ACM will be disturbed.



The Occupational Safety & Health Administration (OSHA) must be notified 24 hours prior to the start of any asbestos-related project.

LABORATORY

PLM samples collected from the subject property were submitted for laboratory analysis under Chain of Custody to LA Testing Laboratory, in Garden Grove, California. The Laboratory Analytical Results and Chain(s) of Custody can be found in attachments.

LABORATORY ACCREDITATION

LA Testing- Garden Grove, California is accredited by the National Voluntary Laboratory Accreditation Program (NVLAP No. 101650-0) for Bulk Asbestos Analysis.

BULK SAMPLING RESULTS

Two (2) out of six (6) sample/sample layer analyzed revealed asbestos content. One material is presumed ACM (see below). A complete list of samples can be found in the laboratory report at the end of this report. AES does not perform destructive sampling. Areas sampled are those accessible to visual inspection and *per client's request*. All materials were in good condition unless otherwise noted. ACM insulations are considered friable.

The laboratory analytical results indicated no ACM or ACCM in the following samples/layers:

- 1) (01A) Ceiling Valve Mud material - Valve 1.
- 2) (01B) Ceiling Valve Mud material - Valve 2.
- 3) (01C) Ceiling Valve Mud material - Valve 3.
- 4) (04A) 2" Mudded pipe elbow - North of Tank 1.

The laboratory analytical results indicated **ACM** in the following samples/layers:

- 1) **(02A) 4" Pipe Insulation - Pipe west of Tank 2 = 45% Chrysotile. (~2 l.f.)**
- 2) **(03A) Old white tank insulation (under fiberglass) - Tanks 1 and 2 = 20% Chrysotile. (~400 s.f.)**

Presumed ACM-

- 1) **2" pipe insulation - same line as the non-ACM 2" elbow.** Not sampled due to the amount, condition and being under fiberglass. (~1-2 l.f.). Sampling may have created a P5 clean-up.

Note -Refer to Chain of Custody for complete locations and details.



CONCLUSION/RECOMMENDATIONS

1. The ACM tank insulation and fiber glass overlay will require abatement on Tanks 1 and 2. Photos 8 and 9.
2. The 4" pipe insulation will require abatement. See plot plan and photo 10 for exact location.
3. The 2" pipe insulation (under fiberglass) will require abatement. Photo 12.
4. Other piping in the boiler room covered with fiberglass, should be stripped by an abatement contractor in the vent that there is more old suspect ACM insulation underneath. If found, then abate.
5. The large diameter pipes that enter into the building via a vault on the east exterior and through the base level and office adjacent to the Boiler Room and exit through the south side of the building are insulated with fiberglass. The piping must be presumed to be insulated with ACM where it runs underground, west of the building. AES recommends testing the insulation when the underground piping is exposed. Photos 2 through 6.

Asbestos-containing materials are regulated and must be handled by licensed asbestos abatement contractors. The selected contractor must use state-of-the-art engineering controls (e.g., pre-cleaning, work area isolation, pressure differential enclosure, HEPA air filtration, decontamination chambers, signage, etc.) and personal protective equipment while performing abatement activities. ACM scheduled for disturbance or found to be in poor condition are subject to handling and disposal procedures according all applicable local, state, and federal regulations. AES recommends performing on-site monitoring during all removal of ACM and post-abatement air sampling after the completion of abatement work.

LIMITATIONS

AES prepared this asbestos survey under agreement with the client. No warranties expressed or implied, are made by AES or its employees as to the use of any information, apparatus, product or process disclosed in this report. Though reasonable efforts have been made to assure correctness, if a Contractor is employed he/she should bring any discrepancies to the immediate attention of AES.

This evaluation is severely limited in scope to areas accessible to a visual inspection or through reasonable means of the areas evaluated. No demolition or product review was performed in attempts to reveal material compositions. Our services consist of professional opinions and recommendations made in accordance with generally accepted engineering principles and practices and are designed to provide an analytical tool to assist the client. AES or those representing AES bear no responsibility for the actual condition of the structure or safety of a site pertaining to asbestos and/or asbestos contamination regardless of the actions taken by the client.

AES appreciates having had the opportunity to perform this limited asbestos inspection at the subject property. If you have any questions regarding this report, please do not hesitate to contact us.



Respectfully Submitted,
Allstate Environmental Solutions, Inc.

Prepared By,



Judd Leach, CAC # 07-4250
Certified Asbestos Consultant
(949) 836-5799



Limited Asbestos Inspection Report
VA Wes Los Angeles - Building 256 - Boiler Room
11301 Wilshire Boulevard
Los Angeles, CA 90073
November 17, 2015
AES Project # 107331

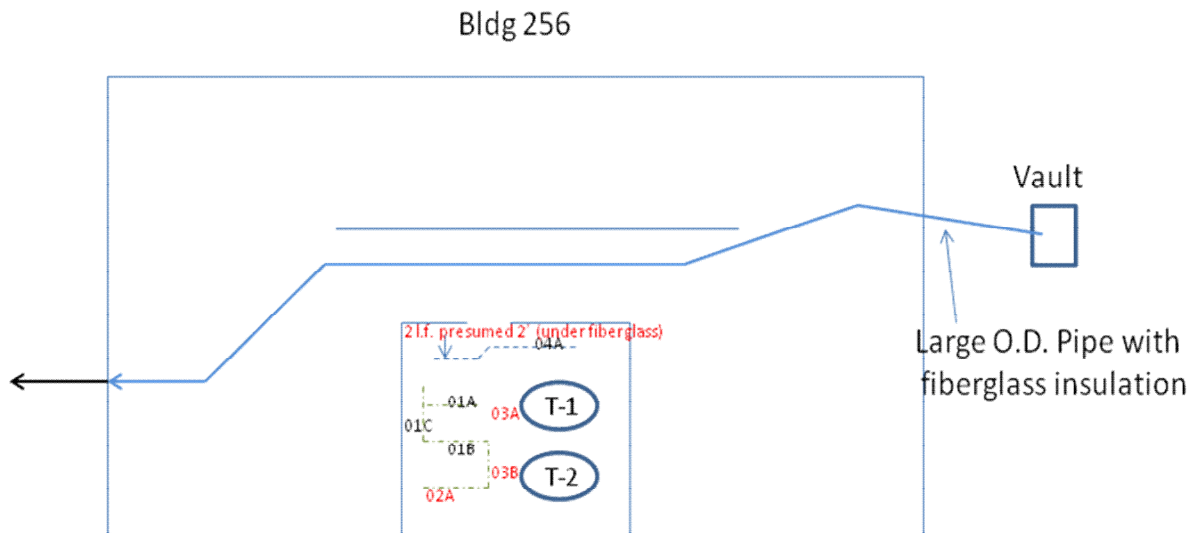
APPENDICES



P.O. Box 1765, Monterey Park, CA 91754 * PH (949) 836-7410 * Fax (800) 670-1388
www.allstatenvsol.com

Appendix A – Site Diagram

(Not to scale and pipe runs/locations are estimated)



01A- Non-ACM sample location – Valve Mud
01B- Non-ACM sample location – Valve Mud
01C- Non-ACM sample location – Valve Mud
02A- ACM Insulation – 4" (~21.f.)
03A/B – ACM tank insulation – under fiberglass (~400 s.f.)
04A – Non-ACM 2" mudded elbow(1 each)



Appendix B – Photos, Laboratory Report, COC, and Certification(s)



Photo 1: Outside view of Building 256.



Photo 2: This is a view of the vault on the east side of the building, next to the parking lot.



Photo 3: This is a view of the fiberglass insulation on the large diameter piping.



Photo 4: This is a view inside the building, of the same fiberglass insulated pipe.





Photo 5: This is a view inside the building, of the same fiberglass insulated pipe.



Photo 6: This is a view of the west side, where the piping again runs below grade. Outside the building, the piping must be presumed ACM and tested when exposed.



Photo 7: This is an overview of the affected boiler room area.



Photo 8: This is a view of the ACM insulation remnants, under the fiberglass over-lay on Tank 1. (200 s.f. per tank estimate)





Photo 9: This is a view of the ACM insulation remnants, under the fiberglass over-lay on Tank 2.

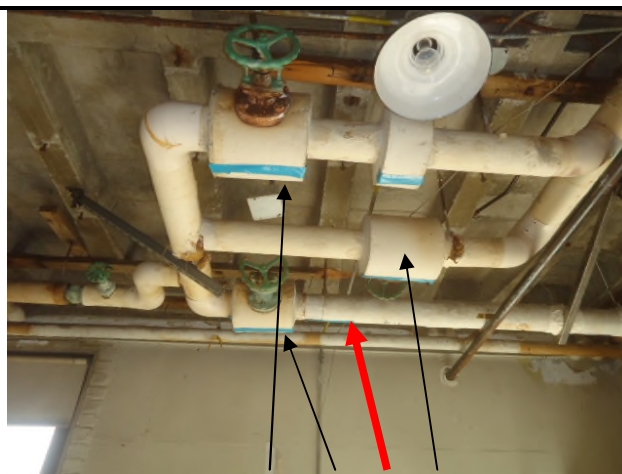


Photo 10: This is a view of the mudded valves with blue tape. The mudded valve insulation is non-ACM. The red arrow indicated the 4" O.D ACM insulation (2 l.f. estimate).



Photo 11: This is a view of the non-ACM 2" mudded elbow (just north of T-1).



Photo 12: This is a view of the presumed 2" old pipe insulation location. The material was in bad shape and merely moving the fiberglass to expose it may have caused an asbestos clean-up. Therefore, the material is presumed ACM. (~2 l.f. estimate).





LA Testing

11652 Knott Street Unit F5 Garden Grove, CA 92841

Tel/Fax: (714) 828-4999 / (714) 828-4944

<http://www.LATesting.com> / gardengrovelab@lateesting.c

LA Testing Order: 331520571

Customer ID: 32ALES62

Customer PO:

Project ID:

Attention: Judd Leach
Allstate Environmental Solutions, Inc.
PO Box 1765
Monterey Park, CA 91754

Phone: (949) 836-5799

Fax:

Received Date: 11/12/2015 4:30 PM

Analysis Date: 11/13/2015

Collected Date:

Project: 107331 Va Bldg 256 11301 Wilshire Blvd LA, CA

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos % Type
			% Fibrous	% Non-Fibrous	
01A 331520571-0001	Ceiling valve 1 - valve ins (wht on sides)	White Fibrous Homogeneous	30% Min. Wool	70% Non-fibrous (Other)	None Detected
01B 331520571-0002	Ceiling valve 2 - valve ins (wht on sides)	White Fibrous Homogeneous	30% Min. Wool	70% Non-fibrous (Other)	None Detected
01C 331520571-0003	Ceiling valve 3 - valve ins (wht on sides)	White Fibrous Homogeneous	30% Min. Wool	70% Non-fibrous (Other)	None Detected
02A 331520571-0004	4" pipe ins	Gray Fibrous Homogeneous		55% Non-fibrous (Other)	45% Chrysotile
03A 331520571-0005	Tank 1 under fiberglass - old white insulation	White Fibrous Homogeneous		80% Non-fibrous (Other)	20% Chrysotile
03B 331520571-0006	Tank 2 under fiberglass - old white insulation				Stop Positive (Not Analyzed)
04A 331520571-0007	North of tank 1 - 2" elbow	Tan Fibrous Homogeneous	90% Min. Wool	10% Non-fibrous (Other)	None Detected

Analyst(s)

Mindy Le (6)

Michael DeCavallas, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Samples received in good condition unless otherwise noted. Estimated accuracy, precision and uncertainty data available upon request. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Reporting limit is 1%

Samples analyzed by LA Testing Garden Grove, CA NVLAP Lab Code 101384-0, CA ELAP 1406

Initial Report From: 11/13/2015 08:36:04

CHAIN OF CUSTODY - Bulk Sampling

#331520571



Requested TAT (Circle One)	One Day _____ hrs	Normal (24hr)
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(Circle): PLM or Other(s)

AES Project #	107331
Sampling By	JL
# of Samples	7
Date(s) Taken	11/12/2015
Page# / Total Pages	105 / 1

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Allstate Environmental Solutions, INC
Phone 949-836-7410 • Fax 800-670-1388

State of California
Division of Occupational Safety and Health
Certified Asbestos Consultant

Judd D Leach

Name

Certification No. **07-4250**

Expires on **08/16/16**

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code.

