



Building: Hillcrest Elementary
Project Title: Asbestos Tile Abatement & Flooring Installation
Montague FY22 Special Town Meeting Funding Request: \$315,000

PROJECT OUTLINE:

The floors throughout Hillcrest Elementary School contain asbestos and are beginning to deteriorate beyond what the school district can safely maintain. As the asbestos tiles start to deteriorate more substantially, the potential health and safety hazard increases as well. Several classrooms (Classroom 2 & 6) were abated in 2021 by installing carpet tiles on top of the intact asbestos tiles. At the time, the building was evaluated by an environmental safety consulting firm (Green Environmental) through physical condition assessments and air quality sampling. While all tests stated the building was safe to occupy, the report recommended that the district establish a budget and timeline to address the issues with the floor tiles. Several areas of the hallways throughout the building are starting to significantly break, with floor wax being one of the only things holding the pieces together. Several more classrooms were identified with loose or breaking tiles as well.

To ensure the conditions do not become a safety hazard in the near future, it is proposed that all asbestos tiles in all main traffic areas (see scope for specific rooms) be remediated of asbestos containing flooring materials. This includes the mastic (glue) under the tiles as well as a suspected asbestos sub-layer of 2-3 inches under the tiles, similar to the Buckland-Shelburne Elementary school (same design and age as Hillcrest- confirmation of this condition will be determined during core testing February 2022).

It is recommended that a resilient flooring (seamless epoxy or similar solution) to be installed throughout the main/ frequent traffic areas due to the required durability for those areas. Carpet tiles should be installed in all classrooms to prevent breakage of asbestos tiles and create a barrier between students, staff and visitors and the remaining asbestos flooring (similar to what was done in rooms 2 & 6). Carpeting of classrooms can be done on an as-needed basis as rooms are identified as problematic (rooms 12 & 13 are in need of immediate attention and installation)

SCOPE OF THE PROJECT:

- **PROJECT DESIGN & MONITORING:** and monitoring to be conducted by a licensed asbestos planning company

- **ASBESTOS REMEDIATION:** Removal of asbestos tiles, mastic and any asbestos sublayer to be completed in accordance with all laws and regulations to be done by a licensed asbestos remediation company (Massachusetts Certified) in the following areas of the building:
 - Multi-purpose room
 - Cafeteria
 - Kitchen
 - Medical Waiting Room
 - Main Office
 - All Hallways and entryways
 - Lobby
 - Nurse

- Floors where asbestos is remediated must be completely abated of all asbestos material. This includes any sub-flooring, mastic or any other material that needs to be removed to provide a clean and prepared surface that is ready for seamless floor installation
- **FLOORING INSTALLATION:** Install resilient flooring (seamless epoxy recommended) in all areas where asbestos tile has been remediated
 - Install carpet tiles in classrooms on top of asbestos floors (in order of priority as a room becomes an issue)
 - Similar to what was done in classroom 2 and 6 in 2021
 - Carpet installation will be completed on an “as needed” basis after a room-by-room installation
 - Rooms that have loose tiles will be scheduled for repaired to prevent further breaking and cracking
 - All classrooms will be priced individually for this reason, and money set aside for carpet installation will be used as conditions change
 - Room 12 & 13 are identified as rooms that need immediate attention and carpet installation

