

**EASTERN KENTUCKY UNIVERSITY
DEPARTMENT OF UNIVERSITY PROCUREMENT
RICHMOND, KENTUCKY**

**Abatement and Demolition of Various Houses
EKU 54-19**

DATE: 10/25/18

ADDENDUM NO: One (1)

PLEASE NOTE THE FOLLOWING:

1. The due date has been extended to Friday, November 2, 2018, 10:00 AM (ET)
2. Please see below corrected report for 322 & 322 ½ and corrected floor plan for 240.

Offeror must acknowledge receipt of this and any addenda either with bid, via email to justin.ingram@eku.edu, or by separate letter. Acknowledgement must be received in the Office of the Division of Purchases, Commonwealth 14th Floor # 1411, Richmond, KY no later than Friday, November 2, 2018, 2:00 PM (ET) if by separate letter, the following information must be placed in the lower left hand corner of the envelope.

BID NUMBER: EKU 54-19

DUE DATE: 11/2/18

DUE TIME: 2:00 PM (ET)

Receipt Acknowledged

(Firm Name)

(Signature)

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1.0 PROJECT OVERVIEW

Palmer Engineering Company (Palmer) was retained by Eastern Kentucky University (EKU) to conduct an asbestos-containing materials (ACMs) survey in preparation for the demolition of properties located at 322 and 322 ½ Summit Street, Richmond, Kentucky. The two-story main residence (322 Summit Street), which is scheduled to be demolished, has a detached garage apartment (322 ½ Summit Street); the structures are comprised of siding, red brick, and a cement block foundation that includes the main residence basement and shingle roofing. Due to the age of the building and state regulations regarding demolition; sampling, reporting, and regulated removal and disposal must be conducted prior to demolition. In structures with known ACMs, there is a ten-day notice period.

Ms. Lee Carolan, a credentialed Asbestos Management Planner and Building Inspector under the U.S. Environmental Protection Agency (USEPA) regulations and by the Commonwealth of Kentucky, and Mr. Ralph Schuler, Jr., a certified asbestos building inspector, conducted sampling of the residential structure in Richmond, Kentucky, on February 14, 2017. Photographs of the structures are located in Appendix A. Copies of credentials for Ms. Carolan and Mr. Schuler are located in Appendix B.

2.0 METHODOLOGY

Palmer conducted an initial inspection by walking through the structure to determine homogeneous areas and functional spaces and to review which materials would be sampled. For analysis, Palmer identified floor tiles and mastic; plaster ceilings and walls; carpet mastic; kitchen floor linoleum and mastic; kitchen sink insulation; plaster ceilings and walls; ceiling texture; insulation; shingles; and tape on the heating, ventilation and air-conditioning (HVAC) unit and ductwork in the basement. Palmer gathered the samples of suspected ACMs in sealable plastic bags and identified each bag with a unique sample identification number. The identification number, description, and location of the samples were entered on a chain-of-custody (COC) form and packaged for shipment. The COC form included estimated quantities of each different type of material. The samples were sent via UPS to Scientific Analytical Institute, Inc. (SAI), located in Greensboro, North Carolina, for analysis by Polarizing Light Microscopy (PLM) (method EPA 600/ R-93/116 and 600/M4-82-020) and stereoscopic microscopy. SAI is an accredited asbestos laboratory under the National Voluntary Lab Accreditation Program (NVLAP). Copies of the SAI report and COC forms are located in Appendix C.

3.0 ASBESTOS-CONTAINING MATERIALS SAMPLING

Ms. Carolan and Mr. Schuler conducted sampling of the residential structures in Richmond, Kentucky, on February 14, 2017 at 322 and 322 ½ Summit Street.

The main residence is an approximate 4,075-square-foot, two-story building with shingled roofing, white siding, red brick, and a cement block basement. There is an approximately 750-square-foot garage apartment associated with the residence. The shingle roof of the garage was determined to be the same age as the house shingles. The main housing structure has two bedrooms on the first level with various living spaces such as a living room, parlor, dining room, den, kitchen, full bath, and sun room. The upstairs level has three bedrooms, a full bath, and a

hallway. The third floor houses the attic, and the basement had several crawl spaces containing the HVAC unit and associated ductwork.

The garage apartment had a kitchen/dining room combined with a large living room, utility room, closet, full bath, and bedroom. The apartment kitchen had linoleum over 9x9 tile which was found throughout the structure. The garage has siding on the exterior. Samples were taken from inside the residence as described above in the methodology section. ACMs were found in the residences as indicated in the table below.

Table 1: Summary of ACM Results

Sample ID#	Description	Location	Asbestos Content and Type	Friable (F) or Nonfriable (NF)	Estimated Square Feet (ft ²)* /cost**
Samples 322-1 & 1-A	Red 9x9 tiles and black 9x9 tile mastic	Kitchen floor, bathroom, and stairs	3% & 4%, Chrysotile respectively	NF	224 / \$5 per sqft
Samples 322-3, 322-4, 322-7	Gray, white fibrous	HVAC Tape (basement)	75% Chrysotile	F	250+ linear feet as one unit / \$1,500-\$3,000 removal
Presumed ACM not sampled	Black sprayed-on insulation	Kitchen sink	Likely 5% Chrysotile	F	Unit / \$50-100 removal
322-10	Brown linoleum	Upstairs bath	3% Chrysotile	NF	60 / \$5 per sqft
Sample 322 ½ -1	Red floor tile	Kitchen	8% Chrysotile	NF	176 / \$5 sqft
Sample 322 ½ -2, 2A	Green and black 9x9 tile and 9x9 tile mastic	Living room, utility, bedroom, closet, and bath	3% & 8%, Chrysotile respectively	NF	550 / \$5-\$10 sqft

*Quantities reflect the square footage of the associated floor coverings.

**Cost is estimated.

4.0 RESULTS

The USEPA describes ACM as any material whose asbestos content is at least 1% by weight or higher. The USEPA defines friable ACMs as ACMs that can be reduced to a powder in a dry condition by hand pressure. ACMs were found to be present in the structure(s) and need to be abated by a certified Asbestos Abatement Contractor and properly disposed of in the appropriate landfill. Since the ACM results comprise over the 160 square feet of facility components, it is suggested that all areas found to contain ACMs be abated. The asbestos sampling lab report is attached in Appendix C. The floor plans for each structure are located in Appendix D.

5.0 LIMITATIONS

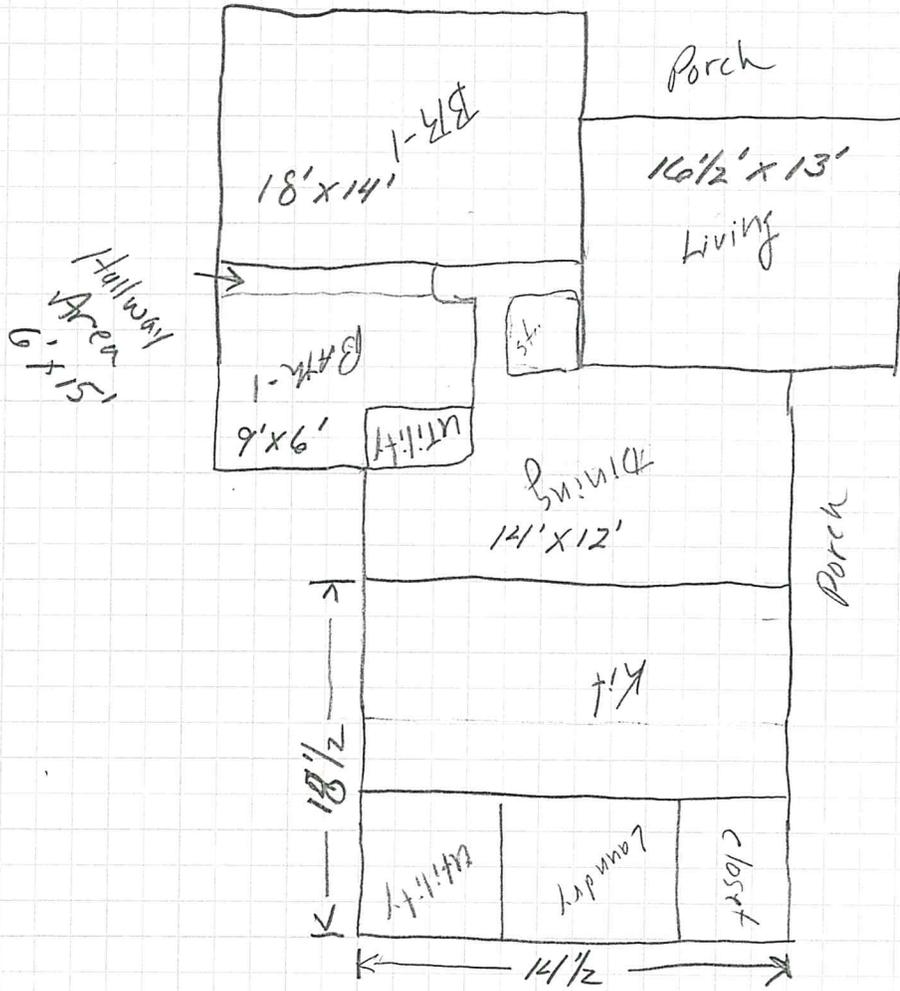
Palmer's ACM survey and sampling conform to accepted environmental investigative practices and procedures. Even so, no ACM sampling can completely eliminate uncertainty about the property's potential for environmental problems. The findings of this report are based upon conditions that existed on the date of Palmer's site investigation and should not be relied upon to precisely represent conditions at any other time.

Palmer has relied on some information provided by others in assessing the site; the information has not been independently verified. The cost included in the table is only meant to be an estimate therefore; the cost could change per square footage or per unit removal. This report is a prudent, reasonable evaluation of whether suspected contaminants are present on site as determined by methods of sampling and laboratory analysis reports. Palmer assumes no responsibility for conditions or information not practically reviewable or information that was not accurately disseminated by any party.

Palmer has prepared this report for the sole and exclusive use by ECU. This ACM report should not be relied upon by other parties without the express written consent of Palmer Engineering and ECU.

240 Summit Street

Front First Floor



240 Summit Street
Front Second Floor

