

PIEDMONT UNIFIED SCHOOL DISTRICT

MEMORANDUM

TO: Board of Education

FROM: Randall Booker, Superintendent
Pete Palmer, Director of Facilities

DATE: November 28, 2018

RE: **H1 BOND UPDATE – SAFETY MEASURES DURING ALAN HARVEY THEATER DEMOLITION**

I. SUPPORT INFORMATION

The Alan Harvey will be closed beginning in March of 2019. Closing Alan Harvey Theater during the Spring of 2019, rather than waiting until the end of the school year, will help keep the STEAM project on schedule for completion before the 2020-21 school year. Nonetheless, there may be questions about how starting work during the school year may affect students, staff, and campus flow.

Once the theater is closed, and until the new STEAM building is completed, the theater site will be cordoned off from the rest of the campus. Initially, fixtures, lighting systems, and other features that can be reused in the new theater will be “salvaged” and removed. Next, a specialized contractor will abate any hazardous materials inside the theater (for example, removing old thermostats and light fixtures that contain mercury). This salvage and abatement will be inside the existing theater building and will proceed largely unnoticed by students and staff.

PUSD has hired Mark Milani, P.E., CAC, of Milani and Associates. Mr. Milani is a Professional Engineer, a Certified Asbestos Consultant, and a Environmental Services Manager/Hygienist. He was the Environmental Services Manager/Hygienist who managed the last PUSD Bond measure which included the abatement and demolition of the Havens Elementary School. He has continued to work for the district as needed as a consultant/Hygienist.

PUSD has an existing AHERA Management Plan. Under AHERA, materials that are identified as containing asbestos at regulated levels (threshold is greater than 1% to be defined as an ACM) in the AHERA management plan, are to be re-inspected on a triennial basis (every three years). The purpose of the re-inspection is to assess any change in the condition of the specific ACMs identified in the management plan and to document areas where response actions (asbestos abatement removal) have been performed following the previous triennial review.

Milani & Associates has been working closely with PUSD facility personal to conduct necessary pre-renovation surveys for all renovation work that will require demolition or removal of building materials and/or building components for the current bond related projects. Milani & Associates has completed a demolition-level hazardous material survey for the Auditorium Building that is scheduled for demolition this next summer. Milani & Associates has also completed a demolition-level hazardous material survey for

the administration building that will also be demolished. The demolition level surveys utilized information contained in the AHERA Management plan which was augmented with building-specific supplemental sampling, analysis and compliance assessment for the final demolition survey report. The surveys were also performed to comply with the Federal NESHAP regulation for demolition of structures.

The data from the pre-demolition survey report was used to develop project and building specific hazardous material specification and hazmat abatement drawings for use by the selected general contractor and hazmat subcontractors for the removal of hazardous materials from the building prior to demolition.

Milani & Associates will review the abatement contractor work-plan and will perform necessary pre-abatement inspection of all regulated areas, conduct necessary perimeter monitoring and post abatement visual and clearance testing. Milani & Associates will issue a release for demolition letter to the general contractor through PUSD following the completion of removal of all ACMs and other specified regulated materials that are scheduled to be removed from the building prior to start of demolition.

Before the existing buildings are demolished, all asbestos will be removed by a licensed, professional abatement contractor and air clearance certificates will be given. (the existing bldg's were built in 1975 and therefore have very small amounts of asbestos containing materials, all of which are interior and non-friable, such as fire rated doors and vinyl composition tile/mastic). Even though all hazardous materials will be removed prior to demolition, air monitoring stations will still be placed at all four corners of the site during demolition. All OSHA guidelines will be followed during demolition, including keeping the materials wet to mitigate any dust migration off site. Along with a Millani full-time Hygienist, there will also be a full time Division of State Architecture, Inspector of Record (IOR) on site during the entire demolition phase.

While the District plans to demolish the theater over Spring break when there are no students or staff on campus, if the demolition cannot be completed during that week, the District will develop a schedule for the remaining demolition, to minimize the campus impact to the greatest extent possible.

II. **RECOMMENDATION: INFORMATION AND DISCUSSION**

Review the safety measures for the demolition of the Alan Harvey Theater as outlined by Mr. Pete Palmer, Director of Facilities and H1 Bond Construction Manager.