



22 Lower Ragsdale Dr
Monterey, CA 93940
831-275-2103
CA License #: 1013305
DIR #: 1000035801

Date: March 17, 2026

Grant Leonard
Planning Manager
City of Salinas
Community Development Department

Scope of Work – Hazardous Materials Abatement

Project: 39 Soledad Street
Salinas, CA

Overview

Provide all labor, materials, equipment, and supervision necessary to perform asbestos abatement at the above-referenced property. All work shall be performed in accordance with applicable federal, state, and local regulations governing hazardous materials removal.

Pre-Abatement Preparation

- Provide and install full containment systems, including critical barriers, airlocks, and decontamination chamber
- Establish negative air environment utilizing HEPA-filtered equipment
- Install engineering controls to isolate the work area
- Provide all required personal protective equipment (PPE)
- Provide temporary facilities and utilities required to perform the work

Abatement Work

- Remove and dispose of asbestos-containing vinyl flooring and associated mastic
- Perform HEPA vacuuming of all impacted surfaces
- Perform wet-wipe cleaning of all contained areas
- Apply encapsulant to treated surfaces

Work areas include:

- Main Level (Room 1, Bar Area, Hallways)

- Level 2 (Kitchen and Restrooms)

Post-Abatement Work

- Remove containment systems following completion of abatement
- Decontaminate equipment and work areas
- Package, transport, and dispose of hazardous materials at approved facilities
- Coordinate with third-party consultant for final air clearance testing

Exclusions

- Third-party air monitoring and clearance testing
- Removal of unidentified or concealed hazardous materials
- Reconstruction, repair, or reinstallation of removed materials
- Additional mobilizations beyond initial mobilization
- Work outside standard working hours unless otherwise approved

Regulatory Compliance

All work will be performed in accordance with applicable regulations, including Cal/OSHA, EPA, and California Department of Industrial Relations requirements. Certified payroll will be maintained and provided as required.

Duration

Estimated duration is approximately six (6) working days, subject to site conditions and coordination.

Total Abatement Cost: \$52,870.00



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March 25, 2026

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Change Order – Exterior Debris Removal and Cleaning

Description and Scope of Work Encompassed by this Change Order:

Provide all labor, materials, equipment, water supply, and supervision necessary to perform exterior cleaning and debris removal at the rear of 37/39 Soledad Street, extending to the alleyway.

Work to include:

- Removal and lawful disposal of all loose debris, trash, and discarded materials located within the designated rear exterior area
- Clearing of walkways and accessible surfaces to prepare for cleaning
- Pressure washing of all concrete and hard-scape surfaces within the work area, including walkways and access paths
- General surface cleaning to remove dirt, organic buildup, and residual contaminants to improve overall site condition

Work area is defined as the exterior rear portion of 37/39 Soledad Street extending through to the adjacent alleyway.

All work shall be performed in accordance with applicable local regulations and standard industry practices.

**Amount to Be Added to Original Contract Price:
\$12,500.00**

Effect on Payment Schedule:

Application and certificate for payment will be processed and submitted as required.



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Change Order – Roof Drainage System Testing

Description and Scope of Work Encompassed by this Change Order:

Provide all labor, materials, equipment, and supervision necessary to test the roof drainage system at 37/39 Soledad Street to evaluate flow and identify potential blockages.

Work to include:

- Visual inspection of accessible roof drainage components, including drains, downspouts, and associated piping
- Introduction of water into the drainage system to evaluate flow performance
- Observation of drainage behavior to identify restrictions, slow flow, or blockages
- Identification of areas of concern within the system based on observed performance

All work shall be performed in accordance with applicable local regulations and standard industry practices.

Amount to Be Added to Original Contract Price:

\$3,800.00

Effect on Payment Schedule:

Application and certificate for payment will be processed and submitted as required.

Exclusions:

- Clearing of blockages, repairs, modifications, or replacement of any drainage system components
- Work beyond testing and visual evaluation of accessible areas

