STATE OF ALASKA
REQUEST FOR PROPOSALS

KASAAN LIBRARY TECHNICAL SERVICE SUPPORT

RFP **18-326-21**

ISSUED OCTOBER 13, 2020

The Department of Environmental Conservation (DEC), Division of Spill Prevention and Response, is soliciting proposals from qualified professionals to provide technical support associated with the abatement, transportation, and disposal of asbestos-containing materials (ACM) from the Kasaan Library in Kasaan, Alaska.

ISSUED BY:
OFFICER OF PROCUREMENT AND PROPERTY MANAGEMENT (OPPM)
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

PRIMARY CONTACT:
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PROCUREMENT OFFICER
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OFFERORS ARE NOT REQUIRED TO RETURN THIS FORM.

IMPORTANT NOTICE: IF YOU RECEIVED THIS SOLICITATION FROM THE STATE OF ALASKA'S "ONLINE PUBLIC NOTICE" WEB SITE, YOU MUST REGISTER WITH THE PROCUREMENT OFFICER LISTED IN THIS DOCUMENT, IN SECTION 1.07, TO RECEIVE SUBSEQUENT AMENDMENTS. FAILURE TO CONTACT THE PROCUREMENT OFFICER MAY RESULT IN THE REJECTION OF YOUR OFFER.

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SECTION 1. INTRODUCTION & INSTRUCTIONS

SEC. 1.01 PURPOSE OF THE RFP

The Department of Environmental Conservation (DEC), Division of Spill Prevention and Response, is soliciting proposals from qualified professionals to provide technical support associated with the abatement, transportation, and disposal of asbestos-containing materials (ACM) from the Kasaan Library in Kasaan, Alaska.

SEC. 1.02 BUDGET

The Department estimates a budget of $65,000.00 for performance and completion of the services provided for herein over the entire duration of the contract resulting from this RFP, to include any and all renewals.

Payment for the contract is subject to funds already appropriated and identified.

SEC. 1.03 DEADLINE FOR RECEIPT OF PROPOSALS

Proposals must be received no later than **4:00 p.m.** prevailing Alaska Time on November 6, 2020. Faxed, oral or emailed proposals are not acceptable.

An Offeror's failure to submit their proposal prior to the deadline will cause the proposal to be disqualified. Late proposals or amendments will not be opened or accepted for evaluation.

SEC. 1.04 PRIOR EXPERIENCE

In order for proposals to be considered responsive, offerors must meet these minimum prior experience requirements:

The minimum qualifications required to conduct work under this RFP are as follows:

Activities required to be conducted by a Qualified Environmental Professional (QEP) in accordance with 18 AAC 75.333 shall be conducted by qualified personnel who are experienced with investigations and cleanups of this nature including work plan preparation, sample collection, and interpretation of data. In addition, work shall be performed in compliance with Alaska's asbestos abatement regulations (8 AAC 61.600). A QEP must have a current certificate issued under 8 AAC 61.720 AND meet one or more of the following minimum educational qualification and experience requirements:

A. Has a four-year undergraduate or a graduate degree from a nationally or internationally accredited postsecondary institution in environmental science or another related scientific field, and has at least 1 year of professional experience in contaminated site characterization and cleanup activities under the direct supervision of a qualified environmental professional completed after the degree described in this subparagraph was obtained;

B. Has a four-year degree from a nationally or internationally accredited postsecondary institution in any field or a two-year associate degree from a nationally or internationally accredited postsecondary institution in environmental science or another related scientific field, and has at least three years of professional experience in contaminated site characterization and cleanup activities under the direct supervision of a qualified environmental professional completed after a degree described in this subparagraph was obtained;

C. Is certified as an environmental technician under an apprenticeship program with a registration under 29 C.F.R. Part 29, and has at least three years of professional experience in contaminated site characterization and cleanup activities under the direct supervision of a qualified environmental professional completed after the certification described in this subparagraph was obtained.

In addition, the offeror must have staff trained and experienced to serve in the following positions:

1. Project Manager-Minimum three years' experience;
2. Geologist and/or Hydrogeologist-Minimum three years' experience;
3. Chemist-Minimum three years' experience;
4. Field team leader-Minimum three years' experience;
5. Environmental Engineer-Current P.E. License in the State of Alaska, no minimum years' experience required.

The proposal shall include demonstrated experience in completing similar projects, including timeline, budget, and the final total cost for the completed project, including letters of reference from previous clients.

An offeror's failure to meet these minimum prior experience requirements may cause their proposal to be considered non-responsive and their proposal may be rejected.

SEC. 1.05 REQUIRED REVIEW

Offerors should carefully review this solicitation for defects and questionable or objectionable material. Comments concerning defects and objectionable material must be made in writing and received by the procurement officer at least ten days before the deadline for receipt of proposals. This will allow time for the issuance of any necessary amendments. It will also help prevent the opening of a defective solicitation and exposure of offeror's proposal upon which award could not be made. Protests based on any omission or error, or on the content of the solicitation, will be disallowed if these faults have not been brought to the attention of the procurement officer, in writing, at least ten days before the deadline for receipt of proposals.

SEC. 1.06 QUESTIONS PRIOR TO DEADLINE FOR RECEIPT OF PROPOSALS

All questions must be in writing and directed to the procurement officer. The interested party must confirm telephone conversations in writing.

Two types of questions generally arise. One may be answered by directing the questioner to a specific section of the RFP. These questions may be answered over the telephone. Other questions may be more complex and may require a written amendment to the RFP. The procurement officer will make this decision.

SEC. 1.07 RETURN INSTRUCTIONS

Return Instructions for Technical and Cost Proposals

Proposals must be **received** no later than **4:00 p.m.** prevailing Alaska Time on **November 3, 2020**. Proposals that are late, contain proposed terms that are in conflict with Term Contract requirements or requirements set forth herein will be deemed non-responsive.

SPECIAL INSTRUCTIONS FOR SUBMITTING PROPOSALS

Due to COVID 19 do not use the hand delivered, or U.S. mail or any delivery service to return your technical and cost proposals. Oral proposals, or faxed proposals are not acceptable.

The proposal package(s) to be send via email or ZendTo link to DEC Procurement Group email address at: decdasprocurement@alaska.gov. Technical and Cost proposals to be labeled and attached separately.

SEC. 1.08 PROPOSAL CONTENTS

The following information must be included in all proposals.

(a) AUTHORIZED SIGNATURE

All proposals must be signed by an individual authorized to bind the offeror to the provisions of the RFP. Proposals must remain open and valid for at least 90-days from the date set as the deadline for receipt of proposals.

(b) OFFEROR'S CERTIFICATION

By signature on the proposal, offerors certify that they comply with the following:

A. the laws of the State of Alaska;

B. the applicable portion of the Federal Civil Rights Act of 1964;

C. the Equal Employment Opportunity Act and the regulations issued thereunder by the federal government;

D. the Americans with Disabilities Act of 1990 and the regulations issued thereunder by the federal government;

E. all terms and conditions set out in this RFP;

F. a condition that the proposal submitted was independently arrived at, without collusion, under penalty of perjury;

G. that the offers will remain open and valid for at least 90 days; and

If any offeror fails to comply with [a] through [g] of this paragraph, the state reserves the right to disregard the proposal, terminate the contract, or consider the Contractor in default.

(c) VENDOR TAX ID

A valid Vendor Tax ID must be submitted to the issuing office with the proposal or within five days of the State's request.

(d) CONFLICT OF INTEREST

Each proposal shall include a statement indicating whether or not the firm or any individuals working on the contract has a possible conflict of interest (e.g., currently employed by the State of Alaska or formerly employed by the State of Alaska within the past two years) and, if so, the nature of that conflict. The procurement officer reserves the right to **consider a proposal non-responsive and reject it** or cancel the

award if any interest disclosed from any source could either give the appearance of a conflict or cause speculation as to the objectivity of the contract to be performed by the offeror.

(e) FEDERAL REQUIREMENTS

The offeror must identify all known federal requirements that apply to the proposal, the evaluation, or the contract.

(f) BID BOND – PERFORMANCE BOND – SURETY DEPOSIT

NOT APPLICABLE

SEC. 1.09 ASSISTANCE TO OFFERORS WITH A DISABILITY

Offerors with a disability may receive accommodation regarding the means of communicating this RFP or participating in the procurement process. For more information, contact the procurement officer no later than ten days prior to the deadline for receipt of proposals.

SEC. 1.10 AMENDMENTS TO PROPOSALS

Amendments to or withdrawals of proposals will only be allowed if acceptable requests are received prior to the deadline that is set for receipt of proposals. No amendments or withdrawals will be accepted after the deadline unless they are in response to the State's request in accordance with 2 AAC 12.290.

SEC. 1.11 AMENDMENTS TO THE RFP

If an amendment is issued, it will be provided to all who have registered with the procurement officer after receiving the RFP from the State of Alaska Online Public Notice web site.

SEC. 1.12 RFP SCHEDULE

The RFP schedule set out herein represents the State of Alaska's best estimate of the schedule that will be followed. If a component of this schedule, such as the deadline for receipt of proposals, is delayed, the rest of the schedule may be shifted by the same number of days.

- Issue RFP October 13, 2020;
- RFP question submission deadline October 20, 2020;
- Deadline for Receipt of Proposals November 3, 2020 **4:00 p.m. AKST;**
- Proposal Evaluation Committee approximately week of November 9, 2020;
- Notice of Intent to Award a Contract issue approximately week of November 16, 2020;
- Estimated Contract start date November 30, 2020.

This RFP does not, by itself, obligate the State. The State's obligation will commence when the contract is approved by the Department of Environmental Conservation. Upon written notice to the Contractor, the State may set a different starting date for the contract. The State will not be responsible for any work done by the Contractor, even work done in good faith, if it occurs prior to the contract start date set by the State.

SEC. 1.13 PRE-PROPOSAL CONFERENCE

A pre-proposal conference will not be held for this project.

SEC. 1.14 ALTERNATE PROPOSALS

Offerors may only submit one proposal for evaluation.

In accordance with 2 AAC 12.830 alternate proposals (proposals that offer something different than what is asked for) will be rejected.

SEC. 1.15 NEWS RELEASES

News releases related to this RFP will not be made without prior approval of the Project Director.

SECTION 2. BACKGROUND INFORMATION

SEC. 2.01 BACKGROUND INFORMATION

The Kasaan Library property is owned by the Southeast Island School District (SISD) and located at 117 Kasaan Street in Kasaan, Alaska on Prince of Wales Island. The property is located south of the intersection of College Street and Peele Avenue in the central portion of Kasaan. The property is approximately 13,000 square feet in size and is currently used as a library and a part-time classroom.

Previous assessment work has identified ACMs in the building. In particular, DEC funded a 2019 Property Assessment and Cleanup Plan (PACP) of the property, which evaluated the potential presence of lead-based paint (LBP) and ACMs in the library. As part of this assessment, the library was evaluated for the potential presence of lead-based paint (LBP) and asbestos-containing materials (ACMs). LBP and asbestos inspections were conducted of readily accessible interior and exterior surfaces of the building. LBP was not identified on the subject property. ACMs in good condition were identified on the subject property. The joint compound and ceiling texture materials in the hallway and main room of the library should be considered friable ACMs; and the vinyl flooring and mastic in the storage room, furnace room, and bathrooms should be considered Category I non-friable ACMs. All identified ACMs in the library are regulated asbestos containing materials. Based on the information in the PACP, DEC drafted an Analysis of Brownfield Cleanup Alternatives (ABCA) with the selected remedy that all identified ACMs during previous asbestos inspections be abated, packaged appropriately for shipping, and transported to an appropriate disposal facility, or encapsulated.

The removal and proper disposal of ACMs would provide an important step in reuse of this property by providing a safe location for a community library and school and is consistent with the community's vision for the property's reuse.

SECTION 3. SCOPE OF WORK & CONTRACT INFORMATION

SEC. 3.01 SCOPE OF WORK

The Department of Environmental Conservation, Division of Spill Prevention and Response is soliciting proposals for asbestos abatement, transportation, and disposal services.

To accomplish this purpose, the Contractor shall achieve the following objectives:

- **Abatement of Asbestos-Containing Materials**

  The Contractor shall complete the abatement of all asbestos-containing materials in the Kasaan Library. Such abatement must conform to all federal, state, and local laws, including, but not limited to all relevant National Emission Standards for Hazardous Air Pollutants (NESHAP) and Occupational Safety and Health Administration (OSHA) standards and regulations. The Contractor shall use previous site assessments and inspections to locate previously identified ACMs within the building. Previous inspections for assessments occurred in July 2000 (Attachment 6) and April 2009 (Attachment 5). A Property Assessment and Cleanup Plan was also conducted in December 2019 (Attachment 4). The Contractor shall discuss options for abatement (e.g., scraping the popcorn ceiling texturing off the gypsum substrate vs. removing the popcorn ceiling texturing along with the gypsum substrate), as well as the costs/benefits of each option with the DEC project manager and authorized representatives of the Southeast Island School District and Organized Village of Kasaan. For cost estimating purposes, the Contractor should assume the most expensive option for abating various ACMs will be selected or clearly articulate the costs associated with a recommended approach based on all available information, as well as an explanation for recommending that specific approach.

  The Contractor shall prepare a draft work plan outlining the anticipated work for the project, transportation routes, disposal location (with documentation from the landfill that it is permitted to receive ACM), and a project schedule for ACM-abatement and disposal and submit to DEC within two weeks of the Notice to Proceed. DEC will review and provide comments on the draft work plan. The Contractor shall incorporate DEC's comments and submit a final work plan to DEC.

- **Transportation and Disposal of Asbestos-Containing Materials**

  The Contractor shall ensure that ACMs are packaged and shipped for disposal to an appropriate facility in accordance with all state and federal laws and regulations. The Contractor shall determine the most cost effective and advantageous method for disposing of the material that complies with all relevant regulations. For cost estimating purposes, it should be assumed that the Contractor shall ship materials off Prince of Wales Island to a landfill that is permitted to accept ACMs.

- **Reporting**

  The Contractor shall prepare a report that documents all activities performed for review and approval by the DEC Project Manager. The report shall be commensurate to the complexity of the work performed and shall provide the reader a thorough understanding of the potential environmental issues that existed within the study area and residual impacts that may remain.

The Contractor shall submit a draft report to the DEC Project Manager for review. DEC will conduct its review and provide comments to the Contractor if needed. The Contractor shall address all DEC comments and provide a revised final report for DEC approval.

In addition to the reporting requirements as identified in State regulations, the final report shall also include the following, without limitation:

a) Written narrative describing the abatement, transportation, and disposal activities conducted;

b) Summary of changes or variances from the work plan;

c) Copies of all field notes;

d) Photographs;

e) A site map or figure which clearly documents locations of abatement activities;

f) Copies of certificates of disposal from the receiving landfill;

g) Any other relevant or required information as described in applicable DEC or EPA guidance.

The Contractor shall comply with all applicable federal, state, and local laws and ordinances. Unless otherwise specified, the Contractor shall perform all work in accordance with the Alaska Administrative Code, section 18 AAC 75.

In addition, the Contractor is responsible for securing access authorization to the subject property, and for coordinating access with property owners in order to facilitate efficient access and scheduling of field work, while minimizing disruptions to all business operations.

SEC. 3.02 CONTRACT TERM AND WORK SCHEDULE

The length of the contract will be from the date of award, approximately November 2020 through June 30, 2021 with one, one-year renewal options at the State's discretion.

Unless otherwise provided in this RFP, the State and the successful offeror/Contractor agree: (1) that any extension of the contract excluding any exercised renewal options, will be considered as a month-to-month extension, and all other terms and conditions shall remain in full force and effect and (2) the procurement officer will provide notice to the Contractor of the intent to cancel such month-to-month extension at least 30 days before the desired date of cancellation. A month-to-month extension may only be executed by the procurement officer via a contract amendment.

SEC. 3.03 DELIVERABLES

The Contractor shall submit following deliverables using the identified format:

a. Progress Status Report with each invoice.
b. All draft documents – MS Word document.
c. Final reports – comprehensive *portable document format* (pdf).

d. Photographs – jpeg format.
e. Tables, such as MS Excel, incorporated into the final report format.
f. Analytical reports – any of the above formats, incorporated into the final report format as appropriate.

Provide the following deliverables electronically:

g. Draft work plan, for review and comment, two weeks from receiving a fully signed Notice to Proceed.
h. Final work plan, one week from receiving DEC review and comments.
i. Draft abatement report, one week of completing the project.
j. Final abatement report, one week from receiving DEC review and comments.

SEC. 3.04 CONTRACT TYPE

This contract is a time and materials contract.

The Contractor's cost established as a result of this solicitation will remain through June 30, 2021. All price adjustments will be considered in accordance with contract compensation and payment.

SEC. 3.05 PROPOSED PAYMENT PROCEDURES

The State will make payments based on services rendered to DEC. Each billing must consist of an invoice and progress report. No payment will be made until the progress report and invoice has been approved by the Project Director.

SEC. 3.06 PROMPT PAYMENT FOR STATE PURCHASES

Not applicable.

SEC. 3.07 CONTRACT PAYMENT

No payment will be made until the contract is approved by the Commissioner of the Department of Environmental Conservation or the Commissioner's designee. Under no conditions will the State be liable for the payment of any interest charges associated with the cost of the contract.

The State is not responsible for and will not pay local, State, or federal taxes. All costs associated with the contract must be stated in U.S. currency.

Any single contract payment of $1 million or higher must be accepted by the Contractor via Electronic Funds Transfer (EFT).

SEC. 3.08 MANDATORY REPORTING

The Contractor must provide a quarterly usage report to the procurement officer in an electronic format (Excel). The report must contain at least the following information: purchasing entity, description of items and/or services purchased, date of purchase, contract price, retail price, extended contract and retail price, and savings.

These reports are due 30 days after the end of each quarter. The Contractor's failure to provide these reports as required may result in contract default action.

Reporting Period	**Due Date**

State Fiscal Quarter 1 (Jul 1 - Sept 30):	Oct 31
State Fiscal Quarter 2 (Oct 1 - Dec 31):	Jan 31
State Fiscal Quarter 3 (Jan 1 - Mar 31):	Apr 30
State Fiscal Quarter 4 (Apr 1 - Jun 30):	Jul 31

Any quarter with zero sales must be reported as zero sales. This may be done via email to the procurement officer.

SEC. 3.09 LOCATION OF WORK

The State WILL NOT provide workspace for the Contractor. The Contractor must provide its own workspace.

The Contractor must include in their price proposal: transportation, lodging, and per diem costs sufficient to pay for staff member(s) to conduct necessary field work. Travel to other locations will not be required; however, certification that removed ACMs have been disposed of at a regulated, off-site location is required.

By signature on their proposal, the offeror certifies that all services provided under this contract by the Contractor and all subcontractors shall be performed in the United States.

If the offeror cannot certify that all work will be performed in the United States, the offeror must contact the procurement officer in writing to request a waiver at least 10 days prior to the deadline for receipt of proposals.

The request must include a detailed description of the portion of work that will be performed outside the United States, where, by whom, and the reason the waiver is necessary.

Failure to comply with these requirements may cause the State to reject the proposal as non-responsive or cancel the contract.

SEC. 3.10 THIRD-PARTY SERVICE PROVIDERS

NOT APPLICABLE

SEC. 3.11 SUBCONTRACTORS

Subcontractors may be used to perform work under this contract. If an offeror intends to use subcontractors, the offeror must identify in the proposal the names of the subcontractors and the portions of the work the subcontractors will perform.

Subcontractor experience shall not be considered in determining whether the offeror meets the requirements set forth in SEC. 1.04 PRIOR EXPERIENCE.

If a proposal with subcontractors is selected, the offeror must provide the following information concerning each prospective subcontractor within five working days from the date of the State's request:

- complete name of the subcontractor;
- complete address of the subcontractor;
- type of work the subcontractor will be performing;
- percentage of work the subcontractor will be providing;

- evidence that the subcontractor holds a valid Alaska business license; and
- a written statement signed by each proposed subcontractor that clearly verifies that the subcontractor is committed to render the services required by the contract.

An offeror's failure to provide this information, within the time set, may cause the State to consider their proposal non-responsive and reject it. The substitution of one subcontractor for another may be made only at the discretion and prior written approval of the Project Director.

Note that if the subcontractor will not be performing work within Alaska, they will not be required to hold an Alaska business license.

SEC. 3.12 JOINT VENTURES

Joint ventures are acceptable. If submitting a proposal as a joint venture, the offeror must submit a copy of the joint venture agreement which identifies the principals involved and their rights and responsibilities regarding performance and payment.

SEC. 3.13 RIGHT TO INSPECT PLACE OF BUSINESS

At reasonable times, the State may inspect those areas of the Contractor's place of business that are related to the performance of a contract. If the State makes such an inspection, the Contractor must provide reasonable assistance.

SEC. 3.14 F.O.B. POINT

Not applicable.

SEC. 3.15 CONTRACT PERSONNEL

Any change of the project team members or subcontractors named in the proposal must be approved, in advance and in writing, by the Project Director. Personnel changes that are not approved by the State may be grounds for the state to terminate the contract.

SEC. 3.16 INSPECTION & MODIFICATION - REIMBURSEMENT FOR UNACCEPTABLE DELIVERABLES

The Contractor is responsible for the completion of all work set out in the contract. All work is subject to inspection, evaluation, and approval by the Project Director. The State may employ all reasonable means to ensure that the work is progressing and being performed in compliance with the contract. The Project Director may instruct the Contractor to make corrections or modifications if needed in order to accomplish the contract's intent. The Contractor will not unreasonably withhold such changes.

Substantial failure of the Contractor to perform the contract may cause the State to terminate the contract. In this event, the State may require the Contractor to reimburse monies paid (based on the identified portion of unacceptable work received) and may seek associated damages.

SEC. 3.17 LIQUIDATED DAMAGES

Not applicable.

SEC. 3.18 CONTRACT CHANGES - UNANTICIPATED AMENDMENTS

During the course of this contract, the Contractor may be required to perform additional work. That work will be within the general scope of the initial contract. When additional work is required, the Project Director will provide the Contractor a written description of the additional work and request the Contractor to submit a firm time schedule for accomplishing the additional work and a firm price for the additional work. Cost and pricing data must be provided to justify the cost of such amendments per AS 36.30.400.

The Contractor will not commence additional work until the Project Director has secured any required State approvals necessary for the amendment and issued a written contract amendment, approved by the Commissioner of the Department of Environmental Conservation ***or*** the Commissioner's designee.

SEC. 3.19 NONDISCLOSURE AND CONFIDENTIALITY

Contractor agrees that all confidential information shall be used only for purposes of providing the deliverables and performing the services specified herein and shall not disseminate or allow dissemination of confidential information except as provided for in this section. The Contractor shall hold as confidential and will use reasonable care (including both facility physical security and electronic security) to prevent unauthorized access by, storage, disclosure, publication, dissemination to and/or use by third parties of, the confidential information. "Reasonable care" means compliance by the Contractor with all applicable federal and State law, including the Social Security Act and HIPAA. The Contractor must promptly notify the State in writing if it becomes aware of any storage, disclosure, loss, unauthorized access to or use of the confidential information.

Confidential information, as used herein, means any data, files, software, information or materials (whether prepared by the State or its agents or advisors) in oral, electronic, tangible or intangible form and however stored, compiled or memorialized that is classified confidential as defined by State of Alaska classification and categorization guidelines provided by the State to the Contractor or a Contractor agent or otherwise made available to the Contractor or a Contractor agent in connection with this contract, or acquired, obtained or learned by the Contractor or a Contractor agent in the performance of this contract. Examples of confidential information include, but are not limited to: technology infrastructure, architecture, financial data, trade secrets, equipment specifications, user lists, passwords, research data, and technology data (infrastructure, architecture, operating systems, security tools, IP addresses, etc).

If confidential information is requested to be disclosed by the Contractor pursuant to a request received by a third party and such disclosure of the confidential information is required under applicable State or federal law, regulation, governmental or regulatory authority, the Contractor may disclose the confidential information after providing the State with written notice of the requested disclosure (to the extent such notice to the State is permitted by applicable law) and giving the State opportunity to review the request. If the Contractor receives no objection from the State, it may release the confidential information within 30 days. Notice of the requested disclosure of confidential information by the Contractor must be provided to the State within a reasonable time after the Contractor's receipt of notice of the requested disclosure and, upon request of the State, shall seek to obtain legal protection from the release of the confidential information.

The following information shall not be considered confidential information: information previously known to be public information when received from the other party; information freely available to the general public; information which now is or hereafter becomes publicly known by other than a breach of confidentiality

hereof; or information which is disclosed by a party pursuant to subpoena or other legal process and which as a result becomes lawfully obtainable by the general public.

SEC. 3.20 INDEMINFICATION

The Contractor shall indemnify, hold harmless, and defend the state from and against any claim of, or liability for error, omission or negligent act of the Contractor, its agents, under this agreement. The Contractor shall not be required to indemnify the contracting agency for a claim of, or liability for, the independent negligence of the state. If there is a claim of, or liability for, the joint negligent error or omission of the Contractor and the independent negligence of the state, the indemnification and hold harmless obligation shall be apportioned on a comparative fault basis. "Contractor" and "state", as used within this and the following article, include the employees, agents and other Contractors who are directly responsible, respectively, to each. The term "independent negligence" is negligence other than in the contracting agency's selection, administration, monitoring, or controlling of the Contractor and in approving or accepting the Contractor's work.

SEC. 3.21 INSURANCE REQUIREMENTS

Without limiting Contractor's indemnification, it is agreed that Contractor shall purchase at its own expense and maintain in force at all times during the performance of services under this agreement the following policies of insurance. Where specific limits are shown, it is understood that they shall be the minimum acceptable limits. If the Contractor's policy contains higher limits, the state shall be entitled to coverage to the extent of such higher limits.

Certificates of Insurance must be furnished to the contracting officer prior to beginning work and must provide for a notice of cancellation, non-renewal, or material change of conditions in accordance with policy provisions. Failure to furnish satisfactory evidence of insurance or lapse of the policy is a material breach of this contract and shall be grounds for termination of the Contractor's services. All insurance policies shall comply with and be issued by insurers licensed to transact the business of insurance under AS 21.

Workers' Compensation Insurance: The Contractor shall provide and maintain, for all employees engaged in work under this contract, coverage as required by AS 23.30.045, and; where applicable, any other statutory obligations including but not limited to Federal U.S.L. & H. and Jones Act requirements. The policy must waive subrogation against the State.

Commercial General Liability Insurance: covering all business premises and operations used by the Contractor in the performance of services under this agreement with minimum coverage limits of $300,000 combined single limit per claim.

Commercial Automobile Liability Insurance: covering all vehicles used by the Contractor in the performance of services under this agreement with minimum coverage limits of $300,000 combined single limit per claim.

Professional Liability Insurance: covering all errors, omissions or negligent acts in the performance of professional services under this agreement with minimum coverage limits of $300,000 per claim /annual aggregate.

SEC. 3.22 TERMINATION FOR DEFAULT

If the Project Director determines that the Contractor has refused to perform the work or has failed to perform the work with such diligence as to ensure its timely and accurate completion, the State may, by providing 15 days written notice to the Contractor, terminate the Contractor's right to proceed with part or all of the remaining work.

This clause does not restrict the State's termination rights under the contract provisions of Appendix A, attached in Section 8, Attachments**.**

SECTION 4. PROPOSAL FORMAT AND CONTENT

SEC. 4.01 PROPOSAL FORMAT AND CONTENT

The State discourages overly lengthy and costly proposals, however, in order for the State to evaluate proposals fairly and completely, offerors must follow the format set out in this RFP and provide all information requested.

Include a title page showing the name of the Project, the RFP number, and the date of the proposal. Proposals must contain a Table of Contents and all pages must be consecutively numbered. Please keep the proposals to the point. Excessively large proposals will not score higher than lean proposals.

Font will be Arial, 12 point.

Proposals must address all items in the order reflected below. Proposals not meeting these criteria may be considered non-responsive.

1. Title Page;
2. Table of Contents;
3. Introduction (maximum two pages);
4. Management Plan for the Project (maximum seven pages);
5. Experience and Qualifications (including examples and descriptions required under Section 1.04 & 4.04);
6. Resumes;
7. Attachments;
8. Cost Proposal (sealed separately from the rest of the proposal and must be clearly identified).

SEC. 4.02 INTRODUCTION

Proposals must include the complete name and address of offeror's firm and the name, mailing address, and telephone number of the person the State should contact regarding the proposal.

Proposals must confirm that the offeror will comply with all provisions in this RFP; and, if applicable, provide certification number and documents that the firm qualifies as a Minority Business Enterprises and Women's Business Enterprises (MBE/WBE). Proposals must be signed by a company officer empowered to bind the company. An offeror's failure to include these items in the proposals may cause the proposal to be determined to be non-responsive and the proposal may be rejected.

SEC. 4.03 MANAGEMENT PLAN FOR THE PROJECT

Offerors must provide comprehensive narrative statements that set out the management plan they intend to follow and illustrate, how the plan shall serve to accomplish the work and meet the State's project objectives and tasks set forth herein. The narrative must include:

- how the offeror shall manage the contract and the points of contact;
- how the Project Manager shall be kept abreast of on-going work;
- how the offeror shall ensure a timely product;
- details of fiscal tracking and billing;

SEC. 4.04 EXPERIENCE AND QUALIFICATIONS

Offerors must provide a narrative statement and personnel roster that identifies each staff member who shall work on the contract and fits the minimum work experience requirements, as outlined in this RFP. Offerors must submit a resume of each of the staff listed in the personnel roster. Lists of projects are not identified as useful. When listing projects, focus on individual's specific duties and responsibilities and how project experience is relevant to the proposed contract. Identify the length of time each individual has been with the present company, total years of experience, and percentage of time each individual shall be available for this contract work. Provide copies of asbestos certification for individuals with that certification. If a member of the staff listed on the roster should need to be replaced during the contract time period, the person must meet the same minimum qualifications and billable cost per hour prior, as set forth in the personnel roster. In addition, approval must be given by DEC prior to any changes in the personnel roster.

SEC. 4.05 METHODOLOGY USED FOR THE PROJECT

Offerors must provide comprehensive narrative statements that set out the methodology they intend to employ and illustrate how the methodology will serve to accomplish the work and meet the state's project schedule.

SEC. 4.06 UNDERSTANDING OF THE PROJECT

Offerors must provide comprehensive narrative statements that illustrate their understanding of the requirements of the project and the project schedule.

SEC. 4.07 COST PROPOSAL/PRICING

Cost proposals must include an itemized list of all direct and indirect costs associated with the performance of the contract, including, but not limited to, total number of hours at various hourly rates, direct expenses, payroll, supplies, overhead assigned to each person working on the project, percentage of each person's time devoted to the project, and profit.

SEC. 4.08 EVALUATION CRITERIA

All proposals will be reviewed to determine if they are responsive. Proposals determined to be responsive will be evaluated using the criterion that is set out in **Section 5. Evaluation Criteria and Contractor Selection**.

An evaluation may not be based on discrimination due to the race, religion, color, national origin, sex, age, marital status, pregnancy, parenthood, disability, or political affiliation of the offeror.

SECTION 5. EVALUATION CRITERIA AND CONTRACTOR SELECTION
THE TOTAL NUMBER OF POINTS USED TO SCORE THIS PROPOSAL IS 100

SEC. 5.01 MANAGEMENT PLAN FOR THE PROJECT (25 POINTS)

Proposals will be evaluated against the questions set out below:

1) How well has the offeror demonstrated that it understands the deliverables the State expects it to provide? Does the plan demonstrate measures that will ensure a timely product?

2) How well does the management plan illustrate the lines of authority and communication and will the management plan (as proposed) achieve the identified deliverables on the schedule outlined in the RFP?

3) Is the fiscal tracking and billing process clearly outlined?

4) Does the offeror provide a comprehensive methodology that is a logical approach to fulfilling the tasks, objectives and requirements described in the RFP?

5) Is the proposal submitted responsive to all material requirements in the RFP?

SEC. 5.02 EXPERIENCE AND QUALIFICATIONS (25 POINTS)

Proposals will be evaluated against the questions set out below:

1) Questions regarding the personnel:

a) Do each of the individuals assigned to the project meet the minimum qualifications?

b) Are resumes complete and do they demonstrate backgrounds that would be desirable for individuals engaged in the work the project requires?

c) How extensive is the applicable education and experience of the personnel designated to work on the project?

d) How knowledgeable are the offeror's personnel of the local area and how many individuals have worked in the area previously?

e) How relevant are examples given for the specific positions? How well do the descriptions support the submitted material?

2) Questions regarding the firm (if used):

a) How well has the firm demonstrated experience in completing similar projects (e.g., brownfields projects and/or rural projects) on time and within budget?

b) How successful is the general history of the firm regarding timely and successful completion of projects?

c) Has the firm provided letters of reference from previous clients?

SEC. 5.03 UNDERSTANDING THE PROJECT (5 POINTS)

1) How well has the offeror demonstrated a thorough understanding of the purpose and scope of the RFP?

2) Has the offeror identified potential issues/problems and described ways to address those issues/problems?

SEC. 5.04 CONTRACT COST (40 POINTS)

Overall, a minimum of 40 points of the total evaluation points will be assigned to cost. Total cost per hour will be used for evaluation purpose. The cost amount used for evaluation may be affected by one of the preferences referenced under Section 6.11.

Converting Cost to Points

The lowest cost proposal will receive the maximum number of points allocated to cost. The point allocations for cost on the other proposals will be determined through the method set out in Section 6.15.

SEC. 5.05 MBE/WBE PREFERENCE (5 POINTS)

To receive the points, the qualified Minority Business Enterprise (MBE) or Women's Business Enterprise (WBE) offeror or subcontractor will provide evidence of certification and the work that they will perform. Please refer to section 6.11 for additional information on the MBE/WBE preference.

SECTION 6. GENERAL PROCESS INFORMATION

SEC. 6.01 INFORMAL DEBRIEFING

When the contract is completed, an informal debriefing may be performed at the discretion of the Project Director. If performed, the scope of the debriefing will be limited to the work performed by the Contractor.

SEC. 6.02 ALASKA BUSINESS LICENSE AND OTHER REQUIRED LICENSES

Prior to the award of a contract, an offeror must hold a valid Alaska business license. Offerors should contact the **Department of Commerce, Community and Economic Development, Division of Corporations, Business, and Professional Licensing, PO Box 110806, Juneau, Alaska 99811-0806**, for information on these licenses. Acceptable evidence that the offeror possesses a valid Alaska business license may consist of any one of the following:

- copy of an Alaska business license;
- certification on the proposal that the offeror has a valid Alaska business license and has included the license number in the proposal;
- a canceled check for the Alaska business license fee;
- a copy of the Alaska business license application with a receipt stamp from the State's occupational licensing office; or
- a sworn and notarized statement that the offeror has applied and paid for the Alaska business license.

You are not required to hold a valid Alaska business license at the time proposals are opened if you possess one of the following licenses and are offering services or supplies under that specific line of business:

- fisheries business licenses issued by Alaska Department of Revenue or Alaska Department of Fish and Game,
- liquor licenses issued by Alaska Department of Revenue for alcohol sales only,
- insurance licenses issued by Alaska Department of Commerce, Community and Economic Development, Division of Insurance, or
- Mining licenses issued by Alaska Department of Revenue.

Prior the deadline for receipt of proposals, all offerors must hold any other necessary applicable professional licenses required by Alaska Statute.

SEC. 6.03 SITE INSPECTION

The state may conduct on-site visits to evaluate the offeror's capacity to perform the contract. An offeror must agree, at risk of being found non-responsive and having its proposal rejected, to provide the state reasonable access to relevant portions of its work sites. Individuals designated by the procurement officer at the state's expense will make site inspection.

SEC. 6.04 CLARIFICATION OF OFFERS

In order to determine if a proposal is reasonably susceptible for award, communications by the procurement officer are permitted with an offeror to clarify uncertainties or eliminate confusion concerning the contents of a proposal. Clarifications may not result in a material or substantive change to the proposal. The evaluation by the procurement officer may be adjusted as a result of a clarification under this section.

SEC. 6.05 DISCUSSIONS WITH OFFERORS

The State may conduct discussions with offerors in accordance with AS 36.30.240 and 2 AAC 12.290. The purpose of these discussions will be to ensure full understanding of the requirements of the RFP and proposal. Discussions will be limited to specific sections of the RFP or proposal identified by the procurement officer. Discussions will only be held with offerors who have submitted a proposal deemed reasonably susceptible for award by the procurement officer. Discussions, if held, will be after initial evaluation of proposals by the procurement officer. If modifications are made as a result of these discussions, they will be put in writing. Following discussions, the procurement officer may set a time for best and final proposal submissions from those offerors with whom discussions were held. Proposals may be reevaluated after receipt of best and final proposal submissions.

If an offeror does not submit a best and final proposal or a notice of withdrawal, the offeror's immediate previous proposal is considered the offeror's best and final proposal.

Offerors with a disability needing accommodation should contact the procurement officer prior to the date set for discussions so that reasonable accommodation can be made. Any oral modification of a proposal must be reduced to writing by the offeror.

SEC. 6.06 EVALUATION OF PROPOSALS

The procurement officer, or an evaluation committee made up of at least three State employees or public officials, will evaluate proposals. The evaluation will be based solely on the evaluation factors set out in **SECTION 5**. **EVALUATION CRITERIA AND CONTRACTOR SELECTION**.

After receipt of proposals, if there is a need for any substantial clarification or material change in the RFP, an amendment will be issued. The amendment will incorporate the clarification or change, and a new date and time established for new or amended proposals. Evaluations may be adjusted as a result of receiving new or amended proposals.

SEC. 6.07 CONTRACT NEGOTIATION

After final evaluation, the procurement officer may negotiate with the offeror of the highest-ranked proposal. Negotiations, if held, shall be within the scope of the request for proposals and limited to those items which would not have an effect on the ranking of proposals. If the highest-ranked offeror fails to provide necessary information for negotiations in a timely manner, or fails to negotiate in good faith, the state may terminate negotiations and negotiate with the offeror of the next highest-ranked proposal. If contract negotiations are commenced, they may be held via teleconference or WebEx and will be hosted by DEC DAS Procurement.

SEC. 6.08 FAILURE TO NEGOTIATE

If the selected offeror:

- fails to provide the information required to begin negotiations in a timely manner; or
- fails to negotiate in good faith; or
- indicates they cannot perform the contract within the budgeted funds available for the project; or
- if the offeror and the State, after a good faith effort, simply cannot come to terms,

the State may terminate negotiations with the offeror initially selected and commence negotiations with the next highest ranked offeror.

SEC. 6.09 OFFEROR NOTIFICATION OF SELECTION

After the completion of contract negotiation, the procurement officer will issue a written Notice of Intent to Award (NOIA) and send copies to all offerors. The NOIA will set out the names of all offerors and identify the proposal selected for award.

SEC. 6.10 PROTEST

AS 36.30.560 provides that an interested party may protest the content of the RFP.

An interested party is defined in 2 AAC 12.990(a) (7) as "an actual or prospective bidder or offeror whose economic interest might be affected substantially and directly by the issuance of a contract solicitation, the award of a contract, or the failure to award a contract."

If an interested party wishes to protest the content of a solicitation, the protest must be received, in writing, by the procurement officer at least ten days prior to the deadline for receipt of proposals.

AS 36.30.560 also provides that an interested party may protest the award of a contract or the proposed award of a contract.

If an offeror wishes to protest the award of a contract or the proposed award of a contract, the protest must be received, in writing, by the procurement officer within ten days after the date the Notice of Intent to Award the contract is issued.

A protester must have submitted a proposal in order to have sufficient standing to protest the proposed award of a contract. Protests must include the following information:

- the name, address, and telephone number of the protester;
- the signature of the protester or the protester's representative;
- identification of the contracting agency and the solicitation or contract at issue;
- a detailed statement of the legal and factual grounds of the protest including copies of relevant documents; and the form of relief requested.

Protests filed by telex or telegram are not acceptable because they do not contain a signature. Fax copies containing a signature are acceptable.

The procurement officer will issue a written response to the protest. The response will set out the procurement officer's decision and contain the basis of the decision within the statutory time limit in AS 36.30.580. A copy

of the decision will be furnished to the protester by certified mail, fax or another method that provides evidence of receipt.

All offerors will be notified of any protest. The review of protests, decisions of the procurement officer, appeals, and hearings, will be conducted in accordance with the State Procurement Code (AS 36.30), Article 8 "Legal and Contractual Remedies."

SEC. 6.11 APPLICATION OF MINORITY BUSINESS ENTERPRISE (MBE) AND WOMEN'S BUSINESS ENTERPRISE (WBE) PREFERENCES- AS 36.30.890

To receive the points, the qualified Minority Business Enterprise (MBE) or Women's Business Enterprise (WBE) Contractor or subcontractor must provide evidence of certification and the work that they shall perform.

This project is funded in part or fully through federal grants or cooperative agreements. It is a national policy to award a fair share of contracts to Minority Firms and Women's Business Enterprises through affirmative action. This solicitation incorporates a five-point preference for all qualified minority firms and women's business enterprises.

In order to be deemed a bona fide Minority Business Enterprise (MBE) or Women's Business Enterprise (WBE) a firm must be an independent business concern which is a least fifty-one percent (51%) owned and controlled by minority group members or women.

It is the responsibility of the offeror to include in the proposal an affidavit of their qualifications and/or of the qualifications of their subcontractors for this preference. It is also the responsibility of the offeror claiming eligibility for this preference to pledge in the proposal that the eligible subcontractor will be **guaranteed** the proposed work.

SEC. 6.12 FORMULA USED TO CONVERT COST TO POINTS

The distribution of points based on cost will be determined as set out in 2 AAC 12.260(c). The lowest cost proposal will receive the maximum number of points allocated to cost. The point allocations for cost on the other proposals will be determined using the formula:

[(Price of Lowest Cost Proposal) × (Maximum Points for Cost)] ÷ (Cost of Each Higher Priced Proposal)

SEC. 6.13 EXAMPLES: CONVERTING COST TO POINTS & APPLYING PREFERENCES

(a) FORMULA USED TO CONVERT COST TO POINTS

STEP 1

List all proposal prices, adjusted where appropriate by the application of applicable preferences claimed by the offeror.

Offeror #1	$40,000
Offeror #2	$42,750
Offeror #3	$47,500

STEP 2

In this example, the RFP allotted 40% of the available 100 points to cost. This means that the lowest cost will receive the maximum number of points.

Offeror #1 receives 40 points.

The reason they receive that amount is because the lowest cost proposal, in this case $40,000, receives the maximum number of points allocated to cost, 40 points.

Offeror #2 receives 37.4 points.

$40,000 lowest cost x 40 maximum points for cost = 1,600,000 ÷ $42,750 cost of Offeror #2's proposal = ***37.4***

Offeror #3 receives 33.7 points.

$40,000 lowest cost x 40 maximum points for cost = 1,600,000 ÷ $47,500 cost of Offeror #3's proposal = **33.7**

(b) MBE/WBE PREFERENCE

Following is an example of how the preference points will be calculated for qualifying businesses:

STEP 1

Determine the number of points available to MBE/WBE eligible offerors under this preference.

Total number of points available in this example situation = 100 Points

100 x	5%	=	5
Total Points	MBE/WBE Offeror's Percentage Preference		Number of Points Available to Eligible Offerors Under MBE/WBE Preference

STEP 2

Add the preference points to the qualified MBE/WBE offers. In a hypothetical situation, there are three offerors. After being evaluated, each received the following points:

Offeror #1 95 Points
Offeror #2 90 Points
Offeror #3 92 Points

Before preference points are calculated, offeror #1 is the apparent winner. However, in this hypothetical situation, offeror #2 and offeror #3 are eligible for the MBE/WBE preference. After adding five points to their scores, offeror #3 is the new apparent winner, with ninety-seven (97) points.

SEC. 6.14 FEDERAL DEBARMENT CERTIFICATION & BYRD ANTI-LOBBYING AMENDMENT

Expenditures from a contract resulting from this solicitation may involve federal funds. The U.S. Department of Labor requires all State agencies that are expending federal funds to have a certification filed in the proposal (by the offeror) that they have not been debarred or suspended from doing business with the federal

government. Certification regarding debarment, suspension, ineligibility and voluntary exclusion lower tier covered transactions must be completed and submitted by the offeror to the procurement officer prior to contract / purchase order award (**Appendix B: Federal Debarment Certification Form**). This certification is required by the regulations implementing Executive Order 12549, Debarment and Suspension, 29 CFR Part 98, Section 98.510, Participant's responsibilities. The regulations were published as Part VII of the May 26, 1988 Federal Register (pages 19160-19211). If Contractors and/or subcontractors do not complete the Federal Debarment Certification Form shall be disqualified from consideration. This form will be required to be submitted during annual renewals of the contract.

SECTION 7. GENERAL LEGAL INFORMATION

SEC. 7.01 STANDARD CONTRACT PROVISIONS

The Contractor will be required to sign and submit the State's Standard Agreement Form for Professional Services Contracts (form 02-093/Appendix A). This form is attached in **SECTION 8. EXHIBITS** for your review. The Contractor must comply with the contract provisions set out in this attachment. No alteration of these provisions will be permitted without prior written approval from the Department of Law. Objections to any of the provisions in Appendix A must be set out in the offeror's proposal in a separate document. Please include the following information with any change that you are proposing:

1. Identify the provision the offeror takes exception with.
2. Identify why the provision is unjust, unreasonable, etc.
3. Identify exactly what suggested changes should be made.

SEC. 7.02 PROPOSAL AS A PART OF THE CONTRACT

Part or all of this RFP and the successful proposal may be incorporated into the contract.

SEC. 7.03 ADDITIONAL TERMS AND CONDITIONS

The State reserves the right to add terms and conditions during contract negotiations. These terms and conditions will be within the scope of the RFP and will not affect the proposal evaluations.

SEC. 7.04 HUMAN TRAFFICKING

By signature on their proposal, the offeror certifies that the offeror is not established and headquartered or incorporated and headquartered in a country recognized as Tier 3 in the most recent United States Department of State's Trafficking in Persons Report.

The most recent United States Department of State's Trafficking in Persons Report can be found at the following website: http://www.state.gov/j/tip/

Failure to comply with this requirement will cause the State to reject the proposal as non-responsive or cancel the contract.

SEC. 7.05 RIGHT OF REJECTION

Offerors must comply with all of the terms of the RFP, the State Procurement Code (AS 36.30), and all applicable local, State, and federal laws, codes, and regulations. The procurement officer may reject any proposal that does not comply with all of the material and substantial terms, conditions, and performance requirements of the RFP.

Offerors may not qualify the proposal nor restrict the rights of the State. If an offeror does so, the procurement officer may determine the proposal to be a non-responsive counteroffer and the proposal may be rejected.

Minor informalities that:

- do not affect responsiveness;
- are merely a matter of form or format;

- do not change the relative standing or otherwise prejudice other offers;
- do not change the meaning or scope of the RFP;
- are trivial, negligible, or immaterial in nature;
- do not reflect a material change in the work; or
- do not constitute a substantial reservation against a requirement or provision;

may be waived by the procurement officer.

The state reserves the right to refrain from making an award if it determines that to be in its best interest.

A proposal from a debarred or suspended offeror shall be rejected.

SEC. 7.06 STATE NOT RESPONSIBLE FOR PREPARATION COSTS

The State will not pay any cost associated with the preparation, submittal, presentation, or evaluation of any proposal.

SEC. 7.07 DISCLOSURE OF PROPOSAL CONTENTS

All proposals and other material submitted become the property of the State of Alaska and may be returned only at the State's option. AS 40.25.110 requires public records to be open to reasonable inspection. All proposal information, including detailed price and cost information, will be held in confidence during the evaluation process and prior to the time a Notice of Intent to Award is issued. Thereafter, proposals will become public information.

Trade secrets and other proprietary data contained in proposals may be held confidential if the offeror requests, in writing, that the procurement officer does so, and if the procurement officer agrees, in writing, to do so. The offeror's request must be included with the proposal, must clearly identify the information they wish to be held confidential, and include a statement that sets out the reasons for confidentiality. Unless the procurement officer agrees in writing to hold the requested information confidential, that information will also become public after the Notice of Intent to Award is issued.

SEC. 7.08 ASSIGNMENT

Per 2 AAC 12.480, the Contractor may not transfer or assign any portion of the contract without prior written approval from the procurement officer. Proposals that are conditioned upon the state's approval of an assignment will be rejected as non-responsive.

SEC. 7.09 SEVERABILITY

If any provision of the contract or agreement is declared by a court to be illegal or in conflict with any law, the validity of the remaining terms and provisions will not be affected; and, the rights and obligations of the parties will be construed and enforced as if the contract did not contain the particular provision held to be invalid.

SEC. 7.10 SUPPLEMENTAL TERMS AND CONDITIONS

Proposals must comply with **SEC. 7.05 RIGHT OF REJECTION**. However, if the State fails to identify or detect supplemental terms or conditions that conflict with those contained in this RFP or that diminish the State's rights under any contract resulting from the RFP, the term(s) or condition(s) will be considered null and void. After award of contract:

if conflict arises between a supplemental term or condition included in the proposal and a term or condition of the RFP, the term or condition of the RFP will prevail; and

if the State's rights would be diminished as a result of application of a supplemental term or condition included in the proposal, the supplemental term or condition will be considered null and void.

SEC. 7.11 SOLICITATION ADVERTISING

Public notice has been provided in accordance with 2 AAC 12.220.

SECTION 8. ATTACHMENTS

SEC. 8.01 ATTACHMENTS

Attachments:

1) Cost Proposal Form, (Excel);
2) Notice to Proceed (NTP), (one page);
3) Federal Debarment Certification Form-Appendix B, (two pages);
4) 2019 Property Assessment and Cleanup Plan, (60 pages);
5) 2009 Asbestos Inspection, (six pages);
6) 2000 Asbestos Inspection, (16 pages); and
7) Kasaan Library – Analysis of Brownfields Cleanup Alternatives, (five pages).

DEC NOTICE TO PROCEED

Project Title			Notice to Proceed Issue Date	NTP Number	
				Contract Number	
Contractor				Contract Title	
				DEC Division	
Contract Duration	Beginning Date			Vendor Number	
	Ending Date			Amendment	

This contract award is made by and between the State of Alaska, Department of Environmental Conservation and the Vendor for work to be performed in Fiscal Year_____ . The contract dollars awarded or budgeted in this NTP are to be expended during the performance period noted herein. If required, an NTP amendment will be issued by July 1 annually hereafter to allocate funds for each performance period for the duration of the contract.

NTP Performance Period Begin Date		Current Contract Award or Budget (in dollars)	$0.00
NTP Performance Period End Date		Amount of Award or Increase for this NTP	
		Cumulative Total Contract Award or Budget	$0.00

NOTICE TO PROCEED

THIS NOTICE TO PROCEED (NTP), IN ACCORDANCE WITH THE CONTRACT NOTED ABOVE AND HEREBY INCORPORATED HEREIN, TO INCLUDE ALL ATTACHMENTS AND APPENDICES (HEREINAFTER COLLECTIVELY REFERRED TO AS "THE CONTRACT"), IS HEREBY AGREED TO AND EXECUTED BY THE DULY ASSIGNED REPRESENTATIVES BELOW.

COMPENSATION FOR CONTRACTUAL SERVICES SHALL NOT EXCEED THE AUTHORIZED AMOUNT(S) IDENTIFIED HEREIN. THE CONTRACTOR SHALL NOTIFY THE DEC DIVISION CONTACT PERSON IN WRITING AND WITH JUSTIFICATION, TO REQUEST ANY AND ALL CHANGES TO THE SCOPE, TIME, OR COST OF THE CONTRACT. CHARGES BILLED FOR WORK PERFORMED OUTSIDE OF THE AUTHORIZATION OF THIS CONTRACT WILL BE HELD IN DISPUTE BY THE DEC AND SETTLED UNDER AS 36.30.620 CONTRACT CLAIMS, THE TERMS AND CONDITIONS OF THE CONTRACT, OR AS OTHERWISE PROVIDED BY LAW.

THIS NTP IS SUBJECT TO APPROPRIATION BY THE ALASKA STATE LEGISLATURE, THEREFORE THE DEPARTMENT RESERVES THE RIGHT TO CANCEL OR TERMINATE THIS CONTRACT AWARD IN ACCORDANCE WITH THE APPLICABLE APPROPRIATION CLAUSE.

ATTACHMENTS AND APPENDICES INCLUDE:

All other terms and conditions remain the same.

THIS NTP IS HEREBY EXECUTED AS OF THE LAST DATE SIGNED BELOW BY THE FOLLOWING SIGNATORIES:

VENDOR REPRESENTATIVE

SIGNATURE _____ DATE _____

PRINTED NAME _____

TITLE _____

DEC AUTHORIZING OFFICIAL (HEAD OF AGENCY OR DESIGNEE)

SIGNATURE _____ DATE _____

PRINTED NAME _____

TITLE _____

DEC DIVISION REPRESENTATIVE

SIGNATURE _____ DATE _____

PRINTED NAME _____

TITLE _____

Questions or matters pertaing to invoicing, payments, and project completions are to be directed to:

P.O. Box 111800, Juneau, Alaska 99811-1800

dec.spar.contracts@alaska.gov

For DEC Project Director use only: Add NTP amount and Accounting Template information.

NTP $ Amount: _____ Accounting Template: _____

SAMPLE

Federal Debarment Certification Form

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion Lower Tier Covered Transactions

This certification is required by the regulations implementing Executive Order 12549, Debarment and Suspension, 29 CFR Part 98, Section 98.510, Participant's responsibilities. The regulations were published as Part VII of the May 26, 1988 Federal Register (pages 19160-19211).

(BEFORE COMPLETING CERTIFICATION, READ THE INSTRUCTIONS ON THE FOLLOWING PAGE WHICH ARE AN INTEGRAL PART OF THE CERTIFICATION)

(1) The prospective recipient of Federal assistance funds certifies, by submission of this bid, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

(2) Where the prospective recipient of Federal assistance funds is unable to certify to any of the Statements in this certification, such prospective participant shall attach an explanation to this Proposal.

_____

Name and Title of Authorized Representative

_____

Signature Date

Federal Debarment Certification Form Instructions

Instructions for Certification

1. By signing and submitting this Proposal, the prospective recipient of Federal assistance funds is providing the certification as set out below.

2. The certification in this class is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective recipient of Federal assistance funds knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the Department of Labor (DOL) may pursue available remedies, including suspension and/or debarment.

3. The prospective recipient of Federal assistance funds shall provide immediate written notice to the person to whom this Proposal is submitted if at any time the prospective recipient of Federal assistance funds learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

4. The terms "covered transaction," "debarred," "suspended," "ineligible," "lower tier covered transaction," "participant," "person," "primary covered transaction," "principal," "Proposal," and "voluntarily excluded," as used in this clause, have the meanings set out in the Definitions and Coverage sections of rules implementing Executive Order 12549. You may contact the person to which this Proposal is submitted for assistance in obtaining a copy of those regulations.

5. The prospective recipient of Federal assistance funds agrees by submitting this Proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the DOL.

6. The prospective recipient of Federal assistance funds further agrees by submitting this Proposal that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.

7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may but is not required to check the List of Parties Excluded from Procurement or Non-procurement Programs.

8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

9. Except for transactions authorized under paragraph 5 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the DOL may pursue available remedies, including suspension and/or debarment.

BGES, INC.

ENVIRONMENTAL CONSULTANTS

KASAAN LIBRARY
117 KASAAN STREET
KASAAN, ALASKA

PROPERTY ASSESSMENT AND CLEANUP PLAN

DECEMBER 2019

Submitted to:

Lisa Griswold
Alaska Department of Environmental Conservation
555 Cordova Street
Anchorage, Alaska 99501

Submitted by:

BGES, INC.
1042 East 6th Avenue
Anchorage, Alaska 99501
Phone: (907) 644-2900
Fax: (907) 644-2901
WWW.BGESINC.COM

ACRONYMS AND ABBREVIATIONS

ACM	Asbestos-Containing Material
ADEC	Alaska Department of Environmental Conservation
AST	Aboveground Storage Tank
BGES	BGES, Inc.
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CFR	Code of Federal Regulations
CM^2	Square Centimeter
DBA	Department of Environmental Conservation Brownfield Assessment
EMSL	EMSL Analytical, Inc.
EPA	Environmental Protection Agency
ERNS	Environmental Response Notification System
HUD	U.S. Department of Housing and Urban Development
IC	Institutional Controls
LBP	Lead-Based Paint
Mg	Milligram
NPL	National Priorities List
NRC	National Resource Center
NRCS	Natural Resources Conservation Service
PACBM	Potential Asbestos-Containing Building Material
PACM	Potential Asbestos-Containing Material
PACP	Property Assessment and Cleanup Plan
PAHs	Polynuclear Aromatic Hydrocarbons
PCBs	Polychlorinated Biphenyls
PEL	Permissible Exposure Limit
RACM	Regulated Asbestos-Containing Materials
SAP	Sampling and Analysis Plan
SEMS	Superfund Enterprise Management System
SWIMS	Solid Waste Information Management System
TRI	Toxic Release Inventory
US	United States
USDA	United States Department of Agriculture
UST	Underground Storage Tank
XRF	X-Ray Fluorescence

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EXECUTIVE SUMMARY

Under the supervision of the Alaska Department of Environmental Conservation (ADEC), BGES, Inc. (BGES) performed a site characterization at the library located at 117 Kasaan Street in Kasaan, Alaska; hereafter referred to as the "subject property" (Figure 1). The purpose of this assessment was to evaluate the potential presence of hazardous building materials, such as lead-based paint (LBP) and asbestos-containing materials (ACMs) in the building on the subject property.

Site activities were conducted on October 31, 2019. No LBP was identified on the subject property. ACMs were identified in the joint compound and ceiling texture in the hallway and main room of the building on the subject property. The items containing ACMs are in good condition. Prior to building renovations, it is recommended that any ACMs that may be disturbed during renovations be abated by appropriately trained professionals to reduce the potential for human and ecological contact and to comply with applicable regulations.

1.0 INTRODUCTION

The subject property is located to the south of the intersection of College Street and Peele Avenue in the central portion of Kasaan, Alaska. The legal description of the subject property is Block 5, Lot 8, United States Survey (USS) 1896. The subject property is surrounded by a residential neighborhood. The Kasaan School is located adjacent to, and northwest of the subject property; the City of Kasaan Volunteer Fire Department is approximately 565 feet southeast of the subject property; and a medical clinic is adjacent to, and east of the subject property. According to the ADEC Brownfield Assessment (DBA) request form pertaining to this project, the subject property is approximately 13,000 square feet in size. The subject property is currently used as a library and a part-time classroom. Although the building is reportedly in fair condition, the building is poorly insulated. The community plans to renovate the building by updating the heating system, increasing heat circulation, and installing a new roof. ACM has previously been identified in the storage room, furnace room, and both bathrooms of the library. The asbestos sheet vinyl flooring and mastic in these rooms has been covered with plywood and/or linoleum.

The DBA request form pertaining to the subject property is included in Appendix 13.1.

1.1 Purpose

The purpose of this Property Assessment and Cleanup Plan (PACP) is to document the presence of hazardous materials in the building on the subject property, and to present recommendations regarding abatement and/or management of these materials.

1.2 Scope of Services

BGES conducted detailed research of the subject property and surrounding community in order to gain an understanding of the property and the local community. The research included a review of demographic data and information provided by the Alaska Department of Natural Resources Recorder's office; the ADEC Contaminated Sites, Spills, and Registered Underground Storage Tank (UST) databases; the ADEC Drinking Water and Solid Waste Programs; the U.S. Environmental Protection Agency (EPA) National Priorities List (NPL); the US EPA Delisted NPL Sites; the US EPA Federal List of Institutional Control (IC) Sites; the US EPA Enviromapper database; the Superfund Enterprise Management System (SEMS) database [which has replaced the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database]; the US EPA Corrective Action Detail Reports; the US EPA Region 10 Treatment, Storage, and Disposal facilities list; the US EPA Toxic Release Inventory (TRI) System; the National Response Center (NRC); the local electric company; the local water and wastewater utility; and current and former site owners.

BGES also conducted LBP and asbestos inspections of readily accessible interior and exterior surfaces of the building. These inspections were conducted by Vanessa Crandell-Beck, an EPA-Certified Lead Inspector and an Asbestos Hazard Emergency Response Act (AHERA)-Certified Building Inspector. The LBP inspection included testing of all identified testing combinations within each area assessed (testing combinations are defined by room, building component, and substrate). The presence of LBP was evaluated with an x-ray fluorescence (XRF) analyzer, which is a non-destructive sampling tool that provides real-time data regarding the presence of LBP within materials. The asbestos inspection included a surface by surface investigation of the various building materials on the subject property, in order to identify potential asbestos-containing building materials (PACBMs). Samples of these materials were collected for laboratory analysis by wetting the materials with a water/surfactant solution and collection of representative samples of the PACBM with a cutting tool. The samples were obtained from the most unobtrusive locations as possible and wallboard sample locations were patched with non-asbestos-containing compound. The samples were placed in sealable plastic bags that were labeled and shipped under chain of custody protocol to EMSL Analytical, Inc. (EMSL) in San Leandro, California. Photographs of site features are included in Appendix 13.2.

1.3 Objectives

The objectives of this project are to develop an understanding of current site conditions, identify site conditions that may pose risks to human health or the environment, and present strategies for mitigating those site conditions. This PACP is intended to provide an understanding of historical, current, and

proposed site uses; an assessment of data gaps and methods of reducing or eliminating these data gaps; an assessment of potential risks; an understanding of strategies to prepare the site for renovations; and estimated costs of practical abatement strategies that will be required to facilitate the renovation process.

2.0 COMMUNITY OVERVIEW

The City of Kasaan was established by the Haida in the 1700s or earlier and was incorporated in 1976. Smallpox ravaged the community in 1794 as a result of visiting fur traders. The Hudson's Bay Company reported a population of 249 in 1841; however, according to the first official census conducted in 1880, the population at that time was 173. Today, the local economy is supported primarily by art, logging, and tourism.

2.1 Location, Climate, and Geologic Setting

The subject property is located in the central portion of Kasaan, Alaska; which is located on the central-eastern portion of Prince of Wales Island. According to the Western Regional Climate Center, the weather station nearest the subject property (Hollis, Alaska) receives an average of approximately 102.78 inches of precipitation per year. Temperatures range from approximately 27 degrees Fahrenheit in January to approximately 66 degrees Fahrenheit in July. According to Google Earth Pro ©, the elevation of the subject property ranges from approximately 41 feet above sea level in the southeastern portion of the property to approximately 45 feet above sea level in the northwestern portion; thus, the property slopes toward the southeast.

According to the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey, the soils on the subject property consist of Karta silt loam (extremely gravelly sandy loam with 5 to 35 percent slopes). According to the Federal Emergency Management Agency (FEMA) Flood Map Service Center, the flood hazard for the subject property has not been mapped as of the publication of this PACP.

2.2 Community Demographic Data

According to the United States Census Bureau, the population of Kasaan was 49 in 2010. Approximately 59.2 percent of the population was male and 40.8 percent was female. Approximately 34.7 percent of the population was reportedly American Indian or Alaska Native and 53.1 percent of the population was Caucasian. An additional 10.2 percent of the population was mixed race (American Indian or Alaska Native and Caucasian). The median household income in Kasaan was approximately $43,500 as of 2000 and no individuals were reportedly living below the poverty line. According to the Community Database

Online, provided by the Alaska Division of Community and Regional Affairs, the population of Kasaan was 81 as of 2018.

2.3 Community Resources and Infrastructure

The City of Kasaan operates a water treatment facility, using surface water from the Linkum Creek, and provides this water to the community through a water line. Sewer lines transport wastewater from the community and discharge into Kasaan Bay. According to the ADEC Solid Waste Information Management System (SWIMS), the landfill closest to the project site is the Class III Landfill in Thorne Bay, located approximately 16 miles from the project site. The landfill accepts waste from the Kasaan community as well. The school adjacent to the project site is the sole school operating in Kasaan; and serves Kindergarten through grade 12.

2.3.1 Public Water Supply Information

The majority of the buildings in Kasaan (including the subject property) are connected to municipal water and sewer services. The water and sewer mains are located adjacent to, and east of the subject property, along Peele Avenue.

2.3.2 Landfill Information

The Thorne Bay Class III Landfill is owned by the City of Thorne Bay and is approximately 3.35 acres in size. The ADEC renewed the permit for this landfill on November 4, 2015, which will expire on November 4, 2020. The landfill is authorized to accept construction and demolition waste, inert waste, municipal waste, non-regulated ACM, and sewage sludge.

2.4 Community Involvement

2.4.1 Local Interviews and Input

During the site visit, BGES met with LaNeice Congdon, Brownsfield Coordinator of the Organized Village of Kasaan. Ms. Congdon mentioned that the library was built on the site in approximately 1977. She indicated that the building was formerly used as the school house until it was not functional anymore because of its size and the number of students who were attending the school. Branzon Anania of the school district stated that the building repairs would address the roof, some interior work, and the boiler.

2.4.2 Proposed Community Development and Land Reuse

The community and landowner intend to renovate the building on the subject property to improve heating and circulation, and to replace the current roof.

3.0 SITE OVERVIEW

The subject property is approximately 13,000 square feet in size, located in a neighborhood of residential and public structures in the central portion of Kasaan, Alaska. The building on the subject property is used as a library and a part-time classroom.

3.1 Subsurface Conditions

According to the USDA NRCS Web Soil Survey, the soils on the subject property consist of Karta silt loam (extremely gravelly sandy loam with 5 to 35 percent slopes).

3.2 Current Site Use

The subject property is currently used as a library and part-time classroom. According to a representative of the City of Kasaan, the city is not divided into zoning districts; however, for billing purposes, the building is classified as being commercial in nature.

3.3 Historical Site Use

The building on the subject property was relocated from Craig, Alaska in May of 2001. The building was the original Kasaan School Building.

Aerial photographs of the vicinity of the subject property taken in 1965, 1972, 1980, 1982, 1991, 2004, 2006, 2013, and 2019 were briefly reviewed. The 1982 and 2019 aerial photographs were chosen to print and are included as Figures 2 and 3, respectively. Although the 1980 aerial photograph was the first reviewed aerial photograph after construction of the library, the 1982 aerial photograph was chosen to print because it was of higher quality than the 1980 aerial photograph. The 2019 aerial photograph was the most recent aerial photograph available at the time this report was written.

The July 9, 1965 aerial photograph showed the subject property as being undeveloped and vegetated. A few properties in the surrounding area were observed, and they appeared to be primarily residential in nature. Undeveloped and vegetated land was located to the north of the subject property. The June 10, 1972 aerial photograph looks identical to the previous photograph.

The May 23, 1980 aerial photograph showed the subject property as being developed and the library in the same location it was during the site visit. Buildings were located to the west and northwest of the library. The framework of a larger building was visible further to the northwest of the library. The June 1, 1982 aerial photograph, included as Figure 2, appears the same as the previous photograph.

The August 11, 1991 aerial photograph showed the subject property remaining the same as in the previous photograph, however, the building to the west of the library was no longer in place and the framework

had been completed as a building. The May 22, 2004 aerial photograph showed the subject property remaining the same as the previous photograph with the addition of a building to the south and the west. The June 8, 2006 aerial photograph showed the subject property remaining the same as the previous photograph, however, the building to the northwest was replaced by a different building near the same location.

The March 26, 2019 aerial photograph, included as Figure 3, showed the subject property remaining the same as in the previous photograph, however, the building to the west of the library appeared to have been removed and a slab was in place. The building that was located to the south of the subject property in this aerial photograph was not observed during the site reconnaissance.

3.4 Ownership Information

The Southeast Island School District acquired the subject property from the Alaska Department of Transportation in 1995.

3.5 Records Review

BGES conducted a review of numerous records and databases to research the potential for known contamination on or near the subject property. The records review was conducted in general accordance with American Society for Testing Materials (ASTM) Standard E 1527-13, which dictates the appropriate search distance for each of the databases discussed below. The following sections describe the results of these reviews.

3.5.1 U.S. EPA NPL

The EPA's NPL, which is updated regularly, was reviewed on November 13, 2019. No NPL sites were identified as being located within 1 mile of the subject property.

3.5.2 U.S. EPA Delisted NPL Sites

The EPA's delisted NPL sites database, which is updated regularly, was reviewed on November 13, 2019. No delisted NPL sites were identified as being located within 1 mile of the subject property.

3.5.3 U.S. EPA Federal List of IC Sites

An attempt to review the EPA's Federal List of IC Sites was made on November 13, 2019. This database was not available, as the EPA website was undergoing reconfiguration at the time of preparation of this PACP. However, any sites listed within this database are likely included in the ADEC Contaminated Sites database, which is discussed in Section 3.5.9, below. Therefore, this is not considered to constitute a data gap.

3.5.4 U.S. EPA CERCLIS List

The U.S. EPA CERCLIS list, which was retired in October of 2013, was replaced by the Superfund Enterprise Management System (SEMS) database. The SEMS database, last updated on July 9, 2019, was reviewed on November 13, 2019 and no sites were identified as being located within ½ mile of the subject property.

3.5.5 U.S. EPA CERCLIS NFRAP List

The U.S. EPA CERCLIS NFRAP list was retired in October of 2013 and was replaced by the SEMS database. The SEMS database, last updated on July 9, 2019, was reviewed on November 13, 2019 and no sites were listed as being located within ½ mile of the subject property.

3.5.6 U.S. EPA RCRA Corrective Action Sites (CORRACTS) Database

The U.S. EPA RCRA CORRACTS database for Alaska, updated regularly, was reviewed on November 14, 2019. No sites were listed within 1 mile of the subject property.

3.5.7 U.S. EPA RCRA Non-CORRACTS TSD Facilities

The U.S. EPA RCRA Non-CORRACTS TSD Facilities for Alaska, updated regularly, was reviewed on November 14, 2019. No sites were listed within 1 mile of the subject property.

3.5.8 ADEC Registered UST Database

The ADEC Registered UST database is updated regularly and was reviewed on November 14, 2019. The subject property and adjoining properties were not identified within this database.

3.5.9 ADEC Contaminated Sites Database

The ADEC Contaminated Sites Database, which is updated regularly, was reviewed on November 14, 2019 and listed three contaminated sites (including the subject property) as being located within ½ mile of the subject property. The Former Kavilco Bunkhouse Kasaan site was issued a "Cleanup Complete" status with no Institutional Controls by the ADEC on June 16, 2014, indicating that this site has been remediated to the satisfaction of the ADEC and therefore does not require any further assessment or remediation activities at this time. As such, it is our opinion that there is a reduced potential for adverse environmental impact to the subject property stemming from documented and remediated releases at this site; and it therefore does not constitute a recognized environmental condition with respect to the subject property.

The Kasaan Library (Site 1 on Figure 4), located on the subject property, was listed as an "Informational" site; indicating that the ADEC has created a file for information pertaining to this site, but that

contamination has not been identified at this site. The ADEC Cleanup Chronology report pertaining to the subject property presents a summary of the site, including the results of a previous asbestos inspection and plans for upcoming renovations. Asbestos was previously identified in the ceiling texturing, storage closet, furnace room, and both bathrooms. Based on this information and the results of the building inspections conducted on October 31, 2019, the onsite building contains ACM. Although ACM presents a potential risk to human health, no contamination has been documented in the soil or groundwater at this site, nor does our research of the site history suggest the former or current presence of any hazardous substances at the subject property, other than petroleum in the aboveground storage tank (AST). No evidence of spills or leaks was identified in the vicinity of the AST on-site (or any other portions of the subject property) during BGES' site reconnaissance as discussed below in Section 4.2. As such, it is our opinion that this site does not constitute a recognized environmental condition with respect to the subject property.

The Discovery Campus Kasaan site (Site 2 on Figure 4), located more than 500 feet southwest of the subject property, was also listed as an "Informational" site. According to the ADEC Cleanup Chronology report pertaining to this site, soil contamination was identified at this site during the removal of a residence and a heating oil tank. A site characterization work plan was approved in March of 2019, and no further actions have been recorded. Because of the distance between this site and the subject property (with respect to the potential for contaminant migration through soil, groundwater, or soil vapor), and because of the likelihood that the local groundwater flow direction is towards Kasaan Bay, rendering the subject property side-gradient to upgradient of this contaminated site; it is our opinion that there is a reduced potential for adverse environmental impact to the subject property stemming from contamination at this site, and it does not constitute a recognized environmental impact with respect to the subject property.

Additional information concerning the contaminated sites is included in Table 1 and Appendix 13.3, and their locations are shown on Figure 4.

Table 1. ADEC Contaminated Sites Data

Site No.	Contaminated Site Facility	Contaminated Site Location	Hazard ID	Contaminated Site Information	Contaminated Site Status
1	Kasaan Library	117 Kasaan Street	27128	ACMs have been identified in the library building during a previous building inspection. The Organized Village of Kasaan, the City of Kasaan, and the Southeast Island School District are working together on a plan to renovate the building, which will require abatement of ACMs.	Informational

				ADEC is providing DBA services for this property.	
2	Discovery Campus Kasaan	SE of Intersections of Thompson Avenue with Main Street and Young Street	26864	Contaminated soil was observed during the removal of a residence and a heating oil tank. The Organized Village of Kasaan was granted ADEC Brownfields Assessment and Cleanup funding to characterize the contamination. The community intends to redevelop the property for a public park.	Informational
3	Former Kavilco Bunkhouse - Kasaan	~400 Ft ESE of Kasaan Dock	25940	Diesel contamination was identified in the soil in 2012. The site was closed after mitigation and cleanup efforts were conducted in 2014.	Cleanup Complete

3.5.10 State of Alaska Voluntary Cleanup and Brownfields Sites

The State of Alaska does not maintain specific databases of voluntary cleanup sites or Brownfields sites that are not also included within the ADEC Contaminated Sites database. This database was reviewed, and the results of that review are discussed in Section 3.5.9 above.

3.5.11 ADEC Statewide Oil and Hazardous Substance Spills Database

The ADEC Statewide Oil and Hazardous Substance Spills Database contains records concerning spills of oils and other hazardous substances that have occurred throughout Alaska. Records of spills that have occurred since July of 1995 and earlier (but earlier spills have decreased accuracy) are included in this database. The database is updated regularly and was reviewed on November 14, 2019. No spills events were identified as having occurred within ¼ mile of the subject property.

3.5.12 National Response Center (NRC)

The Environmental Response Notification System (ERNS), which is operated through the NRC and is managed as a division of the United States Coast Guard, maintains records of releases of toxic and hazardous substances in a format that is not reasonably ascertainable for review at the time of this report. However, the Center for Effective Government maintains a third-party database, which is referred to as the RTKNet, that compiles the NRC records in a more efficient format, and that database was reviewed. Incidents that occurred in the State of Alaska from 1982 through mid-2018 and were reported to ERNS and NRC were reviewed on November 14, 2019. None of the incidents reported occurred on the subject

property or adjoining properties.

3.5.13 U.S. EPA Enviromapper

In response to the Emergency Planning and Community Right to Know Act (EPCRA) [42 U.S.C. 11001 et seq. (1986)], also known as Title III of Superfund Amendments and Reauthorization Act (SARA), EPA maintains a database of hazardous material transporters, storage facilities, solid waste, air, and water pollution generators. The database was reviewed on November 14, 2019. The subject property and adjoining properties were not listed within the database.

3.5.14 U.S. EPA TRI Sites Database

The TRI is a publicly available EPA database that contains information on toxic chemical releases and other waste management activities reported annually by certain industry groups as well as federal facilities. This inventory was established under the EPCRA and was expanded by the Pollution Prevention Act of 1990. The TRI sites database was reviewed on November 15, 2019 for any sites located within ¼ mile of the subject property. The TRI database includes information for the years 1988 to 2018, and no sites were listed as being located within ¼ mile of the subject property.

3.5.15 Alaska State List of Landfills and Solid Waste Facilities

The ADEC Division of Environmental Health, Solid Waste Management list of currently and formerly permitted facilities, which was last updated on February 2, 2017, was reviewed on November 14, 2019. No landfills or regulated solid waste facilities were identified within ½ mile of the subject property.

3.5.16 Alaska DNR Recorder's Office Records Database

The Alaska DNR Recorder's Office Records Database, which is updated daily, was reviewed on November 14, 2019 for records of environmental liens against the subject property. No records of any environmental liens outstanding against the subject property were identified during our search of the database.

3.5.17 Sanborn Fire Maps

Sanborn fire maps depicting the area of the subject property could not be located during the performance of this PACP.

4.0 HAZARDOUS BUILDING MATERIALS SURVEY

The hazardous building materials survey was completed on October 31, 2019 in accordance with our proposal dated September 19, 2019. Weather conditions were partly cloudy with an ambient temperature

of approximately 48 degrees Fahrenheit. One representative from BGES was on-site to conduct the hazardous building materials survey. Photographs of site features are included in Appendix 13.2. The following paragraphs discuss our findings and observations.

4.1 Methodology

The walkthrough assessment included a visual inspection of the building and collection of LBP data and PACBM samples. Lead sampling was performed by utilizing a Heuresis Pb200i XRF Lead Analyzer to test for the presence of lead in painted surfaces. This was accomplished in general accordance with established U.S. Department of Housing and Urban Development (HUD) and EPA guidelines.

Prior to sampling, BGES reviewed the previous asbestos inspection reports to determine locations where asbestos had been identified in the past. Those materials were targeted as sampling locations to confirm the presence of those ACMs; although samples were collected from all identified PACBMs. Sampling of building materials for asbestos content analysis was also conducted by removing a small sample of the suspected material, including all associated substrates, using a sharp blade or scraper. This inspection included the collection of building materials such as wall material (main room, storage room, divider wall), flooring material (bathroom), ceiling material (main room and hallway area), and mastic (bathroom); as shown on Figure 5. The samples were then placed into sealable plastic bags and closed for shipment to the laboratory. Samples for laboratory analysis were clearly labeled and submitted to the laboratory under chain of custody protocol.

4.2 Observations

Upon arrival at the site, a reconnaissance was conducted. The library was in use as a classroom at the time of the site visit. The library main room was approximately 24 feet by 32 feet in dimensions. A divider wall was located in the southern portion of the library main room. The main room was carpeted; however, the storage room and bathrooms had linoleum flooring. The furnace room had plywood flooring. Popcorn ceiling texture was observed in the main room of the library. A playground was located to the north of the library. Metal roofing extended from the northern side of the library to cover the playground. The roof of the library was constructed with wooden shingles, which were affixed with nails. During the site visit, one AST was observed on the property. The AST was located near the southwest corner of the building. The AST and its components were inspected for leaks and/or failures such as holes or loose fittings. It is recommended that the AST located on the subject property be equipped with adequate secondary containment. No staining or stressed vegetation was viewed at the time of our site reconnaissance.

4.3 Sampling Rationale

Ingestion of LBP, particularly by children, can cause severe and irreparable health effects such as neurological damage and learning disabilities. Ingestion of asbestos can cause asbestosis, mesothelioma, and lung cancer. Because the building was constructed at a time when LBP and ACM were commonly used, the building was inspected for these materials that pose potential health risks to occupants.

4.4 Analytical Testing Methods

The painted surfaces were analyzed using a Heuresis Pb200i XRF lead analyzer. For a complete description of the XRF testing method, please refer to the 1997 HUD Inspection Protocol.

The representative bulk samples collected during our inspection activities were analyzed for asbestos content by EMSL; a laboratory accredited by the National Institute of Standards and Technology (NIST), and approved by the National Voluntary Laboratory Accreditation Program (NVLAP). For a complete description of the PLM method, please refer to EPA Method 600/R-93/116 and Title 40 Code of Federal Regulations (CFR) Part 763 Appendix A to Subpart E, Section 1.

4.5 Analytical Results and Discussion

4.5.1 Lead Inspection Results

A total of 108 XRF readings were taken from all identified painted surfaces, divided into various testing combinations in the inspected areas of the building on the subject property; from interior and exterior portions of the structure. None of the readings exceeded the EPA regulatory limit of 1.0 milligram (mg) of lead per square centimeter (cm^2); or 1.0 mg/cm^2. XRF data are included in Appendix 13.4.

4.5.2 Asbestos Inspection Results

A total of 22 bulk samples (9 samples with 13 additional layers) were collected from PACBM identified in the inspected portions of the building on the subject property. According to the National Emissions Standard for Hazardous Air Pollutants (NESHAP), Asbestos-Containing Materials (ACMs) are defined as containing at least 1 percent asbestos; including but not limited to chrysotile, amosite, tremolite, actinolite, and crocidolite asbestos. Four of the samples collected in the building were found to be "asbestos-containing" according to the NESHAP definition. Joint Compound samples from two main wall samples were found to contain 2 percent chrysotile asbestos and two samples from the "popcorn" ceiling texture in the main room of the library and in the hallway were found to contain 3 percent chrysotile asbestos; and are therefore "asbestos-containing" according to the NESHAP definition. The sample locations are depicted on Figure 5; ACM analytical results are summarized in Table 2; and PLM analytical

data are included in Appendix 13.4.

While an industry and regulatory-accepted method, use of the PLM method without a point count (for example the 400- or 1,000-point count) may result in estimated asbestos concentrations that are higher or lower than the material's actual asbestos content. Other analytical procedures (for example, cleanup of the sample) may also improve the accuracy of the laboratory results.

Table 2. Positive ACM Sample Locations and Results

ACM ID #	Testing Location	Building Component	Result	Approximate Area (estimated total for unit/common area)
A-1, A-2	Hallway and Main Room	Joint Compound	2% Chrysotile	896 Square Feet
A-5, A-8	Hallway and Main Room	Ceiling Texture	3% Chrysotile	768 Square Feet

4.5.3 Other Potentially Hazardous Items

No other potentially hazardous items were observed at the subject property.

5.0 ENVIRONMENTAL REVIEW AND SUMMARY OF FINDINGS

5.1 Historical Environmental Review

The subject property was not identified within any of the reviewed databases, as discussed in Section 3.5 (U.S. EPA NPL, Delisted NPL, Federal List of IC Sites, CERCLIS List, CERCLIS NFRAP List, RCRA CORRACTS Database, RCRA Non-CORRACTS TSD Facilities, Enviromapper, and TRI Sites Database; ADEC Registered UST Database, Contaminated Sites Database, Spills Database, State of Alaska Voluntary Cleanup and Brownfields Sites, and Alaska State List of Landfills and Solid Waste Facilities; NRC; Alaska DNR Recorder's Office Records Database; and Sanborn Fire Maps.

5.2 Known or Potential Contaminant Source Areas

One heating oil storage tank was observed on the subject property at the time of our site reconnaissance. No evidence of possible leakage was observed. ACMs were also identified during testing conducted on October 31, 2019.

5.3 Known or Perceived Data Gaps

ACM has previously been identified in the storage room, furnace room, and both bathrooms of the library during inspections conducted on June 13, 2000 and April 3, 2009. The asbestos sheet vinyl flooring and mastic in these rooms has been covered with plywood and/or lineoleum. Because the asbestos sheet vinyl flooring was inaccessible at the time of our inspection, BGES did not collect samples of these materials;

however, these materials should be considered to be ACM based on the results of the previous inspection.

5.4 Conceptual Site Model

Because no soil or groundwater contamination has been identified at this site, a Conceptual Site Model (CSM) for the subject property has not been prepared.

5.5 Regulated Cleanup Criteria

According to the NESHAP, ACMs are defined as containing at least 1 percent asbestos; including but not limited to chrysotile, amosite, tremolite, actinolite, and crocidolite asbestos.

The EPA regulatory limit for lead-based paint is 1.0 mg/cm^2.

5.6 General Environmental Overview

The historical heating source for the building is forced air from a heating oil-supplied furnace. In addition, it is assumed that the heating oil tank on site is in its original location.

6.0 RECOMMENDED ACTIONS AND OPINION

6.1 Recommended Remedial Actions by Source Area

It is recommended that the ACMs identified during preparation of this PACP and during previous asbestos inspections on the subject property be abated, packaged appropriately for shipping, and transported to an appropriate disposal facility, or encapsulated. It is also recommended that the AST be equipped with secondary containment.

6.2 General Remediation Strategies or Alternatives

According to the NESHAP standards (40 CFR Part 61, Subpart M), before general demolition or renovation activities within buildings containing asbestos can occur, identified friable and some categories of non-friable ACBMs must be properly encapsulated or abated; as prescribed by NESHAP regulations. NESHAP categorizes ACM analyzed by the PLM method into two main types, friable and non-friable ACM. Friable ACM is a material that when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. Non-friable ACM is further delineated by two different Categories, Category I and Category II non-friable ACM. Category I non-friable ACM is defined as asbestos-containing packing, gaskets, resilient floor covering, and asphalt roofing product. Category II non-friable ACM is any material, excluding Category I non-friable ACM that when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure. NESHAP considers friable ACM, Category I non-friable ACM, and Category II non-friable ACM that is exposed to certain conditions (discussed below), to be Regulated Asbestos Containing Material (RACM). Notification to the U.S. EPA or the state is required before a

building containing RACM is demolished or renovated. A material is considered RACM if it fits these criteria:

• Friable ACM.

• Category I non-friable ACM that has been or will be exposed to forces during demolition or removal that may disturb the material and cause it to become friable. This includes, but is not limited to, grinding, cutting, sanding, and abrading.

• Category II non-friable ACM that has been or will be exposed to forces during demolition or renovation that may disturb the material, causing it to become crumbled, pulverized, or reduced to a powdered form.

According to NESHAP regulations, RACM need not be removed before demolition or renovation if it meets the following criteria:

• It is Category I non-friable ACM that is in good condition.

• It is enclosed in concrete or other similarly hard material and is adequately wet when it is exposed during demolition or renovation.

• The RACM was discovered after demolition or renovation began and it cannot be safely removed.

• It is Category II non-friable ACM and there is a low probability that the material will become disturbed during demolition or renovation.

The joint compound and ceiling texture materials in the hallway and main room of the library should be considered friable ACMs; and the vinyl flooring and mastic in the storage room, furnace room, and bathrooms should be considered Category I non-friable ACMs. All of the identified ACMs in the library are therefore RACM.

According to OSHA 1910.1001(c), the permissible exposure limit (PEL) is 0.1 fiber per cubic centimeter (f/cc) of air as an 8-hour time-weighted average (TWA), and the Excursion Limit is 1.0 f/cc averaged over a 30-minute period.

With the exception of agricultural activities, OSHA's general industry standard regulates all commercial and industrial activities related to asbestos that are not covered by the construction and shipyard employment standards. This standard requires employers to provide awareness training to employees who perform maintenance or housekeeping duties where ACM or presumed ACM is located. This includes a mandatory participation-training program for all employees who are exposed to airborne asbestos at or above the PEL and/or Excursion Limit. The program should be instituted and carried out before the employee's initial exposure to the area and a refresher course must be offered annually.

Under OSHA's construction standard, OSHA classifies construction activity according to descending degree of risk, with Class I work presenting the greatest potential risk and class IV the lowest.

• Class I work involves the removal of Thermal System Insulation (TSI) and surfacing ACM or potential asbestos-containing materials (PACM).

• Class II work involves removal of any other ACM that is not TSI or surfacing ACM.

• Class III work includes repair and maintenance activities where employees are likely to disturb ACM.

• Class IV work is defined as maintenance and custodial activities during which employees contact ACM or PACM, including waste and debris cleanup.

Employers must institute a training program for all workers who install asbestos-containing products and all workers who perform Class I, II, III, or IV work. Medical surveillance is required for all workers who engage in class I, II, or III work for a combined total of 30 days or more per year. Medical surveillance is also required for those who are exposed above the PEL or the excursion limit of 1.0 f/cc. Employers and building owners must communicate the hazard to employees and the contractors when ACM or PACM is present in their facilities or if their employees will work with ACM.

OSHA requires a competent person to be designated by the employer. The competent person must have qualifications and the authority for ensuring worker health and safety. This includes identifying existing asbestos hazards in the workplace and selecting the appropriate control strategy to reduce asbestos exposure with the authority to take prompt corrective action. Class I and Class II construction work requires the USEPA's Model Accreditation Plan (40 CFR 763) training or its equivalent for the project designer or supervisor. Class III and Class IV construction work requires completion of a 24-hour Operation and Maintenance (O&M) course developed by the U.S. EPA (40 CFR 763.93) or its equivalent. The duties of the competent person include regular inspections of the job site, equipment, and materials as part of the required safety and health program.

Removal of the joint compound and ceiling texture materials would constitute Class I work, and removal of the vinyl flooring and mastic would constitute Class II work.

6.3 Community Resources

6.3.1 Resource Leveraging Opportunities

Abatement/disposal costs for the site were estimated for the areas of the building with reported anticipated renovations. Cost estimates were calculated based on several broad assumptions, including mobilization of a non-local contractor and disposal of ACM at the Juneau Capitol Disposal Landfill. Juneau Capitol

Disposal Landfill was selected after contacting Roosevelt Regional Landfill in Roosevelt, Washington; and landfills located in Klawock, Thorne Bay, and Ketchikan, Alaska. BGES contacted the Juneau Capitol Disposal Landfill and a representative of this facility indicated that they would accept waste associated with this project. Several logistical and planning methods may be utilized to achieve cost savings, including but not limited to:

- Using local equipment and personnel to conduct the renovations;
- Obtaining approval to dispose of waste generated at the site at a closer landfill (at the time of preparation of this report, we have not been able to identify a more proximate landfill); and
- Conducting all renovation actions concurrently to minimize mobilization (if applicable) or material transportation costs

6.3.2 Funding Sources

We are not aware of any other funding sources for abatement activities besides the ADEC Brownfields program. However, according to the DBA Application completed by the Organized Village of Kasaan, the Southeast Island School District has monies available to update the furnace and the roof (Appendix 13.1).

6.4 General Outline of Remedial Requirements

Table 3 presents the recommended remedial actions for each source area.

Table 3 - Recommended Remedial Actions by Source Area

Source Area	Recommended Remedial Action
ACMs	• Abate ACMs from the building • Dispose of ACMs at appropriate disposal facility

6.5 General Cost Estimate Information

Cost estimates for abatement and/or encapsulation of each source area are presented in Table 4. Detailed breakdowns of the costs are included in Appendix 13.5.

Table 4 - Estimated Costs for Abatement of ACMs

Action	Estimated Cost
ACMs	
Abatement	$20,000
Transportation and Disposal	$1,890
Total	**$21,890**

7.0 CONCLUSIONS

BGES performed a hazardous building materials inventory at the library located at 117 Kasaan Street in Kasaan, Alaska. The purpose of this assessment was to evaluate the potential presence of hazardous building materials, such as LBP and ACMs, on the property.

Site activities were conducted on October 31, 2019. The subject property was not identified within any of the reviewed databases, as discussed in Section 3.5; and no evidence of contamination was identified during our research or site reconnaissance. LBP was not identified on the subject property. ACMs in good condition were identified on the subject property. The joint compound and ceiling texture materials in the hallway and main room of the library should be considered friable ACMs; and the vinyl flooring and mastic in the storage room, furnace room, and bathrooms should be considered Category I non-friable ACMs. All of the identified ACMs in the library are therefore RACM. Under OSHA's construction standard, removal of the joint compound and ceiling texture materials would constitute Class I work, and removal of the vinyl flooring and mastic would constitute Class II work.

Prior to renovations on the subject property, it is recommended that the ACM that could be disturbed during renovations be abated or encapsulated, and appropriate notice be provided to the EPA.

8.0 QUALIFICATIONS OF PROJECT PERSONNEL

The on-site activities were conducted by Vanessa Crandell-Beck; US EPA-Certified Lead Inspector, AHERA-Certified Building Inspector, and Environmental Scientist I of BGES. This report was prepared by Rose Pollock; US EPA-Certified Lead Inspector, AHERA-Certified Building Inspector, and Environmental Scientist II of BGES. Ms. Crandell-Beck and Ms. Pollock are Qualified Environmental Professionals (QEPs) as defined by the ADEC. This report was reviewed by Robert Braunstein. Mr. Braunstein is a Certified Professional Geologist, and QEP as defined by the ADEC.

9.0 LIMITATIONS

This report presents facts, observations, and inferences based on conditions observed during the period of our project activities, and only those conditions that were evaluated as part of our scope of work. The inspector did not demolish walls, chases, or any other building spaces while performing this assessment. Consequently, LBP and ACMs may be present in other areas that were not accessible during this survey. Our conclusions and recommendations are based on our observations, data obtained, and the results of our research; and as such, rely on the accuracy of the databases that were reviewed and the information provided by the individuals that were interviewed. In addition, changes to site conditions may have occurred since we completed our initial project activities. These changes may be from the actions of man

or nature. Changes in regulations may also impact the interpretation of site conditions.

10.0 REFERENCES

ADEC Reuse and Redevelopment Program *Property Assessment and Cleanup Plan (PACP) Guidelines*, July 2, 2010

Western Regional Climate Center US COOP Station Map https://wrcc.dri.edu/coopmap/

United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey - https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm

FEMA Flood Map Service Center - https://msc.fema.gov/portal/home

US Census Bureau - https://www.census.gov/data.html

ADEC SWIMS Database - http://www.arcgis.com/home/item.html?id=c3b5562dcd204114a30a1619ae8f5cee

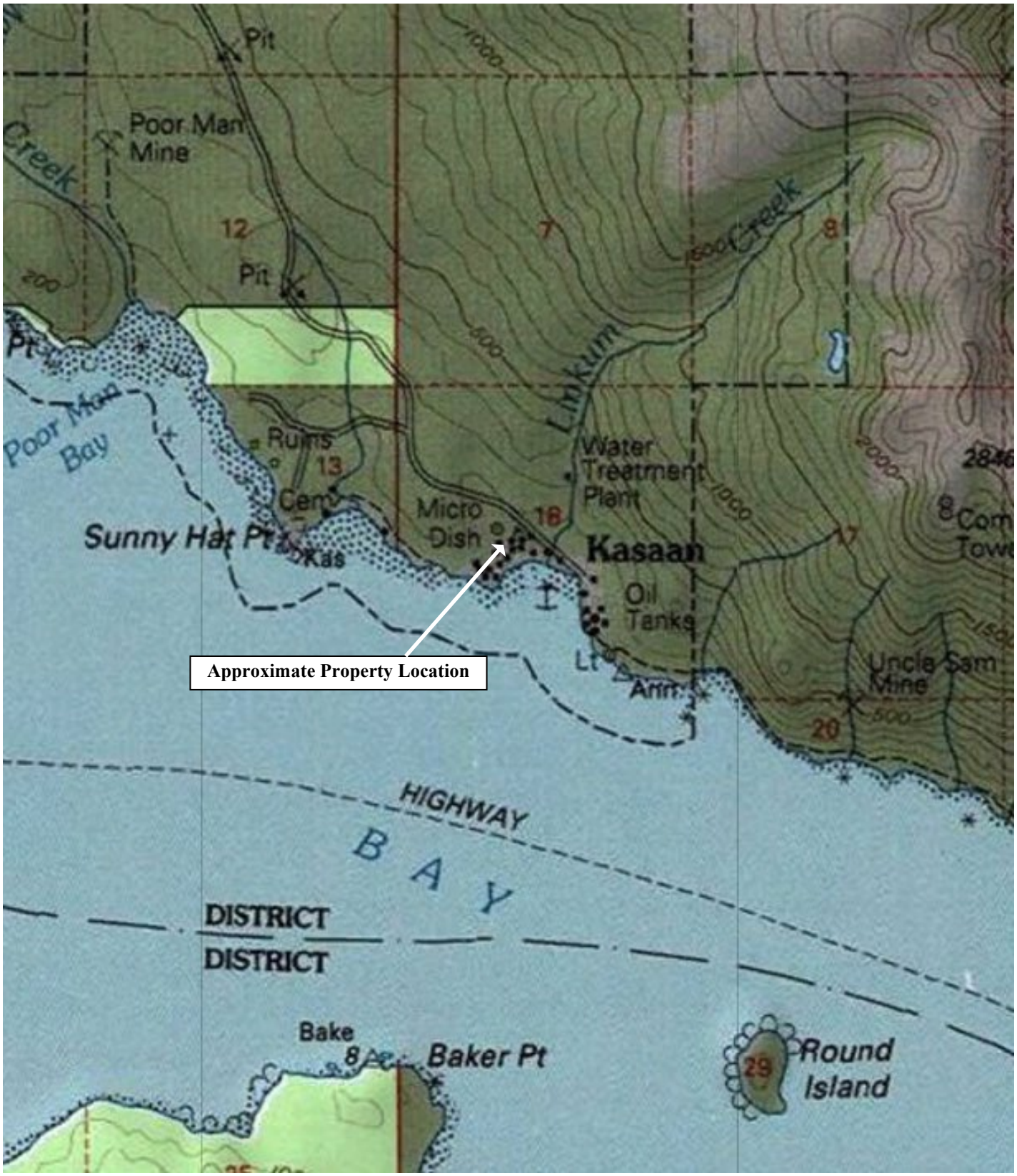
Alaska Department of Commerce, Community, and Economic Development; Division of Community and Regional Affairs; Community Profile Maps - http://dcced.maps.arcgis.com/apps/webappviewer/index.html?id=18fdb060875740fdad22099ca779d637

and Information Portal - https://dcced.maps.arcgis.com/apps/MapJournal/index.html?appid=9754f14e9ff1444c8758754a3fc755cf

40 CFR Part 61, Subpart M – National Emission Standard for Asbestos - https://www.ecfr.gov/cgi-bin/retrieveECFR?gp=&SID=5f8138597d32fa4b97bec5ca18193d59&mc=true&n=pt40.10.61&r=PART&ty=HTML#sp40.10.61.m

OSHA Occupational Safety and Health Standards: Toxic and Hazardous Substances (Standard No. 1910.1001) - https://www.osha.gov/laws-regs/regulations/standardnumber/1910/1910.1001

11.0 FIGURES



Source: Provided by Google Earth Pro ©, and the Statewide Digital Mapping Initiative data service hosted by UAF-GINA

N

0 ½ 1

Approximate Scale in Miles

Kasaan Library
117 Kasaan Street
Kasaan, Alaska
Property Vicinity Map

BGES, INC.	**December 2019**	**Figure 1**

Source: Quantum Spatial

0 60 120

Approximate Scale (in feet)

Kasaan Library
117 Kasaan Street
Kasaan, Alaska

June 1, 1982 Aerial Photograph

BGES, INC. | **December 2019** | **Figure 2**

Source: Google Earth

0 80 160

Approximate Scale (in feet)

N

Kasaan Library
117 Kasaan Street
Kasaan, Alaska

March 26, 2019 Aerial Photograph

BGES, INC. | **December 2019** | **Figure 3**

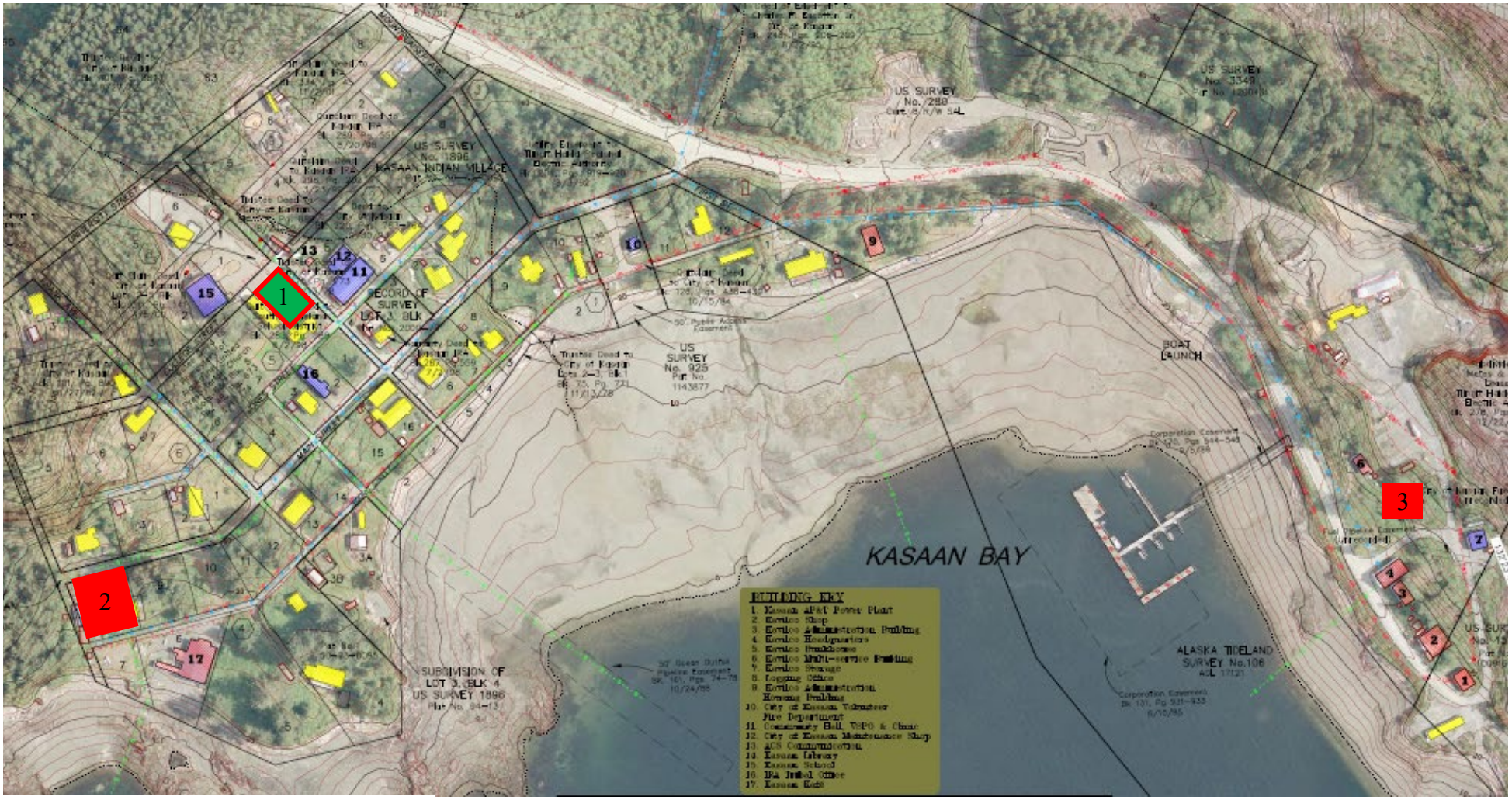


Image Source: 2004 Community Map of Kasaan

0 1/16 ⅛ ¼

Approximate Scale in Miles

KEY

= Subject Property

= ADEC Contaminated Site

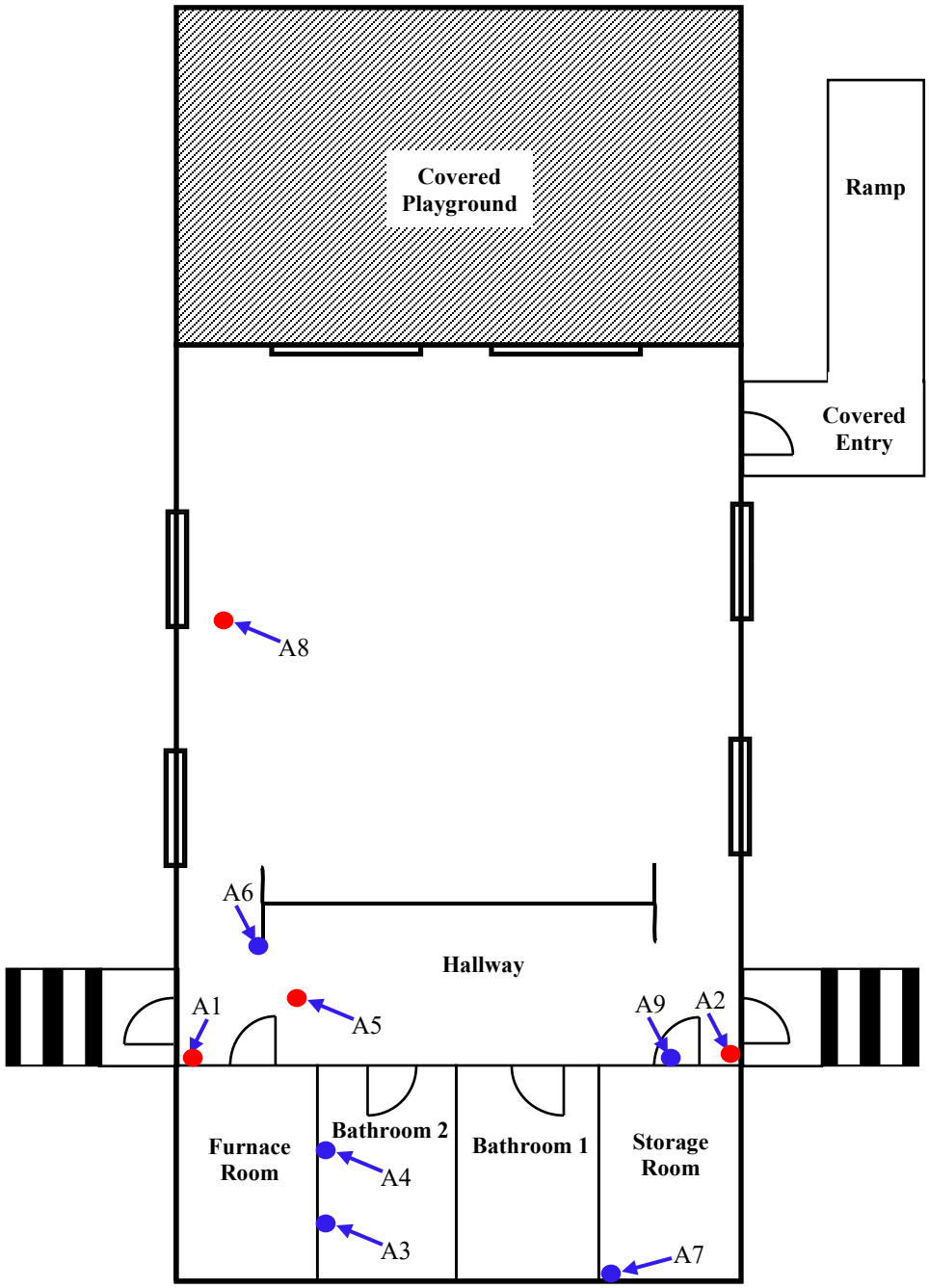
Note: Numbers refer to listings in Table 1

N

Kasaan Library
117 Kasaan Street
Kasaan, Alaska
ADEC Contaminated Sites Location Map

BGES, INC | **December 2019** | **Figure 4**

Side D



Sketch Map Not to Scale

Side B

Key

- Sample Location (< 1 percent asbestos)
- Sample Location (> 1 percent asbestos)

PACBM = potential asbestos containing building material

Kasaan Library
117 Kasaan Street
Kasaan, Alaska
PACBM Sample Locations

BGES, INC. | **December 2019** | **Figure 5**

12.0 TABLES

13.0 APPENDICES

13.1 DBA Request Forms

DEC Brownfield Assessment & Cleanup Application

Each of these questions must have a response in order for your request to be considered. Please provide as much information as possible, as this application will provide the tools we need to determine if your site is eligible for brownfields services. We highly encourage you to contact ADEC brownfield staff to discuss any issues you may have. Brownfield staff can review your application prior to submittal to evaluate eligibility and completeness.

Threshold Criteria: The following must be TRUE:

1. This site IS NOT federally owned.
2. To our knowledge, this site or facility HAS NOT received funding for remediation from the Leaking Underground Storage Tank (LUST) Trust Fund.
3. The Applicant/Organization requesting this service IS NOT directly responsible for causing the potential contamination.
4. The Owner of the property IS NOT directly responsible for causing the potential contamination.
5. There is a documented reuse or redevelopment plan for the site. (Documented means that it is in a resolution, business plan, or economic development plan, or that funding for reuse is actively being sought and can be documented).

If any of the above statements is NOT TRUE, your site is probably not eligible for brownfield services. If you have questions or concerns, please contact us to discuss them. We are happy to talk with you – we want to help you submit a successful DBAC application!

Lisa Griswold
lisa.griswold@alaska.gov
(907) 269-2021

SUBMISSION REQUIREMENTS:
A completed application must be received via email at lisa.griswold@alaska.gov or Christy.howard@alaska.gov or via mail at one of the following addresses no later than **5pm AST on Friday, March 1, 2019**:

Alaska Department of Environmental Conservation Contaminated Sites Program
Post Office Box 111800
Juneau, AK 99811-1800
Attention: Christy Howard

Alaska Department of Environmental Conservation Contaminated Sites Program
555 Cordova Street, 2nd floor
Anchorage, AK 99501
Attention: Lisa Griswold

A. Applicant

1. Applicant Name: **Organized Village of Kasaan**
2. Address: **PO Box 26-KXA Kasaan, Alaska 99950**
3. If applicable: Project Officer (EPA/IGAP): **Mary Goolie**
4. Is the applicant directly responsible for the contamination on the property?
   ☐ Yes* ☑ No

*If yes, this site is not eligible for brownfields services.

B. Owner (if different from applicant)

The owner of the property must allow DEC access to the site. If the applicant is different from the owner, written consent will be required from the owner to secure access for DEC and its contractors to conduct the assessment or cleanup. **Please attach a letter from the property owner granting access to the site if required.**

Name: **Southeast Island School District**

Address: **1010 Sandy Beach Rd., Thorne Bay, AK 99919**

Is the current owner responsible for contamination on the property?
☐ Yes* ☑ No

*If yes, this site is not eligible for brownfields services.

Is the owner of the property:
☐ Private ☑ City/Public ☐ Native Corp ☐ Tribe

Is the property expected to change ownership in the near future?
☑ Yes ☐ No

C. Reuse

Do you have a reuse plan that will provide a benefit to your community?
☑ Yes ☐ No*

*If no, this site is not eligible for brownfields services.

D. Site Information and History

Is this site currently listed on DEC's Contaminated Sites database?
☐ Yes ☑ No

If yes, please list the DEC file number here:

Has the site had any previous assessment activities?

☑ Yes ☐ No

If yes, what kind of assessment activities have been done?

☐ DBA ☐ Targeted Brownfield Assessment ☑ Other **Asbestos Reinspection, Southeast**

Please attach summaries from previous assessment reports if site is already on the DEC Contaminated Sites Database. Please attach full reports from previous assessment work if site is not already on the DEC Contaminated Sites database.

Site name: **Kasaan Library**

Address: **117 Kasaan St. Lot 8, Kasaan, AK**

Legal Description (If known):

Section: Township: Range: Tax lot number(s): **block 5,**

When was this property acquired by the current owner?

The unit was conveyed to SISD in 1995. The modular unit was moved to the site in Kasaan from Craig in May, 2001.

How was this property acquired by the current owner?

It was conveyed/quitclaimed from AK Dept. of Transportation.

Previous ownership history (if known):

Approximate acres:

The lot is 13,000 sq. feet.

How many buildings or structures are on the property?

There is one building.

What is the condition of each of the buildings and structures on the property?

The condition is fair. It is poorly insulated however the insides are in workable condition.

E. Contamination – real or perceived

What are the known or suspected contaminant(s) at the site?

☐ Hazardous Substances ☐ Petroleum ☑ Hazardous Building Materials

How was the property previously used? (mark all that apply)

- ☐ Tank farm
- ☐ Landfill (permitted or un-permitted)
- ☐ Dump site
- ☐ Gas Station
- ☐ Dry Cleaner
- ☐ Mining Operations
- ☐ Underground Storage Tank (UST)
- ☐ Above Ground Storage Tank (AST) Drums
- ☐ Military activities
- ☑ Other: It was the original Kasaan School building.

List the source(s) and location(s) of contamination:

Contamination is in the ceiling texturing, the storage closet, furnace room and both bathrooms.

Briefly describe how and when this site may have become contaminated:

during construction

Do you know who may have caused the contamination?

Describe any other concerns with the site and identify any specific problems limiting reuse:

The ceiling in the building is starting to droop and the roof needs to be replaced. We are concerned of exposure of asbestos while maintanence is being performed. We are also concerned about the drooping ceiling falling, or exposing those using the library through other avenues.

Is this site currently being used? If yes, describe how it is being used?

Yes, it is the library, and part time classroom for the elementary students.

Please attach an aerial photograph showing the location of the site in relation to the community and circle any areas of known or suspected contamination

What steps has the landowner or community taken to safeguard against the real or suspected contamination?

The flooring in both bathrooms, storage room and furnace room have been covered with either plywood or linoleum.

RANKING CRITERIA

A. Project Requirements

What services are you seeking?

☑ Assessment ☐ Cleanup

Describe to the best of your ability what your project team believes are the needed environmental assessment or cleanup activities:

The team agrees that an updated assessment is needed before removal of the asbestos in the building.

B. Reuse Plan

Please describe the reuse plan that the proposed work will help accomplish. (Reuse goals can include: new construction, redevelopment using existing infrastructure, creation of a recreation area, preservation of green space, restoration of subsistence use, etc.)

The current plan is to update the heating system with a more efficient one. This will entail some restructuring to provide for better heat circulation to all areas of the building. Also a new roof will be added.

C. Viability of Reuse Plan

Will this DBAC service be used to leverage other funding or services for the project? If so, please describe those.

No

Have you sought, are you currently seeking, or are you planning to seek additional funding? If so, please describe those plans.

SISD School District has already aquired the necessary funds to update the furnace and the roof.

Does the community have financial or other resources for other phases of the project, such as equipment, labor, in-kind services, or funding for cleanup or new construction?

SISD has a maintenance crew who will be able to preform most of the reuse projects. Funds are already secure and a statement letter is attached.

Please attach any documentation referencing resolutions, business planning, community planning, a proposal for grant funding, or loan applications that helps support the vision for the reuse or redevelopment of the property in question.

D. Project Costs

Do you have any information regarding how much the assessment or cleanup project will cost? (If a previous assessment has been conducted, sometimes a cost estimate for future work has been included.)

No

Please be aware that the scope of the requested work must be within our funding capacity. If you have questions regarding this, please contact DEC to discuss further.

E. Community Support and Benefit

Project Team –
Please form a project team of three or more individuals or organizations to ensure continuity beyond this effort and coordination for success of the overall project. Attach a letter of support from each team member and list the names and contact information of each individual or organization below. Please note: Environmental field work is often conducted during the summer. Please designate one member of your project team as the primary contact for the life of the project who can answer questions for DEC or their contractors as they arise.

Primary Contact:	Team member:	Team member:
Organized Village of Kasaan's Brownfields Coordinator	**City of Kasaan**	**City of Kasaan**

Please describe how this reuse is a benefit to your community and why this is important to your community. (Some things to consider: creation of jobs, preservation of historical or culturally significant property, location for community activities or education, preservation or restoration of subsistence habitat, reuse or recycling of materials or infrastructure, cost savings for the community, etc.)

This is the location of the town library. Which houses a lot of cultural and historical books and information that is important not only to the City of Kasaan but also the Organized Village of Kasaan and the School Ditstrict. The School also holds elementary classes in the building everyday. It is very

Please describe the community's support for this work and (Some things to consider: attaching public meeting notes where the site was discussed; attaching letters of support from other community members; etc.)

The community is deffinitely in support of this project, no one wants to be exposed to contamination. Especially with the school children spending so much time in the building. I LaNeice Congdon of the Organized Village of Kasaan have personally met with all of the different entities who are involved in this project and have received a unanimous amount of support from everyone. Letters from the School District, City of Kasaan and the Organized Village of Kasaan are attached.

Please describe any local resources or individuals that are available to assist with the DBAC work being requested. (Some things to consider: our contractors doing assessment or cleanup work often require local assistance with site visits, setting up interviews with those knowledgeable about the site, lodging, excavation equipment, and local transportation).

Organized Village of Kasaan
Southeast Island School District
City of Kasaan
We also have another DBAC scheduled for this spring that could help in the process of this assessment.

Please let us know if other work is being planned or underway in your community that may help assist in this effort, such as available heavy equipment, heavy equipment operators, Qualified Samplers (as defined in 18 AAC 75.333), funding, or other resources.

F. Bonus Points

Does the reuse plan call for green building or habitat preservation?
☐ Yes ☑ No

Is the site of historical or cultural significance?
☐ Yes ☑ No

Does the reuse plan call for the use of alternative energy?
☐ Yes ☑ No

Request for Application Meeting

Potential applicants for DEC Brownfields Assessment & Cleanup services are **highly encouraged** to have a meeting with DEC Brownfield Staff concerning their application. Early communication will allow participants to receive technical assistance, and allow time to address any deficiencies in the application. Our goal is to assist you in completing a comprehensive and successful application!

Disclaimer
Under no circumstances does an award of DBAC services imply that DEC accepts liability for any contamination that may exist at the site, nor is DEC responsible for any necessary cleanup of hazardous substances that may be found at the site. Liability for contamination on a property is specifically addressed in Alaska Statute (AS) 46.03.822, which outlines those who are liable for the release of a hazardous substance. The general liability categories include: (1) those with an ownership interest in the property; (2) those in control of the substance at the time of the release; or (3) those who arrange for disposal or transport of the substance.

Brownfield work focuses on clarifying environmental concerns associated with property for which there is no known viable responsible party. By applying for a DEC Brownfield Assessment or Cleanup, it should be clear to all parties associated with a request that the work requested of DEC is designed to identify, clarify, and in some cases, remediate environmental hindrances that currently impede the continued use, proposed use, redevelopment, or sale of a property. Work conducted by DEC may result in identifying a property as a contaminated site, and require the site be listed on DEC's Contaminated Sites Database. With listing comes the requirement of potentially responsible and liable parties to address cleanup of contamination in accordance with regulatory requirements.

DBAC Request Submittal Checklist

Before submitting your DBAC request form, please check the following items are complete:

☑ Did you answer each question?

☑ Did you attach a **letter from the property owner** granting access to the site, if the owner is different from the applicant?

☑ Did you attach a **letter of support** from each team member?

☑ Did you attach a **site map or aerial photograph** of the site with the information requested?

☑ Did you attach executive summaries or summary and conclusions sections from any **past environmental reports** about the site?

☑ Did you attach documentation of the **reuse or redevelopment plan** the community has for the site?

☑ Did you identify a **primary contact** for the life of the DBAC project?

13.2 Property Photographs

Photo 1. Kasaan Library (facing southwest)

Photo 2. Kasaan Library (facing northwest)

Photo 3. Kasaan Library (facing northeast)

Photo 4. Kasaan Library (facing south-southwest)

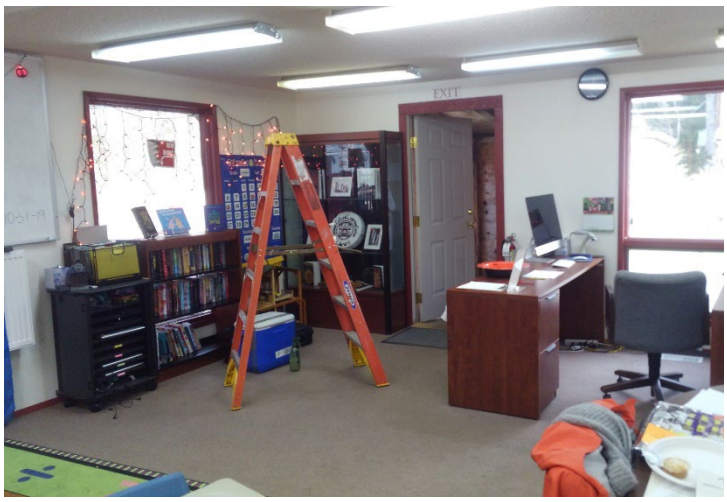


Photo 5. Kasaan Library main room

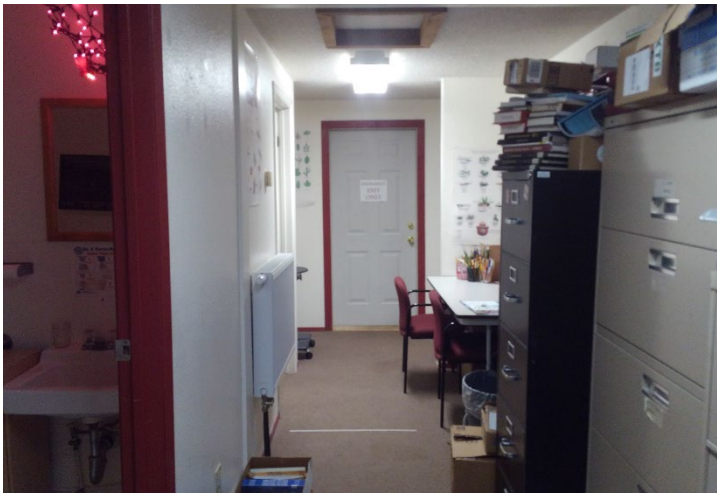


Photo 6. Kasaan Library hallway

Kasaan Library Kasaan, Alaska **Property Photographs**		
BGES, INC.	**December 2019**	**Figure 13.2.1**

Photo 7. Kasaan Library main room

Photo 8. Kasaan Library, hallway looking into main room

Photo 9. Kasaan Library hallway

Photo 10. Kasaan Library furnace room

Photo 11. Kasaan Library bathroom 2 (used as storage)

Photo 12. Kasaan Library storage room

Kasaan Library Kasaan, Alaska **Property Photographs**		
BGES, INC.	**December 2019**	**Figure 13.2.2**

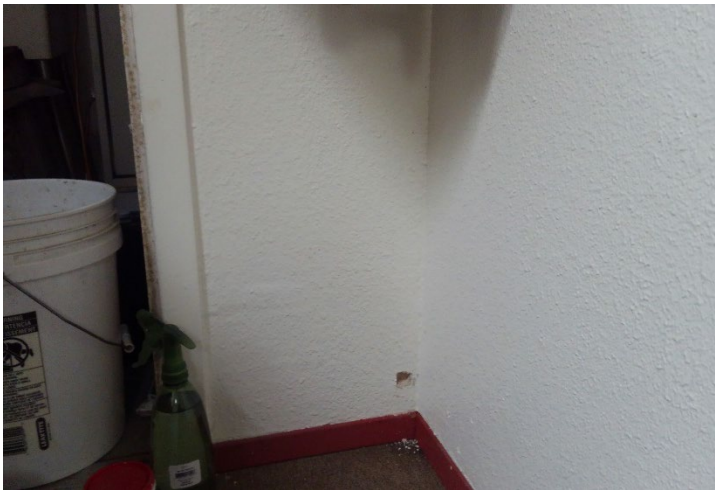


Photo 13. Sample A-1, Library, Corner BC, Wall Material

Photo 14. Sample A-2, Library, Corner AB, Wall Material, Post-Patching

Photo 15. Sample A-3, Bathroom 2, Wall C, Mastic and Tape

Photo 16. Sample A-4, Bathroom 2, Wall C, Flooring and Mastic

Photo 17. Sample A-5, Hallway, Ceiling, Ceiling Texture

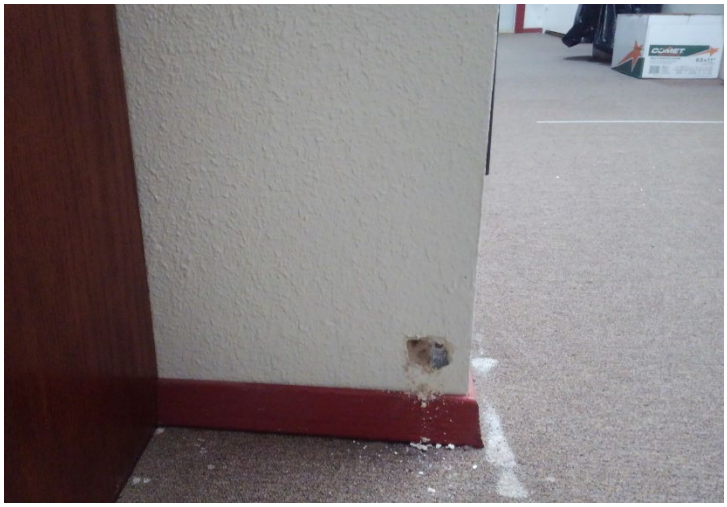


Photo 18. Sample A-6, Hallway Divider Wall, Corner CB, Wall Material

Kasaan Library Kasaan, Alaska **Property Photographs**		
BGES, INC.	**December 2019**	**Figure 13.2.3**

Photo 19. Sample A-7, Storage Room, Corner BC, Wall Material

Photo 20. Sample A-8, Library, Ceiling Texture and Wall Material

Kasaan Library Kasaan, Alaska **Property Photographs**		
BGES, INC.	**December 2019**	**Figure 13.2.4**

13.3 Environmental Records Review Documents

Alaska Department of
ENVIRONMENTAL CONSERVATION

Site Report: Kasaan Library

SITE NAME: Kasaan Library

ADDRESS: 117 Kasaan Street; Lot 8; ~11 Miles SSE of Thorne Bay, Thorne Bay, AK 99919

FILE NUMBER: 1515.38.

HAZARD ID: 27128

STATUS: Informational

STAFF: Lisa Griswold, 9072692021 lisa.griswold@alaska.gov

LATITUDE: 55.539666

LONGITUDE: -132.404376

HORIZONTAL DATUM: WGS84

We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.

Problems/Comments

The Kasaan Library is housed in a modular unit owned by the Southeast Island School District (SISD) which is also used as a part-time elementary school classroom. The building was previously owned by the Alaska Department of Transportation and Public Facilities and conveyed to SISD in 1995. The SISD conducted an asbestos survey and is aware that asbestos is present in the ceiling texturing, storage closet, furnace room, and both bathrooms. A building renovation is planned including installation of an updated heating system, reconstruction for increased heat circulation, and installation of a new roof. The Organized Village of Kasaan (OVK) is partnering with the City of Kasaan and SISD to determine what hazardous building material (HBM) is present in the building, what HBM will need to be abated/removed for the renovations to occur, and possible cost-effective alternatives for abatement and/or disposal of HBM from the building. DEC is providing DEC Brownfield Assessment or Cleanup services for this project.

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
8/26/2019	Site Added to Database	A new site has been added to the database	Mitzi Read

Contaminant Information

NAME	LEVEL DESCRIPTION	MEDIA	COMMENTS

Control Type

TYPE	DETAILS

Requirements

DESCRIPTION	DETAILS

Alaska Department of
ENVIRONMENTAL CONSERVATION

Site Report: Discovery Campus Kasaan

SITE NAME: Discovery Campus Kasaan

ADDRESS: SE of Intersections of Thompson Avenue with Main Street and Young Street; ~12 Mi SSE of Thorne Bay, Thorne Bay, AK 99919

FILE NUMBER: 1515.38.004

HAZARD ID: 26864

STATUS: Informational

STAFF: Lisa Griswold, 9072692021 lisa.griswold@alaska.gov

LATITUDE: 55.538580

LONGITUDE: -132.406624

HORIZONTAL DATUM: WGS84

We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.

Problems/Comments

In January 2018, the Organized Village of Kasaan applied for a DEC Brownfield Assessment and Cleanup service to characterize stained soil that was discovered when a former residence and HHOT were removed to facilitate renovation of the area for tourism. The community would like to have the area characterized and cleaned up so it can be utilized as a park with food gathering capacity next to their cabins, carving shed, and cafe.

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
3/13/2018	Brownfields Award	SFY 2019 DEC Brownfields Assessment and Cleanup Service awarded on this date. The Organized Village of Kasaan applied for DBAC funding to assess a property in town currently hindering redevelopment of the Discovery Campus.	Lisa Griswold
5/29/2018	Site Added to Database	A new site has been added to the database	Mitzi Read
2/5/2019	Update or Other Action	NTP issued to Ahtna Engineering Services, LLC to conduct DEC Brownfields Assessment and Cleanup Service at the Discovery Campus.	Lisa Griswold
3/19/2019	Report or Workplan Review - Other	ADEC received a Site Characterization Work Plan for the SFY 2019 DBAC work on March 14, 2019. The Work Plan describe the activities outlined in NTP 190000299 and Amendment 1 including: soil investigation utilizing test pits, and the installation of temporary monitoring wells to collect analytical samples from the area presumed to be contaminated with heating oil. ADEC submitted comments on the work plan and requested that a revised work plan be submitted by April 2, 2019.	Lisa Griswold
3/27/2019	Site Characterization Workplan Approved	ADEC received the revised Site Characterization Work Plan for SFY 2019 DBAC work on March 25, 2019. The Work Plan described the activities outlined in NTP 190000299 and Amendment 1 including: soil investigation utilizing test pits, and the installation of temporary monitoring wells to collect analytical samples from the area presumed to be contaminated with heating oil. The revised work plan incorporated all comments listed in ADEC's March 19, 2019 letter. This work plan is hereby approved.	Lisa Griswold

Contaminant Information

NAME	LEVEL DESCRIPTION	MEDIA	COMMENTS

Alaska Department of
ENVIRONMENTAL CONSERVATION

Site Report: Former Kavilco Bunkhouse - Kasaan

SITE NAME: Former Kavilco Bunkhouse - Kasaan

ADDRESS: ~400 Ft ESE of Kasaan Dock; ~12 Mi SE of Thorne Bay, P.O. Box 26-KXA, Ketchikan, AK, 99950-0340, Thorne Bay, AK 99919

FILE NUMBER: 1515.38.002

HAZARD ID: 25940

STATUS: Cleanup Complete

STAFF: ,

LATITUDE: 55.536802

LONGITUDE: -132.396433

HORIZONTAL DATUM: WGS84

We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.

Problems/Comments

In August 2012, during utility construction activities, petroleum-contaminated soil was discovered near the former Kavilco bunkhouse in Kasaan. The site was part of a former cannery facility. Diesel range organics were confirmed above DEC cleanup levels. The source and extent of contamination have not been determined.

Action Information

ACTION DATE	ACTION	DESCRIPTION	DEC STAFF
10/12/2012	Spill Transferred from Prevention Preparedness and Response Program	Spill transferred by PERP staff Bob Fultz. Spill no. 12119921401; spill date = 8/1/12; substance = petroleum (unknown type); quantity = unknown.	Mitzi Read
11/8/2012	Site Added to Database	A new site has been added to the database	Mitzi Read
11/9/2012	Exposure Tracking Model Ranking	Initial ranking with ETM completed for source area id: 79358 name: Former Bunkhouse	Mitzi Read
12/19/2012	Potentially Responsible Party/State Interest Letter	Potentially Responsible Party/State Interest Letter sent to responsible party.	Sally Schlichting
9/11/2013	Update or Other Action	Staff changed from Erik Norberg to Denise Elston.	Kristin Thompson
1/6/2014	Update or Other Action	Staff changed from Denise Elston to Sally Schlichting.	Kristin Thompson
3/13/2014	Update or Other Action	Spoke to Robert Badgett with R&M Engineering and he is preparing a letter and pictures detailing corrective actions. Preparing for site closure with an IC.	Danielle Duncan
3/17/2014	Update or Other Action	Spoke to Sam Thomas Jr @Organized Village of Kasaan and he said that he would send over documentation and photos detailing site mitigation and cleanup efforts.	Danielle Duncan
4/7/2014	Update or Other Action	Spoke with R. Badgett @ R&M and he said he should have the report in a week or two.	Danielle Duncan
4/25/2014	Update or Other Action	Spoke with Sam Thomas Jr at OVK again and he said that he would send over documentation and photos detailing site mitigation and cleanup efforts.	Danielle Duncan
5/5/2014	Report or Workplan Review - Other	Rec'd and reviewed Site Inspection Report dated 3/20/14 from R&M Engineering. Contained photos and documentation of DEC requested mitigation activities: 1. Installation of a drainage ditch along the east side of the upper roadway that is functioning and channeling uphill runoff along the driveway to a culvert where runoff is diverted across the driveway and into a rocky catch basin followed by buried culvert and Typar wrapped drain rock to a ditch along Bay Road. 2. On the north side of the building and lower parking area, Typar was placed before backfilling with aggregate and shotrock. 3. A	Danielle Duncan

		culvert was installed cross the upper roadway and area north of the building to divert uphill drainage. Sent a Report Approval letter via email and mail to S. Thomas of OVK.	
6/11/2014	Exposure Tracking Model Ranking	A new updated ranking with ETM has been completed for source area 79358 Former Bunkhouse.	Danielle Duncan
6/16/2014	Cleanup Complete Determination Issued		Danielle Duncan
6/20/2014	Meeting or Teleconference Held	Spoke to P. Peterson, L. Doens, and C. Smith re: the closure letter where on the map provided by R&M, it says that there is no contamination at the new septic leach field when in reality, R&M took no samples there. I requested that R&M submit in writing a revised map and the reason why the original is incorrect.	Danielle Duncan

Contaminant Information

NAME	LEVEL DESCRIPTION	MEDIA	COMMENTS
DRO	Between Method 2 Migration to Groundwater and Human Health/Ingestion/Inhalation	Soil	

Control Type

TYPE	DETAILS
No ICs Required	

Requirements

DESCRIPTION	DETAILS
Advance approval required to transport soil or groundwater off-site.	

13.4 Laboratory Data Package & XRF Data

EMSL Analytical, Inc.

464 McCormick Street San Leandro, CA 94577

Tel/Fax: (510) 895-3675 / (510) 895-3680

http://www.EMSL.com / sanleandrolab@emsl.com

EMSL Order:	091925198
Customer ID:	BGES62
Customer PO:	
Project ID:	

Attention:	Brian Braunstein BGES, Inc. 1042 East 6th Avenue Anchorage, AK 99501	**Phone:**	(907) 696-0237
		Fax:	(907) 644-2901
		Received Date:	11/02/2019 10:15 AM
		Analysis Date:	11/04/2019 - 11/08/2019
		Collected Date:	
Project:	KASAAN		

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

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
A-1-Drywall *091925198-0001*	LIBRARY, UNDER DRINKING FOUNTAIN, CORNER BC - WALL MATERIAL	White Non-Fibrous Homogeneous		80% Gypsum 20% Non-fibrous (Other)	None Detected
A-1-Joint Compound *091925198-0001A*	LIBRARY, UNDER DRINKING FOUNTAIN, CORNER BC - WALL MATERIAL	White Non-Fibrous Homogeneous		90% Ca Carbonate 8% Non-fibrous (Other)	2% Chrysotile
A-1-Skim Coat *091925198-0001B*	LIBRARY, UNDER DRINKING FOUNTAIN, CORNER BC - WALL MATERIAL	White Non-Fibrous Homogeneous		80% Ca Carbonate 20% Non-fibrous (Other)	<1% Chrysotile
A-2-Drywall *091925198-0002*	LIBRARY, CORNER AB - WALL MATERIAL	Peach Non-Fibrous Homogeneous		80% Gypsum 20% Non-fibrous (Other)	None Detected
A-2-Joint Compound *091925198-0002A*	LIBRARY, CORNER AB - WALL MATERIAL	Tan Non-Fibrous Homogeneous		80% Ca Carbonate 18% Non-fibrous (Other)	2% Chrysotile
A-2-Skim Coat *091925198-0002B*	LIBRARY, CORNER AB - WALL MATERIAL	Tan/White Non-Fibrous Homogeneous		80% Ca Carbonate 20% Non-fibrous (Other)	<1% Chrysotile
A-3-Mastic *091925198-0003*	BATHROOM 2, WALL C - MASTIC & TAPE	Yellow Non-Fibrous Homogeneous		80% Matrix 20% Non-fibrous (Other)	None Detected
A-3-Tape 1 *091925198-0003A*	BATHROOM 2, WALL C - MASTIC & TAPE	Brown Non-Fibrous Homogeneous	80% Cellulose	20% Non-fibrous (Other)	None Detected
A-3-Tape 2 *091925198-0003B*	BATHROOM 2, WALL C - MASTIC & TAPE	White Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (Other)	None Detected
A-3-Compound *091925198-0003C*	BATHROOM 2, WALL C - MASTIC & TAPE	White Non-Fibrous Homogeneous		80% Ca Carbonate 20% Non-fibrous (Other)	<1% Chrysotile
A-4-Flooring *091925198-0004* *This is a composite result of both vinyl and backing layer*	BATHROOM 2, FLOOR - FLOORING & MASTIC	Gray/White Non-Fibrous Homogeneous	20% Cellulose	10% Ca Carbonate 40% Matrix 30% Non-fibrous (Other)	None Detected
A-4-Mastic *091925198-0004A*	BATHROOM 2, FLOOR - FLOORING & MASTIC	Yellow Non-Fibrous Homogeneous		30% Ca Carbonate 50% Matrix 20% Non-fibrous (Other)	None Detected
A-5 *091925198-0005*	HALLWAY, CEILING, NEAR WALL A - CEILING TEXTURE	White Non-Fibrous Homogeneous		60% Ca Carbonate 37% Non-fibrous (Other)	3% Chrysotile
A-6-Drywall *091925198-0006*	HALLWAY DIVIDER, WALL A - WALL MATERIAL	Tan Non-Fibrous Homogeneous		80% Gypsum 20% Non-fibrous (Other)	None Detected

Initial report from: 11/08/2019 16:35:32

EMSL Analytical, Inc.

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http://www.EMSL.com / sanleandrolab@emsl.com

EMSL Order:	091925198
Customer ID:	BGES62
Customer PO:	
Project ID:	

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

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
A-6-Skim Coat *091925198-0006A*	HALLWAY DIVIDER, WALL A - WALL MATERIAL	Tan/White Non-Fibrous Homogeneous		90% Ca Carbonate 10% Non-fibrous (Other)	<1% Chrysotile
A-7-Drywall *091925198-0007*	STORAGE ROOM, CORNER BC - WALL MATERIAL	White Non-Fibrous Homogeneous		80% Gypsum 20% Non-fibrous (Other)	None Detected
A-7-Joint Compound *091925198-0007A*	STORAGE ROOM, CORNER BC - WALL MATERIAL	White Non-Fibrous Homogeneous		80% Ca Carbonate 20% Non-fibrous (Other)	<1% Chrysotile
A-7-Skim Coat *091925198-0007B*	STORAGE ROOM, CORNER BC - WALL MATERIAL	White Non-Fibrous Homogeneous		80% Ca Carbonate 20% Non-fibrous (Other)	<1% Chrysotile
A-8-Drywall *091925198-0008*	LIBRARY, CEILING, NEAR WALL C - CEILING TEXTURE/MATERIAL	Pink Non-Fibrous Homogeneous		80% Gypsum 20% Non-fibrous (Other)	None Detected
A-8-Spray On Acoustic *091925198-0008A*	LIBRARY, CEILING, NEAR WALL C - CEILING TEXTURE/MATERIAL	White Non-Fibrous Homogeneous		80% Ca Carbonate 17% Non-fibrous (Other)	3% Chrysotile
A-9-Mastic *091925198-0009* *Inseparable paint / coating layer included in analysis*	LIBRARY, NEAR CORNER BA - CARPET MASTIC	Tan/White Non-Fibrous Homogeneous		10% Ca Carbonate 70% Matrix 20% Non-fibrous (Other)	None Detected
A-9-Pad *091925198-0009A*	LIBRARY, NEAR CORNER BA - CARPET MASTIC	Black Non-Fibrous Homogeneous		10% Ca Carbonate 70% Matrix 20% Non-fibrous (Other)	None Detected

Analyst(s)

Laila Mufty (6)

Van (Rebecca) Huynh (16)

Matthew Batongbacal
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method"), but augmented with procedures outlined in the 1993 ("final") version of the method. This report relates only to the samples reported above, 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. All samples received in acceptable condition unless otherwise noted. 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. EMSL recommends gravimetric reduction for all non-friable organically bound materials prior to analysis. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc San Leandro, CA NVLAP Lab Code 101048-3, WA C884

Initial report from: 11/08/2019 16:35:32

Company Heuresis Corp.
Model Pb200i
Type XRF Lead Paint Analyzer
Serial Num. 1905
App Version Pb200i-REL-4.0-29

Reading #	Job	Description	RoomChoice	Structure	Member	Substrate	Wall	Concentration	Units	Result	NomSecs	Date	Time
	Kasaan	**Calibration**	**Calibration**					**1.1**	**mg/cm2**	**Positive**	**5**	**10/31/2019**	**10:00:21**
	Kasaan	**Calibration**	**Calibration**					**1**	**mg/cm2**	**Positive**	**5**	**10/31/2019**	**10:01:09**
	Kasaan	**Calibration**	**Calibration**					**1.1**	**mg/cm2**	**Positive**	**5**	**10/31/2019**	**10:01:34**
1	Kasaan	Library	Main Room	Room	Wall	Drywall	A	0.1	mg/cm2	Negative	2	10/31/2019	10:04:29
2	Kasaan	Library	Main Room	Room	Wall	Drywall	A	0.1	mg/cm2	Negative	2	10/31/2019	10:05:41
3	Kasaan	Library	Main Room	Room	Wall	Drywall	A	0.1	mg/cm2	Negative	2	10/31/2019	10:05:59
4	Kasaan	Library	Main Room	Window	Casing	Wood	A	0.1	mg/cm2	Negative	2	10/31/2019	10:07:43
5	Kasaan	Library	Main Room	Window	Casing	Wood	A	-0.1	mg/cm2	Negative	2	10/31/2019	10:07:56
6	Kasaan	Library	Main Room	Window	Casing	Wood	A	-0.2	mg/cm2	Negative	2	10/31/2019	10:08:12
7	Kasaan	Library	Main Room	Window	Casing	Wood	A	-0.1	mg/cm2	Negative	2	10/31/2019	10:08:30
8	Kasaan	Library	Main Room	Door		Metal	A	0	mg/cm2	Negative	2	10/31/2019	10:11:05
9	Kasaan	Library	Main Room	Door		Metal	A	0	mg/cm2	Negative	2	10/31/2019	10:11:31
10	Kasaan	Library	Main Room	Door		Metal	A	0	mg/cm2	Negative	2	10/31/2019	10:11:47
11	Kasaan	Library	Main Room	Door	Casing	Wood	A	-0.1	mg/cm2	Negative	2	10/31/2019	10:12:02
12	Kasaan	Library	Main Room	Door	Casing	Wood	A	-0.1	mg/cm2	Negative	2	10/31/2019	10:12:52
13	Kasaan	Library	Main Room	Door	Jamb	Wood	A	-0.1	mg/cm2	Negative	2	10/31/2019	10:13:12
14	Kasaan	Library	Main Room	Door	Frame	Wood	A	-0.1	mg/cm2	Negative	2	10/31/2019	10:14:16
15	Kasaan	Library	Main Room	Door		Metal	A	0	mg/cm2	Negative	2	10/31/2019	10:14:36
16	Kasaan	Library	Main Room	Door		Metal	A	0	mg/cm2	Negative	2	10/31/2019	10:14:49
17	Kasaan	Library	Main Room	Door	Casing	Wood	A	-0.1	mg/cm2	Negative	2	10/31/2019	10:15:45
18	Kasaan	Library	Main Room	Door	Casing	Wood	A	-0.1	mg/cm2	Negative	2	10/31/2019	10:15:59
19	Kasaan	Library	Main Room	Door	Frame	Wood	B	0	mg/cm2	Negative	2	10/31/2019	10:19:03
20	Kasaan	Library	Main Room	Door	Jamb	Wood	B	0	mg/cm2	Negative	2	10/31/2019	10:19:16
21	Kasaan	Library	Main Room	Door		Wood	B	0	mg/cm2	Negative	2	10/31/2019	10:19:39
22	Kasaan	Library	Main Room	Door		Wood	B	-0.1	mg/cm2	Negative	2	10/31/2019	10:19:56
23	Kasaan	Library	Storage Room	Room	Wall	Drywall	A	0	mg/cm2	Negative	2	10/31/2019	10:21:17
24	Kasaan	Library	Storage Room	Room	Wall	Drywall	B	0.1	mg/cm2	Negative	2	10/31/2019	10:21:42
25	Kasaan	Library	Storage Room	Room	Wall	Drywall	C	-0.1	mg/cm2	Negative	2	10/31/2019	10:22:06
26	Kasaan	Library	Storage Room	Room	Wall	Drywall	D	0.1	mg/cm2	Negative	2	10/31/2019	10:22:55
27	Kasaan	Library	Bathroom 1	Room	Wall	Drywall	A	0	mg/cm2	Negative	2	10/31/2019	10:24:29
28	Kasaan	Library	Bathroom 1	Room	Wall	Drywall	B	0.1	mg/cm2	Negative	2	10/31/2019	10:24:51
29	Kasaan	Library	Bathroom 1	Room	Wall	Drywall	C	0.1	mg/cm2	Negative	2	10/31/2019	10:25:12
30	Kasaan	Library	Bathroom 1	Room	Wall	Drywall	C	0.1	mg/cm2	Negative	2	10/31/2019	10:25:25
31	Kasaan	Library	Bathroom 1	Room	Wall	Drywall	D	0.1	mg/cm2	Negative	2	10/31/2019	10:25:49
32	Kasaan	Library	Bathroom 1	Room	Wall	Drywall	D	0.2	mg/cm2	Negative	2	10/31/2019	10:27:07
33	Kasaan	Library	Bathroom 1	Door	Casing	Wood	D	-0.2	mg/cm2	Negative	2	10/31/2019	10:28:11
34	Kasaan	Library	Bathroom 1	Door	Casing	Wood	D	-0.1	mg/cm2	Negative	2	10/31/2019	10:28:26
35	Kasaan	Library	Bathroom 1	Door	Jamb	Wood	D	0	mg/cm2	Negative	2	10/31/2019	10:28:39
36	Kasaan	Library	Bathroom 1	Door	Frame	Wood	D	0	mg/cm2	Negative	2	10/31/2019	10:28:54
37	Kasaan	Library	Bathroom 2	Door	Casing	Wood	D	-0.1	mg/cm2	Negative	2	10/31/2019	10:30:33
38	Kasaan	Library	Bathroom 2	Door	Casing	Wood	D	-0.1	mg/cm2	Negative	2	10/31/2019	10:30:46
39	Kasaan	Library	Bathroom 2	Door	Jamb	Wood	D	-0.1	mg/cm2	Negative	2	10/31/2019	10:31:02
40	Kasaan	Library	Bathroom 2	Door	Frame	Wood	D	-0.1	mg/cm2	Negative	2	10/31/2019	10:31:15
41	Kasaan	Library	Bathroom 2	Room	Wall	Drywall	A	0.1	mg/cm2	Negative	2	10/31/2019	10:32:19
42	Kasaan	Library	Bathroom 2	Room	Wall	Drywall	B	0.1	mg/cm2	Negative	2	10/31/2019	10:32:48
43	Kasaan	Library	Bathroom 2	Room	Wall	Drywall	B	0.1	mg/cm2	Negative	2	10/31/2019	10:33:02
44	Kasaan	Library	Bathroom 2	Room	Wall	Drywall	C	0.3	mg/cm2	Negative	2	10/31/2019	10:33:41
45	Kasaan	Library	Bathroom 2	Room	Wall	Drywall	D	0.1	mg/cm2	Negative	2	10/31/2019	10:34:02
46	Kasaan	Library	Bathroom 2	Room	Wall	Drywall	D	0	mg/cm2	Negative	2	10/31/2019	10:34:41
47	Kasaan	Library	Furnace Room	Door	Casing	Wood	D	-0.1	mg/cm2	Negative	2	10/31/2019	10:36:14
48	Kasaan	Library	Furnace Room	Door	Casing	Wood	D	-0.1	mg/cm2	Negative	2	10/31/2019	10:36:32
49	Kasaan	Library	Furnace Room	Door	Jamb	Wood	D	0	mg/cm2	Negative	2	10/31/2019	10:36:54
50	Kasaan	Library	Furnace Room	Door	Frame	Wood	D	0	mg/cm2	Negative	2	10/31/2019	10:37:10
51	Kasaan	Library	Furnace Room	Room	Wall	Drywall	A	0	mg/cm2	Negative	2	10/31/2019	10:43:13
52	Kasaan	Library	Furnace Room	Room	Wall	Drywall	B	0.1	mg/cm2	Negative	2	10/31/2019	10:43:43
53	Kasaan	Library	Furnace Room	Room	Wall	Drywall	C	0.1	mg/cm2	Negative	2	10/31/2019	10:44:08
54	Kasaan	Library	Furnace Room	Room	Wall	Drywall	D	0.1	mg/cm2	Negative	2	10/31/2019	10:44:34

Company Heuresis Corp.
Model Pb200i
Type XRF Lead Paint Analyzer
Serial Num. 1905
App Version Pb200i-REL-4.0-29

Reading #	Job	Description	RoomChoice	Structure	Member	Substrate	Wall	Concentration	Units	Result	NomSecs	Date	Time
55	Kasaan	Library	Furnace Room	Room	Wall	Drywall	D	0	mg/cm2	Negative	2	10/31/2019	10:45:32
56	Kasaan	Library	Main Room	Room	Wall	Drywall	B	0.1	mg/cm2	Negative	2	10/31/2019	10:46:31
57	Kasaan	Library	Main Room	Room	Wall	Drywall	B	0.1	mg/cm2	Negative	2	10/31/2019	10:46:52
58	Kasaan	Library	Main Room	Room	Wall	Drywall	B	-0.1	mg/cm2	Negative	2	10/31/2019	10:47:19
59	Kasaan	Library	Main Room	Room	Wall	Drywall	B	-0.3	mg/cm2	Negative	2	10/31/2019	10:48:40
60	Kasaan	Library	Main Room	Room	Baseboard	Wood	B	-0.2	mg/cm2	Negative	2	10/31/2019	10:50:01
61	Kasaan	Library	Main Room	Room	Baseboard	Wood	B	0.3	mg/cm2	Negative	2	10/31/2019	10:50:20
62	Kasaan	Library	Main Room	Room	Baseboard	Drywall	D	0.1	mg/cm2	Negative	2	10/31/2019	10:51:28
63	Kasaan	Library	Main Room	Room	Baseboard	Drywall	C	0.1	mg/cm2	Negative	2	10/31/2019	10:52:23
64	Kasaan	Library	Main Room	Room	Baseboard	Drywall	A	-0.1	mg/cm2	Negative	2	10/31/2019	10:53:14
65	Kasaan	Library	Main Room	Room	Baseboard	Drywall	A	0.1	mg/cm2	Negative	2	10/31/2019	10:53:35
66	Kasaan	Library	Main Room	Room	Baseboard	Drywall	A	0.1	mg/cm2	Negative	2	10/31/2019	10:55:24
67	Kasaan	Library	Main Room	Door		Metal	C	-0.2	mg/cm2	Negative	2	10/31/2019	10:56:45
68	Kasaan	Library	Main Room	Door	Casing	Wood	C	-0.1	mg/cm2	Negative	2	10/31/2019	10:57:16
69	Kasaan	Library	Main Room	Door	Casing	Wood	C	0	mg/cm2	Negative	2	10/31/2019	10:57:29
70	Kasaan	Library	Main Room	Door	Jamb	Wood	C	-0.2	mg/cm2	Negative	2	10/31/2019	10:57:46
71	Kasaan	Library	Main Room	Door	Frame	Wood	C	-0.1	mg/cm2	Negative	2	10/31/2019	10:58:04
72	Kasaan	Library	Main Room	Room	Wall	Drywall	C	-0.2	mg/cm2	Negative	2	10/31/2019	10:59:49
73	Kasaan	Library	Main Room	Window		Wood	C	-0.1	mg/cm2	Negative	2	10/31/2019	11:00:16
74	Kasaan	Library	Main Room	Window		Wood	C	-0.2	mg/cm2	Negative	2	10/31/2019	11:00:36
75	Kasaan	Library	Main Room	Window		Wood	C	-0.2	mg/cm2	Negative	2	10/31/2019	11:01:56
76	Kasaan	Library	Main Room	Window		Wood	D	-0.1	mg/cm2	Negative	2	10/31/2019	11:02:54
77	Kasaan	Library	Main Room	Window		Wood	D	0.1	mg/cm2	Negative	2	10/31/2019	11:03:33
78	Kasaan	Library	Main Room	Ceiling		Drywall	D	-0.3	mg/cm2	Negative	2	10/31/2019	11:04:04
79	Kasaan	Library	Divider Wall	Room	Wall	Drywall	D	-0.3	mg/cm2	Negative	2	10/31/2019	11:04:19
80	Kasaan	Library	Divider Wall	Room	Wall	Drywall	A	0	mg/cm2	Negative	2	10/31/2019	11:05:02
81	Kasaan	Library	Divider Wall	Room	Wall	Drywall	B	-0.2	mg/cm2	Negative	2	10/31/2019	11:05:35
82	Kasaan	Library	Main Room	Ceiling		Drywall	D	0.2	mg/cm2	Negative	2	10/31/2019	11:06:20
83	Kasaan	Library	Exterior	Room	Wall	Wood	A	-0.1	mg/cm2	Negative	2	10/31/2019	12:18:57
84	Kasaan	Library	Exterior	Room	Wall	Wood	A	-0.1	mg/cm2	Negative	2	10/31/2019	12:19:10
85	Kasaan	Library	Exterior	Room	Wall	Wood	A	-0.1	mg/cm2	Negative	2	10/31/2019	12:19:56
86	Kasaan	Library	Exterior	Room	Wall	Wood	A	-0.1	mg/cm2	Negative	2	10/31/2019	12:20:13
87	Kasaan	Library	Exterior	Room	Wall	Wood	A	0	mg/cm2	Negative	2	10/31/2019	12:20:26
88	Kasaan	Library	Exterior	Window		Wood	A	0	mg/cm2	Negative	2	10/31/2019	12:20:41
89	Kasaan	Library	Exterior	Window		Wood	A	0.1	mg/cm2	Negative	2	10/31/2019	12:20:58
90	Kasaan	Library	Exterior	Window		Wood	A	-0.2	mg/cm2	Negative	2	10/31/2019	12:21:17
91	Kasaan	Library	Exterior	Window		Wood	A	0	mg/cm2	Negative	2	10/31/2019	12:21:30
92	Kasaan	Library	Exterior	Room	Wall	Wood	B	0	mg/cm2	Negative	2	10/31/2019	12:21:48
93	Kasaan	Library	Exterior	Room	Wall	Wood	B	0	mg/cm2	Negative	2	10/31/2019	12:22:01
94	Kasaan	Library	Exterior	Room	Wall	Wood	B	-0.3	mg/cm2	Negative	2	10/31/2019	12:22:52
95	Kasaan	Library	Exterior	Room	Wall	Wood	B	-0.2	mg/cm2	Negative	2	10/31/2019	12:23:12
96	Kasaan	Library	Exterior	Room	Wall	Wood	C	-0.3	mg/cm2	Negative	2	10/31/2019	12:23:39
97	Kasaan	Library	Exterior	Room	Wall	Wood	C	-0.1	mg/cm2	Negative	2	10/31/2019	12:23:55
98	Kasaan	Library	Exterior	Room	Wall	Wood	C	-0.1	mg/cm2	Negative	2	10/31/2019	12:24:07
99	Kasaan	Library	Exterior	Window		Wood	C	-0.1	mg/cm2	Negative	2	10/31/2019	12:24:24
100	Kasaan	Library	Exterior	Room	Wall	Wood	C	0.1	mg/cm2	Negative	2	10/31/2019	12:24:44
101	Kasaan	Library	Exterior	Room	Wall	Wood	C	0	mg/cm2	Negative	2	10/31/2019	12:25:00
102	Kasaan	Library	Exterior	Room	Wall	Wood	D	-0.1	mg/cm2	Negative	2	10/31/2019	12:25:18
103	Kasaan	Library	Exterior	Room	Wall	Wood	D	-0.1	mg/cm2	Negative	2	10/31/2019	12:25:36
104	Kasaan	Library	Exterior	Room	Wall	Wood	D	0	mg/cm2	Negative	2	10/31/2019	12:25:50
105	Kasaan	Library	Exterior	Window		Wood	D	-0.3	mg/cm2	Negative	2	10/31/2019	12:26:09
106	Kasaan	Library	Exterior	Window		Wood	D	-0.2	mg/cm2	Negative	2	10/31/2019	12:26:24
107	Kasaan	Library	Exterior	Window		Wood	D	0.1	mg/cm2	Negative	2	10/31/2019	12:26:41
108	Kasaan	Library	Exterior	Room	Wall	Wood	D	0.1	mg/cm2	Negative	2	10/31/2019	12:26:59
	Kasaan	**Calibration**	**Calibration**					**1.1**	**mg/cm2**	**Positive**	**5**	**10/31/2019**	**12:27:17**
	Kasaan	**Calibration**	**Calibration**					**1.1**	**mg/cm2**	**Positive**	**5**	**10/31/2019**	**12:27:35**
	Kasaan	**Calibration**	**Calibration**					**1.1**	**mg/cm2**	**Positive**	**5**	**10/31/2019**	**12:27:53**

13.5 Cost Estimate Tables

SUMMARY COST ESTIMATE
PROPERTY ASSESSMENT & CLEANUP PLAN
KASAAN LIBRARY, KASAAN, ALASKA
ASBESTOS-CONTAINING MATERIALS ABATEMENT

BGES, INC.

Asbestos Abatement								**$ 21,890**
Abatement Company								
Mobilization				Lump Sum	=	$	5,000	
Abatement of Asbestos-Containing Materials (ACMs)				Lump Sum	=	$	10,000	
Replacement of Abated Materials				Lump Sum	=	$	5,000	
Transportation and Disposal of ACMs								
Transportation from Craig to Juneau	4	pallets@	$	113	=	$	450	
Disposal	6	cubic yards@	$	240	=	$	1,440	
							ESTIMATED TOTAL =	**$ 21,890**

Attachment 5

Asbestos Inspection Update

Southeast Island School District
Kasaan School and Library

Prepared By:
ENVIRONMENTAL MANAGEMENT INCORPORATED
206 East Fireweed Lane, Suite 201
Anchorage, Alaska 99503

April 2009

ENVIRONMENTAL
MANAGEMENT
INCORPORATED

LIST OF REMAINING ACM

Library (57) Building:

Material ..... Spray on Acoustical Ceiling material

Condition/Location ..... **Fair – Friable** Although slightly damaged, this material can still be classified as fair. Damage is minor and localized. This material is located throughout the majority of the library building. Provided this material is left alone it poses little consequence to the building occupants.

Photo 1. Spray-on Acoustical Ceiling Texture

Photo 2. Damage to Spray-on Acoustical Ceiling Texture

Material ..... Asbestos Sheet Vinyl and Mastic

Condition/Location ..... **Good – Non-Friable** Located in the storage room, furnace room and both bathrooms this material has been covered with painted plywood in all four rooms. In addition the plywood has been covered with linoleum in both bathrooms. This material does not appear to pose a hazard to the occupants unless it is disturbed.

Photo 3. Plywood Painted Grey Covering Asbestos Sheet Vinyl and Mastic

Photo 4. Linoleum on top of plywood Covering Asbestos Sheet Vinyl and Mastic

Physical Assessment Data

Building 57: Library

Homogenous Area: Ceiling Texture

Location: Throughout ceiling in Library (Building 57)

Type of Suspect Material: Surfacing ___ TSI ___ Misc__X__ Other ____

Friable Non-Friable

Description: **Spray-on acoustical ceiling texture white**

Functional Area Type: Commons/Public

Approximate amount of material (lineal or square ft.): 800 s.f.

Condition:

Percent Damage: 0% ___ >0-10% _x__ >10-25% ___ >25% ___

Extent of Damage: Localized _x__ Distributed ___

Type of Damage: Deterioration , Water , *Physical*

Potential for Disturbance due to:

Frequency of Contact: High , *Moderate* , Low
Description:

Influence of Vibration: High , Moderate , *Low*
Description:

Potential for Air/Water Erosion: High , *Moderate* , Low
Description:

Overall Rating: Good , *Fair* , Poor

Signed: Matthew R. Cyf Date: April 3, 2009

Physical Assessment Data

Building 57: Library

Homogenous Area: Asbestos Sheet Vinyl and Mastic

Location: Storage room, furnace room and the two bathrooms

Type of Suspect Material: Surfacing ___ TSI ___ Misc_x__ Other ____

Friable Non-Friable

Description: **Sheet Vinyl and Mastic**

Functional Area Type: Commons / Maintenance

Approximate amount of material (lineal or square ft.): 150 s.f.

Condition:

Percent Damage: 0% _x__ >0-10% ___ >10-25% ___ >25% ___

Extent of Damage: Localized ___ Distributed ___ None _x__

Type of Damage: Deterioration , Water , Physical, *None*

Potential for Disturbance due to:

Frequency of Contact: High , Moderate , *Low*
Description: Covered with plywood

Influence of Vibration: High , Moderate , *Low*
Description: Covered with plywood

Potential for Air/Water Erosion: High , Moderate , *Low*
Description:

Overall Rating: *Good* , Fair , Poor

Signed: Matthew R. [illegible] Date: April 3, 2009

Section 6 – CONCLUSION:

Friable ACM was detected in the library (building 57) as was non-friable ACM. There was no ACM found in the K-12 school building. In general, there was little or no change in ACM status from the prior 2000 reinspection report and new sampling efforts did not reveal the presence of any new ACM. Most of the remaining exposed ACM exists as spry-on acoustical ceiling texture, with the exception of some asbestos sheet vinyl and mastic in the storage, furnace and two bathrooms of the Library. Most of the ACM was in good to fair condition, some minor damage to the spry-on Acoustical ceiling texture was observed during this survey. ACM should be maintained as is until the development of a current and up to date management plan.

Section 7 – RECOMMENDATIONS:

AHERA requires [40CFR763.93(a)] that a copy of the AHERA Management Plan remain in each school where there is asbestos. A Management Plan needs to be developed and implemented for this school. Under AHERA, [40CFR 763.84(g)(1)], every LEA (local education agency) is required to appoint in writing a person responsible for implementing the Management Plan. This person is required to ensure that identified asbestos is cared for and handled in a manner not to jeopardize human health and the environment.

The identified ACM must not be disturbed and be carefully maintained until the a new management plan is developed and implemented.

AHERA Inspector:

Matthew R. Cox
EMI

5/11/09
Date

AHERA
Asbestos Hazard Emergency Response Act

Reinspection Report
for

Southeast Island School District

Kasaan K-12 School

Kasaan Portable

Table of Contents

Serrc
7/17/2000

EXECUTIVE SUMMARY

On June 13, 2000 Gary Campbell of the South East Regional Resource Center (SERRC) conducted an asbestos reinspection survey for the Southeast Island School District at the Kasaan K-12 School Buildings. SERRC's scope of work (SOW) included review of available Asbestos Management Plans, previous inspections and surveillance documentation, sampling and identifying previously presumed asbestos containing material (ACM) or material in question, friability, location of ACM and report preparation.

ACM identified in this report should be handled in accordance with applicable federal, state and local regulatory requirements. Personnel training in the use of this reinspection report and the district's AHERA Management Plan will ensure planned operations and maintenance (O&M) activities or repairs and renovations are properly conducted. This will reduce potential exposure of airborne asbestos fibers and the need of emergency abatement or cleanup operations.

Because this survey was a reinspection of previously identified and presumed ACBM, all other homogeneous areas were not reconfirmed. However, it appears that homogeneous areas that were established during the original AHERA inspection are reasonably accurate.

School district maintenance personnel should remain cognizant of the fact that, if a material is in question, it is prudent to take samples for analysis to confirm their suspicions.

Better record keeping efforts and response actions are required to conform to EPA guidelines. A review of the management plan indicates that record keeping and response actions are lacking.

Additional Efforts should be made to ensure that:

1. Designated Person documentation is in the Management Plan
2. Evidence that Six Month Periodic Surveillance is performed.
3. Evidence that public notification is distributed or posted annually.
4. Evidence that Asbestos Awareness Training for custodial and maintenance personnel is being conducted.
5. Evidence that worker notification of asbestos containing material is present prior to commencing work.

Friable ACM has been identified in the Kasaan School Building.

Kasaan School Building:

Friable spray-on asbestos containing acoustical ceiling material is located throughout the majority of the main school building. Provided this material is left alone it poses little consequence to the building occupants. Although it is apparent that significant efforts are being made to maintain this material, stringent notification procedures and enforcement of a "Do Not Touch" policy should be continued.

Asbestos sheet vinyl and mastic are also present in this building and in the portable. Provided proper O&M procedures are followed, these materials pose little consequence to human health and the environment.

Material ..... Spray-on Acoustical Ceiling Material

Condition/Location ..... **Fair - Friable** Although damaged, this material can still be classified as fair. Damage is minor and distributed. The material is located in the classroom area and corridor.

Recommendations ..... The previously identified holes have been repaired. Every effort should be made to prevent the boring of new holes and stapling or nailing items to the ceiling. To prevent premature delimitation of this material, a "Do Not Touch" rule should be continued. To ensure that this material is not damaged further, it is recommended that periodic surveillance be conducted on a monthly basis.

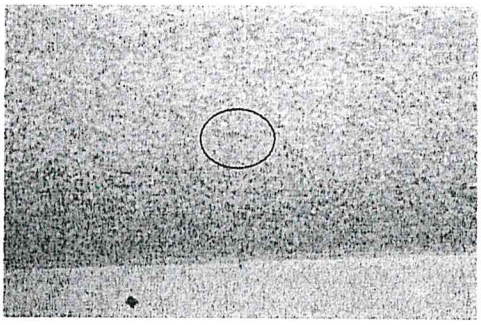

Photo No. 1
Shows repair to hole noted in previous report.

Material ..... Asbestos Sheet Vinyl

Condition/Location ..... **Good - Non-Friable** - Located in restrooms and mechanical room. This material has been covered with wood flooring and poses little threat unless disturbed.

Recommendations ..... Continue to monitor for change in condition. Maintain records that document the existence of this material and its location. These records must be made available to maintenance personnel and contractors prior to construction, remodel, or demolition.

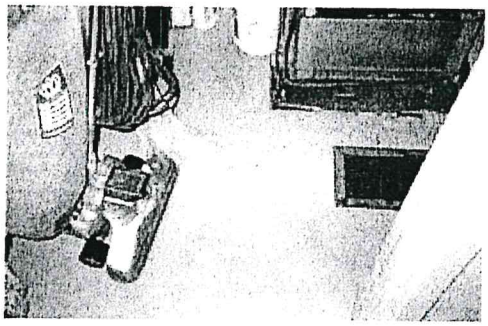

Photo No. 2 shows mechanical room where plywood has been installed to cover ACM sheet vinyl.

Kasaan Portable:

Material ..... Asbestos Sheet Vinyl and Mastic

Condition/Location ..... **Fair - Non-Friable** This material has been covered with painted plywood and or carpet since the last inspection. At this time, as long as it is undisturbed, material does not appear to pose a hazard to the occupants.

Recommendations ..... Continue to monitor this material for possible change in condition. Maintain documentation of the existence of this material and ensure that the documentation is made available to personnel prior to construction, remodeling or demolition projects.

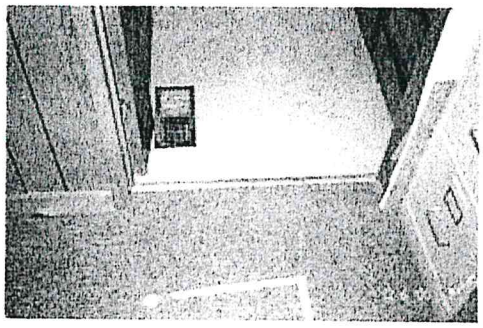

Photo No. 3
Shows painted plywood and carpet that are covering asbestos containing sheet vinyl.

GENERAL PROJECT INFORMATION

Records Management Analysis:

As part of AHERA stated in *40 CRF 763.84 (g) (1&2)* each Local Education Agency (LEA) is required to have a Designated Person as part of their AHERA Management Plan. It appears that no one has been trained and assigned to replace John Willey in this capacity.

Requirements of AHERA dictate that periodic surveillance of ACBM be conducted at least every six months *(40CFR Part 763 Subpart E Sec. 763.92 (b)(1&2))*. A copy of a standard periodic surveillance form has been included in the appendix of this document to assist with future surveys.

It is a requirement of Local Education Agency to provide notification to the community, school staff, students, parent groups etc. that asbestos material exists in the school buildings. There was no documentation that this has occurred this past year. *(40CFR Part 763 Subpart E Sec. 763.84(c))*.

Periodic Surveillance Schedule

Type of Material/Description	Assessment Rating	Schedule for Periodic Inspection
Insulation on Metal-asbestos chimney	Non-Friable	6 Mos.
Thermal Insulation *		
a. Hard Material	Friable	1 Mo.
	Non-Friable	6 Mos.
b. Air Cell	Friable	1 Mo.
	Non-Friable	6 Mos.
Vinyl Asbestos Floor Tile	Non-Friable	6 Mos.
Sheet Vinyl Floor Material	Non-Friable	6 Mos.

** Note - Damaged Hard Material and Air Cell should be repaired or removed.*

To assist with future surveillance activities a copy of a standard periodic surveillance form has been included in the appendix of this document.

The following list is being provided to assist the LEA designated person in the continued performance of his/her duties:

1. A letter from the Superintendent appointing the new LEA AHERA Designated Person is required to be on file in each building's AHERA Management Plan. Copies of all training documentation is to be included *(40CFR 763.84 (g)(1 & 2))*.

2. Periodic Surveillance is to be conducted on a regular basis. Because the district's identified ACM is restricted to miscellaneous materials it is recommended they be surveyed every six months*(40CFR 763.92 (b)(1&2))*.

3. Two-Hour Asbestos Awareness Training is required of all maintenance and custodial personnel within 60 days after commencement of employment *(40CFR 763.92 (a)(1))*.

4. For each response action that takes place (e.g., removal, repair, cleaning, etc.), a written report is to be kept in the AHERA Management Plan. Major abatement documentation should also be kept with the plans and available for public review *(40CFR 763.90 (a))*.

5. The district is required to ensure that workers and building occupants, or their legal guardians, are informed at least once each school year about inspections, response actions, and post response action activities, including periodic reinspection and surveillance activities that are planned or in progress. These notifications should be distributed in the form of letters, handouts, postings and newspaper publication (*40CFR 763.84 (c)*). Notification documentation is to be kept with the AHERA Management Plan.

6. A system should be developed where short-term workers not directly employed by the school district (utility workers, contractors, etc.) are made aware of the ACM located within its buildings. This will help ensure that ACM will not become unexpectedly damaged or disturbed and possibly ward-off future litigation *(40CFR 763.84 (d))*..

Proper maintenance of the AHERA Management Plan and the school's asbestos inventory will deter the untimely and costly removal of ACM.

Inspection and Sampling:

In accordance with the requirements of EPA Rule 40 CFR part 763.85 (b), the scope of the reinspection includes:

1. Visually reinspect, and reassess, under 40 CFR 763.88, the condition of all friable known or assumed ACBM.
2. Visually inspect material that was previously considered non-friable ACBM and touch the material to determine whether it has become friable since the last inspection or reinspection.
3. Identify the homogeneous areas containing material that has become friable since the last inspection or reinspection.
4. For each homogeneous area of newly friable material that is already assumed to be ACBM, bulk samples may be collected and submitted for analysis in accordance with 40 CFR 763.86 and 763.87.
5. Assess, under 40 CFR 763.88 the condition of the newly friable material in areas where samples are collected, and newly friable materials in areas that are assumed to be ACBM.
6. Reassess, under 40 CFR 763.80 the condition of friable known or assumed ACBM previously identified.
7. Provide written assessment of all friable materials in accordance with 40 CFR 763.87 - Assessment
8. Certifying that all activities in the report were performed by qualified persons.

Previously identified or presumed ACBM were listed on Physical Assessment Data sheets and catalogued into three categories: Surfacing materials (e.g., spray on fire proofing), thermal systems insulation (TSI) (eg., mudded hard joints, tank lagging, duct and pipe insulation) and miscellaneous material (eg., floor tile, mastic and cement asbestos board). ACM was classified according to:

Condition:	Percent of Damage Extent of Damage Type of Damage
Friability:	Friable Non-Friable
Potential for Disturbance:	Low Potential for Damage Moderate Potential for Damage High Potential for Damage
Disturbance Source:	Physical Contact Influence of Vibration Potential for Air or Water Erosion
Overall Rating:	Good Fair Poor

Because there was no newly discovered friable material and no additional suspect materials identified during this survey, no additional bulk samples were taken.

The EPA National Emissions Standards for Hazardous Air Pollutants (NESHAP) - National Emissions Standard for Asbestos (40 CFR Part 61, subpart M), defines a non-friable ACM as any material with an asbestos content greater than 1 percent as determined by PLM analysis. Friable materials are materials that, when dry, can be crushed, pulverized, or reduced to powder by hand pressure.

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Reinspection Report

Section 1

Transmittal

1.1	**Submittal Date:**	27 June, 2000
1.2	**Deadline:**	12 July, 2000
1.3	**School:**	**Kasaan School Complex**
	Type of LEA:	Public
	District:	Southeast Island School District PO Box 8340 Ketchikan, AK 99901
1.4	**Superintendent:**	Dr. Dorothy Arensman
1.5	**LEA Designated Person:**	Out dated

1.6 **Enrollment Staff:**

Total Students:	7
Total Faculty / Administration:	1
Total Custodial Staff:	1
Total Maintenance Staff:	3

1.8 **Building Inspector:**

Name:	Gary Campbell
Business Affiliation:	South East Regional Resource Center
Address:	210 Ferry Way, Suite 200
City, State, Zip:	Juneau, AK 99801
Telephone:	(907) 586-6806
Original Accreditation Course:	Asbestos Inspector
Certification Number:	T-7909-1480
Date of Original Accreditation:	03-22-2000
Date of Last Renewal:	NA
Renewal Certification:	NA
Renewal Certification Number:	NA
Previous Renewal Dates:	NA

1.8.1 Management Planner:

Name:	Carl John
Business Affiliation:	South East Regional Resource Center
Address:	210 Ferry Way, Suite 200
City, State, Zip:	Juenau, Ak 99801
Telephone:	(907) 586-6806
Original Accreditation Course:	AHERA Asbestos Insp./Mgmt. Planner
Certification Number:	T3003-0041/T3003-004M
Date of Original Accreditation :	12 December, 1988
Date of Last Renewal:	6 April, 2000
Renewal Certification:	AHERA Asbestos Insp./Mgmt. Planner
Renewal Certification Number:	7101-01-08-06/7103-01-08-03
Previous Renewal Dates:	7/2/97-9/12/96-3/18/96-3/5/95-2/22/94-2/92-3/18/91-3/2/90

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Asbestos Hazard Emergency Response Act

Reinspection Report

Section 1.9

Acknowledgment of Receipt

Signature: _____ Dr. Dorothy Arensman Date: _____
LEA Superintendent Typed Name

Signature: _____ Date: _____
LEA Designated Person Typed Name

Signature: _____ Date: _____
Principal Typed Name

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Reinspection Report

Section 2

Building Identification

2.1	**Building Owner:**	Southeast Island School District
2.2	**Building Name:**	Kasaan School and Portable
2.3	**Building Number:**	None
2.4	**Address:**	PO Box KXA Ketchikan, AK 99950
	Phone Number:	(907)
2.5	**Building Size:**	Kasaan School - 1,200 sq.ft. Portable - 600 sq.ft.
2.6	**Grade Span:**	K-12
2.7	**Year Built:**	Kasaan School 1977
	Years added to/ Remodeled:	N/A
2.8	**Principal's Name:**	Barry Stewart
	Address:	Same as Above
	Phone Number:	Same as Above

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Reinspection Report

Section 3

Prior Inspections

3.1	**School:**	Kasaan School and Portable
3.2	**Date of Previous Survey:**	June 16,1997
3.3	**Previous Inspector:** **Business Affiliation:**	Carl John South East Regional Resource Center 210 Ferry Way, Suite 200 Juneau, AK 99801
	Phone Number:	(907) 586-6806
	Accreditation:	AHERA Asbestos Inspector/Mgmt. Planner
3.4	**Scope of Previous Inspection:**	Visually reinspect and reassess the condition of all friable known or assumed asbestos containing material and inspect material that was previously considered non-friable ACBM to determine whether it has become friable since the last inspection/reinspection.
3.5	**Bldg. Identification:**	None
3.6	**Initial Response Action:**	As prescribed in the original AHERA Management Plan and as set forth by 40 CFR part 763.

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Reinspection Report

Section 4

Introduction

Purpose:

The Asbestos Hazard Emergency Response Act (AHERA) promulgated EPA Rule 40 CFR 763 which requires all school buildings in the United States to be inspected for friable and non-friable asbestos. The purpose of this reinspection is to satisfy the requirements of EPA 40 CFR 763.85 (b) reinspections.

Scope:

In accordance with the requirements of EPA Rule 40 CFR part 763.85 (b), the scope of the reinspection includes:

1. Visually reinspect, and reassess, under 40 CFR 763.88, the condition of all friable known or assumed ACBM.
2. Visually inspect material that was previously considered non-friable ACBM and touch the material to determine whether it has become friable since the last inspection or reinspection.
3. Identify the homogeneous areas containing material that has become friable since the last inspection or reinspection.
4. For each homogeneous area of newly friable material that is already assumed to be ACBM, bulk samples may be collected and submitted for analysis in accordance with 40 CFR 763.86 and 763.87.
5. Assess, under 40 CFR 763.88 the condition of the newly friable material in areas where samples are collected, and newly friable materials in areas that are assumed to be ACBM.
6. Reassess, under 40 CFR 763.80 the condition of friable known or assumed ACBM previously identified.

Date of Reinspection:

The Kasaan School and Portable , were
Reinspected on: June 11, 2000

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Asbestos Hazard Emergency Response Act

Reinspection Report

Section 4.1.1

Physical Assessment Data

Building: Kasaan School

Functional Area No.: None Established Location: Classroom and Corridor

Type of Suspect Material: Surfacing ☒, TSI ☐, Misc. ☐, Other ☐

Friable ☒ Non-Friable ☐

Description: ***Sprayed-on acoustic ceiling material***

Functional Area Type: Instructional
Approximate amount of material (lineal or sq.ft.): Approximately 890 sq.ft.

Condition:

Percent Damage: 0% ☐ >0-10% ☒ >10-25% ☐ >25% ☐

Extent of Damage: Localized ☐ Distributed ☒

Type of Damage: Deterioration ☐, Water ☐, Physical ☒

Potential for Disturbance:

Frequency of Contact: High ☐, Moderate ☒, Low ☐
Description: Stapling items to the ceiling.

Influence of Vibration: High ☐, Moderate ☒, Low ☐
Description: Opening and closing doors in the building.

Potential for Air or Water Erosion: High ☐, Moderate ☒, Low ☐
Description: Outside air influence and possible roof and water leaks.

Overall Rating: Good ☐, Fair ☒, Poor ☐

Comments/Response Actions:

Previously identified holes have been repaired. Every effort should be made to prevent the boring of holes and stapling or nailing items to the ceiling. To prevent premature delamination of this material, a "Do Not Touch" standard should be continued. To ensure that this material is not further damaged, it is recommended that periodic surveillance be conducted on a monthly basis.

Signed: Gary Campbell Date: July 17, 2000

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Asbestos Hazard Emergency Response Act

Reinspection Report

Section 4.1.2

Physical Assessment Data

Building: Kasaan School

Functional Area No.: None Established Location: Restrooms and Mechanical Room

Type of Suspect Material: Surfacing ☐, TSI ☐, Misc. ☒, Other ☐

Friable ☐ Non-Friable ☒

Description: ***Asbestos Sheet Vinyl - Yellow/Patterned***

Functional Area Type: Commons / Maintenance
Approximate amount of material (lineal or sq.ft.): Approximately 144 sq.ft.

Condition: Covered with painted plywood

Percent Damage: 0% ☐ >0-10% ☒ >10-25% ☐ >25% ☐

Extent of Damage: Localized ☒ Distributed ☐

Type of Damage: Deterioration ☒, Water ☒, Physical ☒

Potential for Disturbance:

Frequency of Contact: High ☐, Moderate ☐, Low ☒
Description:

Influence of Vibration: High ☐, Moderate ☐, Low ☒
Description:

Potential for Air or Water Erosion: High ☐, Moderate ☐, Low ☒
Description:

Overall Rating: Good ☒, Fair ☐, Poor ☐

Comments/Response Actions:

Material described above has been covered with painted plywood. As long as it is not disturbed, it poses little health threat. Continued periodic monitoring for possible change in condition is required and documentation of this material's existence must be kept and made available to pertinent personnel prior to construction, remodeling, or demolition

Signed: Gary Campbell Date: July 17, 2000

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Asbestos Hazard Emergency Response Act

Reinspection Report

Section 4.1.3

Physical Assessment Data

Building: Kasaan Portable

Functional Area No.: None Established Location: Throughout the unit.

Type of Suspect Material: Surfacing ☐, TSI ☐, Misc. ☒, Other ☐

Friable ☐ Non-Friable ☒

Description: ***Asbestos Sheet Vinyl - Brown/Patterned and Mastic***

Functional Area Type: Instructional and Commons
Approximate amount of material (lineal or sq.ft.): 700 sq.ft.

Condition: Material has been covered

Percent Damage: 0% ☐ >0-10% ☒ >10-25% ☐ >25% ☐

Extent of Damage: Localized ☐ Distributed ☒

Type of Damage: Deterioration ☐, Water ☐, Physical ☒

Potential for Disturbance:

Frequency of Contact: High ☐, Moderate ☐, Low ☒
Description:

Influence of Vibration: High ☐, Moderate ☐, Low ☒
Description:

Potential for Air or Water Erosion: High ☐, Moderate ☐, Low ☒
Description:

Overall Rating: Good ☐, Fair ☒, Poor ☐

Comments/Response Actions:

Material described above has been covered with painted plywood and or carpet. As long as it is not disturbed, it poses little health threat. Continued periodic monitoring for possible change in condition is required and documentation of this material's existence must be kept and made available to pertinent personnel prior to construction, remodeling, or demolition

Signed: Gary Campbell Date: July 17, 2000

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Asbestos Hazard Emergency Response Act

Reinspection Report

Section 4.2

Inspector Certification

3 Year Asbestos Reinspection Report for the:

Southeast Island School District

4.2 Certification of Inspector:
The **Kasaan School and Portable** have been inspected by the following AHERA accredited asbestos inspector as an employee of the:

South East Regional Resource Center

Building Inspector:

Name:	Gary Campbell
Business Affiliation:	South East Regional Resource Center
Address:	210 Ferry Way, Suite 200
City, State, Zip:	Juneau, AK 99801
Telephone:	(907) 586-6806
Original Accreditation Course:	Asbestos Inspector
Certification Number:	T-7909-1480
Date of Original Accreditation:	03-22-2000
Date of Last Renewal:	NA
Renewal Certification:	NA
Renewal Certification Number:	NA
Previous Renewal Dates:	NA

I hereby certify that I have completed a visual inspection on the aforementioned school building(s) and have touched suspect ACBM in accordance with EPA 40 CFR 763.85(b) and that the information provided in this report is true and correct. The inspection accomplished was visual, and as such, this report does not warrant that all suspect ACBM has been identified. Since the ACBM existed prior to and after this inspection, the inspector and the South East Regional Resource Center are not responsible for any claims by third parties for personal injury or economic loss alleged to arise out of this reinspection, sampling or analysis.

Signed: _____ Date: July 17, 2000
Inspector

Signed: _____ Date: July 17, 2000
Management Planner

FINAL: ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES
Kasaan Library
Kasaan, Alaska
Drafted June 5, 2020

1.0 Introduction

This Analysis of Brownfield Cleanup Alternatives (ABCA) is intended as a screening tool to ensure and document that the appropriate type of cleanup is selected to address environmental contamination at the Kasaan Library property in Kasaan, Alaska. The preferred remedial action considers site characteristics, the surrounding environment, potential future uses, and cleanup goals. This ABCA was open for public comment from June 16, 2020 - July 16, 2020.

2.0 Site Description

The Kasaan Library property is owned by the Southeast Island School District (SISD) and located at 117 Kasaan Street in Kasaan, Alaska on Prince of Wales Island. The property is located south of the intersection of College Street and Peele Avenue in the central portion of Kasaan. The legal description of the subject property is Block 5, Lot 8, United States Survey (USS) 1896. The library is surrounded by a residential neighborhood. The Kasaan School is located adjacent to and northwest of the library, the Kasaan Volunteer Fire Department is approximately 565 feet southeast of the subject property, and a medical clinic is just east of the site. The property is approximately 13,000 square feet in size and is currently used as a library and a part-time classroom. Although the building is reportedly in fair condition, the building is poorly insulated. The community plans to renovate the building by updating the heating system, increasing heat circulation, and installing a new roof. The library itself is a modular unit that was conveyed/quitclaimed from the Alaska Department of Transportation and Public Facilities in 1995. The unit was moved to its present site in Kasaan from Craig in May 2001.

Previous assessment work on-site has identified asbestos-containing materials (ACMs) in the building. The community desires removal of ACMs so that it can be safely reused as the town's library and elementary school. Once cleanup is complete, SISD will update the heating system and add a new roof. Funds have already been acquired to make the envisioned building updates.

3.0 Previous Investigations

July 2000. 1995. South East Regional Resource Center (SERRC). *Asbestos Reinspection Report for Southeast Island School District: Kasaan K-12 School, Kasaan Portable.* This 2000 reinspection report identified non-friable asbestos sheet vinyl flooring and mastic in fair condition that was covered with painted plywood and or carpet.

April 2009. Environmental Management, Inc. *Asbestos Inspection Update: Southeast Island School District, Kasaan School and Library*. According to this report, friable and non-friable ACM was detected in the

library. Additional sampling efforts did not reveal new ACM beyond what had been previously noted in the 2000 reinspection report. The report notes that most of the exposed ACM exists as spray-on acoustical ceiling texture, with the exception of some asbestos sheet vinyl and mastic in the storage, furnace, and two bathrooms. Most of the ACM was in good to fair condition, with some minor damage to the spray-on acoustical ceiling texture.

December 2019. BGES, Inc. *Kasaan Library Property Assessment and Cleanup Plan (PACP).* BGES conducted site activities on October 31, 2019. The purpose of the assessment was to evaluate the potential presence of lead-based paint (LBP) and ACMs in the library. BGES conducted LBP and asbestos inspections of readily accessible interior and exterior surfaces of the building. LBP was not identified on the subject property. ACMs in good condition were identified on the subject property. The report found that joint compound and ceiling texture materials in the hallway and main room of the library should be considered friable ACMs and the vinyl flooring and mastic in the storage room, furnace room, and bathrooms should be considered Category I non-friable ACMs. All of the identified ACMs in the library are regulated asbestos containing materials (RACM). The report recommended that the identified ACMs identified during preparation of the PACP and during previous asbestos inspections be abated, packaged appropriately for shipping, and transported to an appropriate disposal facility or encapsulated. This report also identified an aboveground storage tank (AST) on the property and recommended that it be equipped with secondary containment.

4.0 Remedial Alternatives Considered

This section identifies the remediation alternatives that may be used to address the environmental contamination at the site. The "No Action Alternative" is used as the baseline against which the other alternatives are analyzed. All of the alternatives will be evaluated with respect to Chapter 75 of Title 18 of the Alaska Administrative Code (18 AAC 75).

The following broad categories of evaluation criteria were considered in assembling remediation at the site:

- Overall protectiveness to public health and welfare of the environment
- Feasibility in achieving site redevelopment

A Summary of the general cost estimate for Alternative #2 (abate and dispose of ACM) is presented below. Alternative #1 (no action) has no associated cost.

4.1 No Action – Alternative #1

The "No Action Alternative" is included for comparison purposes as stipulated in the ABCA process. This alternative does not address the ACMs identified in the library. Further, the community's plans to upgrade the heating system and roof may be prevented if a "No Action Alternative" is selected, as such upgrades may not be safely completed unless ACMs are abated and disposed of properly. Given the use of this property for community functions (library and

elementary school), this property would remain an environmental hazard if ACMs are not addressed appropriately. The no action alternative has no associated cost.

4.2 Abate and Dispose of ACMs - Alternative #2

The "Removal and Dispose of ACMs Alternative #2" abatement, transportation, and disposal of ACMs in a regulated landfill. The advantage of this alternative is that it eliminates the risk to human health and the environment, whereas the no action alternative does not. Further, Alternative #2 removes any identified ACMs so that it can be safely reused as the town's library and elementary school. The disadvantage is it requires some modest funding to accomplish. The following table presents a summary of general estimated costs for Alternative #2:

Asbestos Abatement and Disposal	
Abatement Company	
Mobilization (lump sum)	$5,000
Abatement of ACMs (lump sum)	$10,000
Replacement of Abated Materials (lump sum)	$5,000
Transportation and Disposal of ACMs	
Transportation from Craig to Juneau (4 pallets @ $113 ea)	$450
Disposal (6 cubic yards @ $240 ea)	$1,440
Estimated Total	**$21,890**

This cost estimate assumes transportation and disposal of ACMs from Craig to Juneau. This cost estimate was calculated based on several broad assumptions, including mobilization of a non-local contractor and disposal of ACM at the Juneau Capitol Disposal Landfill. A representative of Juneau Capitol Disposal Landfill indicated that they would accept waste associated with this project; however, there may be other landfills that would also accept the material. Several logistical and planning methods may be utilized to achieve additional cost savings, including but not limited to: using local equipment and personnel to conduct the renovations and conducting all renovation actions concurrently to minimize mobilization (if applicable) or material transportation costs.

5.0 Preferred Remedial Alternative

The remedial alternatives were evaluated based on overall protectiveness to public health and welfare of the environment, and feasibility in achieving site reuse.

The "No Action – Alternative #1" would leave ACMs in place possibly endangering the community by exposure to contamination via multiple complete pathways and hampering re-use of the site.

The "Abate and Disposal of ACMs—Alternative #2" is considered technically feasible and capable of protecting human health and the environment. DEC has determined that the "Abate and Disposal of ACMs—Alternative #2" is the preferred strategy for the site. Alternative #2 would abate/remove all identified ACMs at the property, package appropriately for shipping, and transport

to an appropriate disposal facility. The removal and proper disposal of ACMs will provide an important step in reuse of this property by providing a safe location for a community library and school and is consistent with the community's vision for the property's reuse.

6.0 Figures

Figure 1: Sample Locations -Potential Asbestos Containing Building Materials

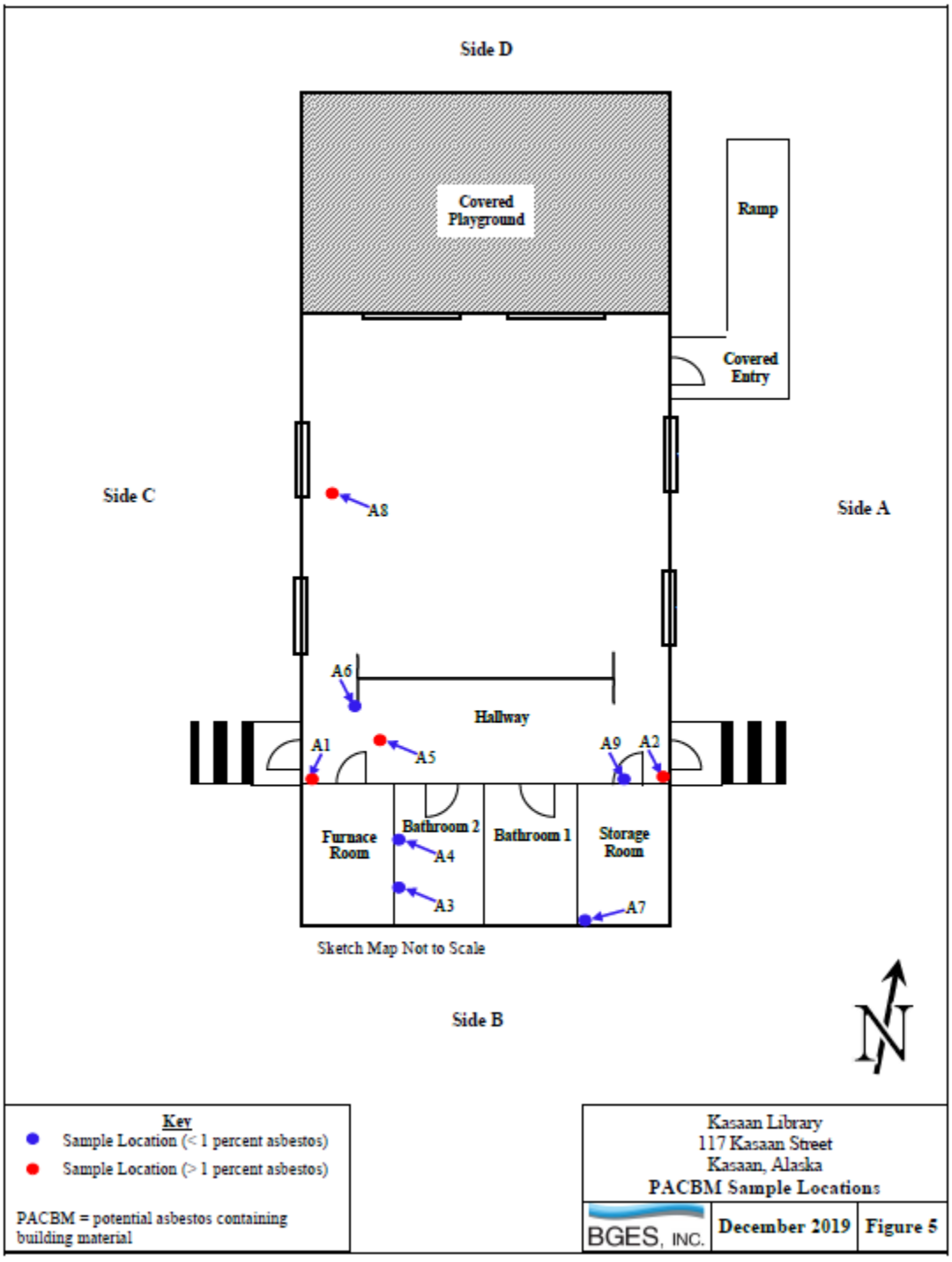

Figure 2: Kasaan Library Location (March 2019)

7.0 References

South East Regional Resource Center (SERRC), July 2000. *Reinspection Report for Southeast Island School District.* ADEC File No. 1515.38.005.

Environmental Management, Inc., April 2009. *Asbestos Inspection Update: Southeast Island School District, Kasaan School and Library.* ADEC File No. 1515.38.005.

BGES, Inc., December 2019. *Kasaan Library: Property Assessment and Cleanup Plan.* ADEC File No. 1515.38.005.