



# Statement of Qualifications

## Hazardous Materials & Environmental Site Assessment Services

DSHS Medical Lake Campus  
Eastern State Hospital, Lakeland Village & Pine Lodge

June 22, 2023

### **Prepared for:**

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Facilities Management Department  
Planning & Projects  
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## 1.0 Introduction

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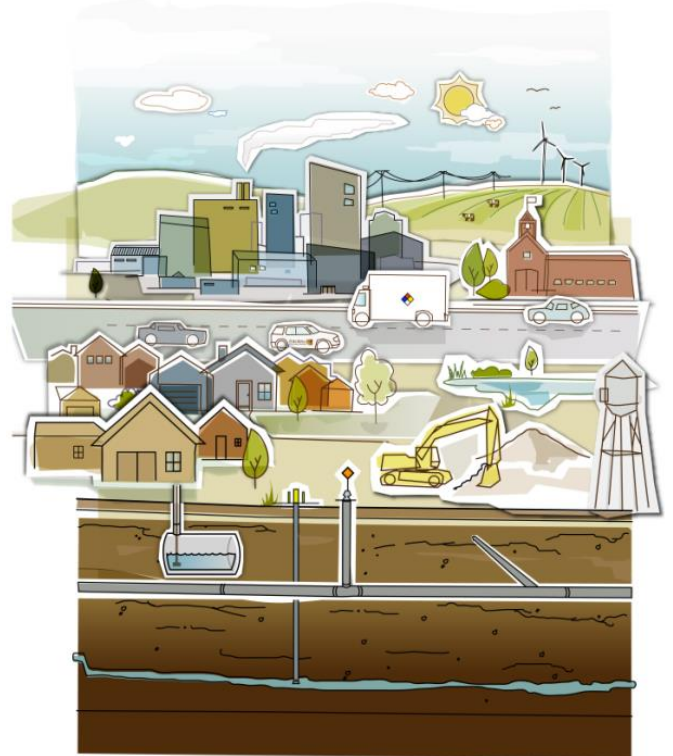
Fulcrum Environmental Consulting, Inc. (Fulcrum) is pleased to present this *Statement of Qualifications for Hazardous Materials and Environmental Site Assessment* services. Since opening our Spokane office in 1991, Fulcrum has provided environmental consulting services to public and private clients in the Pacific Northwest.

Fulcrum's mission is clear to our staff, colleagues, and clients – **Creating Healthy Environments.**

Each day the most basic of our work tasks are the identification and mitigation of environmental hazards to protect students, staff, the public, and workers. Our testing of drinking water for lead and copper, inspection for asbestos or other hazards, measurement of worker exposure to a chemical, or observing remediation for mold, allow us to accomplish this purpose.

Fulcrum provides hazardous materials investigations, environmental site assessments, indoor air quality assessments, moisture and mold investigations, industrial hygiene evaluations, remedial evaluations & designs, waste characterizations, contract specification development, remediation confirmation documenting, reporting, and project close-out services to public and private clients.

Fulcrum has completed projects for more than 20 different hospitals, local colleges and universities, and more than 100 different school districts in central and eastern Washington state and north Idaho. These varied projects have included hazardous building material investigations prior to renovation or demolition; hazardous building material abatement design and construction document preparation; hazardous building material worker training; indoor air quality investigations, cleanroom testing/evaluation, environmental due diligence investigation; underground storage tank removal; contaminated soil remediation; and moisture and mold assessments.



## 2.0 Qualifications of Key Personnel

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Fulcrum presents a balanced, multidisciplinary team of trained professionals organized within a framework of effective project management. We are dedicated to providing environmental consulting services of the highest quality. Our project team combines all necessary disciplines with leadership experience to address the unique needs of each task area. Following is a graphic presentation of the key team members and personnel for each task area. Summaries of key personnel qualifications are presented within this section



and a table of staff qualifications is present in Appendix A. Fulcrum's Standard Federal Form 330, Part 2 is presented in Appendix B. The Consultant Selection Contact Form is presented above, behind the cover letter.

### **2.1 Ryan K. Mathews, CIH, CSP, CHMM, Principal**

Ryan Mathews joined Fulcrum in 2001 and specializes in industrial hygiene, hazardous building materials, indoor air quality, and environmental site assessments. He is Fulcrum's lead practitioner on many unique projects. Ryan's typical project responsibilities include coordination with the owner, construction manager, and project architect; project and personnel scheduling; remediation quantification and budgetary estimates; project quality assurance and quality control (QA/QC); site-specific work plans; remediation recommendations; and technical review of final reporting.



As a Certified Industrial Hygienist (CIH), Certified Healthcare Constructor (CHC), Certified Safety Professional (CSP), and Asbestos Hazard Emergency Response Act (AHERA) accredited Project Designer, Ryan prepares site-specific plans for asbestos, lead, lighting & electrical components, refrigerant containing systems, polychlorinated biphenyl caulks and sealants, and other HBMs projects in education, governmental, and commercial settings.

Ryan received a Bachelor of Science in Biology and a Bachelor of Science in Economics from Central Washington University and in addition to being a CIH and CSP, is a Certified Hazardous Materials Manager (CHMM); AHERA accredited Building Inspector, Management Planner, and Project Designer; NIOSH 582 analyst; and Washington State certified Lead Risk Assessor.

### **2.2 Scott Groat, LG, Project Manager**

Scott Groat joined our team in 2017, and is a Project Manager with Fulcrum. In this role, Scott provides technical, field lead support, and QA/QC of projects for a variety of environmental applications, including: hazardous building materials inspections and abatement oversight; Phase I, II, and III environmental site assessments; soil and subsurface investigations; underground storage tank (UST) investigations; stormwater compliance inspections and oversight; surface water, drinking water, and groundwater investigations; and large onsite sewer system (LOSS) sampling. Mr. Groat also provides project lead services for various industrial hygiene, indoor air quality, and moisture and mold projects.



Mr. Groat is a Washington State Licensed Geologist (LG). He received a Bachelor's of Science in Earth and Environmental Science from the University of Illinois at Chicago in 2015. Mr. Groat is also an AHERA accredited Building Inspector, Washington State Lead Risk Assessor, and



has completed NIOSH 582 training. He maintains certification and training as a Washington State UST Site Assessor; Certified Erosion and Sediment Control Lead (CESCL); OSHA 40-Hour HAZWOPER, and First Aid CPR /AED.

### **2.3 Travis Trent, CIH, LHG, CSP, CHMM**

Travis Trent joined Fulcrum in 1995 and specializes in his work has included projects in public buildings ranging from localized emergency abatement projects to extensively planned, multi-phased abatement projects. During these projects, he was responsible for assisting the owner, construction manager, and architect with public bidding, including the use of small works rosters, contractor qualification procedures, mandatory bid walks, and public bid projects. Travis has a proven track record of managing and coordinating complex projects with multiple tasks with the ability to adjust to changes in conditions or requirements often within restrictive timelines.



Travis is a lead scientist/project manager for safety and hazardous material management audits. Travis is experienced in researching and inventorying environmental sites, environmental response policies and procedures, public participation plans and meetings, contaminated site cleanup processes, public record keeping, and Phase I and Phase II Environmental Site Assessments.

Mr. Trent earned a Bachelor of Science in Geology from Eastern Washington University. He is a Certified Industrial Hygienist (CIH), Certified Safety Professional (CSP), Licensed Geologist/Hydrogeologist (LG), Certified Hazardous Materials Manager (CHMM), AHERA accredited Project Designer, Management Planner, and Building Inspector, Asbestos Supervisor, NIOSH 582 Phase Contrast Microscopist, and a Washington State Certified Lead Risk Assessor/Inspector.

### **2.4 Roque Reyes, Environmental Scientist**

Mr. Reyes provides field services associated with HBM, IH, and IAQ. He is typically responsible for leading field inspection services and directing junior staff during long-term monitoring of asbestos abatement projects in schools. He has expertise in evaluating worker exposures for heavy metals, asbestos, VOCs, and silica during public works project. Roque has also performed noise evaluations of outdoor conditions for project site review prior to development.



He received a Bachelor of Science in Biochemistry from the University of California, Riverside. Roque is an AHERA accredited Asbestos Building Inspector, AHERA accredited Project Designer, NIOSH 582 PCM analyst, and certified Lead Inspector/Risk Assessor.



## 2.5 Ethan Ducken, GIT, Environmental Scientist

Mr. Ducken is an Environmental Scientist and has been with Fulcrum since 2021. He provides technical support for Phase I, II, & III environmental site assessments throughout Eastern Washington, as well as environmental work in geology, hydrogeology, industrial hygiene, asbestos surveys, and indoor air quality and mold investigations. Mr. Ducken received his bachelor's degree in Geology from Eastern Washington University in Cheney, Washington in 2021.



Mr. Ducken is a Washington State Recognized Geologist-in-Training (GIT), an AHERA accredited Building Inspector, and has completed NIOSH 582 training. He maintains certification and training as a Washington State UST Site Assessor; Certified Erosion and Sediment Control Lead (CESCL); OSHA 40-Hour HAZWOPER, and First Aid CPR AED.

## 3.0 General Project Approach

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Fulcrum's initial project approach is to ask the right questions that help us better understand why the services are being requested and what is driving the need for project completion. Is it a matter of simply fulfilling a regulatory requirement such as completion of a Phase I Environmental Site Assessment prior to land acquisition? Or is this about long-term planning, such as when the process of evaluating decommissioning a facility with a long and complex history? Maybe it a desire to find answers to expressed environmental concerns, such as the potential health risk resulting from wildfire smoke intrusion into existing structures, that do not have established regulatory guidelines as of yet. The answers to the initial project questions are critical in providing the right services for the project needs. Fulcrum has identified the following elements as essential to successful client projects.

### 3.1 Focused Planning

A clear scope of work enables Fulcrum to efficiently organize a more complex project into a series of small, discrete steps each move towards the end objective of project completion. Fee projections are calculated for each task and incorporated into the overall project path to enable performance tracking and budgeting. Initial project scoping may necessitate assumptions until the full extent of conditions becomes known. Dividing the project into multiple tasks enables the project manager to allocate resources or modify tasks as needed to keep the project on course. At each step in the project planning process, Fulcrum projects firm resources required to complete overall objectives.

### 3.2 Experienced Personnel

It is application, not accumulation, of knowledge that determines project success. Fulcrum's technical staff has over 70 year's cumulative experience in applying environmental knowledge to new sites and sometimes





unique combinations of environmental issues. Our staff experience brings a unique awareness to each project to help maintain positive project momentum and avoid potential problems. Fulcrum's technical staff has the experience, training, and support to ensure that projects are completed on time and within budget.

Effective hazardous materials and environmental remediation design should reflect the unique conditions of the project. Fulcrum has designed and managed projects ranging from pre-demolition investigation of abandoned structures to indoor quality investigations in facilities occupied full-time by highly mobile, high security occupants. To achieve project objectives, we have to apply our knowledge of how what we are doing or recommending will impact work being completed by other professional disciplines, building occupants or general contractors. Sometimes this means we need to design low profile off-hour work, reach out to facility maintenance personnel, or design emergency response capabilities into contract specifications. The key to good design is defining a custom fit between project objectives and project design.

### **3.3 Effective Communication**

Project performance and budget tracking is a daily occurrence. Fulcrum's project managers are involved with daily developments by direct involvement or through the technical lead personnel. For some projects this means weekly meetings held between all key project personnel and the project manager to review performance and, if required, make course corrections. Communication with the client is frequent and multilevel, ranging from formal meetings and progress reports to informal telephone or email updates.

### **3.3 High Expectations**

Fulcrum is a champion for our clients and we have passion to be the best. Fulcrum advocates solutions that improve human health and the environment through an understanding of your perspective, project needs, and fiscal limitations. For Fulcrum, project success is measured by a combination of client satisfaction and professional pride.

### **3.4 Relevant Experience**

Fulcrum's staff completes over 300 projects per year ranging from single sample confirmation events to complex subsurface remediation projects that have been ongoing for the past 7 to 10 years. The following sections present Fulcrum's relevant experience.

### **3.5 Workload Management Plan**

A clear scope of work enables Fulcrum to efficiently organize a more complex project into a series of small, discrete steps with each move towards the end objective of project completion. Fee projections are calculated for each task and incorporated into the overall project path to enable performance tracking and budgeting. Initial project scoping may necessitate assumptions until the full extent of conditions becomes known. Dividing the project into multiple tasks enables the project manager to allocate resources or modify tasks as needed to keep the project on course. At each step in the project planning process, Fulcrum projects firm resources required to complete overall objectives.



### **3.6 Collaboration and Communication**

Project performance and budget tracking is a daily occurrence. Fulcrum's project managers are involved with daily developments by direct involvement or through the technical lead personnel. For some projects this means weekly meetings held between all key project personnel and the project manager to review performance and, if required, make course corrections. Communication with the client is frequent and multilevel, ranging from formal meetings and progress reports to informal telephone or email updates.

## **4.0 Hazardous Materials**

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Fulcrum's materials identification services include unknown materials; waste characterization; and hazardous building materials, which typically include inspections for asbestos containing materials (ACM), lead containing materials (LCM), lighting and electrical components (LEC), ozone depleting compounds (ODC) and refrigerant containing equipment, and polychlorinated biphenyl (PCB) containing caulks and sealants.

### **4.1 Hazardous Materials and Waste Characterization**

Hazardous materials sampling, analysis and regulatory interpretation is more an art than a science. Unmarked containers at sites that haven't been operated for years can be exceptionally challenging. In addition to years of experience collecting samples from drums, tanks, sumps, wells, etc., Fulcrum's extensive knowledge of historical research for Phase I ESA site investigations have resulted in a more streamline approach to sample collection and laboratory analytical method selection.

Waste characterization is at the opposite end of the spectrum. Whereas hazardous materials sampling tends to be focused on new or installed materials being used, waste characterization is focused on the resultant waste that has no appreciable future use. Waste stream identification often encompasses large volumes of heterogeneous materials that can result in widely varying analytical results. Fulcrum's knowledge and experience using defensible sampling protocol such as composite analysis for waste characterization has resulted in a simpler and more cost-effective approach to waste characterization.

### **4.2 Asbestos Containing Materials**

Regulations focused on ACM are some of the oldest, most pervasive, and restrictive in the nation. Given the startling magnitude of health, economic, and legal consequences of asbestos in the indoor environment, the benefit of experienced professionals in every phase of a control program cannot be overemphasized.

Fulcrum personnel have surveyed in excess of 50,000,000 square feet of building area for the presence and condition of ACM. Our surveys are custom designed to meet project objectives, whether they be pending demolition or hazard management, facility-wide construction or limited to small areas. Comprehensive, streamlined presentation of findings is a hallmark of Fulcrum's survey reporting. Projections of abatement need and costs are standard.



Fulcrum staff has been responsible for design and management of over \$15,000,000 of asbestos abatement. We are proud of our reputation for designing abatement projects that abate asbestos conservatively, yet efficiently and with financial restraint. We have designed and managed abatement projects ranging from pre-demolition removal in abandoned structures to abatement in facilities occupied full-time by highly mobile, high security occupants. We have expertise with numerous abatement approaches including multiphase abatement, low profile off-hours abatement, liquidated damages, and emergency response.

We approach contractor's work and project objectives as an advocate of our clients. Contractor activities integral to each project phase are scrutinized and documented to ensure adherence to specifications and applicable regulations. Monitoring includes, but is not limited to, checking standard operating procedures; engineering control systems; respiratory protection systems; packing, packaging, transporting, and disposal of asbestos; and decontamination of facilities. For each project, Fulcrum issues a final report describing a project in detail including procedures, methodology, quality assurance, test results, and discussion of project progress and performance.

#### **4.3 Lead Containing Materials**

Lead containing materials can often be managed in place when maintained in intact conditions. Paint in poor condition may present an exposure hazard and generally requires some form of repair to remove the potential hazard and stabilize the paint. When lead containing materials are disturbed by renovation or demolition, the potential for employee or tenant exposure increases significantly and demonstration that the demolition debris is appropriate for landfill disposal must be shown.

Lead regulations affecting general construction are fairly recent, although laws regulating lead-based paint in public housing have been on the books since the 1990s. With insight gained by experience, Fulcrum has developed management skills and perspective that allow us to place the hazards and costs of lead management into a meaningful context. Fulcrum has extensive experience defining the balance between cost and benefit of managing lead in buildings. With onset of renovation or construction, regulatory thresholds for worker protection and waste handling statutes are crossed. Both regulatory frameworks depend upon a lead containing material inspection as the starting point for compliance.

As a survey tool, Fulcrum utilizes X-Ray Fluorescence (XRF) methodology as a cost-effective testing method capable of producing data in the quantity and quality necessary. Confirmatory analysis of paint chip samples is typically through inductively coupled plasma (ICP) technique. While XRF is the preferred screening methodology, it does not generate direct information on worker exposure or hazardous waste status. Historical air monitoring data or pilot projects are necessary to determine worker exposures. Analysis of full core paint/substrate samples using leachability criteria is necessary to make decisions on waste disposal status. With good management and focused testing prior to construction, Fulcrum is able to maintain excellent cost control of the impact of lead on renovation and demolition projects.

#### **4.4 Lighting and Electrical Components**

Inspections for lighting and electrical components are generally not completed with specific concern towards worker exposure, but rather to provide information on the acceptability of direct landfill disposal



or specific removal and recycling. The term *lighting and electrical components* refers to a hybrid of mercury containing lighting tubes and bulbs; polychlorinated biphenyl and other fluid containing ballasts; and mercury containing thermostats and equipment. In general, those materials that are not hazardous material containing can be included in demolition and renovation wastes.

Fulcrum's standard practice is to inspect all lighting and electrical components for indications of failure, damage, or fluid leaking and to document whether the components are likely to contain hazardous constituents. Following completion of the inspections, Fulcrum typically prepares specifications for removal and proper disposal of identified components.

## 5.0 Environmental Site Assessments

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Legal principles establish that property owners can be held liable for environmental cleanup regardless of who owned the property when contamination occurred. Environmental Site Assessments (ESA) are an effective tool to manage the environmental liability of real estate transactions. Environmental Site Assessments are logistically divided into three phases of work. The scope of each phase is determined by the findings of the preceding phase:

**Phase I:** Qualitative evaluation of environmentally significant conditions.

**Phase II:** Quantification of the suspect conditions discovered in Phase 1.

**Phase III:** Remedial design and cleanup based upon Phase 2 findings.

The first ASTM standard for preparation of Phase I ESAs was published in 1994. However, property environmental due diligence was not a new consideration; it had been an important component of property review for large rural properties and properties of high apparent environmental risk arising from the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

One of Fulcrum's first *Environmental Property Assessments* was completed in 1991 at a hotel and convenience store in Flathead Lake, Montana. Financing of the site was completed to assist the Federal Deposit Insurance Corporation in transferring the property from a failed savings and loan bank into the portfolio of the Federal Land Bank Association. While the internet was still in its infancy and public information records were not readily available, our research upon reflection did not just meet the first ASTM standard, it was in substantial conformance with the most recent revisions to the standard.

All of Fulcrum's Phase I ESAs are completed to a minimum of the ASTM *E1527-21 Standard Practice for Environmental Site Assessments, Phase 1 Environmental Site Assessment Process and 40 CFR Part 312: Standards and Practices for All Appropriate Inquiry (AAI)* as promulgated by the Environmental Protection Agency (EPA). We evaluate the subject site and adjacent area from a historical and present use perspective, evaluating probability of Recognized Environmental Conditions.

Project scope has ranged from postage stamp-sized lots in the urban core to remote sites encompassing over 20,000 acres. We have evaluated environmental significance of remarkably varied land use, from abandoned lumber mills to underground silver mines, working cattle ranches, and luxury hotels. While the



significance of our research can terminate an otherwise valid transaction, more often our balanced and substantiated findings have become part of measured negotiations culminating in a successful property transaction.

## **6.0 Representative Projects**

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Fulcrum’s project responsibilities for public and private building modernization include inspection, design, technical work plan preparation, abatement phase contractor monitoring, post-abatement testing, and project documentation. We assist hospitals, city/county municipalities, and school districts in all building types and use, including public and private healthcare facilities, secure government facilities, schools, middle schools, high schools, technical skills centers, administration and maintenance facilities, federal facilities, commercial facilities, and industrial facilities. For some clients, projects are completed one building at a time, while other projects included multiple campuses over many years. Fulcrum presents the following recent project examples:

### **6.1 Eastern State Hospital (Lakeland Village), Medical Lake, Washington**

In January and February 2023, Fulcrum assisted Eastern State Hospital (ESH) with a moisture and mold investigation of selected bathrooms located at the Lakeland Village cottages within the ESH Campus. Fulcrum’s investigation consisted of inspecting a total of 19 bathrooms associated with the cottages at the ESH Campus that evidenced higher than common mildew presences or maintenance defects with elevated potential for moisture intrusion. Fulcrum selected nine of the 19 bathrooms that presented as having the highest potential for mold impact and collected airborne non-viable mold spore samples.

Fulcrum’s investigation did not identify any locations of apparent mold growth. Mildew, typically presenting along caulked seams, was observed in select bathrooms in excess of what is common for well-maintained residential spaces.

Based on the results of this investigation Fulcrum did not recommend any additional investigation or mold remediation services. Select bathrooms were identified for targeted cleaning to remove any observable mildew and maintenance to repair and sources of potential moisture intrusion. Fulcrum was able to assist ESH on air quality and moisture concerns associated with the Lakeland Village cottages and understands all issues were addressed.



### **6.2 Eastern State Hospital (West Lake Building), Medical Lake, Washington**

From June to August 2019, Fulcrum provided Eastern State Hospital with industrial hygiene services in response to a Category 3 Water Loss, which occurred in Room B134 of the B Pod within the secured psychiatric West Lake Building at Eastern State Hospital located in Medical Lake, Washington. Fulcrum



conducted an initial inspection, prepared a site-specific remedial work plan, and conducted post-remediation inspections as necessary to verify completion of the work.

All moisture and mold impacted wallboard identified by Fulcrum was abated within a contained work area, and the area was confirmed by Fulcrum's third-party inspection to be free of any residual or suspect mold impact on the afternoon of August 2, 2019. Based on the results of Fulcrum's post-remediation visual inspection and moisture testing, Fulcrum validated completion of the moisture and mold remediation in the work area and recommended the area be released for reconstruction.

### **6.3 Eastern State Hospital (Interlake School), Medical Lake, Washington**

Fulcrum has assisted Eastern State Hospital with various environmental services at areas of the campus since 2006. In 2014, Fulcrum was selected by Eastern State Hospital to assist with HBM inspection, design, and clearance inspections associated with the Interlake School Demolition project. The project was designed by NAC Architects and De Neff Deeble Baron and Associates with IRS Environmental selected through public bidding to complete the ACM and LEC abatement.

The Interlake School building was a three-story building consisting of a main core and four wings. The building was built in 1949 and is just over 100,000 square feet in size. It was constructed mainly of concrete block and cement with a lightweight concrete decking. The facility consisted of classrooms, offices, exam rooms, a kitchen, a large common area, classrooms, mechanical rooms, and a penthouse fan room on the roof of each wing. The HBM inspection identified numerous materials associated with the Interlake School to be ACM; including Thermal System Insulation (TSI), vinyl asbestos tile flooring with ACM adhesives, ACM sealants, ACM surfacing, and fire door insulation throughout the facility.



Fulcrum was able to support design services with an alternate asbestos abatement workplan for less than 1% asbestos plaster walls and ceilings and for asbestos contaminated soil within tunnels of the facility. Utilizing the GCCM process, a qualified abatement contractor was selected to complete project tasks in two primary phases which began in June of 2014 and continued through May of 2015.

### **6.4 Spokane Community College, Spokane, Washington**

Fulcrum has assisted Spokane Community College (SCC) with various environmental services within various areas of the campus since 2005. In 2021, Fulcrum was selected by Integrus Architecture (Integrus) to assist with HBM inspection, design, and clearance inspections associated with the occupied Spokane Community Colleges buildings 8 and 19. The project was designed by Integrus with IRS Environmental selected to complete the ACM abatement.



SCC Building's 8 was constructed in 1960 and SCC Building 19 was constructed in 1955. The buildings have a combine foot print of 80,000 square feet in size. The facilities consist primarily of classrooms, faculty offices, administrative offices, and a workshop. Interior building components included concrete walls, concrete masonry unit (CMU) block walls, concrete foundation, ceramic and vinyl tiles, various carpeting and associated adhesives, metal, wood, and gypsum ceilings and suspended ceiling tiles. Roofing components consisted of built-up asphaltic roof over foam over metal decking. The HBM inspection identified numerous materials associated within SCC Buildings 8 and 19 to be ACM including the following materials: asbestos tile flooring with ACM adhesives, HVAC sealants, cement asbestos board, and vermiculite CMU insulation throughout the facility.



Fulcrum was able to support design services with an asbestos abatement workplan for the vermiculite within the CMU walls, various ACM flooring/adhesives, and cement asbestos board. Utilizing the GCCM process, a qualified abatement contractor was selected to complete project tasks in two primary phases which began in March 2022 and continued through May of 2022.

#### **6.5 Rockwood Retirement Community, Spokane, Washington**

Fulcrum has assisted Rockwood Retirement Community (Rockwood) with various on-call environmental services at various areas throughout the community since 2012. Fulcrum has provided Indoor Air Quality inspections, HBM inspections, UST site assessments, and mold investigations/remediation oversight services for Rockwood over the last 13-years. In April of 2022 through June of 2023, Fulcrum Environmental Consulting, Inc. (Fulcrum) was retained by Rockwood Retirement Community (Rockwood) to conduct a mold inspection of a occupied residence located at 2501 South Hargreaves Court in Spokane, Washington. The initial investigation identified localized areas of mold impact in the crawlspace and Fulcrum's scope of work was expanded to include remedial oversight and verification inspection and testing. Fulcrum assisted in the selection of an appropriately experienced professional remedial contractor and reviewed site-specific remedial recommendations with them prior to the start of the remedial effort. Following completion of the remedial action Fulcrum conducted a third-party verification inspection to confirm absence of residual mold impact and then conducted post remediation air testing.

Fulcrum's third-party visual inspection on April 1, 2022, confirmed removal of the stored contents as recommended and completion of the cleaning of identified areas of mold impact. No residual mold growth was identified within the crawlspace. Fulcrum followed up the visual inspection with air testing. The laboratory report indicated elevated mold spore concentrations in the crawlspace and laundry room (entrance to the crawlspace) indicating a likely residual impact from the remedial action. Fulcrum recommended additional air scrubbing and an anti-microbial encapsulant to be applied throughout the crawlspace area to be followed by retesting.



The mold was fully remediated in accordance with industry best practices by Environment Control Restoration of Post Falls, Idaho. Fulcrum’s third-party visual inspection verified absence of any residual mold impact. Initial air testing indicated that the remedial action had disturbed the mold resulting in a release of airborne mold spores that had not been fully addressed through air scrubbing during the remedial action. Follow up air testing in June, July, and September of 2022 and June of 2023 confirmed that airborne mold spores within the crawlspace and occupied portions of the residence were at normal conditions. Fulcrum recommended no further action with regard to the identified mold growth that was remediated in the crawlspace and for the crawlspace to be periodically inspected and/or monitored to confirm that airflow corrections have been sufficient to prevent elevated humidity that could result in new mold growth.

## 6.6 MultiCare Yakima Memorial Hospital, Yakima, Washington

Fulcrum was selected to assist MultiCare Yakima Memorial Hospital in Yakima, Washington with moisture and mold mapping, asbestos sampling, remediation planning, in-progress remediation inspections, indoor air quality sampling, and post-remedial validation inspections (PRVI) from December 2022 through April 2023, following a water release that occurred as the result of a failed fire suppression line on the second floor of the northwest wing of the hospital. The water release impacted the second-floor hallway, offices, and patient rooms; the operating room suite on the first floor below; and the sterile storage area in the basement.



All moisture and mold impacted building materials were identified by Fulcrum and communicated to the remediation contractor to be removed within approved containment work areas. Prior to remediation, Fulcrum completed bulk asbestos sampling of suspect asbestos-containing materials impacted by the water release. During remediation, Fulcrum completed in-progress air sampling and moisture testing. Following remediation, Fulcrum completed post-remediation validation inspections and air sampling to confirm all moisture impacted building materials were removed and no residual viable or non-viable mold spores were present in the air. Fulcrum validated that all moisture and mold impacted materials had been effectively remediated and that following reconstruction, no viable or non-viable mold spores were impacting indoor air quality.

## 7.0 Geographical Proximity & Business Identification

Fulcrum consists of two offices within Central and Eastern Washington. Our office locations can be found at the following addresses with the available firm contacts at each location:

207 West Boone Avenue, Spokane, WA 99201  
Scott Groat, PG, Regional Manager  
p: 509.459.9220 f: 509.459.9219

406 North 2nd Street, Yakima, WA 98901  
Peggy Williamson, President  
p: 509.574.0839 f: 509.574.0839





The following presents Fulcrum’s Business Identification numbers:

Washington State S-Corporation	UBI 601-840-582
TIN 91-1507566	D&B 62-249-5703
Statewide Vendor Number SWV0033500-00	Washington OWMBE: S000025799

## 8.0 Diverse Business Inclusion Strategies

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As a small business, Fulcrum is committed to providing opportunities for other diverse business enterprises (DBE), Fulcrum’s annual diverse business inclusion outreach consists of the following steps:

- Annual review and solicitation of current vendors for current DBE, MBE and WBE status and encouraging vendors that were not contacted in the previous year to provide new statements of goods and services.
- Annual publication in the newspaper of record at each office location requesting DBE, MBE, and WBE consider joining Fulcrum’s project teams.
- Website listing requesting DBE, MBE, and WBE firms consider joining Fulcrum’s project teams.
- Participating in workshops from Washington State Procurement Technical Assistance Center (PTAC) and similar organizations.
- Offering incentives to all office and technical staff to identify new DBE partners.

A full Diverse Business Inclusion Plan will be made available upon request.

## 9.0 Company References

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Please contact the following colleagues and clients to discuss Fulcrum’s qualifications in providing professional services:

Michael Nafzgar, CHFM, Manager of Facilities  
 Providence Sacred Heart Medical Center  
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Don Sherfey, Facilities Manager  
 Moses Lake School District 161  
 509.760.2104  
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Tom Bishop, Director of Environmental Services  
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## **Appendix A**

Staff Qualification Table



## **Appendix B**

Standard Federal Form 330, Part 2