



Stillmeadow Elementary School
800 Stillwater Road
Stamford, Connecticut

Mold Growth Removal Work Plan

November 9, 2018

Project No. 28-2087-033

Tighe&Bond

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Introduction

- A. This Mold Growth Removal Work Plan (the "Plan") has been developed to facilitate the removal and/or cleaning of visibly mold impacted items and surfaces at the Stillmeadow Elementary School located at 800 Stillwater Road in Stamford, Connecticut, Connecticut (the "site").
- B. The Plan includes the following:
 - 1. Preparation of Work Area
 - 2. Removal or Cleaning and Disinfecting of Hard Surfaces
 - 3. Inspection a by Tighe & Bond, Inc. (the "Consultant")

Contractor Requirements

- A. The Contractor(s) shall have a designated "competent person" on the site always to ensure establishment of a regulated area and proper work practices throughout the Project.
- B. Supervisor(s) shall be thoroughly familiar and experienced with mold remediation and related work and shall enforce the use of all safety procedures and equipment. Supervisor shall be knowledgeable of EPA, OSHA, and NIOSH requirements and guidelines.
- C. Contractor shall enforce strict discipline and good order among its employees and shall not employ any person not skilled in the work assigned.
- D. The Contractor shall properly coordinate work with the Owner and Consultant.
- E. The Contractor shall be responsible for addressing any concerns by the Owner and/or Consultant.

Regulations

- A. The Contractor shall be solely responsible for conducting this project and supervising all work in a manner that will be in conformance with all federal, state, and local regulations and guidelines pertaining to mold impacted surfaces remediation.
- B. Specifically, the Contractor shall comply with the requirements of the following:
 - 1. Environmental Protection Agency (EPA) "Mold Remediation in Schools and Commercial Buildings", September 2008.
 - 2. Occupational Safety and Health Administration (OSHA) Regulations for Construction (29 CFR 1926).
 - 3. Institute of Inspection, Cleaning and Restoration Certification (IICRC) S500 "Standard and Reference Guide for Professional Water Damage Restoration", 4th Edition 2015.
 - 4. IICRC S520 "Standard and Reference Guide for Professional Mold Remediation", 3rd Edition 2015.
 - 5. 2003 International Building Code as adopted by the 2005 State of Connecticut Building Code including the 2009, 2011, and 2013 amendments;

6. Life Safety Code, National Fire Protection Association (NFPA);
7. Local health and safety codes, ordinances or regulations pertaining to mold remediation and all national codes and standards including American Society of Testing and Materials (ASTM), American National Standards Institute (ANSI), and Underwriter's Laboratories (UL).

Description of Work

- A. The City of Stamford (the "Owner") requires the removal or cleaning of visibly mold-impacted items and surfaces in the following areas within the building:
 1. Classrooms 189 and 190 - Fiberglass HVAC Duct Insulation, Light Fixtures, and Metal Sprinkler Head Caps

Submittals

- A. The Contractor will submit one copy each (electronic submittal is preferred) of the following submittals to the Consultant prior to the commencement of Work:
 1. Respirator fit-test records and medical records of each employee who may be on the project site.
 2. Connecticut-license for an Electrical subcontractor (if needed).
 3. Chain of command for Contractor consisting of name and cell phone numbers for Project Manager and Supervisor(s) assigned to the Project.
 4. Copies of Safety Data Sheets (SDS) for materials to be used on-site.

Products

General

- A. Deliver all materials in the original packages, containers, or bundles bearing the name of the manufacturer and the brand name and product technical description.
- B. Damaged or deteriorated materials shall not be used and shall be removed from the premises.
- C. Polyethylene (poly) sheeting in a roll size to minimize the frequency of joints shall be delivered to the site with factory label indicating 4-mil in thickness.
- D. Tape or adhesive spray will be capable of sealing joints in adjacent poly sheets and for attachment of poly sheets to finished or unfinished surfaces of dissimilar materials and capable of adhering under both dry and wet conditions, including use of microbial cleaning disinfectant.

Equipment

- A. The Contractor shall provide all clean tools and equipment necessary for the work.
- B. The Contractor shall have available sufficient inventory for materials necessary for the job including protective clothing, respirators, filter cartridges, poly sheeting of proper size and thickness, tape, and air filters.

- C. The Contractor shall assist the Consultant by providing necessary tools and equipment (e.g., coveralls, extension cords, lighting, etc.) for the Consultant to conduct visual inspections on cleaned and disinfected hard surfaces.
 - 1. The Consultant reserves the right to reject such items that are deemed unsafe and/or do not function properly and request items be replaced with adequate replacements. The work areas shall be safe to enter/occupy by the Consultant.
- D. Vacuum units, of suitable size and capacities for the project, shall have HEPA filter(s) capable of trapping and retaining at least 99.97 percent of all mono-dispersed particles of 0.3 micrometers in diameter or larger.

Microbial Cleaning Disinfectant

- A. Disinfecting products shall include the two-part Anabec Cleaning Solution and Anabec X-70 manufactured by Anabec, Shockwave RTU manufactured by Fiberlock, or equivalent, accepted by Consultant.

Personal Protection Supplies and Equipment

- A. Respirator Types - Provide all workers with a half-face air-purifying respirator that is approved by the National Institute for Occupational Safety and Health (NIOSH) for protection against airborne mold and microbial cleaning disinfectant and meets the requirements of the OSHA Standard.
- B. Protective Clothing - Provide all workers and approved visitors with disposable coveralls, head and foot coverings, gloves, eye protection (i.e., goggles), and half-face respiratory protection.

Pre-Construction Meeting

- A. Prior to the start of work, a Pre-Construction Meeting will be scheduled and must be attended by the Contractor and any Sub-Contractors. The assigned Contractor Project Manager and Site Supervisor must also attend this meeting.

Work Area Preparation

General

- A. Prior to work area preparations, it shall be the responsibility of the Owner to remove the mold impacted metal sprinkler head caps from the fire sprinkler lines and store them inside the classrooms. The Contractor shall visually inspect the sprinkler head caps prior to cleaning/disinfecting activities and bring any damaged caps to the attention of the Consultant.

Work Area Preparation

- A. Install one-layer 4 mil-thick poly sheeting on floors directly below the affected duct insulation, light fixtures, and sprinkler heads.

Work Procedures

- A. Microbial cleaning/disinfecting will not commence until work area preparations are complete and authorized by the Consultant.

- B. Following authorization to proceed, acoustical ceiling tiles located directly below mold impacted surfaces shall be carefully removed by the Contractor for access above the ceiling.
 - 1. A reasonable number of tiles shall be removed to allow for sufficient access to the affected surfaces.
 - 2. Tiles shall be neatly stacked and stored for reuse.
 - 3. Contractor shall be responsible for any damaged caused to existing acoustical ceiling tile.
- C. After removal of the ceiling tiles and in accordance with manufacturer's directions and specifications, utilize the Consultant-accepted cleaning disinfectant to clean, disinfect and sanitize surfaces.
 - 1. Contractor shall follow manufacturers recommended number of applications, drying times, etc.
- D. Fiberglass duct insulation shall be cleaned/disinfected to a point of no visible mold. Should the Contractor not be able to meet the no visible mold criteria, the mold impacted section of duct insulation shall be removed and disposed.
- E. The metal sprinkler head caps shall be cleaned/disinfected to a point of no visible mold.
 - 1. After cleaning, the sprinkler head caps shall be stored in a designated area, for inspection by the Consultant and reinstallation by the Owner.
 - 2. The Contractor shall be responsible for any damaged caused to sprinkler heads during the cleaning process.
- F. The work area shall be routinely cleaned during the Contractor's work.
 - 1. Cleaning disinfectant, rags, PPE, etc. generated during cleaning/disinfecting shall be routinely containerized within the enclosure for disposal.
 - 2. When a waste bag is full, it shall be securely sealed with tape and cleaned before removal from the work area/

Consultant Responsibilities

Visual Inspections

- A. The Consultant shall conduct periodic inspections throughout the project. Inspections shall be conducted to document the progress of the work as well as the procedures and practices employed by the Contractor.
- B. The Consultant shall perform the following inspections during the work:
 - 1. Pre-commencement Inspection. Pre-commencement inspection shall be performed at the time requested by the Contractor. If, during the pre-commencement inspection, deficiencies are observed, the Contractor shall perform the necessary adjustments to obtain compliance.
 - 2. Work Area Inspections. Periodic work area inspections shall be conducted at the discretion of the Consultant. During the work area inspections, the Consultant shall observe the Contractor's work procedures, verify work area integrity, assess project progress, and inform the Contractor of specific items if deficiencies are noted.

3. Final Visual Inspections. The Consultant, upon request of the Contractor, shall conduct final visual inspection of the surfaces cleaned. If items are determined to contain dust and/or debris, the items shall be recleaned/disinfected by the Contractor.

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