



Virg Bernero, Mayor

LANSING FINANCE DEPARTMENT
PURCHASING OFFICE
124 W. Michigan Avenue, 8th floor
Lansing, Michigan 48933-1603
(517) 483-4124/ FAX (517) 483-4524
<http://www.lansingmi.gov/finance/purchasing>

MAY 17, 2012

NOTICE TO QUOTERS

Q/12/101

DEMOLITION OF 1 PROPERTY – PENNSYLVANIA AVE.

The City of Lansing officially distributes all Purchasing documents through the Michigan Inter-governmental Trade Network (MITN) and the City of Lansing Purchasing Office. Our office no longer mails bid documents, notices or addendums to our vendors.

To register for the MITN system or access bid information, including addendums, go to www.mitn.info

Quotes marked “Q/12/101, DEMOLITION OF 1 PROPERTY” will be accepted at the **Finance Department, Purchasing Section, 8th floor City Hall, 124 W. Michigan Avenue, Lansing, Michigan 48933**, until 3:00 p.m., local time in effect on MONDAY MAY 21, 2012

Official City issued quotes may be returned via fax, U.S. mail or in person.

Quote results will **only** be released via email or self-addressed stamped envelopes. Please forward your email request to: srobins@lansingmi.gov

The City of Lansing encourages bids from all vendors including MBE/WBE vendors.

Any contractual or quote package questions should be directed to Stephanie Robinson, Senior Buyer, C.P.P.B., at (517) 483-4128, fax (517) 483-4524. Technical questions should be directed to Steven Swan at (517) 483-4365.

Stephanie Robinson
Stephanie Robinson
Senior Buyer

Solicitation Number: Q/12/101

Solicitation Name: DEMOLITION OF 1 PROPERTY

The City of Lansing Purchasing Office is collecting information regarding the use of the MITN e-procurement system. We are also collecting demographic information regarding woman-owned, minority-owned and Lansing based business. This form will not be used during the evaluation of bids or proposals. You may return this sheet in your bid envelope or mail it back separately. Please, do not staple this to your bid document.

I. Where did your firm receive of this solicitation? Please check all that apply.

City of Lansing Purchasing Web Page <http://www.govbids.com/scripts/MITN/public/home1.asp>

City of Lansing Purchasing Office

Other, please list: _____

II. Demographic Information:

Is your firm located or have a business office within the corporate city limits of Lansing

yes _____ no _____

Is your firm owned (at least 51% ownership), operated and controlled by a member of the following minority groups? If so, please check all that apply:

African-American

Hispanic-American

Native-American (American Indian, Eskimo, Aleut, Native Hawaiian)

Asian-Pacific

Asian-Indian (India, Pakistan and Bangladesh)

Disabled-Owned

Is your firm owned (at least **51%** ownership), operated and controlled by a female: Yes _____ No _____

III. Company Information

Firm Name

Address (Street, City, State, ZIP)

Phone Number

Fax Number

Web Site Address

Contact Person

Thank you for your participation.

BIDDERS
 SEE INSTRUCTIONS TO BIDDERS
 GENERAL CONDITIONS ON
 REVERSE SIDE OF THIS SHEET
 For examination of premises and
 working conditions,
 Contact: Steve Swan
 Building Safety Office
 Phone: 483-4365
 Opening Date: APRIL 24, 2012

CITY OF LANSING
FINANCE DEPT/PURCHASING

Quote No: Q/12/101
 City Dept.: PND/Building
 Safety Office
 Subject: Demolition of 1
Property

PROPOSAL AND CONTRACT

PROPOSAL: We propose to furnish all labor, materials equipment, tools and services required to complete the work in accordance with the specifications and conditions contained herein in consideration of the sum or sums stated below and agree that this document will constitute the contract if accepted by the City of Lansing.
 We will start work within ____ days and complete the contract within ____ days after the award.

QUOTE DUE 3:00 PM LOCAL TIME IN EFFECT MONDAY MAY 21, 2012

Please bid on the demolition and removal of the following structures and miscellaneous site materials not exempted below. A Performance Bond and Bid Guarantee will not be required (Item C and 11, reverse side of page one of this contract form). Insurance will be required. ****Please include copy of City of Lansing Demolition License and Michigan Contractors license with your submittal.****

ITEM A – 419 S PENNSYLVANIA AVE	
Parcel Number: 33-01-01-15-376-031	
Property Description: S ½ LOTS 20 & 21 BLOCK 2 LANSING IMPROEMENT COMPANYS ADD	
Description of Structure: 2.0 STORY WOOD FRAME STRUCTURE WITH BASEMENT	
Additional Terms: Demolition must be done during the business hours of the Office of Development (Mon.-Thurs. 7:30am – 5pm)	
Demolition of Structure(s):	Estimated Cubic Yards:
\$	

FEES:

LANDFILL FEES: Landfill fees are \$11.07 per cubic yard for approved City of Lansing projects only. Please use this rate to calculate landfill fees. Your estimated yardage will be recorded on your purchase order and a copy will be mailed to Granger for monitoring purposes.

UTILITY FEES: Contractor to include utility shut-off charges in final submittal(s).

BID PRICE: Contractor shall enter the cost of all work related to the demolition of the listed structure(s), **including landfill fees and fees for all materials removed from the site that can not be deposited at the landfill and all hazardous waste removal.**

All vendors shall be current in payment of any taxes, licenses, fees, permits or any other monies due the City of Lansing at time of quote due date as per City of Lansing Ordinance Section 206.02(a)1(G).

We understand that the items "Instructions to Bidders" and General Conditions" are fully incorporated herein as a material and necessary part of the contract.

FEDERAL I.D.# _____	ADDRESS _____	NOTE: No bid tabulation will be mailed after the award of the bid unless by a bidder who submits a stamped, self-addressed envelope with his bid.
COMPANY _____	CITY & STATE _____	
SIGNATURE _____	TELEPHONE _____	
PRINTED NAME _____	F.O.B. _____	
TITLE _____	SHIP VIA/ROUTING: _____	
DATE: _____	TERMS: _____	

MICHIGAN CIVIL RIGHTS ACT
 Contractor shall not discriminate in hiring or its terms and conditions of employment on the basis of race, religion, creed, nation origin, color, sex, marital status, age, height, or weight, nor on the basis of handicap except where the same is based on a bona fide job requirement. Neither shall Contractor discriminate in the sales of products or the rendering of services pursuant to this contract on the basis of any of those categories.



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**CERTIFICATION REGARDING
 DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS**

The prospective participant certifies, to the best of its knowledge and belief, that it and its principals:

- (1) Are not presently debarred, suspended, proposed for debarment, and declared ineligible or voluntarily excluded from participation in transactions under any non-procurement programs by any federal, state or local agency.
- (2) Have not, within the three year period preceding, had one or more public transactions (federal, state, or local) terminated for cause or default; and
- (3) Are not presently indicted or otherwise criminally or civilly charged by a government entity (federal, state, or local) and have not, within the three year period preceding the proposal, been convicted of or had a civil judgment rendered against it:
 - (a) For the commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public transaction (federal, state, or local), or a procurement contract under such a public transaction;
 - (b) For the violation of federal, or state antitrust statutes, including those proscribing price fixing between competitors, the allocation of customers between competitors, or bid rigging; or
 - (c) For the commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property.

I understand that a false statement on this certification may be grounds for the rejection of this proposal or the termination of the award. In addition, the general grant of this authority exists within the City's Purchasing Ordinance, Sec. 206.02 (a) (1) (G).

I am able to certify to the above statements.

Name of Agency/Company/Firm *(Please Print)*

Name and title of authorized representative *(Please Print)*

Signature of authorized representative Date

I am unable to certify to the above statements. Attached is my explanation.

A. PREPARATION OF BID: Execute bid fully and properly. Submit the bid on this form in a sealed envelope to this office prior to the opening time when bids will be publicly opened and read aloud.

B. SIGNATURES: All bids, notifications, claims and statements must be signed as follows:

(1) **CORPORATIONS:** Signature of official shall be accompanied by a certified copy of the resolution of the Board of Directors authorizing the individual signing to bind the corporation.

(2) **PARTNERSHIPS:** Signature of one partner shall be accompanied by a certified copy of the power of attorney authorizing the individual signing to bind all partners. If bid is signed by all partners no authorization is needed.

(3) **INDIVIDUAL:** No authorization is needed.

~~**C. BID GUARANTEE:** Each proposal shall be accompanied by either a certified or cashier's check on an open solvent bank or a bid bond with an authorized surety company in the amount of 5% of the base bid payable to the City of Lansing as a guarantee of good faith. If the successful bidder fails to furnish satisfactory bonds, and insurance within 10 days after notice of award, such guarantee shall be forfeited to the City as liquidated damages. The guarantees of the three lowest bidders will be retained until the bonds and insurance of the Contractor have been approved by the City. The guarantees of all other bidders will be returned as soon as practicable after the opening of the Bids.~~

D. REJECTION OR WITHDRAWAL: The City reserves the right to reject any bids and to waive any defects in bids. Bids may not be withdrawn within 90 days after opening date without forfeiting bid security.

E. CONTRACT: Upon acceptance by the City, this document will constitute the contract. The contract, however, shall not be in force until the Contractor has complied with all of the requirements of insurance and bonds.

F. DEFAULT TO CITY: It is understood that any bidder who is in default to the City at the time of submittal of the bid shall have his bid under the proposal declared null and void.

GENERAL CONDITIONS

1. DEFINITIONS:

"CITY" - the City of Lansing.

"DIRECTOR" - the head of the Department indicated in the proposal or his authorized representative.

"CONTRACTOR" - the bidder whose proposal is accepted by the City.

"NOTIFICATION" - written notice delivered in person or by mail.

"CONTRACT DOCUMENTS" - this document and supplemental specifications and drawings.

2. CONFLICTS AND OMISSIONS: The intent of the contract documents is to provide everything necessary for the proper execution of the work. In case of conflict, the work shall not proceed until a decision has been agreed upon by all parties concerned. Director's decision shall be final.

3. ROYALTIES, PATENTS, NOTICES AND FEES: Contractor shall give all notices and pay all royalties and fees. He shall defend all suits or claims for infringement of any patent rights and shall save the City harmless from loss on account thereof. He shall comply with all laws, ordinances and codes applicable to any portion of the work.

4. EXAMINATION OF PREMISES: Bidder shall familiarize himself with local conditions affecting the job. He shall take his own measurements and be responsible for the correctness of name Bidder shall be held to have made such examinations and no allowances will be made in this behalf by reason of error or omission on his part. If any part of the Contractor's work depends for proper results upon existing work or the work of another contractor, the Contractor, before commencing work, shall notify the Director in writing and in accordance with General Condition 13. CHANGES, of any defects that will affect the results.

5. WORKING CONDITIONS: All work shall be done in accordance with all regulations governing the City Unit wherein the work is to be performed and with minimum possible interference with the proper functioning of the activities of the City Unit. Materials, tools, etc. shall be confined so as not to unduly encumber the premises. Each bidder shall be held to have visited the site and checked with the authorities the working conditions and the methods of carrying out the work and to have included in this proposal all costs for meeting such working conditions.

6. MATERIALS AND WORKMANSHIP: Unless otherwise specified all materials and workmanship shall be new and of the best grade of their respective kinds for the purpose. Whenever an article, material, or equipment is specified by name, a substitute of equal qualifications may be used upon the written approval of the Director.

7. EMPLOYEES AND SUPERINTENDENCE: Contractor shall enforce good order

among his employees and shall not employ on the work any disorderly, intemperate or unfit person or anyone not skilled in the work assigned to him. Contractor, or a competent person having authority to act for him, shall be at the work at all times. He shall have the plans and specifications available on the site at all times.

8. OTHER CONTRACTS: The City may let other contracts in connection with the work and the Contractor shall properly connect and coordinate his work with the work of such other contractors to execute their work as may be anticipated by these documents.

9. PROTECTION: Contractor shall properly protect all new and existing work from damage. Contractor shall comply with all safety rules and regulations as published by the Michigan Dept. of Labor, Bureau of Safety and Regulations.

10. INSURANCE: No work connected with this contract shall be started until the Contractor has submitted evidence to the Director and City Clerk that (a) all workmen are insured to protect him from claims for damages for personal injury or death which may arise from operations under this contract and that (b) he is covered by \$1,000,000.00 combined single limit for personal injury and property damage. All of the above insurance shall be maintained during the life of this contract. The City shall be carried as an "Additional Insured". Partial payments shall not relieve the Contractor from full responsibility for any damage which may result from any cause including fire or other casualty until completion of the contract and final payment. Any casualties shall not relieve the contractor from performing the contract. All insurance must include an endorsement providing for twenty (20) days prior written notice of termination, expiration, or material change of terms.

~~**11. BONDS:** Contractor shall furnish in acceptable form, surety bonds in the amount of 100% of the contract sum as security for the faithful performance of this contract and for the payment of all persons performing labor and furnishing materials in connection with this contract. The cost of the aforesaid bonds shall be paid by the Contractor.~~

12. CHANGES: Contractor shall make changes in the contracted work only as ordered in writing by the Director.

13. INSPECTION: Contractor shall at all times permit and facilitate inspection of the work by the Director.

14. TERMINATION FOR BREACH: The City may terminate this contract for violations hereof when violations are not stopped immediately and corrected within a reasonable length of time after notification by the Director. In the event of such termination, the City may complete the contracted work and the contractor will be liable for any excess cost occasioned the City thereby and in such case the City may take possession of and utilize in completing the work such materials and equipment as may be on the site and necessary therefore.

15. CLEAN-UP: Contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work and at the completion of the work he shall remove all his waste, tools, equipment, staging and surplus materials from the structure and grounds and leave his work clean and ready for use.

16. GUARANTEE: Contractor shall furnish the City with a written guarantee to remedy any defects due to faulty materials or workmanship which appear in the work within one year from the date of final acceptance by the City.

17. PAYMENT: Payment for the work will be made in one sum at the completion of the contract except that, at the City's option, partial payments aggregating 90% of the value of the completed work may be made at monthly intervals when the bonds in section 12 are furnished. If Contractor expects to request partial payments he shall submit a schedule of costs and quantities of the various parts of the work aggregating the total contract sum. When applying for payments, Contractor shall submit a statement based upon this schedule, itemized and supported as the Director may require.

Contract will not be considered complete until the work has been finally accepted by the City Unit and the Director and the following have been furnished:

(a) The required guarantees, and

(b) satisfactory evidence that all payrolls, material bills, and other indebtedness connected with the work, have been paid.

(c) If contract is terminated by the City, Contractor shall be entitled solely to payment for that portion of the contract completed by said Contractor at the time of termination minus set off and/or damage to City occasioned by Contractor's breach. Payment shall not be made until after contract project is completed, as determined by the Director.

18. LIABILITY FOR TAXES: When the terms of this contract involves the lease of property real or personal to the City, it is understood that lessor shall be solely responsible for the payment of all taxes of any nature whatsoever that accrue on the property during the terms of the lease.

19. It is understood that the contractor shall perform all work under this contract in conformance with the State of Michigan general safety Rules and Regulations for the construction industry, being Act 89 of the Public Acts of 1963, as amended.

Bidder Name: _____

Bidder, if awarded this contract, hereby agrees to commence work under this contract on or before _____ and to fully complete on or before _____. Bidder understands that the City of Lansing reserves the right to reject any or all bids and to waive any informalities or irregularities herein.

Upon notice of acceptance of this bid, bidder will execute Contract Agreement and deliver properly executed insurance certificates to the City of Lansing within ten (10) days.

CERTIFICATION OF SITE VISIT

The undersigned hereby affirms that it has complied with requirement for visiting each site as detailed in the Instructions to Bidders.

We hereby affirm _____

ADDRESS, LEGAL STATUS, AND SIGNATURE OF BIDDER

The undersigned does hereby designate the address, given below, as the legal address to which all notices, directions, or other communications may be served or mailed.

P.O. Box (if applicable): _____

Street: _____

City: _____

Phone: _____ Fax: _____

The undersigned does hereby declare that it has legal status checked below:

- Individual
- Partnership
- Corporation, State of Incorporation: _____

The names and address of all persons indicated in this Bid Proposal are as follows:

<u>NAME</u>	<u>ADDRESS</u>

This Bid is submitted in the name of _____

(Contractor)
By _____

Title _____

Signed and sealed this _____ day of _____, 20__.

**CITY OF LANSING
PLANNING AND NEIGHBORHOOD DEVELOPMENT DEPARTMENT
BUILDING SAFETY/CODE COMPLIANCE OFFICE**

The following are additional requirements for demolition of structures awarded under a Purchase Order to the lowest and most qualified bidder.

****NOTE: Vendor must include copy of City of Lansing Demolition License , in addition to the City of Lansing Building Wrecker License information, proof of licensure by the State of Michigan as either a Residential Builder or a Residential Maintenance and Alteration Contractor. with your submittal.****

1. **The successful bidder shall be licensed with the City of Lansing for demolition. Said license shall be on file with the City Clerk at the time of bid opening.** The successful bidder must obtain a Demolition Permit from the Building Safety Division and verify all utility disconnects prior to demolishing the structure. If a contractor has difficulty getting utility releases from either Board of Water & Light or Consumers Energy that would prevent them from staying within the 30-day deadline date of completing the demolition from the time they receive the PO, they are to contact Chris Segerlind at the Code Compliance Office for assistance.

2. **SIDEWALKS:** Wooden planks/board are to be put down on any sidewalk surface that an excavator must go over in order to avoid breaking the sidewalk. If the sidewalk is broken during a demolition, the demolition contractor retains full responsibility for repairing the sidewalk which includes obtaining a sidewalk permit at the Public Service Department, 7th Floor, City Hall. This condition goes towards the completion of the demolition job.

The structure must first be exterminated for rodents prior to demolition, demolish, remove all debris, fill and grade with topsoil, and seed site as explained further in the attached pages.

NOT TO EXCEED OR NON-APPROPRIATION

The contractor hereby recognizes that the City of Lansing is a political body corporate and that in the event the City is unable to appropriate monies sufficient enough to pay its obligations herein, the City may terminate this agreement without incurring any liability thereof.

NON-PERFORMANCE BY CITY OF LANSING

The contractor recognizes that the performance of this contract may be delayed or prohibited in part, or in whole, by court order, and that in that event the City of Lansing may terminate the Purchase Order without incurring any liability, financial or otherwise. The City of Lansing agrees to pay the contractor for any work completed by the contractor up to the date of the court order.

NOTE: Bidders must be aware that if this contract and proposal form is not filled out entirely, it may be declared non-responsive.

Demolition quote shall include topsoil, fill and seeding as follows:

TOPSOIL DEFINED

TOPSOIL shall provide fertile, friable, natural topsoil of loamy character without a mixture of subsoil material and obtained from naturally well-drained areas. It shall be a soil of proper balance and contain a sufficient amount of decomposed organic matter to normally sustain vegetative growth. It shall be free from heavy clay, coarse sand, stones, lumps, roots, sticks and other foreign materials. Topsoil shall not be delivered or spread in a frozen or muddy condition.

FILL

There must be enough fill brought in to COMPLETELY FILL THE ENTIRE LOT (every corner and edge) and bring the lot up to an even grade with the existing lots immediately adjacent to the subject property in such a way as to prevent water drainage from going onto existing lots immediately adjacent to the subject property.

SEEDING

Materials:

<u>Name & Germination</u>	<u>Proportion</u>
Kentucky Bluegrass 95%	60%
28# Wt. per bushel Creeping Red Fescus 85%	40%

As specified, seed shall be applied evenly over the entire area. This moisture shall be evenly applied by seeding or drilling with Brillion Seeder, Viking roller blade or equal, at the rate of three pounds (3#) per 1,000 square feet. NOTE: Hydro-seeder is considered acceptable equipment if contractor desires to use this method.

NOTE: The tag from each bag is to be submitted to the Code Compliance Office of the Department of Planning and Neighborhood Development.

FERTILIZER

Fertilizer for turf areas shall be supplied by the contractor and the chemical analysis shall be at least 12% available nitrogen, 12% readily available phosphoric acid, and 12% total available potash (12-12-12 grade). The fertilizer shall be supplied in suitable bags with the net weight of contents and guaranteed analysis shown thereon.

As specified, fertilizer is to be applied uniformly over the entire area to be seeded at the rate of 15 pounds of 12-12-12 per 1,000 square feet.

MULCH

Mulch shall be straw, hay, or other organic material. See attached copy of State of Michigan Department of Transportation (MDOT) Standards of Construction 917.15.

Mulch shall be used which will form a protective covering on the soil surface at the rate of 1 to 3 tons per acre in accordance with State of Michigan Department of Transportation (MDOT) Standards of Construction 816.03.

GRADING

Provide a smooth sub-grade that is 3" below finished grade that does not vary more than three-tenths (0.3) of a foot from established grade. Remove all roots, debris and stones larger than 2" from the sub-grade. This MUST be completed to show the lot level and COMPLETELY free of holes, hills, divots, etc. that would hinder mowing of the property when grass starts growing. It needs to be graded smoothly with no lumps, holes, etc.

TOPSOIL

The topsoil shall be uniformly distributed on the designated areas to a minimum depth of 3" after firming. After spreading, the top soil shall be finely raked by York rake, Viking roller blade or equal, or by hand to produce a smooth, even surface that conforms to the grades established by plans and specifications. Any irregularities in the surface resulting from top soiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.

TOLERANCE

Tolerance of the seeded area will be three-tenths (0.3) foot, plus or minus. Slope for drainage over turf area shall have a minimum slope of 1%.

DRIVEWAYS

These are to be completely removed up to the sidewalk WITHOUT damaging the sidewalk.

GARAGE CONCRETE PADS

Garage Concrete pads are to be completely removed.

ACCESSORY STRUCTURES

All accessory structures (i.e. garage, shed, decks, pole barns, carports) are to be removed at the time of the demolition.

INSPECTION

Thirty (30) days after seeding it is to be expected that 60% to 80% of the seed will have germinated and grown. Should growth not be evident, it will be the responsibility of the contractor to perform any repairs and/or re-seeding of all sparse, bare and/or eroded areas.

FINAL ACCEPTANCE

It is the intent of the Code Compliance Office to obtain and the responsibility of the contractor to produce smooth ground surface and to establish thereon any even dense seeding of permanent grasses. Final acceptance shall be given by the Code Compliance Office upon the correction of any unsatisfactory condition noted at the time of the thirty (30) day inspection.

FINAL PAYMENT

Final payment will not be approved by the Code Compliance Office on this contract until after the thirty (30) day inspection of the seeding, and seeding is deemed satisfactory. The City will withhold 25 percent (25%) of total bid price until grading and seeding of the property has been completed.

RELEASE OF STRUCTURE

Demolition of the structure is subject to all applicable State and local regulations as follows:

A structure shall be released under a Purchase Order as it becomes available for demolition. It shall be the contractor's responsibility after the Purchase Order is issued to keep the structure secure and boarded prior to demolition. It shall also be the contractor's responsibility, during demolition, to secure the job site in a manner that will protect public health and safety.

The contractor shall have thirty (30) days after the release of the purchase order issued by the City of Lansing, to complete the demolition of the structure(s).

SPECIAL CONDITIONS RELATING TO DUMPING OF MATERIALS

1. The contractor shall dispose of all building materials removed under this contract in accordance with applicable laws. Materials to be dumped shall be deposited at the Granger Landfill locate at 8550 W. Grand River, Grand Ledge, Michigan.
2. The contractor shall notify Granger Company, Phil Newsome (371-9714), prior to delivery of materials to the landfill to obtain an approval code identifying each property. Receipts obtained from the landfill for each location showing this "code" will be submitted with invoices for payment.
3. Granger will bill the contractor at \$11.07 per cubic yard for all City projects. This special rate is based upon concrete with rebar or large pieces of concrete and steel being removed before material is delivered to Granger Landfill.

COMPLETION OF CONTRACT

Completion date of this contract shall be 30 days from the date of the Purchase Order. The following are conditions in accordance with this contract.

1. All trees and shrubs are to be retained unless otherwise directed by the City of Lansing's Code Compliance Office.
2. All non-public paved areas and buildings are to be removed. Basement walls and foundations shall be removed within four (4) feet of existing grade. Basement floors shall be broken to facilitate drainage.
3. All existing sewer and water drains shall be plugged with concrete at the property line. **Contractor responsible to obtain release from Public Service for sewer line cap offs.** These must be obtained by the City of Lansing, Public Service Department (517 483-4455).
4. Any and all trash accumulations including bulk items and miscellaneous brush shall be removed from the premises. All demolition materials and on-site materials must be removed to a dump site that is approved by the State or local authority.

NOTE: Per P.A. 641 dump site must be located in Ingham, Eaton or Clinton counties.

5. The Contractor shall obtain photographs showing the condition of all driveways, driveway approaches, sidewalks, and curb and gutters either on or immediately adjacent to the demolition site prior to the start of demolition work. The contractor shall also obtain photographs of property boundaries in situations involving trees, shrubs, fences, etc., along with the property lines. All photographs shall be retained by the contractor in their file.
6. In the event a claim for damages arises alleging property damage as a result of demolition work, the contractor must be able to produce photographs showing the condition before the start of the demolition

work. Failure to produce such photographs shall result in the contractor being held fully and solely responsible for all alleged damages.

7. Site shall be filled to existing grade with clean material free from large stones, debris, concrete, etc.
8. Grading and seeding must be completed within 30 days of demolition, unless prior approval by Code Compliance.

NOTE:

9. **This property was inspected for asbestos. Copy of the survey is attached. Abatement of the hazardous waste must be done prior to demolition by a licensed hazardous waste contractor – copy of license and insurance certificate must be included with the quote.**





P.O. Box 13216
Lansing, MI 48901
Phone: 888.449.4566
Fax: 888.448.8739
www.redcedarconsulting.net

May 11, 2012

Mr. Steven M. Swan, C.B.O.
Chief Building Inspector
Office of Building Safety
316 N Capital Ave., Suite C-1
Lansing, MI 48933

**RE: *Asbestos Containing Material and Hazardous Materials Inspection
419 S. Pennsylvania Ave., Lansing, MI 4892
Parcel ID: 33-01-01-15-376-031***

Dear Mr. Swan:

Red Cedar Consulting has completed an asbestos-containing material (ACM) and hazardous materials inspection at 419 S. Pennsylvania Ave., Lansing, Michigan (Subject Property). This inspection was completed at the request of the City of Lansing to comply with the United States Environmental Protection Agency (USEPA) requirements for demolition and renovation set forth under the National Emissions Standards for Hazardous Air Pollutants (NESHAP, 40 CFR Part 61). This inspection was also completed to comply with the Occupational Safety and Health Administration (OSHA) Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

SUBJECT PROPERTY

The Subject Property is comprised of a .11 acre commercial parcel which contains an approximate 2,306 square foot (sq. ft.) residential Building constructed in 1895. The exterior walls of the Building were finished with wood lap siding which was historically covered with a white vapor barrier and Transite siding, both of which were previously abated. The roof was sealed with asphalt shingles but a historical fire caused the roof to cave in and much of the 2nd floor was inaccessible. The Building can be further divided into three apartments on the first floor and two apartments on the second floor. Each apartment, in general, included a living area, dining/kitchen area, a bathroom and bedroom.

VISUAL INSPECTION AND SAMPLING

Asbestos Containing Materials Inspection

Mr. Aaron Paquet of Red Cedar Consulting (Red Cedar), an accredited State Of Michigan/EPA Asbestos Building Inspector (Accreditation Number A30955) whom completed training per the Michigan Asbestos Workers Accreditation Act 440 completed an inspection of the Subject Property on May 2, 2012 for suspected asbestos containing building materials.

This inspection, and subsequent sample collection was completed in accordance with the USEPA Asbestos Hazard Emergency Response Act (AHERA) (40 CFR Part 763) assessment and sampling protocol.

During the completion of the inspection, each area of the Subject Property was visually inspected for asbestos containing building materials (ACBM). Following the completion of the visual inspection, Red Cedar staff identified each suspect area of friable and non-friable ACBM and sorted them into one of three homogenous categories for sampling purposes. AHERA defines friable as a material that when dry, may be crumbled, pulverized, or reduced to powder by hand pressure. A homogenous area is defined by OSHA as an area of surfacing, thermal system insulation (TSI) or miscellaneous material that is uniform in color and texture. Surfacing materials are most commonly found in sprayed-on, troweled-on or otherwise applied to surfaces, such as acoustical plaster on ceilings and fireproofing materials on structural members. TSI refers to materials applied to pipes, fittings, boilers, ductwork, or other components to prevent heat loss or gain, or condensation. Any material that does not fall under the surfacing or TSI category, such as floor tile, drywall, and acoustical ceiling tile are placed into the miscellaneous materials category.

Following the completion of the visual inspection, Red Cedar staff identified the following materials as suspect ACBM:

- White Paper
- Linoleum
- 12"x12" Vinyl Tile
- 9"x9" Vinyl Tile
- 2'x4' Ceiling Tile
- Glazing
- Plaster

Red Cedar staff collected twenty one samples of suspect ACBM separated into fourteen distinct homogenous groups for laboratory analysis. Samples were collected and submitted to APEX Research Inc. Laboratories (APEX) (Accreditation Number 102118-0) for laboratory analysis. Analysis was completed utilizing polarized light microscopy (PLM) which is the Environmental Protection Agency (EPA) approved method for analysis of bulk materials for asbestos. PLM analysis completed pursuant to method (EPA 600/M4-82-020) identifies asbestos fiber bundles by the visual properties displayed when the sample is treated with various dispersion staining liquids. The laboratory report completed following the sample analysis indicates if asbestos is present, and at what percentage along with a description and percentage of other fibrous and non-fibrous materials and sample color. Chain-of-custody documentation was followed from sample collection through shipping and receiving of the samples at the designated laboratory. The documentation assures that samples will meet the quality assurance/quality control measures defined by AHERA. The laboratory analytical report prepared by APEX for the twenty one samples is included as Attachment A.

Hazardous Materials Inspection

On May 2, 2012 the Subject Property was also inspected for the presence of hazardous materials which include but are not limited to polychlorinated biphenyls (PCBs) and potential mercury containing equipment and any items or containers that may contain or be classified as a hazardous or regulated

material. Each material, if identified, was documented along with the approximate location. Any materials identified as hazardous are included in Table 1.

INSPECTION RESULTS AND RECOMMENDATIONS

During the completion of the asbestos inspection, twenty one samples of suspect ACM were collected and are documented in Table 2 along with the Red Cedar sample number, description, friability, material type, ACM classification, sample location, material quantity and laboratory analytical results.

ACM, as defined by the USEPA NESHAP is “any material containing more than 1 percent asbestos as determined using the method specified in appendix E, subpart E, 40 CFR part 763 Section 1, Polarized Light Microscopy”.

Friable ACM is defined by NESHAP as any material containing more than 1 percent asbestos that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. Friable ACM is a concern due the ease of unintentionally disturbing the ACM which may result in “visible emissions” which is known as a Fiber Release Episode.

Non-friable asbestos-containing material is defined as “material containing more than 1 percent asbestos that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure. Non-friable ACM’s are separated into Category I and Category II ACM. Category I ACM is any asbestos containing packing’s, gaskets, resilient floor coverings (vinyl floor tile and linoleum are examples of these) and asphalt roofing products. Category II ACM is stated by NESHAP as any material excluding Category I non-friable ACM such as drywall, plaster or fiberboard insulation.

Presumed Asbestos Containing Material

Presumed Asbestos Containing Materials (PACM) are suspect surfacing, TSI and miscellaneous materials found in buildings constructed prior to 1980 which are classified as and due to the age of the structure, are assumed to be ACM and do not require sample collection and analysis. OSHA dictates that PACM may be “rebutted” following a complete inspection pursuant to AHERA protocol.

The roofing materials on the Building along with the Mag/Air-O-Cell pipe wrap located in the Building were classified as PACM due to the age of the structure and samples were not collected. Table 3 lists the location, material description, friability, condition, material type (surfacing, thermal or miscellaneous) and approximate quantity of all PACM documented at the Subject Property.

Table 4 provides a summary all ACM documented at the Subject Property which includes the material location, description, and approximate quantity.

Friable ACM’s

Remnants of a White Paper vapor barrier identified on the exterior of the Building are classified as friable ACM. The visual assessment of quantify the extent of this material on May 2, 2012 identified a total of 20 sq. ft. at the following locations on the exterior of the Building:

- Building Exterior, Identified Material in Basement Stairwell, 2nd Floor Stairwell, and on some areas of the Exterior of the Building (20 sq. ft.)

Pipe Wrap identified in the building in conjunction with the heating system is classified as friable ACM. The visual assessment to quantify the extent of this material completed on May 2, 2012 identified a total of 122 lin. ft. of 4 inch and 5 inch Pipe Wrap at the following locations within the basement, first and second floors of the Two Story Residential Building:

- E. Basement Room (4", 30 lin. ft.)
- W. Basement Room (4", 30 lin. ft.)
- W Crawl Space (4", 12 lin. ft.)
- Basement to 2nd Floor (due to debris, Red Cedar staff were only able to identify three 2nd Floor Radiators. Fiver rooms are present, so Red Cedar has assumed there are five Radiators on the 2nd Floor. Each Radiator is supplied by a wall pipe which is wrapped with Air-O-Cell or HVAC Wrap. (Five runs, 10 lin. ft. per run, 50 lin. ft. total for 2nd floor radiator supply lines.)

Red Cedar staff also identified a total of 95 cubic ft. (assumes 4 inch material removal depth) of Air-O-Cell/Mag Pipe Wrap debris in the following two crawlspace areas within the basement:

- W Crawl Space (12' x 12') (12'x12'x 4") (~50 cubic ft.)
- N Crawl Space (4' x 34') (4'x34'x4") (~45 cubic ft.)

Category I ACM

One type of resilient floor covering (Brown 9"x 9" Vinyl Tile) located within the 1st floor SW Entry was found to contain up to 7% Chrysotile asbestos. These materials are not required to be removed prior to demolition unless they are expected to become friable during the demolition process.

Category I roofing materials were identified during the inspection of the Subject Property. Due to the age of the structures and the destructive sampling required to collect a sample, these materials were classified as PACM and no samples were collected.

According to NESHAP, Category I non-friable ACM in good condition that will not be subjected to sanding, grinding, cutting, or abrading, and has a low probability of becoming friable due to the forces encountered during renovation/demolition may be left in place

Category II ACM

No Category II non-friable ACM was identified during the completion of this inspection.

RECOMMENDATIONS

Asbestos Containing Materials

Pipe Wrap, Pipe Wrap Debris, and a White Paper vapor barrier identified in the building system and listed below is classified as friable ACM and should be removed prior to any renovation/demolition activities.

- E. Basement Room (4", 30 lin. ft.)
- W. Basement Room (4", 30 lin. ft.)
- W Crawl Space (4", 12 lin. ft.)

- Basement to 2nd Floor (due to debris, Red Cedar staff were only able to identify three 2nd Floor Radiators. Five rooms are present, so Red Cedar has assumed there are five Radiators on the 2nd Floor. Each Radiator is supplied by a wall pipe which is wrapped with Air-O-Cell or HVAC Wrap. (Five runs, 10 lin. ft. per run, 50 lin. ft. total for 2nd floor radiator supply lines.)
- W Crawl Space (12' x 12') (12'x12'x 4") (~50 cubic ft.)
- N Crawl Space (4' x 34') (4'x34'x4") (~45 cubic ft.)
- Building Exterior, Identified Material in Basement Stairwell, 2nd Floor Stairwell, and on some areas of the Exterior of the Building (20 sq. ft.)

The Category I roofing materials and resilient floor coverings (Brown 9"x9" Vinyl Tile) are in good condition and may be left in place as long as they will not be subjected to sanding, grinding, cutting, or abrading during the renovation/demolition activities.

Hazardous Materials

Hazardous Materials identified at the Subject Property and documented in Table 1 which require proper removal and disposal consist of the following items:

- Smoke Detector (1)
- Gallon Container Misc. Paint (10)
- Used Automobile Tire (1)
- Gallon Container Misc. Paint/Stain (5)
- Gallon Container Antifreeze (1)

REGULATORY REQUIREMENTS

Regulated asbestos containing materials per NESHAP (40 CFR Part 61) which falls into any of the following categories are ACM's that must be removed prior to any renovation/demolition activities at the Subject Property.

- Friable asbestos material.
- Category I non-friable ACM that has become friable.
- Category I non-friable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading.
- Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of renovation or demolition operations.

A Notification of intent to Renovate/Demolish form must be filed with the Michigan Department of Environmental Quality- Air Quality Division at least 10 working days prior to any renovation or demolition activities at a site.

The Notification of Intent to Renovate/Demolish form must also be completed and submitted to the MIOSHA-Asbestos Program whenever demolition, encapsulation and/or renovation activities at a site involving greater than ten lineal feet and/or fifteen square feet of ACM will be completed.

Project No.: 12-1023
City of Lansing
Parcel ID: 33-01-01-15-376-031

Asbestos abatement should only be performed by a certified asbestos abatement contractor licensed to complete abatement work. The contractor must also follow the standards and requirements set forth per the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) and the USEPA NESHAP (40 CFR Part 61).

DISCLAIMER

Red Cedar Consulting performed destructive testing methods in an attempt to access and inspect all areas of the Building. Unfortunately, due to the age of construction along with multiple additions/renovations that may have been completed on the Building, additional inspections may be required if suspect ACM material not documented within this report is encountered during renovation/demolition activities.

This report was prepared at the request and for exclusive use by the City of Lansing and may not be reproduced or sold without written permission from Red Cedar Consulting.

We appreciate the opportunity to provide the requested services. Please contact us at (888) 449-4566 with any questions or concerns.

Sincerely,
Red Cedar Consulting



Aaron Paquet
Michigan/EPA Certified Asbestos Building Inspector
(A30955)

Red Cedar Consulting

Attachment 1
APEX Research Laboratory Analytical Results

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)



Project: 419 S. Pennsylvania Ave.

Report To:

Mr. Aaron Paquet
 Red Cedar Consulting
 P.O. Box 13216
 Lansing, MI 48901

ARI Report # 12-39973
 Date Collected: 05/02/12
 Date Received: 05/03/12
 Date Analyzed: 05/08/12
 Date Reported: 05/08/12

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 39973 - 01 Cust. #: PA-HM-01A Material: White Paper Location: Appearance: white, fibrous, homogenous Layer: 1 of 1	Asbestos Present: YES Chrysotile - 80%	Other - 20%
Lab ID #: 39973 - 02 Cust. #: PA-HM-01B Material: White Paper Location: Appearance: white, fibrous, homogenous Layer: 1 of 1	Asbestos Present: YES Chrysotile - 80%	Other - 20%
Lab ID #: 39973 - 03 Cust. #: PA-HM-02 Material: White Linoleum Location: Appearance: beige, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 10% Fiberglass - 10% Other - 80%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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NVLAP Lab Code 102118-0

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 Date Reported: 05/08/12

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 39973 - 04 Cust. #: PA-HM-03 Material: 9x9" Brown Vinyl Tile Location: Appearance: brown, fibrous, homogenous Layer: 1 of 2	Asbestos Present: YES Chrysotile - 7%	Other - 93%
Lab ID #: 39973 - 04a Cust. #: PA-HM-03 Material: Felt Location: Appearance: black, fibrous, homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 39973 - 05 Cust. #: PA-HM-04 Material: Brown Linoleum Location: Appearance: brown, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 50% Other - 50%

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Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 39973 - 06 Cust. #: PA-HM-05 Material: 12x12" White Vinyl Tile Location: Appearance: beige, nonfibrous, homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 39973 - 06a Cust. #: PA-HM-05 Material: Glue Location: Appearance: yellow, fibrous, homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 2% Other - 98%
Lab ID #: 39973 - 07 Cust. #: PA-HM-06 Material: 12x12" Brown Woodgrain Vinyl Tile Location: Appearance: brown, fibrous, homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 2% Other - 98%

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Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 39973 - 07a Cust. #: PA-HM-06 Material: Glue Location: Appearance: yellow, fibrous, homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Other - 99%
Lab ID #: 39973 - 08 Cust. #: PA-HM-07 Material: 12x12" Blue Vinyl Tile Location: Appearance: blue, nonfibrous, homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 39973 - 08a Cust. #: PA-HM-07 Material: Glue Location: Appearance: beige, fibrous, homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 5% Other - 95%

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Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 39973 - 09 Cust. #: PA-HM-08 Material: 2x4' White Smooth Ceiling Tile Location: Appearance: brown, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 90% Other - 10%
Lab ID #: 39973 - 10 Cust. #: PA-HM-09 Material: Glazing Location: Appearance: white, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Wollastonite - 3% Other - 97%
Lab ID #: 39973 - 11 Cust. #: PA-HM-10 Material: Glazing Location: Appearance: white, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Wollastonite - 2% Other - 98%

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 Date Reported: 05/08/12

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 39973 - 12 Cust. #: PA-HM-11 Material: Glazing Location: Appearance: white, nonfibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 39973 - 13 Cust. #: PA-HM-12 Material: Glazing Location: Appearance: white, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO Chrysotile - <1%	Wollastonite - 2% Other - 98%
Lab ID #: 39973 - 14 Cust. #: PA-HS-01A Material: Wall Plaster Location: Appearance: white, nonfibrous, homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

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 Date Reported: 05/08/12

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 39973 - 14a Cust. #: PA-HS-01A Material: Mortar Location: Appearance: grey, fibrous, homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Hair - 2% Other - 98%
Lab ID #: 39973 - 15 Cust. #: PA-HS-01B Material: Wall Plaster Location: Appearance: white, nonfibrous, homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 39973 - 15a Cust. #: PA-HS-01B Material: Mortar Location: Appearance: grey, fibrous, homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Hair - 2% Other - 98%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 39973 - 16 Cust. #: PA-HS-01C Material: Mortar Location: Appearance: grey, fibrous, homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Hair - 2% Other - 98%
Lab ID #: 39973 - 16a Cust. #: PA-HS-01C Material: Drywall Location: Appearance: white, fibrous, homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 5% Other - 95%
Lab ID #: 39973 - 17 Cust. #: PA-HS-01D Material: Wall Plaster Location: Appearance: white, nonfibrous, homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 39973 - 17a Cust. #: PA-HS-01D Material: Mortar Location: Appearance: brown, fibrous, homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Hair - 2% Other - 98%
Lab ID #: 39973 - 18 Cust. #: PA-HS-01E Material: Mortar Location: Appearance: grey, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Other - 99%
Lab ID #: 39973 - 19 Cust. #: PA-HS-02A Material: Ceiling Plaster/Mortar Location: Appearance: grey, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Hair - 2% Other - 98%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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 Date Analyzed: 05/08/12
 Date Reported: 05/08/12

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 39973 - 20 Cust. #: PA-HS-02B Material: Plaster Location: Appearance: white, nonfibrous, homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 39973 - 20a Cust. #: PA-HS-02B Material: Mortar Location: Appearance: brown, fibrous, homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Hair - 2% Other - 98%
Lab ID #: 39973 - 21 Cust. #: PA-HS-02C Material: Drywall Location: Appearance: white, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 5% Other - 95%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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NVLAP Lab Code 102118-0

Tables

Table 1 - Summary of Hazardous Materials, 419 S. Pennsylvania Ave., Lansing, Michigan

Hazardous Materials Description and Location		
Location	Material Description	Quantity
2 nd Floor Landing	Gallon Container Misc. Paint	10
Basement	Smoke Detector	1
Basement	Used Automobile Tire	1
Basement	Gallon Container Misc. Paint/Stain	5
Basement	Gallon Container Antifreeze	1

Table 2 - Summary of Sample Descriptions and Asbestos Laboratory Results, 419 S. Pennsylvania Ave., Lansing, Michigan

Sample Number	Sample Description				% Asbestos Laboratory Result	Sample Location	Approx. Quantity
		Friable	Material Type	ACM Classification			
PA-HM-01A	White Paper	Yes	M	Category II	80% CH	Basement Entry	20 sq. ft.
PA-HM-01B	White Paper	Yes	M	Category II	80% CH	1rst Floor SW Porch	See Sample PA-HM-01A
PA-HM-02	White Linoleum	No	M	Category I	ND	1rst Floor SW Entry	NA
PA-HM-03	Brown 9"x9" Vinyl Tile	No	M	Category I	7% CH/ND	1rst Floor SW Entry	28 sq. ft.
PA-HM-04	Brown Linoleum	No	M	Category I	ND	1rst Floor W Living Room	NA
PA-HM-05	White 12"x12" Vinyl Tile	No	M	Category I	ND/ND	1rst Floor W Bathroom	NA
PA-HM-06	Brown Wood Grn. 12"x12" Vinyl Tile	No	M	Category I	ND/ND	1rst Floor W Kitchen	NA
PA-HM-07	Blue 12"x12" Vinyl Tile	No	M	Category I	ND/ND	2 nd Floor E Kitchen	NA
PA-HM-08	White Smooth 2'x4' Ceiling Tile	Yes	M	Category I	ND	1rst Floor W Living Room	NA
PA-HM-09	Glazing	Yes	M	Category II	ND	1rst Floor W Living Room	NA
PA-HM-10	Glazing	Yes	M	Category II	ND	1rst Floor W Kitchen	NA
PA-HM-11	Glazing	Yes	M	Category II	ND	1rst Floor Center App. Living Room	NA
PA-HM-12	Glazing	Yes	M	Category II	<1% CH	1rst Floor E App. Living Room	NA
PA-HS-01A	Plaster	No	S	Category II	ND/ND	1rst Floor W Living Room	NA
PA-HS-01B	Plaster	No	S	Category II	ND/ND	1rst Floor W Dining Room	NA
PA-HS-01C	Plaster	No	S	Category II	ND/ND	1rst Floor E App. Living Room	NA
PA-HS-01D	Plaster	No	S	Category II	ND/ND	2 nd Floor NW Room	NA
PA-HS-01E	Plaster	No	S	Category II	ND	2 nd Floor SE Room	NA
PA-HS-02A	Plaster	No	S	Category II	ND	1rst Floor W Bathroom	NA
PA-HS-02B	Plaster	No	S	Category II	ND/ND	1rst Floor Center App. Kitchen	NA
PA-HS-02C	Plaster	No	S	Category II	ND	2 nd Floor SE Room	NA

Table 2 - Summary of Sample Descriptions and Asbestos Laboratory Results, 419 S. Pennsylvania Ave., Lansing, Michigan

Notes:

Material Types

M = Miscellaneous building material
TSI = Thermal System Insulation
S = Surfacing Material

Abbreviations

NQ = Not quantified
NA = Not applicable
ND = Not detected. Laboratory result is less than 1 % asbestos
lin. ft. = linear feet
sq. ft. = square feet
CH = Chrysotile Asbestos
PC = Point Count Analysis

Asbestos Containing Material (ACM) is defined as any material containing more than 1 percent asbestos as determined utilizing Polarized Light Microscopy.

All Friable ACM and any Category I and Category II non-friable ACM that has a high probability of becoming crumbled, pulverized, or reduced to powder by the demolition or renovation activities must be properly abated.

Table 3 - Summary of Presumed Asbestos Containing Materials, 419 S. Pennsylvania Ave., Lansing, Michigan

Asbestos Containing Material Description and Location					Approx. Quantity
Location	Material Description	Friable	Condition	Material Type	
Building Exterior	Asphalt Roof	No	Good	M	2,286 sq. ft.
E. Basement Room (4", 30 lin. ft.) W. Basement Room (4", 30 lin. ft.) W Crawl Space (4", 12 lin. ft.) Basement to 2 nd Floor (due to debris, Red Cedar staff were only able to identify three 2 nd Floor Radiators. Fiver rooms are present, so Red Cedar has assumed there are five Radiators on the 2 nd Floor. Each Radiator is supplied by a wall pipe which is wrapped with Air-O-Cell or HVAC Wrap. (Five runs, 10 lin. ft. per run, 50 lin. ft. total for 2 nd floor radiator supply lines.)	Air-O-Cell/Mag Pipe Wrap (4" and 5" Diameter)	Yes	Fair	TSI	122 lin. ft.
W Crawl Space (12' x 12') (12'x12'x 4") (~50 cubic ft.) N Crawl Space (4' x 34') (4'x34'x4") (~45 cubic ft.)	Air-O-Cell/Mag Pipe Wrap Debris (assumed 4 inch material depth)	Yes	Poor	TSI	95 cubic. ft.

Notes:

Material Types

M = Miscellaneous building material
 TSI = Thermal System Insulation
 S = Surfacing Material

Abbreviations

lin. ft. = linear feet
 sq. ft. = square feet

All Friable ACM and any Category I and Category II non-friable ACM that has a high probability of becoming crumbled, pulverized, or reduced to powder by the demolition or renovation activities must be properly abated.

Table 4 - Summary of All Asbestos Containing Materials, 419 S. Pennsylvania Ave., Lansing, Michigan

Exterior - Asbestos Containing Materials			
Location	Material Description	Friable	Approx. Quantity
Building Exterior	Asphalt Shingles	No	2,286 sq. ft.
Total			2,286 sq. ft.
Interior - Asbestos Containing Materials			
Location	Material Description	Friable	Approx. Quantity
1st Floor SW Entry	Brown 9"x9" Vinyl Tile	No	28 sq. ft.
Total			28 sq. ft.
Interior - Asbestos Containing Materials			
Location	Material Description	Friable	Approx. Quantity
E. Basement Room (4", 30 lin. ft.) W. Basement Room (4", 30 lin. ft.) W Crawl Space (4", 12 lin. ft.)			
Basement to 2 nd Floor (due to debris, Red Cedar staff were only able to identify three 2 nd Floor Radiators. Fiver rooms are present, so Red Cedar has assumed there are five Radiators on the 2 nd Floor. Each Radiator is supplied by a wall pipe which is wrapped with Air-O-Cell or HVAC Wrap. (Five runs, 10 lin. ft. per run, 50 lin. ft. total for 2 nd floor radiator supply lines.)	Air-O-Cell/Mag Pipe Wrap (4" and 5" Diameter)	Yes	122 lin. ft.
Total			122 lin. ft.
Interior - Asbestos Containing Materials			
Location	Material Description	Friable	Approx. Quantity
W Crawl Space (12' x 12') (12'x12'x 4") (~50 cubic ft.) N Crawl Space (4' x 34') (4'x34'x4") (~45 cubic ft.)	Air-O-Cell/Mag Pipe Wrap Debris (assumed 4 inch material depth)	Yes	95 cubic. ft.
Total			95 cubic ft.

Table 4 - Summary of All Asbestos Containing Materials, 419 S. Pennsylvania Ave., Lansing, Michigan

Exterior - Asbestos Containing Materials			
Location	Material Description	Friable	Approx. Quantity
Building Exterior, Identified Material in Basement Stairwell, 2 nd Floor Stairwell, and on some areas of the Exterior of the Building.	White Paper Siding Underlayment	Yes	20 sq. ft.
		Total	20 sq. ft.

Notes:

Abbreviations

lin. ft. = linear feet
 sq. ft. = square feet

All Friable ACM and any Category I and Category II non-friable ACM that has a high probability of becoming crumbled, pulverized, or reduced to powder by the demolition or renovation activities must be properly abated.

Shaded/Bolded =Material must be properly abated prior to commencement of any demolition/renovation activities.