ALPENA COUNTY LAND BANK AUTHORITY

REQUEST FOR PROPOSAL: ACM/HAZARDOUS MATERIAL ABATEMENT SERVICES

BLIGHT ELIMINATION PROGRAM ROUND 3

IMPORTANT DATES:

EVENT	**DATE DUE**	**TIME DUE**	**METHOD OF COMMUNICATION**
RFP RELEASE	November 13, 2024		
QUESTIONS AND ANSWERS TO RFP DUE	November 20, 2024	5:00 PM	Direct all questions to: montielb@alpena.mi.us
RFP RESPONSE DUE	November 27, 2024	4:30 PM	Submit sealed bids to: Kimberly Ludlow, Alpena County Land Bank Authority 720 W Chisholm St. Suite 3, Alpena MI 49707
SEALED BID OPENING	December 2, 2024	10:00 AM	Howard Male Conference Room 719 W Chisholm St Alpena MI 49707
CONTRACTOR SELECTION	December 5, 2024	3:00 PM	Howard Male Conference Room 719 W Chisholm St Alpena MI 49707
TERM	Through completion of projects outlined within RFP. Each project will be assigned a timeline in coordination with the State Land Bank Authority with all projects complete in their entirety by December of 2026.		
PROPOSED SCHEDULE	See 2.1.11		

Please check your submission to make sure you have included all of the information which is required in the Request for Proposal. Late submissions will not be accepted.

Contents

DESCRIPTION

1.1 The Alpena County Land Bank Authority (ACLBA), in partnership with the City of Alpena, is soliciting proposals from qualified vendors to perform ACM/Hazardous Material Abatement on select properties within the city of Alpena, MI. This RFP is open to all qualified abatement contractors who are capable and qualified to meet the objectives and requirements described in this document. Qualified Respondent(s)s must supply documentation supporting their qualifications for evaluation. Below is a summary of each property.

160 Parker St. Alpena MI 49707
Parcel 092-247-000-019-00
Intent: Residential Demolition
Requires:

- Asbestos Containing Materials, Hazardous Materials and Universal Waste Abatement – Contractor/Supervisor License required
    - There are three asbestos containing materials present at the site (floor tile & roof). Several waste items present (electronics, fridge).

1315 W Chisholm St. Alpena MI 49707
Parcel 093-637-000-955-00
Intent: Commercial Demolition
Requires:

- Asbestos Containing Materials, Hazardous Materials and Universal Waste Abatement – Contractor/Supervisor License required.
    - One material is asbestos containing (window caulk). Several waste items are present (paint, exit signs/lights, light bulbs, roof tar, air conditioner, compressor).

401 Long Lake Ave (Tavern Only)
Parcel 092-057-000-042-00
Intent: Commercial Demolition
Requires:

- Asbestos Containing Materials, Hazardous Materials and Universal Waste Abatement – Contractor/Supervisor License required
    - One asbestos containing material and one asbestos contaminated material are present (tile, mastic). Several waste items are present (compressors, a/c units, hood fire suppression, fire extinguisher, lights/signs).

1.2 This Request for Proposal includes site photos and ACM/Haz Mat Survey results.

1.3 The ACLBA has an access agreement and/or court order in place to conduct the scope of services required under this RFP.

1.4 The survey contractor shall not also serve as the abatement contractor.

1.5 The contractor shall submit copies of Michigan licensure for abatement activities as outlined in this RFP.

1.6 The contractor shall submit a copy of their insurance information as outlined in Appendix B.

1.7 This RFP is issued by the ACLBA under a State Land Bank Authority Blight Elimination Grant utilizing federal funding; associated grant requirements apply to this scope of work and are outlined as applicable.

1.8 Modifications to this Request for Proposal, if any, shall take the form of one or more written addenda. Such addenda shall be considered as part of the original Request for Proposal.

1.9 A contract agreement will be executed between the ACLBA and the selected contractor post bid-award. The contract will contain language pertaining to compliance with federal requirements, including but not limited to document retention (through December 31, 2031) and additional requirements if the contract is over $100,000. The ACLBA will review the list of contractors debarred, suspended, or otherwise excluded from receiving federal funds and will not enter into a contract with a vendor on this exclusion list.

SCOPE OF WORK

2.1 **Abatement of Asbestos & Hazardous Material:** The Scope of Work ("Work") for this RFP may include, but is not necessarily limited to:

2.1.1 Security: Provide site security for duration of project after notice to proceed is received and project work has begun. Coordination with the City of Alpena for planned Right-of-Way closures is required. City of Alpena Department of Public Works may be able to assist with barricades if needed with 72 hours advanced notice.

2.1.2 Mobilization: Includes all labor, equipment, materials, and incidentals to mobilize to the project site to perform the work, including but not limited to contractor office support, project meetings, site visits, site security, temporary controls and utilities, pre-work submittals, required permitting, personal protective equipment, disposal approvals, erosion controls, barricades, traffic control, trash disposal, cleaning, and demobilization.

2.1.3 Utilities: The City of Alpena has verified with 1) Alpena Power Company that power has been shut off on all properties; 2) Veolia that water has been shut off on all properties and 3) DTE that the gas line has been cut and capped at the main.

2.1.3.1 No onsite sources of water will be available during abatement activities. The contractor is responsible for providing water for dust suppression and showers, if needed. Arrangements may be made with Veolia to utilize a nearby hydrant for water; water usage fees must be included in RFP submissions.

2.1.3.2 Contractor should arrange for alternate sources of power to operate needed equipment. Contractor has responsibility for confirming the disconnection of utilities prior to the start of site activities.

2.1.3.3 There are no restroom facilities at the project sites. The contractor is responsible for providing access to restroom facilities for its workers.

2.1.4 Asbestos Containing Materials: Includes all labor, equipment, materials, incidentals, transportation, and disposal fees for the pre-demolition abatement of asbestos containing materials. Contractor to submit Notification of Intent to Renovate/Demolish to the Michigan Department of Licensing and Regulatory Affairs (LARA), provide the ACLBA with copy of notification and any subsequent revisions to notification.

2.1.4.1 The Pre-demolition survey reports from Otwell-Mawby, contained in Appendix C, identified all materials found on site. All must be addressed as part of abatement.

2.1.4.2 The contractor is responsible for determining all means and methods for removal of ACMs, including determining appropriate PPE (respiratory protection, protective clothing, etc.), air filtration needed, the appropriate method of decontamination (e.g., shower), and proper disposal requirements.

2.1.4.3 The contractor shall submit, in a timely manner, copies of all signed landfill weight tickets and asbestos waste manifests or similar documentation demonstrating that asbestos abatement debris was deposited in a type II landfill approved for receipt of such materials.

2.1.5 Universal Waste: Include all labor, equipment, materials and incidentals, transportation and disposal fees needed to manage Universal Waste and its disposal prior to demolition. Universal wastes include, but are not limited to, bulbs; ballasts; batteries; items containing mercury; and electronic equipment.

2.1.5.1 The Pre-demolition survey reports from Otwell-Mawby, contained in Appendix C, identified all materials found on site. All must be addressed as part of abatement.

2.1.5.2 The contractor is responsible for determining all means and methods for removal of ACMs, including determining appropriate PPE (respiratory protection, protective clothing, etc.), air filtration needed, the appropriate method of decontamination (e.g., shower), and proper disposal requirements.

2.1.5.3 The contractor shall submit, in a timely manner, copies of all signed landfill weight tickets and asbestos waste manifests or similar documentation demonstrating that universal waste was deposited in a type II landfill approved for receipt of such materials.

2.1.6 Clearances: Following abatement activities, the abatement contractor shall contact the ACLBA's environmental Contractor for a visual and air clearance examination. Any costs associated with failed examinations shall be deducted from the final payment to the contractor's final invoice.

2.1.7 Right-of-way Areas: Contractor is required to repair, in kind or better, any areas of the contractor's access point, such as public roads, sidewalks, or curbs, disturbed as a result of contractor's work at the site.

2.1.8 Demobilization: Includes all labor, equipment, materials, and incidentals to complete balance of the work under the bidding documents including but not limited to: site demobilization including removing personnel, equipment, supplies, rubbish and incidentals from the project site.

2.1.9 Time of Work and Completion: The work to be completed pursuant to this Request for Proposal will be scheduled between the hours of 7:00 a.m. and 6:00 p.m., Monday through Saturday. No work shall be done between the hours of 6:00 p.m. and 7:00 a.m. The ACLBA requests that all abatement work be complete by **January 30, 2025**.

2.1.9.1 ACM/Haz Mat Abatement: The contractor shall commence pre-asbestos abatement work (e.g., submitting notification to the State) within four (4) days following receipt from the ACLBA's Notice to Proceed. Abatement shall begin as soon as feasible following notification waiting periods and all work activities shall be completed within 45 days of notice to proceed for all properties; the ACLBA will work with the contractor on prioritization of properties and timelines for each property. The contractor shall not discontinue work for more than five (5) consecutive calendar days without the prior written approval of the ACLBA. ACLBA may charge contractor for delays if abatement is not completed on time.

2.1.10 The ACLBA has the right to prioritize project locations.

2.1.11 The City of Alpena and the ACLBA may choose to partner with the Alpena City Fire Department to conduct fire related training activities at the subject properties after abatement and before demo; the City of Alpena will coordinate activity timelines with the contractor.

2.1.12 Irregularities or Changes in Scope of Work: The contractor shall notify the ACLBA immediately of any irregularities or changes in the scope of the work.

DELIVERABLES AND INSPECTIONS

3.1 Documents: The contractor must submit the following documentation to the ACLBA following the noted milestones. Prior to processing of final payment, all documents must be delivered to the ACLBA.

3.2 Inspections: Required inspections must take place; failure to coordinate a required inspection may result in rework or nonpayment.

3.3 Prior to Work Beginning

- 3.3.1 Project Schedule
- 3.3.2 Pre-work photos of site
- 3.3.3 Project Work Plan
- 3.3.4 Health & Safety Plan
- 3.3.5 Proposed disposal facilities and facility licenses

3.4 Prior to Abatement

- 3.4.1 Copies of all Abatement notification(s) to the State of Michigan

3.5 After Abatement

- 3.5.1 Copies of site/project manager's verification of the quantity and description of removed materials
- 3.5.2 Copies of all asbestos and hazardous materials waste manifests and landfill tickets
- 3.5.3 Passed visual and/or air clearance examination (to be coordinated with and conducted by ACLBA's environmental Contractor)
- 3.5.4 Photos
- 3.5.5 Completed Lien Waver forms

TERMS AND CONDITIONS

4.1 The Request for Proposal is not an offer of contract. Receipt of a proposal neither commits the ACLBA to award a contract to any vendor, even if all requirements stated in this proposal are met, nor limits the ACLBA's right to negotiate in its best interest.

4.2 Expenses incurred in the preparation of proposals in response to this Request for Proposal are the bidder's responsibility.

4.3 The ACLBA reserves the right to contract with a vendor for reasons other than lowest price. Evaluation of bids may include factors such as price, qualifications, experience, and scheduling.

4.4 The ACLBA reserves the right to contract with more than one contractor and may contract by project address.

4.5 No work performed by the contractor that is out of the scope of this RFP and/or as defined by the vendor's proposal will be reimbursed unless specifically authorized by the ACLBA in writing.

4.6 The contractor, subcontractors, and their employees shall be considered independent contractors and shall not be deemed employees of the ACLBA for any reason.

4.7 All proposals are subject to the Michigan Freedom of Information Act. Once bids are opened, the information contained therein becomes freely accessible by the public.

4.8 All required documentation shall be received prior to payment to the contractor. Contractor shall submit an invoice to the City of Alpena. Payment is anticipated to be NET 30 subsequent to receipt of contractor invoice and all required supporting documentation.

4.9 See Appendix A for insurance requirements. Subcontractors will be required to maintain the same level of insurance.

4.10 The projects referred to in this RFP are associated with a grant through the State Land Bank with Federal funds. Required Federal and State provisions are outlined in Appendix A and must be adhered to. Provisions not adhered to will jeopardize grant reimbursement and the contractor will be held liable for any expenses incurred that are not reimbursed due to contractor negligence.

PROPOSAL REQUIREMENTS

5.1 Any misunderstanding of the project scope or level of effort required to complete the requested scope of work that comes from a contractor not fully reviewing this RFP will not release the contractor from any responsibility outlined within this RFP.

5.2 The following shall be the minimum contents of the proposal:

5.2.1 The completed Bid Form
5.2.2 Identification of any subcontractors expected to be retained for the project and why
5.2.3 A copy of all applicable licenses
5.2.3.1 Abatement Licenses: Asbestos Abatement Contractor License; contractor shall be able to demonstrate past abatement experience and furnish proof of respirator training, fit test, and medical clearance to wear a respirator.
5.2.4 Proof of insurance or a letter from the contractor's insurance company indicating insurance can be obtained in accordance with the specific terms identified in Appendix B.

5.3 The Bid Form shall be submitted by mail with the following subject: "Bid for Abatement Services - ACLBA." To be considered, sealed bids must be received by mail or hand delivered and addressed to Kimberly Ludlow, Alpena County Land Bank Authority, 720 W Chisholm St. Suite 3, Alpena MI 49707 and received by 4:30 PM. on November 27, 2024. Bids received after the deadline will not be accepted.

5.4 It is the intent of the ACLBA to complete the review process and execute a contract with a Contractor for these services, as soon as practical. The ACLBA will open sealed bids publicly in the Howard Male Conference Room of the Alpena County Annex Building, 719 W Chisholm St., Alpena, Michigan, by the Alpena County Land Bank Authority on December 2, 2024 at 10:00 AM. Contractors will be selected publicly in the Howard Male Conference Room of the Alpena County Annex Building, 719 W Chisholm St., Alpena, Michigan, by the Alpena County Land Bank Authority on December 5, 2024 at 3:00 PM. A response will be emailed out to all responding bidders post-bid review.

5.5 Bids submitted may not be withdrawn or modified for 60 days following the date on which they are reviewed publicly by the ACLBA unless requested by the ACLBA or its representative. The ACLBA reserves the right to delete or amend the contract and to add projects upon negotiation with the Contractor.

5.6 Questions regarding this Request for Proposal shall be submitted by email by 5:00 PM on November 20, 2024, and directed to Montiel Birmingham at montielb@alpena.mi.us.

5.7 A pre-bid meeting will not be held. Contractor can visit the site and view the property from the public right-of-way at their convenience. The ACLBA shall make available to all prospective Bidders, prior to receipt of the Bids, access to the buildings in which the work is to be performed, if desired. Access to the sites shall be by appointment by calling Montiel Birmingham at 989-354-1771.

APPENDIX A - FEDERAL REQUIREMENTS

The projects referred to in this RFP are associated with a grant through the State Land Bank with Federal funds. Required Federal and State provisions are outlined below and must be adhered to. Provisions not adhered to will jeopardize grant reimbursement and the contractor will be held liable for any expenses incurred that are not reimbursed due to contractor negligence.

A. RECORDKEEPING REQUIREMENTS. Generally, all contractors and subcontractors must maintain records and financial documents related to this contract until at least December 31, 2031. U.S. Treasury may request the transfer of records of long-term value at the end of such period. Wherever practicable, such records should be collected, transmitted, and stored in open and machine-readable formats. See generally, 2 CFR 200.334 through 200.338.

All contractors and subcontractors must agree to provide or make available such records to Treasury upon request, and to the Government Accountability Office (GAO), Treasury's Office of Inspector General (OIG), and their authorized representative in order to conduct audits or other investigations.

B. UNIFORM GUIDANCE. Under the Final Rule issued by the U.S. Department of the Treasury (Treasury) referenced at https://home.treasury.gov/system/files/136/SLFRF-Final-Rule-FAQ.pdf, this contract is subject to the requirements set forth in the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, (the "Uniform Guidance") at 2 CFR 200.317 through 200.327. All payments requested under this program should be accounted for with supporting documentation. All contractors and subcontractors should maintain documentation evidencing that the Program Funds were expended in accordance with federal, state, and local regulations.

C. TERMINATION/RECOVERY OF PROGRAM FUNDS. Treasury requires any Program Funds received pursuant to this Agreement, and any attachments that are expended in a manner that fails to comply with SLFRF and all other applicable laws to be returned to Treasury. The State reserves the right to monitor the Subrecipient and their contractors and subcontractors and take such corrective action for noncompliance as it deems necessary and appropriate, including but not limited to, termination of the Grant Agreement and return of Program Funds previously provided thereunder.

D. TERMINATION. The parties' contract will include the following provision: Either Party may terminate obligations under this Agreement by giving the other Party thirty (30) calendar days prior written notice of such termination. The ACLBA may immediately terminate this Agreement upon written notice to Contractor if Contractor materially breaches its obligations under this Agreement or engages in any conduct which the ACLBA, in its sole discretion, determines has or could have an adverse impact on the ACLBA's reputation or interests. In addition, the ACLBA may immediately terminate this agreement upon written notice to Contractor, without further liability to the ACLBA, if Contractor, an officer of Contractor, or an owner of a 25% or greater share of Contractor is convicted of a criminal offense relating to a State, public, or private contract or subcontract; or convicted of a criminal offense including, but not limited to, any of the following: embezzlement, theft, forgery, bribery, falsification or destruction of records, receiving stolen property, attempting to influence a public employee to breach the ethical conduct standards for State employees; convicted under state or federal antitrust statutes, or convicted of any other criminal offense which, in the sole discretion of the ACLBA, reflects on Contractor's business integrity.

E. EQUAL EMPLOYMENT OPPORTUNITY. Except as otherwise provided under 41 CFR Part 60, all contracts that meet the definition of "federally assisted construction contract" in 41 CFR Part 60–1.3 must include the equal opportunity clause provided under 41 CFR Part 60–1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 CFR Part 1964–1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR Part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor."

F. COPELAND "ANTI–KICKBACK" ACT (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or Subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non–Federal entity must report all suspected or reported violations to the Federal awarding agency.

G. DEBARMENT AND SUSPENSION (Executive Orders 12549 and 12689). A contract or grant award (see 2 CFR 180.220) must not be made to parties listed on the governmentwide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR Part 1986 Comp., p. 189) and 12689 (3 CFR Part 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549. All contractors and subcontractors must be vetted for debarment. If debarment action has been taken against the contractor, the contract shall be terminated. If debarment action has been taken against any subcontractor, the contractor shall provide an alternative subcontractor within 10 days of notification. The debarred subcontractor may not work on the project.

H. CONFLICT OF INTEREST (2 CFR 200.318 and 24 CFR 570.611)

The general rule is that no persons who exercise or have exercised any functions or responsibilities with respect to activities assisted, or who are in a position to participate in a decision making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from an assisted activity, or have a financial interest in any contract, subcontract, or agreement with respect to an assisted activity, or with respect to the proceeds of the assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter.

I. CONTRACT WORK HOURS AND SAFETY STANDARDS ACT (40 U.S.C. 3701–3708). Where applicable, all contracts awarded in excess of $100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 U.S.C. 3702 of the Contract Work Hours and Safety Standards Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

J. BYRD ANTI–LOBBYING AMENDMENT (31 U.S.C. 1352). Contractors that apply or bid for an award exceeding $100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non–Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non–Federal award.

M. CLEAN AIR ACT (42 U.S.C. 7401–7671q) and the **FEDERAL WATER POLLUTION CONTROL ACT** (33 U.S.C. 1251–1387) as amended. Contracts, grant agreements, and subgrants of amounts in excess of $150,000 must agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401–7671q) and the Federal Water Pollution Control Act, as amended (33 U.S.C. 1251–1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).

APPENDIX B - INSURANCE REQUIREMENTS

The contractor, and any and all of their subcontractors, shall not commence work under this contract until they have obtained the insurance required under this attachment. All coverage shall be with insurance companies licensed and admitted to do business in the State of Michigan.

Workers Compensation Insurance:

a. Contractor shall maintain statutory workers compensation and employer's liability insurance. Limits shall be no less than $500,000 for bodily injury by accident or $500,000 each employee for bodily injury by disease. Depending on the type of project the minimum coverage may be increased.
b. Waiver of Subrogation - Contractor waives all rights against the ACLBA, the City of Alpena, their agents, public officials, employees, and volunteers for recovery of damages to the extent these damages are covered by workers compensation and employer's liability insurance obtained by the Contractor.
c. If Contractor is self-insured for purposes of workers compensation, the Contractor must submit a copy of a current letter, permit, or certification issued by the appropriate state agency.

Commercial General Liability and Umbrella/Excess Liability Insurance:

a. Contractor shall maintain commercial general liability (CGL), and, if necessary, commercial umbrella/excess insurance with a limit of not less than $1,000,000 each occurrence/$2,000,000 aggregate. If the CGL insurance contains a general aggregate limit, such limit shall apply separately to this project.
b. CGL insurance shall cover liability arising from premises, operations, independent contractors, products-completed operations, personal injury and advertising injury, and liability assumed under an insured contract, including this contract.
c. The ACLBA and the City of Alpena shall be included as an additional insured under the CGL and under the commercial umbrella/excess, if any. This insurance shall apply as primary insurance with respect to any other insurance or self-insurance program afforded to the ACLBA and City of Alpena. A copy of the certificate shall be provided to the City of Alpena prior to the execution of the contract. On the Additional Remarks Schedule of the certificate, it shall state: "The Alpena County Land Bank Authority and the City of Alpena is an Additional Insured on the noted policies with respect to any contract between the Named Insured and the Certificate Holder."
d. Waiver of subrogation - Contractor waives all rights against the ACLBA, the City of Alpena, and their agents, public officials, employees, and volunteers to the extent these damages are covered by the CGL or commercial umbrella liability maintained pursuant to this agreement.

Business Auto and Umbrella/Excess Liability Insurance:

a. Contractor shall maintain business auto liability and, if necessary, commercial umbrella/excess liability insurance with a limit of not less than $1,000,000 each accident. Such insurance shall cover liability arising out of any auto, including owned, non-owned, and hired.
b. Waiver of subrogation – Contractor waives all rights against the ACLBA, the City of Alpena, and their agents, public officials, employees, and volunteers for recovery of damages to the extent these damages are covered by the business auto liability or commercial umbrella insurance obtained pursuant to this agreement.

Professional Liability Insurance (as applicable):

a. Abatement Contractor shall maintain professional (Errors & Omissions) coverage with a limit of not less than $1,000,000 per loss.
b. Such insurance shall cover damages arising out of a Wrongful Act including any error, omission, or negligent act committed in the performance of professional services for the ACLBA or the City of Alpena.
c. If Professional Liability Insurance is written on a claims-made basis, the Contractor warrants that any retroactive date applicable to coverage under the policy precedes the effective date of this contract; and that continuous

coverage will be maintained, or an extended discovery period (EDP) will be exercised for a period of 3 years beginning from the time that work under this Contract is completed. Contractor shall bear the expense of purchasing the EDP, if applicable.

d. A copy of the certificate shall be provided to the City of Alpena prior to the execution of the contract. On the Additional Remarks Schedule of the certificate, it shall state: "The Alpena County Land Bath Authority is an Additional Insured on the noted policies with respect to any contract between the Named Insured and the Certificate Holder."

Insurance Company Approval and Certificates of Insurance:

Insurance Companies, additional insured endorsements, and policy forms shall be subject to the approval of the Alpena County Land Bank Authority. Such approval shall not be unreasonably withheld. Contractor shall furnish the County Treasurer with certificates of insurance or a certified copy of the policy if requested by County Treasurer.

HOLD HARMLESS CLAUSE

The Contractor shall defend, pay on behalf of, and hold harmless the ACLBA, their employees, agents, public officials, and volunteers from and against any and all losses, damages, expenses, claims, suits, and demand of whatever nature resulting from damages or injuries, including death, to any persons or property, and including any claim for losses incurred by reason of project delay, impact (soft) costs, or other intangible losses that might result from Contractor's late or defective performance, caused by or arising out of any action, omission, or operation performed in connection with work attributable to this contract; provided, however, the Contractor shall not be required to indemnify the ACLBA, their employees, agents, public officials, and volunteers for any damages or injuries, including death, to any person or property caused solely and exclusively by the negligence of the ACLBA or their employees, public officials, and volunteers.

BID FORM

Bid Form – Page 1

Bidding Company _____

Address City/State/Zip _____

Full Name(s) of principal owners _____

Authorized Representative & Title _____

Phone and Email _____

Signature _____

Date _____

SERVICE CATEGORY: □ ACM/Haz Mat Abatement

Cost to Complete the requirements and scope of work outlined in the RFP. Additional pages may be added as necessary. Please provide pricing for each parcel separately.

ACM/HAZ MAT ABATEMENT

160 Parker St	$
1315 W Chisholm St	$
401 Long Lake Ave	$

TIMELINE

	Length of time to complete job (in working days)	Earliest Proposed Start Date
160 Parker St		
1315 W Chisholm St		
401 Long Lake Ave		

List any subcontractors and the tasks for which they will be used

Bid Form – Page 2

How is your company organized (corporation, partnership, etc.) and how long have you been in business?

Give a brief summary of the history of the business.

Provide the name and work experience of the person assigned to perform the duties outlined in this RFP. This person will be the main contact for the ACLBA, unless someone else is specified.

List any professional licenses/certifications of the company or employees assigned to this contract as applicable to this project.

Has your company received any violations in the last three (3) years? If yes, please list and explain how the violations were resolved.

How are claims handled, such as property damage caused by your operation?

Bid Form – Page 3

Please provide the names, phone numbers, and email addresses of at least three customers for whom you have completed ACM/Haz Mat Abatement services within the last five years. If possible, these customers should be governmental or public entities.

Entity	Name	Phone	Email

CERTIFICATIONS-Authorized Signatory to initial each of the following, as applicable:

_____ Respondent certifies that it is not an Iran-linked business as defined in MCL 129.312 of the Iran Economic Sanctions Act, Michigan PA 517 of 2012.

_____ Respondent certifies that all taxes are paid to federal, state, and local jurisdictions as of this date.

_____ Respondent certifies that it owes no outstanding debt to the State of Michigan or Alpena County

_____ Respondent certifies that: (check one)

_____ To the best of its knowledge, there exists no actual or potential conflict of interest between Respondent, Respondent's project manager(s) or its family's business or financial interests ("Interests") and the service provided under a potential Contract.

_____ That there is an actual or potential conflict which is explained in the submittal.

_____ Respondent certifies that they have completed a thorough review of the RFP documents, which include the Scope of Work, Deliverables and Inspections, Terms & Conditions, Proposal Requirements, State and Federal Requirements, and Insurance requirements.

_____ Respondent certifies that they understand the projects included are part of a grant program and failure to abide by the Request for Proposal may jeopardize grant reimbursement and the contractor will be held liable for any expenses incurred that are not reimbursed due to contractor negligence.

DOCUMENTS TO INCLUDE WITH SUBMISSION:

_____ Completed Bid Form, including all Certifications acknowledged

_____ Proof of Insurance or proof of insurability from insurance agent

_____ Copies of required licenses

_____ Completed Non-Iran Business Certification

_____ Completed Byrd Anti-Lobbying Amendment Certification

_____ Date:_____

Signature of Authorized Signatory

NON-IRAN BUSINESS CERTIFICATION

9.1 Pursuant to Michigan law (Iran Economic Sanctions Act, Michigan PA 517 of 2012), before accepting any bid or proposal or entering any contract for goods and services with any prospective vendor, the County must obtain certification from the vendor that it is not an "Iran-Linked Business."

9.2 By signing below, I certify and agree on behalf of the company submitting this form and myself the following: (1) that I am duly authorized to legally bind the company submitting this proposal; (2) that the company submitting this proposal is not an "IranLinked Business," as that term is defined in Section 2(E) of the Iran Economic Sanctions Act, Michigan PA 517 of 2012; and (3) that I and the company submitting this proposal will immediately comply with any further certifications or information submissions requested by the county in this regard.

Company Name _____

Authorized Representative _____
(printed name and title)

Signature _____ Date _____

BYRD ANTI-LOBBYING AMENDMENT CERTIFICATION

Contractors who apply or bid for an award of $100,000 or more shall file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, officer or employee of Congress, or an employee of a Member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient who in turn will forward the certification(s) to the awarding agency.

APPENDIX A, 44 C.F.R. PART 18 – CERTIFICATION REGARDING LOBBYING – REQUIRED FOR CONTRACTS OVER $100,000

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

The Contractor,_____, certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. Chap. 38, Administrative Remedies for False Claims and Statements, apply to this certification and disclosure, if any.

Company Name _____

Authorized Representative _____
(printed name and title)

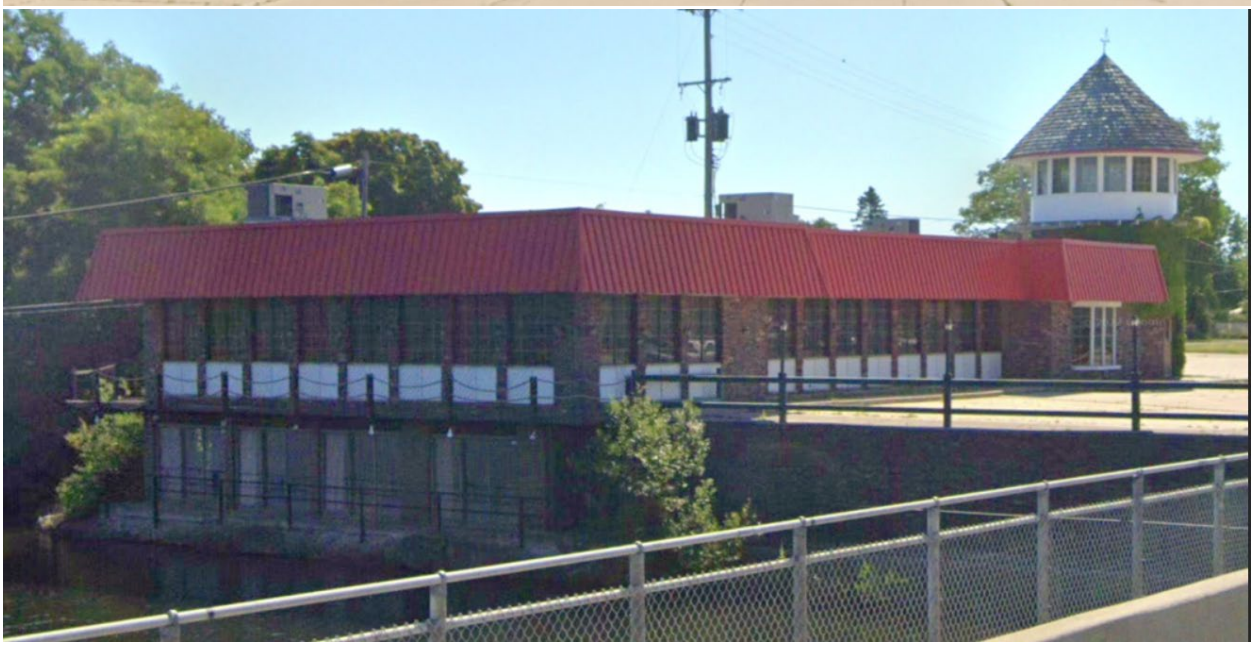
Signature _____ Date _____

APPENDIX C – PHOTOS AND ENVIRONMENTAL ASSESSMENT RESULTS

ALPENA COUNTY LANDBANK AUTHORITY – ABATEMENT RFP - PROPERTY PHOTOS

160 Parker St. Alpena MI 49707
Parcel 092-247-000-019-00
Intent: Residential Demolition

1315 W Chisholm St. Alpena MI 49707
Parcel 093-637-000-955-00
Intent: Commercial Demolition



401 Long Lake Ave (Tavern Only)
Parcel 092-057-000-042-00
Intent: Commercial Demolition

Otwell Mawby, P.C.
Consulting Engineers

August 23, 2024

Alpena County Land Bank Authority
C/o: Ms. Montiel Birmingham and Mr. Todd Mericon
Email: montielb@alpena.mi.us and todd@mericon.net

RE: ASBESTOS INSPECTION REPORT
RESIDENCE AND ATTACHED GARAGE, 160 PARKER AVENUE
CITY OF ALPENA, ALPENA COUNTY, MICHIGAN
OTWELL MAWBY PROJECT NUMBER: 24-102D

Dear Montiel and Todd:

At your request, Otwell Mawby, P.C. (Otwell Mawby) conducted a building material inspection to evaluate for the potential presence of asbestos-containing building materials (ACBMs) associated with the residence and attached garage located at 160 Parker Avenue in the City of Alpena, Alpena County, Michigan (hereafter referenced as the subject property). The purpose of the inspection was for compliance National Emission Standards for Hazardous Air Pollutants (NESHAPs), specifically, 40 CFR Part 61, Subpart M, Asbestos. The regulation requires a thorough inspection be completed where renovation or demolition, including select demolition will occur. To complete the thorough inspection requirement under the NESHAPs Standard, our scope of the inspection included an evaluation of accessible and inaccessible suspect ACBMs on the interior and exterior of the building, utilizing a combination of non-destructive and destructive surveying and sampling techniques. Limitations to our inspection are noted in the corresponding section below.

The inspection was also completed for compliance with the with the Occupational Health and Safety Administration (OSHA) Standard 1910.1001 as the building is reportedly planned to be demolished using hired contractors. The Standard requires building and facility owners, with structures constructed pre-1980, to determine the presence, location and quantity of ACBMs and/ or presumed asbestos containing materials (PACMs) at a work site. The Standard also requires building and facility owners shall inform employers of employees, and employers shall inform employees who perform housekeeping activities in areas which contain ACBM and/or PACM of the presence and location of ACBMs and/or PACMs in such areas which may be contacted during such activities.

The scope of the inspection included an evaluation of accessible ACBMs on the interior and exterior of the building using destructive surveying and sampling techniques in preparation for future demolition of the structure. The inspected structure consisted of a wood framed, single-story residence with crawlspace foundation and an attached garage.

This letter presents the findings of the asbestos inspection and serves as the Asbestos Inspection Report for the subject property.

Inspection and Sample Collection Protocols

To complete the Asbestos Building Material Inspection, Otwell Mawby provided a State of Michigan certified Asbestos Building Inspector. Otwell Mawby personnel conducted the inspection and sampling activities on August 19, 2024. During the inspection, suspect ACBMs were identified and grouped into

homogeneous areas (HAs). Based on visual observation of materials being similar in color, texture, and/ or their date of installation was likely similar, the materials were considered homogeneous, representing like materials and were grouped into HAs. During the inspection 11 homogeneous areas (HAs) were identified and sampled. A list of the identified HAs is provided on the chain-of-custody documentation attached in Appendix A. Also refer to Appendix B for a list of relevant asbestos inspection related terms and definitions. Appendix C contains photographs of the site.

From the identified HAs, bulk samples of suspect ACBMs were collected following United State Environmental Protection Agency (USEPA) Asbestos Hazard Emergency Response Act (AHERA) protocols. Bulk samples were categorized into one of three types of materials: surfacing material, thermal system insulation, or miscellaneous materials. Per the AHERA, bulk sample collection was conducted using the criteria identified in the following table.

Type of Material	Number of Samples Required
Surfacing Material	-
Area $\leq$ 1,000 SF	3
Area > 1,000 SF but $\leq$ 5,000 SF	5
Area > 5,000 SF	7
Thermal System Insulation (TSI)	3
Miscellaneous Materials	Sample in a manner sufficient to determine if material is or is not ACM, at discretion of Inspector

Samples were collected at the first location where each individual material was encountered. If a material was to be sampled more than once per USEPA sampling protocols, the material was sampled at the second location encountered and so on. If a material was only encountered within one area, bulk samples were collected from different areas within the location where the material was encountered.

In each accessible area, suspect ACBMs, if encountered, were sampled, following the protocols identified above to verify the potential asbestos content of the suspect ACBMs.

During the inspection a total of 25 samples were collected from the 11 identified HAs (suspect ACBMs) at the subject property. The sampled materials are listed on the chain of custody documentation contained within Appendix A. The attached Figure 1, shows the approximate sampling locations.

Analytical Protocol

Collected bulk samples were submitted under chain-of-custody for analysis to IMS Laboratory (IMS) of Commerce Township, Michigan using Polarized Light Microscopy (PLM). IMS is accredited by the National Voluntary Laboratory Accreditation Program (NVLAP) for the analysis of ACM in bulk samples using PLM (NVLAP Lab Code 201036-0). The laboratory was instructed to stop at the first sample determined to be positive for asbestos content from each respective HA (test-to-positive criteria). Per USEPA protocol, a positive finding of asbestos in a sample from an individual HA indicates the entire HA is positive for asbestos content.

Summary of Analytical Results

Of the 25 samples collected from the 11 HAs, the laboratory (utilizing the test to positive criteria) analyzed 29 samples. Seven of the analyzed samples represented a separable layer of material identified by the laboratory from one of the original 25 samples. These layers were analyzed individually to determine their potential asbestos content. Of the 29 samples analyzed by the laboratory, three were identified to be ACBMs by PLM, as indicated in the following table. Based on the test-to-positive criteria, Samples 3B, 6B, and 8B were not analyzed but based on the "A" sample for each HA, the entire HA associated with each material is considered asbestos containing, as noted in the following table.

Sample Number	Material Description (HA)	Sampling Location	Laboratory Analytical Result	Friable in Current State (Yes/ No)	Estimated Quantity and Location Identified
3A	Linoleum, Light Yellow, Tile Pattern	Kitchen, Floor	20% Chrysotile	No	160-ft², Kitchen, Floor
6A	Tile, 9" x 9", Green	Utility Room, Floor	3% Chrysotile	No	30-ft², Utility Room, Floor
8A	Hot Tar Roofing	Roof, Top Layer	5% Chrysotile	No	1,500-ft², Roof, Top Layer

The analytical laboratory results and the associated chain-of-custodies are attached as Appendix A.

Inaccessible Areas/Limitations

To the extent possible, Otwell Mawby inspected all accessible areas of the residence and garage. Areas below the foundations were not inspected.

Fiberglass insulation was observed in the walls of the structure. The material is not suspect a ACBM, as a result, it was not sampled.

Summary/ Recommendations

Otwell Mawby completed an inspection to identify potential ACBMs on the interior and exterior of the building utilizing destructive surveying and sampling techniques for compliance with the OSHA/ NESHAPs Standards. Bulk samples of suspect ACBMs were collected and submitted to a third-party laboratory for analysis. Laboratory analytical results indicated that three of the sampled materials are asbestos containing. A copy of this report should be kept readily accessible at the subject property.

Prior to the commencement of the any renovation or demolition activities that could impact the ACBMs, Otwell Mawby recommends the ACBMs be removed by a qualified and licensed asbestos abatement professional following all applicable local, state, and federal laws prior to its disturbance. The materials could also be managed during demolition as they are non-friable, although, management during demolition would render the entire debris pile asbestos containing, which would be more costly than removal prior to demolition.

Removal of the ACBMs should be performed by a qualified asbestos abatement contractor licensed by the State of Michigan, Department of Licensing and Regulatory Affairs (LARA), Asbestos Program. **The asbestos contractor should visit the site and verify the approximated ACBM quantities provided by**

Otwell Mawby, prior to providing a cost for the abatement project. A 10-day (business day) notification to the State of Michigan may be required prior to the commencement of the abatement activities. A 10-day (business day) NESHAP notification (Notification on Intent to Renovate/ Demolish (MIOSHA-CSH-142) to the State of Michigan may also be required for demolition of the building.

Otwell Mawby recommends that during demolition the personnel doing so are trained to identify potential ACBMs and if identified they should be tested to determine their asbestos content or be assumed to be ACBMs and handled as such. Suspect ACBMs or ACBMs should be handled by qualified and licensed asbestos abatement professionals following all applicable local, state, and federal laws.

All bulk sample collection that was performed by Otwell Mawby was completed by Mr. Steve Hemstreet. Mr. Hemstreet is accredited in the State of Michigan as an Asbestos Inspector. The inspection was managed and subsequent reporting was completed by Mr. James Jackson, who is also accredited in the State of Michigan as an Asbestos Inspector.

If you have any questions regarding this Report, please feel free to contact the undersigned at (231) 946-5200. We appreciate the opportunity to provide these services and thank you for your confidence in Otwell Mawby.

Sincerely,

OTWELL MAWBY, P.C.

James A. Jackson II
State of MI, Asbestos Inspector #A31826

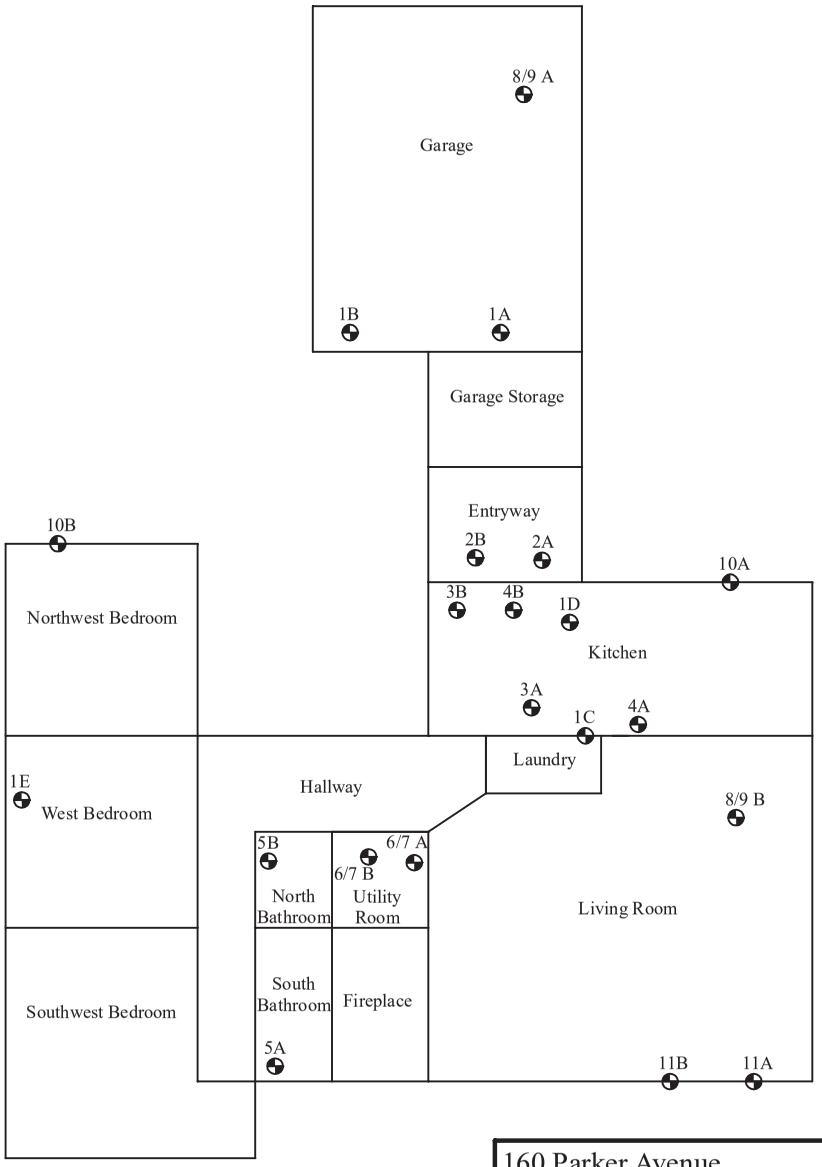
Steve Hemstreet
State of Michigan, Asbestos Inspector #A54086

Attachments Figures 1 – Site Map
Appendix A – Bulk Sampling Chain-of-Custodies and Laboratory Analytical Report
Appendix B – Asbestos Inspection Related Definitions
Appendix C – Site Photographs

FIGURES

FIGURE 1 – SITE MAP

160 Parker Avenue



Legend

1A - Bulk Sample Location

Approximate Scale

0' 2' 5' 10'

North

160 Parker Avenue City of Alpena, Alpena County, Michigan	Figure 3: Site Map		
Otwell Mawby, P.C. **Traverse City, Michigan**	**Date:** 8/21/2024	**Proj. No.:** 24-102D	**Scale:** ~ 1" = 10'

APPENDIX A

BULK SAMPLING CHAIN-OF-CUSTODIES AND LABORATORY ANALYTICAL REPORT

IMS Laboratory

3130 Old Farm Lane, Suite 1
Commerce Twp., MI 48390

877-665-3373

Asbestos Laboratory Report

Prepared Exclusively For:

Otwell Mawby, P.C.
James Jackson
309 E Front St, #200
Traverse City, MI 49684
(231) 946-5200
jjackson@otwellmawby.com

NVLAP TESTING
NVLAP LAB CODE: 201036-0

Accredited Laboratory
Lab ID # 172958

Project: 160 Parker Ave **Project # 24-102D** **Lab # A33513**

Report Date: 08/22/24 **Collected: 08/19/24** **Received: 08/21/24**

IMS Laboratory

Report Prepared For:	Otwell Mawby, P.C.
Project Name:	160 Parker Ave
Project Number:	24-102D
Report Date:	08/22/24
Lab Number:	A33513

Asbestos Report Summary

Test Method: Polarized Light Microscopy (PLM)

29 Samples Analyzed
3 Samples Containing >1% Asbestos

Greater than 1% Asbestos

Client ID	Lab Number	Description	Asbestos
3A	A33513 - 8	Linoleum, Light Yellow, Tile Pattern / Kitchen, Floor	Chrysotile 20%
6A	A33513 - 14	Tile, 9x9, Green / Utility Room, Floor	Chrysotile 3%
8A	A33513 - 18	Hot Tar Roofing / Roof, Top Layer	Chrysotile 5%

IMS Laboratory

Report Prepared For:	Otwell Mawby, P.C.
Project Name:	160 Parker Ave
Project Number:	24-102D
Report Date:	08/22/24
Lab Number:	A33513

Certificate of Laboratory Analysis

Test Method: Polarized Light Microscopy (PLM)

EPA 600/R-93/116 and/or EPA - Appendix E to Subpart E of 40 CFR Part 763;
Interim Method for the Determination of Asbestos in Bulk Insulation Samples

Project: 160 Parker Ave
Project Number: 24-102D

Prepared For
Otwell Mawby, P.C.
James Jackson
309 E Front St, #200
Traverse City, MI 49684
(231) 946-5200
jjackson@otwellmawby.com

IMS Lab No.	A33513
Date Collected:	08/19/24
Date Received:	08/21/24
Date Reported:	08/22/24

Client ID Lab No.	Client Description	Sample Color(s)	Laboratory Attributes	Fibrous Components	Non-Fibrous Components	Asbestos Type / Percent
1A A33513 - 1A	Plaster, Gray / Garage, Wall	Gray	Heterogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
1A A33513 - 1B	Plaster, White	White	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
1B A33513 - 2A	Plaster, Gray / Garage, Ceiling	Gray	Heterogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
1B A33513 - 2B	Plaster, White	White	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
1C A33513 - 3A	Plaster, Gray / Kitchen, Wall	Gray	Heterogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
1C A33513 - 3B	Plaster, White	White	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
1D A33513 - 4A	Plaster, Gray / Kitchen, Ceiling	Gray	Heterogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
1D A33513 - 4B	Plaster, White	White	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
1E A33513 - 5A	Plaster, Gray / West Bedroom, Wall	Gray	Heterogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected

IMS Laboratory

Report Prepared For: Otwell Mawby, P.C.
Project Name: 160 Parker Ave
Project Number: 24-102D
Report Date: 08/22/24
Lab Number: A33513

Client ID Lab No.	Client Description	Sample Color(s)	Laboratory Attributes	Fibrous Components	Non-Fibrous Components	Asbestos Type / Percent
1E A33513 - 5B	Plaster, White	White	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
2A A33513 - 6A	Linoleum, White, Tile Pattern / Entryway, Floor	White	Heterogeneous Friable Fibrous	20% Cellulose 10% Fiberglass	70% Matrix	No Asbestos Detected
2A A33513 - 6B	Mastic*	Yellow	Homogeneous Non-Friable Non-Fibrous	3% Cellulose 1% Fiberglass	96% Matrix	No Asbestos Detected
2B A33513 - 7A	Linoleum, White, Tile Pattern / Entryway, Floor	White	Heterogeneous Friable Fibrous	20% Cellulose 10% Fiberglass	70% Matrix	No Asbestos Detected
2B A33513 - 7B	Mastic*	Yellow	Homogeneous Non-Friable Non-Fibrous	3% Cellulose 1% Fiberglass	96% Matrix	No Asbestos Detected
3A A33513 - 8	Linoleum, Light Yellow, Tile Pattern / Kitchen, Floor	Yellow	Heterogeneous Friable Fibrous	20% Chrysotile 20% Cellulose	60% Matrix	**Chrysotile 20%**
Note on 8: No Mastic Observed						
3B A33513 - 9	Linoleum, Light Yellow, Tile Pattern / Kitchen, Floor					Not Tested - Positive Stop # 8
Note on 9: No Mastic Observed						
4A A33513 - 10	Glue, Tan / Kitchen, Counter	Tan	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
4B A33513 - 11	Glue, Tan / Kitchen, Backsplash	Tan	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
5A A33513 - 12	Glue, Brown / North Bathroom, Backsplash	Brown	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
5B A33513 - 13	Glue, Brown / South Bathroom, Backsplash	Brown	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
6A A33513 - 14	Tile, 9x9, Green / Utility Room, Floor	Green	Heterogeneous Non-Friable Non-Fibrous	3% Chrysotile	97% Matrix	**Chrysotile 3%**
6B A33513 - 15	Tile, 9x9, Green / Utility Room, Floor	Green	Heterogeneous Non-Friable Non-Fibrous			Not Tested - Positive Stop # 14
7A A33513 - 16	Mastic, Black / Utility Room, Floor	Black	Homogeneous Non-Friable Non-Fibrous	5% Cellulose	95% Matrix	No Asbestos Detected
7B A33513 - 17	Mastic, Black / Utility Room, Floor	Black	Homogeneous Non-Friable Non-Fibrous	5% Cellulose	95% Matrix	No Asbestos Detected

*Material description provided by laboratory.

IMS Laboratory

Report Prepared For: Otwell Mawby, P.C.
Project Name: 160 Parker Ave
Project Number: 24-102D
Report Date: 08/22/24
Lab Number: A33513

Client ID Lab No.	Client Description	Sample Color(s)	Laboratory Attributes	Fibrous Components	Non-Fibrous Components	Asbestos Type / Percent
8A A33513 - 18	Hot Tar Roofing / Roof, Top Layer	Black	Heterogeneous Non-Friable Fibrous	5% Chrysotile 10% Fiberglass	85% Matrix	**Chrysotile 5%**
8B A33513 - 19	Hot Tar Roofing / Roof, Top Layer					Not Tested - Positive Stop # 18
9A A33513 - 20	Hot Tar Roofing / Roof, Bottom Layer	Black	Heterogeneous Non-Friable Fibrous	5% Cellulose	95% Matrix	No Asbestos Detected
9B A33513 - 21	Hot Tar Roofing / Roof, Bottom Layer	Black	Heterogeneous Non-Friable Fibrous	5% Cellulose	95% Matrix	No Asbestos Detected
10A A33513 - 22	Caulk, White / Exterior, Around Windows	White	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
10B A33513 - 23	Caulk, White / Exterior, Around Windows	White	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
11A A33513 - 24	Caulk, Gray / Living Room Window, On Glass	Gray	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
11B A33513 - 25	Caulk, Gray / Living Room Window, On Glass	Gray	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected

IMS Laboratory, LLC is accredited through the National Voluntary Laboratory Accreditation Program (NVLAP). Data is provided in compliance with NVLAP policy modules and ISO 17025:2017 guidelines.

NVLAP TESTING
NVLAP LAB CODE: 201036-0

08/22/24
Sean Bocek, Asbestos Laboratory Manager

Glossary

Actinolite - This form of asbestos was not commonly used commercially, but can be found occasionally in some building products.

Amosite - This form of asbestos was commonly used in ceiling tiles, cement sheets, pipe insulation, and in many different types of thermal insulation products.

Anthophyllite - This form of asbestos was not commonly used commercially, but can be found occasionally in some building products.

Asbestos - Any of six naturally occurring silicate minerals (Chrysotile, Amosite, Crocidolite, Tremolite, Actinolite, and Anthophyllite). Inhalation of these minerals can cause asbestosis and certain types of cancer. Because of asbestos' fireproofing and other desirable properties, these minerals can be found in many different types of building materials.

Chrysotile - This is the most commonly used form of asbestos and can be found today in many building components including floors, roofs, ceilings, walls and insulation cement materials, piping and sealants of residential and commercial buildings. It was also used in automobile brake pads, linings and blocks, clutch plates and gaskets.

Crocidolite - This form of asbestos has been used in some building products including cement, pipe insulation and spray-on coatings.

Fibrous - Any material that contains, consists of, or resembles fibers.

Friable - Any material that can be crumbled, pulverized, or reduced to powder by the pressure of an ordinary human hand. Friable asbestos containing materials are dangerous because they allow asbestos fibers to get into the air where they can be inhaled.

Heterogeneous - A mixture that consists of two or more substances. It is non-uniform and the different components of the mixture can be seen.

Homogeneous - A substance which has uniform composition and properties throughout.

Non-Fibrous - Any material that does not contain fibers.

Non-Friable - Any material that cannot be pulverized under hand pressure.

Tremolite - This form of asbestos was not commonly used commercially, but can be found in some roofing materials, insulation products (including vermiculite), paints, sealants, and talc powders.

Warranties, Legal Disclaimers, and Limitations

Stereoscopic microscopy and polarized light microscopy coupled with dispersion staining is the analytical technique used for sample identification. The percentage of each component is visually estimated by volume. The detection limit for this method is <1% by visual estimation and 0.25% by 400 point counts or 0.1% by 1,000 point counts. The samples were analyzed as submitted by the client and may not be representative of the larger material in question. IMS Laboratory, LLC ("IMS") will discard all samples after 7 days.

Matrix interference and/or resolution limits may yield false results in certain circumstances. Samples collected via tape and/or wipe may reduce sensitivity and reliability of quantification. Suspect floor tiles containing less than 1% asbestos should be tested with SEM or TEM. Many vinyl floor tiles have been manufactured using greater than 1% asbestos. Often the asbestos was milled to a fiber size below the detection limit of polarized light microscopy. Therefore, a "No Asbestos Found" reading on vinyl floor tile does not necessarily exclude the presence of asbestos. TEM provides a more conclusive form of analysis for vinyl floor tiles.

This certificate of analysis relates only to the samples tested, as recieved by IMS and, to insure the integrity of the results, may only be reproduced in full. IMS is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Unless otherwise noted in the body of this report, the condition of samples upon receipt was acceptable.

This report is generated by IMS at the request of, and for the exclusive use of, the IMS client named on this report. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the U.S. Government. Project Name, Project Number, Sampling Date, Material Descriptions, Sampling Locations and Volume have been provided to IMS by the client and may affect the validity of the results. This report applies only to the samples taken at the time, place and location referenced in the report and received by IMS. Please be aware that property conditions, inspection findings and laboratory results can and do change over time relative to the original sampling due to changing conditions and many other factors. IMS does not furnish, and has no responsibility for, the inspector or inspection service that performs the inspection or collects the test samples. It is the responsibility of the end-user of this report to select a properly trained professional to conduct the inspection and collect appropriate samples for analysis and interpretation. Neither IMS, nor its affiliates, subsidiaries, suppliers, employees, agents, contractors and attorneys ("IMS related parties") are able to make and do not make any determinations as to the safety or health condition of a property in this report. The client and client's customer are solely responsible for the use of, and any determinations made from, this report, and no IMS related party shall have any liability with respect to decisions or recommendations made or actions taken by either the client or the client's customer based on the report.

IMS hereby expressly disclaims any and all representations and warranties of any kind or nature, whether express, implied or statutory, related to the testing services or this report including, but not limited to, damages for loss of profit or goodwill regardless of the negligence (either sole or concurrent) of IMS and whether IMS has been informed of the possibility of such damages, arising out of or in connection with IMS's services or the delivery, use, reliance upon or interpretation of test results by client or any third party. In no event will IMS be liable for any special, indirect, incidental, punitive, or consequential damages of any kind regardless of the form of action whether in contract, tort (including negligence), strict product liability or otherwise, arising from or related to the testing services or this report.

IMS accepts no legal responsibility for the purposes for which the client uses the test results. IMS will not be held responsible for the improper selection of sampling devices even if we supply the device to the user. The user of the sampling device has the sole responsibility to select the proper sampler and sampling conditions to insure that a valid sample is taken for analysis. Additionally, neither this report nor IMS makes any express or implied warranty or guarantee regarding the inspection or sampling done by the inspector, the qualifications, training or sampling methodology used by the inspector performing the sampling and inspection reported herein, or the accuracy of any information provided to IMS serving as a basis for this report. The total liability of IMS related to or arising from this report to a client or any third party, whether under contract law, tort law, warranty or otherwise, shall be limited to direct damages not to exceed the fees actually received by IMS from the client for the report. The invalidity or unenforceability, in whole or in part, of any provision, term or condition herein shall not invalidate or otherwise affect the enforceability of the remainder of these provisions, terms and conditions. Client shall indemnify IMS and its officers, directors and employees and hold each of them harmless for any liability, expense or cost, including reasonable attorney's fees, incurred by reason of any third party claim in connection with IMS's services, the test result data or its use by client.

- End of Lab Report Number A33513 -

IMS Laboratory

A33513

3130 Old Farm Ln · Ste 1
Commerce Twp, MI 48390
877.665.3373
www.imslaboratory.com

Asbestos Chain of Custody

Company/Branch: Otwell Mawby, P.C.	Phone: 231-946-5200
Company Contact: James Jackson	Email: jjackson@otwellmawby.com
Company Address: 309 E Front St, #200 Traverse City, MI 49684	

Project Name:	Project Number:	Sampling Date:	Analysis Type: PLM (Bulk) ☑ PCM (Air) ☐
160 Parker Ave	24-102 D	8/19/24	

	Material Description	Sample Location	HM # (Bulk)	Volume (Air)
01	Plaster, Gray/White	Garage, Wall	1A	
02	" "	Garage, Ceiling	1B	
03	" "	Kitchen, Wall	1C	
04	" "	Kitchen, Ceiling	1D	
05	" "	West Bedroom, Wall	1E	
06	Linoleum, White, Tile Pattern	Entryway, Floor	2A	
07	" "	" "	2B	
08	Linoleum, Light-Yellow, Tile Pattern	Kitchen, Floor	3A	
09	" "	" "	3B	
10	Glue, Tan	Kitchen, Counter	4A	
11	" "	Kitchen, Backsplash	4B	
12	Glue, Brown	North Bathroom, Backsplash	5A	
13	" "	South Bathroom, Backsplash	5B	
14	Tile, 9x9, Green	Utility Room, Floor	6A	
15	" "	" "	6B	
16	[redacted] Mastic, Black	" "	7A	
17	" "	" "	7B	
18	Hot Tar Roofing	Roof, Top Layer	8A	
19	" "	" "	8B	
20	Hot Tar Roofing	Roof, Bottom Layer	9A	

Lab Use Only

☑ Accept
☐ Accept with Comment
☐ Reject

Lab Comments:

A: _____ R: _____

Received By & Date

RECEIVED
AUG 1 1 2024

Time in: _____

Collected By: Steven Hemstreet

Relinquished By:

Turn Around Time ("TAT")

☐ 3 Hour ☐ Same Day (in before 12 PM)
☑ 1-2 Days ☐ 3-4 Days ☐ 5-7 days

Comments/Additional Services:

* If any component of the drywall system contains asbestos, please add a composite analysis of the entire drywall system (Drywall, Tape and Mud)

☑ Positive Stop ☐ Point Count if Positive & < _____ % Asbestos

Time measured in Bus. Hrs. & Bus. Days | 3 Hr. TAT is approx. | Same day samples received after 12 PM may be reported next bus. morning |
| Hrs. of operation 9 – 5, M - F (holiday hours may vary) |

Version 6.5 Modified 03/25/2022

A33513

IMS Laboratory
3130 Old Farm Ln · Ste 1
Commerce Twp, MI 48390
877.665.3373
www.imslaboratory.com

Asbestos Chain of Custody

Company/Branch:	Otwell Mawby, P.C.	Phone:	231-946-5200
Company Contact:	James Jackson	Email:	jjackson@otwellmawby.com
Company Address:	309 E Front St, #200 Traverse City, MI 49684		

Project Name:	Project Number:	Sampling Date:	Analysis Type: PLM (Bulk)	PCM (Air)
160 Parker Ave	24-102D	8/19/24	☑	☐

	Material Description	Sample Location	HM # (Bulk)	Volume (Air)
01	Hot Tar Roofing	Roof, Bottom Layer	9B	
02	Caulk, White	Exterior, Around Window	10A	
03	" "	" "	10B	
04	Caulk, Gray	Livingroom Window, On Glass	11A	
05	" "	" "	11B	
06				
07				
08				
09				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Lab Use Only

☐ Accept
☐ Accept with Comment
☐ Reject

Lab Comments:

A: _____ R: _____

Received By & Date

RECEIVED
AUG [illegible] 2024

Time in: _____

Collected By: Steven Hemstreet

Relinquished By:

Turn Around Time ("TAT")

☐ 3 Hour ☐ Same Day (in before 12 PM)
☑ 1-2 Days ☐ 3-4 Days ☐ 5-7 days

Comments/Additional Services:

* If any component of the drywall system contains asbestos, please add a composite analysis of the entire drywall system (Drywall, Tape and Mud)

☑ Positive Stop ☐ Point Count if Positive & < _____ % Asbestos

Time measured in Bus. Hrs. & Bus. Days | 3 Hr. TAT is approx. | Same day samples received after 12 PM may be reported next bus. morning. | | Hrs. of operation 9 – 5, M - F (holiday hours may vary) |

Version 6.5 Modified 03/25/2022

APPENDIX B

ASBESTOS SURVEY RELATED DEFINITIONS

General Asbestos Industry Related Terms/ Definitions

1. **Asbestos:** Includes chrysotile, amosite, crocidolite, tremolite asbestos, anthophyllite asbestos, actinolite asbestos, and any of these minerals that has been chemically treated and/or altered. Asbestos is a mineral fiber that has been used commonly in a variety of building construction materials for insulation and as a fire-retardant.
2. **Asbestos-Containing Material (ACM):** Means any material containing more than one percent asbestos as determined by polarized light microscopy (PLM) analysis.
3. **Asbestos-Containing Building Material (ACBM):** Surfacing ACM, thermal system insulation (TSI) ACM, or miscellaneous ACM that is found in or on interior structural members or other parts of a school, public or commercial building.
4. **Accredited or Accreditation:** Refers to a personnel training or laboratory accredited in accordance with section 206 of Title II of the AHERA.
5. **Accessible:** Refers to ACM material subject to disturbance by building occupants, custodial, or maintenance personnel in the course of their normal activities.
6. **AHERA:** United States Environmental Protection Agency (USEPA) Asbestos Hazard Emergency Response Act.
7. **Bulk Samples:** Samples of suspect asbestos containing material.
8. **Chain of Custody:** Formal procedures for tracking samples and ensuring their integrity.
9. **Homogeneous Area:** Means an area of surfacing material, thermal system insulation or miscellaneous material that is uniform in color and texture.
10. **Friable:** Any material, which when dry, may be crumbled, pulverized, or reduced to a powder by hand pressure.
11. **Functional Space:** Means a room, group of rooms, or homogeneous area (including crawl spaces or the space between a dropped ceiling and the floor or roof deck above), such as classroom(s), a cafeteria, gymnasium, hallway(s) as designated for the accredited person.
12. **Miscellaneous Material:** Encompasses interior building material on structural components, structural members or fixtures, such as floor and ceiling tiles, and does not include surfacing material or thermal system insulation.
13. **NESHAP:** The EPA standard that regulates asbestos visible emissions to the outside air as well as disposal of friable asbestos waste from renovation/ demolition projects.
14. **Presumed Asbestos Containing Material (PACM):** Means thermal, surfacing and miscellaneous suspect material found in buildings constructed no later than 1980. OSHA says PACM may be "rebutted" pursuant to an AHERA inspection.
15. **Polarized Light Microscopy (PLM):** An optical microscopy technique for analyzing bulk samples for asbestos in which the sample is illuminated with polarized light (light which vibrates in only one plane) to distinguish between different types of asbestos fibers by their shape and unique optical properties.
16. **Renovation:** Means the modifying of any structure, or any portion thereof.
17. **Thermal System Insulation (TSI):** Means ACM applied to pipes, fittings, boilers, breeching, tanks, ducts or other structural components to prevent heat loss or gain.
18. **Surfacing Material:** Means material that is sprayed, troweled-on or otherwise applied to surfaces (such as acoustical plaster on ceilings and fireproofing materials on structural members, or other materials on surfaces for acoustical, fireproofing, and other purposes).

APPENDIX C

SITE PHOTOGRAPHS

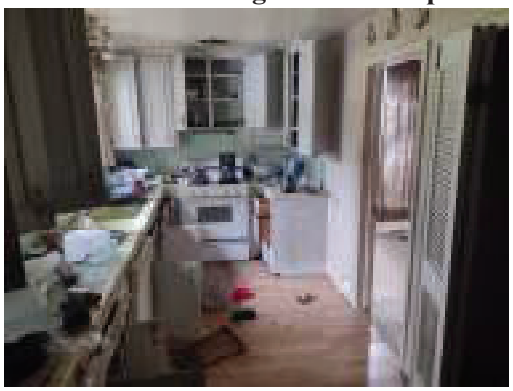
Photograph of the residence/ garage, which has an asbestos containing hot tar roof present.

Photograph of the residence/ garage, which has an asbestos containing hot tar roof present.

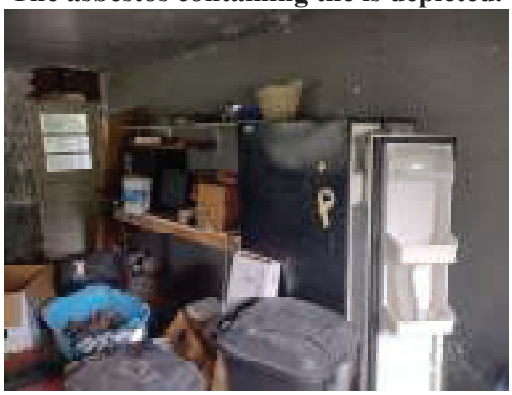
Photograph of the residence/ garage, which has an asbestos containing hot tar roof present.

Photograph of the residence/ garage, which has an asbestos containing hot tar roof present.

Photograph of the interior of the utility room. The asbestos containing tile is depicted.



Photograph of the interior of the kitchen. Asbestos containing linoleum is present.



Photograph of the interior of the residence.

Photograph of the interior of the residence.

Residence and Attached Garage **160 Parker Street** **City of Alpena, Alpena County, Michigan**	**Site Photographs**
Otwell Mawby, P.C. **Traverse City, Michigan**	**Date: August 19, 2024**

Otwell Mawby, P.C.
Consulting Engineers

August 21, 2024

Alpena County Land Bank Authority
C/o: Ms. Montiel Birmingham and Mr. Todd Mericon
Email: montielb@alpena.mi.us and todd@mericon.net

RE: HAZARDOUS MATERIAL AND UNIVERSAL WASTE INSPECTION REPORT RESIDENCE WITH ATTACHED GARAGE, 160 PARKER AVENUE CITY OF ALPENA, ALPENA COUNTY, MICHIGAN OTWELL MAWBY PROJECT NUMBER: 24-102D

Dear Montiel and Todd:

At your request, Otwell Mawby, P.C. (Otwell Mawby) completed an inspection of the residence with an attached garage located at 160 Parker Avenue in the City of Alpena, Alpena County, Michigan to determine the potential presence hazardous materials and universal waste products. The inspection was completed on August 19 2024. This document presents the findings of the inspection and serves as the Hazardous Materials and Universal Waste Inspection Report for the referenced property.

The United States Environmental Protection Agency's (USEPA's) Universal Waste Rule, as adopted by the State of Michigan, governs the collection and management of widely generated waste products to prevent environmental contamination and promote recycling or treatment. The Universal Waste Rule allows for the collection, recycling, treatment, and disposal of household quantities of these materials to prevent over-disposal and concentration of hazardous wastes within landfills. Universal Wastes in Michigan include items such as antifreeze, batteries, consumer electronics, pesticides, pharmaceuticals, mercury-containing equipment, and electric lamps (fluorescent, sodium or mercury vapor, neon, high intensity discharge, incandescent, cathode ray tubes (television and computer screens). Additionally, batteries, pesticides, mercury-containing equipment, and fluorescent lamps are considered hazardous wastes and are subject to more stringent hazardous waste regulations unless they are managed as universal wastes.

During the inspection, Otwell Mawby visually identified the items listed in the attached table as being characterized as Universal Wastes per the USEPA's Universal Waste Rule, some of which could also be characterized as hazardous wastes if not managed as Universal Wastes. The locations of the identified potentially hazardous material/ Universal Waste is depicted on the attached Table 1. The spaces within the structure are shown on the attached Figure 1. Refer to Appendix A for photographs that depict the structure.

Otwell Mawby recommends all listed Universal Wastes, including those that possibly could also be categorized as hazardous wastes, be properly disposed/ recycled if they are not intended to be reused, by a licensed waste hauler prior to commencement of demolition of the building.

If you should have any questions regarding this Report, please feel free to contact the undersigned. Thank you again for your confidence in Otwell Mawby, we enjoyed working with you on this project.

Sincerely,

OTWELL MAWBY, P.C.

James A. Jackson II
Senior Project Manager

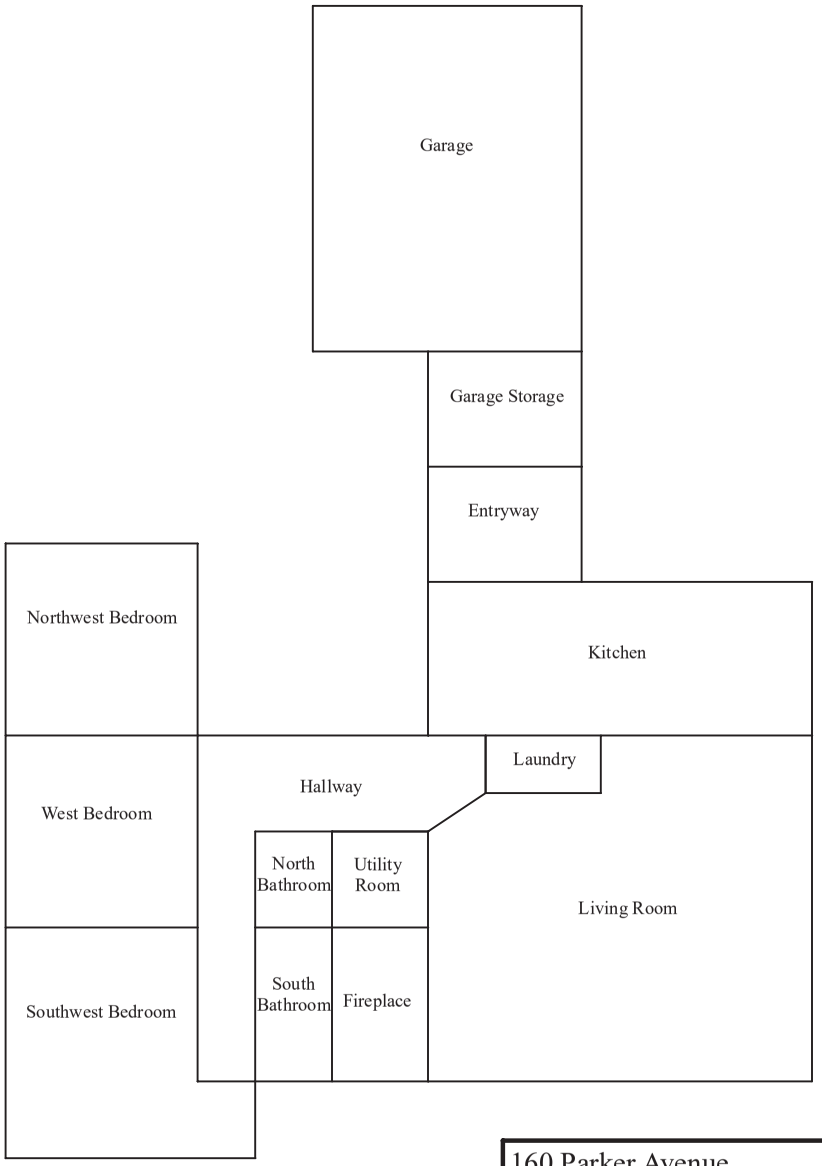
Steve Hemstreet
Staff Engineer

Attachments:
Figure 1 – Site Map
Table 1 - Universal Waste Inspection Summary Table
Appendix A – Site Photographs

FIGURES

FIGURE 1 – Site Map

160 Parker Avenue



Legend

Approximate Scale

0' 2' 5' 10'

North

160 Parker Avenue City of Alpena, Alpena County, Michigan	Figure 1: Site Map		
Otwell Mawby, P.C. **Traverse City, Michigan**	**Date:** 8/21/2024	**Proj. No.:** 24-102D	**Scale:** ~ 1" = 10'

TABLES

Table 1 – UNIVERSAL WASTE INSPECTION SUMMARY TABLE

Table 1 - Universal Waste Inspection Summary Table

Project Name: Residence, 160 Parker Avenue Date: 8/19/2024

Otwell Mawby Project Number: 24-102D Surveyor: Steve Hemstreet

Item Location	Item Description	Estimated Quantity	Notes
Exterior	Fuel Oil Tank	1	Underground, unknown size and contents
Exterior	Compact Florescent Light Bulb	1	
Garage	Computer Monitor (CRT)	1	~3' x 3' x 6'
Garage	Refrigerator	1	
Garage Storage	Paint Can	1	1-Gallon
Entryway	Paint Can	2	1-Gallon
Utility Room	Compact Florescent Light Bulb	1	
South Bathroom	Compact Florescent Light Bulb	1	
South Bathroom	Bathroom Cleaner	1	32 oz. Clorox
Livingroom Closet	Compact Florescent Light Bulb	2	
Livingroom Closet	Television (CRT)	1	~3' x 3' x 3'
South Bedroom	Television, Projector	1	~3' x 5' x 3'
South Bedroom	Television, LED	1	~3' x 4' x 1'

APPENDIX A

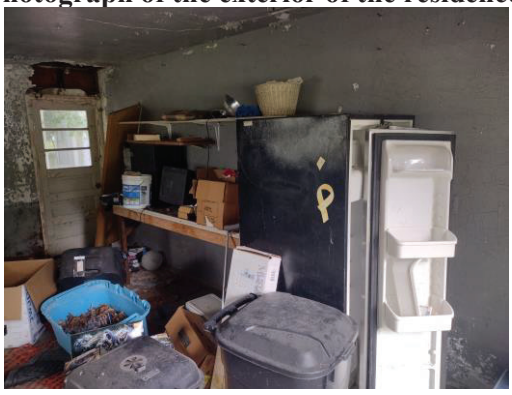
SITE PHOTOGRAPHS

Photograph of the exterior of the residence/ garage.

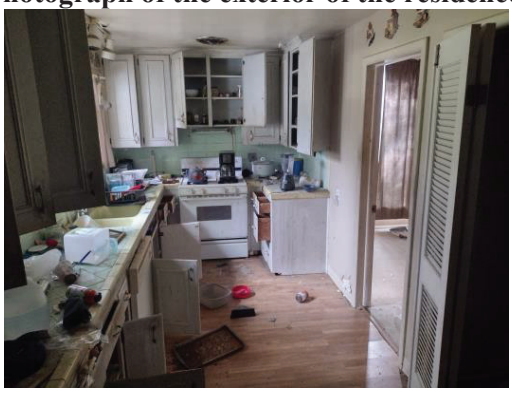
Photograph of the exterior of the residence/ garage.

Photograph of the exterior of the residence.

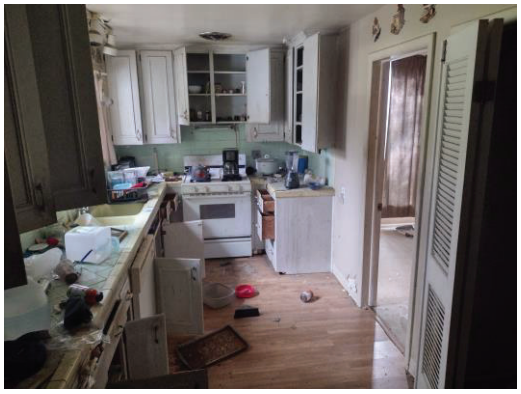
Photograph of the exterior of the residence.



Photograph of the interior of the residence.



Photograph of the interior of the residence.



Photograph of the interior of the residence.

Photograph of the interior of the residence.

Residence and Attached Garage **160 Parker Street** **City of Alpena, Alpena County, Michigan**	**Site Photographs**
Otwell Mawby, P.C. **Traverse City, Michigan**	**Date: August 19, 2024**

Otwell Mawby, P.C.
Consulting Engineers

August 26, 2024

Alpena County Land Bank Authority
C/o: Ms. Montiel Birmingham and Mr. Todd Mericon
Email: montielb@alpena.mi.us and todd@mericon.net

RE: ASBESTOS INSPECTION REPORT
COMMERCIAL BUILDING, 1315 WEST CHISHOLM STREET
CITY OF ALPENA, ALPENA COUNTY, MICHIGAN
OTWELL MAWBY PROJECT NUMBER: 24-102E

Dear Montiel and Todd:

At your request, Otwell Mawby, P.C. (Otwell Mawby) conducted a building material inspection to evaluate for the potential presence of asbestos-containing building materials (ACBMs) associated with the commercial building located at 1315 West Chisholm Street in the City of Alpena, Alpena County, Michigan (hereafter referenced as the subject property). The purpose of the inspection was for compliance National Emission Standards for Hazardous Air Pollutants (NESHAPs), specifically, 40 CFR Part 61, Subpart M, Asbestos. The regulation requires a thorough inspection be completed where renovation or demolition, including select demolition will occur. To complete the thorough inspection requirement under the NESHAPs Standard, our scope of the inspection included an evaluation of accessible and inaccessible suspect ACBMs on the interior and exterior of the building, utilizing a combination of non-destructive and destructive surveying and sampling techniques. Limitations to our inspection are noted in the corresponding section below.

The inspection was also completed for compliance with the with the Occupational Health and Safety Administration (OSHA) Standard 1910.1001 as the building is reportedly planned to be demolished using hired contractors. The Standard requires building and facility owners, with structures constructed pre-1980, to determine the presence, location and quantity of ACBMs and/ or presumed asbestos containing materials (PACMs) at a work site. The Standard also requires building and facility owners shall inform employers of employees, and employers shall inform employees who perform housekeeping activities in areas which contain ACBM and/or PACM of the presence and location of ACBMs and/or PACMs in such areas which may be contacted during such activities.

The scope of the inspection included an evaluation of accessible ACBMs on the interior and exterior of the building using destructive surveying and sampling techniques in preparation for future demolition of the structure. The inspected structure consisted of a single-story brick restaurant with a basement foundation.

This letter presents the findings of the asbestos inspection and serves as the Asbestos Inspection Report for the subject property.

Inspection and Sample Collection Protocols

To complete the Asbestos Building Material Inspection, Otwell Mawby provided a State of Michigan certified Asbestos Building Inspector. Otwell Mawby personnel conducted the inspection and sampling activities on August 20, 2024. During the inspection, suspect ACBMs were identified and grouped into

homogeneous areas (HAs). Based on visual observation of materials being similar in color, texture, and/ or their date of installation was likely similar, the materials were considered homogeneous, representing like materials and were grouped into HAs. During the inspection 21 homogeneous areas (HAs) were identified and sampled. A list of the identified HAs is provided on the chain-of-custody documentation attached in Appendix A. Also refer to Appendix B for a list of relevant asbestos inspection related terms and definitions. Appendix C contains photographs of the site.

From the identified HAs, bulk samples of suspect ACBMs were collected following United State Environmental Protection Agency (USEPA) Asbestos Hazard Emergency Response Act (AHERA) protocols. Bulk samples were categorized into one of three types of materials: surfacing material, thermal system insulation, or miscellaneous materials. Per the AHERA, bulk sample collection was conducted using the criteria identified in the following table.

Type of Material	Number of Samples Required
Surfacing Material	-
Area $\leq$ 1,000 SF	3
Area > 1,000 SF but $\leq$ 5,000 SF	5
Area > 5,000 SF	7
Thermal System Insulation (TSI)	3
Miscellaneous Materials	Sample in a manner sufficient to determine if material is or is not ACM, at discretion of Inspector

Samples were collected at the first location where each individual material was encountered. If a material was to be sampled more than once per USEPA sampling protocols, the material was sampled at the second location encountered and so on. If a material was only encountered within one area, bulk samples were collected from different areas within the location where the material was encountered.

In each accessible area, suspect ACBMs, if encountered, were sampled, following the protocols identified above to verify the potential asbestos content of the suspect ACBMs.

During the inspection a total of 45 samples were collected from the 21 identified HAs (suspect ACBMs) at the subject property. The sampled materials are listed on the chain of custody documentation contained within Appendix A. The attached Figure 1, shows the approximate sampling locations.

Analytical Protocol

Collected bulk samples were submitted under chain-of-custody for analysis to IMS Laboratory (IMS) of Commerce Township, Michigan using Polarized Light Microscopy (PLM). IMS is accredited by the National Voluntary Laboratory Accreditation Program (NVLAP) for the analysis of ACM in bulk samples using PLM (NVLAP Lab Code 201036-0). The laboratory was instructed to stop at the first sample determined to be positive for asbestos content from each respective HA (test-to-positive criteria). Per USEPA protocol, a positive finding of asbestos in a sample from an individual HA indicates the entire HA is positive for asbestos content.

Summary of Analytical Results

Of the 45 samples collected from the 21 HAs, the laboratory (utilizing the test to positive criteria) analyzed 48 samples. Four of the analyzed samples represented a separable layer of material identified by the laboratory from one of the original 45 samples. These layers were analyzed individually to determine their potential asbestos content. Of the 48 samples analyzed by the laboratory, one was identified to be an ACBM by PLM, as indicated in the following table. Based on the test-to-positive criteria, Sample 21B was not analyzed but based on the "A" sample for the HA, the entire HA associated with the material is considered asbestos containing, as noted in the following table.

Sample Number	Material Description (HA)	Sampling Location	Laboratory Analytical Result	Friable in Current State (Yes/ No)	Estimated Quantity and Location Identified
21A	Caulk, Black	Exterior, Around Window	10% Chrysotile	No	16-ft², Exterior, Around Windows (32 Windows, Each ~4' x 4')

The analytical laboratory results and the associated chain-of-custodies are attached as Appendix A.

Inaccessible Areas/Limitations

To the extent possible, Otwell Mawby inspected all accessible areas of the structure. Areas below the foundations were not inspected.

Foam insulation was observed in the roof and walls of the structure. The material is not suspect a ACBM, as a result, it was not sampled.

Summary/ Recommendations

Otwell Mawby completed an inspection to identify potential ACBMs on the interior and exterior of the building utilizing destructive surveying and sampling techniques for compliance with the OSHA/ NESHAPs Standards. Bulk samples of suspect ACBMs were collected and submitted to a third-party laboratory for analysis. Laboratory analytical results indicated that one of the sampled materials is asbestos containing. A copy of this report should be kept readily accessible at the subject property.

Prior to the commencement of the any renovation or demolition activities that could impact the ACBMs, Otwell Mawby recommends the ACBMs be removed by a qualified and licensed asbestos abatement professional following all applicable local, state, and federal laws prior to its disturbance. Removal of the ACBMs should be performed by a qualified asbestos abatement contractor licensed by the State of Michigan, Department of Licensing and Regulatory Affairs (LARA), Asbestos Program. **The asbestos contractor should visit the site and verify the approximated ACBM quantities provided by Otwell Mawby, prior to providing a cost for the abatement project.** A 10-day (business day) notification to the State of Michigan may be required prior to the commencement of the abatement activities. A 10-day (business day) NESHAP notification (Notification on Intent to Renovate/ Demolish (MIOSHA-CSH-142) to the State of Michigan is also be required for demolition of the building.

Otwell Mawby recommends that during demolition the personnel doing so are trained to identify potential ACBMs and if identified they should be tested to determine their asbestos content or be assumed to be ACBMs and handled as such. Suspect ACBMs or ACBMs should be handled by qualified and licensed asbestos abatement professionals following all applicable local, state, and federal laws.

All bulk sample collection that was performed by Otwell Mawby was completed by Mr. Steve Hemstreet. Mr. Hemstreet is accredited in the State of Michigan as an Asbestos Inspector. The inspection was managed and subsequent reporting was completed by Mr. James Jackson, who is also accredited in the State of Michigan as an Asbestos Inspector.

If you have any questions regarding this Report, please feel free to contact the undersigned at (231) 946-5200. We appreciate the opportunity to provide these services and thank you for your confidence in Otwell Mawby.

Sincerely,

OTWELL MAWBY, P.C.

James A. Jackson II
State of MI, Asbestos Inspector #A31826

Steve Hemstreet
State of Michigan, Asbestos Inspector #A54086

Attachments
Figures 1 – Site Map
Appendix A – Bulk Sampling Chain-of-Custodies and Laboratory Analytical Report
Appendix B – Asbestos Inspection Related Definitions
Appendix C – Site Photographs

FIGURES

FIGURE 1 – SITE MAP

1315 West Chrisholm Street

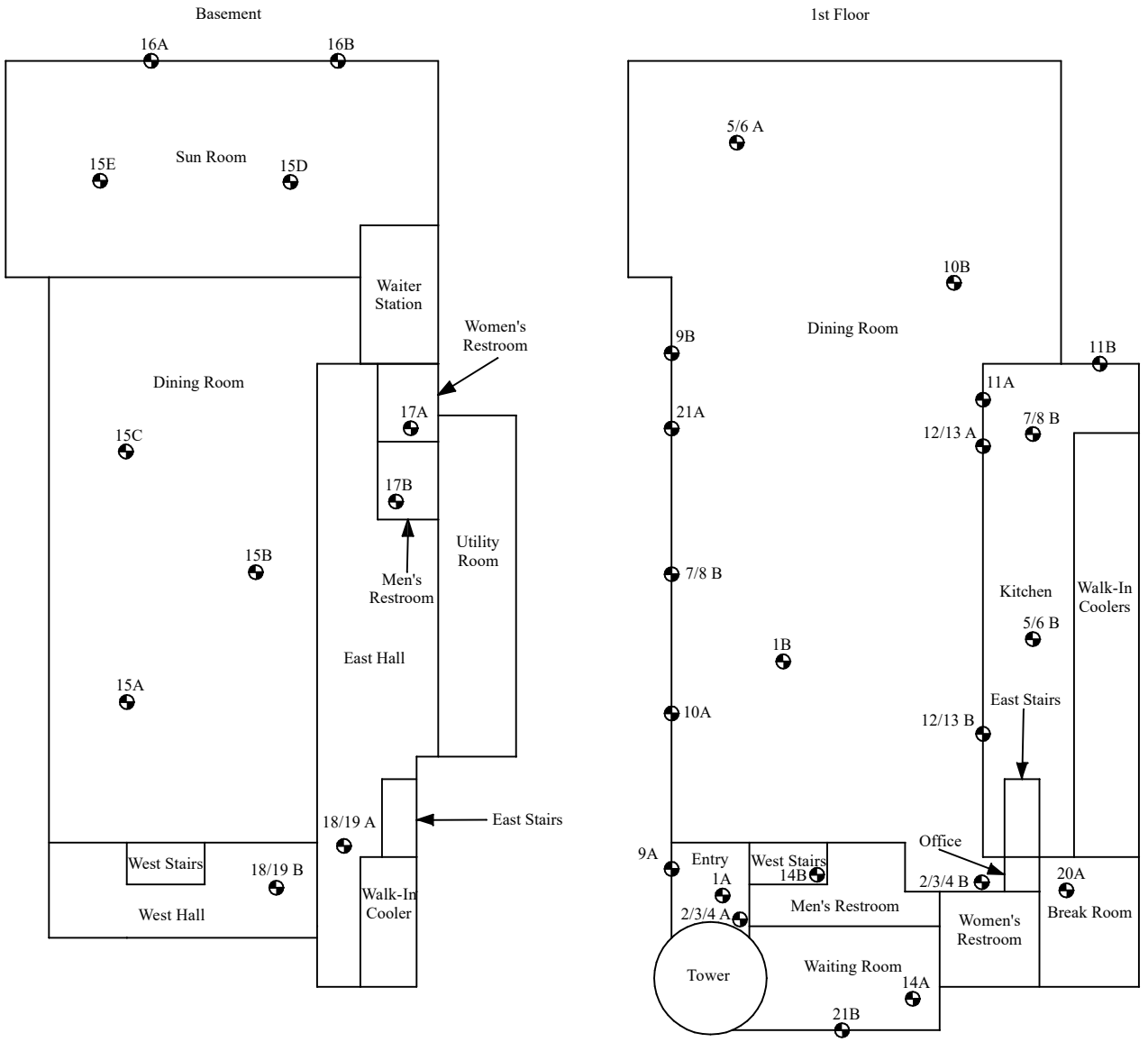
Legend

1A - Bulk Sample Location

Approximate Scale

0' 5' 10' 20'

North



1315 West Chrisholm Street City of Alpena, Alpena County, Michigan	Figure 3: Site Map		
Otwell Mawby, P.C. **Traverse City, Michigan**	**Date:** 8/21/2024	**Proj. No.:** 24-102E	**Scale:** ~ 1" = 10'

APPENDIX A

BULK SAMPLING CHAIN-OF-CUSTODIES AND LABORATORY ANALYTICAL REPORT

IMS Laboratory

3130 Old Farm Lane, Suite 1
Commerce Twp., MI 48390

877-665-3373

Asbestos Laboratory Report

Prepared Exclusively For:

Otwell Mawby, P.C.
James Jackson
309 E Front St, #200
Traverse City, MI 49684
(231) 946-5200
jjackson@otwellmawby.com

NVLAP TESTING
NVLAP LAB CODE: 201036-0

Lab ID # 172958

Project: 1315 W Chisholm St **Project # 24-102E** **Lab # A33540**

Report Date: 08/26/24 **Collected: 08/20/24** **Received: 08/23/24**

IMS Laboratory

Report Prepared For: Otwell Mawby, P.C.
Project Name: 1315 W Chisholm St
Project Number: 24-102E
Report Date: 08/26/24
Lab Number: A33540

Asbestos Report Summary

Test Method: Polarized Light Microscopy (PLM)

48 Samples Analyzed
1 Sample Containing >1% Asbestos

Greater than 1% Asbestos

Client ID	Lab Number	Description	Asbestos
21A	A33540 - 44	Caulk, Black / Exterior, Around Windows	Chrysotile 10%

IMS Laboratory

Report Prepared For: Otwell Mawby, P.C.
Project Name: 1315 W Chisholm St
Project Number: 24-102E
Report Date: 08/26/24
Lab Number: A33540

Certificate of Laboratory Analysis

Test Method: Polarized Light Microscopy (PLM)

EPA 600/R-93/116 and/or EPA - Appendix E to Subpart E of 40 CFR Part 763;
Interim Method for the Determination of Asbestos in Bulk Insulation Samples

Project: 1315 W Chisholm St
Project Number: 24-102E

Prepared For
Otwell Mawby, P.C.
James Jackson
309 E Front St, #200
Traverse City, MI 49684
(231) 946-5200
jjackson@otwellmawby.com

IMS Lab No. A33540
Date Collected: 08/20/24
Date Received: 08/23/24
Date Reported: 08/26/24

Client ID Lab No.	Client Description	Sample Color(s)	Laboratory Attributes	Fibrous Components	Non-Fibrous Components	Asbestos Type / Percent
1A A33540 - 1	Ceiling Panel, 2x2, Coarse / 1st Floor, Entryway, Ceiling	White Gray	Heterogeneous Friable Fibrous	10% Cellulose 80% Fiberglass	10% Matrix	No Asbestos Detected
1B A33540 - 2	Ceiling Panel, 2x2, Coarse / 1st Floor, Dining Room, Ceiling	White Gray	Heterogeneous Friable Fibrous	10% Cellulose 80% Fiberglass	10% Matrix	No Asbestos Detected
2A A33540 - 3	Drywall / 1st Floor, Entryway, Wall	White Brown	Heterogeneous Non-Friable Fibrous	12% Cellulose	88% Matrix	No Asbestos Detected
2B A33540 - 4	Drywall / 1st Floor, Dining Room, Wall	White Brown	Heterogeneous Non-Friable Fibrous	12% Cellulose	88% Matrix	No Asbestos Detected
3A A33540 - 5	Drywall Tape / 1st Floor, Entryway, Wall	White	Heterogeneous Friable Fibrous	90% Cellulose	10% Matrix	No Asbestos Detected
3B A33540 - 6	Drywall Tape / 1st Floor, Dining Room, Wall	White	Heterogeneous Friable Fibrous	90% Cellulose	10% Matrix	No Asbestos Detected
4A A33540 - 7	Drywall Mud / 1st Floor, Entryway, Wall	White	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
4B A33540 - 8	Drywall Mud / 1st Floor, Dining Room, Wall	White	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
5A A33540 - 9	Mortar, Gray / 1st Floor, Dining Room, Floor	Gray	Heterogeneous Non-Friable Non-Fibrous		20% Quartz 80% Matrix	No Asbestos Detected

IMS Laboratory

Report Prepared For: Otwell Mawby, P.C.
Project Name: 1315 W Chisholm St
Project Number: 24-102E
Report Date: 08/26/24
Lab Number: A33540

Client ID Lab No.	Client Description	Sample Color(s)	Laboratory Attributes	Fibrous Components	Non-Fibrous Components	Asbestos Type / Percent
5B A33540 - 10	Mortar, Gray / 1st Floor, Kitchen, Floor	Gray	Heterogeneous Non-Friable Non-Fibrous		20% Quartz 80% Matrix	No Asbestos Detected
6A A33540 - 11	Grout, Black / 1st Floor, Dining Room, Floor	Black	Heterogeneous Non-Friable Non-Fibrous		30% Quartz 70% Matrix	No Asbestos Detected
6B A33540 - 12	Grout, Black / 1st Floor, Kitchen, Floor	Black	Heterogeneous Non-Friable Non-Fibrous		30% Quartz 70% Matrix	No Asbestos Detected
7A A33540 - 13	Cove Base, Black / 1st Floor, Dining Room, Edge of Floor	Black	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
7B A33540 - 14	Cove Base, Black / 1st Floor, Kitchen, Edge of Floor	Black	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
8A A33540 - 15	Mastic, Tan / 1st Floor, Dining Room, Edge of Floor	Tan	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
8B A33540 - 16	Mastic, Tan / 1st Floor, Kitchen, Edge of Floor	Tan	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
9A A33540 - 17	Window Gasket, Black / 1st Floor, Entryway, Window	Black	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
9B A33540 - 18	Window Gasket, Black / 1st Floor, Dining Room, Window	Black	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
10A A33540 - 19	Glue, Tan / 1st Floor, Dining Room, Wall	Tan	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
10B A33540 - 20	Glue, Tan / 1st Floor, Dining Room, Wall	Tan	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
11A A33540 - 21	Glue, Tan / 1st Floor, Kitchen, Under Paneling	Tan	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
11B A33540 - 22	Glue, Tan / 1st Floor, Kitchen, Under Paneling	Tan	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
12A A33540 - 23	Mortar, White / 1st Floor, Kitchen, Wall	White	Heterogeneous Non-Friable Non-Fibrous		30% Quartz 70% Matrix	No Asbestos Detected
12B A33540 - 24	Mortar, White / 1st Floor, Kitchen, Wall	White	Heterogeneous Non-Friable Non-Fibrous		30% Quartz 70% Matrix	No Asbestos Detected
13A A33540 - 25	Cement Board, Gray / 1st Floor, Kitchen, Wall	Gray	Heterogeneous Non-Friable Non-Fibrous		20% Quartz 80% Matrix	No Asbestos Detected

IMS Laboratory

Report Prepared For: Otwell Mawby, P.C.
Project Name: 1315 W Chisholm St
Project Number: 24-102E
Report Date: 08/26/24
Lab Number: A33540

Client ID Lab No.	Client Description	Sample Color(s)	Laboratory Attributes	Fibrous Components	Non-Fibrous Components	Asbestos Type / Percent
13B A33540 - 26	Cement Board, Gray / 1st Floor, Kitchen, Wall	Gray	Heterogeneous Non-Friable Non-Fibrous		5% Quartz 95% Matrix	No Asbestos Detected
14A A33540 - 27	Carpet Mastic, Tan / 1st Floor, Waiting Room, Floor	Tan	Homogeneous Non-Friable Non-Fibrous		3% Quartz 97% Matrix	No Asbestos Detected
14B A33540 - 28	Carpet Mastic, Tan / 1st Floor, West Stair, Floor	Tan Brown	Heterogeneous Non-Friable Non-Fibrous	2% Cellulose	98% Matrix	No Asbestos Detected
15A A33540 - 29	Ceiling Texture, Pebble / Basement, Dining Room, Ceiling	White	Heterogeneous Friable Non-Fibrous		100% Matrix	No Asbestos Detected
15B A33540 - 30	Ceiling Texture, Pebble / Basement, Dining Room, Ceiling	White	Heterogeneous Friable Non-Fibrous		100% Matrix	No Asbestos Detected
15C A33540 - 31	Ceiling Texture, Pebble / Basement, Dining Room, Ceiling	White	Heterogeneous Friable Non-Fibrous		100% Matrix	No Asbestos Detected
15D A33540 - 32	Ceiling Texture, Pebble / Basement, Sun Room, Ceiling	White	Heterogeneous Friable Non-Fibrous		100% Matrix	No Asbestos Detected
15E A33540 - 33	Ceiling Texture, Pebble / Basement, Sun Room, Ceiling	White	Heterogeneous Friable Non-Fibrous		100% Matrix	No Asbestos Detected
16A A33540 - 34	Window Gasket, Brown / Basement, Sun Room, Sliding Door	Brown	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
16B A33540 - 35	Window Gasket, Brown / Basement, Sun Room, Sliding Door	Brown	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
17A A33540 - 36	Glue, Tan / Basement, Men's Restroom, Wall	Tan	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
17B A33540 - 37	Glue, Tan / Basement, Women's Restroom, Wall	Tan	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
18A A33540 - 38A	Tile, 12x12, White / Basement, West Hall, Floor	White	Heterogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
18A A33540 - 38B	Mastic*	Black	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected

*Material description provided by laboratory.

IMS Laboratory

Report Prepared For: Otwell Mawby, P.C.
Project Name: 1315 W Chisholm St
Project Number: 24-102E
Report Date: 08/26/24
Lab Number: A33540

Client ID Lab No.	Client Description	Sample Color(s)	Laboratory Attributes	Fibrous Components	Non-Fibrous Components	Asbestos Type / Percent
18B A33540 - 39A	Tile, 12x12, White / Basement, West Hall, Floor	White	Heterogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
18B A33540 - 39B	Mastic*	Black	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
19A A33540 - 40A	Tile, 12x12, Black / Basement, West Hall, Floor	Black	Heterogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
19A A33540 - 40B	Mastic*	Black	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
19B A33540 - 41A	Tile, 12x12, Black / Basement, West Hall, Floor	Black	Heterogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
19B A33540 - 41B	Mastic*	Black	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
20A A33540 - 42	Hot Tar Roof / Roof	Black	Heterogeneous Non-Friable Fibrous	10% Fiberglass	90% Matrix	No Asbestos Detected
20B A33540 - 43	Hot Tar Roof / Roof	Black	Heterogeneous Non-Friable Fibrous	10% Fiberglass	90% Matrix	No Asbestos Detected
21A A33540 - 44	Caulk, Black / Exterior, Around Windows	Black	Heterogeneous Non-Friable Fibrous	10% Chrysotile	90% Matrix	**Chrysotile 10%**
21B A33540 - 45	Caulk, Black / Exterior, Around Windows					Not Tested - Positive Stop # 44

*Material description provided by laboratory.

IMS Laboratory, LLC is accredited through the National Voluntary Laboratory Accreditation Program (NVLAP). Data is provided in compliance with NVLAP policy modules and ISO 17025:2017 guidelines.

NVLAP TESTING
NVLAP LAB CODE: 201036-0

08/26/24
Sean Bocek, Asbestos Laboratory Manager

Glossary

Actinolite - This form of asbestos was not commonly used commercially, but can be found occasionally in some building products.

Amosite - This form of asbestos was commonly used in ceiling tiles, cement sheets, pipe insulation, and in many different types of thermal insulation products.

Anthophyllite - This form of asbestos was not commonly used commercially, but can be found occasionally in some building products.

Asbestos - Any of six naturally occurring silicate minerals (Chrysotile, Amosite, Crocidolite, Tremolite, Actinolite, and Anthophyllite). Inhalation of these minerals can cause asbestosis and certain types of cancer. Because of asbestos' fireproofing and other desirable properties, these minerals can be found in many different types of building materials.

Chrysotile - This is the most commonly used form of asbestos and can be found today in many building components including floors, roofs, ceilings, walls and insulation cement materials, piping and sealants of residential and commercial buildings. It was also used in automobile brake pads, linings and blocks, clutch plates and gaskets.

Crocidolite - This form of asbestos has been used in some building products including cement, pipe insulation and spray-on coatings.

Fibrous - Any material that contains, consists of, or resembles fibers.

Friable - Any material that can be crumbled, pulverized, or reduced to powder by the pressure of an ordinary human hand. Friable asbestos containing materials are dangerous because they allow asbestos fibers to get into the air where they can be inhaled.

Heterogeneous - A mixture that consists of two or more substances. It is non-uniform and the different components of the mixture can be seen.

Homogeneous - A substance which has uniform composition and properties throughout.

Non-Fibrous - Any material that does not contain fibers.

Non-Friable - Any material that cannot be pulverized under hand pressure.

Tremolite - This form of asbestos was not commonly used commercially, but can be found in some roofing materials, insulation products (including vermiculite), paints, sealants, and talc powders.

Warranties, Legal Disclaimers, and Limitations

Stereoscopic microscopy and polarized light microscopy coupled with dispersion staining is the analytical technique used for sample identification. The percentage of each component is visually estimated by volume. The detection limit for this method is <1% by visual estimation and 0.25% by 400 point counts or 0.1% by 1,000 point counts. The samples were analyzed as submitted by the client and may not be representative of the larger material in question. IMS Laboratory, LLC ("IMS") will discard all samples after 7 days.

Matrix interference and/or resolution limits may yield false results in certain circumstances. Samples collected via tape and/or wipe may reduce sensitivity and reliability of quantification. Suspect floor tiles containing less than 1% asbestos should be tested with SEM or TEM. Many vinyl floor tiles have been manufactured using greater than 1% asbestos. Often the asbestos was milled to a fiber size below the detection limit of polarized light microscopy. Therefore, a "No Asbestos Found" reading on vinyl floor tile does not necessarily exclude the presence of asbestos. TEM provides a more conclusive form of analysis for vinyl floor tiles.

This certificate of analysis relates only to the samples tested, as recieved by IMS and, to insure the integrity of the results, may only be reproduced in full. IMS is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Unless otherwise noted in the body of this report, the condition of samples upon receipt was acceptable.

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IMS accepts no legal responsibility for the purposes for which the client uses the test results. IMS will not be held responsible for the improper selection of sampling devices even if we supply the device to the user. The user of the sampling device has the sole responsibility to select the proper sampler and sampling conditions to insure that a valid sample is taken for analysis. Additionally, neither this report nor IMS makes any express or implied warranty or guarantee regarding the inspection or sampling done by the inspector, the qualifications, training or sampling methodology used by the inspector performing the sampling and inspection reported herein, or the accuracy of any information provided to IMS serving as a basis for this report. The total liability of IMS related to or arising from this report to a client or any third party, whether under contract law, tort law, warranty or otherwise, shall be limited to direct damages not to exceed the fees actually received by IMS from the client for the report. The invalidity or unenforceability, in whole or in part, of any provision, term or condition herein shall not invalidate or otherwise affect the enforceability of the remainder of these provisions, terms and conditions. Client shall indemnify IMS and its officers, directors and employees and hold each of them harmless for any liability, expense or cost, including reasonable attorney's fees, incurred by reason of any third party claim in connection with IMS's services, the test result data or its use by client.

- End of Lab Report Number A33540 -

IMS Laboratory

3130 Old Farm Ln · Ste 1
Commerce Twp, MI 48390
877.665.3373
www.imslaboratory.com

A33540

Asbestos Chain of Custody

Company/Branch: Otwell Mawby, P.C.	Phone: 231-946-5200
Company Contact: James Jackson	Email: jjackson@otwellmawby.com
Company Address: 309 E Front St, #200 Traverse City, MI 49684	

Project Name:	Project Number:	Sampling Date:	Analysis Type: PLM (Bulk)	PCM (Air)
1315 W. Chisholm St.	24-102E	8/20/24	☑	☐

	Material Description	Sample Location	HM # (Bulk)	Volume (Air)
01	Ceiling Panel, 2x2, Coarse	1st Floor, Entryway, Ceiling	1A	
02	〃 〃	, Diningroom, Ceiling	1B	
03	Drywall	Entryway, Wall	2A	
04	〃 〃	Diningroom, Wall	2B	
05	Drywall Tape	Entryway, Wall	3A	
06	〃 〃	Diningroom, Wall	3B	
07	Drywall Mud	Entryway, Wall	4A	
08	〃 〃	Diningroom, Wall	4B	
09	Mortar, Gray	Diningroom, Floor	5A	
10	〃 〃	Kitchen, Floor	5B	
11	Grout, Black	Diningroom, Floor	6A	
12	〃 〃	Kitchen, Floor	6B	
13	CoveBase, Black	Diningroom, Edge of Floor	7A	
14	Cove Base, Black	Kitchen, Edge of Floor	7B	
15	Mastic, Tan	Diningroom, Edge of Floor	8A	
16	〃 〃	Kitchen, Edge of Floor	8B	
17	Window Gasket, Black	Entryway, Window	9A	
18	〃 〃	Diningroom, Window	9B	
19	Glue, Tan	Diningroom, Wall	10A	
20	〃 〃	〃 〃	10B	

Lab Use Only

☑ Accept
☐ Accept with Comment
☐ Reject

Lab Comments:

A: _____ R: _____

Received By & Date

RECEIVED
AUG 23 2024

Time in: _____

Collected By: Steven Hemstreet

Relinquished By:

Turn Around Time ("TAT")

☐ 3 Hour ☐ Same Day (in before 12 PM)
☑ 1-2 Days ☐ 3-4 Days ☐ 5-7 days

Comments/Additional Services:

* If any component of the drywall system contains asbestos, please add a composite analysis of the entire drywall system (Drywall, Tape and Mud)

☑ Positive Stop ☐ Point Count if Positive & < _____ % Asbestos

Time measured in Bus. Hrs. & Bus. Days | 3 Hr. TAT is approx. | Same day samples received after 12 PM may be reported next bus. morning | | Hrs. of operation 9 – 5, M - F (holiday hours may vary) |

Version 6.5 Modified 03/25/2022

A33540

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3130 Old Farm Ln · Ste 1
Commerce Twp, MI 48390
877.665.3373
www.imslaboratory.com

Asbestos Chain of Custody

Company/Branch: Otwell Mawby, P.C.	Phone: 231-946-5200
Company Contact: James Jackson	Email: jjackson@otwellmawby.com
Company Address: 309 E Front St, #200 Traverse City, MI 49684	

Project Name:	Project Number:	Sampling Date:	Analysis Type: PLM (Bulk) ☑ PCM (Air) ☐
1315 W. Chisholm St.	24-102E	8/20/24	

	Material Description	1st Floor Sample Location	HM # (Bulk)	Volume (Air)
01	Glue, Tan	Kitchen, Under Paneling	11A	
02	" "	" "	11B	
03	Mortar, White	Kitchen, Wall	12A	
04	" "	" "	12B	
05	Cement Board, Gray	" "	13A	
06	" "	" "	13B	
07	Carpet Mastic, Tan	, Waiting Room, Floor	14A	
08	Carpet Mastic, Tan	, West Stair, Floor	14B	
09	Ceiling Texture, Pebble	Basement, Dining room, Ceiling	15A	
10	" "	" "	15B	
11	" "	" "	15C	
12	" "	, Sun Room, Ceiling	15D	
13	" "	" "	15E	
14	Window Gasket, Brown	, Sun Room, Sliding Door	16A	
15	" "	" "	16B	
16	Glue, Tan	Men's Restroom, Wall	17A	
17	" "	Women's Restroom, Wall	17B	
18	Tile, 12x12, White	West Hall, Floor	18A	
19	" "	" "	18B	
20	Tile, 12x12, Black	West Hall, Floor	19A	

Lab Use Only
☐ Accept
☐ Accept with Comment
☐ Reject
Lab Comments:
A: ____ R: ____
Received By & Date
RECEIVED
AUG 23 2024
Time in: ____

Collected By: Steven Hemstreet

Relinquished By:

Turn Around Time ("TAT")
☐ 3 Hour ☐ Same Day (in before 12 PM)
☑ 1-2 Days ☐ 3-4 Days ☐ 5-7 days

Comments/Additional Services:
* If any component of the drywall system contains asbestos, please add a composite analysis of the entire drywall system (Drywall, Tape and Mud)

☑ Positive Stop ☐ Point Count if Positive & < ____ % Asbestos

Time measured in Bus. Hrs. & Bus. Days | 3 Hr. TAT is approx. | Same day samples received after 12 PM may be reported next bus. morning | | Hrs. of operation 9 – 5, M - F (holiday hours may vary) |

Version 6.5 Modified 03/25/2022

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Asbestos Chain of Custody

Company/Branch: Otwell Mawby, P.C.		Phone: 231-946-5200	
Company Contact: James Jackson		Email: jjackson@otwellmawby.com	
Company Address: 309 E Front St, #200 Traverse City, MI 49684			
Project Name: 1315 W. Chisholm St.	Project Number: 24-102E	Sampling Date: 8/20/24	Analysis Type: PLM (Bulk) ☑ PCM (Air) ☐

	Material Description	Sample Location	HM # (Bulk)	Volume (Air)
01	Tile, 12x12, Black	Basement, West Hall, Floor	19B	
02	Hot Tar Roof	Roof	20A	
03	" "	" "	20B	
04	Caulk, Black	Exterior, Around Window	21A	
05	" "	" "	21B	
06				
07				
08				
09				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Lab Use Only
☐ Accept
☐ Accept with Comment
☐ Reject
Lab Comments:

A: _____ R: _____

Received By & Date
RECEIVED
AUG 23 2024
Time in: _____

Collected By: Steven Hemstreet

Relinquished by:

Turn Around Time ("TAT")
☐ 3 Hour ☐ Same Day (in before 12 PM)
☑ 1-2 Days ☐ 3-4 Days ☐ 5-7 days

Comments/Additional Services:
* If any component of the drywall system contains asbestos, please add a composite analysis of the entire drywall system (Drywall, Tape and Mud)

☑ Positive Stop ☐ Point Count if Positive & < _____ % Asbestos

Time measured in Bus. Hrs. & Bus. Days | 3 Hr. TAT is approx. | Same day samples received after 12 PM may be reported next bus. morning | | Hrs. of operation 9 – 5, M - F (holiday hours may vary) |

Version 6.5 Modified 03/25/2022

APPENDIX B

ASBESTOS SURVEY RELATED DEFINITIONS

General Asbestos Industry Related Terms/ Definitions

1. **Asbestos:** Includes chrysotile, amosite, crocidolite, tremolite asbestos, anthophyllite asbestos, actinolite asbestos, and any of these minerals that has been chemically treated and/or altered. Asbestos is a mineral fiber that has been used commonly in a variety of building construction materials for insulation and as a fire-retardant.
2. **Asbestos-Containing Material (ACM):** Means any material containing more than one percent asbestos as determined by polarized light microscopy (PLM) analysis.
3. **Asbestos-Containing Building Material (ACBM):** Surfacing ACM, thermal system insulation (TSI) ACM, or miscellaneous ACM that is found in or on interior structural members or other parts of a school, public or commercial building.
4. **Accredited or Accreditation:** Refers to a personnel training or laboratory accredited in accordance with section 206 of Title II of the AHERA.
5. **Accessible:** Refers to ACM material subject to disturbance by building occupants, custodial, or maintenance personnel in the course of their normal activities.
6. **AHERA:** United States Environmental Protection Agency (USEPA) Asbestos Hazard Emergency Response Act.
7. **Bulk Samples:** Samples of suspect asbestos containing material.
8. **Chain of Custody:** Formal procedures for tracking samples and ensuring their integrity.
9. **Homogeneous Area:** Means an area of surfacing material, thermal system insulation or miscellaneous material that is uniform in color and texture.
10. **Friable:** Any material, which when dry, may be crumbled, pulverized, or reduced to a powder by hand pressure.
11. **Functional Space:** Means a room, group of rooms, or homogeneous area (including crawl spaces or the space between a dropped ceiling and the floor or roof deck above), such as classroom(s), a cafeteria, gymnasium, hallway(s) as designated for the accredited person.
12. **Miscellaneous Material:** Encompasses interior building material on structural components, structural members or fixtures, such as floor and ceiling tiles, and does not include surfacing material or thermal system insulation.
13. **NESHAP:** The EPA standard that regulates asbestos visible emissions to the outside air as well as disposal of friable asbestos waste from renovation/ demolition projects.
14. **Presumed Asbestos Containing Material (PACM):** Means thermal, surfacing and miscellaneous suspect material found in buildings constructed no later than 1980. OSHA says PACM may be "rebutted" pursuant to an AHERA inspection.
15. **Polarized Light Microscopy (PLM):** An optical microscopy technique for analyzing bulk samples for asbestos in which the sample is illuminated with polarized light (light which vibrates in only one plane) to distinguish between different types of asbestos fibers by their shape and unique optical properties.
16. **Renovation:** Means the modifying of any structure, or any portion thereof.
17. **Thermal System Insulation (TSI):** Means ACM applied to pipes, fittings, boilers, breeching, tanks, ducts or other structural components to prevent heat loss or gain.
18. **Surfacing Material:** Means material that is sprayed, troweled-on or otherwise applied to surfaces (such as acoustical plaster on ceilings and fireproofing materials on structural members, or other materials on surfaces for acoustical, fireproofing, and other purposes).

APPENDIX C

SITE PHOTOGRAPHS

Photograph of the exterior of the building. The windows have asbestos containing caulk.

Photograph of the area where the building abuts the river. The windows have asbestos containing caulk.

Photograph of the interior of the building. The windows have asbestos containing caulk.

Photograph of the interior of the building. The windows have asbestos containing caulk.

Photograph of the interior of the building.

Photograph of the interior of the building. The windows have asbestos containing caulk.

Photograph of the interior of the building.

Photograph of the interior of the building.

Commercial Building **1315 West Chisholm Street** **City of Alpena, Alpena County, Michigan**	**Site Photographs**
Otwell Mawby, P.C. **Traverse City, Michigan**	**Date: August 20, 2024**

Otwell Mawby, P.C.
Consulting Engineers

August 21, 2024

Alpena County Land Bank Authority
C/o: Ms. Montiel Birmingham and Mr. Todd Mericon
Email: montielb@alpena.mi.us and todd@mericon.net

RE: HAZARDOUS MATERIAL AND UNIVERSAL WASTE INSPECTION REPORT COMMERCIAL BUILDING, 1315 WEST CHISHOLM STREET CITY OF ALPENA, ALPENA COUNTY, MICHIGAN OTWELL MAWBY PROJECT NUMBER: 24-102E

Dear Montiel and Todd:

At your request, Otwell Mawby, P.C. (Otwell Mawby) completed an inspection of the commercial building located at 1315 West Chisholm Street in the City of Alpena, Alpena County, Michigan to determine the potential presence hazardous materials and universal waste products. The inspection was completed on August 20 2024. This document presents the findings of the inspection and serves as the Hazardous Materials and Universal Waste Inspection Report for the referenced property.

The United States Environmental Protection Agency's (USEPA's) Universal Waste Rule, as adopted by the State of Michigan, governs the collection and management of widely generated waste products to prevent environmental contamination and promote recycling or treatment. The Universal Waste Rule allows for the collection, recycling, treatment, and disposal of household quantities of these materials to prevent over-disposal and concentration of hazardous wastes within landfills. Universal Wastes in Michigan include items such as antifreeze, batteries, consumer electronics, pesticides, pharmaceuticals, mercury-containing equipment, and electric lamps (fluorescent, sodium or mercury vapor, neon, high intensity discharge, incandescent, cathode ray tubes (television and computer screens). Additionally, batteries, pesticides, mercury-containing equipment, and fluorescent lamps are considered hazardous wastes and are subject to more stringent hazardous waste regulations unless they are managed as universal wastes.

During the inspection, Otwell Mawby visually identified the items listed in the attached table as being characterized as Universal Wastes per the USEPA's Universal Waste Rule, some of which could also be characterized as hazardous wastes if not managed as Universal Wastes. The locations of the identified potentially hazardous material/ Universal Waste is depicted on the attached Table 1. The spaces within the structure are shown on the attached Figure 1. Refer to Appendix A for photographs that depict the structure.

Otwell Mawby recommends all listed Universal Wastes, including those that possibly could also be categorized as hazardous wastes, be properly disposed/ recycled if they are not intended to be reused, by a licensed waste hauler prior to commencement of demolition of the building.

If you should have any questions regarding this Report, please feel free to contact the undersigned. Thank you again for your confidence in Otwell Mawby, we enjoyed working with you on this project.

Sincerely,

OTWELL MAWBY, P.C.

James A. Jackson II
Senior Project Manager

Steve Hemstreet
Staff Engineer

Attachments:
Figure 1 – Site Map
Table 1 - Universal Waste Inspection Summary Table
Appendix A – Site Photographs

FIGURES

FIGURE 1 – Site Map

1315 West Chrisholm Street

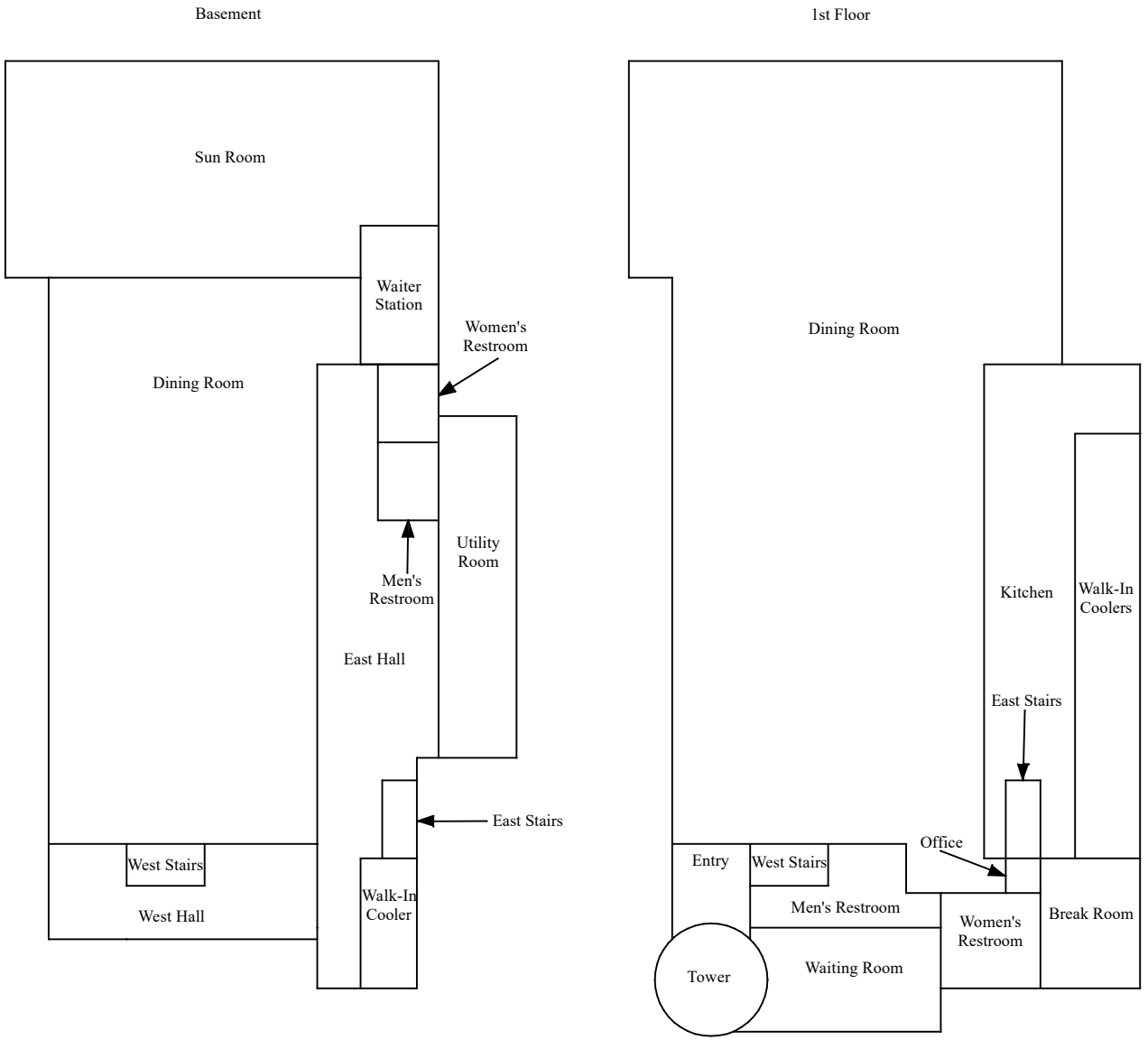
Legend

1A - Bulk Sample Location

Approximate Scale

0' 5' 10' 20'

North



1315 West Chrisholm Street City of Alpena, Alpena County, Michigan	Figure 1: Site Map		
Otwell Mawby, P.C. **Traverse City, Michigan**	**Date:** 8/21/2024	**Proj. No.:** 24-102E	**Scale:** ~ 1" = 10'

TABLES

Table 1 – UNIVERSAL WASTE INSPECTION SUMMARY TABLE

Table 1 - Universal Waste Inspection Summary Table

Project Name: Commercial Building, 1315 West Chisholm Street

Date: 8/20/2024

Otwell Mawby Project Number: 24-102E

Surveyor: Steve Hemstreet

Item Location	Item Description	Estimated Quantity	Notes
Basement, Sunroom	Exit Sign	1	
Basement, Sunroom	Latex Paint	1	5-Gallon Container
Basement, Sunroom	Spray Paint Can	2	
Basement, Sunroom	Thermoneter	1	
Basement, Dining Room	Exit Sign	1	
Basement, Dining Room	Emergency Light	1	
Basement, Dining Room	4' Fluorscent Light Bulb	12	
Basement, Dining Room	Flourcent Ballast	5	
Basement, Dining Room	Paint Can	1	1-Gallon Container
Basement, Dining Room	Fire Extinguisher	1	
Basement, East Hallway	Flourcent Ballast	5	
Basement, East Hallway	4' Fluorscent Light Bulb	20	
Basement, East Hallway	Roof Tar	2	5-Gallon Container
Basement, Men's Restroom	Flourcent Ballast	1	
Basement, Men's Restroom	4' Fluorscent Light Bulb	4	
Basement, Women's Restroom	Flourcent Ballast	1	
Basement, Women's Restroom	4' Fluorscent Light Bulb	4	
Basement, Utility Room	Flourcent Ballast	2	
Basement, Utility Room	4' Fluorscent Light Bulb	6	
Basement, Utility Room	Refrigerator Compressor	3	~1' x 1' x 2'

Table 1 - Universal Waste Inspection Summary Table

Project Name: Commercial Building, 1315 West Chisholm Street

Date: 8/20/2024

Otwell Mawby Project Number: 24-102E

Surveyor: Steve Hemstreet

Item Location	Item Description	Estimated Quantity	Notes
Entryway	LED Light	2	4" Disk
1st Floor, Men's Restroom	Flourcent Ballast	4	
1st Floor, Men's Restroom	4' Fluorscent Light Bulb	16	
1st Floor, Women's Restroom	Flourcent Ballast	4	
1st Floor, Women's Restroom	4' Fluorscent Light Bulb	16	
1st Floor, Office	LED Light	2	4" Disk
Roof	Air Conditioner	6	Drain Referidgerant
Exterior	LED Light	32	4" Disk
Basement, West Hallway	Refrigerator Compressor	7	~1' x 1' x 2'
Basement, West Hallway	Flourcent Ballast	4	
Basement, West Hallway	4' Fluorscent Light Bulb	8	
Basement, Walk-In Cooler	4' LED Light	1	
Waiting Room	LED Television	1	50"
Waiting Room	Thermostat	1	
Tower	Exit Sign	12	
1st Floor, Dining Room	Exit Sign	1	
1st Floor, Dining Room	Emergency Light	1	
1st Floor, Dining Room	Thermostat	2	
1st Floor, Dining Room	LED Light	25	4" Disk
Kitchen	Flourcent Ballast	21	

Table 1 - Universal Waste Inspection Summary Table

Project Name: Commercial Building, 1315 West Chisholm Street

Date: 8/20/2024

Otwell Mawby Project Number: 24-102E

Surveyor: Steve Hemstreet

Item Location	Item Description	Estimated Quantity	Notes
Kitchen	4' Fluorscent Light Bulb	84	
Kitchen	Fire Suppression Panel	3	
Kitchen	Fire Extinguisher	3	
Breakroom	Flourcent Ballast	5	
Breakroom	4' Fluorscent Light Bulb	20	
East Stairwell	Flourcent Ballast	1	
East Stairwell	4' Fluorscent Light Bulb	4	

APPENDIX A

SITE PHOTOGRAPHS

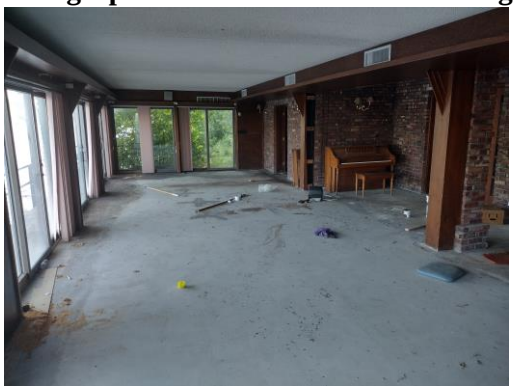
Photograph of the exterior of the building.

Photograph of the area where the building abuts the river.

Photograph of the interior of the building.

Photograph of the interior of the building.

Photograph of the interior of the building.



Photograph of the interior of the building.

Photograph of the interior of the building.

Photograph of the interior of the building.

Commercial Building **1315 West Chisholm Street** **City of Alpena, Alpena County, Michigan**	**Site Photographs**
Otwell Mawby, P.C. **Traverse City, Michigan**	**Date: August 20, 2024**

Otwell Mawby, P.C.
Consulting Engineers

August 21, 2024

Alpena County Land Bank Authority
C/o: Ms. Montiel Birmingham and Mr. Todd Mericon
Email: montielb@alpena.mi.us and todd@mericon.net

RE: ASBESTOS INSPECTION REPORT
COMMERCIAL BUILDING, 401 LAK LAKE AVENUE
CITY OF ALPENA, ALPENA COUNTY, MICHIGAN
OTWELL MAWBY PROJECT NUMBER: 24-102F

Dear Montiel and Todd:

At your request, Otwell Mawby, P.C. (Otwell Mawby) conducted a building material inspection to evaluate for the potential presence of asbestos-containing building materials (ACBMs) associated with the commercial building located at 401 Long Lake Avenue in the City of Alpena, Alpena County, Michigan (hereafter referenced as the subject property). The purpose of the inspection was for compliance National Emission Standards for Hazardous Air Pollutants (NESHAPs), specifically, 40 CFR Part 61, Subpart M, Asbestos. The regulation requires a thorough inspection be completed where renovation or demolition, including select demolition will occur. To complete the thorough inspection requirement under the NESHAPs Standard, our scope of the inspection included an evaluation of accessible and inaccessible suspect ACBMs on the interior and exterior of the building, utilizing a combination of non-destructive and destructive surveying and sampling techniques. Limitations to our inspection are noted in the corresponding section below.

The inspection was also completed for compliance with the with the Occupational Health and Safety Administration (OSHA) Standard 1910.1001 as the building is reportedly planned to be demolished using hired contractors. The Standard requires building and facility owners, with structures constructed pre-1980, to determine the presence, location and quantity of ACBMs and/ or presumed asbestos containing materials (PACMs) at a work site. The Standard also requires building and facility owners shall inform employers of employees, and employers shall inform employees who perform housekeeping activities in areas which contain ACBM and/or PACM of the presence and location of ACBMs and/or PACMs in such areas which may be contacted during such activities.

The scope of the inspection included an evaluation of accessible ACBMs on the interior and exterior of the building using destructive surveying and sampling techniques in preparation for future demolition of the structure. The inspected structure consisted of a single-story block building with a basement.

This letter presents the findings of the asbestos inspection and serves as the Asbestos Inspection Report for the subject property.

Inspection and Sample Collection Protocols

To complete the Asbestos Building Material Inspection, Otwell Mawby provided a State of Michigan certified Asbestos Building Inspector. Otwell Mawby personnel conducted the inspection and sampling activities on August 15, 2024. During the inspection, suspect ACBMs were identified and grouped into homogeneous areas (HAs). Based on visual observation of materials being similar in color, texture, and/

or their date of installation was likely similar, the materials were considered homogeneous, representing like materials and were grouped into HAs. During the inspection 16 homogeneous areas (HAs) were identified and sampled. A list of the identified HAs is provided on the chain-of-custody documentation attached in Appendix A. Also refer to Appendix B for a list of relevant asbestos inspection related terms and definitions. Appendix C contains photographs of the site.

From the identified HAs, bulk samples of suspect ACBMs were collected following United State Environmental Protection Agency (USEPA) Asbestos Hazard Emergency Response Act (AHERA) protocols. Bulk samples were categorized into one of three types of materials: surfacing material, thermal system insulation, or miscellaneous materials. Per the AHERA, bulk sample collection was conducted using the criteria identified in the following table.

Type of Material	Number of Samples Required
Surfacing Material	-
Area ≤ 1,000 SF	3
Area > 1,000 SF but ≤ 5,000 SF	5
Area > 5,000 SF	7
Thermal System Insulation (TSI)	3
Miscellaneous Materials	Sample in a manner sufficient to determine if material is or is not ACM, at discretion of Inspector

Samples were collected at the first location where each individual material was encountered. If a material was to be sampled more than once per USEPA sampling protocols, the material was sampled at the second location encountered and so on. If a material was only encountered within one area, bulk samples were collected from different areas within the location where the material was encountered.

In each accessible area, suspect ACBMs, if encountered, were sampled, following the protocols identified above to verify the potential asbestos content of the suspect ACBMs.

During the inspection a total of 33 samples were collected from the 16 identified HAs (suspect ACBMs) at the subject property. The sampled materials are listed on the chain of custody documentation contained within Appendix A. The attached Figure 1, shows the approximate sampling locations.

Analytical Protocol

Collected bulk samples were submitted under chain-of-custody for analysis to IMS Laboratory (IMS) of Commerce Township, Michigan using Polarized Light Microscopy (PLM). IMS is accredited by the National Voluntary Laboratory Accreditation Program (NVLAP) for the analysis of ACM in bulk samples using PLM (NVLAP Lab Code 201036-0). The laboratory was instructed to stop at the first sample determined to be positive for asbestos content from each respective HA (test-to-positive criteria). Per USEPA protocol, a positive finding of asbestos in a sample from an individual HA indicates the entire HA is positive for asbestos content.

Summary of Analytical Results

Of the 33 samples collected from the 16 HAs, the laboratory (utilizing the test to positive criteria) analyzed 34 samples. Two of the analyzed samples represented a separable layer of material identified by the laboratory from one of the 34 analyzed samples. These layers were analyzed individually to determine their potential asbestos content. Of the 34 samples analyzed by the laboratory, one was identified to be an ACBM by PLM, as indicated in the following table. Based on the test-to-positive " criteria, Sample 4B was not analyzed but based on the "A" sample for the HA, the entire HA associated with the material is considered asbestos containing, as noted in the following table.

Sample Number	Material Description (HA)	Sampling Location	Laboratory Analytical Result	Friable in Current State (Yes/ No)	Estimated Quantity and Location Identified
4A	Tile, 9" x 9", Red	Main Room, Floor	6% Chrysotile	No	200-ft², Main Room, Floor (Debris on Floor, Covering Tile, Tile on Wood Floor)

Samples 5A/B when analyzed by PLM were determined to contain a trace amount (<1%) of chrysotile asbestos. Based on the trace amount (<1%) of asbestos, the material does not meet the definition of an ACBM under the National Emission Standards for Hazardous Air Pollutants (NESHAPs), specifically, 40 CFR Part 61, Subpart M, Asbestos, however, MIOSHA defines the materials as being asbestos contaminated, which indicates a potential exposure must be prevented during disturbance, resulting in the need to abate the material prior to their impact as a result of demolition. Details of the asbestos contaminated material is summarized in the following table.

Homogeneous Area (HA) Number/ Description	Sampling Location	Friable (Yes/ No)	Estimated Quantity and Location Identified
5, Samples A and B, Mastic, Black	Main Room, Floor	No	200-ft², Main Room, Floor (Debris on Floor, Covering Mastic, Mastic on Wood Floor)

As the building is planned to be demolished, the material should be handled and/ or removed by trained professionals prior to its disturbance. Air monitoring to evaluate potential occupational and environmental exposures is also required to be completed.

The analytical laboratory results and the associated chain-of-custodies are attached as Appendix A.

Inaccessible Areas/Limitations

To the extent possible, Otwell Mawby inspected all accessible areas of the building, including within the basement, which had several inches of standing water. Areas below the foundations were not inspected.

Blown cellulose insulation was observed in the structure. The material is not suspect an ACBM, as a result, it was not sampled.

Summary/ Recommendations

Otwell Mawby completed an inspection to identify potential ACBMs on the interior and exterior of the commercial building utilizing destructive surveying and sampling techniques for compliance with the OSHA/ NESHAPs Standards. Bulk samples of suspect ACBMs were collected and submitted to a third-party laboratory for analysis. Laboratory analytical results indicated that one of the sampled materials is asbestos containing and one is asbestos contaminated. A copy of this report should be kept readily accessible at the subject property.

Prior to the commencement of the any renovation or demolition activities that could impact the ACBMs, Otwell Mawby recommends the ACBMs be removed by a qualified and licensed asbestos abatement professional following all applicable local, state, and federal laws prior to its disturbance. Removal of the ACBMs should be performed by a qualified asbestos abatement contractor licensed by the State of Michigan, Department of Licensing and Regulatory Affairs (LARA), Asbestos Program. **The asbestos contractor should visit the site and verify the approximated ACBM quantity provided by Otwell Mawby, prior to providing a cost for the abatement project.** A 10-day (business day) notification to the State of Michigan may be required prior to the commencement of the abatement activities. A 10-day (business day) NESHAP notification (Notification on Intent to Renovate/ Demolish (MIOSHA-CSH-142) to the State of Michigan is required for demolition of the building.

While samples 5A/B are not regulated a an ACBM, MIOSHA considers the material asbestos contaminated. The material can either be removed prior to demolition or handled with demolition debris. During removal or if handled during demolition, water is required to be applied to debris to suppress dusts, waste needs to be disposed of in lined dumpsters/ containers, employees working onsite are to be notified of the potential health effects associated with exposure to asbestos and air monitoring should be completed to evaluate the potential for an exposure to occur. It is recommended that employees completing activities, that could impact the material, utilize personal protective equipment (PPE), including at a minimum, dust masks (P100 or N95 masks) to prevent a potential exposure. Reportedly, MIOSHA does not require medical monitoring or respirator fit testing in order for employees to employ dust masks (P100 or N95 masks). Employees impacting the materials should also receive, at a minimum, an asbestos awareness level training course.

Otwell Mawby recommends that during demolition the personnel doing so are trained to identify potential ACBMs and if identified they should be tested to determine their asbestos content or be assumed to be ACBMs and handled as such. Suspect ACBMs or ACBMs should be handled by qualified and licensed asbestos abatement professionals following all applicable local, state, and federal laws.

All bulk sample collection that was performed by Otwell Mawby was completed by Mr. Steve Hemstreet. Mr. Hemstreet is accredited in the State of Michigan as an Asbestos Inspector. The inspection was managed and subsequent reporting was completed by Mr. James Jackson, who is also accredited in the State of Michigan as an Asbestos Inspector.

If you have any questions regarding this Report, please feel free to contact the undersigned at (231) 946-5200. We appreciate the opportunity to provide these services and thank you for your confidence in Otwell Mawby.

Sincerely,

OTWELL MAWBY, P.C.

James A. Jackson II
State of MI, Asbestos Inspector #A31826

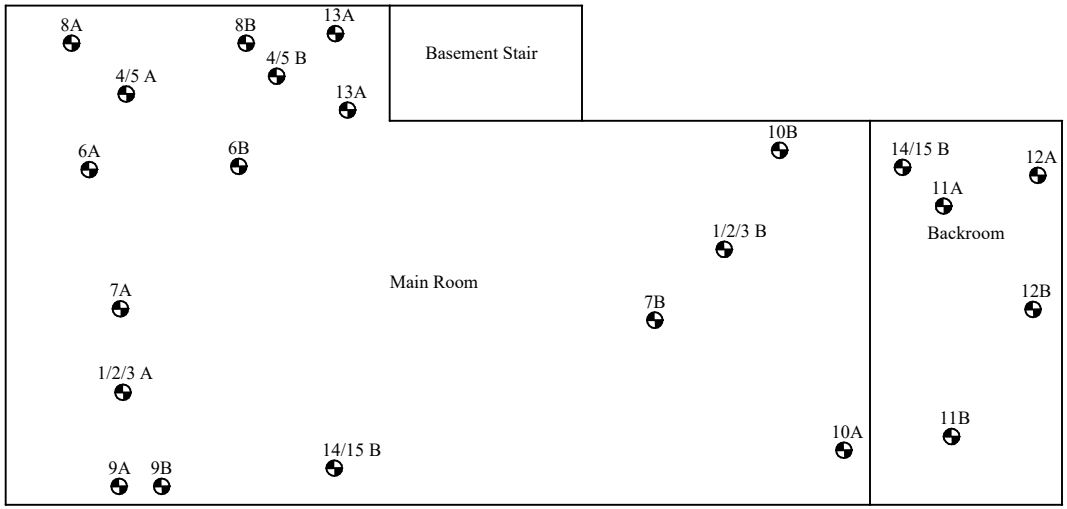
Steve Hemstreet
State of Michigan, Asbestos Inspector #A54086

Attachments Figures 1 – Site Map
Appendix A – Bulk Sampling Chain-of-Custodies and Laboratory Analytical Report
Appendix B – Asbestos Inspection Related Definitions
Appendix C – Site Photographs

FIGURES

FIGURE 1 – SITE MAP

401 Long Lake Avenue



Legend

1A - Bulk Sample Location

Approximate Scale

0' 2' 5' 10'

North

401 Long Lake Avenue City of Alpena, Alpena County, Michigan	Figure 1: Site Map		
Otwell Mawby, P.C. **Traverse City, Michigan**	**Date:** 8/21/2024	**Proj. No.:** 24-102F	**Scale:** ~ 1" = 10'

APPENDIX A

BULK SAMPLING CHAIN-OF-CUSTODY AND LABORATORY ANALYTICAL REPORT

3130 Old Farm Lane, Suite 1
Commerce Twp., MI 48390

877-665-3373

Asbestos Laboratory Report

Prepared Exclusively For:

Otwell Mawby, P.C.
James Jackson
309 E Front St, #200
Traverse City, MI 49684
(231) 946-5200
jjackson@otwellmawby.com

NVLAP TESTING
NVLAP LAB CODE: 201036-0

MICROBIOLOGY LABS ISO/IEC 17025:2017 Accredited Laboratory AIHA LAP, LLC AIHAACCREDITEDLABS.ORG Lab ID # 172958

Project: 401 Long Lake Ave **Project # 24-102F** **Lab # A33464**

Report Date: 08/20/24 **Collected: 08/15/24** **Received: 08/19/24**

IMS Laboratory

Report Prepared For: Otwell Mawby, P.C.
Project Name: 401 Long Lake Ave
Project Number: 24-102F
Report Date: 08/20/24
Lab Number: A33464

Asbestos Report Summary

Test Method: Polarized Light Microscopy (PLM)

34 Samples Analyzed
1 Sample Containing >1% Asbestos

Greater than 1% Asbestos

Client ID	Lab Number	Description	Asbestos
4A	A33464 - 7	Tile, 9X9, Red / Main Room, Floor	Chrysotile 6%

IMS Laboratory

Report Prepared For: Otwell Mawby, P.C.
Project Name: 401 Long Lake Ave
Project Number: 24-102F
Report Date: 08/20/24
Lab Number: A33464

Certificate of Laboratory Analysis

Test Method: Polarized Light Microscopy (PLM)

EPA 600/R-93/116 and/or EPA - Appendix E to Subpart E of 40 CFR Part 763;
Interim Method for the Determination of Asbestos in Bulk Insulation Samples

Project: 401 Long Lake Ave
Project Number: 24-102F

Prepared For
Otwell Mawby, P.C.
James Jackson
309 E Front St, #200
Traverse City, MI 49684
(231) 946-5200
jjackson@otwellmawby.com

IMS Lab No. A33464
Date Collected: 08/15/24
Date Received: 08/19/24
Date Reported: 08/20/24

Client ID Lab No.	Client Description	Sample Color(s)	Laboratory Attributes	Fibrous Components	Non-Fibrous Components	Asbestos Type / Percent
1A A33464 - 1	Drywall / Main Room, Ceiling	White	Heterogeneous Non-Friable Non-Fibrous	5% Cellulose	95% Matrix	No Asbestos Detected
1B A33464 - 2	Drywall / Main Room, Ceiling	White	Heterogeneous Non-Friable Non-Fibrous	5% Cellulose	95% Matrix	No Asbestos Detected
2A A33464 - 3	Drywall Tape / Main Room, Ceiling	Brown	Heterogeneous Friable Fibrous	95% Cellulose	5% Matrix	No Asbestos Detected
2B A33464 - 4	Drywall Tape / Main Room, Ceiling	Brown	Heterogeneous Friable Fibrous	95% Cellulose	5% Matrix	No Asbestos Detected
3A A33464 - 5	Drywall Mud / Main Room, Ceiling	White	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
3B A33464 - 6	Drywall Mud / Main Room, Ceiling	White	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
4A A33464 - 7	Tile, 9X9, Red / Main Room, Floor	Red	Heterogeneous Non-Friable Non-Fibrous	6% Chrysotile	94% Matrix	**Chrysotile 6%**
4B A33464 - 8	Tile, 9X9, Red / Main Room, Floor					Not Tested - Positive Stop # 7
5A A33464 - 9	Mastic, Black / Main Room, Floor	Black	Homogeneous Non-Friable Non-Fibrous	<1.0% Chrysotile	100% Matrix	**Chrysotile <1.0%**

IMS Laboratory

Report Prepared For: Otwell Mawby, P.C.
Project Name: 401 Long Lake Ave
Project Number: 24-102F
Report Date: 08/20/24
Lab Number: A33464

Client ID Lab No.	Client Description	Sample Color(s)	Laboratory Attributes	Fibrous Components	Non-Fibrous Components	Asbestos Type / Percent
5B A33464 - 10	Mastic, Black / Main Room, Floor	Black	Homogeneous Non-Friable Non-Fibrous	<1.0% Chrysotile	100% Matrix	**Chrysotile <1.0%**
6A A33464 - 11	Tile, 12X12, Tan / Main Room, Floor	Tan	Heterogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
6B A33464 - 12	Tile, 12X12, Tan / Main Room, Floor	Tan	Heterogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
7A A33464 - 13	Carpet Mastic, Tan / Main Room, Floor	Tan	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
7B A33464 - 14	Carpet Mastic, Tan / Main Room, Floor	Tan	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
8A A33464 - 15A	Linoleum, Brown, Tile Pattern / Main Room, Floor	Brown	Heterogeneous Friable Fibrous	15% Cellulose	85% Matrix	No Asbestos Detected
8A A33464 - 15B	Mastic*	Tan	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
8B A33464 - 16A	Linoleum, Brown, Tile Pattern / Main Room, Floor	Brown	Heterogeneous Friable Fibrous	15% Cellulose	85% Matrix	No Asbestos Detected
8B A33464 - 16B	Mastic*	Tan	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
9A A33464 - 17	Wall Texture, Spikey / Main Room, Wall	White	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
9B A33464 - 18	Wall Texture, Spikey / Main Room, Wall	White	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
9C A33464 - 19	Wall Texture, Spikey / Main Room, Wall	White	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
10A A33464 - 20	Glue, Tan / Main Room, Wall	Tan	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
10B A33464 - 21	Glue, Tan / Main Room, Wall	Tan	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
11A A33464 - 22	Linoleum, Yellow, Tile Pattern / Backroom, Floor	Yellow	Heterogeneous Friable Fibrous	15% Cellulose	85% Matrix	No Asbestos Detected

Note on 22: Unable to separate mastic from linoleum. Mastic homogenized with linoleum.

*Material description provided by laboratory.

IMS Laboratory

Report Prepared For: Otwell Mawby, P.C.
Project Name: 401 Long Lake Ave
Project Number: 24-102F
Report Date: 08/20/24
Lab Number: A33464

Client ID Lab No.	Client Description	Sample Color(s)	Laboratory Attributes	Fibrous Components	Non-Fibrous Components	Asbestos Type / Percent
11B A33464 - 23	Linoleum, Yellow, Tile Pattern / Backroom, Floor	Yellow	Heterogeneous Friable Fibrous	15% Cellulose	85% Matrix	No Asbestos Detected
Note on 23: Unable to separate mastic from linoleum. Mastic homogenized with linoleum.						
12A A33464 - 24	Sink Under Coating, White / Backroom, Sink	White	Heterogeneous Friable Non-Fibrous		100% Matrix	No Asbestos Detected
12B A33464 - 25	Sink Under Coating, White / Backroom, Sink	White	Heterogeneous Friable Non-Fibrous		100% Matrix	No Asbestos Detected
13A A33464 - 26	Glue, Tan / Walk in Cooler, Under Foam	Tan	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
13B A33464 - 27	Glue, Tan / Walk in Cooler, Under Foam	Tan	Homogeneous Non-Friable Non-Fibrous		100% Matrix	No Asbestos Detected
14A A33464 - 28	Shingle, Brown / Roof, Top Layer	Brown	Heterogeneous Non-Friable Fibrous	10% Cellulose	90% Matrix	No Asbestos Detected
14B A33464 - 29	Shingle, Brown / Roof, Top Layer	Brown	Heterogeneous Non-Friable Fibrous	10% Cellulose	90% Matrix	No Asbestos Detected
15A A33464 - 30	Felt, Black / Roof, Bottom Layer	Black	Heterogeneous Non-Friable Fibrous	80% Cellulose	20% Matrix	No Asbestos Detected
15B A33464 - 31	Felt, Black / Roof, Bottom Layer	Black	Heterogeneous Non-Friable Fibrous	80% Cellulose	20% Matrix	No Asbestos Detected
16A A33464 - 32	Roof Tar, Black / Roof, Edge	Black	Heterogeneous Non-Friable Non-Fibrous	15% Cellulose	85% Matrix	No Asbestos Detected
16B A33464 - 33	Roof Tar, Black / Roof, Edge	Black	Heterogeneous Non-Friable Non-Fibrous	15% Cellulose	85% Matrix	No Asbestos Detected

IMS Laboratory, LLC is accredited through the National Voluntary Laboratory Accreditation Program (NVLAP). Data is provided in compliance with NVLAP policy modules and ISO 17025:2017 guidelines.

NVLAP TESTING
NVLAP LAB CODE: 201036-0

08/20/24
Sean Bocek, Asbestos Laboratory Manager

Glossary

Actinolite - This form of asbestos was not commonly used commercially, but can be found occasionally in some building products.

Amosite - This form of asbestos was commonly used in ceiling tiles, cement sheets, pipe insulation, and in many different types of thermal insulation products.

Anthophyllite - This form of asbestos was not commonly used commercially, but can be found occasionally in some building products.

Asbestos - Any of six naturally occurring silicate minerals (Chrysotile, Amosite, Crocidolite, Tremolite, Actinolite, and Anthophyllite). Inhalation of these minerals can cause asbestosis and certain types of cancer. Because of asbestos' fireproofing and other desirable properties, these minerals can be found in many different types of building materials.

Chrysotile - This is the most commonly used form of asbestos and can be found today in many building components including floors, roofs, ceilings, walls and insulation cement materials, piping and sealants of residential and commercial buildings. It was also used in automobile brake pads, linings and blocks, clutch plates and gaskets.

Crocidolite - This form of asbestos has been used in some building products including cement, pipe insulation and spray-on coatings.

Fibrous - Any material that contains, consists of, or resembles fibers.

Friable - Any material that can be crumbled, pulverized, or reduced to powder by the pressure of an ordinary human hand. Friable asbestos containing materials are dangerous because they allow asbestos fibers to get into the air where they can be inhaled.

Heterogeneous - A mixture that consists of two or more substances. It is non-uniform and the different components of the mixture can be seen.

Homogeneous - A substance which has uniform composition and properties throughout.

Non-Fibrous - Any material that does not contain fibers.

Non-Friable - Any material that cannot be pulverized under hand pressure.

Tremolite - This form of asbestos was not commonly used commercially, but can be found in some roofing materials, insulation products (including vermiculite), paints, sealants, and talc powders.

Warranties, Legal Disclaimers, and Limitations

Stereoscopic microscopy and polarized light microscopy coupled with dispersion staining is the analytical technique used for sample identification. The percentage of each component is visually estimated by volume. The detection limit for this method is <1% by visual estimation and 0.25% by 400 point counts or 0.1% by 1,000 point counts. The samples were analyzed as submitted by the client and may not be representative of the larger material in question. IMS Laboratory, LLC ("IMS") will discard all samples after 7 days.

Matrix interference and/or resolution limits may yield false results in certain circumstances. Samples collected via tape and/or wipe may reduce sensitivity and reliability of quantification. Suspect floor tiles containing less than 1% asbestos should be tested with SEM or TEM. Many vinyl floor tiles have been manufactured using greater than 1% asbestos. Often the asbestos was milled to a fiber size below the detection limit of polarized light microscopy. Therefore, a "No Asbestos Found" reading on vinyl floor tile does not necessarily exclude the presence of asbestos. TEM provides a more conclusive form of analysis for vinyl floor tiles.

This certificate of analysis relates only to the samples tested, as recieved by IMS and, to insure the integrity of the results, may only be reproduced in full. IMS is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Unless otherwise noted in the body of this report, the condition of samples upon receipt was acceptable.

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- End of Lab Report Number A33464 -

IMS Laboratory

A33464

3130 Old Farm Ln · Ste 1
Commerce Twp, MI 48390
877.665.3373
www.imslaboratory.com

Asbestos Chain of Custody

Company/Branch: Otwell Mawby, P.C.	Phone: 231-946-5200
Company Contact: James Jackson	Email: jjackson@otwellmawby.com
Company Address: 309 E Front St, #200 Traverse City, MI 49684	

Project Name:	Project Number:	Sampling Date:	Analysis Type: PLM (Bulk) ☑ PCM (Air) ☐
401 Long Lake Ave	24-102F	8/15/24	

	Material Description	Sample Location	HM # (Bulk)	Volume (Air)
01	Drywall	Main Room, Ceiling	1A	
02	" "	Main Room, Ceiling	1B	
03	Drywall Tape	" "	2A	
04	" "	" "	2B	
05	Drywall Mud	" "	3A	
06	" "	" "	3B	
07	Tile, 9x9, Red	Main Room, Floor	4A	
08	" "	" "	4B	
09	[redacted] Mastic, Black	" "	5A	
10	" "	" "	5B	
11	Tile, 12x12, Tan	Main Room, Floor	6A	
12	" "	" "	6B	
13	Carpet Mastic, Tan	Main Room, Floor	7A	
14	" "	" "	7B	
15	Linoleum, Brown, Tile Pattern	Main Room, Floor	8A	
16	" "	" "	8B	
17	Wall Texture, Spikey	Main Room, Wall	9A	
18	" "	" "	9B	
19	" "	" "	9C	
20	Glue, Tan	Main Room, Wall	10A	

Lab Use Only

☒ Accept
☐ Accept with Comment
☐ Reject

Lab Comments:

A: _____ R: _____

Received By & Date

AUG 15 2024

RECEIVED

Time in: _____

Collected By: Steven Hemstreet

Relinquished By:

Turn Around Time ("TAT")

☐ 3 Hour ☐ Same Day (in before 12 PM)
☑ 1-2 Days ☐ 3-4 Days ☐ 5-7 days

Comments/Additional Services:

* If any component of the drywall system contains asbestos, please add a composite analysis of the entire drywall system (Drywall, Tape and Mud)

☑ Positive Stop ☐ Point Count if Positive & < _____ % Asbestos

Time measured in Bus. Hrs. & Bus. Days | 3 Hr. TAT is approx. | Same day samples received after 12 PM may be reported next bus. morning |
| Hrs. of operation 9 – 5, M - F (holiday hours may vary) |

Version 6.5 Modified 03/25/2022

A33464

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Company/Branch: Otwell Mawby, P.C.	Phone: 231-946-5200
Company Contact: James Jackson	Email: jjackson@otwellmawby.com
Company Address: 309 E Front St, #200 Traverse City, MI 49684	

Project Name:	Project Number:	Sampling Date:	Analysis Type: PLM (Bulk) ☑ PCM (Air) ☐
401 Long Lake Ave	24-102F	8/15/24	

	Material Description	Sample Location	HM # (Bulk)	Volume (Air)
01	Glue, Tan	Main Room, Wall	10B	
02	Linoleum, Yellow, Tile Pattern	Backroom, Floor	11A	
03	" "	" "	11B	
04	Sink Undercoating, White	Backroom, Sink	12A	
05	" "	" "	12B	
06	Glue, Tan	Walk in Cooler, Under Foam	13A	
07	" "	" "	13B	
08	Shingle, Brown	Roof, Top Layer	14A	
09	" "	" "	14B	
10	Felt, Black	Roof, Bottom Layer	15A	
11	" "	" "	15B	
12	Roof Tar, Black	Roof, Edge	16A	
13	" "	" "	16B	
14				
15				
16				
17				
18				
19				
20				

Lab Use Only
☐ Accept
☐ Accept with Comment
☐ Reject
Lab Comments:
A: _____ R: _____
Received By & Date
Time in: _____

Collected By: Steven Hemstreet
Relinquished By:

Turn Around Time ("TAT")
☐ 3 Hour ☐ Same Day (in before 12 PM)
☑ 1-2 Days ☐ 3-4 Days ☐ 5-7 days

Comments/Additional Services:
* If any component of the drywall system contains asbestos, please add a composite analysis of the entire drywall system (Drywall, Tape and Mud)

☑ Positive Stop ☐ Point Count if Positive & < _____ % Asbestos

Time measured in Bus. Hrs. & Bus. Days | 3 Hr. TAT is approx. | Same day samples received after 12 PM may be reported next bus. morning | | Hrs. of operation 9 – 5, M - F (holiday hours may vary) |

Version 6.5 Modified 03/25/2022

APPENDIX B

ASBESTOS SURVEY RELATED DEFINITIONS

General Asbestos Industry Related Terms/ Definitions

1. **Asbestos:** Includes chrysotile, amosite, crocidolite, tremolite asbestos, anthophyllite asbestos, actinolite asbestos, and any of these minerals that has been chemically treated and/or altered. Asbestos is a mineral fiber that has been used commonly in a variety of building construction materials for insulation and as a fire-retardant.
2. **Asbestos-Containing Material (ACM):** Means any material containing more than one percent asbestos as determined by polarized light microscopy (PLM) analysis.
3. **Asbestos-Containing Building Material (ACBM):** Surfacing ACM, thermal system insulation (TSI) ACM, or miscellaneous ACM that is found in or on interior structural members or other parts of a school, public or commercial building.
4. **Accredited or Accreditation:** Refers to a personnel training or laboratory accredited in accordance with section 206 of Title II of the AHERA.
5. **Accessible:** Refers to ACM material subject to disturbance by building occupants, custodial, or maintenance personnel in the course of their normal activities.
6. **AHERA:** United States Environmental Protection Agency (USEPA) Asbestos Hazard Emergency Response Act.
7. **Bulk Samples:** Samples of suspect asbestos containing material.
8. **Chain of Custody:** Formal procedures for tracking samples and ensuring their integrity.
9. **Homogeneous Area:** Means an area of surfacing material, thermal system insulation or miscellaneous material that is uniform in color and texture.
10. **Friable:** Any material, which when dry, may be crumbled, pulverized, or reduced to a powder by hand pressure.
11. **Functional Space:** Means a room, group of rooms, or homogeneous area (including crawl spaces or the space between a dropped ceiling and the floor or roof deck above), such as classroom(s), a cafeteria, gymnasium, hallway(s) as designated for the accredited person.
12. **Miscellaneous Material:** Encompasses interior building material on structural components, structural members or fixtures, such as floor and ceiling tiles, and does not include surfacing material or thermal system insulation.
13. **NESHAP:** The EPA standard that regulates asbestos visible emissions to the outside air as well as disposal of friable asbestos waste from renovation/ demolition projects.
14. **Presumed Asbestos Containing Material (PACM):** Means thermal, surfacing and miscellaneous suspect material found in buildings constructed no later than 1980. OSHA says PACM may be "rebutted" pursuant to an AHERA inspection.
15. **Polarized Light Microscopy (PLM):** An optical microscopy technique for analyzing bulk samples for asbestos in which the sample is illuminated with polarized light (light which vibrates in only one plane) to distinguish between different types of asbestos fibers by their shape and unique optical properties.
16. **Renovation:** Means the modifying of any structure, or any portion thereof.
17. **Thermal System Insulation (TSI):** Means ACM applied to pipes, fittings, boilers, breeching, tanks, ducts or other structural components to prevent heat loss or gain.
18. **Surfacing Material:** Means material that is sprayed, troweled-on or otherwise applied to surfaces (such as acoustical plaster on ceilings and fireproofing materials on structural members, or other materials on surfaces for acoustical, fireproofing, and other purposes).

APPENDIX C

SITE PHOTOGRAPHS

Photograph of the exterior of the building.

Photograph of the exterior of the building.

Photograph of the exterior of the building.

Photograph of the exterior of the building.

Photograph of the interior of the building where the floor tile/ mastic is present.

Photograph of the interior of the building where the floor tile/ mastic is present.

Photograph of the interior of the basement.

Photograph of the interior of the crawlspace.

Commercial Building **401 Long Lake Avenue** **City of Alpena, Alpena County, Michigan**	**Site Photographs**
Otwell Mawby, P.C. **Traverse City, Michigan**	**Date: August 15, 2024**

Otwell Mawby, P.C.
Consulting Engineers

August 21, 2024

Alpena County Land Bank Authority
C/o: Ms. Montiel Birmingham and Mr. Todd Mericon
Email: montielb@alpena.mi.us and todd@mericon.net

RE: HAZARDOUS MATERIAL AND UNIVERSAL WASTE INSPECTION REPORT COMMERCIAL BUILDING, 401 LONG LAKE AVENUE CITY OF ALPENA, ALPENA COUNTY, MICHIGAN OTWELL MAWBY PROJECT NUMBER: 24-102F

Dear Montiel and Todd:

At your request, Otwell Mawby, P.C. (Otwell Mawby) completed an inspection of the commercial building located at 401 Long Lake Avenue in the City of Alpena, Alpena County, Michigan to determine the potential presence hazardous materials and universal waste products. The inspection was completed on August 15 2024. This document presents the findings of the inspection and serves as the Hazardous Materials and Universal Waste Inspection Report for the referenced property.

The United States Environmental Protection Agency's (USEPA's) Universal Waste Rule, as adopted by the State of Michigan, governs the collection and management of widely generated waste products to prevent environmental contamination and promote recycling or treatment. The Universal Waste Rule allows for the collection, recycling, treatment, and disposal of household quantities of these materials to prevent over-disposal and concentration of hazardous wastes within landfills. Universal Wastes in Michigan include items such as antifreeze, batteries, consumer electronics, pesticides, pharmaceuticals, mercury-containing equipment, and electric lamps (fluorescent, sodium or mercury vapor, neon, high intensity discharge, incandescent, cathode ray tubes (television and computer screens). Additionally, batteries, pesticides, mercury-containing equipment, and fluorescent lamps are considered hazardous wastes and are subject to more stringent hazardous waste regulations unless they are managed as universal wastes.

During the inspection, Otwell Mawby visually identified the items listed in the attached table as being characterized as Universal Wastes per the USEPA's Universal Waste Rule, some of which could also be characterized as hazardous wastes if not managed as Universal Wastes. The locations of the identified potentially hazardous material/ Universal Waste is depicted on the attached Table 1. The spaces within the structure are shown on the attached Figure 1. Refer to Appendix A for photographs that depict the structure.

Otwell Mawby recommends all listed Universal Wastes, including those that possibly could also be categorized as hazardous wastes, be properly disposed/ recycled if they are not intended to be reused, by a licensed waste hauler prior to commencement of demolition of the building.

If you should have any questions regarding this Report, please feel free to contact the undersigned. Thank you again for your confidence in Otwell Mawby, we enjoyed working with you on this project.

Sincerely,

OTWELL MAWBY, P.C.

James A. Jackson II
Senior Project Manager

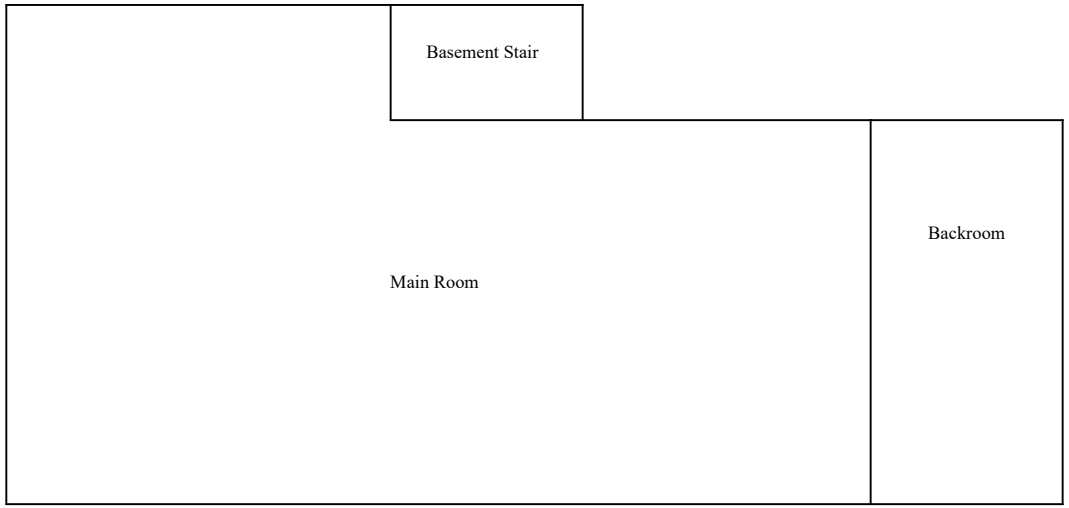
Steve Hemstreet
Staff Engineer

Attachments:
Figure 1 – Site Map
Table 1 - Universal Waste Inspection Summary Table
Appendix A – Site Photographs

FIGURES

FIGURE 1 – Site Map

401 Long Lake Avenue



Legend

Approximate Scale

0' 2' 5' 10'

North

401 Long Lake Avenue City of Alpena, Alpena County, Michigan	Figure 1: Site Map		
Otwell Mawby, P.C. **Traverse City, Michigan**	**Date:** 8/21/2024	**Proj. No.:** 24-102F	**Scale:** ~ 1" = 10'

TABLES

Table 1 – UNIVERSAL WASTE INSPECTION SUMMARY TABLE

Table 1 - Universal Waste Inspection Summary Table

Project Name: Commercial Building, 401 Long Lake Avenue

Date: 8/15/2024

Otwell Mawby Project Number: 24-102F

Surveyor: Steve Hemstreet

Item Location	Item Description	Estimated Quantity	Notes
Basement	Vehicle Battery	1	Basement Stairs
Basement	Cooler Compressor, Possible Refrigerant	4	~1' x 1' x 2'
Walk-in Cooler	Cooler Compressor, Possible Refrigerant	1	~1' x 1' x 3'
Walk-in Cooler	Air Conditioning Unit	2	~1' x 2' x 2'
Main Room	Hood Fire Suppression	1	~1' x 1' x 2'
Main Room	Fire Extinguisher	3	
Backroom	Compact Fluorescent Light	2	
Backroom	Air Conditioner	1	~1' x 2' x 2'
Backroom	Exit Sign	2	

APPENDIX A

SITE PHOTOGRAPHS

Photograph of the exterior of the building.

Photograph of the exterior of the building.

Photograph of the exterior of the building.

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Photograph of the interior of the building where the floor tile/ mastic is present.

Photograph of the interior of the building where the floor tile/ mastic is present.

Photograph of the interior of the basement.

Photograph of the interior of the crawlspace.

Commercial Building **401 Long Lake Avenue** **City of Alpena, Alpena County, Michigan**	**Site Photographs**
Otwell Mawby, P.C. **Traverse City, Michigan**	**Date: August 15, 2024**