



Department of
Community Investment

Memorandum

September 25, 2015

TO: South Bend Redevelopment Commission
FROM: David Relos, Economic Resources *DR*
SUBJECT: Professional Services Proposal – Jones Petrie Rafinski
PNA Asbestos Inspection Report

This professional services proposal from Jones Petrie Rafinski is to complete an asbestos inspection report for the Polish National Alliance # 83 (PNA), at the northwest corner of Olive & Western.

Upon approval by the Common Council on Monday, September 28, the City will acquire this property for intersection improvements at this busy intersection. Currently the PNA building sits right at the corner, hindering truck traffic and line of sight for oncoming vehicles.

These intersection improvements will dovetail nicely with the planned 2016 Western Avenue corridor improvements.

Also subsequent to Council approval on the 28th, staff will come back at the next Commission meeting, seeking approval for a demolition budget for this property.

Staff requests approval of this Professional Services Proposal in the amount of \$3,600.





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September 21, 2015

City of South Bend
Department of Community Investment
227 W. Jefferson Blvd., Suite 1400 S
South Bend, Indiana 46601

Attention: Mr. David Relos

RE: PROPOSAL FOR ASBESTOS CONTAINING MATERIAL SURVEY, POLISH NATIONAL ALLIANCE (PNA) SITE, 2401 W. WESTERN AVENUE, SOUTH BEND, INDIANA (PROPOSAL #JPRE15-081)

Dear Mr. Relos:

Jones Petrie Rafinski (JPR) is pleased to submit this Proposal to the City of South Bend to perform an Asbestos Containing Materials Survey for the Polish National Alliance (PNA) facility, located at 2401 W. Western Avenue, in South Bend, Indiana. The subject site consists of approximately 1.01-acres (Parcel # 71-08-10-180-044.000-026), at the northwest corner of the intersection of Olive St. and Western Avenue. The subject site is developed with the 1926 construction of an approximate 29,788 sq. ft. brick structure (2-story with basement) with built-up roof. Of the 29,788 sq. ft., approximately 8,733 sq. ft. is designated and used as a bowling alley for leagues, approximately 9,224 is identified for general retail, 11,831 sq. ft. of utility storage space. While performing an initial sight walk-through of the facility as part of a Phase I Environmental Site Assessment, JPR noted that the facility is currently, and has historically been heated through a series of three boiler systems situated in three separate locations of the building. Although much of the piping in general proximity of the boilers is uninsulated; other piping sections and elbows, within other rooms were insulated with materials that would be considered as potentially friable asbestos containing material. We also note that the facility was initially constructed in 1926, with several separate additions since. Renovations have also included the use of drop ceilings, which will require inspections to ensure that piping and ductwork above or hidden above the ceilings do not contain suspect materials. Finally, we note many other building materials such as wall plaster, standard drywall and finish materials, floor tiles and sheet linoleum and associated mastics, ceiling tiles (numerous kinds and sizes), etc., would be considered as "suspect", and therefore require sampling.

We note that the facility is currently not in use, although most of the fixtures and furniture remain in place. We understand that it is the intent of the City of South Bend to acquire the subject site and proceed with demolition of all or a portion of the existing structure to facilitate design changes to the intersection of Olive and Western Avenues. As required by IDEM prior to any major renovation or demolition project, an inspection for the potential presence of asbestos-containing materials is required. Such inspection is necessary to assess construction materials for the presence of materials, and their potential for release during the demolition process. IDEM will not allow for a demolition permit without completion of the inspection by a State of Indiana Accredited Inspector. Sign-off by the Accredited Inspector is necessary as a pre-requisite for the submittal of a 10-day Notification prior to initiating demolition activities.

jpr1source.com

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Elkhart IN 46516
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SCOPE OF SEREVICES

The purpose of the Asbestos Inspection is identification of the presence of Asbestos Containing Materials (ACMs), in accordance with the National Emission Standard of a Hazardous Air Pollutant (NESHAP) for Asbestos 40 CFR 61, Subpart M, and 326 IAC 14-10, Emission Standards for Asbestos, Demolition and Renovation Operations.

The survey of the property for ACMs will begin with a walk-through of the existing structures to document locations of friable and non-friable materials that may be present. Friable materials are those that can be pulverized or reduced to powder by moderate pressure, such as spray applied fireproofing and acoustical materials, ceiling tiles and most thermal system insulation. Non-friable materials are those that cannot be crumbled easily, such as resilient floor tiles and cement asbestos (Transite) board.

Although emphasis is on detecting friable materials, the possible presence of non-friable ACMs must also be considered, as during renovation, non-friable materials may be pulverized or otherwise damaged so as to release asbestos fibers into the air.

The sampling strategy for any suspect material is dependent upon the application, the area of coverage and the uniformity of the application. In accordance with the United States Environmental Protection Agency (USEPA) 40 CFR 763.83, Subpart E definitions, there are three (3) types of asbestos containing materials (ACMs): 1. Thermal System Insulation (TSI); 2. Surfacing Materials (S); and 3. Miscellaneous Materials (Misc). Thermal System Insulation is material used to prevent heat loss or gain and prevent condensation, and includes: pipe insulation, valve and fitting insulation, boiler system insulation, breeching insulation and tank insulation. Surfacing materials are sprayed on, troweled on or materials otherwise applied to a surface and include: acoustical plaster, fireproofing on structural members or decking, or on surfaces for the purpose of fireproofing. Miscellaneous or "other" materials are those that are not characterized as Thermal System Insulation or Surfacing Materials, and include: ceiling tile, floor tile, roofing felt, cove base and associated adhesive or mastic.

Each suspect ACM (i.e., TSI, S or Misc.) identified from the initial walkthrough of the facilities will be placed into a group of similar materials identified as a homogeneous area. Homogeneous areas are identified as materials of the same type, color, texture and estimated age of installation. Upon identifying homogeneous areas, representative samples will be collected on a random basis. The number of samples collected depends upon the type of material (TSI, S, Misc) and the amount of the material, in accordance with the following, based on OSHA regulations detailed in 29CFR 1926.1001).

Type of Material	Amount	Number of Samples
Surfacing Materials	< 1,000 SF	Minimum of 3 samples
	1,000 to 5,000 SF	Minimum of 5 samples
	> 5,000 SF	Minimum of 7 samples
Thermal System Insulation	< 6 LF/SF	1 sample required
	> 6 LF/SF	Minimum of 3 samples
Misc/Other	Any	Sufficient to determine ACM/Non-ACM General in accordance with 3/5/7 protocol for Surface Materials
Notes: LF – Linear Feet, SF – Square Feet		

The Asbestos Containing Material (ACM) survey will be performed by an Indiana Certified Asbestos Building Inspector. At any time during the survey, the Inspector can elect to assume that a specific material is asbestos containing, and thereby, forego sampling requirements for that homogeneous area. Samples, as appropriate, will be collected in general conformance with the procedures outlined in the Asbestos Hazard Emergency Response Act of 1986 (AHERA).

Sample collection will involve extraction/separation of approximately 1 to 10 cubic centimeters of the suspect material, inclusive of all layers present within the material. Only suspect material samples will be submitted for laboratory analyses. Samples will be sealed in airtight containers, numbered and labeled, and forwarded to an approved laboratory for analysis by the EPA recommended method of Polarized Light Microscopy (PLM) coupled with dispersion staining.

Sampling and analysis of suspect materials is performed in an effort to try and confirm the presence of asbestos, or eliminate suspect materials as ACMs. Elimination of a material as ACM for purposes of maintenance, renovation or demolition occurs if: 1) the material is visibly non-ACM (fiberglass and rubberized materials); 2) documentation indicates that the materials used in manufacture are non-ACM; or 3) sampling and analysis are performed.

According to OSHA Construction Standards, negative analysis for a minimum of three (3) samples is required to conclusively determine a material as being non-ACM. In addition, all of the samples must be from the same homogeneous area (color, texture and estimated date of installation). Jones Petrie Rafinski will attempt, through application of our sampling strategy, to make a determination of the asbestos content of any identified homogeneous materials for which sampling is in fact performed (i.e., certain materials may be assumed to be asbestos-containing).

COST INFORMATION AND SCHEDULE

Jones Petrie Rafinski proposes to perform the Asbestos Surveys for the following fees:

Field Services (Sampling)	\$2,400.00
Laboratory Fees (Up to 60-samples)	\$ 600.00
Reporting	\$ 600.00
Total Fee	\$3,600.00

Please note that fee allows for up to two days (8 hours/day) for a team of two persons to conduct the field investigation, given the extent of ladder work that is expected, and the extent to which the building has been “cut-up” into various rooms, offices, storage areas, event rooms, etc.

Within approximately five (5) days of acceptance of this Proposal, Jones Petrie Rafinski can begin our initial walkthrough activities. We would anticipate actual sampling activities to be completed in two (2) days. Laboratory analysis will be performed on a three (3) day turnaround from the time that the samples have been received by the laboratory. Jones Petrie Rafinski will provide the City of South Bend with a verbal summary of the results within one (1) day of receipt of all analytical data from the laboratory. A Letter Report summarizing the methods employed for the collection and analysis of samples, as well as estimated quantities and recommendations for additional actions, will be presented within one (1) week of the date of verbal debriefing.

QUALIFICATIONS

Jones Petrie Rafinski assumes that immediate access will be provided upon Proposal acceptance. As previously noted, although the building is vacant, much of the furniture and fixtures remain and will

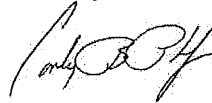
require movement in many instances to allow for access. We have also assumed, based upon in initial walk-through that the assessment will require significant ladder time to gain access to the areas above the drop ceilings, in piping runs, etc. Please note that our Proposal does not include any costs for the rental of any scaffolding or hydraulic lift equipment to reach high ceilings or areas that would not be considered as readily accessible by ladder.

Certain "conditions" may escape detection due to: 1) limitations in the scope of this assessment; 2) inaccuracy and/or limited availability of documentation made available to Jones Petrie Rafinski at the time of the survey; and 3) inaccessible areas. If this assessment includes a review of documents prepared by others, it must be recognized that Jones Petrie Rafinski has no responsibility for the accuracy of such information.

AUTHORIZATION

Please acknowledge your acceptance of this Proposal by signature, where indicated below. Receipt of acceptance will serve as authorization for Jones Petrie Rafinski to proceed. Jones Petrie Rafinski appreciates the opportunity to be of service to you on this project. Should you have any questions or require additional information, please feel free to contact me at (574) 232-4388.

Sincerely,

A handwritten signature in black ink, appearing to read "Conley B. Phifer". The signature is stylized with a large initial "C" and "P".

Conley B. Phifer
Environmental Department Manager

PROJECT ACCEPTANCE

This **PROPOSAL FOR ASBESTOS CONTAINING MATERIAL SURVEY, POLISH NATIONAL ALLIANCE (PNA) SITE, 2401 W. WESTERN AVENUE, SOUTH BEND, INDIANA (PROPOSAL # JPRES15-081)** is hereby accepted and authorization to proceed hereby granted:

Accepted By: _____ Date: _____

Printed name and title: _____

Point of Contact for Access to facility _____

Telephone Number for Point of Access Contact _____

Business name: _____

Billing address: _____

Billing/account manager: _____

Phone No.: _____ Fax No.: _____ E-mail: _____

Please note: Jones Petrie Rafinski offers electronic invoicing if requested. Please sign below if you would prefer that option.

I prefer to have my invoice transmitted through electronic email:

The party who signs this Proposal is directly responsible for the charges incurred during the completion of our work.