



February 26, 2015

## ROYAL BOROUGH OF KENSINGTON AND CHELSEA

# Proposal for HazMat Survey, Fox Cottage and Toilet Block Fox Primary School, Kensington

**Submitted to:**

Christian Beal  
c/c Royal Borough of Kensington and Chelsea  
Town Hall  
Hornton Street  
London  
W8 7NX

PROPOSAL

**Proposal Number:** P4514220446/2/V.0

**Distribution:**

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## 1.0 INTRODUCTION

Mr. Christian Beal, on behalf of Royal Borough of Kensington and Chelsea (“RBKC”) requested Golder Associates UK Ltd (“Golder”) to provide a proposal for a hazardous materials (hazmat) survey at Fox Cottage and Toilet Block located in the demise of Fox Primary School, Kensington Place, London (Subject Property).

Based on information provided, the Subject Property includes a cottage comprising ground floor and first floor and an annex toilet block.

This document provides a description of the proposed scope of work, schedule, and cost to complete this work. As requested, we have also included a rate to attend meetings related to the Fox School remediation project.

## 2.0 BACKGROUND

We understand that a hazmat survey is required in relation to concerns by stakeholders regarding lead in paint in the building. Information in the report can be provided to contractors ahead of building demolition works to support their work methods and controls.

We understand that asbestos in building materials is being surveyed by others and we have therefore excluded asbestos from the scope of our survey.

## 3.0 SCOPE OF WORK

The proposed assessment will include a visual inspection of accessible parts of the building and sampling of suspect materials over an evening. We will require all locked rooms and cupboards to be open to enable the survey to be undertaken in accessible areas. We will exclude all areas to which we have not been given access to from the scope of the survey. If there are access problems we will advise you as soon as practicable to discuss a way forward. The survey scope is planned as follows:

- Visual inspection for suspect PCB and mercury containing equipment and sampling / analysis if suspect materials are found. A turn-around time of 5 days will be requested (the fastest for this analysis); however, this will be dependent on laboratory workloads;
- Assessment of potential lead containing materials (e.g. lead-based paint). If observed: sampling of potential lead-based paint materials. A turn-around time of 48 hours will be requested; however, this will be dependent on laboratory workloads;
- Reporting of the Hazmat Survey including the interpretation of the results, description of the materials samples have been taken from and sketch-type drawing/figure showing sample locations collected from the Site;
- The report will be prepared by Golder Associates and reviewed internally before being submitted to Christian Beal c/o RBKC. It is suggested that for this assignment the role of the project manager will be undertaken by Mr Jeff Thornton who has managed and undertaken similar hazmat surveys.

Golder will establish contact with the Subject Property representative to obtain access and to arrange the details of the sampling.

## 4.0 TIMEFRAME

The sampling and inspection can be conducted within 1 to 2 weeks of written instruction. The survey will take one day (including evening work) at the Subject Property.

A draft report will be submitted to Christian Beal c/o RBKC (as electronic file) 5 working days after the final laboratory analysis will have been received.



A final report (as pdf file) will be issued after receiving comments from Christian Beal c/o RBKC. We have made allowance for one set of comments.

### 5.0 COST ESTIMATE

In the following section costs are given for the work described above and a rate for attendance at meetings. Please note that the prices do not include GBP Value Added Tax (VAT), which is currently 20%.

- Haz mat survey including evening work, site visit, inspection, sampling, PPE, project management, reporting, travel and subsistence:

Lump sum £2,300

*(note these costs exclude provision of specialist access equipment which we have assumed is not required and no allowance has been made for making good sample locations other than tape. Effort will be made to collect samples from inconspicuous areas)*

- Laboratory Analysis:

- Suspect PCB or mercury containing materials (5 day turn-around): £100/sample
- Suspect lead materials (5 day turn-around): £100/sample

Sample numbers are dependent on survey observations; however, given the concerns over lead in paint we would recommend an allowance of up to 10 samples for lead and 3 for PCBs i.e. approximately £1,300.

- Golder Attendance at Meetings

As requested we have provided a rate for attendance at meetings held in Kensington including meeting attendance by a senior environmental consultant, travel and subsistence:

Lump sum per meeting £800

Any works undertaken outside these rates will be performed at the following rates:

- Senior Environmental Consultant: £90/hour
- Environmental Consultant: £65/hour
- Expenses (travel and subsistence) at cost plus 10%.

We would propose that the works be undertaken under the previous Terms of Appointment agreed under our previous proposal (P4514220446/1/V.0 dated 4 July 2014).

We trust that we have accurately interpreted your requirements, however, should you have any queries regarding the content of the proposal please do not hesitate to contact us.



## Proposal Signature Page

Golder Associates (UK) Limited

Jeff Thornton  
Senior Consultant

Giles Murray  
Senior Consultant

JT/GM

***“This proposal is submitted in confidence and should not be disclosed to third parties without our prior approval”***

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Africa	+ 27 11 254 4800
Asia	+ 86 21 6258 5522
Australasia	+ 61 3 8862 3500
Europe	+ 356 21 42 30 20
North America	+ 1 800 275 3281
South America	+ 55 21 3095 9500

[solutions@golder.com](mailto:solutions@golder.com)  
[www.golder.com](http://www.golder.com)

**Golder Associates (UK) Limited**  
**Attenborough House**  
**Browns Lane Business Park**  
**Stanton-on-the-Wolds**  
**Nottinghamshire, NG12 5BL**  
**T: +44 115 937 1111**

