



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Authorization to Advertise for Bids for Asbestos Abatement and Demolition of Collapsing Commercial Structure Located at 17 E. Elm Street (APN 043-082-01) as an Abatement Action

MEETING DATE: March 19, 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 collapsing commercial structure at the above-mentioned address, owned by Herman & I. Weber TRS.

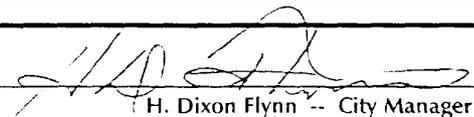
This building has been in a state of increasing decay and dilapidation for several years. The property owner was initially issued a Notice of Public Nuisance and Order to Abate on February 6, 1996, by Building Inspector James H. Siemers, from the Community Development Department's Building Division. That notice ordered that the structure on the property in question be demolished and the property cleared of any rubbish and debris. Furthermore, that notice required that all demolition work begin within thirty (30) days and be completed within ninety (90) days from the date of that notice.

Since the issuance of that initial notice, Mr. Weber has repeatedly asked for and been granted extensions to the deadlines that were initially established. However, during those extensions, the only action that the owner has taken is to obtain an asbestos survey for the structure in question.

On November 13, 1996, this case was transferred to the Community Improvement Division. A second Notice and Order was issued to the property owner on December 6, 1996, ordering the demolition to be started by January 6, 1997 and completed by January 20, 1997. To this date, there has been no progress in the demolition and abatement of the dangerous building conditions. Mr. Weber has not filed any appeal seeking relief from our abatement orders.

According to the asbestos survey report that was provided by Mr. Weber, the asbestos that has been found in or on the building will have to be abated during the demolition of the structure. For that reason, the San Joaquin Valley Unified Air Pollution Control District will place special requirements on the abatement contractor in order to prevent contamination of surrounding vicinities during the demolition.

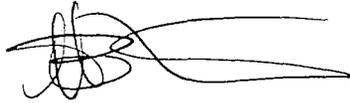
APPROVED: _____


H. Dixon Flynn -- City Manager

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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: \$ 80,000
Planned Bid Opening Date: April 14, 1997



Konradt Bartlam
Community Development Director

Prepared by Joseph Wood, Community Improvement Manager

KB/JW/jw

Attachment

cc: Purchasing Officer



PRIVILEGED AND CONFIDENTIAL - ATTORNEY/CLIENT PRIVILEGE

August 16, 1996

Harry Weber
CAIN ELECTRIC WORKS
230 N. Church St.
Lodi, CA 95242

**RE: ASBESTOS CONTAINING BUILDING MATERIAL SURVEY
22 LOCUST ST. LODI, CA**

Mr. Cain:

At your request, Environmental Science services (ESS) performed a survey of suspect asbestos containing building materials (ACBM) at the above referenced facility on August 15, 1996. 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; floor coverings, floor covering mastics, pipe insulation 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 18 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:

Material	Estimated Qty	% / Type of Asbestos
Roof Composite	10,000 SF	2-5 % Chrysotile
Roof Parapet	1200 SF	2-5 % Chrysotile
Roof Penetration Mastic	800 SF	2-3 % Chrysotile
Transite Flue	4"x 10 LF	Assumed

Note: All samples were collected randomly throughout each homogeneous area per material. Attached are the bulk sample logs indicating where samples were collected and estimated quantities. Samples collected are as follows:

Material	Location	Est. Qty	
Roof Core	Roof	10,000 SF	*
Roof Parapet	Roof	1200 SF	*
Roof Pen. Mastic	Roof	800 SF	*
Pipe Insulation	Cold Storage	500 LF	
Exterior Bldg. Paper	Exterior	6000 SF	
Linoleum	Int. Office	250 SF	

Note: Asterisk indicates asbestos-containing materials.

Recommendations

All above listed asbestos-containing materials (ACM) shall be removed by a licensed asbestos abatement contractor and disposed of in compliance with all Federal, State and Local regulations.

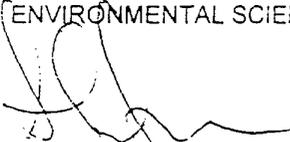
It is recommended upon completion that a visual inspection be conducted to inspect for any residual debris associated with the material to be abated. It is also recommended that air monitoring after the abatement be conducted to assure the air quality is acceptable for reoccupancy to resume with demolition activities.

Limitations

Reasonable effort was made by ESS personnel to locate and sample all accessible suspect materials. This report is intended to assist you 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

Attachment: LABORATORY RESULTS/BULK LOGS

sj

