

ATTACHMENT B

CHANGE ORDER PURSUANT TO AGREEMENT
BETWEEN SCS ENGINEERS AND CLIENT FOR PROFESSIONAL SERVICES

CHANGE ORDER #1

1. Scope of Services to be Changed: See attached proposal

2. Schedule to be Changed: Additional three (3) weeks of oversight and sampling

3. Compensation to be Changed: \$12,648.00

4. Special Provisions: Not Applicable

5. Agreement by the Parties: The parties have caused this Change Order to be executed by their duly authorized representatives.

SCS ENGINEERS:

CLIENT: City of Bisbee

BY: 

BY: 

NAME: Iain Olness

NAME: Ken Budge

TITLE: Sr. Project Manager

TITLE: Mayor

DATE: 16 January 2025

DATE: 1-17-2025

December 10, 2024
File No. 011031223 Amended

Melissa Hartman, Project Coordinator
City of Bisbee
76 Erie Street
Bisbee, AZ 85603

Subject: Addendum to Proposal to Perform Asbestos Abatement Clearance and Documentation
Hillcrest Apartments (formerly Arizona Calumet Hospital)
1 Hillcrest Drive
Bisbee, Arizona 85603

Dear Ms. Hartman:

SCS Engineers (SCS) proposes to perform asbestos abatement clearance sampling and documentation at the above-referenced site. Should SCS Engineers be the successful bidder, we will enter into a contract with the City of Bisbee to execute the work. Attached are examples of similar projects we have completed within Arizona and California.

BACKGROUND

The City of Bisbee is seeking bids to perform asbestos abatement oversight during the United States Environmental Protection Agency (USEPA) funded cleanup at the Hillcrest Apartments, formerly known as the Arizona Calumet Hospital. The apartments are located at 1 Hillcrest Drive in Bisbee, Cochise County, Arizona.

SCS understands that the Town of Bisbee will retain an abatement contractor to perform abatement of these materials.

SCOPE OF WORK

SCS proposes to provide clearance sampling and documentation of the abatement activities for this project, as described below.

Additional Weekly Inspections and Air Sampling

SCS will provide an additional three (3) weeks of clearance sampling services during abatement activities from our Tucson office. SCS will travel to the site two (2) times per week during the additional three (3) weeks to observe and document the abatement activities. A weekly summary report will be submitted to the Town of Bisbee project manager, and whoever they deem necessary, documenting the weekly observations, complete with photographs. Weekly documentation of operations and photos will be provided before 5PM Friday each week. During one of the two weekly visits, perimeter air samples will be collected from three (3) locations for analysis using PCM. The results from the analysis will be submitted to the Town of Bisbee project manager, and whoever they deem necessary, within 48 hours.

Additional Asbestos Abatement Clearance Sampling

Upon abatement of the regulated building materials, SCS will collect clearance samples. It is assumed that up to an additional **eight (8)** clearance samples will be collected after abatement. Visual inspections of the work areas will be performed after completion of abatement to evaluate the adequacy of abatement and decontamination activities.

Reporting

One report will be prepared, summarizing abatement activities, observations, and monitoring results following receipt of project close-out submittals from the contractor. The report will include air monitoring results, daily activities and inspection reports, abatement contractor records package (pre-job and post-job submittals), and waste manifests. SCS will provide ADEQ with one electronic copy.

ESTIMATED COST

We understand that this work will be performed under the Arizona Statewide Brownfields Environmental Site Assessments I Contract (CTRO47002) between the Arizona Department of Environmental Quality (ADEQ) and SCS. The estimated cost is shown below.

Table 1. Estimated Cost

Oversight and Air Sampling

Labor

Project Director	4 hrs @	\$215.00	\$860.00
Project Professional I	28 hrs @	\$118.00	\$3,304.00
Travel	16 hrs @	\$118.00	\$1,888.00
Per diem	4 days @	\$49.00	\$196.00
Laboratory (TEM rush)	8 spls @	\$150.00	\$1,200.00
Laboratory (PCM)	9 spls @	\$11.00	\$99.00
Equipment			
Vehicle	6 days @	\$150.00	\$900.00
Field Equipment	6 days @	\$75.00	\$450.00

Reporting

Labor

Project Director	8 hrs @	\$215.00	\$1,720.00
Project Professional I	16 hrs @	\$118.00	\$1,888.00
Office Services Manager	1 hrs @	\$143.00	\$143.00

ESTIMATED COST FOR OVERSIGHT \$12,648.00

CLOSING

We appreciate the opportunity to assist you with this project. If you have any questions, please contact Iain at 480-262-1173 or iolness@scsengineers.com.

Sincerely,



Brian Gould
Staff Professional
SCS Engineers



Iain A. Olness
Senior Project Manager
SCS Engineers

November 30, 2023
File No. 011031223

Melissa Hartman, Project Coordinator
City of Bisbee
76 Erie Street
Bisbee, AZ 85603

Subject: Proposal to Perform Asbestos Abatement Clearance and Documentation
Hillcrest Apartments (formerly Arizona Calumet Hospital)
1 Hillcrest Lane
Bisbee, Arizona 85603

Dear Ms. Hartman:

SCS Engineers (SCS) proposes to perform asbestos abatement clearance sampling and documentation at the above-referenced site. Should SCS Engineers be the successful bidder, we will enter into a contract with the City of Bisbee to execute the work. Attached are examples of similar projects we have completed within Arizona and California.

BACKGROUND

The City of Bisbee is seeking bids to perform asbestos abatement oversight during the United States Environmental Protection Agency (USEPA) funded cleanup at the Hillcrest Apartments, formerly known as the Arizona Calumet Hospital. The apartments are located at 1 Hillcrest Lane in Bisbee, Cochise County, Arizona.

SCS understands that the Town of Bisbee will retain an abatement contractor to perform abatement of these materials.

SCOPE OF WORK

SCS proposes to provide clearance sampling and documentation of the abatement activities for this project, as described below.

Pre-Abatement Activities

SCS will review pre-job submittals provided by the contractor for compliance with federal and state asbestos regulations. A certified AHERA Supervisor will mobilize to the site prior to ensure the requisite licenses and certifications are held by the abatement contractor.

Weekly Inspections and Air Sampling

SCS will provide clearance sampling services during abatement activities from our Tucson office. For cost estimating purposes, it is assumed that abatement work will not exceed **eight (8) weeks**. SCS will travel to the site two (2) times per week during the eight (8) week project to observe and document the abatement activities. A weekly summary report will be submitted to the Town of Bisbee project

manager, and whoever they deem necessary, documenting the weekly observations, complete with photographs. Weekly documentation of operations and photos will be provided before 5PM Friday each week. During one of the two weekly visits, air samples will be collected from three (3) locations for analysis using TEM. The results from the analysis will be submitted to the Town of Bisbee project manager, and whoever they deem necessary, within 48 hours.

Asbestos Abatement Clearance Sampling

Upon abatement of the regulated building materials, SCS will collect clearance samples. It is assumed that no more than **four (4)** clearance samples will be collected after abatement. Visual inspections of the work areas will be performed after completion of abatement to evaluate the adequacy of abatement and decontamination activities.

Reporting

One report will be prepared, summarizing abatement activities, observations, and monitoring results following receipt of project close-out submittals from the contractor. The report will include air monitoring results, daily activities and inspection reports, abatement contractor records package (pre-job and post-job submittals), and waste manifests. SCS will provide ADEQ with one electronic copy.

A written recommendation regarding the destruction of containment will be provided to the City within 48 hours of the results of clearance sampling and before approval for demolition is given to the abatement contractor by either SCS or the City of Bisbee.

SCHEDULE

SCS personnel are available to begin work on this project within three days of receipt of notice to proceed. The abatement work is expected to take approximately 8 weeks, working approximately 4 to 10 hours per day, per week. SCS will adhere to the same working schedule.

ESTIMATED COST

We understand that this work will be performed under the Arizona Statewide Brownfields Environmental Site Assessments I Contract (CTR047002) between the Arizona Department of Environmental Quality (ADEQ) and SCS. The estimated cost is shown below.

Table 1. Estimated Cost

Oversight and Air Sampling

Labor				
Project Director	4 hrs @	\$215.00		\$860.00
Project Professional I	84 hrs @	\$118.00		\$9,912.00
Travel	72 hrs @	\$118.00		\$8,496.00
Per diem	10 days @	\$49.00		\$490.00
Laboratory (TEM rush)	28 spls @	\$112.50		\$3,150.00
Equipment				
Vehicle	18 days @	\$150.00		\$2,700.00
Field Equipment	17 days @	\$75.00		\$1,275.00

Reporting

Labor				
Project Director	2 hrs @	\$215.00		\$430.00
Project Professional I	8 hrs @	\$118.00		\$944.00
Office Services Manager	1 hrs @	\$143.00		\$143.00

ESTIMATED COST FOR OVERSIGHT \$28,400.00

CLOSING

We appreciate the opportunity to assist you with this project. If you have any questions, please contact Iain at 480-262-1173 or iolness@scsengineers.com.

Sincerely,



Brian Gould
Staff Professional
SCS Engineers



Iain A. Olness
Senior Project Manager
SCS Engineers

EXAMPLE PROJECT EXPERIENCE

Asbestos and Lead Paint Assessment and Abatement Consulting – City of Phoenix

SCS has been retained on the City's on-call contract since 2005, and has performed approximately 60 projects involving asbestos surveys and abatement oversight. Structures included single and multi-family residential, commercial, and industrial buildings. Some structures were occupied, requiring the survey to be performed in isolated areas that were still representative, and while controlling potential fiber releases during sampling. Abatement oversight activities included perimeter and containment air sampling and analysis by phase contrast microscopy (PCM) and transmission electron microscopy (TEM). SCS also developed abatement work practices for contractors performing work in unusual conditions or sensitive locations. Most projects also included collection of building material samples to characterize demolition debris for leachable lead. SCS also performed an XRF survey of painted surfaces in a warehouse/office building being renovated.

Lead Paint and Asbestos Surveys – Arizona Department of Transportation (ADOT)

SCS performed lead paint and asbestos sampling of construction materials for roadway striping, bridges, drainage structures, and guardrail systems throughout Arizona. SCS assisted ADOT with development of sampling rationales and methodologies for these materials.

Pre-Demolition Building Surveys – Bureau of Indian Affairs

SCS recently completed surveys of two school facilities in Wide Ruins and Kaibeto, Arizona that are being renovated and replaced. Buildings to be demolished were surveyed for the presence of asbestos containing materials, lead paint, mercury-containing devices, refrigerant-containing equipment, and polychlorinated biphenyls (PCBs). Survey results from previous AHERA-compliant surveys were integrated with additional sampling to achieve compliance with National Emission Standards for Hazardous Air Pollutants (NESHAP) rules for structure demolition and renovation. Lead paint surveys were performed on more than 30 buildings using XRF, and certain materials were confirmed by chip sampling.

Asbestos and Lead Paint Assessment and Abatement Consulting – City of Chandler

SCS has performed assessment and inspection services for numerous community redevelopment and renovation projects. Lead-based paint and asbestos surveys were performed for over 60 structures, in some cases using a phased approach that was necessary because destructive testing could not be performed until the City of Chandler had taken full possession of the property. Projects included surveys, survey updates as required by Maricopa County, demolition debris lead characterization, localized renovation surveys, abatement oversight, and demolition of a burned structure with in-place regulated asbestos containing material (RACM).

In-Place Demolition of Regulated Asbestos Containing Materials (RACM) – Arizona Department of Administration and City of Chandler

SCS performed permitting, regulatory coordination, work plan preparation, and oversight for two projects that involved demolition of buildings that contained friable ACMs. Due to significant structural damage due to fire and vandalism, the structures were unsafe to enter for sampling or abatement. Therefore, SCS coordinated with local regulators to obtain permission for demolition of the buildings with RACM in place. This included designing and obtaining approval for engineering controls to prevent airborne emissions and impacts to underlying soil.

Asbestos, Fungal Contamination, and Industrial Hygiene Services – Circus Circus Hotel and Casino

SCS currently oversees multiple ongoing asbestos projects at the property. In 2007 and 2008, a major inspection of the facility was done to comply with renovation and demolition requirements of the asbestos NESHAP and Occupational Safety and Health Administration (OSHA). Various operations and maintenance (O&M) and remediation projects are ongoing.

Asbestos Assessment, O&M Plan, and Abatement Oversight – Marriott's Camelback Inn

SCS provided asbestos survey, management, and abatement services at a large resort property in Scottsdale, Arizona that was renovating over 400 suites, meeting rooms, restaurants, mechanical rooms, kitchens, retail shops, and common areas. SCS prepared abatement specifications and provided oversight, prepared an O&M Plan for remaining ACMs, and provided training for implementation of the O&M Plan. Color coded site plans were prepared to document the progress of inspection and abatement for the entire property. SCS also performed surveys, provided abatement planning, and was the prime contractor for abatement for the renovation of the main lodge area, which was performed under an extremely short schedule in close coordination with other contractors.

AHERA Triennial Asbestos Re-inspections – Bureau of Indian Affairs (BIA)

SCS has performed three-year AHERA re-inspections of 68 separate school facilities located throughout the Navajo Nation in Arizona and New Mexico. Included review of existing reports and documentation, visual re-inspections, bulk sampling of previously-unidentified suspect materials, preparation of re-inspection reports, and updating the Management Plan for each school.

Asbestos and Lead Survey and Abatement Oversight – Public Health Center

SCS performed asbestos and lead surveys at two large structures comprising the former Maricopa County Public Health Center. Over 700 bulk samples were collected and analyzed to characterize the structures to be demolished. SCS prepared specifications, assisted with selection of an abatement contractor, and provided abatement oversight for asbestos and lead materials.

SCS also coordinated decontamination of a tuberculosis laboratory fume hood prior to demolition.

Industrial Hygiene (IH) Surveys – General Dynamics Ordnance & Tactical Systems

SCS has conducted and continues to conduct comprehensive IH, safety, and environmental consulting for 16 General Dynamic's facilities across the United States. These surveys have involved monitoring for chemicals, noise, welding fume, ventilation, management of respiratory protection programs, regulatory assistance, and training programs. This work has been ongoing for the last five years.

Asbestos Surveys and Abatement Oversight – CEMEX

SCS performed assessment and abatement of asbestos containing materials (ACMs) in a former office structure that had undergone severe fire and water damage. SCS provided sampling, development of bid specifications, abatement oversight, documentation, regulatory notification, and clearance observations. SCS also performed surveys of mobile office trailers that were being decommissioned.

Asbestos Assessment and Abatement Consulting – City of Tucson

SCS has performed asbestos surveys for nine properties for the City of Tucson. The surveys were performed for structures at a former tire shop, two former residences, two commercial properties, a vacant warehouse, former bulk oil and emulsions distributor, a vacant commercial structure, and a vacant restaurant.

Asbestos Assessment and Abatement Consulting – Pima County

SCS investigated a portion of the south bank of the Rillito River at the location of a planned linear park for Pima County. The purpose of the investigation was to determine the extent of landfilled materials in the work areas and to identify ACMs or other hazardous materials at these locations. Tasks included sampling and analysis of suspect ACMs observed on the ground surface in the work area. SCS also performed asbestos surveys for structures along Wetmore Road for a road widening project and for structures in flood plain areas, including two stores, eight residences, storage sheds, a bar, and a mobile home.