

400 00 30

Correspondence

January 26, 2004

Mr. Robert Case, Senior Economic Development Planner  
City of South Bend, Department of Economic Development  
1200 County – City Building  
South Bend, Indiana 46601

Dear Mr. Case:

The Indiana Development Finance Authority (IDFA) has reviewed your letter of January 5, 2004 regarding the status of what we mutually refer to as the "Bosch Brownfields Project." Thank you for the comprehensive explanation of the progress that has been made to date on the project. We acknowledge that, despite unforeseen project delays, substantial progress has been made towards completing this vital redevelopment project.

Based on the information you provided, we concur with your assessment that a second quarter 2004 completion date is reasonable for the project generally, and more specifically for completion of the Economic Development Goals identified in the Loan, Servicing and Disbursement Agreement (Agreement), the Revenue Bond Series 2001 B (2001 B Bond), and the associated Attachment found therein (Attachments). Given the substantial time and financial investments made in the project by the City of South Bend and the Bosch Corporation, and considering that the Economic Development Goals will be met in the near future, the IDFA hereby approves your request for a deadline extension. The new deadline for IDFA's receipt of the deliverables referenced in the Agreement, the 2001 B Bond, and the Exhibits, is June 22, 2004. This extension does not alter any other aspect of the project agreement(s), and the repayment provisions currently referenced in the Agreement and the 2001 B Bond will be enforced if the applicable deliverables are not received by the new June 22, 2004 deadline.

To acknowledge this extension and the new deadline, please obtain a signature from the appropriate City of South Bend representative in the below signature area. We look forward to celebrating the successful completion of this project with you in the near future. Please do not hesitate to contact this office with questions or comments.

Sincerely,



W. Calvin Kelly  
Deputy Director

**RECEIVED**

**JAN 28 2004**

DEPARTMENT OF  
ENVIRONMENTAL MANAGEMENT  
OFFICE OF LAND QUALITY

cc: South Bend Loan file  
Matt Tuohy, IDFA  
Kevin Davis, IDEM - <sup>BFP</sup> 4000030

---

ACKNOWLEDGED and accepted this \_\_\_\_ day of January, 2004

\_\_\_\_\_  
Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

December 3, 2003

*BOSCH PROJECT*

Mr. Robert Case, Senior Economic Development Planner  
City of South Bend, Department of Economic Development  
1200 County - City Building  
South Bend, Indiana 46601

**RECEIVED**

**DEC 04 2003**

DEPARTMENT OF  
ENVIRONMENTAL MANAGEMENT  
OFFICE OF LAND QUALITY

Dear Mr. Case:

Per the Loan, Servicing and Disbursement Agreement (Agreement) that was executed between the IDFA and the City of South Bend on June 22, 2001, specific deliverables were identified that would document achievement of environmental and economic development goals for the project. I have enclosed copies of the applicable pages from the Loan Agreement that describe these deliverables.

As you will note, all of the deliverables were due to the IDFA by June 22, 2003 to avoid triggering re-payment on the Forgivable component of the Loan. As of this date, we have not received any of the specified deliverables. For this reason, the first payment on the Forgivable portion of the Loan was due on September 22, 2003 in the amount of \$4,975.33. A payment in the same amount will be due on December 22, 2003.

You have communicated with our office a request for an extension of the deliverables deadline. In order to consider your request, please provide a written update regarding the status of the project and your anticipated submittal date for the various reports and certifications specified in the Loan documents. I would also like to request that you provide the IDFA with a detailed accounting of all project expenditures made to date using Loan proceeds.

Thank you for your assistance and do not hesitate to call with questions. I look forward to your reply.

Sincerely,

*W. Calvin Kelly*

W. Calvin Kelly

Enclosure

cc: South Bend Loan file  
Matt Tuohy, IDFA  
Kevin Davis, IDEM

forgivable loan; up to twenty percent (20%) of the One Million Three Hundred Thousand Dollars and No Cents (\$1,300,000) may be forgiven if Borrower timely attains its economic development goals as stated in Attachment C. The Loan shall be available for disbursement and shall be disbursed in accordance with the conditions set forth in this Loan Agreement and in the Bonds, defined below.

2. The Borrower's obligation to repay the Loan shall be evidenced by two bonds of the Borrower, attached hereto and made a part hereof as Attachment D (the "Series 2001 A Bond" and the "Series 2001 B Bond," respectively).
3. The Loan shall be available for disbursement, that is, the Bonds will be purchased by the IDFA in the amount of **One Million Three Hundred Thousand Dollars and No Cents (\$1,300,000)** on the date of issue of the Bonds, after satisfaction of the following: (A) the execution of this Loan Agreement and the Bonds (collectively, the "Loan Documents"), and (B) satisfaction of conditions stipulated by the IDFA in Resolution G1-2001.
4. The One Million Three Hundred Thousand Dollars and No Cents (\$1,300,000) Loan will be disbursed when the conditions herein are met. All expenditures from the loan proceeds shall be documented and provided to IDFA as required herein.
5. The non-forgivable portion of the Loan, memorialized by the Series 2001 A Bond, shall be repaid as follows:
  - A. Payments of interest only shall be due and payable quarterly beginning September 22, 2001, in the amount set forth in Attachment D-1.
  - B. Payments of principal and interest shall be due and payable quarterly beginning September 22, 2002, in the amounts as set forth in Attachment D-1.
  - C. Payments shall commence September 22, 2001 and shall continue thereafter until the Loan is repaid.
  - D. The Borrower may prepay in whole or in part any outstanding principal and accrued interest under the Series 2001 A Bond at any time without penalty.
6. The forgivable portion of the Loan, represented by the Series 2001 B Bond, shall be entirely forgiven if the Borrower timely attains its Economic Development Goals as specified in Attachment C. The Borrower shall be deemed to have met the Economic Development Goals upon timely delivery to IDFA of (a), (b), and (c) as follows:
  - (a) the Report referenced in Article III Section 2 hereof;
  - (b) written IDEM acknowledgment of the satisfactory completion of asbestos and lead paint abatement, other environmental remediation activities, and demolition activities described in the Report submitted to and approved by the agency (the "Environmental Certification"); AND

- (c) narrative and photographic documentation - jointly prepared and submitted by official designees of Bosch and South Bend - of the completion of Economic Development Goals described in Attachment C (the "Development Certification").

Upon delivery of the Report and the Environmental and Development Certifications, and without any further action, the forgivable portion of the Loan shall be forgiven and the Series 2001 B Bond shall be marked "canceled" and returned to Borrower. If any one of the three aforementioned deliverables are not received by the IDFA by June 22, 2003, the Economic Development Goals will be deemed unattained and payments on the forgivable component of the Loan shall commence on September 22, 2003 including principal and accrued interest in the amount set forth in the amortization schedule provided as Exhibit 1 to the Series 2001 B Bond in Attachment D.

- 7. The Borrower, without penalty, may prepay the Loan at any time during the term of this Loan.

## **ARTICLE II BORROWER'S REPRESENTATIONS AND WARRANTIES**

To induce the IDFA to enter into this Loan Agreement to make the Loan, the Borrower represents and warrants to the IDFA that:

- 1. Borrower is a political subdivision as defined in Indiana Code 13-19-5.
- 2. Project and Loan approvals have been granted by the City of South Bend ("City") Common Council (the "Common Council") in Ordinance No. 9192-01 (the "City Ordinance") and by the City of South Bend Redevelopment Commission (the "Commission") in Resolutions No. 1823 and No. 1830 (the "Commission Resolutions"), along with a commitment for repayment of the Loan pursuant to Ind. Code 13-19-5, such Resolutions being attached hereto and made a part hereof as Attachments E and F, respectively.
- 3. The Borrower's governing body has authorized the development and approval of the Economic Development Goals and the timetable for such goals.
- 4. The Borrower is eligible for a partially forgivable loan pursuant to Ind. Code 13-19-5, and its Economic Development Goals, identified at Attachment C, satisfy the requirements of Ind. Code 13-19-5.
- 5. The Borrower has taken all necessary actions to borrow funds from the Environmental Remediation Revolving Loan Fund, including obtaining an authorizing letter from bond counsel, and is authorized to execute and deliver the Loan Documents and enter into the transactions contemplated by the Loan Documents. The performance of the Borrower's obligations under the Loan Documents and compliance with their provisions will not result in or constitute a default or be in conflict with any instrument, document, decree, order, judgment, statute, rule or governmental regulation applicable to the Borrower.

## ATTACHMENT C PROJECT ECONOMIC DEVELOPMENT GOALS

Bosch Facility  
401 N. Bendix Drive  
South Bend, Indiana

The City of South Bend identifies the Economic Development Goals and Schedule for this project to be:

1). The remediation of asbestos, lead paint, and metal dust contamination in the full or partial areas scheduled for demolition in Buildings 103 and 104. Other contaminants may also be identified during the course of phased demolition activities; said contaminants will also require remediation in order to insure that demolition and disposal activities are performed in accordance with all necessary environmental and health & safety laws and regulations. Descriptions and cost estimates for remedial and demolition activities (the "Environmental Activities") have submitted heretofore and have been reviewed and approved by the Indiana Department of Environmental Management. Said remedial work plans are found in documents including, but not limited to, the South Bend Loan Application, the Building 103 Characterization Report, the Deactivation/Demolition Contract documents, and other correspondence regarding the forgoing documents. Remedial and subsequent demolition activities are expected to begin on or before March 1, 2001 and are expected to have reached completion by March 1, 2003. Final project completion will be demonstrated upon receipt of the Final Report and Environmental Certification described in the Loan, Servicing and Disbursement Agreement. Demonstration of remediation and demolition completion is due on or before June 22, 2003.

2). Maintain and strengthen Bosch's significant impact in the South Bend community and the State of Indiana. Examples of Bosch's impact include: local employment of over 430 people, an annual payroll of approximately \$27 million, generation of approximately \$1.2 million in annual taxes, and annual local purchases of approximately \$7.0 million. Maintaining and strengthening this impact will be affected by the completion of the following activities:

- Maintain Bosch's presence in South Bend
- Secure a long-term location commitment between Bosch and the City
- Maximize Bosch's efficient use of space and their facility
- Utilize a historically significant structure in the community
- Provide a safe working environment for Bosch employees
- Provide a means for continued growth of the Bosch Corporation

Pursuant to the Agreement For The Use And Rehabilitation Of Real Property (the "Agreement") executed between the City of South Bend (the "City") and Bosch, the City has agreed to provide certain financial incentives to Bosch in order to secure Bosch's continued presence in the City. In return, Bosch will repay a portion of said City investments to the City over the term of the Agreement, subject to specific events wherein Bosch's repayment responsibilities are potentially reduced. For example, if Bosch achieves certain employment and payroll benchmarks, a repayment reduction will occur.

Documentation of Bosch's continued future impact in South Bend, including narrative and, where appropriate, photographic documentation of the achievement of the above activities, is due on or before June 22, 2003.

## DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

INDIANAPOLIS

OFFICE MEMORANDUM

DATE: March 7, 2001

TO: Calvin Kelly  
Program Manager  
Indiana Development Finance Authority

FROM: Michele Oertel *mm*  
Brownfields Program  
Office of Land Quality

THRU: Gabriele Hauer, Section Chief  
Brownfields Program  
Office of Land Quality *GH*

SUBJECT: Approval of Brownfields Loan Application  
City of South Bend, Indiana

7-31-01

I have reviewed the environmental work plan/scope of work as part of the loan application for the Robert Bosche Corporation site, located at 401 North Bendix Drive, South Bend, St. Joseph County, 46628. The City of South Bend needs the requested \$1,300,000 primarily for the removal/remediation/abatement and demolition activities for lead-based paint and asbestos containing materials on-site. The Brief Work Plan recently submitted had some deficiencies regarding the necessary rules and regulations to be followed; however, the proposed activities and appropriate work standards are adequately identified in the Deactivation/Demolition, Contract No. 001-Building 103 Deactivation document previously submitted in December 2000. IDEM approves the work plan.

The Brownfields Cleanup Revolving Loan Fund (BCRLF) was also considered to help fund these non-time critical removal activities; however, the status of these building materials does not meet the criteria for this federal loan funding.

Please contact me at 317-234-0235 if you have any questions regarding this correspondence.

MMO/mmo





Lt. Governor Joseph E. Kernan

Secretary Manager

INDIANA DEVELOPMENT FINANCE AUTHORITY  
AUTOMATIC FACSIMILE TRANSMISSION REQUEST

DATE: 2-19-01NUMBER OF PAGES:             
(including this page)TO: Michelle DentelFROM: Calvin KellyOPERATOR:                     DESTINATION #: 4-0428SENDER'S FAX #: (317) 232-6786

MESSAGE: Additional Bosch workplan submittals per our  
request to Marc Walker. Hopefully we can dis-  
cuss the attached after our 1:00pm meeting.  
Calvin

**BOSCH****FAX Transmittal**

Bosch Braking Systems Corporation

**TO: W. Calvin Kelly**

(Name)

**IDFA**

(Firm or Division)

(Location)

**FROM:****Mark Walker**

(Name)

**South Bend**

(Location)

**219-237- 5628**

(Fax No.)

**February 14, 2001**

(Date)

**SEND VIA FACSIMILE NO.:**

Sent by: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

**MESSAGE:** Calvin, attached is the additional information you requested in our telephone conversation on 2/8/01. I have taken this information from the contract document titled "South Bend, IN, Deactivation/ Demolition, Contract No. 001-Building 103 Deactivation, that I sent you in December. I have attached copies of the referenced pages to this fax.

1. What regulatory or industry standards will be followed for:
  - Asbestos? See attached document MP-30-1
  - Lead paint? See attached document MP-20-4
  - Dust? See attached document MP-20-4 - 7 PCBs ? Metals Dust
2. All workers must be certified according to activity:
  - Asbestos? See attached document MP-30-1
  - Lead paint? See attached document MP-20-4
3. Wastes should not be co-mingled. Lead paint? See attached document MP-60-1, Part 1.3 "segregation".
4. Disposal and manifesting information must be in final report. Bosch will ensure that this information is included in final report.
5. How will contractor do containment monitoring and clearance sampling? See attached document MP-30-1, MP-30-11 through MP-30-14.
6. Contractor must supply acknowledgement of characterization of wash water. Bosch will ensure that this information is supplied.
7. IDEM (Michele Oertel) must be contacted 48 hours prior to commencing work. See attached document MP-30-9, Part 2.8A. The document states notification to IDEM 10 days prior to commencement of ACM removal. Bosch will ensure that this notification is made 48 hours prior to commencement of work as requested.

If you have any questions, contact me at (219)- 237-5688.

Thanks, Mark

If all pages are not received, please call: 219 237 5688

PAGE 1 of

MP-20-4  
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## MATERIALS AND PERFORMANCE

### SECTION 20

### DECOMMISSIONING

*Not as detailed  
as A CB*

#### 2.3. Removal of Lead Based Paint

- A. Lead Based Paint that is loose, flaking, or has fallen on floors, ceiling, etc. shall be abated prior to any demolition. This must be done in accordance with applicable laws, rules, and regulations including, but not limited to, OSHA standards (29 CFR 1926.62) utilizing appropriate controls. Information regarding Lead Based Paint can be found in the Building 103 Characterization Report. Work under this item shall consist of, but not be limited to, the following:

1. Comply with federal, state, City of South Bend, and all other applicable regulations, including providing air monitoring, and appropriate disposal of waste.
2. Containerize and properly label (dependent on analytical tests to be completed by Contractor) waste for transportation and disposal. Provide waste containers, rolloffs, or dumpsters with attached, locking covers.
3. Provide lead based paint waste transportation and disposal in accordance with Section MP-60 - Transportation and Disposal of Waste.

#### 2.4. Decontamination of PCB Impacted Surfaces of Pervious Materials

- A. Comply with federal, state, City of South Bend, and all other applicable regulations, including making required notifications, obtaining required permits, and paying associated fees.
- B. Isolate work areas such that cross contamination does not occur during decontamination activities. If a surface becomes re-contaminated as a result of Work, the additional decontamination will be at the Contractor's sole expense.
- C. Use surficial decontamination techniques to remove residual grime layers and surficial concrete from PCB impacted areas of Building 103 depicted on Figure 1.
- D. Surficial decontamination shall be deemed completed when concentrations on the concrete surface are less than 10 ug/100 cm<sup>2</sup> of total PCBs based on standard wipe confirmation sampling. Where surficial decontamination activities do not reduce concentrations of PCBs below 10 ug/100 cm<sup>2</sup>, the Contractor shall continue with surficial decontamination activities in the area, at no additional cost to the Owner, until concentrations of less than 10

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**MATERIALS AND PERFORMANCE**

**SECTION 30**

**ASBESTOS CONTAINING MATERIALS REMOVAL AND DISPOSAL**

**PART I GENERAL**

**1.1. Summary**

- A. This work shall include the removal of friable asbestos containing materials (ACM):
1. Pipe insulation
  2. ACM window caulking
  3. Damaged ACM floor tiles
  4. Plaster pipe fitting insulation
  5. Transite panels
  6. Any other Category I or Category II non-friable ACM which may become friable during deactivation and demolition.

**1.2 Related Work Specified Elsewhere**

- A. MP-08 Restoration of Surfaces  
B. MP-20 Decommissioning  
C. MP-21 Aboveground Storage Tank Removal and Disposal  
D. MP-60 Transportation and Disposal of Waste

**1.3. Applicable Laws, Rules, and Regulations**

- A. All work shall be performed in compliance with all pertinent laws, rules, and regulations, existing at the time of the work, including but not limited to:
1. The Occupational Safety and Health Standards Subpart Z Toxic and Hazardous Substances (OSHA) Title 29 CFR 1910.1001.
  2. The Occupational Safety and Health Standards for Construction Title 29 CFR 1926.58.
  3. The EPA National Emission Standard for Hazardous Air Pollutants (NESHAP), National Emission Standard for Asbestos, Title 40 CFR Part 61 Subpart M.
  4. The American National Standard Institute (ANSI) Practices for Respiratory Protection.
  5. The Transportation Safety Act of 1974, Hazardous Material Transportation Act, Title 49 CFR Parts 106, 107, 171-179.
  6. Indiana Rule 326 IAC 14-10.

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## **MATERIALS AND PERFORMANCE**

### **SECTION 30**

#### **ASBESTOS CONTAINING MATERIALS REMOVAL AND DISPOSAL**

zones shall be open at the same time.

- (7) Personnel shall not leave the work area through the equipment decontamination zone.

g) **Lowering of ACM**

- (1) ACM shall always be lowered, not dropped, to floor or ground level.
- (2) In work areas where the floor consists of grating, the asbestos shall never be allowed to fall from floor to floor or level to level.
- (3) ACM shall be packaged and removed from the work zone daily and shall not be allowed to accumulate within the work zone.

2.8. **Notifications**

- A. The Contractor shall notify the Environmental Protection Agency in accordance with the NESHAP, National Emission Standard for Asbestos (40 CFR Part 61.145 (b)), and the Indiana Department of Environmental Management at least 10 days prior to the commencement of ACM removal activities.
- B. Notification to the appropriate agencies shall include, but not be limited to, the following:
1. The name and complete mailing address of the facility owner
  2. The name and complete mailing address of the Contractor
  3. The size of the facility given in area or dimensions
  4. The age of the facility or the year built
  5. The immediate prior use of the facility
  6. The name and location of the facility where friable asbestos will be removed from; the location should be a street name, number, and the city.
  7. The total amount of friable asbestos in linear measure of pipe and square measure on other components; metric units, abbreviations, and appropriate symbols are

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acceptable.

8. The scheduled start and completion dates, including both asbestos removal start and completion and demolition start and completion dates.
  9. The nature of the removal (description of the surface the asbestos will be removed from). This could include pipes, tanks, boilers, ceiling insulation, fireproofing on beams, etc.
  10. The method of removal to be used.
  11. The asbestos removal emission control procedures that will be used to prevent visible emissions of particulate asbestos material to the outside air.
  12. The waste handling emission control procedures that will be used to prevent visible emissions to the outside air during the packaging and disposal of asbestos waste material.
  13. The name and location of the waste transporter.
  14. The name and location of the waste disposal site where the friable asbestos material will be deposited; the waste disposal site location should be described in the same manner as the facility location.
  15. The name of the State of Indiana certified asbestos inspector and project engineer.
- C. Notification shall be sent to the following addresses:
1. Indiana Department of Environmental Management  
Office of Air Management, Asbestos Section  
100 N. Senate Ave., P.O. Box 6015  
Indianapolis, IN 46206-6015
  2. U.S. EPA Region V  
SAC-26-1 Asbestos Coordinator  
230 S. Dearborn  
Chicago, IL 60604
  3. Notification forms can be obtained from the Indiana Department of Environmental Management (IDEM)

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## **MATERIALS AND PERFORMANCE**

### **SECTION 30**

#### **ASBESTOS CONTAINING MATERIALS REMOVAL AND DISPOSAL**

- D. The Contractor shall submit documentation of submission of notifications to the Owner's designated representative prior to the start of work.

#### **2.9. Personnel and Environmental Protection**

- A. Contractor shall provide protective equipment for use by workers and designated representatives of the Owner including disposable full body coveralls of tyvek or equal, respirators, gloves, hardhats, and goggles.
- B. The Contractor shall maintain a minimum of 2 IDEM accredited supervisory personnel per work site, with training and experience in work of a similar nature, full time for the duration of the project.
- C. The Contractor shall provide training to all asbestos project personnel on asbestos topics including but not limited to asbestos hazards, exposure standards, required protective equipment, work practices, fitting and inspection of respirators, safety measures, personnel and equipment decontamination procedures, removal of material procedure, operation of a respirator, and pertinent regulations. The Contractor shall submit Documentation of Worker Training to the Owner for each worker performing work under this Section 30, Asbestos Removal and Disposal. Documentation forms shall be provided prior to commencement of work by the individual and on a weekly basis for all new staff.

A minimum 30% of all workers shall have experience in work of a similar nature prior to employment at this project. The workers are to be accredited by IDEM.

- D. The Contractor shall provide medical examinations in compliance with regulations for each worker performing work under this specification, Asbestos Removal and Disposal. The Contractor shall maintain on site and make available upon request, original records signed by a physician documenting worker medical examinations including preplacement (prior to first employment at asbestos removal tasks), and annual updates as necessary.
- E. The Contractor shall maintain surveillance of heat stress conditions in the work area. The prevailing Threshold Limit Values (TLVs) for heat stress and the method of heat stress measurement adopted by the American Conference of Governmental Industrial Hygienists (ACGIH) shall govern worker exposure to heat stress.
- F. The respirators used shall bear approval by NIOSH for use against exposure to asbestos in the concentrations experienced in the work zones of this project. Disposable single use respirators and snap on type filter pads shall not be used.

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**MATERIALS AND PERFORMANCE**

**SECTION 30**

**ASBESTOS CONTAINING MATERIALS REMOVAL AND DISPOSAL**

- G. Respirators shall be supplied and utilized in full compliance with applicable regulations including, but not limited to, ANSI and OSHA standards. Where negative pressure respirators are used, workers shall receive a fit test such as the irritant smoke test and shall be taught the negative and positive pressure check. Each worker shall check for proper fit by positive and negative pressure checks prior to each entry of the work zone.
- H. Workers shall be instructed in proper cleaning, sanitizing, and decontaminating of respirators. Workers shall not eat, smoke, or chew gum while wearing a respirator and shall be so instructed.
- I. The Owner will provide the following equipment and services:
1. Air Monitoring
    - a) A minimum of five samples for air monitoring for background both inside and outside each work area shall be taken. In addition to the five sample minimum requirement, one representative sample for every 5,000 square feet above 25,000 square feet of floor space, shall be taken for background monitoring. The method of analysis shall be the most current version of NIOSH 7400 or the most current version of OSHA Method ID-160 using Phase Contrast Microscopy (PCM).
    - b) Daily air monitoring inside and outside of the work zones shall be performed during the Contractor's preparation of the work zone enclosures using the PCM method of analysis.
    - c) Daily air monitoring outside of an active work zone during asbestos removal through final acceptance by the Owner's designated representative using the PCM method of analysis. Samples shall include a minimum of: 2 samples indoors adjacent to the work zone, 1 sample at the personnel decontamination zone, 1 sample at the equipment decontamination zone, 1 sample outdoors adjacent to the work area, and 1 sample at each HEPA exhaust. If monitoring shows that the airborne asbestos concentration equals or exceeds 0.01 F/CC or the background level, whichever is greater, the Contractor shall stop work and correct the cause of the higher than allowable fiber count before recommencing work.
    - d) The method of sampling for final air clearance shall be aggressive. A minimum of five samples for air monitoring for final air clearance both inside and outside each work zone shall be taken. In addition to the five



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## MATERIALS AND PERFORMANCE

### SECTION 30

#### ASBESTOS CONTAINING MATERIALS REMOVAL AND DISPOSAL

sample minimum requirement, one representative sample for every 5,000 square feet above 25,000 square feet of floor space shall be taken. The method of analysis shall be PCM.

#### 2. Inspection Services

- a) The Owner will provide visual inspections to be performed by the Owner's designated representative.

J. The Contractor shall perform daily monitoring of each work zone to determine accurately the airborne concentrations of asbestos fibers to which employees may be exposed. Monitoring shall be in accordance with paragraph 1926.58 of Subpart D of Part 1926 of OSHA Rules and Regulations. The Contractor shall provide the following equipment and services:

#### 1. Personal Monitoring

- a) Sampling and analysis shall be in compliance with the OSHA Reference Method (OSHA Reference Method Appendix A to 1926.58)
- b) Personal sample results shall be posted in the work area daily.
- c) Samples submitted to a laboratory for analysis shall be analyzed and the results shall be available in less than 72 hours after being collected.
- d) Written results of samples shall be submitted to the Owner's designated representative on a weekly basis and a completed written analytical report showing all sampling locations and results shall be submitted to the Owner's designated representative upon completion of the project.
- e) All individuals performing analysis shall have satisfactorily completed NIOSH Course 582 or equivalent. The laboratory performing the analysis shall be a regular successful participant in the NIOSH Proficiency Analytical Testing (P.A.T.) program or the Asbestos Registry sponsored by the American Industrial Hygiene Association (AIHA).
- f) Persons performing sampling shall hold a current state license of certification where applicable.
- g) All sampling and laboratory data, such as sampling volumes and laboratory quality control data, shall be available to the Owner's designated representative.

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## MATERIALS AND PERFORMANCE

### SECTION 30

#### ASBESTOS CONTAINING MATERIALS REMOVAL AND DISPOSAL

##### 2. Air Monitoring Assistance

The Contractor shall provide air monitoring assistance to the Owner's air monitoring firm. This shall include use of five 50-foot extension cords for the duration of the project. The Contractor shall have personnel on-site during air monitoring to ensure access to the work zone and proper temporary power, lighting, and operation of the decontamination facility. The Contractor shall provide no less than three separate working electrical sources inside each work zone for air monitoring purposes.

##### 3. Negative Air Pressure Recorder

To document negative air pressure, the Contractor shall provide, install, and maintain a negative air pressure-recording manometer in each work zone. The Contractor shall furnish the Engineer with a copy of the manometer recordings.

##### 4. Work Zone Security

The Contractor shall provide security for each decontamination unit and all points of potential access to the work zone in order to prevent unauthorized access into the work zones.

#### 2.10. Disposal Practices

##### A. Packaging

1. ACM shall be wetted and packaged in closed, sealed, impermeable, labeled bags or containers.

Bags shall be 6 mil in thickness at a minimum. Packaging shall occur in a confined area at each work site prior to removal from the work zone via the decontamination zone. In the middle stage of equipment decontamination, all ACM (packaged previously) and all work items leaving the work zone shall receive a final wet cleaning of all residual asbestos or shall be packaged into an additional completely clean bag or drum which has never been inside the work zone. All ACM shall be double-bagged before leaving the work zone.

MP-60-1  
6363/27737

**MATERIALS AND PERFORMANCE****SECTION 60****TRANSPORTATION & DISPOSAL OF WASTE****PART 1 GENERAL****1.1. Summary**

- A. The Contractor shall furnish all labor, materials, and equipment necessary for the transportation and disposal of waste generated from deactivation activities.

**1.2. Related Work Specified Elsewhere**

- A. MP-08 Restoration of Surfaces  
B. MP-20 Decommissioning  
C. MP-21 Aboveground Storage Tank Removal and Disposal  
D. MP-30 Asbestos Containing Materials Removal and Disposal

**1.3. Transportation and Disposal Requirements**

- A. The Contractor shall be responsible for the proper collection, segregation, storage, transportation, and disposal of all waste generated during this project. For each type of waste generated, the waste shall be disposed of properly in accordance with Local, State, and Federal requirements. Since the final disposal site is unknown, proper transport and disposal, at a minimum, shall consist of one of the following:

1. Classification and disposal at an approved waste landfill.
2. Transportation and disposal of waste in accordance with Local, State, and Federal solid waste regulations.
3. All disposal facilities must be preapproved by the Owner prior to removing waste from the site. The preferred sites are listed below:

Asbestos: Praise View Recycling and Disposal Facility  
15505 Shively Road  
Wyatt, IN 46595  
Contact: Jerry Karczewski (219) 546-4475

*Long Long*

T-858 P.01/10 F-982

**FAX Transmittal**  
Bosch Braking Systems Corporation

Sent by: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

ATTN: M. OERTEL  
4-0428

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02-05-01 01:27pm From-BOSCH HS&amp;EQ

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Brief Work Plan  
Robert Bosch Corporation  
Plant 103 Deactivation

### Introduction

As we put together our proposal we looked at what items need to be completed that could have a significant overlap in work. We determined that the best way to attack the project was grouping together 4 bays at a time to create 4000 Square foot work zones. These zones would all go through the same process to remove the asbestos, the lead paint, and the surface contaminates. That process is as follows:

1. Perform any demolition need to gain access to the steel structure such as removing the ceiling from the office areas or cutting various pipes to allow for lift access in plant. *Release Friable asbestos?*
2. Clean the area of miscellaneous debris on the floor such as paint chips, fallen asbestos.
3. Prep area for asbestos work by hanging poly barriers around work area, setting up negative pressure for removal areas, and putting the appropriate decontamination and staging areas.
4. Remove the asbestos from the area using either Glovebag method or gross removal techniques.
5. Clear the area for asbestos
6. Install a poly floor in the area to prepare for lead paint and contaminate removal.
7. Pressure wash area to remove the loose lead paint and any surface contamination, this process will also remove and loose non-lead paint.
8. Filter the rinse water with a 4-stage micron filter system; the water will be tested per City of South Bend requirements before release.
9. Clear the area for lead paint and surface contamination.
10. Tear down the containment.
11. Clean concrete slab of any surface contamination.

These 11 steps will be done in all areas of the planned demolition and renovation.

After the areas have been cleaned using the above method we will begin the removal and decontamination of the various specified equipment as follows:

1. Ensure surface of equipment is clean
2. Drain and fluids from equipment
3. Dismantle equipment and lower to ground.

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4. Take equipment to staging area to ensure full decontamination and to prepare for shipping off site to approved waste destination.

Also the lighting structures will be removed at various times throughout the project, depending on accessibility and timing.

#### Project Flow

1. Set up office area and staging area in the Southern part of the plant.
2. Flow of project to begin in the Northeast area and flow to the northwest and then back to the east from 4-bay area to 4-bay area.
3. We plan to occupy no more than 1/3 of the plant at one time.

#### Estimated Quantities to be removed

1. Asbestos – We did extensive research in the project areas to determine the amount of asbestos that would be removed. From previous work in the plant and previous quotations we knew this was necessary. WE determined that approximately 10,500 lineal feet of asbestos pipe and fitting insulation was to be removed. The quantities of caulking and floor tile in the bid documents are adequate to complete estimate.
2. Lead paint – The estimated quantities in the bid package are fairly accurate. We found that there is approximately 120000 square feet of ceiling, 50,000 square feet of walls, and 34,000 square feet of miscellaneous such as columns and equipment.
3. Equipment was accurate in the bid documents
4. Surface contamination – We plan to pressure wash all surfaces in plant to ensure proper decontamination.

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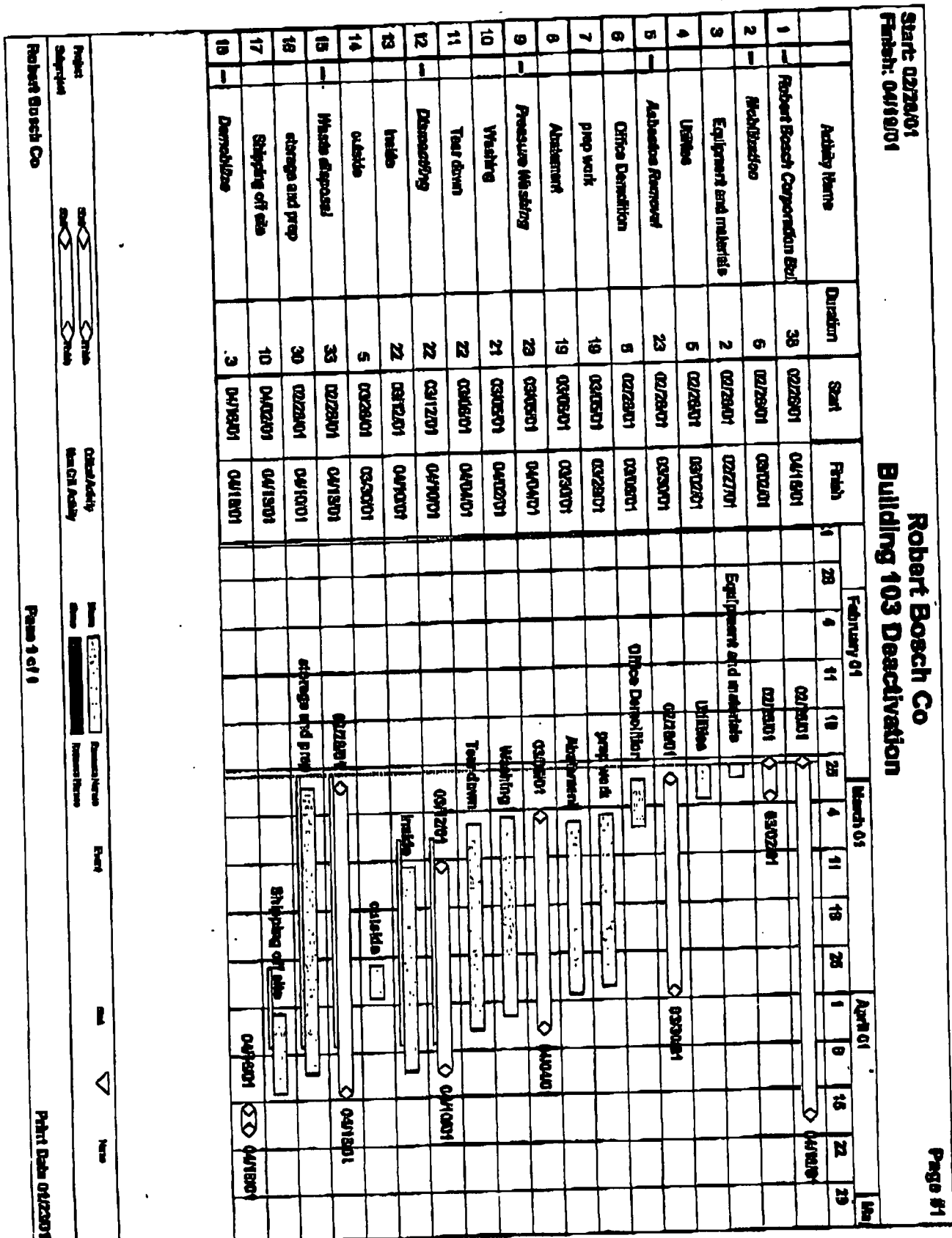
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Finish: 04/19/01Robert Bosch Co  
Building 103 Deactivation

Page #1



## **General**

### **Health and Environmental Safety Management Plan for:**

### **The Robert Bosch Corporation Plant 103 Deactivation**

January 23, 2001



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## 1.0 Introduction

### 1.1 Policy

The health and safety of site personnel are a primary objective during the asbestos abatement activities at the Plant 103 project in South Bend, Indiana. This site-specific HES management plan presents the conditions and hazards known or anticipated being present at the facility during the abatement. Preferred Environmental will identify and mitigate potential site and track specific hazards and to select appropriate health and safety protective measures to be used during future tasks and operations at the site will use this HES management plan.

### 1.2 Scope of work

The scope of work includes the removal of asbestos materials, lead paint, surface contamination, and the dismantling of specific equipment.

### 1.3 Site description and history

Plant 103 is undergoing a deactivation project to prepare the building for demolition and renovation. As part of the project O'Brien and Gere Engineers, Inc. performed site investigation, which will be used as the basis for the project as well as prepared the project documents.

## 2.0 Personnel and responsibilities

### 2.1 Project Manager

Dennis Evans - has the responsibility to ensure that the elements of the Work Plan are implemented in a safe and healthy manner in accordance with this plan. Denny will be responsible for assuring that all activities are conducted in accordance with the HES plan. The project manager has the authority to suspend field activities if employees are in danger of injury or exposure to harmful agents. Denny is in direct control of all on site foreman and personnel on this project.

Field foreman will be responsible for:

- Familiarity with the HES plan
- Complying with the contents of the HES plan
- Being alert to identify hazards and respond accordingly after consultation with the project manager
- Conducting site activities in a n orderly and appropriate manner
- Reporting injuries and administering first aid as trained
- Complying with appropriate Site, company, and government regulations
- Assuring that all employees on site have the proper training on how to use safety and mechanical equipment.
- Set up appropriate emergency response provisions with School and project manager
- Hold daily Safety meetings with crew to discuss any previous problems and discuss any foreseen problems with the work scheduled

## 3.0 Site characterization

### 3.1 Environmental hazards

#### 3.1.1 Asbestos, lead, oils, metals

- Inhalation
- Skin contact, ingestion, inhalation, and/or absorption

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**3.2 Physical hazards**

- Slips, trips, and falls – slope, uneven surface, crawling over and under obstacles
- Elevated work (work from ladders, scaffolds, and lifts)
- Energized equipment or lines
- Thermal Stress

**3.2.1 Lock out/tag out**

- Power is to remain on during abatement procedure any time power is to be shut off school electrician will help in isolation process.

**3.2.2 Fall protection**

- Elevated work activities are a potential during the asbestos abatement activities. If any task is at an elevated height of six feet or more without an approved physical barrier, the appropriate fall protection measures will be followed per the Preferred Environmental Services Fall protection plan.

**3.2.3 Scaffolds and ladders**

- Employees are to review Preferred Environmental Services policy on scaffold and ladders. Scaffold and ladders should be inspected on a periodic basis to assure proper integrity.

**3.2.4 Lifts**

- All lift units will be maintained to support the maximum intended loads in any configuration. The combined weights of persons and/or equipment will not exceed 80 percent of the rated capacity of the equipment.
- Each unit will be secured to prevent unintended motion while in use
- All platforms are considered walking/working surfaces. Proper maintenance and work practices will be observed including guard rails and toeboards when elevated above four feet
- If employees are required to work outside of the containment of the guardrails, appropriate fall protection must be applied above six feet

**3.2.5 Slips, trips, and falls**

- To avoid trips, slips, and falls, etc. personnel are to thoroughly inspect the work area for hazardous conditions that may result in an injury if unnoticed during work activities. Site personnel will communicate the presence of any identified hazards. If necessary, physical hazards will be barricaded to avoid inadvertent entry into the hazard area.

**3.2.6 Flammable or combustible materials**

- Common sense should be the general rule for site fire prevention planning during the abatement activities.
- All potential source of ignition are to be continually evaluated and the necessary corrective measures taken
- Any temporary electrical wiring and equipment for providing light, heat, or power will be installed by a competent person and inspected regularly
- Sufficient fire fighting equipment will be located near any flammable or combustible storage area.

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- Only approved containers and portable tanks will be used for the storage and handling of flammable and combustible items
- There will be no smoking inside the building

#### 4.0 Site control

Measures need to be addressed in the HES for managing the daily control to the site.

##### 4.1 Work zones

All asbestos work zones to demarcated with warning signs and tape, no unauthorized personnel will be allowed into the work zones. Safe work practices are to be used in all work zones. Routine safe work practices consist of:

- Conducting operations in a manner to reduce exposure of personnel and equipment
- Implementing appropriate decontamination procedures
- Conducting abatement activities safely
- Adherence to applicable safety regulations in OSHA Standards 29 CFR 1910 and 1926
- Minimizing the number of personnel and equipment at the site

#### 5.0 Personal protective equipment

Based on an evaluation of potential hazards for each of the work tasks, the levels of protection and corresponding PPE will be designated for applicable field activities. Asbestos removal requires air purifying respirators and some skin protection.

##### 5.1 Respiratory protection

- For the specific respiratory protection please see the Preferred Environmental Services respirator program

##### 5.2 Care and cleaning of personal protective equipment

- Provisions for the care and cleaning of PPE used on site is outlined in the Preferred Environmental Services SOP

#### 6.0 Decontamination procedures

Procedures to be followed for the decontamination of personnel and equipment, as well as handling of materials generated during decontamination, are discussed in the following sections.

##### 6.1 Personnel decontamination

- Personnel decontamination is addressed in the Preferred Environmental Services SOP and at a minimum will follow governing regulations

##### 6.2 Equipment decontamination

- Equipment decontamination is addressed in the Preferred Environmental Services SOP and at a minimum will follow governing regulations. It will include a wipe down to remove any visible debris.

#### 7.0 Emergency procedures

##### 7.1 Pre-emergency planning

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During mobilization activities Preferred will discuss the following with personnel

- A description of site activities
- Anticipated site hazards
- Hazardous chemicals brought on site
- Expected length of time on site
- Specific requirements the emergency response facilities may require
- Confirmation of emergency phone numbers
- Security measures that must be followed by site personnel
- Evacuation routes from different areas of the building will be discussed on a daily basis

#### 7.2 Communications

Internal communications will rely on direct communication (via verbal) between site personnel. External communications will employ a telephone in the area appointed by Preferred. Preferred on site management will use radios for communication between foreman and lead crew members

#### 7.3 Emergency medical treatment and telephone numbers

Phone numbers for emergency medical treatment will be posted at the site. All personnel will be shown the phone list site and telephone access during site training.

#### 7.4 Injuries

If injuries are not serious or life threatening, affected personnel may be transported by other site personnel to the local medical facility, if necessary. Emergency medical response personnel will be contacted in the event of serious or multiple injuries. Medical personnel will be provided with all available information regarding the nature of the incident, chemicals involved, etc. Instances requiring treatment beyond first aid will be reported to the Preferred Environmental Services project manager as well as the Robert Bosch Corporation.

#### 7.5 Personal protection and first aid equipment

PPE for emergency response and the first aid kit will be located on site at the break area. All personnel on site will be trained on where to find such items. First aid kits will also be located at work zones on the various floors of the building

#### 7.6 Notification

In the event on an emergency or injury, notification to the Preferred Project manager will include the following:

- Description of incident
- Name and telephone number of individual reporting the emergency
- Location of the incident
- Name and quantity of material involved if known
- The extent of injuries and the number of casualties
- The possible hazards to human health or the environmental and recommend cleanup procedures
- Assistance that is requested

#### 7.7 Training

Site personnel will read the details in the emergency procedure section of this plan.

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## 8.0 Training requirements

### 8.1 General

Site personnel will be trained on the policies and procedures of this plan and the Preferred Environmental Services SOP and Policies. They will also have the appropriate OSHA training in the handling of various materials

### 8.2 Site specific

Site specific training will be given based on any hazards or equipment the employee may come in contact with and the following items:

- Names and individuals responsible for site health and safety and methods communicating safety and health concerns
- Role and responsibilities of site personnel
- Site specific health and safety hazards
- Use of PPE
- Work practices by which employee can minimize risk
- The proper and safe use of equipment on site
- Site control measures
- Decontamination procedures
- Emergency procedures

### 8.3 Safety training meetings

Safety training meetings to be held on a daily basis to discuss current activities, findings, and other pertinent topics based on site conditions. Signature and topic will document all meetings. Evacuation routes in the case of an emergency will be discussed at the daily meeting for the area that will be worked in that day. All exits are clearly marked at the site.

### 8.4 Record keeping

A copy of site personnel training records will be maintained on site as well as Preferred Environmental Services office. This will include at a minimum the appropriate training and refresher training for asbestos removal.

## 9.0 Medical surveillance requirements

### 9.1 General

All personnel on site will have the proper medical surveillance based on the Preferred Environmental Services SOP

**From:** "Walker Mark (HSE-Sbd)" <Mark.Walker@us.bosch.com>  
**To:** "ckelly@idfa.state.in.us" <ckelly@idfa.state.in.us>, "khendrix@dem.state.in.us" <khendrix@dem.state.in.us>  
**Date:** 12/15/00 2:58PM  
**Subject:** 12/12/00 Teleconference

Participants: Mark Walker-Bosch  
W. Calvin Kelly-IDFA  
Kyle Hendrix-IDEM  
Bill Clifford-O'Brien and Gere

It is Bosch's understanding, from the teleconference, that IDFA and IDEM have reviewed the 11/00 draft Bosch Building 103 Characterization Report and Building 103 Deactivation/Demolition Bid Package, relative to the South Bend facility, and don't have any recommendations for changes before we finalize them.

Please advise if I have misinterpreted the conversation.

Thanks,

Mark Walker  
Robert Bosch  
(219) 237 5688

**CC:** "Tarnowski Dave (AC/HSE)" <Dave.Tarnowski@us.bosch.com>, "Apple Myron (AC/FCT)" <Myron.Apple@us.bosch.com>, "Pontius Larry (FCT-Sbd)" <Larry.Pontius@us.bosch.com>



INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

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April 7, 2005

Mr. Donald Inks  
Director, Economic Development  
City of South Bend  
1200 City-County Building  
South Bend, IN 46601

Dear Mr. Inks:

Re: Brownfields Low Interest Loan Incentive (LILI)  
Building Deactivation Final Comment Letter  
Bosch Buildings #103 & 104  
401 N. Bendix Drive  
South Bend, St. Joseph County  
Site #: 4000030

Indiana Department of Environmental Management (IDEM) staff have performed a technical review of the Bosch Buildings #103 & 104 deactivation documents and provided comments as required through the loan agreement with the Indiana Development Finance Authority (IDFA). The remediated areas of Bosch Buildings #103 & 104 represent approximately nine acres of building space at 401 N. Bendix Drive in South Bend, St. Joseph County.

IDEM staff reviews have determined that appropriate IDEM sampling methodologies and cleanup criteria were used in the "*Building 103 Characterization Report*", dated December 2000; "*Building 103 Deactivation Report*", dated July 2002; "*Bldg. 100, 101, and 104 Characterization Report*", dated April 2001; and the "*Building 104 Deactivation Report*", dated March 31, 2004, prepared by O'Brien & Gere Engineers Inc. for the City of South Bend. Chemicals of concern (COCs) for these facilities included asbestos, lead paint, metals dust, mercury (thermostats and switches), chlorofluorohydrocarbons (CFCs), fluorescent/sodium/mercury vapor lights and ballasts, oils, and possible polychlorinated biphenol (PCB) contaminated oils associated with equipment and an above ground storage tank.



Based on the documentation reviewed, IDEM concurs with the consultants that the levels of COCs for these buildings have met the following cleanup standards:

- asbestos – removal and disposal of all asbestos-containing materials above one percent asbestos,
- lead paint – removal by power washing and disposal of all flaking/loose paint containing greater than 0.5 percent (5,000 parts per million (ppm)) lead,
- metals dust and oils - power-washing of all surfaces containing deposits of metals dust and oils,
- mercury – removal and disposal of all mercury-containing switches and thermostats,
- CFCs – removal and disposal of unused CFC-containing equipment,
- fluorescent/sodium/mercury vapor lights – removal and disposal of all fluorescent/sodium/mercury vapor lights and ballasts,
- PCB oil - disposal and decontamination to less than two ppm PCBs, and
- PCB equipment – decontamination to less than 10 micrograms (ug)/100 square centimeters (cm<sup>2</sup>) for equipment sold or re-used or less than 100 ug/ 100 cm<sup>2</sup> for equipment that will be scrapped for smelting, verified by wipe samples.

As evaluated, the locations addressed in the building deactivation reports do not pose a threat to human health and the environment, and the environmental objectives stated in the Indiana Brownfields LILI application scope of work have been met.

If there is any other assistance that the IDEM Brownfields Program can offer then, please contact me at IDEM's toll free number (800) 451-6027, ext. 3-2415, or e-mail at [kdavis@idem.in.gov](mailto:kdavis@idem.in.gov).

Sincerely,



Kevin D. Davis  
Project Manager  
Brownfields Program  
Office of Land Quality

cc: Calvin Kelly, Indiana Development Finance Authority  
Jan Pels, U.S. Environmental Protection Agency, Region 5  
Scott Cormier, O'Brien & Gere Engineers Inc.

