
Statewide Hazardous Materials Abatement Program Instructions

1165-1 STATEWIDE HAZARDOUS MATERIALS ABATEMENT PROGRAM INSTRUCTIONS
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SECTION 1.0: PROGRAM OVERVIEW

1.1 Program Summary

The Department of Administrative Services – Construction Services (DAS C/S) administers the Statewide Hazardous Materials Abatement Program (HazMat Program) to provide funding and technical assistance for Connecticut State Agencies (the client agency) to investigate and remediate hazardous building materials (hazmats) including asbestos, lead, PCB's, universal wastes, and mold, in state-owned buildings.

Eligible activities include:

- **Environmental Consulting** services for preliminary investigation, testing, and reporting of suspected hazmats; development of abatement plans and specifications; and oversight, monitoring, and reporting of abatement activities. (See Section 2.0 for details).
- **Abatement Contracting** services for the removal and disposal of hazardous building materials in state facilities. The DAS HazMat Program awards up to \$500,000 for abatement activities on projects with total estimated construction costs less than \$1M. (Exclusions and limitations apply. See Section 3.0 for details).
- **Emergency Response** for environmental consulting and/or abatement contracting services in response to an imminent health and safety condition, or disruption to agency operations. To be eligible, emergency response services *must commence within 24 hours of submitting a funding request to DAS* or receive specific authorization from the DAS Chief Architect and/or DAS Deputy Secretary. (See Section 4.0 for details).

1.2 Submitting an Application:

A client agency requesting DAS HazMat funding must complete the 1165 HazMat Project Request process in [Trimble Unity Construction \(formerly eBuilder\)](#) and be approved by the DAS Chief Architect and/or DAS Deputy Secretary. Application requirements may vary depending on the requested funding amount and scope of services.

Step-by-step instructions for using Trimble Unity Construction (formerly eBuilder), can be found in [1165 HazMat Project Intake Request Section of the 0175 eBuilder Guidance Document](#).

For assistance with accessing your Trimble Unity Construction (formerly eBuilder) account, please contact timothy.o'brien@ct.gov.

1.3 Overview of the Review and Approval Process



A typical agency project will include at least two project phases under separate 1165 applications:

1. **Investigation and Testing:** The first phase generally includes an 1165 request for consultant services under Contract 19PSX0120 to investigate and identify hazardous materials and to develop an abatement work plan. A facility with an existing hazmat investigation for the proposed project area may skip this step and proceed to the second phase. Consult with the facility manager and DAS Technical Services to determine if existing reports are available.

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2. Abatement and Monitoring: The second phase generally includes a second 1165 request for abatement/remediation services under Contract 20PSX0154 and including consultant monitoring and reporting services under Contract 19PSX0120.

The client agency completes and submits the **1165 HazMat Project Intake Request (HAZ)** process in Trimble Unity Construction (formerly eBuilder). A completed application must include the required estimates from the consultant(s) and contractor(s). (See Sections 2.0 through 4.0 for details). The client agency is responsible for reviewing estimates for accuracy and completeness prior to submitting for DAS review and approval.

The DAS HazMat Program Manager reviews the completed application for funding eligibility and, if approved, assigns the consultant and/or contractor with the lowest bid to the project. An email will be set to the client agency and the assigned consultant and/or contractor informing them of their assignment and identifying potential dates and times for a scope review meeting.

After completing the scope review meeting, the DAS HazMat Program Manager will make a recommendation to the DAS Chief Architect to approve or deny funding for the proposed project.

If approved, the client agency will receive email notification of the approval and a PDF copy of the fully authorized 1165 form. The client agency is responsible for coordinating with the consultant and/or contractor to administer the project.

If the 1165 application is denied at any point in the process, the client agency will receive email notification and DAS shall specify the reason for denial and any corrective action to be taken by the client agency.

Note that the 1165 process authorizes project *funding* and provides opportunity for technical assistance from DAS staff. The client agency is fully responsible for coordinating and administering the project in accordance with the client agency's own project management requirements and the DAS Agency Administered Project Manual 0500, and for verifying project completion in accordance with the approved scope of work.

1.4 Changes to Authorized Project Cost or Scope:

The client agency is responsible for immediately notifying DAS CS of any anticipated changes to the project cost or scope authorized in the 1165, and for initiating the **HazMat Change Process (HzCh)** in Trimble Unity Construction (formerly eBuilder). See the HazMat Commitment Change Orders Section of the 0175 eBuilder Guidance Document.

The Client Agency shall submit a Change Order request that includes a work plan and estimate from the environmental consultant and/or contractor. HazMat Program Change Order requests must be fully authorized by the DAS Chief Architect and/or DAS Deputy Secretary to ensure funding availability. The client agency is responsible for costs associated with unauthorized changes to scope or project cost.

DAS will review the application and approve or deny the funding request. DAS reserves the right to reject all, or portion of, any funding request at the discretion of the DAS Deputy Commissioner or Chief Architect.

1.5 Payment Terms

Funding authorized under the HazMat Program is considered not-to-exceed the total approved amount for each vendor.

Payments will be made for actual time, materials, and equipment used, in accordance with the vendor's applicable state contract, specifically the Exhibit B Price Schedule. Consultant and contractor invoices must include an accurate, itemized breakdown of all labor, materials, equipment, and other approved costs, accompanied by sufficient supporting documentation for verification (See Section 5.0 for details).

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2.0 ENVIRONMENTAL CONSULTANT SERVICES:

2.1 General Requirements

DAS HazMat Program funding is generally available for consultant services consistent with [State Contract 19PSX0120](#), the [19PSX0120 Contract Usage Instructional Document](#), and DAS HazMat Program policies as described herein. In limited instances, DAS may authorize funding for hazmat work performed in accordance with other state contracts, provided that the requested use of funds is (a) consistent with the HazMat Program policies and corresponding state contract requirements, and (b) consistent with the public act authorizing language to remediate hazmats in state-owned buildings.

2.2 Eligible Scope of Services:**A. Pre-abatement Investigation:**

- Inspection and testing of known or suspected hazmats, and development of a Survey Report (SR).
- Develop abatement management or work plans and project specifications.
- Funding for these services is generally available during all project phases. Client agencies are encouraged to conduct investigation and testing prior to construction, however DAS HazMat funds may be used to investigate and characterize hazmats discovered during construction.

B. Abatement Monitoring and related:

- Oversight and monitoring of work performed by abatement contractors, and development of a Compliance Report (CR).
- Funding for these services are only available for *eligible* abatement projects. See Abatement Contracting services Section 3.2 for eligibility.

2.3 Application Requirements

A client agency seeking funding for environmental consultant services must include work plans and cost estimates consistent with the 19PSX0120 Contract Usage Instructional Document and with DAS HazMat Program requirements, as follows:

- **For consultant services estimated to be less than \$10,000:**
 - Request a work plan and estimate from at least one qualified consultant deemed by the applicant to be the most qualified to perform the work in accordance with Contract 19PSX0120 Specialized Contract Use requirements and the Exhibit B Price Schedule.
 - Multiple estimates are encouraged but not required.
- **For consultant services estimated to be greater than \$10,000:**
 - Request work plans and cost estimates from *all qualified consultants* in accordance with Contract 19PSX0120 Standard Contract Use requirements and the Exhibit B Price Schedule.
 - Provide written verification that all qualified vendors were notified of the bid opportunity.
 - Provide a minimum of two (2) responses from vendors. "No bid" responses are acceptable responses and must be included in the 1165 application.
- **For consultant services in an Emergency, see Section 4.0 for details.**

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3.0 ABATEMENT CONTRACTING SERVICES:

3.1 General Requirements

DAS HazMat Program funding up to \$500,000 can be authorized for Abatement Contracting services consistent with [State Contract 20PSX0154](#), the [20PSX0154 Policy Statement](#), and DAS HazMat Program policies as described herein. In limited instances, DAS may authorize funding for hazmat work performed in accordance with other state contracts, provided that the requested use of funds is (a) consistent with the HazMat Program policies and corresponding state contract requirements, and (b) consistent with the public act authorizing language to remediate hazmats in state-owned buildings.

3.2 Eligible Scope of Services

- Up to \$500,000 of DAS HazMat funds for abatement, removal, cleaning, and proper disposal of asbestos, PCB's, lead, universal waste, and mold in accordance with State Contract 20PSX0154 and the 20PSX0154 Policy Statement, as part of capital renovation projects with total construction costs (ie. hard costs plus abatement contractor costs) less than \$1,000,000.
- Exclusions and Limitations:
 - Excludes demolition, except as necessary and ancillary for eligible abatement activities.
 - Excludes cleaning and sanitizing in response to pathogens, including COVID.
 - Excludes Radon testing.
 - Excludes roof replacement projects. Roofing contractors on other state labor contracts are properly licensed to remove and dispose of asbestos containing roofing material as part of a roof replacement project.
 - Excludes soil abatement, including removal of Underground Storage Tanks (USTs). Abatement funding under this program is limited to hazardous *building materials*.
 - Excludes abatement of unforeseen hazmats *discovered during project construction*. DAS hazmat funds are designated for agencies to investigate, plan for, and conduct abatement activities *prior to or in conjunction with construction activities*. Unanticipated hazmats discovered during construction must use agency project funds. Limited exceptions may be granted with authorization from the DAS Deputy Commissioner and/or DAS Chief Architect.
 - Excludes funding for projects with \$1,000,000 or greater in total construction costs (ie. hard costs plus abatement contractor costs). Such projects must use project funds for abatement contracting and related environmental consultant monitoring and reporting. Limited exceptions may be granted with authorization from the DAS Deputy Commissioner and/or DAS Chief Architect.

3.3 Application Requirements

The HazMat Program applies the 20PSX0154 Policy Statement Standard Contract Use requirements to all funding requests for abatement contracting services, regardless of the estimated costs of services. Completed applications must include:

- Work plans and cost estimates from *all qualified consultants* in accordance with the Contract 19PSX0120 Standard Contract Use requirements, and Exhibit B Price Schedule.
- Written verification that all qualified vendors were notified of the bid opportunity.
- A minimum of three (3) responses from vendors. "No bid" responses are acceptable responses and must be included in the 1165 application.

For abatement services in an Emergency, see Section 4.0 for details.

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4.0 EMERGENCY USE OF HAZMAT FUNDS:

4.1 General Requirements

DAS C/S uses an abbreviated application process to authorize DAS HazMat Program funding for consultant services consistent with [State Contract 19PSX0120](#), the [19PSX0120 Contract Usage Instructional Document](#), and for Abatement Contracting services consistent with [State Contract 20PSX0154](#), the [20PSX0154 Policy Statement](#), and DAS HazMat Program policies.

Follow the instructions in the HazMat Emergency Project (Agency PM) Section of the 0175 eBuilder Guidance Document for submitting an emergency application for HazMat Program funds in Trimble Unity Construction (formerly eBuilder).

Under this program, an emergency is defined as a condition which:

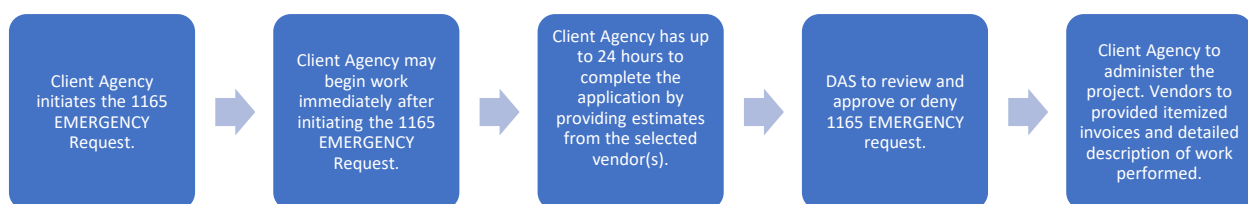
- 1) presents an immediate threat to the health and safety of any persons, and/or disrupts the normal operation of the agency (or portions thereof), and
- 2) requires the commencement of hazmat services within a twenty-four (24) hour period.

4.2 Eligible Scope of Services

All eligible environmental consulting and abatement contracting services as previously established herein. Emergency funding is limited to resolving the imminent threat to health and safety and restoring normal agency operations. Planned renovations, alterations, or additions to a facility are not considered emergencies.

HazMat Program policy applies the Specialized Contract Use provisions of the corresponding PSX contract(s) to engage the services of a vendor deemed by the agency to be the most qualified to perform the work.

4.3 Application Process and Additional Requirements:



In an emergency, the client agency is required to notify DAS of its intent to use HazMat Program funds by initiating the standard 1165 hazmat request in Trimble Unity Construction (formerly eBuilder) and selecting "Yes" to the "Emergency Use of Funds" question. The client agency may immediately begin work after initiating the 1165 request. No scope review meeting or DAS pre-authorization is required.

Emergency applications do not require written proposals from the consultant or contractor at the time of application but do require the client agency to identify the consultant and/or contractor and provide an estimated cost of services within 24 hours of initiating the 1165 emergency request. Failure to complete this information within twenty-four hours of initiating the request may invalidate the application.

DAS will review the application and approve or deny the funding request at the discretion of the DAS Deputy Commissioner or Chief Architect.

Standard DAS HazMat Program Payment Terms (Section 1.5) and Closeout Requirements (Section 5.0) apply, but with additional invoice requirements. DAS reserves the right to reject payment at the discretion of the DAS Deputy Secretary or Chief Architect.

The client agency and the consultant and/or contractor are responsible for compliance with all applicable state and federal requirements, applicable state contract requirements, and any corresponding DAS policies.

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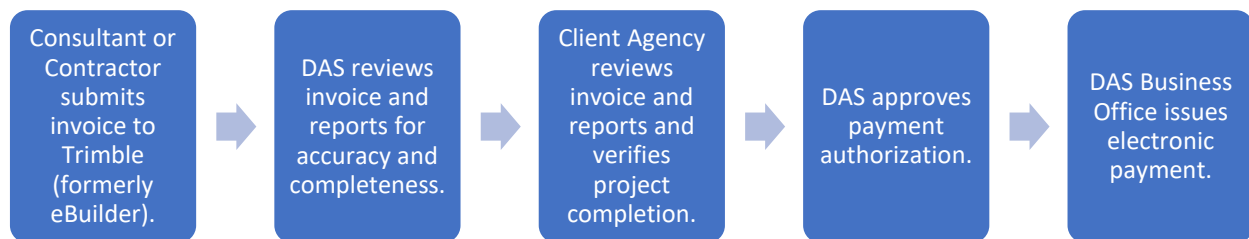
5.0 PROJECT CLOSEOUT:

The client agency is fully responsible for coordinating and administering the project in accordance with the client agency's own project management requirements and the DAS Agency Administered Project Manual 0500, including all applicable closeout requirements.

The DAS HazMat Program is a funding assistance program and its closeout requirements are limited to ensuring that funds are used in compliance with all HazMat Program policies and procedures. This involves reviewing invoices for accuracy and completeness, and verifying the receipt of all required reporting. DAS considers the project to be closed once final payment is issued to the vendor(s).

DAS HazMat Program requirements are as follows:

5.1 Invoice Submittal and Review Process



The consultant or contractor is responsible for submitting its invoices to Trimble Unity Construction (formerly eBuilder). See the Hazmat Invoice Instructions for Agencies Section of the 0175 eBuilder Guidance Document for details.

Invoices must include the following:

- ☐ DAS HazMat Project Name (see 1165 authorization)
- ☐ DAS HazMat Project Number (see 1165 authorization)
- ☐ DAS/DPW Building Number (see 1165 authorization)
- ☐ Consultant/Contractor PO Number (contact DAS staff for assistance)
- ☐ Consultant/Contractor FEIN or SSN No.
- ☐ Consultant or Contractor Project Number
- ☐ Consultant or Contractor Invoice Number
- ☐ Consultant or Contractor Invoice Submittal Date (must be updated each time invoice is revised and resubmitted);
- ☐ Start and end dates for work included in the invoice
- ☐ Identify if the invoice is a progress payment or final payment
- ☐ A *meaningful* description of the work performed, including location details, work phase, etc.
- ☐ Itemized breakdown of time, materials, and equipment utilized on the project in conformance with the Exhibit B Price Schedule for each vendor contract.
- ☐ Supporting documentation (eg. receipts, invoices, etc) for all additional fees and non-contract items, including EPA and DPH notifications, waste disposal, and subcontractor charges
- ☐ Invoice file names shall clearly identify the HazMat Project Number, consultant or contractor name, and consultant or contractor invoice number

Invoices for EMERGENCY projects must also include:

- ☐ Payroll reporting to verify the staff time and labor committed to the project, and
- ☐ A more detailed description of the work performed.

DAS will review invoices for accuracy, completeness, and adherence to contract rates, and verify receipt of all required documentation including project reporting, USEPA and CTDPH notifications, supporting

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documentation, waste manifests, etc. Incomplete invoices will be rejected, and DAS will specify the reason for rejection and required corrective action.

Upon DAS approval, the client agency will receive notice via email to review the invoice and verify completion and acceptance of the work performed by the consultant/contractor. If approved by the client agency, DAS shall process the invoice for payment.

As noted previously, final payments are not-to-exceed based on actual time, material, equipment, and other approved costs in accordance with the approved rates in each vendor's state contract.

5.2 HazMat Reporting Requirements:

All Survey Reports, Compliance Reports, and related documentation must comply with state and federal reporting requirements, including [State of Connecticut Regulations Section 19a-332a-4](#).

Environmental consultants are primarily responsible for ensuring that the client agency and DAS receive completed copies of Survey Reports (SR), Compliance Reports (CR), and other required reports. Contractors may use this same process to upload any project reports or supporting documentation.

Reports must be submitted to DAS using the **Environmental Report (EnvRp) Process Instance** in Trimble Unity Construction (formerly eBuilder). See the Filing Environmental Reports Section of the 0175 eBuilder Guidance Document.

Reports must include the following to be accepted by DAS:

- ☐ DAS HazMat Project Name (see 1165 authorization)
- ☐ DAS HazMat Project Number (see 1165 authorization)
- ☐ DAS/DPW Building Number (see 1165 authorization)
- ☐ Consultant/Contractor Project Number
- ☐ Date of the report
- ☐ Date range for work included in the report
- ☐ Consultant/contractor contact information
- ☐ All state and federally required information.

Reports uploaded into Trimble Unity Construction (formerly eBuilder) must include the following file-name format (File names cannot include special characters or punctuation):

DAS Building #_Building Name_SR or CR or N_HazMat Project #_8-digit date(MMDDYYYY)_report descriptor

(Example: 16958_Durant Building_SR_2B-15-05_12032015_Asbestos.pdf)

SR = Survey or Investigation Reports;
 CR = Compliance Reports;
 N = Asbestos Abatement Notification Forms.
 IAQ = Indoor Air Quality Inspection
 Work Plan = Work Plan

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6.0 ADDITIONAL PROGRAM DETAILS

Environmental Consultants, Abatement Contractors, and Client Agencies are responsible for familiarizing themselves with the contents of the corresponding PSX contracts. This section provides additional details on HazMat Program policies and highlights important contract topics. See the corresponding PSX contracts for complete details.

6.1 Supplemental Unit Pricing for Non-Contract Items

Contract 19PSX0120, Exhibit A, Section III Contract Pricing and Contract 20PSX0154, Exhibit A, Section 2, Exhibit B Pricing requires written approval from DAS for any and all personnel, equipment, and materials not found in the Exhibit B Price Schedule.

Prior to performing the work, the consultant or contractor shall provide written notice to the Client Agency and DAS requesting the use of any personnel (including subcontractors), equipment, or materials not specifically listed in the vendor's Exhibit B Price Schedule and include pricing for the requested items. DAS will provide a written response approving or denying the request.

6.2 Subcontractor Services

Contractors may be required to subcontract associated or ancillary work within the primary scope of required services, but are required to perform the majority of work. DAS must approve any and all subcontractors utilized by the Contractor prior to any such subcontractor commencing any work.

The Client Agency shall, when available, utilize an available DAS procurement contract for the specified additional Services, and no markup will be allowed. For subcontracted services are not available on an existing DAS procurement contract, the Contractor will be allowed a 5% markup with authorization from the Client Agency and DAS. This applies to charges for hazardous materials disposal.

6.3 Prevailing Wage Requirements

Hazardous material abatement projects funded through this Program are considered renovation projects subject to the prevailing wage requirements of Connecticut General Statute Section 31-53. Projects with total contractor costs greater than \$100,000 are subject to prevailing wages.

6.4 Commission on Human Rights and Opportunities (CHRO) Set-Aside Plan Requirements

Hazardous material abatement projects with total contractor costs exceeding \$50,000 fall under the provisions of General Statutes §§ 4a-60, 4a-60a, 4a-60g, and 46a-68b–46a-68g and must file a project-specific Set Aside Plan with the CHRO. DAS will notify the contractor, client agency, and CHRO whenever a project exceeding this threshold receives HazMat Program funding. The Contractor is responsible for satisfying all CHRO requirements. DAS may withhold payment until this requirement is satisfied.

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INVITATION TO BID**

The following are generic examples for client agencies to use as a starting point for developing a scope of services for hazmat investigation and abatement projects. The client agency is responsible for adding, deleting, or modifying the language below specific to the needs of the project.

7.1 Sample Scope of Services for Investigation and Testing:

[Agency] is requesting environmental consultant services in accordance with State Contract 19PSX0120 for the investigation of potential hazardous building materials in conjunction with the following project:

[Include Project Location and Description of the Proposed Work]

The requested scope of environmental consultant services includes:

- Review existing reports for the presence of hazardous building materials (HBMs).
- Perform additional investigation and testing, as needed, to identify any asbestos containing materials (ACM) lead-based paint (LBP), and mold.
- Investigate and identify suspected PCB containing material and universal wastes. No testing unless authorized in writing by the agency.
- Unless otherwise specified, the consultant should expect to investigate and document all materials and surfaces within the project area for the presence of HBM's. Includes destructive testing where applicable and approved by the agency.
- Develop a Survey Report, including site sketches, identifying all areas tested and the corresponding results.

Additional project-specific services to be included at the client agency's discretion:

- Develop a Work Plan and Specifications to be used in bidding abatement/remediation activities; [Client Agency should specify if the consultant will need to work with the designer to develop the specs, or will be providing a standard work plan and specs for the designer to incorporate into the bid documents or for the agency to use to directly bid the abatement work].
- Provide an estimated cost to complete the abatement work as specified in the work plan including but not limited to contractor costs inclusive of all disposal, notification, and other fees; and all consultant monitoring and reporting.

7.2 Sample Scope of Services for Abatement and Monitoring:

[Agency] is requesting environmental consultant services in accordance with State Contract 19PSX0120 and 20PSX0154 for the abatement of known hazardous building materials in conjunction with the following project:

[Include Project Location and Description of the Proposed Work]

The requested scope of environmental consultant services includes:

- Conduct pre-abatement inspection of the work area.
- Review abatement contractor training and medical documentation.
- Monitor and record abatement activities while on-site (Consultant to specify frequency of monitoring – full-time, part-time, daily, as-needed, etc).
- Monitor conditions of the work area and adjacent areas, and implement corrective actions as needed.
- Conduct post-abatement visual inspection and final air clearance monitoring (Consultant to specify type of clearance testing required).

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- Prepare and deliver a final abatement compliance report.

The requested scope of abatement contracting services includes:

- Supply all labor, materials, equipment, services, insurance, and incidentals, including but not limited to disposal, necessary to perform the specified abatement work in accordance with all governmental regulations.
- Identify any subcontractor or non-contract materials or equipment necessary to complete the abatement work as specified, and their associated costs.
- Identify any specific project needs, such as water, electricity, access, or trade labor to be provided by the agency.
- File all applicable CTDPH and USEPA notifications.
- Provide the environmental consultant with all necessary documentation to complete the Compliance Report, including waste disposal manifests.