



# 2024 Statement of Qualifications *Lead/Mold/Asbestos/IAQ & Training Divisions*



Service – Experience – Excellence

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## **ACC ENVIRONMENTAL CONSULTANTS, INC.**

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Established in 1986, ACC Environmental Consultants, Inc. (ACC) is an employee-owned full service environmental consulting and design firm recognized for its excellent and reliable client service.

ACC's mission is to assist in the management of environmental and health & safety issues for corporations, state and local governments, universities, school districts, hospitals, housing authorities, residential developers, financial and insurance firms, research and bio-tech facilities and manufacturers. We work to provide sound, timely and cost-effective solutions to meet our clients' goals by facilitating the management of liabilities and regulations and maintaining a suitable working environment.

ACC maintains one of the most qualified and experienced staffs in the state of California and is now servicing the Seattle, Washington and surrounding regions. Our experience in large-scale community-sensitive projects is deep and ongoing. We utilize project management best practices, state of the art equipment and our own innovative data gathering software systems to assist our clients in accomplishing their near and long-term hazardous materials and industrial hygiene compliance programs goals.

### **ACC's Staff Includes:**

- Professional Geologists
- Environmental Professionals
- Certified Industrial Hygienists
- Indoor Air Quality Specialists
- Certified Asbestos Professionals
- Certified Lead-based Paint Professionals
- Certified Hazardous Materials Managers

### **Our Core Services Include:**

- Asbestos and Lead-Based Paint Testing and Consulting
- Silica Dust Monitoring and Exposure Control Plans
- Hazardous Material Consulting Services (including PCBs)
- Industrial Hygiene and Health and Safety Consulting
- Phase I/II Environmental Site Assessments
- Soil Profiling for Disposal and/or Re-Use Purposes
- Site Characterization (Soil, Groundwater, & Soil Vapor)
- Work Plan Preparation and Implementation
- Indoor Air Sampling Related to Subsurface Contamination
- Environmental Health and Safety Plans
- Soil and Groundwater Management Plans
- Regulatory Agency Interaction
- Indoor Environmental Quality Testing and Consulting
- LEED Environmental Testing and Certification
- Water Intrusion and Mold Inspections
- OSHA Employee Training - Asbestos, EPA Lead RRP, OSHA 30 Silica, Mold
- Hazardous Chemical Materials Inventory Management and Business Plans

## I. ASBESTOS CONSULTING

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State and federal regulations hold building owners and employers responsible for protecting employees, occupants, and outside contractors from exposure to asbestos. ACC assists our clients by working with them to understand the regulatory requirements pertinent to their property and to develop programs to ensure their compliance with regulations.

Our clients are confident that the projects we manage are delivered on time and on budget and are executed with the highest standard of safety and care.

ACC is a leader in providing asbestos consulting, abatement design and project management throughout the State of California. ACC's asbestos team, comprised of California Certified Asbestos Consultants and California Site Surveillance Technicians, has performed thousands of projects involving the identification of hazardous materials and abatement oversight of materials prior to a demolition or renovation project.

### **Asbestos Service Includes**

- Comprehensive and Limited Asbestos Surveys
- Work Plans, Design/Specifications and Bidding Assistance
- Abatement Project Management and Monitoring
- Asbestos Operations and Maintenance Plans
- ADAM Environmental Information Management Software System
- Asbestos Training

### **Total Asbestos Management (TAM)**

ACC developed TAM as a full-service asbestos management and regulatory compliance program developed to assist building and facility managers in complying with various asbestos regulations in a timely and technical matter.

Using the TAM program approach, ACC's trained asbestos professionals address all asbestos management, emergency response, and regulatory compliance issues that confront building managers.

The TAM program includes:

- Performing building surveys or reviewing and updating previous survey

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reports

- Using the ACC developed software program ADAM™ to prepare reports, notifications, and forms, and track abatement and asbestos management activities
- Preparing asbestos notifications for building tenants, contractors, and employees
- Providing OSHA compliant 4-hour asbestos awareness and 8-to-16-hour operations and maintenance training
- Posting site-specific asbestos warning signs in routine maintenance areas
- Preparing an asbestos program manual (O&M) for the building that includes:
  - ✓ Description of material locations
  - ✓ Management and emergency response procedures and safe work practices
  - ✓ Sample notifications and distribution guidelines
  - ✓ Building-specific asbestos warning signs for posting in maintenance areas
  - ✓ Training materials and information
  - ✓ Recordkeeping forms

### **Building Surveys and Material Sampling**

Federal, State, and Local regulations call for asbestos surveys to be performed for a variety of reasons:

- Construction and Renovation: Prior to renovation projects or demolition projects.
- Due diligence: For property transactions prior to purchase or sale.
- Health and Safety: Notification to employees, occupants and vendors in buildings.

ACC provides quality survey reports that clearly detail the description, location, quantity and condition of each material identified and sampled. A thorough and complete inventory of all asbestos containing materials is created for each survey area, allowing building owners and employers to meet their notification requirements.

### **Abatement Design and Bidding Assistance:**

Our Project Managers are among the most experienced designers and project managers in the field. We use our abilities and insights in assisting our clients in obtaining the best and most cost-efficient bids from our list of pre-screened contractors.

ACC's design specifications are comprehensive and clearly written using the most current and safe methods to protect the needs of our clients and obtain the most cost-efficient bids from qualified abatement contractors.

### **Abatement Project Management and Air Monitoring**

Our project managers are committed to the principal of responsibility for the successful completion of the projects they manage. Our field staff is highly trained to actively monitor the activities of abatement contractors at all levels of abatement. ACC has developed state-of-the-art project management tools specific to asbestos abatement that assist in ensuring that all critical elements of the work are observed and documented.

### **OSHA Training Programs**

ACC's team of asbestos professionals offers OSHA-required courses for all employees who work around or may disturb asbestos-containing materials and lead-based paint in the course of their work. Our courses are designed to protect worker and occupant health and safety; reducing the liabilities posed by asbestos containing materials.

Asbestos courses offered by ACC include:

- **Class IV OSHA and AHERA Awareness Training**, designed for construction, engineering, and maintenance personnel who work around and contact asbestos-containing materials, but with no disturbance.
- **Class III OSHA Operations and Maintenance Training**, designed for employees required to clean up small asbestos spills and repair damaged materials under the supervision of an OSHA Class III Supervisor (Competent Person).
- **Class III OSHA Supervisor Training**, designed for employees who supervise Class III and IV activities.

## II. LEAD-BASED PAINT AND PCB CONSULTING

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### **Lead-Based Paint Services**

ACC is an established industry leader in the field of lead-based paint testing and consulting. Our staff of California Department of Public Health (DPH) certified lead-based paint professionals have successfully completed hundreds of lead surveys and removal projects. Our knowledge of the regulations as well as our depth of experience working with qualified contractors allows us to maintain a reputation as one of the top consulting companies in the field.

### **Lead-Based Paint Services Include:**

- Building Surveys and Testing
- Risk Assessments
- HUD Lead Surveys and Testing
- Work Plans, Design/Specifications and Bidding Assistance
- Abatement Project Management and Monitoring
- Operations and Maintenance Plans
- ADAM Environmental Information Management Software System

### **Lead-Based Paint Courses offered by ACC include:**

- EPA Lead Renovation, Repair and Painting (RRP) Training (Initial and Refresher)
- Lead Awareness Training
- Lead Procedures Training

### **Polychlorinated Biphenyls (PCB) Sampling:**

PCB surveys and sampling are frequently complicated. ACC has experience in managing routine investigations as well as larger more complex projects involving the leeching of PCBs into adjacent porous surfaces. We have successfully completed projects to satisfy the requirements of the Bay Area Storm Water Management Agencies Association (BASMAA) and the United States Environmental Protection Agency (EPA).

### **PCB Services Include:**

- Building Surveys and Testing, Risk Assessments
- Leeching Investigations
- Work Plans, Design/Specifications and Bidding Assistance
- Abatement Project Management and Monitoring
- Operations and Maintenance Plans
- Post Abatement Verification Testing

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### III. INDOOR ENVIRONMENTAL QUALITY, MOISTURE INTRUSION & MOLD

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ACC performs indoor environmental quality evaluations in all types of buildings and occupational settings. ACC utilizes the latest sampling and analytical equipment to determine if contaminants that cause indoor air and environmental quality (IEQ) issues including carbon monoxide, volatile organic compounds (VOCs), formaldehyde, fungal spores and particulates are present at levels that can cause problems for inhabitants.

#### **Indoor Environmental Quality Services Include:**

- Baseline Indoor Environmental Quality (IEQ) Studies & Sampling
- LEED Environmental Testing and Certification
- Construction Dust Control Planning
- HVAC Evaluations
- Moisture Intrusion Assessments and Infrared Imaging
- Remediation Design and Management
- Proactive IEQ Prevention Programs and Training

ACC provides complete IEQ investigations, abatement design and management services, contractor bid coordination, project management and air monitoring to ensure all contaminants are removed and the area is prepared for restoration.

ACC routinely works with property owners and managers to develop IEQ prevention programs and provide training to their employees on how to identify and respond to issues, including water intrusion and moisture problems in a timely manner. The training also covers the personal protective equipment and procedures to be followed to control potential problems in buildings.

ACC's clients can be assured of obtaining unbiased and cost-effective recommendations in our IEQ investigations, project designs, and management of remediation projects.



## IV. LEED PROJECT TESTING AND CERTIFICATION

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LEED certification provides independent, third-party verification that a building project meets the highest green building and performance measures. As members of the U.S. Green Building Council (USGBC), we take great pride in helping our clients' take more environmentally sound steps to better their own business and becoming more energy efficient and achieve green project goals. As many businesses now are becoming more environmentally conscious and LEED requirements becoming commonplace in local building codes, ACC is there to help our clients in their effort to become LEED compliant.

LEED Services Include:

- IAQ/IEQ Testing
- Hazardous Material Survey and Management
- Construction IAQ Management Plan and Development
- IAQ Compliant Product Consulting
- Construction Dust Mitigation Planning
- Recycling Program Management
- Construction Waste Management
- Post Flush-out/Pre-occupancy Air Testing
- Brownfield Redevelopment Assistance



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## V. TRAINING SERVICES

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ACC offers OSHA required training for owners, supervisors and workers who work with or around asbestos and lead-containing materials, and in environments where water intrusion and mold may be encountered. Our courses are designed to protect building owners, managers, occupants and worker's health and safety while reducing liabilities posed by exposure to hazardous and regulated materials.

ACC offers highly informative, hands-on classes that teach attendees proper procedures for working with and around asbestos, lead and mold from experts who have over 120 years of combined real-world knowledge and expertise. All of ACC's training courses are designed to meet or exceed the requirements of Federal and California OSHA regulations and industry standards.

ACC provides regularly scheduled classes occurring throughout the year, with current schedule and enrollment information on our **accenv.com** web site. Accommodations for special training requirements and on-site training is available.

ACC can also provide short or focused briefings on asbestos, lead, mold, hazard communication, silica, LEED Indoor Environmental Quality, and environmental site assessment topics to your organization to enhance your understanding of current issues and improve project performance.

### Asbestos Courses

- *OSHA Class IV Awareness Training*, designed for construction, engineering, and maintenance personnel who work around and contact asbestos-containing materials, but with no disturbance.
- *OSHA Class III Operations and Maintenance Training*, designed for employees required to clean up small asbestos spills and repair damaged materials under the supervision of an OSHA Class III Supervisor (Competent Person).
- *OSHA Class III Supervisor Training*, designed for employees who supervise Class III and IV activities.

### Lead Courses

- *OSHA Lead Awareness Training*, designed for maintenance personnel to learn proper work practices to prevent potential disturbance to lead-containing materials and prevent exposure to workers and building occupants.
- *Lead Procedures Training*, designed for compliance with the OSHA Lead-in-Construction Standard where workers disturb lead-containing materials during maintenance, construction or renovation activities.

### EPA Lead Renovation, Repair And Painting (RRP) Initial (8-Hour Course) & Refresher (4-Hour Course)

- *This 8-hour course trains renovation, repair and painting contractors how to work safely in housing with lead-based paint and comply with EPA's Renovation, Repair and Painting (RRP) Rule and HUD's Lead Safe Housing*

Rule. Includes health effects, regulations, lead-safe work practices, interior and exterior containment, cleaning and waste removal, record-keeping, training non-certified renovation workers, hands-on training, review and examination.

- **Who Should Attend:** Contractors who work in pre-1978 housing and who might disturb painted surfaces while doing plumbing, electrical, drywall, painting, tile, window replacement, landscaping, repairs, construction, renovation, remodeling, HVAC, demolition, plus many, other jobs. The RRP rule applies to people who are contractors, handymen, maintenance companies, rental property owners, schools, and day care providers as well as non-profits and government agencies.

### **Water Intrusion & Mold Courses**

- *Mold Prevention & Management*, designed to help building owners and maintenance personnel reduce potential mold exposure from past water intrusion events and to proactively handle water intrusion events to prevent or minimize mold from developing.

### **Silica Training**

- *Silica Training*, designed for employers and workers who work with or around concrete or masonry materials during dry mixing, use of power tools during cutting, grinding, coring and drilling operations for compliance with OSHA's Silica Standard.

### **Environmental Health & Safety Training Topics**

ACC will work with your team to customized Regulatory Compliant (i.e., OSHA, EPA, etc....) Health and Safety Training for your company.

Example Topics Include:

- Injury and Illness Protection Program
- Ergonomics
- Ladder Safety
- Accident Investigation
- Radiation Safety
- **Contact our team for additional topics**

### **Hazardous Waste Operations and Emergency Response Training**

- 40-hour HAZMAT worker
- 24-hour HAZMAT worker
- HAZMAT Supervisor
- HAZMAT Annual Refresher
- Emergency Response– Awareness Level
- Emergency Response - Operations Level
- Emergency Response – Technician
- Emergency Response – Specialist
- Emergency Response – Incident Commander
- ICS – Incident Command System
- NIMS – National Incident Management System

## REPRESENTATIVE CLIENT LIST

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### Partial Public Agency and Education Client List (Partial List)

- University of California Davis
- University of California Los Angeles
- University of California Hastings
- Oakland Housing Authority
- Oakland Unified School District
- County of San Mateo
- Chabot College
- Peralta Community College
- City of Hayward
- City of Newark
- City of Oakland
- City of San Leandro
- Livermore Valley School District
- Alameda Unified School District
- County of Alameda
- Cal State University East Bay
- County of Alameda
- City of Fremont
- San Jose State
- Port of Oakland
- Los Angeles County Development Commission and Housing Authority of the County of Los Angeles
- Los Angeles Unified School District
- Los Angeles County Public Administrator
- City of Santa Monica
- Los Angeles County Department of Public Works
- Hayward Area Recreation and Parks Department
- City of Santa Monica

### Real Estate and Housing Management Groups, Contractors and Developers (Partial List)

- GCI General Contractors
- The Swig Company, LLC
- Novo Construction
- Satellite Affordable Housing
- Regis Homes Bay Area, LLC
- Related California
- SC Builders
- Transwestern
- Clark Construction Group
- Macy's Inc.
- Cushman and Wakefield
- Western Senior Housing
- Ellis Partners
- CBRE
- Prometheus
- Alamo Drafthouse
- Mosaic Urban Development
- S101 Management
- Genentech
- Novartis
- Nibbi Construction
- Equity Management Group
- Affordable Housing Management Association (AHMA)
- China Basin Landing
- Colliers International
- Hines
- Jamison Properties
- McMorgan & Company
- Peter Sullivan Associates
- The DeSilva Group
- Transamerica Real Estate
- Unico Properties
- Village Properties
- Legacy Partners
- Bridge Housing Corporation
- Bently Holdings
- East Bay Asian Local Development Agency
- EAH Housing, Inc.
- Mission Housing Development
- DPR Construction
- Salvation Army
- C. Overaa & Co (Chevron)
- Pacific Development, LLC
- Christian Church Homes (CCH)
- Tenderloin Neighborhood Development Corporation

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**Other Notable Client Groups**

Financial Institutions  
Lenders and Brokers  
Hospitals  
Architects and Engineering firms

**Public Agencies**

Cities  
Counties  
Housing Authorities  
State and Federal Agencies  
Transit Authorities  
Municipal Utility Districts  
Ports  
Recreational Park Districts

**Education**

Universities (Public and Private)  
Community College Districts  
K-12 Unified School Districts  
Charter and Private School Districts



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