

ENVIRONMENTAL CONSULTING SERVICES
SQ # 10361

MIDDLESEX COUNTY COLLEGE
2600 WOODBRIDGE AVENUE
EDISON, NEW JERSEY 08818

MAIN HALL SCIENCE WING PRE-RENOVATION ASSESSMENT

PROJECT DESCRIPTION

MCC has determined that it requires the services of a professional environmental consulting firm. The consultant will perform an assessment of the Main Hall Science Wing for the presence of Asbestos Containing Materials and Hazardous Materials. The consultant will analyze samples of the Science Wing, and prepare a report of the study results, including locations noted on associated floor plans.

Main Hall is a single story 50,300 square foot building consisting of an academic wing containing classrooms and computer labs as well as a science wing with chemistry labs, geology labs and support spaces. Architecturally, the existing 14,500 square foot science wing in Main Hall contains chemistry and geology labs as well as classroom, office, and prep room spaces.

MCC is planning to renovate the existing Science Wing, but first must determine if asbestos containing materials or hazardous materials are present in the building. If the assessment determines that these materials are present, MCC will have them abated during demolition in accordance with the requirements of the authorities having jurisdiction.

The following are attached to this RFP for reference:

Campus Map and Directory

Main Hall Floor Plan

Science Wing Floor Plan

SCOPE OF WORK

The consultant shall provide all of the labor, materials, and equipment in order to perform all of the professional services required. The on-site sampling and investigation in the Science Wing shall be performed on **Friday November 11, 2016**, Veterans Day, while

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the classrooms are vacant due to the holiday.

PHASE 1

1. Collect the number of bulk samples necessary to properly identify asbestos containing building materials, and hazardous materials in accordance with applicable regulations. This shall include mercury vapor testing within the laboratories, dust within the laboratory fume hoods, and sampling of laboratory sink traps. All samples shall be given a unique identification number and they shall be logged and tracked utilizing appropriate chain of custody bulk sampling forms.
2. Eighty (80) bulk samples shall be analyzed by a certified laboratory in accordance with USEPA’s Polarized Light Microscopy (PLM) protocol per the material testing table listed below.
3. Forty (40) bulk samples for non-friable organically bound (NOB) materials shall be analyzed by a certified laboratory in accordance with USEPA’s Transmission Electron Microscopy (TEM-NOB) protocol, where the PLM results are less than one percent (1%) asbestos by weight; per the material testing table listed below.
4. A mercury vapory scan shall be performed in the laboratory wing with a Portable Mercury Vapor Analyzer. The unit shall detect the presence of mercury vapor to a threshold of two (2) Nano-grams per cubic meter in ambient air. The scan shall be used to identify the potential presence of liquid mercury, for the appropriate remediation during renovation.
5. Three (3) samples shall be analyzed from the exhaust ductwork associated with the laboratory fume hoods. The fume hood sample location shall be placed under negative pressure for the exhaust duct wipe sampling. The wipe samples shall be analyzed for Priority Pollutant Metals.
6. Three (3) sinks and traps shall be sampled and analyzed from the laboratories. Each sample shall be collected from retaining the liquid from the sanitary traps; and analyzed for Volatile Organic Compounds (VOCs), Base Neutrals and Acid Extractables (BNAs), and Thirteen (13) Priority Pollutant Metals.

MAIN HALL SCIENCE WING

Material Type	PLM	TEM
Drywall and Joint Compound, Original Construction	4	
Drywall and Joint Compound, Addition	4	
2” x 2” Acoustical Ceiling Tile	2	
Vinyl Cove Base and Mastic	4	4

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12" x 12" Tan Marble Pattern Floor Tile and Mastic	4	4
Glue/Mastic to Wood Paneling	2	2
12" x 12" Light Green Floor Tile and Mastic	4	4
Laboratory Table Tops	2	
Window Sills	2	
Window Panels	2	
Pipe Insulation	3	
Black Vinyl Cove Base and Mastic	4	4
12" x 12" Blue Floor Tile and Mastic	4	4
Fitting Insulation	3	
Paste on Fiberglass Insulation	3	
Blackboard and Mastic	4	2
12" x 12" Dark Green Floor Tile and Mastic	4	4
Built-up Roofing	8	4
Flashing and Tar	8	4
ADDITIONAL TESTS TBD in Field	9	4
Totals	80	40

- Provide three (3) copies of the report to MCC personnel to review the findings. All known and suspect asbestos containing materials and hazardous materials shall be quantified and their locations shall be noted on the building floor plan for future reference. Include in the report recommendations, and any plans and charts necessary to convey the extent of the hazardous material. The report shall include a table which shows material location, quantity, and condition on a room by room basis.

PROPOSAL

Provide a proposal with a total lump sum fee for Phase 1. The lump sum fees submitted are to include the hiring of all consulting services, lab analysis, etc. required to complete the project. They are not considered reimbursable out-of-pocket expenses. The lump sum fee submitted shall include all site visits necessary to complete the scope of work.

Provide the rate schedules for all of the laboratory sample analysis.

Provide a detailed hourly fee schedule, by title, of all personnel to be assigned to this project.

Provide a schedule of reimbursable expenses to be billed. Reimbursable expenses are additional reproductions beyond the specified quantities, postage, and similar costs. Local travel costs such as tolls and mileage allowance will not be considered for payment as a reimbursable expense. Any such travel costs estimated by the consultant shall be

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included in the lump sum fee.

These fee schedules shall stay in effect for the duration of all phases of the project.

End of Technical Specs.

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MIDDLESEX COUNTY COLLEGE

CAMPUS MAP

REV: November 2015

Middlesex County College is a Smoke-Free Environment



CAMPUS KEY

- | | |
|---|---|
| AC | ACADEMY for SCIENCE, MATHEMATICS, & ENGINEERING TECH. |
| BC | BLUE COLT BOOKSTORE |
| BH | BILLY JOHNSON HALL |
| C1 | CENTER I |
| C2 | CENTER II |
| C3 | CENTER III |
| C4 | CENTER IV |
| CB | CRABIEL HALL |
| CC | COLLEGE CENTER |
| CH | CHAMBERS HALL |
| EA | EAST HALL |
| EX | EAST HALL ANNEX |
| ED | EDISON HALL |
| FM | FACILITIES MANAGEMENT |
| GW | GATEWAY-POLICE INFORMATION |
| H111 | HOF 111 |
| IR | INSTRUCTIONAL RESOURCE CENTER |
| JL | JOHNSON LEARNING CENTER |
| LH | LIBRARY |
| LI | L'HOMMEDIEU HALL |
| MG | MILL GATE |
| MH | MAIN HALL |
| NH | NORTH HALL |
| PA | PERFORMING ARTS CENTER |
| PE | PHYSICAL EDUCATION CENTER |
| RH | RARITAN HALL |
| SH | SOUTH HALL |
| SR | STAFF RESIDENCE (#106-110) |
| ST | STUDIO THEATER |
| WE | WEST HALL |
| WH | WEST HALL ANNEX |
| STUDENTS-1,2,4,6,6A | STUDENTS-1,2,4,6,6A |
| FACULTY/STAFF-1B,5,6B,7,8,9,10,11,16 | FACULTY/STAFF-1B,5,6B,7,8,9,10,11,16 |
| VISITORS-3,15 | VISITORS-3,15 |
| DISABLED-1,1B,3,4,5,6,6B,7,8,13,14,15,16,17 | DISABLED-1,1B,3,4,5,6,6B,7,8,13,14,15,16,17 |
| CHILD CARE CENTER-12 | CHILD CARE CENTER-12 |

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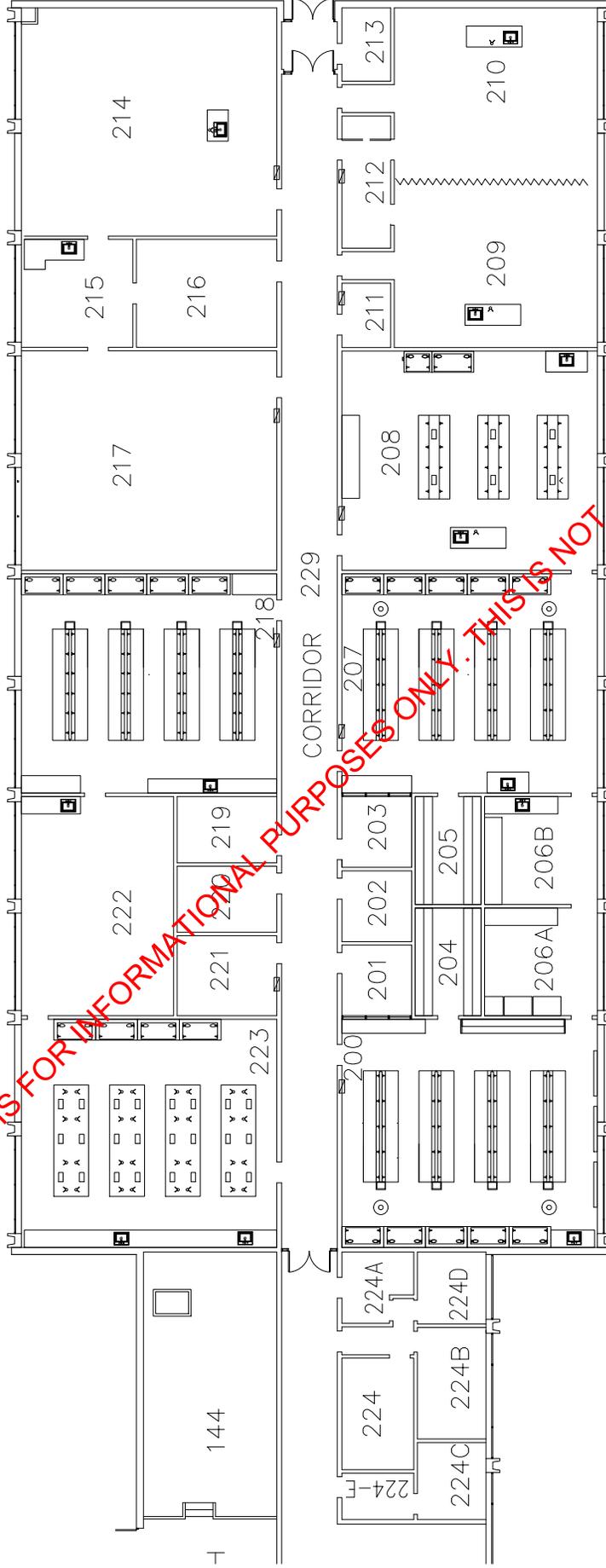
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MIDDLESEX
C O M M U N I T Y C O L L E G E
DIVISION OF FACILITIES MANAGEMENT ENGINEERING DEPARTMENT
6600 WOODBRIDGE AVE., PO BOX 3050 EDISON, NJ 08818 732-906-2611

PROJECT:	DATE:	SHEET
MAIN HALL	DRAWN:	NUMBER
FIRST FLOOR PLAN	REVISED:	MH-1
	SCALE:	1 OF 1

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MIDDLESEX

COUNTY COLLEGE

DIVISION OF FACILITIES MANAGEMENT ENGINEERING DEPARTMENT
2600 WOODBRIDGE AVE. • P.O. BOX 3050 • EDISON, N.J. 08818-732-906-2611

PROJECT:	DATE:	SHEET
EXISTING - MAIN	DRAWN:	NUMBER
HALL SCIENCE WING	REVISED:	MH-1
FIRST FLOOR PLAN	SCALE:	1 OF 1