



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Scope of Work and Authorization to Advertise for Bids for Asbestos Abatement and Demolition of Fire-Damaged Commercial Structure Located at 122 N. Cherokee Lane, (APN 043-210-42) as an Abatement Action

MEETING DATE: February 5, 1997

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council approve the scope of work for the above abatement action and authorize advertising for bids.

BACKGROUND INFORMATION: This project is an abatement action to eliminate the hazard conditions that are caused by a fire-damaged commercial structure at the above-mentioned address, formerly occupied by FGA Trading Company and Car Audio, and owned by Faisal and Helen Sublaban. The fire, which took place on September 17, 1996, was determined to be an arson fire. On December 5, 1996, it became obvious that the owners of the property were not pursuing the abatement of the hazard conditions in a timely manner. A Notice and Order was issued to the owners of record and to all other parties having a legal interest in the property. That Notice and Order required that the demolition of the fire-damaged building be started by January 6, 1997. As of that January deadline, the owner had submitted an application for the demolition permit, but has not started the asbestos abatement that is required before a demolition permit can be issued.

SCOPE OF WORK: The asbestos that has been found within the debris of the building will have to be removed and disposed of in an approved manner. The San Joaquin Valley Unified Air Pollution Control District must provide a clearance when this is completed. The remaining structure will then be demolished to the ground and all debris and material will be removed and disposed of in an approved manner. The lot will be leveled to an even grade.

FUNDING: The money for this abatement action will be coming from the Repair and Demolition Fund. A request for appropriation of funds will be made at contract award.

Project Estimate: \$65,000 (\$45,000 Abate Asbestos/\$20,000 Demolish Building)
Planned Bid Opening Date: February 24, 1997

Konradt Bartlam
Community Development Director

Prepared by Joseph Wood, Community Improvement Manager

KB/JW/jw

Attachments

cc: Purchasing Officer

APPROVED: _____

H. Dixon Flynn -- City Manager

Action Environmental Management Services

3353 Bradshaw Rd. Suite 129
 Sacramento, CA 95827
 Office (916) 363-8684 • Fax (916) 363-6631

September 30, 1996

CLIENT: Steve Collins
 Konig & Associates
 130 L Street, Suite B
 Modesto, CA 95354

SITE: FGA Trading Company
 122 North Cherokee Lane
 Lodi, CA 95240

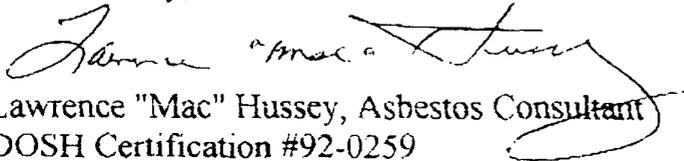
EXECUTIVE SUMMARY

On September 26, 1996, Lawrence "Mac" Hussey, Certified Asbestos Consultant, conducted an inspection for asbestos-containing materials (ACM) following a structural fire at the above-referenced address. During the inspection, a total of 25 bulk samples of suspect asbestos-containing materials were collected from the interior and exterior areas. Suspect materials that were sampled include the following: composite wallboard material and linoleum from bathroom #1 in the south center area (CHL-01 & CHL-02), 12" vinyl floor tile (VFT) on the east side (CHL-03), 2 layers of ceiling plaster on the SE side (CHL-04 & CHL-05), composite wallboard material from the center of the structure (CHL-06), 12" VFT and mastic from bathroom #2 in the south center area (CHL-07 & CHL-08), wall texture material from the room that is on the north side of bathroom #1 (CHL-09), 12" VFT and mastic from the store room on the SW side (CHL-10 & CHL-11), ceiling plaster from the west center area (CHL-12), linoleum from bathroom #2 in the south center area (CHL-13), composite wallboard materials from the NE side and in the center of the east side of the structure (CHL-14 & CHL-15), ceiling plaster from the center area on the east side (CHL-16), 2 layers of asphalt roofing material and felt from the east and west side of the main roof (CHL-17, CHL-18, CHL-19, CHL-20, CHL-21, & CHL-22), and fire debris in 3 areas from the pile in the back of the structure (CHL-23, CHL-24, & CHL-25). All of the bulk samples were sent to EMC Laboratories in Phoenix, Arizona, where they were analyzed via Polarized Light Microscopy with dispersion staining for asbestos content.

Results of the sample analyses were received via facsimile transmission (FAX) from EMC Laboratories on the evening of September 30, 1996. Results indicate that there is asbestos in excess of 1% in the 12" VFT/mastic next to restroom #1 in the center on the south side of the structure, 12" VFT/mastic in the store room on the SW side of the structure, and in the top layer (silver coat) of the asphalt roofing material on the west side of the structure. No asbestos was detected in the other 22 bulk samples that were collected from this structure. The 12" VFT/mastic next to restroom #1 and the 12" VFT/mastic in the store room on the SW side of the structure are classified as Category I non-friable asbestos-containing materials. The silver coat asphalt roofing materials and the debris in the back of the structure are categorized as a Category I ACM that has become friable (RACM).

Action Environmental Management Services, Inc., recommends that a certified asbestos abatement contractor be retained to remove all of the 12" VFT/mastic in all areas on the interior of this structure and all of the silver coat asphalt roofing materials in this structure, and fire debris in the back of the structure prior to initiating any restoration/demolition activities. Although no asbestos was detected in the large pile of debris in the back of the structure, there is evidence of the silver coat asphalt roofing materials that is mixed-in with other debris. Therefore, the pile of debris is presumed to contain asbestos in excess of 1%. All contents in this structure are considered to be contaminated in the areas where the roofing materials are badly burned and have fallen to the ground on the interior of the structure. Under CAL-OSHA's regulation, the contractor is required to utilize the services of trained personnel and implement asbestos worker protection procedures when removing materials that contain .1% or more of asbestos. The certified contractor is required to submit a 10 day asbestos notification to the San Joaquin Valley Unified Air Pollution Control District if the amount of RACM scheduled to be removed from this structure is equal to or greater than 160 square feet, 260 linear feet, or 35 cubic feet. The certified contractor is also required to submit an asbestos notification to CAL-OSHA prior to the commencement of abatement activities.

Submitted By,



Lawrence "Mac" Hussey, Asbestos Consultant
 DOSH Certification #92-0259
 Expiration Date: 7-15-97

9/30/96

ENVIRONMENTAL MANAGEMENT CONSULTANTS

Page 1 of 7

BULK MATERIAL REPORT

REPORT Laboratory Analysis: BULK MATERIAL
Client: ACTION ENVIRONMENTAL MGMT SVCS, INC.
Reported to: MAC HUSSEY
Sampled from: FGA TRADING CO, 122 N CHEROK
Shipped via: FEDERAL EXPRESS

LAB: 33701
Methodology: EPA 600/M4-82-020
P/O#:
Proj:
By: Client

Received: 9/27/96 Reported: 9/30/96

Table with 4 columns: SAMPLE, IDENTIFICATION, PARAMETER, TEST RESULTS. Contains 5 rows of sample data (01, 02, 03A, 03B, 04) detailing asbestos analysis results for various materials like wallboard, linoleum, and plaster.

*FOR COMPOSITE ANALYSIS: THIS SAMPLE IS INHOMOGENEOUS. EACH LAYER WAS ANALYZED INDIVIDUALLY AND A COMPOSITE RESULTS WAS REPORTED.
THE REPORT APPLIES TO THE STANDARDS OR PROCEDURES IDENTIFIED AND TO THE SAMPLE(S) TESTED. THE TEST RESULTS ARE NOT NECESSARILY INDICATIVE OR REPRESENTATIVE OF THE QUALITIES OF THE LOT FROM WHICH THE SAMPLE WAS TAKEN OR OF APPARENTLY IDENTICAL OR SIMILAR PRODUCTS, NOR DO THEY REPRESENT AN ONGOING QUALITY ASSURANCE PROGRAM UNLESS SO NOTED. THESE REPORTS ARE FOR THE EXCLUSIVE USE OF THE ADDRESSED CLIENT AND ARE RENDERED UPON THE CONDITION THAT THEY WILL NOT BE REPRODUCED WHOLLY OR IN PART FOR ADVERTISING OR OTHER PURPOSES OVER OUR SIGNATURE OR IN CONNECTION WITH OUR NAME WITHOUT SPECIAL WRITTEN PERMISSION. SAMPLES NOT DESTROYED IN TESTING ARE RETAINED A MAXIMUM OF THIRTY DAYS.
ACCREDITED BY THE NATIONAL INSTITUTE OF STANDARDS, TECHNOLOGY, VOLUNTARY LABORATORY ACCREDITATION PROGRAM FOR SELECTED TEST METHOD FOR ASBESTOS. THE ACCREDITATION OR ANY REPORTS GENERATED BY THIS LABORATORY IN NO WAY CONSTITUTES OR IMPLIES PRODUCT CERTIFICATION, APPROVAL, OR ENDORSEMENT BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL ANALYSES ARE DERIVED FROM QUALIFIED VISUAL METHODS UNLESS OTHERWISE NOTED ON WRITTEN REPORT. IS NOT CONSISTENTLY RELIABLE IN DETECTING ASBESTOS IN FLOOR COVERINGS AND SIMILAR NON-FRIABLE ORGANICALLY-BOUND MATERIALS. QUANTITATIVE TRANSMISSION ELECTRON MICROSCOPY IS CURRENTLY THE ONLY METHOD THAT CAN BE USED TO DETERMINE IF THIS MATERIAL CAN BE CONSIDERED OR TREATED AS NON-ASBESTOS-CONTAINING.

Cynthia M. Smith (handwritten signature)

Kurt Kettler (handwritten signature)

Analyst: Cynthia M. Smith

By: Kurt Kettler

NVLAP Accreditation #1926, CA ELAP #1913, TX DOH #30-0094

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P/O#:
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Table with 4 columns: SAMPLE, IDENTIFICATION, PARAMETER, TEST RESULTS. Contains 5 rows of sample data (10-13) detailing asbestos analysis results for various materials like VFT, mastic, plaster, and linoleum.

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Cynthia M. Smith (handwritten signature)

Analyst: Cynthia M. Smith

Kurt Kettler (handwritten signature)

By: Kurt Kettler

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SAMPLE	IDENTIFICATION	PARAMETER	TEST RESULTS
14	CHL-14 wallboard, texture white, white NE SIDE OF STRUCTURE, NE SID	Asbestos	* None detected. This sample contains approx. 9% Cellulose, trace Wollastonite, 90% Quartz, CaCO, CaSO, Mica, Binder
15	CHL-15 wallboard, texture white, off white E. SIDE CENTER, E. SIDE CENTE	Asbestos	* None detected. This sample contains approx. 9% Cellulose, trace Wollastonite, 90% Quartz, CaCO, CaSO, Mica, Binder
16	CHL-16 ceiling plaster off white E. SIDE CENTER	Asbestos	None detected. This sample contains approx. 2% Cellulose, 2% Wollastonite, 96% Perlite, Quartz, CaCO, CaSO, Mica, Binder
17A	CHL-17 roof coating silver ROOF-EAST SIDE-1ST LAY	Asbestos	None detected. This sample contains approx. 2% Cellulose, 2% Wollastonite, 96% Quartz, CaSO, Binder
17B	CHL-17 roofing material white, black ROOF-EAST SIDE-1ST LAY	Asbestos	None detected. This sample contains approx. 15% Fiberglass, 85% Quartz, CaCO, CaSO, Binder, Tar

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Cynthia M. Smith

Kurt Kettler

Analyst: Cynthia M. Smith By: Kurt Kettler
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LAB: 33701
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 P/O#:
 Proj:
 By: Client
 Received: 9/27/96 Reported: 9/30/96

SAMPLE	IDENTIFICATION	PARAMETER	TEST RESULTS
18A	CHL-18 roof mastic black ROOF-E SIDE 2ND LAY	Asbestos	None detected. This sample contains approx. 100% Quartz, CaCO, CaSO, Binder, Tar
18B	CHL-18 roofing material white, black ROOF-E. SIDE 2ND LAY	Asbestos	None detected. This sample contains approx. 40% Cellulose, 60% Quartz, CaSO, Binder
19	CHL-19 felt black ROOF-EAST SIDE	Asbestos	None detected. This sample contains approx. 80% Cellulose, 40% Binder, Tar
20	CHL-20 felt black ROOF-WEST SIDE	Asbestos	None detected. This sample contains approx. 60% Cellulose, 40% Binder, Tar
21A	CHL-21 roof coating silver ROOF-WEST SIDE 1ST LAY	Asbestos	Positive. This sample contains approx. 10% Chrysotile, 90% Quartz, CaCO, Binder, Tar

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Analyst: Cynthia M. Smith



By: Kurt Kettler

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ENVIRONMENTAL MANAGEMENT CONSULTANTS

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 Shipped via: FEDERAL EXPRESS

LAB: 33701
 Methodology: EPA 600/M4-82-020
 P/O#:
 Proj:
 By: Client

Received: 9/27/96 Reported: 9/30/96

SAMPLE	IDENTIFICATION	PARAMETER	TEST RESULTS
21B	CHL-21 roofing material white, black ROOF-WEST SIDE 1ST LAY	Asbestos	None detected. This sample contains approx. 40% Cellulose, 60% Binder, Tar
22	CHL-22 roofing material black ROOF WEST SIDE 2ND LAY	Asbestos	None detected. This sample contains approx. 60% Cellulose, 40% Binder, Tar
23A	CHL-23 debris white BACK OF STRUCT.-WEST	Asbestos	None detected. This sample contains approx. 10% Cellulose, trace Fiberglass, 89% Perlite, Quartz, CaCO, CaSO, Mica, Binder
23B	CHL-23 debris, 2nd layer white BACK OF STRUCT.-WEST	Asbestos	None detected. This sample contains approx. 2% Cellulose, 98% Quartz, CaSO, Mica, Binder
24A	CHL-24 debris white BACK OF STRUCT.-CENTER	Asbestos	None detected. This sample contains approx. 2% Cellulose, 96% Quartz, CaCO, CaSO, Binder

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Analyst: Cynthia M. Smith

By: Kurt Kettler

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ENVIRONMENTAL MANAGEMENT CONSULTANTS

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 Reported to: MAC HUSSEY
 Sampled from: FGA TRADING CO, 122 N CHEROK
 Shipped via: FEDERAL EXPRESS

LAB: 33701
 Methodology: EPA 600/M4-82-020
 P/O#:
 Proj:
 By: Client

Received: 9/27/96 Reported: 9/30/96

SAMPLE	IDENTIFICATION	PARAMETER	TEST RESULTS
24B	CHL-24 debris, 2nd layer silver BACK OF STRUCT.-CENTER	Asbestos	None detected. This sample contains approx. 100% Quartz, Binder
24C	CHL-24 debris, 3rd layer white, black BACK OF STRUCT.-CENTER	Asbestos	None detected. This sample contains approx. 15% Fiberglass, 85% Quartz, CaCO, CaSO, Binder
25	CHL-25 debris black BACK OF STRUCT.-EAST	Asbestos	None detected. This sample contains approx. 15% Cellulose, 5% Fiberglass, 80% Quartz, CaSO, Binder

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By: Kurt Kettler

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Asbestos Survey Report

for:

FGA Trading Co.

122 Cherokee Lane

Lodi, CA

ESS Project No. 9600350



ENVIRONMENTAL SCIENCE SERVICES

November 18, 1996

Faisal Sublaban
FGA of Lodi, CA
24-A N. School Street, Suite 1
Lodi, CA

RE: ASBESTOS SURVEY REPORT
FGA
122 N. Cherokee
Lodi, CA
ESS PROJECT NO. 9600350

PROJECT SUMMARY

At your request, Environmental Science Services (ESS) performed a limited survey of suspect asbestos containing building materials (ACBM) at the above referenced facility on November 18, 1996. A total of 9 additional samples were collected in addition to the original asbestos survey report conducted by Action Environmental of Sacramento, CA. The scope of the survey was to identify suspect materials that may be impacted by the demolition of the buildings located on the above listed property.

These services were performed by ESS as required by NESHAPS for the renovation or demolition of any building scheduled in a commercial transaction planned for demolition or renovation.

LIMITED BULK SAMPLING REPORT

Materials suspected of containing asbestos that were identified and sampled include wallboard and joint compound composites, (from both walls and ceilings) textured wall finishes, interior and exterior plasters, exterior building paper and roofing materials.

Sampling and Analysis

Collection of samples was performed by Shane Jones an AHERA accredited inspector licensed as a California Asbestos Consultant. A total of 9 samples were collected and analyzed by Polarized Light Microscopy (PLM) with dispersion staining as described in the "Interim Method for the Determination of Asbestos in Bulk Insulation Samples", Method EPA-600/M4-82-020 (Federal Register/Volume 47, No. 103, May 27, 1982.). Samples were analyzed by CAP Environmental Laboratories, Inc. located in Oklahoma City, Oklahoma. CAP is a NIST/NVLAP accredited laboratory registered with the American Industrial Hygiene Association (AIHA) and certified by the California Department of Health Services Environmental Laboratory Accreditation Program.



Findings

For all samples collected within the present scope, and identified in the attached Bulk Sample Log, laboratory analysis indicated that asbestos was detected in the following material:

Sample #	Material	Location	Est. Qty.	% / Type of Asbestos
6	Roof Composite	Throughout	10,000 SF	1-2 % Chrysotile

Recommendations

All materials listed above shall be removed and disposed of by a licensed asbestos abatement contractor in accordance with all Federal, State and Local regulations.

The condition of the material listed above is in a friable state therefore rendering the materials, regulated asbestos containing material (RACM). Due to the fire the roofing material has become friable and has been spread throughout the building and it's contents.

There is some decontamination of waste which can be conducted on site by the abatement contractor. The decontamination and desegregation of waste can be performed on all non-porous items if there is no chance of any fiber release after decontamination and encapsulation of said materials.

The majority of the contents which was inside of the building during the fire is located in the rear parking lot of the above listed building, covered with 3 mil poly. This material has the evidence of the roofing material (silver paint on roofing) which contains asbestos above the regulated amount. It is determined that all material located in the rear parking lot associated with the fire be removed and disposed of as RACM. Also the area in which this material is placed and the adjacent vehicles shall be decontaminated prior to any reoccupancy.

The roofing material located on the front sidewalk and adjacent areas at the front of the building shall be abated immediately due to the nature of asbestos and the condition of this said material, coupled with the weather conditions i.e. (periodic high gusts of wind).

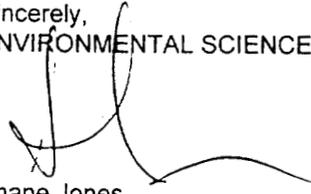
It is recommended that during abatement and upon completion of the abatement that a visual inspection and air sample analyses be conducted to inspect for any residual debris associated with the material to be abated.

Limitations

Reasonable effort was made by ESS personnel to locate and sample all accessible suspect materials. This report is intended to assist Faisal Sublaban in the area specified only. In the event that the additional areas are to be impacted or that the scope of work is modified, additional investigation is advised.

If you have any questions regarding this report, please do not hesitate to contact this office, at (209) 333-6157

Sincerely,
ENVIRONMENTAL SCIENCE SERVICES


Shane Jones
Project Manager
CAC 95-1835

