



# Van Buren County Land Bank Authority

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Office of the County Treasurer  
219 East Paw Paw Street, Suite 101  
Paw Paw, Michigan 49079  
Phone: (269) 657-8228 Fax: (269) 657-8227

## Meeting Notice

Date and Time of Meeting:

November 19, 2025 2:00PM

Place of Meeting:

Van Buren County Administration Building  
219 E. Paw Paw St.  
3<sup>rd</sup> Floor Conference Room  
Paw Paw, MI 49079

### Agenda:

1. Approval of agenda
2. Approval of September 17, 2025 meeting minutes
3. Round 3 Projects
  - a. 5 W Main St Update
    - i. Bids due Friday, November 21<sup>st</sup> for structural work
    - ii. Stairwell update
4. Round 4 – Bergen Building
  - a. Review Bids for Demo and Abatement
  - b. Contract Award
5. Public comment
6. Adjournment



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Michigan 49079 Phone: (269) 657-8228 Fax: (269)  
657-8227

## Meeting Minutes – September 17, 2025 – 2:00 pm Board of Commissioner’s Room - 219 E. Paw Paw St., Paw Paw, MI 49079

The meeting was called to order at 2:07 PM by Chairperson Nesbitt. Roll Call was taken with Morris, Glomski, Hackenberg and Nesbitt present. DeYoung was absent. Also in attendance included Lisa Ransler and Logan Mullholland of Fishbeck.

1. **Agenda Approval** – Morris moved, with support from Hackenberg, to approve the agenda with the addition of item 4a Quiet Title Action. Motion carried unanimously.
2. **Meeting Minute Approval** - Nesbitt moved, with support from Glomski, to approve the minutes of July 16, 2025. Motion carried unanimously.
3. **Approval of Invoices** – Nesbitt shared the paid invoices for transparency. They included:
  - a. Fishbeck May Invoice for BEP Grant Administration - Round 3: \$876.93 and Round 4: \$1,403.47
  - b. Fishbeck June Invoice for BEP Grant Administration - Round 4: \$1,544.50
  - c. Fishbeck August Invoice for BEP Grant Administration - Round 4: \$5,247.00
  - d. Lawn Boys Invoices for Mowing 1 W Main, Hartford - July: \$120.00 and August: \$120.00
  - e. Abonmarche Invoices for Round 4 – Bergen Building - July: \$14,486.75 and August: 4,505.00
  - f. Abonmarche Invoice – Structural Assessment Report - Round 3 – 5 W Main: \$2,000.00
- 4A. **Quite Title Action** – A foreclosure in Hamilton Township was missed, requiring the Land Bank to take title to the property and deed it back to the homeowner through the Quiet Title process. The Title Company is covering all related costs, as the error was theirs.

#### **4B. Round 3 Projects**

- a. **Waverly Township Demolition Project** – The project came in substantially under budget (approximately \$50,000). The remaining funds will be redirected to the 5 West Main project.

5. **5 West Main Stabilization Project** – Abonmarche completed the structural engineering report. An RFP will be developed to include as much design work as permitted under the grant.

#### **6. Round 4 Project – Bergen Building:**

- a. **Lead Survey:** Despite efforts to solicit three bids, only two were received. Hackenberg moved, supported by Morris, to approve the bid from AAA Lead Inspections in the amount of \$4,250. Motion carried unanimously.
- b. **Construction Manager Contract:** Staff continues to work with CarbonSix to finalize the project costs, which continue to increase.
- c. **Design Update:** The project must be completed by August 31, 2026, creating a tight timeframe. Due to unforeseen issues during demolition and abatement, the overall scope will need to be reduced. Staff have reviewed the revised scope with the design architects and the State Land Bank to confirm applicable standards. This project received the second-highest score in the state grant competition.
- d. **Timeline:** It is currently anticipated that the construction RFP will be out in early December.

7. **Public Comment** – None.

8. **Adjournment** – Nesbitt made a motion, with support from Hackenberg to adjourn the meeting at 2:28 pm.

Respectfully submitted, Lisa Ransler  
Recording Secretary, Van Buren County Land Bank Authority

# **Van Buren County Land Bank Authority**

## **Request for Proposal General Contractor - Abatement & Building Stabilization**

(Openings, Foundations, Structure, and Masonry Restoration)

At:

5 W Main Street  
Hartford, MI 49057

Request for Published Proposal:

November 3, 2025

Proposals Due:

November 21, 2025 @ 9:45am

Bids shall be submitted via sealed, hard copy to:

Van Buren County Land Bank Authority  
Amelia Barker-King, Owner's Representative  
219 E Paw Paw St, Suite 101  
Paw Paw, MI 49079

## Section 1: General Information

Through The Barton Group, Van Buren County is hereby soliciting proposals from qualified vendors for general contractors to perform work at the two-story building located at 5 W Main Street, Hartford, MI. Significant renovations are proposed to abate and to stabilize the mixed-use property.

The requested scope of work involves work to abate asbestos containing materials as necessary and per regulations, stabilize, prevent further decay, and make it safe for future work and contractors. The scope of work is further defined in Section 3: Scope of Services and Section 5: Specifications.

The ideal time for the work to be completed would be in less than 16 weeks of contract execution and an absolute deadline would be for the work to be completed within 24 weeks of contract execution.

The selected bidder may subcontract work but will be responsible for all work defined in this RFP. Subcontractors should be identified (business name and name(s) of each owner) with bid submission and be approved in advance by Van Buren County and provide the same proof of insurance coverage as the Selected Bidder, and they must comply with all Davis-Bacon prevailing wage requirements the same as the selected bidder.

The issue date of this proposal is November 3, 2025 and includes the following attachments:

1. Federal and State Provisions/Requirements
2. Wage Determinations
3. Site Photos
4. 2025 Structural Assessment from Abonmarche
5. Hazardous Materials Inspection by Envirollogic in 2021

This RFP includes the following appendices to be completed:

- A. Insurance Documentation & Bid Bond
  - i. Payment and performance bonds also required for stabilization projects
- B. Bidder's Checklist

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

A contract agreement will be carried out between Van Buren County and the Selected Bidder post-bid award. The contract will contain language pertaining to compliance with federal requirements, including but not limited to document retention (through December 31, 2031), certified payroll, and the Contractor will be required to pay Davis Bacon/Prevailing Wages.

The Contractor and all Subcontractors shall comply with all applicable federal, state, and local laws and regulations governing the payment of prevailing wages. Specifically:

1. **Wage Rates:** All laborers and mechanics employed by the Contractor or any Subcontractor on the project shall be paid wages at rates not less than those prevailing for similar work in the locality, as determined by the U.S. Department of Labor. In addition, contractors must be required to pay wages at least once a week. Wage determinations include both direct wages and indirect benefits given to the employee.

2. **Certified Payroll:** The Contractor shall submit its own and each subcontractor's certified Davis-Bacon and Related Acts Weekly Certified Payroll Form WH-347 and records to the Owner/Agency, detailing the name, classification, hours worked, and wages paid to each worker. These records must be submitted no later than the fifth business day of each month.
3. **Record of Employee Interview:** U.S. Department of Housing and Urban Development Office of Davis-Bacon and Labor Standards Record of Employee Interview Form shall be completed. The interviewer (The Barton Group in this case) must be someone unaffiliated with the contractors and on site regularly. Interviews must be sufficient in number to establish the degree of adequacy and accuracy of the records and the nature and extent of any violations. The interviews should also be generally representative of all classifications of employees on the project.
4. **Posting Requirements:** The Contractor shall post the applicable prevailing wage rates and fringe benefits in a conspicuous location at the job site, accessible to all workers.
5. **Right of Inspection:** The Contractor shall allow authorized representatives of the Owner/Agency or relevant labor authority to inspect payroll records and interview workers to ensure compliance.
6. **Withholding of Payments:** The Owner/Agency reserves the right to withhold up to 25% of any payment due to the Contractor until all required certified payrolls are submitted and verified.
7. **Penalties:** Failure to comply with prevailing wage requirements may result in penalties, including but not limited to contract termination, withholding of funds, and legal action.

Van Buren County will review the list of contractors and subcontractors (if applicable) debarred, suspended, or otherwise excluded from receiving federal funds and will not enter a contract with a vendor on this exclusion list.

## Section 2: Background

5 W Main Street is owned by the Van Buren County Land Bank Authority, and this RFP is issued by Van Buren County Land Bank Authority.

With the priority of safety and preventing further decay, Van Buren County Land Bank Authority will be completing stabilization activities, which may include, but is not limited to, debris removal, exterior security materials to deter trespassing and vandalism, and interior and exterior repairs needed to protect against further deterioration, including asbestos containing material abatement, water mitigation, and meet local exterior property maintenance requirements including re-installation of egresses. All work is to be completed in compliance with all federal, state, and local laws, regulations, and ordinances.

The subject building is a 100-plus-year-old building with two stories. The building has approximately 22 ft x 80 ft on each level. The building consists of brick bearing walls with a wood joist floor and framing. Floor framing consists of wood floor planks on 2" x 12" wood floor joists @16" on centers. The building includes a basement with stone-laid walls. The second floor contained residential units which are inaccessible. A structural assessment was performed this year by Abonmarche and is included as Attachment 3.

## Section 3: Scope of Work: Stabilization

Please see attached Structural Assessment from August 2025 and HMI from 2021 and comply with recommended repairs as noted as well as the following activities: General contractor to provide adequate safety, disposal of materials (per local and state regulations), building permit and stamped drawings/plans if necessary, and restroom facilities as needed on the job site. Water can be available, but the electricity is currently inactive through AEP. Abatement activities to happen as needed for stabilization work to occur following all requirements including recording and submitting waste manifests.

### 1. Openings – Doors & Windows

- **Objective:** Remove and dispose of existing, dysfunctional openings and install new doors and windows to ensure proper functionality and security.
- **Tasks:**
  - 1 ground level storefront, commercial door on the south/main street side
    - Full light, aluminum door
  - 1 upper level door on the north side and 2 main level doors on the north side
    - Metal door with partial side light
    - Remove and dispose of door and related material completely. Furnish and install new steel, prehung, insulated door as manufactured by Therma Tru, "Profiles" SERIES 24-Gauge #255HD or similar. New steel door to have a minimum 10-year warranty. Recommend northern climate energy star rated doors. Installation to include new weatherstripping, threshold, and lockset/deadbolt tandem keyed to each other.
    - Provide "GRADE 2" deadbolt and "GRADE 3" cylindrical lockset, or approved equal. New door to have a sill cover or adequately protect door sill during construction. New door to meet all current code requirements.
  - 2 Windows on the 2<sup>nd</sup> floor of north side, 3 openings on the east side of the building, 2 windows on south side, 11 windows on west side, examine other openings for damage and usability and replace if necessary
    - Furnish and install new double hung, stationary, sliding and awning PVC, thermopane replacement window unit as manufactured by Silverline #8500 or approved equal. Windows to have Low "E"/ Argon gas filled glass. New window to meet all current code requirements. Provide new full snap in screen unit. Recommend northern climate energy star rated windows.

### 2. Access & Stability

- **Objective:** Create a stable building (reference structural drawings and report attached by Abonmarche 2025)
- **Tasks:**
  - 2<sup>nd</sup> Floor framing needs to be attached to exterior wall with thru bolts and continuous angle (per report)
  - Build a supporting wall or system to support joists where necessary to complete other stabilization work
    1. Support floor to prevent damage to structure. Furnish and install new beam of adequate size to carry applied loads. Include adequate bearing for new beam including metal support columns and concrete footings as required to properly support beam. Work to be done to ensure proper structural integrity and meet all current code requirements.
  - Build and Frame in supports for basement stair (per report)
  - Insure 2<sup>nd</sup> floor is walkable and patch to create a level surface
  - Repair or replace basement support posts to be plumb and dry with no water damage
  - Build a new, code compliant, safe, structure for 2<sup>nd</sup> floor egress on north side

1. Furnish and install new pressure treated wood landing and new closed, raised pressure treated wood steps. Furnish and install new concrete footings , 2 inch x pressure treated wood beams and 6 inch x 6 inch .60 pressure treated support posts. Include new pressure treated floor system, sized per code, with 2 inch x pressure treated floor joists @ 16" oc, appropriate flashing, fasteners and anchors. Include new 5/4 inch x 6 inch pressure treated floor boards, installed using approved deck screws, flat side down with no space between boards. Include new pressure treated wood guardrail system with 2 inch x 2 inch pressure treated square spindles and 4 inch x 4 inch pressure treated wood support newel posts. Include new pressure treated wood closed, raised stair system with 5/4 inch x 6 inch pressure treated floor boards, pressure treated 1 inch x 8 inch (ripped to size) riser boards and pressure treated handrail system with 2 inch x 2 inch pressure treated square spindles and 4 inch x 4 inch pressure treated newel posts. Include 1 inch x 6 inch pressure treated vertical, enclosed landing skirting. All work to be done to ensure proper structural integrity and meet all current code requirements.
- Install gutters and downspouts with drains where necessary for water control to prevent further decay from water infiltration
  1. Furnish and install new 5-inch gutters, 3-inch downspouts, and 36 inch long extensions. Construct gutters and downspouts of 0.027 gauge seamless aluminum. Provide watertight construction fastened securely to structure.

#### 4. Tuck Pointing

- **Objective:** Remove cracked, broken, and deteriorated mortar. Tuckpoint to provide a sound and watertight wall. Tool joints to match existing adjacent joints. Match color of adjacent mortar.
  - West – roof/parapet repair, base of wall and window openings
  - North – bricks at door and window openings, mortar cracks, and wood framing through wall
  - South – mortar connection between CMU and brick, cornice on top of building
    1. Special Care to be taken to repair and to repoint the south connections to the neighboring walls
  - Foundation walls – repair to make watertight
- **Tasks:**
  - Remove damaged or deteriorated mortar and/or bricks if necessary
  - Apply new mortar to joints.
  - Ensure the new mortar matches the existing mortar in color and texture.
  - Clean the surface to remove any excess mortar.

## Section 4: General Requirements

**Time of Work and Completion.** It is the Van Buren County Land Bank Authority's desire to have all services completed as soon as feasible. Therefore, the contractor should mobilize immediately following contract execution. This work should be finished within a maximum of twenty-four weeks of executing a contract.

**Safety, Security, and Maintenance of Project Sites.** The Selected Bidder shall be responsible for conducting all work in a manner that is protective of human health and the environment. The vendor is responsible for determining and providing its workers with adequate personal protective equipment (PPE), such as but not necessarily limited to respirators and protective clothing.

The Selected Bidder's operations shall not interfere with street traffic and shall be conducted to permit access to emergency vehicles and local right-of-way access to residences and/or businesses.

No restroom facilities are available on site. The Selected Bidder is responsible for determining access to restroom facilities or providing temporary/portable restroom facilities for its workers.

The Selected Bidder shall assume full responsibility for loss or damage to the sites during the entire stabilization period resulting from conditions and all other causes whatsoever due to the acts of neglect by the Contractor or any hired Subcontractors.

The vendor shall notify the Van Buren County Land Bank Authority immediately of any irregularities or changes in the scope of the work.

Before any contract, exceeding \$50,000.00 for the construction, alteration, or repair of any public building or public work or improvement of the state or a county, city, village, township, school district, public educational institution, other political subdivision, public authority, or public agency hereinafter referred to as the "governmental unit" is awarded, the proposed contractor, hereinafter referred to as the "principal contractor" shall furnish at his or her own cost to the governmental unit a performance bond and a payment bond for a total of 100% of the base contract price which shall become binding upon the award of the contract to the principal contractor. Bonds will only be required if the contract amount exceeds \$50,000 to be in alignment with program and county policies. However, this requirement does not imply that bid prices are anticipated to be above \$50,000.

## Section 5: Specifications

This RFP identifies the requirements that are considered the minimum by Van Buren County Land Bank Authority. Specific details described within this RFP notwithstanding, it will be the obligation of the selected vendor to adhere to accepted industry standard methods and practices in completing work and to comply with such local and state laws and regulations as are applicable to this work.

**Bidder Submittals.** The vendor shall submit with their bid copies of all Michigan accreditation cards as issued by the Michigan Department of Labor and Economic Opportunity, for any contractor or subcontractor completing work. A proposed completion schedule for all requested services should also be submitted as part of the bid package. Insurance submittals are also required and discussed in Appendix A.

## Section 6: Terms and Conditions

The RFP is not an offer of contract. Receipt of a proposal commits neither Van Buren County Land Bank Authority to award a contract to any vendor, even if all requirements stated in this proposal are met, nor limits the Van Buren County Land Bank Authority's right to negotiate in its best interest.

Van Buren County Land Bank Authority reserves the right to contract a vendor for reasons other than the lowest price. Evaluation of bids may include factors such as price, qualifications, experience, and scheduling.

Expenses incurred in the preparation of proposals in response to this RFP are the bidder's responsibility. Expense plus percent or cost plus percent is not allowable.

No work performed by the Selected Bidder that is out of the scope of this RFP and/or as defined by the vendor's proposal will be reimbursed unless specifically authorized by the Van Buren County Land Bank Authority in writing.

The Selected Bidder, subcontractors, and their employees shall be considered independent contractors and shall not be deemed employees of the Van Buren County Land Bank Authority for any reason.

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

All required documentation shall be received prior to payment to the Selected Bidder. Payment is anticipated to be NET 45 terms after receipt of the vendor invoice and all required supporting documentation.

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

## Section 7: Site Inspection Prior to Bid and Proposal Requirements

An optional, pre-bid walk through will be held for this project on November 10, 2025 @ 10am. Site access to the premises can be arranged for investigation by Amelia Barker-King at 269-823-3572 or [amelia@bartongroupllc.com](mailto:amelia@bartongroupllc.com) if the pre-bid walk time does not work.

It is Van Buren County Land Bank Authority's understanding that sufficient information is included within this RFP to inform bidding decisions, and a question-and-answer period has been included within the bidding process. Therefore, any misunderstanding of the project scope or level of effort required to complete the requested scope of work will not release the Selected Bidder from any responsibility outlined within this RFP. Change Orders will only be considered for the scope of work clearly outside the scope of this RFP.

The following shall be the minimum contents of the proposal: the completed Bid Form, identification of any subcontractors expected to be retained for the project, a copy of all applicable licenses/accreditations, proof of bid bond, and proof of insurance or a letter from the vendor's insurance company indicating insurance can be obtained in accordance with the specific terms identified in Appendix A.

Three physical, sealed copies of proposals, including attachments, must be delivered by 9:45am on November 21, 2025 to Van Buren County Land Bank Authority, Suite 101 located at 219 E Paw Paw St in Paw Paw..

Request for Proposal  
General Contractor – Stabilization Activities

Bids will be opened by the County and The Barton Group immediately following the submission deadline.

Bids will be considered by members of Van Buren County Land Bank Authority and the Barton Group. It is anticipated, but not required, that a bid decision will be made by December 1, 2025.

Bids submitted may not be withdrawn or modified for 60 days following the date on which they are opened by the County Treasurer unless requested by Van Buren County Land Bank Authority or its representative.

Questions regarding this RFP shall be submitted by email by November 11, 2025 and directed to Amelia Barker-King listed below:

Amelia Barker-King  
The Barton Group  
[Amelia@bartongroupllc.com](mailto:Amelia@bartongroupllc.com)

Responses to questions will be available on November 14, 2025, by the end of day.

**Section 8: Bid Form - Abatement and Stabilization for 5 W Main Street Hartford, MI**

The undersigned hereby declares that the instructions and specifications, including all appendices, have been carefully examined and that the windows, doors, foundation, tuck pointing, and structural sound framing for 5 W Main Street Hartford, MI, will be done for the prices set forth in this bid. It is understood and agreed that all bid prices shall remain in effect for at least sixty (60) days from the date of the bid opening to allow for the award of the bid and that if chosen the bid price remains firm. The undersigned bidder further agrees and understands that Van Buren County reserves the right to reject any and/or all bids and the right to waive irregularities in bidding if it determines such action to be in the best interest of Van Buren County.

Bidding Company	
Address/City/State/Zip	
Phone and E-mail	
Authorized Representative/Title	
Signature	
Date	

General requirements and stabilization scope of work cost		
Abatement cost		
TOTAL BID	\$	
Proposed Completion Schedule (may be attached)		

Please check the following:

- I acknowledge that the work for stabilization will be furnished within a maximum of 24 weeks from executing a contract.

**Additional Questions required to complete the Bid Form. Information to be provided in a supplemental document.**

1. How is your company organized (corporation, partnership, etc.) and how long have you been in business? List the name and contact information of the owner, president, managing partner, or CEO.
2. Please provide the name and work experience of the Project Manager you are assigning to this contract. This Project Manager will be the main contact for the county and will oversee contract compliance, timeliness, and work quality.
3. Attach any professional licenses/certifications of the company or employees assigned to this contract as applicable to this project.
4. Attach a list of proposed subcontractors. List of subcontractors (company name, address, phone, email, and all owner/principal name(s)) and the tasks for which they will be used. The VBLBA will determine whether each proposed subcontractor is eligible to do business on a federally funded contract and will inform the contractor if any are ineligible.
5. Has your company had a similar contract terminated for cause within the last three years? If yes, please explain.
6. Has your company received any violations in the last five years? If yes, please list and explain how the violations were resolved.
7. Please provide the names, phone numbers, and email addresses of at least three customers for whom you have completed similar services within the last five years. If possible, these customers should be government or public entities.
8. Attach a 5% bid bond.

I hereby state that I have the authority to submit this Proposal on behalf of the undersigned. I hereby state that I have not communicated with, nor accepted anything of value from, any official or employee of Van Buren County regarding this Request for Proposals.

This Bid is Presented By:

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Authorized By (Printed Name/Title)

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Date

### Section 9: Non-Iran Business Certification

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

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

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Authorized By (Printed Name/Title)

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Date

## **APPENDIX A — Insurance Requirements**

The Selected Bidder, and all their subcontractors, shall not commence work under this contract until they have obtained the insurance required under this attachment and provided proof of insurance to Van Buren County Land Bank Authority. All coverages shall be with insurance companies licensed and admitted doing business in the State of Michigan. All coverages shall be with insurance carriers acceptable to Van Buren County Land Bank Authority.

**Workers' Compensation Insurance:** The Vendor shall procure and maintain during the life of this contract Workers' Compensation Insurance, including Employers' Liability Coverage, in accordance with all applicable statutes of the State of Michigan.

**Commercial General Liability Insurance:** The Vendor shall procure and maintain during the life of this contract, Commercial General Liability Insurance on an "Occurrence Basis" with limits of liability not less than \$1,000,000 per occurrence and aggregate combined single limit for Personal Injury, Bodily Injury, and Property Damage. Coverage shall include the following extensions: (A) Contractual Liability; (B) Products and Completed Operations; (C) Independent Contractors Coverage; (D) Broad Form General Liability Extensions or equivalent, if not already included (E) Deletion of all Explosion, Collapse, and Underground (XCU) Exclusions, if applicable.

**Motor Vehicle Liability:** The Vendor shall procure and maintain during the life of this contract Motor Vehicle Liability Insurance, including Michigan No-Fault Coverage, with limits of liability not less than \$1,000,000 per occurrence combined single limit for Bodily Injury, and Property Damage. Coverage shall include all owned vehicles, all non-owned vehicles, and all hired vehicles.

**Additional Insured:** Commercial General Liability, as described above, shall include an endorsement stating that the following shall be Additional Insureds: Van Buren County, all elected and appointed officials, all employees and volunteers, all boards, commissions, and/or authorities and board members, including employees and volunteers thereof; The Barton Group, and Fishbeck.

**Cancellation Notice:** Workers' Compensation Insurance, Commercial General Liability Insurance, and Motor Vehicle Liability Insurance, as described above, shall include an endorsement stating the following: "It is understood and agreed that Thirty (30) days Advance Written Notice of Cancellation, Non-Renewal, Reduction, and/or Material Change shall be sent to: [Amelia@bartongroupllc.com](mailto:Amelia@bartongroupllc.com)

## APPENDIX B — Bidder's Checklist

	Checklist Items
	1. Completely reviewed this Invitation to Bid document and understand all requirements. You must return the complete Bid Form and required attachments.
	2. Calendar check — sealed bid package must be submitted by November 14, 2025, at 9:45 A.M.
	3. Completed required Bid Form and required attachments (pg. 8–10) and returned with Bid Packet.
	4. Completed required non-Iran linked business certification form (pg. 11) and returned with Bid Packet.
	5. Required attachment — proof of insurance or proof of insurability from insurance agent,
	6. Required attachment – Bid bond

## Attachment 1 – Required Federal and State Provisions

On March 11, 2021, the Coronavirus State and Local Fiscal Recovery Funds (“SLFRF”) were established, as part of the American Rescue Plan Act (“ARP”), to support the response to a recovery from the COVID-19 pandemic. Pursuant to the SLFRF, ARP funding was directed to the State of Michigan (the “State”) which appropriated a portion to the SLBA for the purpose of creating a Program to address the impacts of COVID-19. The State of Michigan (by 2023 P.A. 1) appropriated a portion of this funding to the State Land Bank Authority’s (“SLBA”) Blight Elimination Program for this purpose (“Program Funds”). The VBCLBA has received grant funding from the SLBA’s Blight Elimination Program to fund activities which are the subject matter of the Agreement to which this Exhibit pertains. As a recipient of Program Funds, the VBCLBA is obligated to ensure that the use of these federal funds complies with SLFRF. Pursuant to this obligation, this Agreement and Contractor are therefore subject to the following additional Federal and State Requirements:

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

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

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

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

### **D. TERMINATION FOR CAUSE.**

A. This Agreement may be terminated by the VBCLBA, for among other things, as follows:

- a. Upon 10 days written notice to the Contractor:
  - i. If the Contractor fails to comply with any of the material terms and conditions of the Agreement;
  - ii. If Contractor knowingly and willingly presents false information to the VBCLBA for the purpose of obtaining this Agreement or any payment under this Agreement;
  - iii. If the VBCLBA finds that the Contractor, or any of Contractor’s agents or representatives, offered or gave gratuities, favors, or gifts of monetary value to any official, employee, or agent of the VBCLBA in an attempt to secure a subcontract or favorable treatment in awarding, amending, or making any determinations related to the performance of this Agreement;
  - iv. During the 10-day written notice period, the VBCLBA shall also withhold payment for any findings under subparagraphs i-iii, above;

- v. If Contractor or any contractor, subcontractor, manufacturer, or supplier of Contractor appears in the register of persons engaging in unfair labor practices that are compiled by the Michigan Department of Licensing and Regulatory Affairs (LARA) or its successor; or
  - vi. Fails to cure a breach within the time period specified in a notice of breach provided by the VBCLBA.
- b. Immediately and without further liability to the VBCLBA if Contractor, or any agent of Contractor, or any agent of any contractor or subcontractor is:
- i. Convicted of a criminal offense incident to the application for or performance of a State, public, or private contract or subcontract;
  - ii. Convicted of a criminal offense, including but not limited to any of the following: embezzlement, theft, forgery, bribery, falsification or destruction of records, receiving stolen property, or attempting to influence a public employee to breach the ethical conduct standards for State of Michigan employees;
  - iii. Convicted under State or federal antitrust statutes;
  - iv. Convicted of any other criminal offense that, in the sole discretion of the VBCLBA, reflects on Contractor's business integrity; or
  - v. Added to the federal or state Suspension and Debarment list.
- B. If the Agreement is terminated for cause, or if the VBCLBA is required to repay to the state or federal government all or a portion of the Blight Elimination Grant Funding utilized pursuant to this Agreement because of Contractor's failure to comply with all of this Agreement's terms and conditions (including any and all federal requirements), then the VBCLBA reserves the right to require the Contractor to repay all or a portion of the funds paid to it under this Agreement.
- C. Contractor must pay all reasonable costs incurred by the VBCLBA in terminating this Agreement for cause, including administrative costs, attorneys' fees and court costs, costs to complete the work specified in the Scope of Work, and any additional costs the VBCLBA incurs.
- D. If the VBCLBA terminates this Agreement for cause and it is determined, for any reason, that Contractor was not in breach of the Agreement, the termination will be deemed to have been a termination for convenience as provided in this Agreement, effective as of the same date, and the rights and obligations of the parties will be limited to those provided in that Section.

**E. TERMINATION FOR CONVENIENCE.** The VBCLBA may fully or partially terminate this Agreement for its convenience, for any reason or no reason, if the VBCLBA determines that a termination is in the VBCLBA's best interest. Reasons for the termination are within the sole discretion of the VBCLBA and may include: (a) the VBCLBA no longer needs the activities or deliverables specified in this Agreement; (b) a relocation of office, program changes, or changes in laws, rules, or regulations make the deliverable(s) no longer practical or feasible for the VBCLBA; (c) unacceptable prices for Agreement changes; or (d) falsification or misrepresentation, by inclusion or non-inclusion, of information material to a response to any RFP issued by the VBCLBA. The VBCLBA may terminate this Agreement for its convenience by giving Contractor notice at least thirty (30) days before the date of termination. If the VBCLBA chooses to terminate this Agreement in part, any charges payable to the Contractor must be equitably adjusted to reflect those deliverable(s) that are terminated.

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

**G. DAVIS–BACON ACT**, as amended (40 U.S.C. 3141–3148). When required by Federal program legislation, all prime construction contracts in excess of \$2,000 awarded by non–Federal entities must include a provision for compliance with the Davis–Bacon Act (40 U.S.C. 3141–3144, and 3146–3148) as supplemented by Department of Labor regulations (29 CFR Part 5, “Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction”). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the U.S. Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non–Federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non–Federal entity must report all suspected or reported violations to the Federal awarding agency.

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

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

**J. DOMESTIC PREFERENCES FOR PROCUREMENTS** (2 CFR 200.322).

a. As appropriate and to the extent consistent with law, the non–Federal entity should, to the greatest extent practicable under a federal award, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). The requirements of this section must be included in all subawards including all contracts and purchase orders for work or products under this award.

b. For purposes of this section:

(i) “Produced in the United States” means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.

(ii) “Manufactured products” means items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.

**K. CONFLICT OF INTEREST** (2 CFR 200.318 and 24 CFR 570.611). The general rule is that no persons who exercise or have exercised any functions or responsibilities with respect to activities assisted, or who are in a position to participate in a decision making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from an assisted activity, or have a financial interest in any contract, subcontract, or agreement with respect to an assisted activity, or with respect to the proceeds of the assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year

thereafter.

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

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

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

**O. LEAD RENOVATION, REPAIR, AND PAINTING PROGRAM**

Prohibition of Use of Lead-Based Paint. The construction or rehabilitation of residential structures is subject to the HUD Lead-Based Paint regulations promulgated at 24 CFR Part 35, 24 CFR 570.608, and 24 CFR Section 745, Subpart E, as applicable. The Contractor and his/her subcontractors shall comply with the provisions for the notification and elimination of lead-based paint hazards of said regulations.

**P. PROCUREMENT OF RECOVERED MATERIALS** (2 CFR 200.323). A non-Federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired during the preceding fiscal year exceeded \$10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

## **Attachment 2 – Wage Determinations**

"General Decision Number: MI20250099 09/12/2025

Superseded General Decision Number: MI20240099

State: Michigan

Construction Type: Building

County: Van Buren County in Michigan.

BUILDING CONSTRUCTION PROJECTS (does not include single family homes or apartments up to and including 4 stories).

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:	. Executive Order 14026 generally applies to the contract. . The contractor must pay all covered workers at least \$17.75 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2025.
If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022:	. Executive Order 13658 generally applies to the contract. . The contractor must pay all covered workers at least \$13.30 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2025.

The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at <http://www.dol.gov/whd/govcontracts>.

Modification Number	Publication Date
0	01/03/2025
1	01/24/2025

2	02/21/2025
3	04/04/2025
4	04/11/2025
5	05/23/2025
6	06/06/2025
7	07/04/2025
8	07/18/2025
9	08/08/2025
10	08/22/2025
11	08/29/2025
12	09/12/2025

ASBE0047-002 07/01/2025

	Rates	Fringes
ASBESTOS WORKER/HEAT & FROST INSULATOR.....	\$ 40.00	23.65

BOIL0169-001 07/01/2025

	Rates	Fringes
BOILERMAKER.....	\$ 43.50	36.74

BRMI0009-031 08/01/2024

	Rates	Fringes
BRICKLAYER.....	\$ 35.21	24.26
TILE FINISHER.....	\$ 26.24	21.13
TILE SETTER.....	\$ 27.35	22.20

CARP0525-013 06/01/2023

	Rates	Fringes
CARPENTER (Including Acoustical Ceiling Installation, Drywall Hanging, Form Work, Metal Stud Installation & Scaffold Builder).....	\$ 28.29	21.42

CARP1102-001 06/01/2025

	Rates	Fringes
MILLWRIGHT.....	\$ 40.04	26.47

ELEC0131-001 06/01/2025

	Rates	Fringes
ELECTRICIAN Excludes Low Voltage Wiring.	\$ 42.78	21.84

ENGI0324-015 06/01/2024

	Rates	Fringes
OPERATOR: Power Equipment		
GROUP 1.....	\$ 47.28	25.25
GROUP 2.....	\$ 43.93	25.25
GROUP 3.....	\$ 41.28	25.25

GROUP 4.....	\$ 39.57	25.25
GROUP 5.....	\$ 39.57	25.25
GROUP 6.....	\$ 33.71	25.25
GROUP 7.....	\$ 31.23	25.25

FOOTNOTES:

Crane operator with main boom and jib 300' or longer: \$1.50 per hour above the group 1 rate.  
 Crane operator with main boom and jib 400' or longer: \$3.00 per hour above the group 1 rate.

PAID HOLIDAYS: New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day and Christmas Day.

POWER EQUIPMENT OPERATOR CLASSIFICATIONS

GROUP 1: Crane operator with main boom and jib 400', 300', or 220' or longer.

GROUP 2: Crane operator with main boom and jib 140' or longer, tower crane, gantry crane, whirley derrick

GROUP 3: Backhoe/Excavator/Trackhoe; Concrete Pump; Crane; Grader/Blade; Highlift; Hoist; Loader; Roller; Scraper; Stiff Leg Derrick; Trencher; stiff leg derrick

GROUP 4: Bobcat/Skid Loader; Broom/Sweeper; Fork Truck (over 20' lift)

GROUP 5: Boom Truck (non-swinging)

GROUP 6: Fork Truck (20' lift and under for masonry work)

GROUP 7: Oiler

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 IRON0025-005 06/01/2025

	Rates	Fringes
IRONWORKER (REINFORCING).....	\$ 36.55	29.51
IRONWORKER (STRUCTURAL).....	\$ 36.55	29.51

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 LAB00355-024 06/01/2025

	Rates	Fringes
LABORER Common or General; Grade Checker; Mason Tender - Cement/Concrete; Sandblaster.....	\$ 27.21	13.45
Pipelayer.....	\$ 20.34	12.85

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 PAIN0845-013 06/01/2025

	Rates	Fringes
PAINTER: Brush and Roller.....	\$ 27.07	16.46
PAINTER: Drywall Finishing/Taping.....	\$ 27.32	16.72
PAINTER: Spray.....	\$ 27.07	16.56

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 PLAS0016-006 04/01/2014

	Rates	Fringes
CEMENT MASON/CONCRETE FINISHER Twps of Bloomingdale, Waverly, Paw Paw, Decatur, Porter, Antwerp, Almena & Pinegrove.....	\$ 22.31	12.83
Twps of South Haven, Covert, Geneva, Bangor, Hartford, Keeler, Hamilton, Lawrence, Arlington & Columbia.....	\$ 24.63	12.88

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\* PLUM0357-007 07/01/2025

	Rates	Fringes
PIPEFITTER, Includes HVAC Pipe and Unit Installation.....	\$ 32.50	24.97
PLUMBER, Excludes HVAC Pipe and Unit Installation.....	\$ 32.50	24.97

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ROOF0070-002 06/01/2025

	Rates	Fringes
ROOFER.....	\$ 33.98	18.51

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SFMI0669-001 01/01/2025

	Rates	Fringes
SPRINKLER FITTER (Fire Sprinklers).....	\$ 41.34	27.39

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SHEE0007-010 05/01/2024

	Rates	Fringes
SHEET METAL WORKER (HVAC Duct Installation Only).....	\$ 42.74	21.53

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\* SUMI2011-024 02/01/2011

	Rates	Fringes
IRONWORKER, ORNAMENTAL.....	\$ 18.48	7.93
LABORER: Landscape & Irrigation.....	\$ 10.38 **	0.50
LABORER: Mason Tender - Brick...	\$ 20.29	7.22
OPERATOR: Bulldozer.....	\$ 19.68	6.64
OPERATOR: Tractor.....	\$ 19.10	8.48
SHEET METAL WORKER, Excludes HVAC Duct and Unit Installation.....	\$ 24.56	7.20
TRUCK DRIVER, Includes Dump and Tandem Truck.....	\$ 17.26 **	11.42

TRUCK DRIVER: Lowboy Truck.....\$ 14.50 \*\* 0.44

TRUCK DRIVER: Tractor Haul  
Truck.....\$ 13.57 \*\* 1.18

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WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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\*\* Workers in this classification may be entitled to a higher minimum wage under Executive Order 14026 (\$17.75) or 13658 (\$13.30). Please see the Note at the top of the wage determination for more information. Please also note that the minimum wage requirements of Executive Order 14026 are not currently being enforced as to any contract or subcontract to which the states of Texas, Louisiana, or Mississippi, including their agencies, are a party.

Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

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The body of each wage determination lists the classifications and wage rates that have been found to be prevailing for the type(s) of construction and geographic area covered by the wage determination. The classifications are listed in alphabetical order under rate identifiers indicating whether the particular rate is a union rate (current union negotiated rate), a survey rate, a weighted union average rate, a state adopted rate, or a supplemental classification rate.

#### Union Rate Identifiers

A four-letter identifier beginning with characters other than ""SU"", ""UAVG"", ?SA?, or ?SC? denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council

number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

#### Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE:

UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

#### Survey Rate Identifiers

The "SU" identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

?SU? wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

#### State Adopted Rate Identifiers

The "SA" identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the ?SA? identifier took effect under state law in the state from which the rates were adopted.

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WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

- a) a survey underlying a wage determination
- b) an existing published wage determination
- c) an initial WHD letter setting forth a position on a wage determination matter
- d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to [davisbaconinfo@dol.gov](mailto:davisbaconinfo@dol.gov) or by mail to:

Branch of Wage Surveys  
Wage and Hour Division  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations. Requests can be submitted via email to [BCWD-Office@dol.gov](mailto:BCWD-Office@dol.gov) or by mail to:

Branch of Construction Wage Determinations  
Wage and Hour Division  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to [dba.reconsideration@dol.gov](mailto:dba.reconsideration@dol.gov) or by mail to:

Wage and Hour Administrator  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210.

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END OF GENERAL DECISION"



### Attachment 3 – Pictures



Request for Proposal  
General Contractor – Stabilization Activities



**Attachment 4 – Structural Assessment from Abonmarche (2025)**

September 2, 2025

Ms. Trisha Nesbitt  
Treasurer  
Van Buren County Treasurer's Office  
219 E. Paw Paw Street, Suite 101  
Paw Paw, Michigan 49079

CC:  
Ms. Amelia Barker-King  
President  
The Barton Group  
2255 W Centre Ave., Suite 212  
Portage, MI 49024

Re: 5 Main Street, Hartford, Michigan  
Structural Evaluation  
AB# 25-0401

Dear Ms. Nesbitt,

On July 15th, 2025, we performed a site visit to the existing building at 5 Main Street in Hartford, Michigan. The purpose of our site visit was to review the condition of the existing structure and provide a structural evaluation based on our observations. This evaluation can be considered an addendum to our original evaluation that was provided on July 21, 2021. Our observations and recommendations are as follows.

**Observations:**

The building footprint is approximately 22 feet by 80 feet. The building consists of a lower level below grade with two floors above. The lower level walls are of stone construction. The first and second floor framing consists of wood floor planks on 2x wood joists at 16" spacing. The floor framing spans east-to-west and is supported by exterior load bearing brick walls. The current exterior east brick wall was once a shared load bearing wall and supported an existing structure that has since collapsed and been demolished. It is likely that the collapsed/demolished building had a lower level that has been infilled.

Since our previous site visit in 2021 some additional work/demolition has been performed.

1. The single-story building attached to the west side of the building has been removed.
2. The wood framed addition on the north side of the building has been removed.
3. The exposed joist pockets on the west side of the building have been infilled and a coating has been applied to the surface of the wall. It is our understanding that the rotted wood sill plate was removed and the coating consists of a fiber reinforced stucco.

The lower level walls and framing appear to be in good condition. The basement was noticeably damp and evidence of water infiltration was visible. The posts supporting the framing around the opening have water damage at their base and do not appear to be installed plumb (Photo 1).

Access to the underside of the second floor framing was obtained through a small mezzanine on the north side of the building. The majority of the framing was covered by a ceiling, therefore no assessment of the condition of the second floor framing could be made. There is currently no means of access to the second floor or roof of the building. Therefore no assessment of the condition of the roof framing or roof system could be made. In our previous report it was recommended that the second floor framing be attached to the exterior wall with through bolts and a continuous angle. It did not appear that this work was done.

The west side of the building consists of exposed brick and appears to be deteriorating along the roof parapet elevation (Photo 2). Cracked, spalled, and missing bricks were observed along the length of the parapet cap on the west side of the building. Missing bricks were also observed along the base of the wall and around window openings (Photo 3)(Photo 4)(Photo 5).

With the removal of the wood framed addition on the north side of the building the brick wall is now exposed. Numerous loose bricks were observed at and around the door openings. Loose bricks are being used as infill for the lower level window openings (Photo 6). Numerous cracks in the mortar joints were observed in the wall. There is existing wood framing protruding through the wall at the first floor elevation that was cut off as part of the demolition of the north stair (Photo 7).

The south face of the building is constructed with concrete masonry units (CMU). The south wall is built integrally with the west wall with intermittent CMU's mortared to the brick (Photo 8). There is a gap between the south and west walls and the south wall appears to be separating from the building. The cornice at the top of the wall appears to be cracked and broken (Photo 9).

#### **Recommendations:**

The moisture in the lower level is not an immediate structural concern. However, if the basement is intended to be occupied we recommend waterproofing the perimeter of the lower level wall.

We recommend removing and replacing the framing that supports the basement stair opening. Details for this repair can be found in the attached repair drawings.

We recommend that the second floor framing be attached to the exterior brick walls per the detail provided in our initial report and also included in the attached repair drawings.

We recommend that access to the roof be provided to determine what the condition of the existing roof is and determine if any water is infiltrating into the roof framing. The brick along the top of the roof parapet should be repaired. It is possible that water is passing through the deteriorating brick at the parapet elevation and causing damage to the roof framing.

We recommend that all loose and missing bricks be reset and/or replaced where necessary. These locations are primarily along the west and north walls. All deteriorated mortar joints should be repointed. The existing wood framing protruding out of the north wall should be removed and the resulting opening should be infilled with new brick. The contractor should verify that the framing is not part of the existing floor framing on the inside of the building. If it is found to be part of the floor framing it should be cut back sufficiently such that at least one brick wythe can be installed over it.



Once all the brick and CMU walls have been repaired further maintenance of the brick would be reduced by the addition of a metal panel siding system applied to the entire building to protect the brick from the elements.

We recommend that all the joints connecting the south CMU wall to the east and west brick walls are repointed to ensure a positive connection between the two walls. The vertical joint between the walls should be filled with backer rod and sealed. We recommend that the connection between the wall and the second and third floor framing be investigated. The CMU wall should be attached to the floor and roof framing per the detail in the attached drawings. The cornice at the top of the south wall should be investigated more closely. We recommend that any broken, cracked, or loose pieces be removed. They appear to be hazards to pedestrians on the sidewalk below and should be repaired or removed as soon as possible.

It is likely that the east lower level foundation wall was not intended to be an exterior foundation wall and the lateral load created by the infilled basement of the demolished building exceeds the capacity of the wall. We recommend that if any future work is to be done on the existing lot on the east side of the building that no construction/paving/heavy equipment be permitted within a 10'-0" wide strip directly adjacent to the building. The intent of this recommendation is to prevent any additional surcharge loading of the existing foundation wall. An alternative to this recommendation would be to provide bracing and stabilize the basement wall. The design of the wall stabilization would be dependent on the future development plan for the lot to the east.

Please see the attached repair drawings. These drawings are not intended to detail each and every location that requires repair. They are intended to provide general repair guidelines.

If you have any questions, please feel free to contact our office.

Sincerely,

ABONMARCHE CONSULTANTS, INC.



Report Reviewed by  
Bryan Webster, PE, LEED AP  
Director of Structural Engineering Michigan



Report prepared by  
Cal Dunham, PE  
Senior Structural Engineer

Attachments: Photos, Repair Drawings



PHOTOS:



Photo 1: Floor framing at lower level stair.



Photo 2: Top of parapet along west side of building.





Photo 3: Missing brick along west side of building.



Photo 4: Missing brick along west side of building.





Photo 5: Missing brick around window on west side of building.



Photo 6: Missing and loose bricks on north side of building.





Photo 7: Floor framing embedded in brick wall.



Photo 8: Southwest corner of the building. CMU wall appears to be separating from the brick wall.





Photo 9: Cornice along top of south wall is broken.







9 REPAIR DETAIL  
S2 SCALE: 1/2" = 1'-0"



8 REPAIR DETAIL  
S2 SCALE: 1 1/2" = 1'-0"

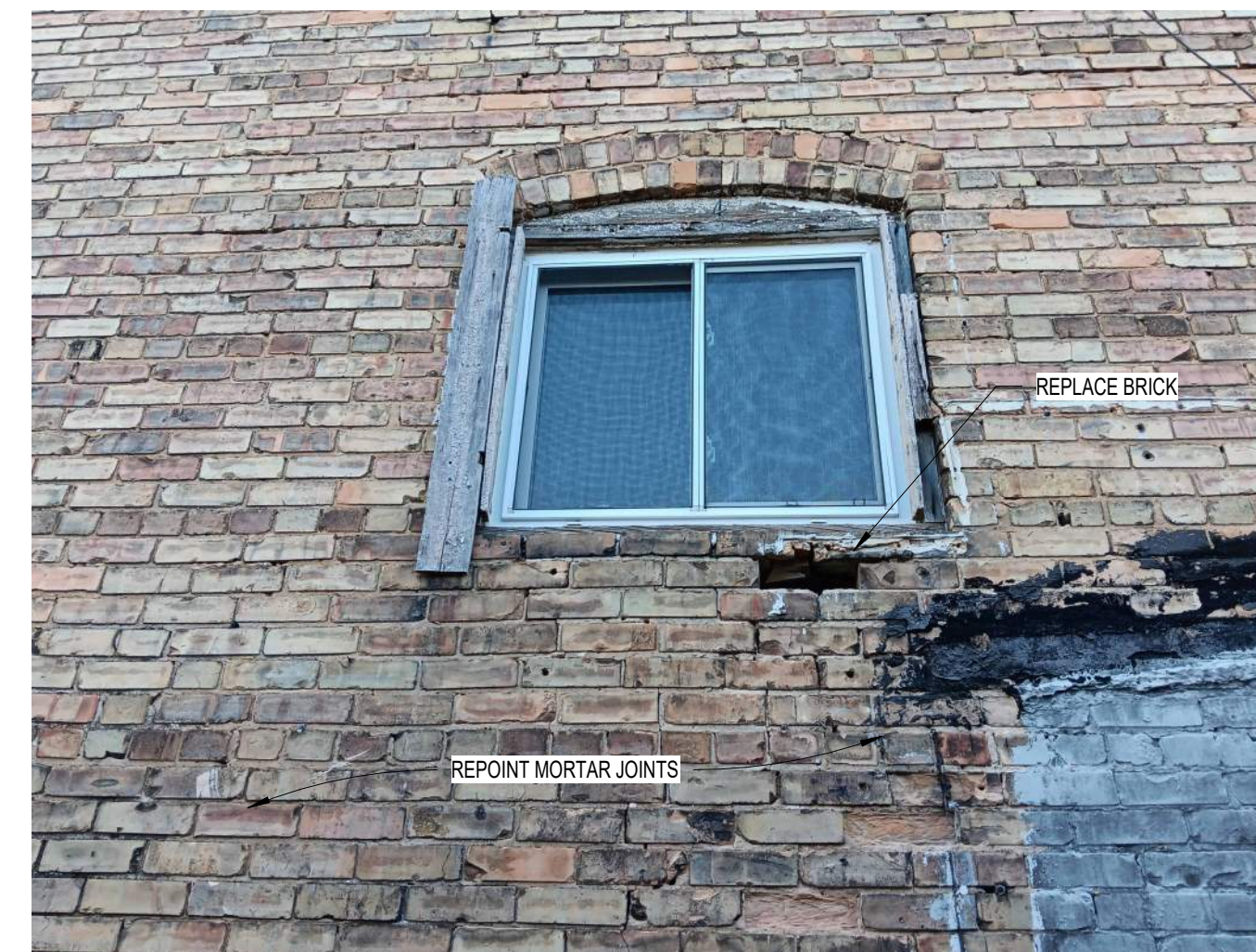


7 REPAIR DETAIL  
S2 SCALE: 1 1/2" = 1'-0"

REMOVE AND RESET ALL LOOSE BRICK, REPLACE MISSING BRICK, REPOINT ALL MORTAR JOINTS, TYPICAL FOR ENTIRE WALL



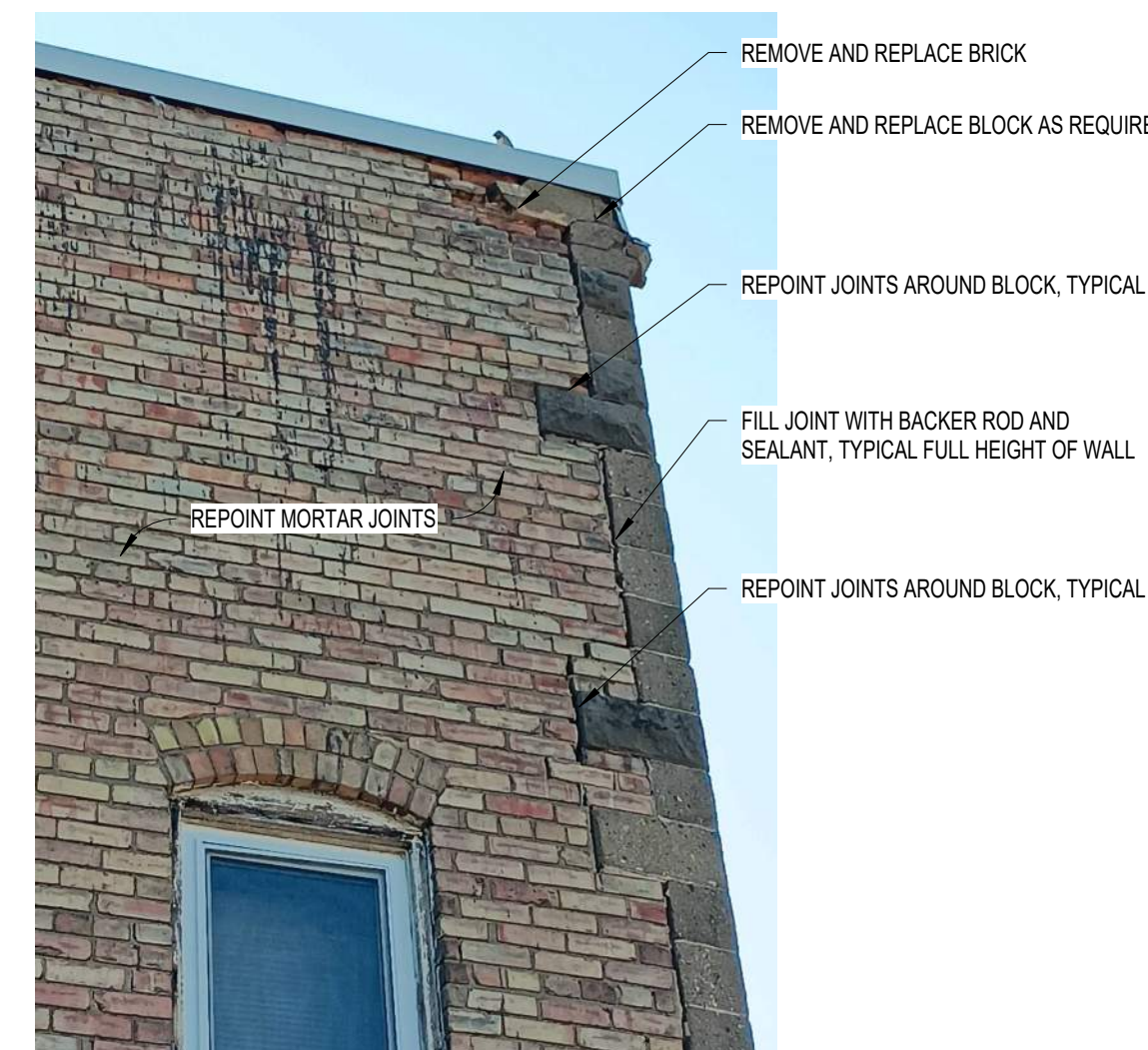
6 REPAIR DETAIL  
S2 SCALE: 1 1/2" = 1'-0"



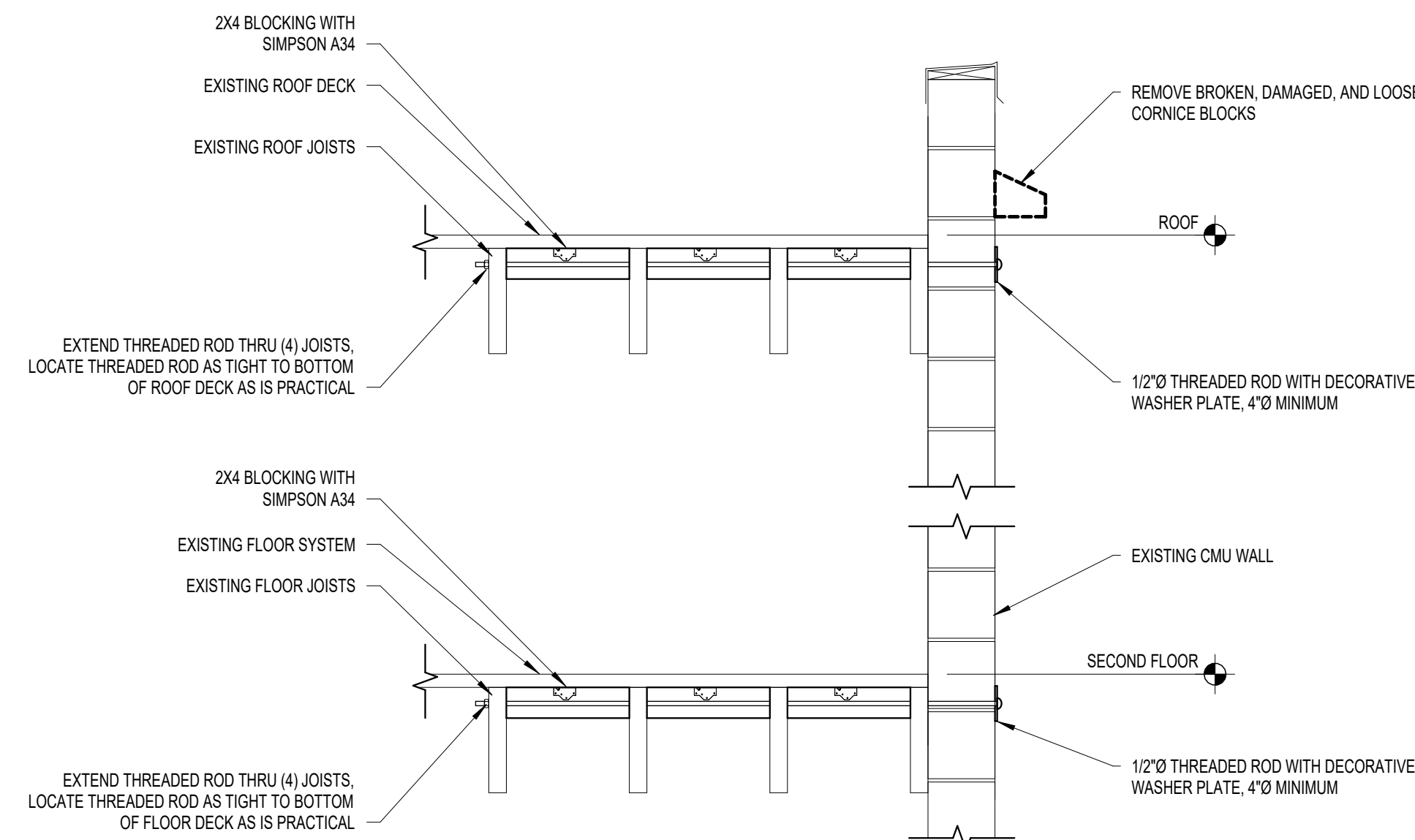
5 REPAIR DETAIL  
S2 SCALE: 3/4" = 1'-0"



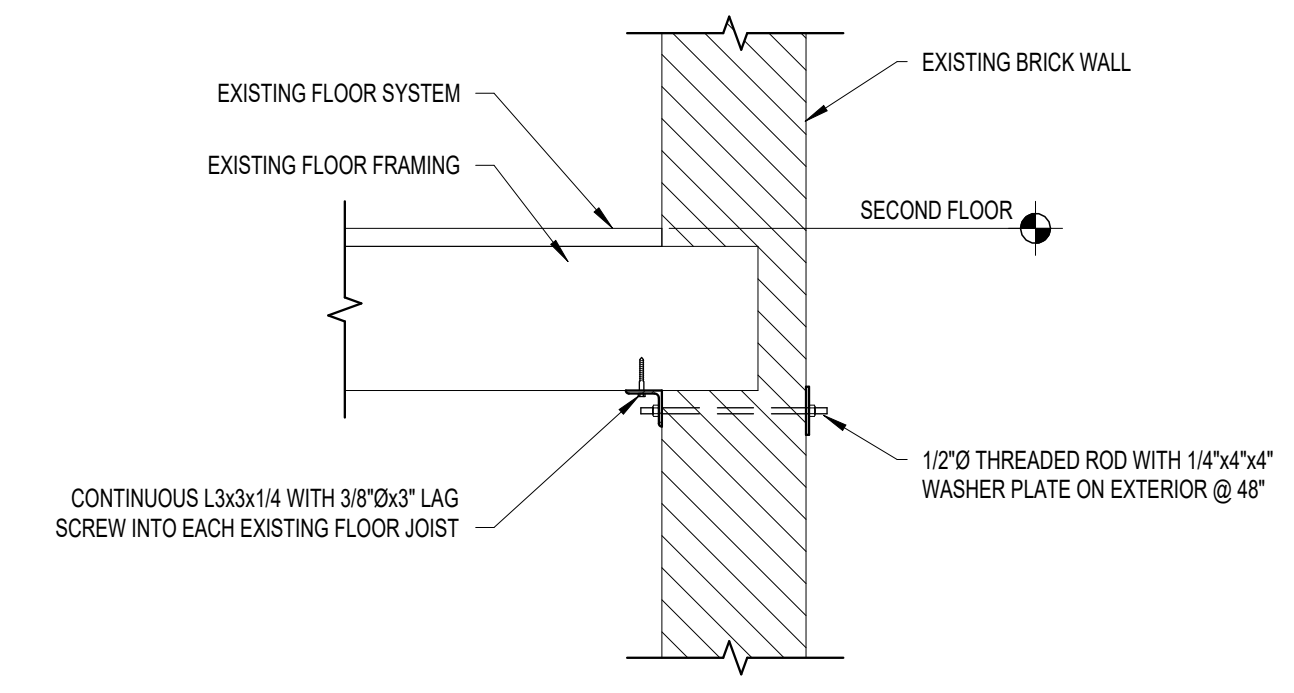
4 REPAIR DETAIL  
S2 SCALE: 1" = 1'-0"



3 REPAIR DETAIL  
S2 SCALE: 1/2" = 1'-0"



2 FLOOR AND ROOF WALL CONNECTION DETAIL  
S2 SCALE: 3/4" = 1'-0"



1 FLOOR TO WALL CONNECTION DETAIL  
S2 SCALE: 3/4" = 1'-0"

NOTE: CONDITIONS ARE ASSUMED, CONTRACTOR TO VERIFY IN FIELD, NOTIFY ENGINEER OF ANY DISCREPANCIES

NO.	REVISION DESCRIPTION	BY	DATE

9/2/2025 9:21:40 AM

NOT FOR CONSTRUCTION

REPAIR DETAILS

PROJECT:

Structural Evaluation for  
Van Buren County Land Bank

5 Main Street - Hartford, Michigan 49057

SHEET TITLE:

MODELED BY:

DESIGNED BY:

PM REVIEW:

QA/QC REVIEW:

DATE: 2025.09.02

SEAL:

SIGNATURE:

DATE:

HARD COPY IS INTENDED TO BE 24" x 36" WHEN PLOTTED TO SCALE(S) INDICATED. GRAPHIC QUALITY MAY NOT BE ACCURATE FOR ANY OTHER SIZES

SCALE:

UNLESS NOTED OTHERWISE

ACI JOB # 25-0401

SHEET NO.

S2

**ABONMARCHÉ**

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**Attachment 5 – Hazardous Materials Investigation by Envirologic (2021)**



**HAZARDOUS MATERIALS BUILDING SURVEY**

**MIXED-USE PROPERTY  
5 WEST MAIN STREET  
HARTFORD, MICHIGAN**

**JULY 8, 2021**

**Prepared for:**

**Van Buren County Land Bank Authority and  
Van Buren County Brownfield Redevelopment Authority  
219 East Paw Paw Street, Suite 101  
Paw Paw, Michigan 49079**

**Envirologic Technologies, Inc.**

Prepared by:

Aaron C. Bigler  
Project Scientist

**Envirologic Technologies, Inc.**

Reviewed by:

Erik D. Peterson  
Manager of Due Diligence Services

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APPENDIX E: <i>Data Validation Report</i>
APPENDIX F: <i>Notification of Intent to Renovate/Demolish</i>



**HAZARDOUS MATERIALS BUILDING SURVEY  
MIXED-USE PROPERTY  
5 WEST MAIN STREET  
HARTFORD, MICHIGAN**

**INTRODUCTION**

Pursuant to the request of the Van Buren County Brownfield Redevelopment Authority (VBCBRA), Envirologic has completed a Hazardous Materials Building Survey (inclusive of an asbestos survey and a hazardous materials survey) on behalf of the Van Buren County Land Bank Authority of an approximately 1,800-square-foot, two-story, mixed-use building located at 5 West Main Street, Hartford, Michigan. The survey was completed in support of redevelopment planning which may include renovation or demolition of the existing building. The survey served to identify the types, quantities, locations, and condition of asbestos-containing materials (ACMs) within the building.

The Michigan Occupational Safety and Health Administration (MIOSHA) Asbestos Standard for Construction (29 CFR 1926.1101) and Part 305, the MIOSHA Asbestos Standard for General Industry (29 CFR 1910.1001), require that all building facilities (excluding residential owner-occupied homes) constructed prior to 1981, where employees may enter, work, or contact building materials, must be inspected for ACMs. Also, all such buildings scheduled for renovation or demolition must have an asbestos building survey completed prior to the start of the renovation or demolition.

The survey/inspection must adhere to the Asbestos Hazard Emergency Response Act (AHERA) inspection protocol and be performed by a Michigan-accredited asbestos building inspector or Certified Industrial Hygienist (CIH). The building survey must also include the presence, location, and quantity of all “suspect” ACMs. Additionally, laboratory analysis information should be a part of the building survey document.

The Notification of Intent to Renovate/Demolish form required by the U.S. EPA NESHAP regulations must be prepared and submitted to the EGLE – Air Quality Division at least 10 working days prior to demolition of a building, regardless of whether or not ACMs are present in the building. If ACMs are present and included for removal and the quantity is greater than 260 linear feet and/or 160 square feet, a 10-working-day notice is also required.

In a memorandum from June 7, 2004, MIOSHA indicated all construction companies are required by law to provide annual two-hour asbestos awareness training for their employees who may contact, but do not disturb, ACMs. Because the potential exists for contractor personnel to encounter ACMs and suspect ACMs during renovation, Envirologic recommends contractor personnel working at the site receive a minimum of two hours of asbestos awareness training prior to conducting work activities at the site.

## **BACKGROUND**

The Van Buren County Land Bank Authority is conducting redevelopment planning activities on the subject property, which includes an evaluation of whether the existing building will be renovated or razed for new construction. In support of the redevelopment planning, the VBCBRA authorized Envirologic to conduct a hazardous materials building survey on behalf of the Van Buren County Land Bank Authority to determine the presence or absence of ACMs in association with the structure. An evaluation of the structure to identify any asbestos-containing building materials is needed to remove ACMs and/or comply with the National Emission Standards for Hazardous Air Pollutants (NESHAP) requirement for asbestos during the renovation/demolition activities. Envirologic assessed the structure on June 9, 2021. The asbestos inspection was completed by accredited Michigan Asbestos Inspectors Robert Webster (accreditation number A11251) and Aaron Bigler (accreditation number A45052).

General photographs of the structure are provided in Appendix D.

## **SCOPE OF WORK**

Envirologic inspected the subject property, including the interior and exterior portions of the structure, to identify suspect asbestos-containing building materials (SACMs). These materials were surveyed in a manner compliant with the sampling protocols of the Asbestos Hazard Emergency Response Act (AHERA). Suspect materials were sampled in accordance with AHERA protocols, and suspect materials were quantified. The survey was completed by Michigan-accredited asbestos building inspectors.

Envirologic also made note of potential hazardous materials in the building. The Hazardous Materials Survey was performed to identify materials that should be removed and disposed in conformance with the Resource Conservation and Recovery Act (RCRA) Subtitle (C) and Michigan's Part 111 and 115 of the Natural Resources and Environmental Protection Act (NREPA).

The objective of these programs is to ensure that waste is handled in a manner that protects human health and the environment. This Hazardous Materials Survey was conducted to identify the types, quantities, and conditions of the hazardous materials stored within the boundaries of the subject property.

It is understood that this survey will be used to support asbestos abatement and hazardous material disposal prior to renovation or demolition of the structure.

### **LIMITATIONS**

Inspection and sampling of SACMs located on the roof of the building (FA-2) were unable to be completed due to height restrictions. As a conservative measure, Envirologic has assumed that the roofing material of the building contains asbestos. Sampling of suspect materials identified on the roof may be completed in the future to identify the presence and quantity of asbestos present in these materials, if any exists.

Due to the nature of this survey and the current plans of the building, concrete was not sampled as part of this assessment. Sampling of concrete may be completed in the future to identify the presence and quantity of asbestos present in the concrete, if any exists.

### **BUILDING CHARACTERISTICS**

The approximately 1,800-square-foot, two-story, mixed-use building is built of wood and brick and is constructed over a basement. The basement walls are made of stone and concrete while the floor consists of a concrete slab and earthen areas. Interior finishes of the building include concrete, wood, paint, plaster, drywall, floor tile, linoleum, ceiling tile, carpet, metal, and glass. Non-suspect materials such as Styrofoam, fiberglass, or silicone were observed during the survey without sampling.

### **ASBESTOS SURVEY METHODOLOGY**

Field inspection alone is not conclusive to identify ACMs. Therefore, bulk samples of SACMs were obtained using U.S. EPA/OSHA protocols by State-accredited inspectors and analyzed to determine if asbestos fibers were present; if found, the types and percentages of asbestos were reported.



This survey was conducted in support of redevelopment planning/potential demolition of the structure and included destructive sampling. However, the potential exists that concealed or not readily observable potential ACMs may be encountered during renovation/demolition activities. Envirologic recommends that when SACMs not identified within this report are encountered for which no analytical data exists, the material(s) remain undisturbed until the asbestos content of the materials(s) is determined in accordance with U.S. EPA and OSHA regulations. Envirologic's quantities are intended to be "Order of Magnitude" estimates, and the estimated quantities and other information in this report should not be used as an exclusive source of information for bid formulation or for notification to regulatory agencies.

Bulk samples of SACMs were obtained using U.S. EPA/OSHA protocols by a State of Michigan accredited inspector. An area the approximate size of a half-dollar was thoroughly wetted with water and a wetting agent applied from a handheld spray bottle to reduce fiber release during sample collection. A knife or boring tool was used to cut the outer protective covering to expose the SACM underneath. The knife or boring tool was then employed to remove a small amount of the material for the sample. The sample was then placed in a re-sealable plastic bag, labeled, and secured. Envirologic followed U.S. EPA and OSHA protocols for determining sampling locations and total number of samples taken.

Laboratory descriptions of materials analyzed by Polarized Light Microscopy (PLM) method for asbestos content were based upon the microscopist's perceptions of bulk samples that were pulverized and prepared with dispersion oils for PLM analysis. Due to the preparation of the sampled materials and the minute level of observation by the laboratory personnel, the descriptions on the Certificates of Analysis may not match the sample descriptions recorded by Envirologic in the field. Envirologic's sample descriptions and locations should be used to identify materials that were sampled, and Envirologic's sample numbers should be used to correlate analytical results for the sampled materials.

The samples were submitted to APEX Research, Inc. (APEX) of Whitmore Lake, Michigan, using standard chain-of-custody procedures. APEX holds a National Voluntary Laboratory Accreditation Program (NVLAP) certificate for Bulk Asbestos Fiber Analysis (NVLAP Accreditation # 102118-0). The samples were analyzed in accordance with the U.S. EPA and OSHA protocol for asbestos using PLM/dispersion staining to determine if asbestos fibers were present. If asbestos fibers were found, the type(s) and percentage(s) of asbestos were reported.

For the purposes of this survey, the following separate functional areas (FAs) were identified in association with the structure:

- FA-1: Exterior
- FA-2: Roof
- FA-3: 1st Floor
- FA-4: Basement
- FA-5: 2nd Floor – North Half
- FA-6: 2nd Floor – South Half

A total of 71 bulk samples were collected from interior and exterior portions of the structure, with 100 sample layers analyzed. A summary of the descriptions of observed materials within each functional area, observed quantities, and sample identification number for sampled SACMs are presented as Table 2 in Appendix A. The laboratory analytical report and chain of custody are presented in Appendix C.

A summary of the materials identified as containing asbestos is presented in Table 1 below.

**TABLE 1: ASBESTOS-CONTAINING MATERIALS**

Description of Asbestos-Containing Material	Total Quantity sq./ln. ft.
HA-04: 2nd Floor Flashing Tar – Sample ID #04-01	8 sq. ft.
HA-06: Building Joint Caulk – Sample ID #06-01	2 sq. ft.
HA-07: Multi-Layer Salon Flooring – Sample ID #07-01	459 sq. ft.
HA-13: Yellow Linoleum – Sample ID #13-01	16 sq. ft.
HA-21: Yellow Decorative Stone Pattern Linoleum – Sample ID #21-01	30 sq. ft.
HA-24: Fiberboard – Sample ID #24-01	2 sq. ft.
HA-25: Aircell Pipe Insulation – Sample ID #25-01	1 ln. ft.
HA-26: Penetration Flue Insulation – Sample ID #26-01	1 sq. ft.
HA-39: White Sink Undercoat – Sample ID #39-01	4 sq. ft.
HA-41: 9" x 9" Dark Brown Floor Tile – Sample ID #41-01	248 sq. ft.
HA-43: Black Sink Undercoat – Sample ID #43-01	4 sq. ft.
HA-46: Layered Flooring – Sample ID #46-01	30 sq. ft.
HA-48: Roofing Material (ASSUMED ACM POSITIVE)	2,000 sq. ft.

Photographs of the materials identified as containing asbestos are presented in Appendix D. Observed locations of ACM can be found in Table 2 (Appendix A) and are further described below.

The 2nd floor flashing tar (HA-04) is located along the metal flashing and brick exterior wall on the south side of the building. The building joint caulk (HA-06) is located on the southern wall of the building separating exterior brick from 1 and 5 West Main Street. The multi-layer salon flooring (HA-07) is located underneath the blue carpet in the 1st floor salon area. The yellow linoleum (HA-13) is located underneath the laminate flooring in the 1st floor bathroom. The yellow decorative stone pattern linoleum (HA-21) is located in the northeastern room of the 1st floor. The fiberboard (HA-24), aircell pipe insulation (HA-25), and penetration flue insulation (HA-26) are all located in the basement in small quantities. These materials were observed stapled to wooden joists, on piping, and on a penetration flue on the western wall, respectively. Remnants of these materials were also observed on the basement floor.

The white sink undercoat (HA-39) and black sink undercoat (HA-43) are located on the 2nd floor underneath the sinks in the north kitchen and southeast kitchen, respectively. The 9" x 9" dark brown floor tile (HA-41) is located on the 2nd floor in both southeast and southwest kitchens and bathrooms. The mastic underneath this floor tile does not contain asbestos. The layered flooring (HA-46) is located on the 2nd floor in the southwest apartment bathroom and closet. Roofing material (HA-48) is located on the roof of the building and was assumed to be asbestos containing.

The potential exists that additional SACMs may be encountered during renovation/demolition activities. Should SACMs be encountered, Envirologic recommends that the suspect materials not be disturbed until the asbestos content is determined. Conversely, SACMs can be presumed to be asbestos containing and handled accordingly.

### **HAZARDOUS MATERIAL SURVEY RESULTS**

Robert Webster of Envirologic conducted the Hazardous Materials Survey using the same functional areas to survey the building for stored hazardous materials and universal wastes (e.g., fluorescent lamps, mercury switches, etc.). The hazardous materials observed at the subject property were limited to the interior of the building and the exterior portions of the subject property. These materials were limited to tires, an air conditioning window unit, containers of paint, fluorescent bulbs and ballasts, smoke detectors, refrigerators, and fire extinguishers. A full list of the materials summarized by functional area is included in Table 3 in Appendix A.

Envirologic recommends that these materials be removed from the subject property and properly disposed/recycled in support of redevelopment.

### **RECOMMENDATIONS**

As detailed in Table 1, multiple types of ACMs were identified in association with the structure. Identified non-friable ACMs include the flashing tar, building joint caulk, white and black sink undercoats, multi-layer salon flooring, yellow linoleum, yellow decorative stone pattern linoleum, 9" x 9" dark brown floor tile, layered flooring, and roofing material. Identified friable ACMs include the fiberboard, aircell pipe insulation, and penetration flue insulation.

Envirologic recommends removal of asbestos-containing building materials by a licensed asbestos contractor in accordance with the OSHA asbestos standard prior to renovation or demolition. When applicable, personal and clearance air samples should be collected to demonstrate that asbestos fibers are not released through the abatement process.

Should SACMs not detailed in this report be encountered in the future, Envirologic recommends that the suspect materials not be disturbed until the asbestos content is determined. Conversely, SACMs can be presumed to be asbestos containing and handled accordingly.

The hazardous materials identified during the survey could be reused, if and where possible. Otherwise, they should be properly recycled or disposed according to applicable local, state, and federal regulations.

#### **Regulatory Information Regarding Asbestos Removal, Renovation, and Demolition**

According to 40CFR Part 61, ACMs that could be expected to be disturbed and become friable must be removed prior to renovation/demolition activities, which could be expected to disturb the ACMs. Depending upon the amount of ACM that must be removed prior to renovation, a 10-working- or 10-calendar-day notification to the appropriate regulatory agencies, EGLE-AQD, and MDLARA may be required before abatement work could begin. A licensed asbestos removal contractor, utilizing workers accredited under the requirements of Michigan Act 440, must perform asbestos removal work. Envirologic recommends asbestos abatement project design by a Project Designer accredited under the requirements of Michigan Act 440 and monitoring asbestos removal work with air sampling, visual verification, and clearance air monitoring performed by an independent third party. All ACM waste generated should be placed in doubled, labeled waste

bags, affixed with a waste generator location label, and disposed in a Type II landfill. All ACM waste removed from the site should be inventoried on a Waste Shipment Record that complies with NESHAP regulations, 40 CFR Part 61.

The Notification of Intent to Renovate/Demolish form required by the U.S. EPA NESHAP regulations must be prepared and submitted to EGLE-AQD at least 10 working days prior to demolition of a building, regardless of whether or not ACMs are present in the building.

Once an asbestos building survey has confirmed or assumed the presence of ACMs, all employees who work around and may contact, but not disturb, ACMs (i.e., persons conducting janitorial, building maintenance, and/or housekeeping activities) must receive, at minimum, two-hour asbestos awareness training. Additionally, employees who may disturb ACMs (i.e., persons working with any of the mechanical systems that have ACMs) must have additional asbestos-related training that satisfies the class of work activity that they are involved with (i.e., Class I, II, or III).

Before allowing a contractor to work on their building, building owners should also ascertain if the contractor has acquired asbestos awareness training. Such training is required when the contractor works in the proximity of ACMs and may contact, but not disturb, the material.

Building owners removing ACMs from their own structure are not required to be a Michigan-licensed asbestos abatement contractor. However, the building owner's employees performing the work must comply with the requirements of Part 602, the MIOSHA Asbestos Standards for Construction (29 CFR 1926.1101). The Asbestos Abatement Contractors Licensing Act (i.e., Act 135, P.A. 1986, as amended) requires asbestos abatement contractors and exempt trade groups to notify the MDLARA Asbestos Program of any asbestos abatement project exceeding 10 linear feet and/or 15 square feet of friable asbestos materials. This requires a 10-calendar-day notice.

**APPENDIX A**

**TABLE 2: FUNCTIONAL AREA, SAMPLE DESCRIPTION, AND ASBESTOS ANALYTICAL SAMPLE ID SUMMARY**

**TABLE 3: HAZARDOUS MATERIALS BY FUNCTIONAL AREA**



Table 2 - Asbestos Survey  
5 West Main Street, Hartford, MI

Floor	Space Code (FA)	Space Name	Description of Material	Quantity in Space	Sample Number	Sample Result	Response	Notes
1/2	1	Exterior	HA-01: Exterior Plaster	1,550 SF	01-01	None Detected	None	On east side of building
			HA-02: 2nd Floor Doorway Caulk	3 SF	02-01	None Detected	None	On three doors on east side of building
			HA-03: Exterior Window Glazing	17 SF	03-01	None Detected	None	On 17 Brick Wall Windows (2' x 4')
			<b>HA-04: 2nd Floor Flashing Tar</b>	<b>8 SF</b>	<b>04-01</b>	<b>15% Chrysotile</b>	<b>Maintain good condition or remove/replace prior to renovation or demolition</b>	<b>Along metal flashing joint with brick between 1st and 2nd floor</b>
			HA-05: Exterior Brick Skim Coat	40 SF	05-01	None Detected	None	On SE corner of building
			<b>HA-06: Building Joint Caulk</b>	<b>2 SF</b>	<b>06-01</b>	<b>2% Chrysotile</b>	<b>Maintain good condition or remove/replace prior to renovation or demolition</b>	<b>On south wall between 1 and 5 West Main Street buildings</b>
3	2	Roof	<b>HA-48: Roofing Material</b>	<b>2,000 SF</b>	--	<b>Assumed ACM</b>	<b>Maintain good condition or remove/replace prior to renovation or demolition</b>	<b>Roof of building</b>
1	3	1st Floor	<b>HA-07: Multi-Layer Salon Flooring</b>	<b>459 SF</b>	<b>07-01</b>	<b>L1 - 15% Chrysotile L2 - 10% Chrysotile L3 - None Detected</b>	<b>Maintain good condition or remove/replace prior to renovation or demolition</b>	<b>Under blue carpet</b>
			HA-08: Beige 12" x 12" Pattern Linoleum	267 SF	08-01	None Detected	None	In Salon area

MM=miscellaneous material  
TSI=thermal systems insulation  
SM=surfacing material  
NE=not estimated

FT=floor tile  
CT=ceiling tile  
DCT=drop-in ceiling tile  
**Bold HAs are positive**

L1=layer 1  
L2=layer 2  
L3=layer 3  
L4=layer 4

Table 2 - Asbestos Survey  
5 West Main Street, Hartford, MI

Floor	Space Code (FA)	Space Name	Description of Material	Quantity in Space	Sample Number	Sample Result	Response	Notes
			HA-09: 1' x 1' Ceiling Tile	780 SF	09-01	None Detected	None	Above Drop Ceiling Tile in Salon area
			HA-10: 2' x 4' Uneven Pattern Drop Ceiling Tile	260 SF	10-01	None Detected	None	In Salon area
			HA-11: 2' x 4' Dot Wormy Drop Ceiling Tile	260 SF	11-01	None Detected	None	In Salon area
			HA-12: 2' x 4' Dot Dent Drop Ceiling Tile	260 SF	12-01	None Detected	None	In Salon area
			<b>HA-13: Yellow Linoleum</b>	<b>16 SF</b>	<b>13-01</b>	<b>15% Chrysotile</b>	<b>Maintain good condition or remove/replace prior to renovation or demolition</b>	<b>Under bathroom laminate flooring</b>
			HA-14: 4" Green Base Trim with Adhesive	37 SF	14-01	None Detected	None	North half of first floor
			HA-15: Splash Guard Adhesive	10 SF	15-01	None Detected	None	Behind sink in central section of first floor
			HA-16: Popcorn Ceiling Material	329 SF	16-01 16-02 16-03	None Detected	None	In north hallway
			HA-17: Drywall	2,200 SF	17-01 17-02 17-03	None Detected	None	Throughout northern half of first floor; bulkhead in Salon area
			HA-18: Joint Compound	500 SF	18-01 18-02 18-03	None Detected	None	Throughout northern half of first floor; bulkhead in Salon area
			HA-19: 12" x 12" Tan Floor Tile with Mastic	55 SF	19-01	None Detected	None	At staircase to basement
			HA-20: Stone Pattern Linoleum	30 SF	20-01	None Detected	None	In NE room

MM=miscellaneous material

TSI=thermal systems insulation

SM=surfacing material

NE=not estimated

FT=floor tile

CT=ceiling tile

DCT=drop-in ceiling tile

**Bold HAs are positive**

L1=layer 1

L2=layer 2

L3=layer 3

L4=layer 4

Table 2 - Asbestos Survey  
5 West Main Street, Hartford, MI

Floor	Space Code (FA)	Space Name	Description of Material	Quantity in Space	Sample Number	Sample Result	Response	Notes
			<b>HA-21: Yellow Decorative Stone Pattern Linoleum</b>	<b>30 SF</b>	<b>21-01</b>	<b>L1 - 20% Chrysotile</b> L2 - None Detected	<b>Maintain good condition or remove/replace prior to renovation or demolition</b>	<b>In NE room</b>
			HA-22: Plaster	3,100 SF	22-01 22-02 22-03 22-04	None Detected	None	Along exterior walls of first floor
			HA-23: Asphalt Flooring	30 SF	23-01	None Detected	None	In attic
B	4	Basement	<b>HA-24: Fiberboard</b>	<b>2 SF</b>	<b>24-01</b>	<b>60% Chrysotile</b>	<b>Maintain good condition or remove/replace prior to renovation or demolition</b>	<b>Observed stapled to joists near furnace; on stairs</b>
			<b>HA-25: Aircell Pipe Insulation</b>	<b>1 LF</b>	<b>25-01</b>	<b>60% Chrysotile</b>	<b>Maintain good condition or remove/replace prior to renovation or demolition</b>	<b>Observed on one section of pipe along west exterior wall</b>
			<b>HA-26: Penetration Flue Insulation</b>	<b>1 SF</b>	<b>26-01</b>	<b>70% Chrysotile</b>	<b>Maintain good condition or remove/replace prior to renovation or demolition</b>	<b>Remnant on west wall</b>
2	5	2nd Floor - North Half	HA-17: Drywall	300 SF	17-04 17-05	None Detected	None	Throughout area
			HA-18: Joint Compound	50 SF	18-04 18-05	None Detected	None	Throughout area

MM=miscellaneous material  
TSI=thermal systems insulation  
SM=surfacing material  
NE=not estimated

FT=floor tile  
CT=ceiling tile  
DCT=drop-in ceiling tile  
**Bold HAs are positive**

L1=layer 1  
L2=layer 2  
L3=layer 3  
L4=layer 4

Table 2 - Asbestos Survey  
5 West Main Street, Hartford, MI

Floor	Space Code (FA)	Space Name	Description of Material	Quantity in Space	Sample Number	Sample Result	Response	Notes
			HA-22: Plaster	2,500 SF	22-05 22-06 22-07	None Detected	None	Throughout area
			HA-27: 12" x 12" Brown and Black Floor Tile with Mastic	72 SF	27-01	None Detected	None	In kitchen under laminate
			HA-28: 2' x 2' Dot Dent Drop Ceiling Tile	672 SF	28-01	None Detected	None	Throughout area
			HA-29: Textured Paint	950 SF	29-01 29-02 29-03	None Detected	None	Throughout area
			HA-30: Attic Insulation	2,000 SF	30-01	None Detected	None	In skylight room, accessible from damage in ceiling
			HA-31: White Linoleum	10 SF	31-01	None Detected	None	In closet of NE room
			HA-32: Wood Pattern Linoleum	25 SF	32-01	None Detected	None	In bathroom
			HA-33: Linoleum Remnant	130 SF	33-01	None Detected	None	Under carpet in middle-west room
			HA-34: 12" x 12" Tan Floor Tile with Layers	250 SF	34-01	None Detected	None	In hallway and skylight room
2	6	2nd Floor - South Half	HA-11: 2' x 4' Dot Wormy Drop Ceiling Tile	100 SF	--	None Detected	None	In SE kitchen
			HA-17: Drywall	900 SF	17-06 17-07	None Detected	None	Throughout area
			HA-18: Joint Compound	150 SF	18-06 18-07	None Detected	None	Throughout area
			HA-22: Plaster	2,600 SF	--	None Detected	None	Throughout area
			HA-28: 2' x 2' Dot Dent Drop Ceiling Tile	300 SF	--	None Detected	None	Throughout area

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L3=layer 3  
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Table 2 - Asbestos Survey  
5 West Main Street, Hartford, MI

Floor	Space Code (FA)	Space Name	Description of Material	Quantity in Space	Sample Number	Sample Result	Response	Notes
			HA-29: Textured Paint	600 SF	29-04 29-05	None Detected	None	In NW bedroom and bathroom
			HA-35: 2' x 2' Plain Drop Ceiling Tile	396 SF	35-01	None Detected	None	In SW apartment NW bedroom
			HA-36: Stove Back Adhesive	150 SF	36-01	None Detected	None	In all three kitchens
			HA-37: 2nd Floor Splash Guard Adhesive	40 SF	37-01	None Detected	None	In all three kitchens
			HA-38: Linoleum under North Kitchen Flooring	168 SF	38-01	None Detected	None	Under floor in north kitchen
			<b>HA-39: White Sink Undercoat</b>	<b>4 SF</b>	<b>39-01</b>	<b>10% Chrysotile</b>	<b>Maintain good condition or remove/replace prior to renovation or demolition</b>	<b>In north kitchen</b>
			HA-40: 9" x 9" Stone Pattern Floor Tile	130 SF	40-01	None Detected	None	In room off north kitchen
			<b>HA-41: 9" x 9" Dark Brown Floor Tile with Mastic</b>	<b>248 SF</b>	<b>41-01</b>	L1 - None Detected <b>L2 - 10% Chrysotile</b> L3 - None Detected L4 - None Detected	<b>Maintain good condition or remove/replace prior to renovation or demolition</b>	<b>In SE kitchen and bathroom; SW kitchen and bathroom</b>
			HA-42: Ceramic Tile Adhesive	80 SF	42-01	None Detected	None	In SE bathroom
			<b>HA-43: Black Sink Undercoat</b>	<b>4 SF</b>	<b>43-01</b>	<b>5% Chrysotile</b>	<b>Maintain good condition or remove/replace prior to renovation or demolition</b>	<b>In SE kitchen</b>

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SM=surfacing material  
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Table 2 - Asbestos Survey  
5 West Main Street, Hartford, MI

Floor	Space Code (FA)	Space Name	Description of Material	Quantity in Space	Sample Number	Sample Result	Response	Notes
			HA-44: Light Stone Pattern Linoleum	100 SF	44-01	None Detected	None	Under wood flooring in SW kitchen
			HA-45: Tan Paper under Carpet	144 SF	45-01	None Detected	None	Under carpet in SW living room
			<b>HA-46: Layered Flooring</b>	<b>30 SF</b>	<b>46-01</b>	<b>L1 - 15% Chrysotile</b> <b>L2 - 10% Chrysotile</b> L3 - None Detected L4 - None Detected	<b>Maintain good condition or remove/replace prior to renovation or demolition</b>	<b>In SW bathroom and closet off SW living room</b>
			HA-47: Ceramic Style Fiberboard Adhesive	100 SF	47-01	None Detected	None	In SW bathroom

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L1=layer 1  
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L3=layer 3  
L4=layer 4

**Table 3 - Hazardous Materials by Functional Area**

**FA-1 Exterior**

Amount	Item Description
1	Tire (under wood steps)
1	Air conditioning window unit (south end)
1	Compact fluorescent light bulb (north stairway)

**FA-2 Roof**

Amount	Item Description
No Hazardous Materials of Note – Unable to access	

**FA-3 1st Floor**

Amount	Item Description
31	Fluorescent light bulbs
10	Fluorescent light ballasts
25	Compact fluorescent light bulbs (north hall, side room, salon)
4	1-gallon to 1-quart containers of paint (various quantities)
2	Smoke detectors

**FA-4 Basement**

Amount	Item Description
1	Smoke detector

**FA-5 2nd Floor – North Half**

Amount	Item Description
8	Fluorescent light bulbs
4	Fluorescent light ballasts
1	Refrigerator
1	Fire extinguisher
2	Smoke detectors
3	Compact fluorescent light bulbs

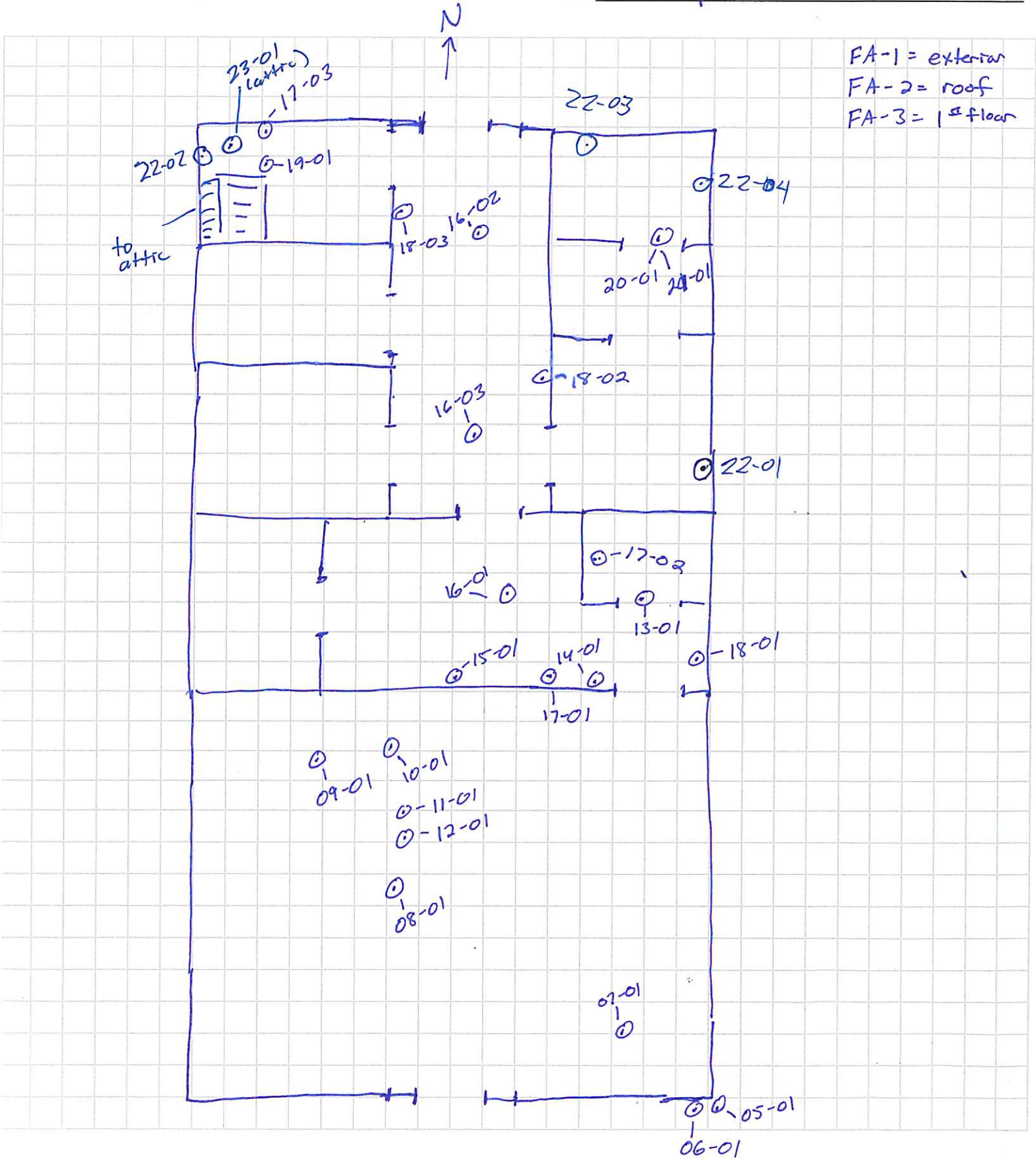
**FA-6 2nd Floor – South Half**

Amount	Item Description
12	Fluorescent light bulbs
6	Fluorescent light ballasts
3	Refrigerators
3	Fire extinguishers
3	Smoke detectors
1	Compact fluorescent light bulb



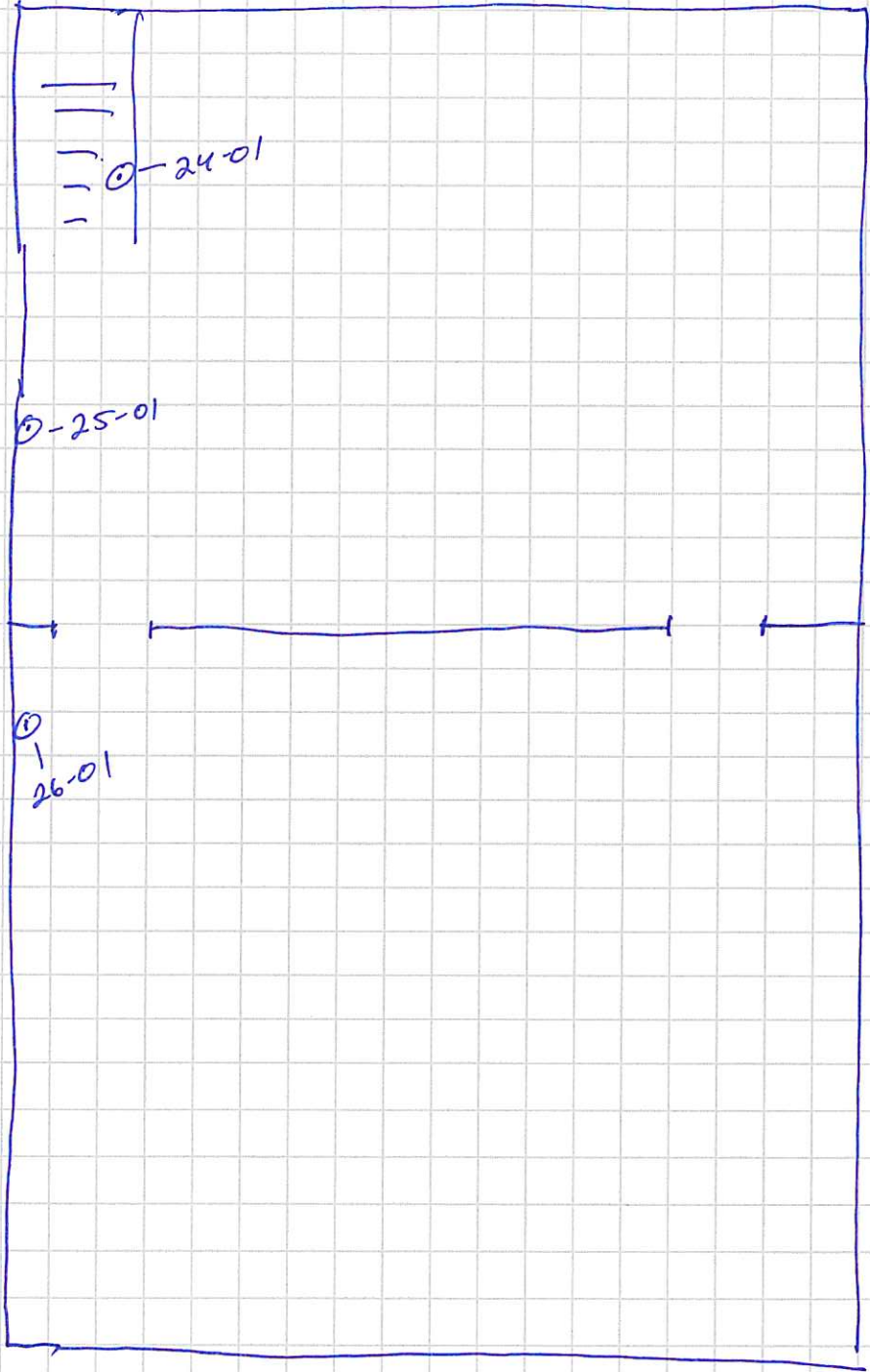
**APPENDIX B**  
**SAMPLING LOCATION MAPS**

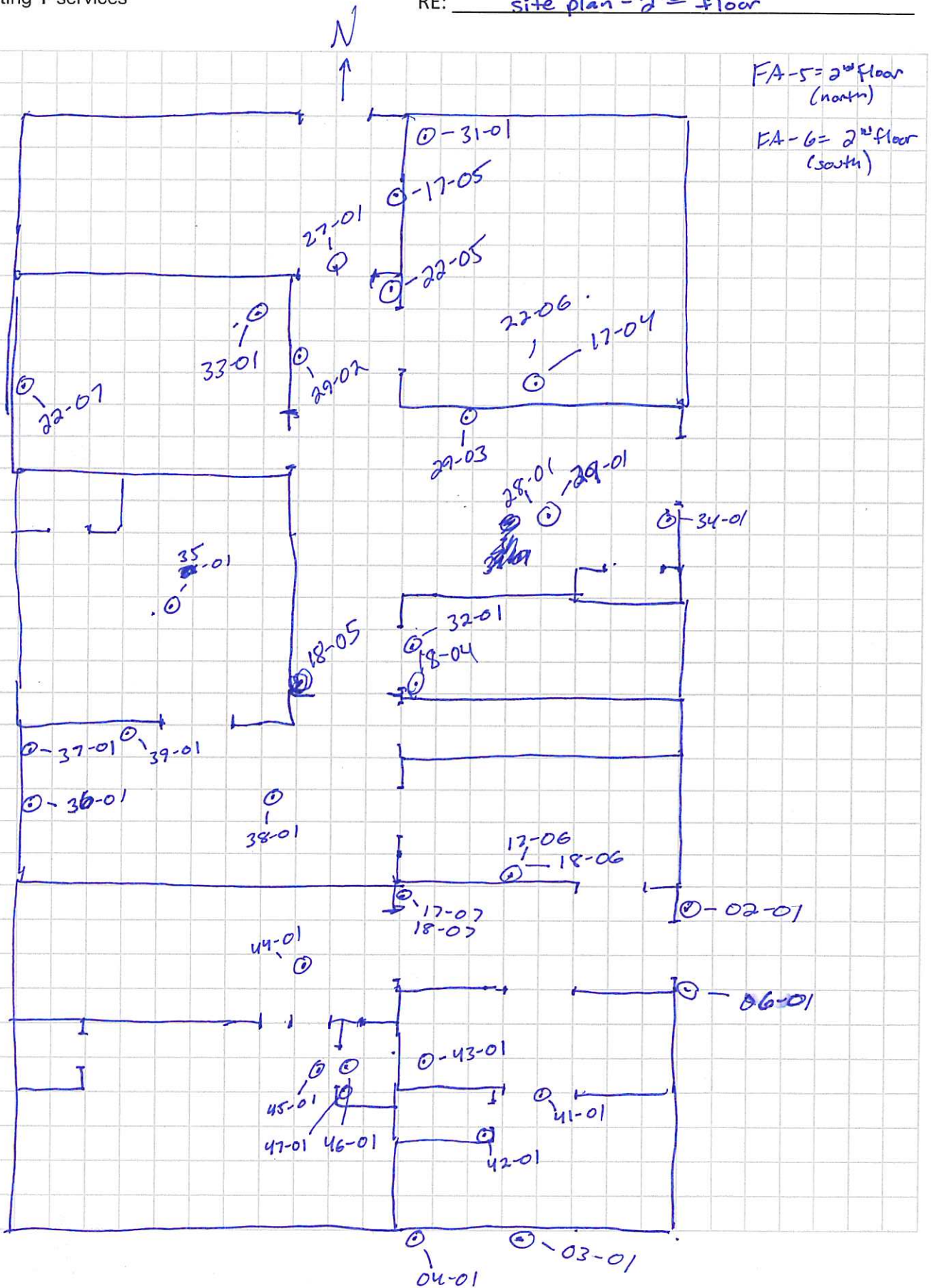






FA-4 = basement





**APPENDIX C**

**APEX RESEARCH, INC., LABORATORY ANALYTICAL REPORT AND CHAIN OF CUSTODY**



# Certificate of Laboratory Analysis

## Test Method, Polarized Light Microscopy (PLM)



Project : 5 West Main Street, Harford, MI  
Project # :VBCBRA/210068

**Report To:**

Mr. Aaron Bigler; Mr. Erik Peterson  
Envirologic  
2960 Interstate Parkway  
Kalamazoo, MI 49048

ARI Report # 21-94688  
Date Collected: 06/09/21  
Date Received: 06/14/21  
Date Analyzed: 06/17/21  
Date Reported: 06/21/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94688 - 01 Cust. #: 01-01 Material: Exterior Plaster Location: Appearance: brown, fibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Hair - 5% Other - 95%
Lab ID #: 94688 - 02 Cust. #: 02-01 Material: Doorway Caulk Location: 2nd Floor Appearance: brown, nonfibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 94688 - 03 Cust. #: 03-01 Material: Exterior Window Glazing Location: Appearance: beige, nonfibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 1% Other - 99%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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NVLAP Lab Code 102118-0

APEX Research Inc., 11054 Hi Tech Drive, Whitmore Lake, MI 48189  
(734) 449-9990, Fax (734) 449-9991

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94688 - 04 Cust. #: 04-01 Material: Flashing Tar Location: 2nd Floor Appearance: black, fibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>YES</b> Chrysotile - 15%	Other - 85%
Lab ID #: 94688 - 05 Cust. #: 05-01 Material: Exterior Brick Skim Coat Location: Appearance: white, nonfibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 94688 - 06 Cust. #: 06-01 Material: Building Joint Caulk Location: Appearance: beige, fibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>YES</b> Chrysotile - 2%	Wollastonite - 10% Other - 88%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94688 - 07 Cust. #: 07-01 Material: Multi-Layer Flooring/Linoleum/Glue Location: Salon Appearance: brown, fibrous, nonhomogenous Layer: 1 of 3	Asbestos Present: <b>YES</b> Chrysotile - 15%	Other - 85%
Lab ID #: 94688 - 07a Cust. #: 07-01 Material: Floor Tile Location: Salon Appearance: brown, fibrous, homogenous Layer: 2 of 3	Asbestos Present: <b>YES</b> Chrysotile - 10%	Other - 90%
Lab ID #: 94688 - 07b Cust. #: 07-01 Material: Mastic Location: Salon Appearance: black, nonfibrous, homogenous Layer: 3 of 3	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 1% Other - 99%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94688 - 08 Cust. #: 08-01 Material: Beige 12"x12" Pattern Linoleum Location: Appearance: beige, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 10% Fiberglass - 10% Other - 80%
Lab ID #: 94688 - 09 Cust. #: 09-01 Material: 1'x1' Ceiling Tile Location: Appearance: brown, fibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 90% Other - 10%
Lab ID #: 94688 - 10 Cust. #: 10-01 Material: 2'x4' Uneven Patter Drop CT Location: Appearance: brown, fibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 70% Perlite - 10% Other - 20%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94688 - 11 Cust. #: 11-01 Material: 2'x4' Dot Wormy Drop CT Location: Appearance: beige, fibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 40% Mineral Wool - 30% Other - 30%
Lab ID #: 94688 - 12 Cust. #: 12-01 Material: 2'x4' Dot Dent Drop CT Location: Appearance: beige, fibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 40% Mineral Wool - 30% Other - 30%
Lab ID #: 94688 - 13 Cust. #: 13-01 Material: Yellow Linoleum Location: Appearance: yellow, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: <b>YES</b> Chrysotile - 15%	Other - 85%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94688 - 14 Cust. #: 14-01 Material: 4" Green Base Trim Location: Appearance: green,nonfibrous,homogenous Layer: 1 of 3	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 94688 - 14a Cust. #: 14-01 Material: Adhesive/Yellow Glue Location: Appearance: yellow,nonfibrous,homogenous Layer: 2 of 3	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 94688 - 14b Cust. #: 14-01 Material: Adhesive/Green Glue Location: Appearance: green,nonfibrous,homogenous Layer: 3 of 3	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94688 - 15 Cust. #: 15-01 Material: Splash Guard/Panel Location: Appearance: white, fibrous, homogenous Layer: 1 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Fiberglass - 20% Other - 80%
Lab ID #: 94688 - 15a Cust. #: 15-01 Material: Adhesive/Glue Location: Appearance: yellow, nonfibrous, homogenous Layer: 2 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 94688 - 16 Cust. #: 16-01 Material: Popcorn Ceiling Material/Texture Location: Appearance: white, nonfibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 1% Other - 99%

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Date Analyzed: 06/17/21  
Date Reported: 06/21/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94688 - 17 Cust. #: 16-02 Material: Popcorn Ceiling Material/Texture Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 1% Other - 99%
Lab ID #: 94688 - 18 Cust. #: 16-03 Material: Popcorn Ceiling Material/Texture Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 1% Other - 99%
Lab ID #: 94688 - 19 Cust. #: 17-01 Material: Drywall Location: Appearance: white,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 20% Other - 80%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Date Analyzed: 06/17/21  
Date Reported: 06/21/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94688 - 20 Cust. #: 17-02 Material: Drywall Location: Appearance: white, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 20% Fiberglass - 2% Other - 78%
Lab ID #: 94688 - 21 Cust. #: 17-03 Material: Drywall Location: Appearance: white, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 20% Fiberglass - 2% Other - 78%
Lab ID #: 94688 - 22 Cust. #: 17-04 Material: Drywall Location: Appearance: white, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 20% Other - 80%

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Robert T. Letarte Jr., Laboratory Director

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94688 - 23 Cust. #: 17-05 Material: Drywall Location: Appearance: white, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 20% Other - 80%
Lab ID #: 94688 - 24 Cust. #: 17-06 Material: Drywall Location: Appearance: white, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 20% Fiberglass - 2% Other - 78%
Lab ID #: 94688 - 25 Cust. #: 17-07 Material: Drywall Location: Appearance: white, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 20% Other - 80%

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Robert T. Letarte Jr., Laboratory Director

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# Certificate of Laboratory Analysis

## Test Method, Polarized Light Microscopy (PLM)



Project : 5 West Main Street, Harford, MI  
Project # :VBCBRA/210068

**Report To:**

Mr. Aaron Bigler; Mr. Erik Peterson  
Envirologic  
2960 Interstate Parkway  
Kalamazoo, MI 49048

ARI Report # 21-94688  
Date Collected: 06/09/21  
Date Received: 06/14/21  
Date Analyzed: 06/17/21  
Date Reported: 06/21/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94688 - 26 Cust. #: 18-01 Material: Joint Compound Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 94688 - 27 Cust. #: 18-02 Material: Joint Compound Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 94688 - 28 Cust. #: 18-03 Material: Joint Compound Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94688 - 29 Cust. #: 18-04 Material: Joint Compound Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 94688 - 30 Cust. #: 18-05 Material: Joint Compound Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 1% Other - 99%
Lab ID #: 94688 - 31 Cust. #: 18-06 Material: Joint Compound Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 1% Other - 99%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94688 - 32 Cust. #: 18-07 Material: Joint Compound Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 1% Other - 99%
Lab ID #: 94688 - 33 Cust. #: 19-01 Material: 12"x12" Tan Floor Tile Location: Appearance: brown,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 94688 - 33a Cust. #: 19-01 Material: Mastic/Glue Location: Appearance: yellow,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94688 - 34 Cust. #: 20-01 Material: Stone Pattern Linoleum Location: Appearance: brown, fibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 94688 - 35 Cust. #: 21-01 Material: Yellow Decorative Stone Pattern Linoleum Location: Appearance: beige, fibrous, nonhomogenous Layer: 1 of 2	Asbestos Present: <b>YES</b> Chrysotile - 20%	Other - 80%
Lab ID #: 94688 - 35a Cust. #: 21-01 Material: Foam Location: Appearance: beige, nonfibrous, homogenous Layer: 2 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94688 - 36 Cust. #: 22-01 Material: Plaster/Finish Coat Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 94688 - 36a Cust. #: 22-01 Material: Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Hair - 2% Other - 98%
Lab ID #: 94688 - 37 Cust. #: 22-02 Material: Plaster/Finish Coat Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94688 - 37a Cust. #: 22-02 Material: Base Coat Location: Appearance: grey, fibrous, homogenous Layer: 2 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Hair - 2% Other - 98%
Lab ID #: 94688 - 38 Cust. #: 22-03 Material: Plaster/Finish Coat Location: Appearance: white, nonfibrous, homogenous Layer: 1 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 94688 - 38a Cust. #: 22-03 Material: Base Coat Location: Appearance: grey, fibrous, homogenous Layer: 2 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Hair - 2% Other - 98%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94688 - 39 Cust. #: 22-04 Material: Plaster/Finish Coat Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 94688 - 39a Cust. #: 22-04 Material: Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Hair - 1% Other - 99%
Lab ID #: 94688 - 40 Cust. #: 22-05 Material: Plaster/Finish Coat Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94688 - 40a Cust. #: 22-05 Material: Base Coat Location: Appearance: grey, fibrous, homogenous Layer: 2 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Hair - 2% Other - 98%
Lab ID #: 94688 - 41 Cust. #: 22-06 Material: Plaster/Finish Coat Location: Appearance: white, nonfibrous, homogenous Layer: 1 of 3	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 94688 - 41a Cust. #: 22-06 Material: Base Coat Location: Appearance: grey, fibrous, homogenous Layer: 2 of 3	Asbestos Present: <b>NO</b> No Asbestos Observed	Hair - 1% Other - 99%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94688 - 41b Cust. #: 22-06 Material: Drywall Location: Appearance: white, fibrous, nonhomogenous Layer: 3 of 3	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 20% Other - 80%
Lab ID #: 94688 - 42 Cust. #: 22-07 Material: Plaster/Finish Coat Location: Appearance: white, nonfibrous, homogenous Layer: 1 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 94688 - 42a Cust. #: 22-07 Material: Base Coat Location: Appearance: grey, fibrous, homogenous Layer: 2 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Hair - 2% Other - 98%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94688 - 43 Cust. #: 23-01 Material: Asphalt Flooring Location: Appearance: grey, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 50% Other - 50%
Lab ID #: 94688 - 44 Cust. #: 24-01 Material: Fiberboard Location: Appearance: grey, fibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>YES</b> Chrysotile - 60%	Other - 40%
Lab ID #: 94688 - 45 Cust. #: 25-01 Material: Aircell Pipe Insulation Location: Appearance: grey, fibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>YES</b> Chrysotile - 60%	Cellulose - 20% Other - 20%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94688 - 46 Cust. #: 26-01 Material: Penetration Flue Insulation Location: Appearance: white, fibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>YES</b> Chrysotile - 70%	Other - 30%
Lab ID #: 94688 - 47 Cust. #: 27-01 Material: 12"x12" Brown & Black FT Location: Appearance: brown, nonfibrous, homogenous Layer: 1 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 94688 - 47a Cust. #: 27-01 Material: Mastic/Glue Location: Appearance: clear, nonfibrous, homogenous Layer: 2 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94688 - 48 Cust. #: 28-01 Material: 2'x2' Dot Dent Drop Ceiling Tile Location: Appearance: beige, fibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 40% Mineral Wool - 30% Other - 30%
Lab ID #: 94688 - 49 Cust. #: 29-01 Material: Textured Paint Location: Appearance: white, nonfibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 1% Other - 99%
Lab ID #: 94688 - 50 Cust. #: 29-02 Material: Textured Paint Location: Appearance: yellow, nonfibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94688 - 51 Cust. #: 29-03 Material: Textured Paint Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 1% Other - 99%
Lab ID #: 94688 - 52 Cust. #: 29-04 Material: Textured Paint Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 94688 - 53 Cust. #: 29-05 Material: Textured Paint Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94688 - 54 Cust. #: 30-01 Material: Attic Insulation Location: Appearance: grey, fibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 90% Other - 10%
Lab ID #: 94688 - 55 Cust. #: 31-01 Material: White Linoleum Location: Appearance: white, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 5% Fiberglass - 10% Other - 85%
Lab ID #: 94688 - 56 Cust. #: 32-01 Material: Wood Pattern Linoleum/Flooring Location: Appearance: brown, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Fiberglass - 5% Other - 95%

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## Test Method, Polarized Light Microscopy (PLM)



Project : 5 West Main Street, Harford, MI  
Project # :VBCBRA/210068

**Report To:**

Mr. Aaron Bigler; Mr. Erik Peterson  
Envirologic  
2960 Interstate Parkway  
Kalamazoo, MI 49048

ARI Report # 21-94688  
Date Collected: 06/09/21  
Date Received: 06/14/21  
Date Analyzed: 06/17/21  
Date Reported: 06/21/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94688 - 57 Cust. #: 33-01 Material: Linoleum Remnant Location: Appearance: beige, fibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 10% Fiberglass - 10% Other - 80%
Lab ID #: 94688 - 58 Cust. #: 34-01 Material: 12"x12" Tan Floor Tile w/Layers Location: Appearance: brown, nonfibrous, homogenous Layer: 1 of 3	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 1% Other - 99%
Lab ID #: 94688 - 58a Cust. #: 34-01 Material: Glue Location: Appearance: yellow, nonfibrous, homogenous Layer: 2 of 3	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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# Certificate of Laboratory Analysis

## Test Method, Polarized Light Microscopy (PLM)



Project : 5 West Main Street, Harford, MI  
Project # :VBCBRA/210068

**Report To:**

Mr. Aaron Bigler; Mr. Erik Peterson  
Envirologic  
2960 Interstate Parkway  
Kalamazoo, MI 49048

ARI Report # 21-94688  
Date Collected: 06/09/21  
Date Received: 06/14/21  
Date Analyzed: 06/17/21  
Date Reported: 06/21/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94688 - 58b Cust. #: 34-01 Material: Linoleum Location: Appearance: brown, fibrous, nonhomogenous Layer: 3 of 3	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 10% Fiberglass - 5% Other - 85%
Lab ID #: 94688 - 59 Cust. #: 35-01 Material: 2'x2' Plain Drop Ceiling Tile Location: Appearance: brown, fibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 80% Other - 20%
Lab ID #: 94688 - 60 Cust. #: 36-01 Material: Stove Back Adhesive/Glue Location: Appearance: brown, nonfibrous, homogenous Layer: 1 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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# Certificate of Laboratory Analysis

## Test Method, Polarized Light Microscopy (PLM)



Project : 5 West Main Street, Harford, MI  
Project # :VBCBRA/210068

**Report To:**

Mr. Aaron Bigler; Mr. Erik Peterson  
Envirologic  
2960 Interstate Parkway  
Kalamazoo, MI 49048

ARI Report # 21-94688  
Date Collected: 06/09/21  
Date Received: 06/14/21  
Date Analyzed: 06/17/21  
Date Reported: 06/21/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94688 - 60a Cust. #: 36-01 Material: Fiberboard Location: Appearance: brown, fibrous, homogenous Layer: 2 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 80% Other - 20%
Lab ID #: 94688 - 61 Cust. #: 37-01 Material: Splash Guard Adhesive/Glue Location: 2nd Floor Appearance: green, nonfibrous, homogenous Layer: 1 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 94688 - 61a Cust. #: 37-01 Material: Splash Guard Location: 2nd Floor Appearance: white, fibrous, homogenous Layer: 2 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Fiberglass - 30% Other - 70%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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## Test Method, Polarized Light Microscopy (PLM)



Project : 5 West Main Street, Harford, MI  
Project # :VBCBRA/210068

**Report To:**

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2960 Interstate Parkway  
Kalamazoo, MI 49048

ARI Report # 21-94688  
Date Collected: 06/09/21  
Date Received: 06/14/21  
Date Analyzed: 06/17/21  
Date Reported: 06/21/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94688 - 62 Cust. #: 38-01 Material: Linoleum Location: Under North Kitchen Flooring Appearance: white, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 5% Fiberglass - 5% Other - 90%
Lab ID #: 94688 - 63 Cust. #: 39-01 Material: White Sink Undercoat Location: Appearance: white, fibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>YES</b> Chrysotile - 10%	Other - 90%
Lab ID #: 94688 - 64 Cust. #: 40-01 Material: 9"x9" Stone Pattern FT Location: Appearance: brown, nonfibrous, homogenous Layer: 1 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 1% Other - 99%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Project # :VBCBRA/210068

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Kalamazoo, MI 49048

ARI Report # 21-94688  
Date Collected: 06/09/21  
Date Received: 06/14/21  
Date Analyzed: 06/17/21  
Date Reported: 06/21/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94688 - 64a Cust. #: 40-01 Material: Glue Location: Appearance: yellow,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 94688 - 65 Cust. #: 41-01 Material: Yellow Glue Location: Appearance: yellow,nonfibrous,homogenous Layer: 1 of 4	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 94688 - 65a Cust. #: 41-01 Material: 9"x9" Dark Brown FT Location: Appearance: brown,fibrous,homogenous Layer: 2 of 4	Asbestos Present: <b>YES</b> Chrysotile - 10%	Other - 90%

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ARI Report # 21-94688  
Date Collected: 06/09/21  
Date Received: 06/14/21  
Date Analyzed: 06/17/21  
Date Reported: 06/21/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94688 - 65b Cust. #: 41-01 Material: Mastic Location: Appearance: black, nonfibrous, homogenous Layer: 3 of 4	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 1% Other - 99%
Lab ID #: 94688 - 65c Cust. #: 41-01 Material: Felt Location: Appearance: brown, fibrous, nonhomogenous Layer: 4 of 4	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 80% Other - 20%
Lab ID #: 94688 - 66 Cust. #: 42-01 Material: Ceramic Tile Adhesive/Glue Location: Appearance: white, nonfibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%

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Robert T. Letarte Jr., Laboratory Director

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Date Collected: 06/09/21  
Date Received: 06/14/21  
Date Analyzed: 06/17/21  
Date Reported: 06/21/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94688 - 67 Cust. #: 43-01 Material: Black Sink Undercoat Location: Appearance: black, fibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>YES</b> Chrysotile - 5%	Other - 95%
Lab ID #: 94688 - 68 Cust. #: 44-01 Material: Light Stone Pattern Linoleum Location: Appearance: beige, fibrous, nonhomogenous Layer: 1 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 5% Fiberglass - 5% Other - 90%
Lab ID #: 94688 - 68a Cust. #: 44-01 Material: Sheet Flooring Location: Appearance: white, fibrous, nonhomogenous Layer: 2 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 50% Other - 50%

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ARI Report # 21-94688  
Date Collected: 06/09/21  
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Date Analyzed: 06/17/21  
Date Reported: 06/21/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94688 - 69 Cust. #: 45-01 Material: Tan Paper/Tar paper Location: Under Carpet Appearance: black, fibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 60% Other - 40%
Lab ID #: 94688 - 70 Cust. #: 46-01 Material: Layered Flooring/Linoleum Location: Appearance: beige, fibrous, nonhomogenous Layer: 1 of 4	Asbestos Present: <b>YES</b> Chrysotile - 15%	Other - 85%
Lab ID #: 94688 - 70a Cust. #: 46-01 Material: Floor Tile Location: Appearance: brown, fibrous, homogenous Layer: 2 of 4	Asbestos Present: <b>YES</b> Chrysotile - 10%	Other - 90%

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# Certificate of Laboratory Analysis

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Project : 5 West Main Street, Harford, MI  
Project # : VCBRA/210068

**Report To:**

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2960 Interstate Parkway  
Kalamazoo, MI 49048

ARI Report # 21-94688  
Date Collected: 06/09/21  
Date Received: 06/14/21  
Date Analyzed: 06/17/21  
Date Reported: 06/21/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94688 - 70b Cust. #: 46-01 Material: Mastic Location: Appearance: black, nonfibrous, homogenous Layer: 3 of 4	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 1% Other - 99%
Lab ID #: 94688 - 70c Cust. #: 46-01 Material: Felt Location: Appearance: brown, fibrous, nonhomogenous Layer: 4 of 4	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 80% Other - 20%
Lab ID #: 94688 - 71 Cust. #: 47-01 Material: Ceramic Style Fiberboard Adhesive/Glue Location: Appearance: beige, nonfibrous, homogenous Layer: 1 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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 Project : 5 West Main Street, Harford, MI  
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 Kalamazoo, MI 49048

ARI Report # 21-94688  
 Date Collected: 06/09/21  
 Date Received: 06/14/21  
 Date Analyzed: 06/17/21  
 Date Reported: 06/21/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94688 - 71a Cust. #: 47-01 Material: Fiberboard Location: Appearance: white, fibrous, nonhomogenous Layer: 2 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 85% Other - 15%
Lab ID #: Cust. #: Material: Location: Appearance: Layer: of	Asbestos Present:	
Lab ID #: Cust. #: Material: Location: Appearance: Layer: of	Asbestos Present:	

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## APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189. Phone: (734) 449 - 9990, Fax (734) 449 - 9991 www.ApexMI.com



Customer Name: Envirologic Technologies, Inc.  
 Address: 2960 Interstate Parkway  
 City, St., Zip: Kalamazoo, Michigan 49048  
 Phone: 269-342-1100 Fax: 269-342-4945

Date of Survey: June 9, 2021  
 Project: 5 West Main Street, Harford, MI  
 Project #: VBCBRA/210068  
 Contact Person: Aaron Bigler; Erik Peterson  
 Email: bigler@envirologic.com; peterson@envirologic.com

Lab Use Only  
 Log-In: \_\_\_\_\_  
 Report: \_\_\_\_\_  
 Fax: \_\_\_\_\_  
 Verbal: \_\_\_\_\_  
 Email: \_\_\_\_\_

Turn Around Time: (circle one) \*\*\*Terms and conditions on the other side.

Rush 24 hour  
 48 hour 72 hour  
 Other: 5 days/standard TTF yes / no  
Samples received after 3pm  
 logged in next morning  
(Test Turn Positive)

Asbestos: Bulk  Wipe \_\_\_\_\_ Point Count <1% PCM \_\_\_\_\_  
 Lead / Cad / Chrome: Wipe ASTM E1792? circle YES or NO \_\_\_\_\_ Air \_\_\_\_\_ Paint \_\_\_\_\_ Bulk \_\_\_\_\_  
 Mold: Bulk \_\_\_\_\_ Air/Zefon/AlergencoD \_\_\_\_\_ BioSIS \_\_\_\_\_ Tape \_\_\_\_\_  
 TEM: Bulk/NOB \_\_\_\_\_ NIOSH 7402 \_\_\_\_\_ EPA Level II \_\_\_\_\_ Other \_\_\_\_\_

Lab ID	Customer ID #	Material/Location	Volume	Area	Results
	01-01	Exterior Plaster			
	02-01	2nd Floor Doorway Caulk			
	03-01	Exterior Window Glazing			
	04-01	2nd Floor Flashing Tar			
	05-01	Exterior Brick Skim Coat			
	06-01	Building Joint Caulk			
	07-01	Multi-Layer Salon Flooring			
	08-01	Beige 12" x 12" Pattern Linoleum			
	09-01	1' x 1' Ceiling Tile			
	10-01	2' x 4' Uneven Patter Drop Ceiling Tile			
	11-01	2' x 4' Dot Wormy Drop Ceiling Tile			
	12-01	2' x 4' Dot Dent Drop Ceiling Tile			
	13-01	Yellow Linoleum			
	14-01	4" Green Base Trim with Adhesive			
	15-01	Splash Guard Adhesive			

Relinquished By: \_\_\_\_\_

Date: 6/11/2021

Revision R4 Date: May/2017

Received By: \_\_\_\_\_

Time/Date: 1005

JUN 14 2021

Relinquished By: \_\_\_\_\_

Date: \_\_\_\_\_

Received By: \_\_\_\_\_

Time/Date: \_\_\_\_\_

APEX RESEARCH

## APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189. Phone: (734) 449 - 9990, Fax (734) 449 - 9991 www.ApexMI.com



Customer Name: Envirologic Technologies, Inc.  
 Address: 2960 Interstate Parkway  
 City, St., Zip: Kalamazoo, Michigan 49048  
 Phone: 269-342-1100 Fax: 269-342-4945  
 Turn Around Time: (circle one) 5 days/standard \*\*\*Terms and conditions on the other side.

Date of Survey: June 9, 2021  
 Project: 5 West Main Street, Harford, MI  
 Project #: VBCBRA/210068  
 Contact Person: Aaron Bigler; Erik Peterson  
 Email: bigler@envirologic.com; peterson@envirologic.com

Lab Use Only  
 Log-In: \_\_\_\_\_  
 Report: \_\_\_\_\_  
 Fax: \_\_\_\_\_  
 Verbal: \_\_\_\_\_  
 Email: \_\_\_\_\_

Rush \_\_\_\_\_ 24 hour \_\_\_\_\_  
 48 hour \_\_\_\_\_ 72 hour \_\_\_\_\_  
 Other: 5 days/standard TTF yes / no  
Samples received after 3pm logged in next morning  
(Test 1hr Positive)

Asbestos: Bulk X Wipe \_\_\_\_\_ Point Count <1% PCM \_\_\_\_\_  
 Lead / Cad / Chrome: Wipe ASTM E1792? circle YES or NO \_\_\_\_\_ Air \_\_\_\_\_ Paint \_\_\_\_\_ Bulk \_\_\_\_\_  
 Mold: Bulk \_\_\_\_\_ Air/Zefon/AlergencoD \_\_\_\_\_ BioSIS \_\_\_\_\_ Tape \_\_\_\_\_  
 TEM: Bulk/NOB \_\_\_\_\_ NIOSH 7402 \_\_\_\_\_ EPA Level II \_\_\_\_\_ Other \_\_\_\_\_

Lab ID	Customer ID #	Material/Location	Volume	Area	Results
	16-01	Popcorn Ceiling Material			
	16-02	Popcorn Ceiling Material			
	16-03	Popcorn Ceiling Material			
	17-01	Drywall			
	17-02	Drywall			
	17-03	Drywall			
	17-04	Drywall			
	17-05	Drywall			
	17-06	Drywall			
	17-07	Drywall			
	18-01	Joint Compound			
	18-02	Joint Compound			
	18-03	Joint Compound			
	18-04	Joint Compound			
	18-05	Joint Compound			

Relinquished By: [Signature]  
 Date: 6/11/2021  
 Revision R4 Date: May/2017

Received By: [Signature]  
 Time/Date: 10:05

RECEIVED  
 JUN 14 2021  
 APEX RESEARCH

Relinquished By: \_\_\_\_\_  
 Date: \_\_\_\_\_

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 Time/Date: \_\_\_\_\_

## APEX Research, Inc.

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Customer Name: Envirologic Technologies, Inc.  
 Address: 2960 Interstate Parkway  
 City, St., Zip: Kalamazoo, Michigan 49048  
 Phone: 269-342-1100 Fax: 269-342-4945

Date of Survey: June 9, 2021  
 Project: 5 West Main Street, Harford, MI  
 Project #: VBCBRA/210068  
 Contact Person: Aaron Bigler; Erik Peterson  
 Email: bigler@envirologic.com; peterson@envirologic.com

Lab Use Only  
 Log-In: \_\_\_\_\_  
 Report: \_\_\_\_\_  
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 Email: \_\_\_\_\_

Turn Around Time: (circle one) \*\*\*Terms and conditions on the other side.

Rush \_\_\_\_\_ 24 hour \_\_\_\_\_  
 48 hour \_\_\_\_\_ 72 hour \_\_\_\_\_  
 Other: 5 days/standard TTF yes / no  
Samples received after 3pm logged in next morning  
(Test Turn Positive)

Asbestos: Bulk X Wipe \_\_\_\_\_ Point Count <1% PCM \_\_\_\_\_  
 Lead / Cad / Chrome: Wipe ASTM E1792? circle YES or NO \_\_\_\_\_ Air \_\_\_\_\_ Paint \_\_\_\_\_ Bulk \_\_\_\_\_  
 Mold: Bulk \_\_\_\_\_ Air/Zefon/AlergencoD \_\_\_\_\_ BioSIS \_\_\_\_\_ Tape \_\_\_\_\_  
 TEM: Bulk/NOB \_\_\_\_\_ NIOSH 7402 \_\_\_\_\_ EPA Level II \_\_\_\_\_ Other \_\_\_\_\_

Lab ID	Customer ID #	Material/Location	Volume	Area	Results
	18-06	Joint Compound			
	18-07	Joint Compound			
	19-01	12" x 12" Tan Floor Tile with Mastic			
	20-01	Stone Pattern Linoleum			
	21-01	Yellow Decorative Stone Pattern Linoleum			
	22-01	Plaster			
	22-02	Plaster			
	22-03	Plaster			
	22-04	Plaster			
	22-05	Plaster			
	22-06	Plaster			
	22-07	Plaster			
	23-01	Asphalt Flooring			
	24-01	Fiberboard			
	25-01	Aircell Pipe Insulation			

Relinquished By: [Signature]  
 Date: 6/14/2021

Received By: [Signature]  
 Time/Date: 1005 JUN 14 2021

Relinquished By: \_\_\_\_\_  
 Date: \_\_\_\_\_

Received By: \_\_\_\_\_  
 Time/Date: \_\_\_\_\_

Revision R4 Date: May/2017



## APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189. Phone: (734) 449 - 9990, Fax (734) 449 - 9991 www.ApexMI.com



Customer Name: Envirologic Technologies, Inc.  
 Address: 2960 Interstate Parkway  
 City, St., Zip: Kalamazoo, Michigan 49048  
 Phone: 269-342-1100 Fax: 269-342-4945

Date of Survey: June 9, 2021  
 Project: 5 West Main Street, Harford, MI  
 Project #: VBCBRA/210068  
 Contact Person: Aaron Bigler; Erik Peterson  
 Email: bigler@envirologic.com; peterson@envirologic.com

Lab Use Only  
 Log-In: \_\_\_\_\_  
 Report: \_\_\_\_\_  
 Fax: \_\_\_\_\_  
 Verbal: \_\_\_\_\_  
 Email: \_\_\_\_\_

Turn Around Time: (circle one) 5 days/standard Terms and conditions on the other side.

Rush \_\_\_\_\_ 24 hour \_\_\_\_\_  
 48 hour \_\_\_\_\_ 72 hour \_\_\_\_\_  
 Other: 5 days/standard TTF yes / no  
Samples received after 3pm  
 logged in next morning  
(Test Turn Positive)

Asbestos: Bulk X Wipe \_\_\_\_\_ Point Count <1% PCM \_\_\_\_\_  
 Lead / Cad / Chrome: Wipe ASTM E1792? circle YES or NO \_\_\_\_\_ Air \_\_\_\_\_ Paint \_\_\_\_\_ Bulk \_\_\_\_\_  
 Mold: Bulk \_\_\_\_\_ Air/Zefon/AlergencoD \_\_\_\_\_ BioSIS \_\_\_\_\_ Tape \_\_\_\_\_  
 TEM: Bulk/NOB \_\_\_\_\_ NIOSH 7402 \_\_\_\_\_ EPA Level II \_\_\_\_\_ Other \_\_\_\_\_

Lab ID	Customer ID #	Material/Location	Volume	Area	Results
	26-01	Penetration Flue Insulation			
	27-01	12" x 12" Brown and Black Floor Tile with Mastic			
	28-01	2' x 2' Dot Dent Drop Ceiling Tile			
	29-01	Textured Paint			
	29-02	Textured Paint			
	29-03	Textured Paint			
	29-04	Textured Paint			
	29-05	Textured Paint			
	30-01	Attic Insulation			
	31-01	White Linoleum			
	32-01	Wood Pattern Linoleum			
	33-01	Linoleum Remnant			
	34-01	12" x 12" Tan Floor Tile with Layers			
	35-01	2' x 2' Plain Drop Ceiling Tile			
	36-01	Stove Back Adhesive			

Relinquished By: [Signature]  
 Date: 6/11/2021

Received By: [Signature]  
 Time/Date: 1005

JUN 14 2021

Relinquished By: \_\_\_\_\_  
 Date: \_\_\_\_\_

Received By: \_\_\_\_\_  
 Time/Date: \_\_\_\_\_

Revision R4 Date: May/2017

APEX RESEARCH

## APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189. Phone: (734) 449 - 9990, Fax (734) 449 - 9991 www.ApexMI.com



Customer Name: Envirologic Technologies, Inc.  
Address: 2960 Interstate Parkway  
City, St., Zip: Kalamazoo, Michigan 49048  
Phone: 269-342-1100 Fax: 269-342-4945

Date of Survey: June 9, 2021  
Project: 5 West Main Street, Harford, MI  
Project #: VCBRA/210068  
Contact Person: Aaron Bigler; Erik Peterson  
Email: bigler@envirologic.com; peterson@envirologic.com

Lab Use Only  
Log-In: \_\_\_\_\_  
Report: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Verbal: \_\_\_\_\_  
Email: \_\_\_\_\_

Turn Around Time: (circle one) \*\*\*Terms and conditions on the other side.

Rush \_\_\_\_\_ 24 hour \_\_\_\_\_  
48 hour \_\_\_\_\_ 72 hour \_\_\_\_\_  
Other: 5 days/standard TTF yes / no  
Samples received after 3pm logged in next morning  
(Test Turn Positive)

Asbestos: Bulk X Wipe \_\_\_\_\_ Point Count <1% PCM \_\_\_\_\_  
Lead / Cad / Chrome: Wipe ASTM E1792? circle YES or NO \_\_\_\_\_ Air \_\_\_\_\_ Paint \_\_\_\_\_ Bulk \_\_\_\_\_  
Mold: Bulk \_\_\_\_\_ Air/Zefon/AlergencoD \_\_\_\_\_ BioSIS \_\_\_\_\_ Tape \_\_\_\_\_  
TEM: Bulk/NOB \_\_\_\_\_ NIOSH 7402 \_\_\_\_\_ EPA Level II \_\_\_\_\_ Other \_\_\_\_\_

Lab ID	Customer ID #	Material/Location	Volume	Area	Results
	37-01	2nd Floor Splash Guard Adhesive			
	38-01	Linoleum under North Kitchen Flooring			
	39-01	White Sink Undercoat			
	40-01	9" x 9" Stone Pattern Floor Tile			
	41-01	9" x 9" Dark Brown Floor Tile with Mastic			
	42-01	Ceramic Tile Adhesive			
	43-01	Black Sink Undercoat			
	44-01	Light Stone Pattern Linoleum			
	45-01	Tan Paper under Carpet			
	46-01	Layered Flooring			
	47-01	Ceramic Style Fiberboard Adhesive			

RECEIVED

Relinquished By: [Signature]  
Date: 6/11/2021

Received By: [Signature]  
Time/Date: 1005 JUN 14 2021

Relinquished By: \_\_\_\_\_  
Date: \_\_\_\_\_

Received By: \_\_\_\_\_  
Time/Date: \_\_\_\_\_

Revision R4 Date: May/2017

**APPENDIX D**

**GENERAL BUILDING PHOTOGRAPHS**





HA-04: 2nd Floor Flashing Tar



HA-06: Building Joint Caulk



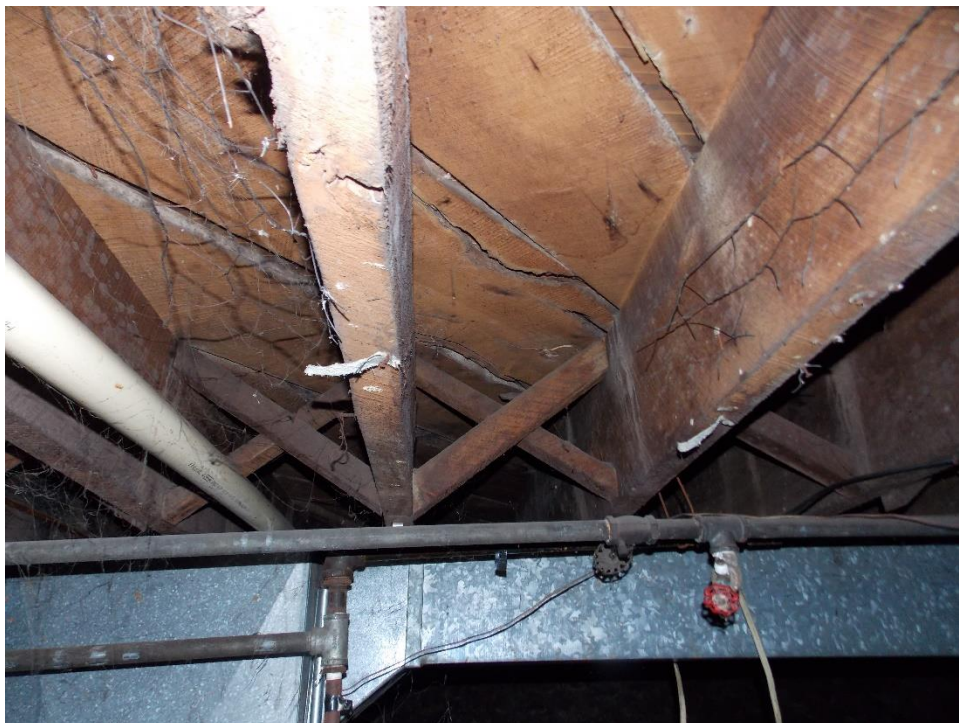
HA-07: Multi-Layer Salon Flooring



HA-13: Yellow Linoleum



HA-21: Yellow Decorative Stone Pattern Linoleum



HA-24: Fiberboard



HA-25: Aircell Pipe Insulation



HA-26: Penetration Flue Insulation



HA-39: White Sink Undercoat



HA-41: 9" x 9" Dark Brown Floor Tile



HA-43: Black Sink Undercoat

**NO PHOTOGRAPH AVAILABLE**

HA-46: Layered Flooring

**APPENDIX E**  
**DATA VALIDATION REPORT**



**DATA VALIDATION REPORT  
(QUALITY ASSURANCE ASSESSMENT)  
FOR  
MIXED-USE PROPERTY  
5 WEST MAIN STREET  
HARTFORD, MICHIGAN**

Envirologic has completed a Hazardous Materials Building Survey of an approximately 1,800-square-foot two-story mixed-use building located at 5 West Main Street, Hartford, Michigan (subject property). This work was conducted through the Van Buren County Brownfield Redevelopment Authority under the U.S. EPA grant number BF OE02005. The U.S. EPA affirmed the eligibility of this site. The purpose of this Data Validation Report is to validate and verify the asbestos analytical data and draw conclusions on the data in relation to the Data Quality Objectives.

#### **DQOS AND SAMPLE DESIGN REVIEW**

The Van Buren County Brownfield Redevelopment Authority (VBCBRA) has provided support to the Van Buren County Land Bank Authority associated with redevelopment activities at the project site. The Van Buren County Land Bank Authority intends to either renovate and rehabilitate the existing building or demolish the existing building, in support of redeveloping the subject property. Based upon the age of the structure, the potential presence of asbestos containing materials has been identified as a concern during the completion of redevelopment activities.

#### **DATA QUALITY OBJECTIVES**

The Survey was designed to determine the following:

- Are asbestos-containing materials present within the subject building? What are the types, quantities, and locations of asbestos-containing materials present within the building? What potential abatement/control measures are necessary in support of renovation/demolition of the building?

#### **DATA REVIEW (DATA VERIFICATION AND VALIDATION)**

The data collected in the investigation was reviewed by the Data Manager, with supporting review provided by the Manager of Redevelopment Services, David Stegink. The purpose of the review

was to confirm (verify) that the data was collected in accordance with the Standard Operating Procedures (SOPs) and the Quality Assurance Project Plan (QAPP). The quality of the data was simultaneously assessed to determine that it was scientifically valid. The purpose of the data verification and validation was to determine the usefulness of the data in making decisions posed by the DQOs, and for making decisions on future property use with respect to environmental concerns. All of the collected data was determined to be verified and valid using the PARCC criteria (precision, accuracy, representativeness, completeness and comparability), as explained in the following table:

Criteria	Field Data	Laboratory Data
Precision	Field methods were followed in order to provide data within the precision limits of the field equipment. Duplicate samples were also collected to measure the precision of the analytical methods.	The laboratory analytical results met the Report Limits.
Accuracy	No Trip Blanks were collected based upon the lack of volatile organic compound sample collection.	The results were within acceptable limits.
Representativeness	The laboratory results were representative of field observations.	The samples for analysis were extracted from the original samples following standard methods, and thus are representative.
Completeness	All of the samples collected in the field were analyzed as intended.	All of the analyses provided by the laboratory were determined to be complete.
Comparability	Three mask duplicate samples were collected. Analytical results for the original and duplicate samples were comparable.	The samples were analyzed following standard methods and thus are comparable to regulatory criteria and other samples from the project site.

### Field Procedures

The asbestos survey was completed by Mr. Robert Webster and Mr. Aaron Bigler of Envirologic. The Sampling Plan, SOP and QAPP were reviewed in a pre-field work meeting. Field notes and chain-of-custody procedures were reviewed for this data assessment and found to meet the performance criteria.



### Quality Assurance/Quality Control Samples

Based upon the fact that this project did not involve the collection of soil, soil-gas, or groundwater samples; typical QA/QC samples including: Trip blanks, methanol blanks, or Matrix Spike/Matrix Spike Duplicate (MS/MSD) samples were not collected as part of the asbestos survey.

The QA/QC samples collected for this project are presented in following table:

Sample ID	Matrix	Type
16-02	Bldg. Material	Mask Duplicate for sample #16-01
17-02	Bldg. Material	Mask Duplicate for sample #17-01
18-02	Bldg. Material	Mask Duplicate for sample #18-01

#### *Duplicate Samples*

The purpose of the masked duplicate samples was to evaluate the ability of the laboratory to replicate data. Based upon the fact that the same results were achieved for the masks and corresponding samples, the results of the mask samples demonstrate no concern with the ability of the laboratory to replicate data.

### Data Reduction and Processing

Limited data reduction and processing was conducted for this project. The field notes and sample collection logs were composed by the site inspectors. The analytical laboratory data sheets and Asbestos Survey report were reviewed by the Data Manager, Erik Peterson. The Hazardous Materials Building Survey report was reviewed by the Project Manager and Manager of Redevelopment Services, David Stegink.

### STATISTICAL TEST

Statistical methods were used for the laboratory data. A statistical analysis was completed consisting of the direct comparison of the detected analytes to the cleanup criteria. Conclusions could be drawn from a direct comparison of numbers and thus further statistics were not employed.



## CONCLUSIONS

All of the data collected has been verified and is valid to make decisions for the DQOs. The data presents conditions that would logically be expected based upon the identified age of the subject building.



## APPENDIX F

### NOTIFICATION OF INTENT TO RENOVATE/DEMOLISH



# NOTIFICATION OF INTENT TO RENOVATE/DEMOLISH



MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY (EGLE) AIR QUALITY DIVISION  
 NESHAP, 40 CFR Part 61, Subpart M



MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS (LARA), ASBESTOS PROGRAM,  
 P.A. 135 OF 1986, AS AMENDED, Section 220 (1-4) or (8)

**EGLE/LARA USE ONLY**

Postmark Date \_\_\_\_/\_\_\_\_/\_\_\_\_ Rec'd Date \_\_\_\_/\_\_\_\_/\_\_\_\_

Emergency Date \_\_\_\_/\_\_\_\_/\_\_\_\_ Valid No. \_\_\_\_\_

OK  Send Def Ltr. Date of Def Ltr. \_\_\_\_/\_\_\_\_/\_\_\_\_

FOLLOW UP \_\_\_\_/\_\_\_\_/\_\_\_\_ Spoke w/ \_\_\_\_\_

Comments: \_\_\_\_\_

Notification No. \_\_\_\_\_ Trans No. \_\_\_\_\_

**Calculate LARA Asbestos Project Fee:** (1% Project Fee)

Total Project Cost: \_\_\_\_\_ x 0.01 = \_\_\_\_\_

Type of Contractor: \_\_\_\_\_ License No.: \_\_\_\_\_

Licensing Authority: \_\_\_\_\_

**1. NOTIFICATION:**

Date of Notification: \_\_\_\_\_

Date of Revision(s): \_\_\_\_\_

Notification Type:  Original  Revised  Canceled  Annual

**Mark appropriate boxes: (both EGLE and LARA may apply):**

**EGLE (NESHAP) [260 In. ft./160 sq. ft. or more is**

**threshold]** Planned Renovation – 10 **working** days notice

Emergency Renovation

Scheduled Demolition – 10 **working** days notice

Intentional Burn – 10 **working** days notice

Ordered Demolition

**LARA (MIOSHA) [Will not accept annual notifications]**

Demo, Reno, Encap. (>10 In. ft./15 sq. ft.) 10 **calendar** days notice

Emergency Renovation/Encapsulation

**2. PROJECT SCHEDULE:**

**START DATE                      END DATE**

\* Renovation                      \_\_\_\_\_                      \_\_\_\_\_

+Asb. Removal                      \_\_\_\_\_                      \_\_\_\_\_

+Demolition:                      \_\_\_\_\_                      \_\_\_\_\_

Encapsulation:                      \_\_\_\_\_                      \_\_\_\_\_

**Work Schedule:** Please indicate the anticipated days of the week and work hours for the purpose of scheduling a compliance inspection.

**Days of the Week                      Work Hours**

Asb. Removal:                      \_\_\_\_\_                      \_\_\_\_\_

Demolition:                      \_\_\_\_\_                      \_\_\_\_\_

Encapsulation:                      \_\_\_\_\_                      \_\_\_\_\_

\* Includes setup, build enclosure, asbestos removal, demobilizing, etc.

+Include **only** those dates you are conducting asbestos removal/demo.

Check here if this is a multi-phased project, attach a schedule showing the start/end date of each phase.

**3. ABATEMENT CONTRACTOR:** Internal Project #: \_\_\_\_\_

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

E-mail: \_\_\_\_\_

Contact: \_\_\_\_\_ Phone: \_\_\_\_\_

**4. DEMOLITION CONTRACTOR:** Internal Project #: \_\_\_\_\_

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

E-mail: \_\_\_\_\_

Contact: \_\_\_\_\_ Phone: \_\_\_\_\_

**5. FACILITY OWNER:** ("Facility" includes Bridges)

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

E-mail: \_\_\_\_\_

Contact: \_\_\_\_\_ Phone: \_\_\_\_\_

**6. FACILITY DESCRIPTION:**

Facility Name: \_\_\_\_\_

Location Address/Description: \_\_\_\_\_

\_\_\_\_\_ If Apt. # of units: \_\_\_\_\_

City/Twp. \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

County: \_\_\_\_\_ Nearest Crossroad: \_\_\_\_\_

Size: (sq. ft.) \_\_\_\_\_ No. of Floors: \_\_\_\_\_ Floor No.: \_\_\_\_\_

Age: \_\_\_\_\_ Present Use: \_\_\_\_\_ Prior Use: \_\_\_\_\_

Specific Location(s) in Facility: \_\_\_\_\_

**7. DISPOSAL SITE:**

Name: \_\_\_\_\_

Location Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

**8. WASTE TRANSPORTER 1:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

**WASTE TRANSPORTER 2:**

**9. ORDERED DEMOLITIONS:** (See NESHAP regulations for definition of "Ordered Demolition.") A copy of the official Order must accompany this notification.

Gov't Agency Ordering Demo: \_\_\_\_\_

Name/Title of Person Signing Order: \_\_\_\_\_

Date of Order: \_\_\_\_\_ Date Ordered to Begin: \_\_\_\_\_

**10. IS ASBESTOS PRESENT?**  Yes  No

To be removed prior to demolition

**Estimate the amount of asbestos:** Include RACM (Regulated Asbestos Containing Material) to be removed, encapsulated, etc. Also include the amount and type (floor tile, roofing, etc.) of non-friable Category I and/or Category II ACM that **will not** be removed prior to demolition. (**NOTE:** In a demolition, cementitious ACM cannot remain in a structure, as it is likely to become regulated in the demolition/handling process. It **must** be removed prior to demolition.)

Non-friable ACM **not** removed prior to demo.

RACM to be Removed	RACM to be Encapsulated	Category I	Category II	Units of Measure
				<input type="checkbox"/> Ln. Ft. <input type="checkbox"/> Ln. M.
				<input type="checkbox"/> Sq. Ft. <input type="checkbox"/> Sq. M.
				<input type="checkbox"/> Cu. Ft.* <input type="checkbox"/> Cu.M.*

\*Volume (cubic ft./meters) should be used only if unable to measure by linear/square measure (example: asbestos has fallen off of surface).

**NOTIFICATION OF INTENT TO RENOVATE/DEMOLISH (continued)**

**11. PROJECT DESCRIPTION:** Complete **A) for Renovation** (asbestos removal/encapsulation) and/or **B) for Demolition**:

**A) RENOVATION:** Mark all surfaces/types of RACM to be removed:

- Piping     Fittings     Boiler(s)     Tanks(s)  
 Beam(s)     Duct(s)     Tunnel(s)     Ceiling Tile(s)  
 Mag Block     Other (describe) \_\_\_\_\_

**Encapsulation (for LARA):** Mark surfaces/types to be encapsulated:

- Piping     Fittings     Boiler(s)     Tank(s)  
 Beam(s)     Duct(s)     Tunnel(s)     Ceiling Tile(s)  
 Other (describe) \_\_\_\_\_

**Method of removal:** Describe how the asbestos will be removed from the surface (example: glove bag, scrape with hand tools, cut in sections and carefully lower, etc.): \_\_\_\_\_  
 \_\_\_\_\_

**B) DEMOLITION:** Describe the method of demolition of facility, bridge, etc., and indicate if complete or partial. If partial, describe which part of facility bridge, etc., will be demolished: \_\_\_\_\_  
 \_\_\_\_\_

**12. ENGINEERING CONTROLS:** Describe work practices and engineering controls used to prevent visible emissions before, during, and after removal, and until proper disposal: \_\_\_\_\_  
 \_\_\_\_\_

**13. UNEXPECTED ASBESTOS:** Describe the steps you intend to follow in the event that unexpected RACM is found or previously non-friable asbestos becomes friable (crumbled, pulverized, reduced to powder, etc.) and therefore regulated: \_\_\_\_\_  
 \_\_\_\_\_

**14. PROCEDURE(S) USED TO DETECT THE PRESENCE OF ASBESTOS: A)** Indicate how you determined whether or not asbestos is in the facility. If analytical sampling was used, describe method of analysis. (The determination of the presence or absence of asbestos must be made prior to submitting a renovation/demolition notification.): \_\_\_\_\_  
 \_\_\_\_\_

**B)** Name, address, and phone number of company performing asbestos survey: \_\_\_\_\_

**C)** Name, accreditation number of inspector, and date of inspection: \_\_\_\_\_

**15. EMERGENCY RENOVATIONS:** Date/time of emergency: \_\_\_\_\_ Describe the sudden, unexpected event: \_\_\_\_\_  
 \_\_\_\_\_

Explain how the event caused unsafe conditions, and/or would cause equipment damage and/or an unreasonable financial burden: \_\_\_\_\_  
 \_\_\_\_\_

**16.** I certify that an individual trained in the provisions of 40 CFR Part 61, Subpart M, will be on-site during the renovation and during demolition involving RACM above the threshold and/or during an ordered demolition. Evidence that this person has completed the required training will be available for inspection at the renovation or demolition site.

\_\_\_\_\_  
*Signature of Owner or Abatement Contractor      Date*

\_\_\_\_\_  
*Signature of Owner or Demolition Contractor      Date*

**17. Signature Requirements for Projects with Negative Pressure Enclosures: (required by LARA)**  
 Per Section 221(1)(2) of P.A. 135 of 1986, as amended, clearance air monitoring is required for any asbestos abatement project involving 10 linear feet/15 square feet or more of friable material which is performed within a negative pressure enclosure. I (the building owner or lessee) have been advised by the contractor of my responsibility under Act 135 to have clearance air monitoring performed on this project.

\_\_\_\_\_  
*Signature of Building Owner or Lessee      Date*

\_\_\_\_\_  
*Signature of Asbestos Abatement Contractor Representative      Date*

**NOTE:** It is not mandatory that a signed copy be sent to LARA unless requested. For affected projects, this section of the notification form must be completed, signed, and made part of your records before the project begins.

**18. I certify that the above information is correct:**

\_\_\_\_\_  
*Printed Name of Owner/Operator      Date*

\_\_\_\_\_  
*Signature of Owner/Operator      Date*

**MAILING ADDRESSES/PHONE NUMBERS:** (See Item 1 to determine which agency requirements/regulations are applicable to your project.)

For **Public Act 135 of 1986, as amended, Section 220 (1-4) or (8)**, mail to address below. For more info visit:  
<http://www.michigan.gov/asbestos>

MIOSHA Asbestos Program  
 LARA, CSHD  
 P.O. Box 30671  
 Lansing, MI 48909-8171

517.284.7699 (office), 517.284.7700 (fax)

For **NESHAP Demolitions/Renovations, 40 CFR, Part 61, Subpart M**, please use the e-submittal process. For more information visit <http://www.michigan.gov/air>, under Air Links click on Asbestos NESHAP Program.

NESHAP Asbestos Program  
 EGLE, AQD  
 P.O. Box 30260  
 Lansing, MI 48909-7760

517.284.6777 (Office)


Van Buren County Land Bank Authority  
 Bid Tab Sheet  
 Bergen Building  
 Selective Demo and Abatement

BIDDER NAME (low bid to high bid)	Abatement	Selective Demolition	Bonds Budget - Abatement	Bonds Budget - Interim Controls	Lead Hazard Control Work - Abatement	Lead Hazard Control Work - Interim Controls	Post Renovation Final Cleaning	Total - Abatement	Total - Interim Controls
Quality Environmental Services LLC, 2175 South Hockaday Road, Beaverton, MI 48612	\$119,000.00	\$174,000.00	\$5,000.00	\$4,700	\$110,000.00	\$88,000.00	\$33,000.00	\$441,000.00	\$418,700.00
Asbestos Abatement, Inc. 2420 N Grand River Ave., Lansing, MI 48906	\$130,120.00	\$319,485.00	\$11,225.00	\$9,897.00	\$264,750.00	\$176,180.00	\$34,000.00	\$759,580.00	\$669,682.00
Pro-Tech Environmental and Demolition, Inc. 15 North Park St NW Grand Rapids, MI 49544	\$310,000.00	\$255,000.00	\$20,000.00	\$0.00	\$140,000.00	\$45,000.00	\$52,000.00	\$777,000.00	\$682,000.00

BIDDER NAME (low bid to high bid)	Estimated End Date	Attended a Walkthrough?	Acknowledgement (4 Check Boxes)	Subcontractors	Fully Responsive Bid? Y or N	Debarment Search in SAM.Gov	Check for Documents	Notes
Quality Environmental Services LLC, 2175 South Hockaday Road, Beaverton, MI 48612	8 Weeks from Approval	Y - both	Y	N	Y	Clear/No listings	Includes license for company (asbestos and lead), includes COI, includes Non-Iran Certification and surety letter on bondability for full contract price	
Asbestos Abatement, Inc. 2420 N Grand River Ave., Lansing, MI 48906	8 Weeks from Approval	Y - first one	Y	N	Y	Clear/No listings	Includes license for company (asbestos and lead), included COI, includes Non-Iran Certification and bond letter	Added a clarification and exclusions page.
Pro-Tech Environmental and Demolition, Inc. 15 North Park St NW Grand Rapids, MI 49544	8 weeks; 1/23/2026	Y - first one	Y	N - possible HBC/GFL	Y* - see notes	Clear/No listings	Included Non-Iran Certification, license for asbestos and lead, COI, surety letter	Total bid listed on bid form for interim controls for \$45,000. Total listed in bid tab based on manual calculation and confirmed by Protech. Will need licensing renewals during project period

**Appendix A: Amended Bid Form – Selective Demolition and Abatement of Commercial Property in Village of Decatur – Bergen Building, 312 School Street**

The undersigned hereby declares that the instructions and specifications, including all appendices, have been carefully examined and that the selective demolition and abatement project at 312 School Street, Decatur, Michigan, will be done for the prices set forth in this bid. It is understood and agreed that all bid prices shall remain in effect for at least sixty (60) days from the date of the bid opening to allow for the award of the bid, and that if chosen, the bid price remains firm. The undersigned bidder further agrees and understands that the VBCLBA reserves the right to reject any and/or all bids and the right to waive irregularities in bidding if it determines such action to be in the best interest of the VBCLBA.

Bidding Company	Quality Environmental Services, LLC
Address/Village/State/Zip	2175 South Hockaday Road, Beaverton MI 48612
Phone and E-mail	989/435-2946 - AGrove@qesi1.com
Authorized Representative/Title	Operations Manager
Signature	
Date	11/05/2025

Scope	Cost to complete the general requirements and scope of work of this RFP	
	Abatement	Interim Controls
Asbestos Abatement	\$ 119,000.00	
Selective Demolition	\$ 174,000.00	
Bonds Budget (if total bid exceeds \$50,000)	\$ 5,000.00	\$ 4,700.00
Lead Hazard Control Work (as defined in Addendum No. 2) TBD-after award	\$ 110,000.00	\$ 88,000.00
Post renovation final cleaning for lead dust	\$ 33,000.00	\$ 33,000.00
<b>Abatement &amp; Demo TOTAL BID</b>	<b>\$ 441,000.00</b>	<b>\$ 418,700.00</b>
Proposed Completion Schedule (may be attached). Eight (8) weeks maximum.	Immediately start upon approval and power. Completion within 8 weeks from approval.	

For each subcontractor, provide the business name, the name of every owner, and the tasks for which they will be used. Attach an additional sheet if necessary.	NONE
---	------

I acknowledge that we are not listed on any governmentwide exclusion list and further have not been debarred, suspended, or otherwise excluded by agencies or declared ineligible under statutory or regulatory authority. Further, I acknowledge that the VBCLBA will be conducting a search to confirm.

I acknowledge that Davis-Bacon prevailing wages apply to the scope of this RFP and that a prevailing wage determination in accordance with statute requirements and Appendix F has been included as part of my bid pricing.

I acknowledge receipt of Addendum No. 1 and Addendum No. 2.

Unit pricing for any additional ACM removals (identified ACMs in excess of 125% of reported quantities or new materials not identified in the NESHAP Asbestos Survey Report, if applicable):

Material Type	Unit Price
Miscellaneous Materials	\$ 5.00 - 15.00 per square foot
Surfacing Materials	\$ 10.00 - 30.00 per square foot
TSI	\$ 20.00 - 40.00 per linear foot
Vermiculite	\$ 100.00 per cubic foot

Unit pricing for lead hazard control work if scope is determined to be a mix of abatement and interim controls:

Component Type	Abatement Unit Pricing	Interim Controls Unit Pricing
Large components such as walls and ceilings	\$ 2.50 / SF per component	\$ 2.00 / SF per component
Smaller components such as trim	\$ 4.00 / LF per component	\$ 3.50 / SF per component
	system	system
Doors	\$ 300.00 per unit	\$ 275.00 per unit
Windows	\$ 200.00 per unit	\$ 175.00 per unit

I acknowledge that if unit pricing is selected for some components, the total budget of all lead hazard control work will not exceed the total lead hazard control budgets listed above/included in the bid form.



ENVIRONMENTAL SERVICES

2175 S. Hockaday Rd.  
Beaverton, MI 48612

989-435-2946  
agrove@QESI.com

November 4, 2025

Re: Former School Building – Bergen Building

ATTN: Van Buren County Land Bank / Fishbeck

**Proposal for Asbestos Abatement Services per Published RFP  
Bergen Building 312 School Street Decatur MI 49045**

Quality Environmental Services, Inc. (QESI) is pleased to submit a quote for services regarding the above referenced project. Please see the following scope of work and details.

**Scope of Work**

QESI to supply Michigan Trained Asbestos Supervisors/Workers, supervision, materials, equipment, disposal, and insurance to complete items detailed as outlined and based on the following listed below:

**Scope Breakdown and Estimated Quantities : Thru Addendum 2**

❖ **Roof Plan :**

- Roofing Opening Down to Deck : 7 Ea.
- Gray / Black Roof Tar : 5 SF

❖ **3<sup>rd</sup> & 2<sup>nd</sup> Middle Level Plan :**

- Exterior Windows ACM : 1,076 SF
- Exterior or Interior Doors and Frames ACM: 0 EA
- Interior Doors Only ACM : 8 EA
- TSI Pipe Insulation ACM : 499 LF
- Flooring Non – ACM Carpet : 8420 SF
- Flooring ACM Black Adhesive : 1880 SF
- Flooring ACM Stairway Treads and Landings : 42 EA
- Non -ACM Plaster Wall and Ceiling Removal to Sound Material : 3,000 SF
- General Debris Removal : 10,300 SF
- Mechanical System Removal Only of Exposed and Accessible Components : 10,300 SF
- Electrical System Removal Only of Exposed and Accessible Components : 10,300 SF
- Universal Waste : 1 Lot
- Room 318 Full Non- ACM Plaster Ceiling Removal : 750 SF
- Room 317 Act. Ceiling Removal / Full Plaster Ceiling Removal / Full ACM Wood Floor Removal : 750 SF
- Room 315 Acoustical Ceiling Removal 420 SF / Non Load Bearing Wall Removal : 250 SF
- 3<sup>rd</sup> Party Air Monitoring Clearance : By Owner
- Voluntary ADD Alternate – Lead Scrape and Encapsulate : 10,300 SF
- Voluntary ADD Alternate – Lead Whip Upon Construction Completion prior to Turn Over : 10,300 SF
- Voluntary ADD Alternate – Full Plaster Ceiling Removal per General Note 12 on Abonmarche Byce Drawing Project 24-0060 - \$60,000.00

❖ **2<sup>nd</sup> & 1<sup>st</sup> Middle Level Plan :**

- Exterior Windows ACM : 736 SF
- Exterior or Interior Doors and Frames ACM : 2 EA

- Interior Doors Only ACM : 8 EA
- TSI Pipe Insulation ACM : 402 LF
- Flooring Non – ACM Carpet : 2,755 SF
- Flooring ACM Black Adhesive : 1,930 SF
- Flooring ACM Stairway Treads and Landings : 35 EA
- Non-ACM Plaster Wall and Ceiling Removal to Sound Material : 200 SF
- General Debris Removal : 4685 SF
- Mechanical System Removal Only of Exposed and Accessible Components : 4685 SF
- Mechanical System Removal Only of Exposed and Accessible Components : 4685 SF
- Universal Waste : 1 Lot
- Excluded : Concrete Bleacher ACM Grind, Remains “ As – Is “
- 3<sup>rd</sup> Party Air Monitoring Clearance : By Owner
- Voluntary ADD Alternate – Lead Scrape and Encapsulate : 4,685 SF
- Voluntary ADD Alternate – Lead Whip Upon Construction Completion prior to Turn Over : 10,300 SF

❖ **1<sup>st</sup> & Lower Level Plan :**

- Exterior Windows ACM : 680 SF
- Exterior or Interior Doors and Frames ACM : 7 EA
- Interior Doors Only ACM : 4 EA
- TSI Pipe Insulation ACM : 440 LF
- Flooring Non – ACM Carpet : 1,768 SF
- Flooring ACM Black Adhesive : 0 SF
- Flooring ACM Stairway Treads and Landings : 13 EA
- ACM Transite Panel : 386 SF
- ACM Sink : 1 EA
- Non -ACM Plaster Wall and Ceiling Removal to Sound Material : 200 SF
- General Debris Removal : 12,670 SF
- Mechanical System Removal Only of Exposed and Accessible Components : 12,670 SF
- ACM Boiler & Tank Removal : 193 SF
- Electrical System Removal Only of Exposed and Accessible Components – Excludes Main Switch Gear and Panels in Mechanical / Electrical Room: 12,670 SF
- Universal Waste : 1 Lot
- Room 111-114 Acoustical Ceiling Removal 600 SF / Non Load Bearing Wall Removal : 500 SF
- Main Entrance Concrete Stairwell # 119 : 1 Area
- CMU Additon Room 103 Removal Down to Foundation : 207 SF
- 3<sup>rd</sup> Party Air Monitoring Clearance : By Owner
- Voluntary ADD Alternate – Lead Scrape and Encapsulate : 12,670 SF
- Voluntary ADD Alternate – Lead Whip Upon Construction Completion prior to Turn Over : 10,300 SF

❖ **Unit Pricing : Any Additional Added Work Scope :**

- TSI Pipe Insulation Per Linear Foot or Per Fitting: \$ 20.00 - \$ 40.00 Varies by Pipe Size
- Flooring Non ACM Carpet No Grinding Adhesive : \$ 1.10 / SF
- Flooring ACM Wood Floor and Grinding : \$ 10.00 - \$ 15.00 / SF Depending on Quantity
- Flooring ACM Black Mastic Removal via Grinding : \$ 2.25 / SF
- ACM Door : \$ 75.00 / Door
- Non – ACM Plaster Removal Down to Lath : \$ 7.00 / SF Based on 100 SF Area
- Wood Lath Substrate Removal : \$ 2.00 / SF
- Lead Scrape and Encapsulation : \$ 2.50 / SF

**Assumptions:**

- Power and Water will be available for the duration of the project while onsite to perform our work scope provided by Village of Decatur.
- Quality Environmental will provide our own Heat Source to Complete Scope including Propane.
- Proposal Does Include any State of Michigan or Federal Davis Bacon Prevailing Wages

**Schedule : As Published**

**Base Bid Total Sum :** \_\_\_\_\_ **On RFP Proposal Form**

Quality Environmental Services, Inc., would like to thank you for the opportunity to provide our services. In the event you have further needs please feel free to contact us at (989) 435-2946

Sincerely,  
Quality Environmental Services, Inc.

*Aaron Grove*

Additional Questions required to complete Bid Form:

1. How is your company organized (corporation, partnership, etc.) and how long have you been in business? List the name and contact information of the owner, president, managing partner, or CEO.

**Quality Environmental Services, LLC has been in business since 1996. Previously Quality Environmental Services, Inc. Senior Operations Manager - Aaron Grove (agrove@qesi1.com/989.233.0410) Senior Project Manager - Grant Johnston (gjohnston@qesi1.com-989.492.8800)**

2. Give a brief summary of the history of the business.

**Quality Environmental Services, LLC has been in business for 29 years completing \$12 million annually in asbestos abatement, lead abatement and selective demolition.**

3. Please provide the name and work experience of the Project Manager you are assigning to this contract. This Project Manager will be the main contact for the county and will oversee contract compliance, timeliness, and work quality.

**Kenneth Conlin. Ken has worked in the industry for over a decade. Ken is a Michigan Accredited Asbestos Inspector, Management Planner, Project Designer and Asbestos Contractor Supervisor.**

4. List any professional licenses/certifications and applicable trainings of the company or employees assigned to this contract as applicable to this project. Additionally, please attach copies of the applicable licenses, accreditations, or training certificate (if no associated license).

**Please see the attached company licenses. Employee certifications and licenses available after award of contract.**

5. Has your company had a similar contract terminated for cause within the last three years? If yes, please explain.

**No, Quality Environmental Services has never had a contract terminated.**

6. Has your company received any violations in the last five years? If yes, please list and explain how the violations were resolved.

**Quality Environmental Services has received violations in the last five years. Please see the attached document with detailed information of the violation and corrective actions taken.**

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

**Claims such as property damage are documented in the field, sent to the project manager then sent to the architect and/or owner to deduct from the contract.**

- 8. Please describe similar project experience that required selective demolition and preservation of building materials not subject to proposed renovations.

Quality Environmental Services, LLC has been in business for 29 years completing \$3 million annually in demolition and building preservation.

- 9. Please describe similar project experience related to asbestos and abatement and lead hazard control work.

Quality Environmental Services, LLC has been in business for 29 years completing over \$8 million annually in abatement and lead hazard work.

- 10. Please describe similar project experience utilizing prevailing wage determinations on labor and fringe benefits.

Quality Environmental Services, LLC completes approximately \$2 million annually in prevailing wage and Davis Bacon wage projects.

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

Cass Community Social Services - Rob Ferree (rsferree@charter.net / 248.789.4613)  
 Lakeview Public Schools (fschumacher@lakeviewspartans.org / 586.445.4000)

I hereby state that I have the authority to submit this Proposal on behalf of the undersigned. I hereby state that I have not communicated with, nor accepted anything of value from, any official or employee of the County of Van Buren or the Van Buren County Land Bank Authority regarding this Request for Proposal.

This Bid is Presented By:

Quality Environmental Services, LLC  
 Company Name



Authorized Signature

Aaron Grove  
 Authorized By (Printed Name/Title)

11/05/2025  
 Date

**Appendix B: Non-Iran Linked Business Certification**

1. Pursuant to Michigan law (Iran Economic Sanctions Act, Michigan PA 517 of 2012), before accepting any bid or proposal or entering any contract for goods and services with any prospective vendor, the County must obtain certification from the vendor that it is not an "Iran-Linked Business."
2. By signing below, I certify and agree on behalf of the company submitting this form and myself the following: (1) that I am duly authorized to legally bind the company submitting this proposal; (2) that the company submitting this proposal is not an "Iran Linked Business," as that term is defined in Section 2(E) of the Iran Economic Sanctions Act, Michigan PA 517 of 2012; and (3) that I and the company submitting this proposal will immediately comply with any further certifications or information submissions requested by the county in this regard.

Company Name

Quality Environmental Services, LLC

Authorized Representative

Aaron Grove, Operations Manager

(printed name and title)

Signature



Date

11/05/2025

# Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

## Bid Bond

### CONTRACTOR:

(Name, legal status and address)

Quality Environmental Services, LLC

2175 South Hockaday Road

Beaverton, MI 48612

### SURETY:

(Name, legal status and principal place of business)

First Founders Assurance Company

6 Mill Ridge Lane

Chester, NJ 07930-2486

Mailing Address for Notices

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

### OWNER:

(Name, legal status and address)

Van Buren County Land Bank Authority

219 E. Paw Paw St

Paw Paw, MI 49079

**BOND AMOUNT:** \$ Five Percent (5%) of Amount Bid

### PROJECT:

(Name, location or address, and Project number, if any)


Selective Demolition and Abatement of Commercial Property in Village of Decatur

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 3rd

By:   
(Witness) Nicole New



Quality Environmental Services, LLC  
(Principal) (Seal)

By:   
(Title) Aaron Grove, Operations Manager

First Founders Assurance Company  
(Surety) (Seal)

By:   
(Title) Shanna Walker, Attorney-in-Fact



2 Stamford Plaza  
Suite 1504, 281 Tresser Boulevard  
Stamford, Connecticut 06901  
[us.surety@trisura.com](mailto:us.surety@trisura.com)

**POWER OF ATTORNEY  
FIRST FOUNDERS ASSURANCE COMPANY**

an affiliate of Trisura Insurance Company and subsidiary of Trisura Group Limited

Bond # Bid Bond

**KNOW ALL MEN BY THESE PRESENTS:** That **FIRST FOUNDERS ASSURANCE COMPANY**, a company organized and existing under the laws of the State of New Jersey, authorized to conduct a surety business, and having its principal place of business at 2 Stamford Plaza, Suite 1504, Tresser Boulevard, Stamford, Connecticut 06901, does hereby constitute and appoint:

**Mona D. Weaver, Anuj Jain, Shella J. Montoya, Jessica Jean Rini, Shanna Walker, Kristen McCormick, Megan Brown**

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **FIRST FOUNDERS ASSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **FIRST FOUNDERS ASSURANCE COMPANY** and is granted under and by authority of the following resolution as adopted by the Board of Directors of **FIRST FOUNDERS ASSURANCE COMPANY**.

"RESOLVED, that (1) the President & Chief Executive Officer, Chief Underwriting Officer, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Company shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Company and affix the Company's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Company may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Company; and (3) the signature of any such Officer of the Company and the Company's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **FIRST FOUNDERS ASSURANCE COMPANY**, has executed and attested these present on this 24th day of June, 2025.

State of Connecticut  
County of Fairfield  
  
George James, Chief Underwriting Officer



On this 24th day of June, 2025, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **FIRST FOUNDERS ASSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate Seal of said Company; and that the said Corporate Seal and his signature were duly affixed by order of the Board of Directors of said Company.

IN TESTIMONY WHEREOF, I have hereunto set my hand affixed Official Seal, at the County of Fairfield, State of Connecticut the day and year first above written.

Tysheena Holeyfield  
  
a Notary Public of Connecticut  
My Commission Expires: 0-30-30



**CERTIFICATION**

I, the undersigned officer of **FIRST FOUNDERS ASSURANCE COMPANY**, do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Company as set forth in said Power of Attorney, with the originals on file in the home office of said company, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this 3rd day of November, 2025.

By:   
Name: Terry Michalakos  
Title: Senior Vice President

TO CONFIRM AUTHENTICITY OF THIS BOND OR DOCUMENT EMAIL: [us.surety@trisura.com](mailto:us.surety@trisura.com)



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
11/04/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> RSC Insurance Brokerage, Inc. 485 Lexington Avenue 17th Floor New York NY 10017	<b>CONTACT NAME:</b> Michele Morson <b>PHONE (A/C, No, Ext):</b> <b>FAX (A/C, No):</b> <b>E-MAIL ADDRESS:</b> mmorson@risk-strategies.com
	<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> Auto-Owners Insurance Company <b>INSURER B:</b> Home-Owners Insurance Company <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>
<b>INSURED</b> Quality Environmental Services, LLC Quality Insulation, LLC 2175 S Hockaday Rd Beaverton MI 48612-8257	

**COVERAGES**      **CERTIFICATE NUMBER:** CL25102708498      **REVISION NUMBER:**


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			N/A			EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$
A	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y		54-137941-01	10/31/2025	10/31/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED    RETENTION \$			N/A			EACH OCCURRENCE \$ AGGREGATE \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N		N/A			<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Commercial Property			05746321	10/31/2025	10/31/2026	Building/BPP/BI \$1,152,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Van Buren County, all elected and appointed officials, all employees and volunteers, all boards, commissions, and/or authorities and board members, including employees and volunteers thereof, and Fishbeck are shown as Additional Insured on the Auto Liability policy as required by written contract subject to policy terms, conditions, and exclusions.

**CERTIFICATE HOLDER****CANCELLATION**

Van Buren County 219 E. Paw Paw Street, Suite 101, Paw Paw, MI 49079	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
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# United States Environmental Protection Agency

This is to certify that



Quality Environmental Services, Inc.

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint renovation, repair, and painting activities pursuant to 40 CFR Part 745.89

## In the Jurisdiction of:

All EPA Administered States, Tribes, and Territories

This certification is valid from the date of issuance and expires May 06, 2030

NAT-21080-4

Certification #

January 30, 2025

Issued On



Marc Edmonds, Chief

Risk Assessment Management Branch 2.

A handwritten signature in black ink, appearing to read "Marc Edmonds".

Contractor Number  
C2648

Expiration Date  
2/7/2026

*State of Michigan*

Department of Labor and Economic Opportunity

Quality Environmental Services, Inc.

has satisfactorily met the requirements of Michigan Public Act 135 of 1986,  
as amended, and is hereby recognized as a

**LICENSED ASBESTOS ABATEMENT CONTRACTOR**

**Type II (5 + employees)**

**The issuance of this license does not ensure that asbestos indemnification insurance coverage has been acquired by the licensee. This license is nontransferable.**

MIO 3003 (03/2019)  
Authority: Michigan Public Act 135 of 1986, as amended

175791

Quality Environmental Services, Inc.  
2175 South Hockaday Road  
Beaverton, MI 48612

The Michigan Department of Labor and Economic Opportunity (LEO) has reviewed and approved your application for a Michigan Asbestos Abatement Contractors License. The License Certificate is valid for a period of one year.

The Department is requiring each licensed asbestos abatement contractor to notify the Department of any asbestos abatement project exceeding 10 linear feet or 15 square feet of friable asbestos containing material. This notification must reach the office of the Asbestos Program at least 10 days before the beginning of each project. If for any reason there are revisions or modifications to a notification, your company must notify LEO by FAX (517.284.7700), telephone, or email (asbestos@michigan.gov). If the revision is via telephone, your company must follow-up with a formal written revision.

Please be advised, your company must continue to maintain records of post-abatement air monitoring results. LEO can and may request these post asbestos abatement monitoring results periodically. Please be reminded that any additional or new employees must be accredited before they engage in any asbestos abatement activities.

To apply for renewal of this license, please submit an application no sooner than 90 days and no later than 30 days before the license expires. The Department must also be notified of any address or ownership changes. Project notifications and questions regarding your license should be directed to the Michigan Department of Labor and Economic Opportunity, MIOSHA Asbestos Program, P.O. Box 30671, Lansing, Michigan 48909, 517.284.7698.

*Dan W. Maki*

Dan W. Maki  
Safety and Health Manager



This certifies that

# Quality Environmental Services, Inc

in accordance to the Michigan Lead Abatement Act of 1998 is recognized as a certified

**LEAD ABATEMENT FIRM**

**C-000036**

This certification permits the Lead Abatement Firm named above to perform lead-based paint abatement in the State of Michigan until

**December 31, 2025**

A handwritten signature in blue ink, appearing to read "Kevin J. He...", is positioned above the official title and date.

Lead Certification and  
Compliance Assurance  
Section Manager

10/21/2024

## Quality Environmental Services - OSHA - EGLE Reference

Violation Date	Event Name / Location	Type	Violation	Action	Outcome
09/06/23	Inspection I#1695719(A51) Ludington High School	Other than serious	Employer shall assess Silicia Exposure	The Employees were working in and asbestos containment with silicia. The Employees were wearing PPE above Table 1 limits for the Silicia. Asbestos Personal monitoring was taking place and Silicia exposure was not needed to the Table 1 of Silicia Standard. Action is to always run Silicia Personal monitoring, no matter the Exposure Table 1 requirements.	\$240 Penalty
03/28/23	Inspection I#1659508(A51) Benzie Central High School	Other than serious	Employer did not submit for 300a online to the federal ITA database.	Submitted the 300A 10 minutes after the phone call. We had filed it every year with our Carrier that we had understood was filing it to the ITA database. That turned out to not be the case. We now have process and procedures in place to File timely each year.	\$180 Penalty
6/27/2022	Inspection#1604901 Benzie Central High School	Serious	Improper Respiratory usage. Negative Exposure assesment was not at the project site. Employees were NOT doing abatement work, at the time of exposure. They were only removing lights from a ceiling.	Correct PPE on every project. Created a systems check within the daily JSA, to determine the required protection factor needed for each Class of materials. Worked with EGLE to do a reduced Penalty Reduction Agreement dropping the penalty from \$7,000 to \$3,500	\$3,500 Penalty
06/30/21	Inspection #1540014 Farwell ES 268 Ohio St. Farwell	Serious	Silica exposure at interior of structure with chipping hammer.	Worker was working in an area that he considered exterior as it was at the outside of the building at a doorway and all the doorways were removed at the time from the building. The worker had the proper process in place to work at the exterior. OSHA representative at the site visit determined we were working at the interior of the building, because we were under an overhang. Corrective action, Put in place on prejob JSA proper procedure to always follow silicia standards for the interior of a structure when performing any Silicia activity.	\$900 Penalty
11/16/20	Inspection #1502616 Corner Stone University300 E Beltline GR	Other than Serious	Quality emp. onsite did not posses a First Aid Cet. - Contractor emp. w/ Cert had left site. When OSHA stopped by the General Contractor and operator had left the site, and they were the one with the CPR cards. With Quality being the only contractor on the site, we then became the controlling contractor.	Provided training for all QESI emp. In CPR, AED & First Aid, Renew the Certification each 2 years as required for all employees	No Penalty The Citation has been deleted by OSHA



November 10, 2025

Van Buren County Land Bank Authority  
219 E. Paw Paw Street  
Paw Paw, MI 49079

Re: Quality Environmental Services, LLC  
Selective Demolition and Abatement of Commercial Property in Village of Decatur

Alliant Insurance Services, Inc. is the surety broker for Quality Environmental Services, LLC.

First Founders Assurance Company's A.M. Best Rating A-, XV is the lead surety for Quality Environmental Services, LLC. Quality Environmental Services, LLC enjoys a line of credit of \$3,500,000 per job with an aggregate backlog of \$7,000,000.

That this time Alliant Insurance Services, Inc. and First Founders Assurance Company is prepared to issue the required Performance/Payment bond in the amount of \$441,000 subject to review of the final contract terms and conditions, bond forms, confirmation of financing and other underwriting criteria.

This letter is not an assumption of liability and is issued only as a request from our client. It is understood that any arrangement for bonds is strictly a matter between Quality Environmental Services, LLC and its surety. The surety does not assume any liability to any party if for any reason they do not execute said bonds.

Please consider this letter as a recommendation of this highly regarded client. In the event you have any questions or need additional information, please feel free to contact me at (720-215-7483).

Sincerely,

Alliant Insurance Services, Inc.

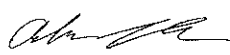
A handwritten signature in blue ink that reads "Shanna Walker". The signature is fluid and cursive.

Shanna Walker  
Assistant Account Manager - Lead

cc: First Founders Assurance Company

**Appendix A: Amended Bid Form – Selective Demolition and Abatement of Commercial Property in Village of Decatur – Bergen Building, 312 School Street**

The undersigned hereby declares that the instructions and specifications, including all appendices, have been carefully examined and that the selective demolition and abatement project at 312 School Street, Decatur, Michigan, will be done for the prices set forth in this bid. It is understood and agreed that all bid prices shall remain in effect for at least sixty (60) days from the date of the bid opening to allow for the award of the bid, and that if chosen, the bid price remains firm. The undersigned bidder further agrees and understands that the VBCLBA reserves the right to reject any and/or all bids and the right to waive irregularities in bidding if it determines such action to be in the best interest of the VBCLBA.

Bidding Company	PRO-TECH ENVIRONMENTAL & DEMOLITION, INC.
Address/Village/State/Zip	15 NORTH PARK STREET NW GRAND RAPIDS, MI 49544
Phone and E-mail	(616)364-9170, ADAM@PROTECHBV.NET
Authorized Representative/Title	ADAM SNYDER, PRESIDENT AND OWNER
Signature	
Date	11/05/2025

Scope	Cost to complete the general requirements and scope of work of this RFP	
	Abatement	Interim Controls
Asbestos Abatement	\$ 310,000.00	
Selective Demolition	\$ 255,000.00	
Bonds Budget (if total bid exceeds \$50,000)	\$ 20,000.00	\$
Lead Hazard Control Work (as defined in Addendum No. 2)	\$ 140,000.00	\$ 45,000.00
Post renovation final cleaning for lead dust	\$ 52,000.00	
<b>TOTAL BID</b>	<b>\$ 777,000.00</b>	<b>\$ 45,000.00</b>
Proposed Completion Schedule (may be attached). Eight (8) weeks maximum.	<p>Eight weeks will be tough to complete but it is assumed all eight weeks will need to be utilized for this scope of work</p> <p>Clear scope of work with lead needs to be understood to make sure on the same page with what will need to be required.</p>	

<p>For each subcontractor, provide the business name, the name of every owner, and the tasks for which they will be used. Attach an additional sheet if necessary.</p>	<p>At this time- no subcontractors planned</p> <p>Possible Asbestos Abatement with HBC/GFL</p>
--	--

I acknowledge that we are not listed on any governmentwide exclusion list and further have not been debarred, suspended, or otherwise excluded by agencies or declared ineligible under statutory or regulatory authority. Further, I acknowledge that the VBCLBA will be conducting a search to confirm.

I acknowledge that Davis-Bacon prevailing wages apply to the scope of this RFP and that a prevailing wage determination in accordance with statute requirements and Appendix F has been included as part of my bid pricing.

I acknowledge receipt of Addendum No. 1 and Addendum No. 2.

Unit pricing for any additional ACM removals (identified ACMs in excess of 125% of reported quantities or new materials not identified in the NESHAP Asbestos Survey Report, if applicable):

Material Type	Unit Price
Miscellaneous Materials	\$ 25.00 per square foot
Surfacing Materials	\$ 40.00 per square foot
TSI	\$ 40.00 per linear foot
Vermiculite	\$ 20.00 per cubic foot

Unit pricing for lead hazard control work if scope is determined to be a mix of abatement and interim controls:

Component Type	Abatement Unit Pricing	Interim Controls Unit Pricing
Large components such as walls and ceilings	\$ 500.00 per component	\$ 10.00 per component
Smaller components such as trim	\$ 10.00 per component	\$ 10.00 per component
Doors	\$ 150.00 per unit	\$ 50.00 per unit
Windows	\$ 175.00 per unit	\$ 50.00 per unit

I acknowledge that if unit pricing is selected for some components, the total budget of all lead hazard control work will not exceed the total lead hazard control budgets listed above/included in the bid form.

Additional Questions required to complete Bid Form:

1. How is your company organized (corporation, partnership, etc.) and how long have you been in business? List the name and contact information of the owner, president, managing partner, or CEO.  
Pro-Tech has been a corporation in the State of Michigan since 1991

Owner/President: Adam Snyder, (616)589-2132, adam@protechbv.net  
Owner/Vice President: Chris Wireman, (616)206-7932, chris@protechbv.net

2. Give a brief summary of the history of the business.  
Pro-Tech has been in the asbestos abatement industry since the early 90s. After completing thousands of projects, Pro-Tech started performing interior demolition around 2012. Since then, Pro-Tech has moved into full structure demolition including buildings over 300k square feet. No project is too big or too small when it comes to abatement or demolition.

3. Please provide the name and work experience of the Project Manager you are assigning to this contract. This Project Manager will be the main contact for the county and will oversee contract compliance, timeliness, and work quality.

Project Manager: Adam Snyder  
adam@protechbv.net  
(616)589-2132

Current majority and president of Pro-Tech. Adam has been in the industry for nearly fifteen years. Vast experience within the field and on sites, as well as years in the office.

4. List any professional licenses/certifications and applicable trainings of the company or employees assigned to this contract as applicable to this project. Additionally, please attach copies of the applicable licenses, accreditations, or training certificate (if no associated license).

Michigan asbestos trained, lead in construction trained, RRP

5. Has your company had a similar contract terminated for cause within the last three years? If yes, please explain.

No

6. Has your company received any violations in the last five years? If yes, please list and explain how the violations were resolved.

Yes

Improper air sampling format, not using PAPR with incorrect NEA- all on a project where vermiculite was actually less than 1% ACM material.

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

We are 100% responsible for any damage created by us. We own our work and take pride in our care and effort.

8. Please describe similar project experience that required selective demolition and preservation of building materials not subject to proposed renovations.  
Heritage Tower in Battle Creek- 20 story complete abatement and white box with a large amount of historic preservations  
Hundreds of projects in occupied schools and hospitals in which building components remain in place and must be preserved
9. Please describe similar project experience related to asbestos and abatement and lead hazard control work.  
Pro-Tech performs asbestos abatement on a regular basis and lead hazard control with demolition work.
10. Please describe similar project experience utilizing prevailing wage determinations on labor and fringe benefits.  
Pro-Tech is currently contracted for 5 prevailing wage projects while two are in progress. Prevailing wage has not been a problem.
11. Please provide the names, phone numbers, and email addresses of at least three customers for whom you have completed similar services within the last five years. If possible, these customers should be governmental or public entities.  
111 Lyon Renovation- Dan Melpolder, Orion Contruction, dmelpolder@orionbuilt.com  
Gerald R Ford Airport- Tom Wolf, Christman Construction, thomas.wolf@christmanco.com  
Hackley Square- Jeff Salowitz, Coalition Companies, jeff@coalitioncompanies.com

I hereby state that I have the authority to submit this Proposal on behalf of the undersigned. I hereby state that I have not communicated with, nor accepted anything of value from, any official or employee of the County of Van Buren or the Van Buren County Land Bank Authority regarding this Request for Proposal.

This Bid is Presented By:

Pro-Tech Environmental & Demolition, Inc.  
Company Name

Adam Snyder, President  
Authorized By (Printed Name/Title)

  
Authorized Signature

11/05/2025  
Date

**Appendix B: Non-Iran Linked Business Certification**

1. Pursuant to Michigan law (Iran Economic Sanctions Act, Michigan PA 517 of 2012), before accepting any bid or proposal or entering any contract for goods and services with any prospective vendor, the County must obtain certification from the vendor that it is not an "Iran-Linked Business."
  
2. By signing below, I certify and agree on behalf of the company submitting this form and myself the following: (1) that I am duly authorized to legally bind the company submitting this proposal; (2) that the company submitting this proposal is not an "Iran Linked Business," as that term is defined in Section 2(E) of the Iran Economic Sanctions Act, Michigan PA 517 of 2012; and (3) that I and the company submitting this proposal will immediately comply with any further certifications or information submissions requested by the county in this regard.

Company Name

PRO-TECH ENVIRONMENTAL & DEMOLITION, INC.

Authorized Representative

ADAM SNYDER, PRESIDENT

(printed name and title)

Signature



Date

11/05/2025



STATE OF MICHIGAN  
DEPARTMENT OF HEALTH AND HUMAN SERVICES  
LANSING

GRETCHEN WHITMER  
GOVERNOR

ELIZABETH HERTEL  
DIRECTOR

October 07, 2024

Pro-Tech Environmental Incorporated  
Attn: Jodi Vlaming  
15 N. Park St. NW  
Grand Rapids, MI 49544

Dear Jodi Vlaming:

Based on review of documents submitted, your application for Pro-Tech Environmental Incorporated to be certified as a Lead Abatement Firm with the Michigan Department of Health and Human Services, Lead Certification and Compliance Assurance Section (LCCA) has been approved. Your Lead Abatement Firm Certification Number is: C-000019.

This certification expires on December 31, 2025. Your firm may renew its certification in good standing not less than 30 days after, nor more than 60 days, prior to the expiration date. Re-certification is accomplished by submitting to LCCA a completed application form with any updated information, a copy of your current Worker's Compensation Insurance, and a payment of \$220.

As you have been advised, and previously agreed to on the Lead Firm Certification application, compliance with all applicable federal, state, local regulations and guidelines remains a condition of certification. Violations may result in suspension or revocation of your approval, and/or citation and administrative fines.

The Michigan Lead Abatement Act of 2004 requires that each lead abatement firm notify LCCA section at least three days prior to commencement of an abatement activity. In addition, Rule 325.9917 requires that a certified lead abatement supervisor be present at the abatement site during all abatement activities.

**To become eligible to bid on a State Funded lead-based paint/lead hazard contract project, please contact: George Curtis, (517) 241-1871.**

If you have any questions, please contact our office at 517-335-9390, or Toll Free: 866-691-5323.

Congratulations on your approval,  
Lead Certification and Compliance Assurance Section

A handwritten signature in black ink, appearing to read "Amanda J. Gray".

Amanda J. Gray - Certification Analyst  
Encl: *Lead Abatement Firm Certificate*



This certifies that

# Pro-Tech Environmental Incorporated

in accordance to the Michigan Lead Abatement Act of 1998  
is recognized as a certified

**LEAD ABATEMENT FIRM**

***C-000019***

This certification permits the Lead Abatement Firm named  
above to perform lead-based paint abatement in the  
State of Michigan until

***December 31, 2025***

A handwritten signature in black ink, appearing to read "Kevin J. [unclear]", is positioned above the printed name and title of the official.

Lead Certification and  
Compliance Assurance  
Section Manager

10/07/2024

Contractor Number  
C2524

Expiration Date  
6/4/2026

*State of Michigan*  
Department of Labor and Economic Opportunity  
Pro-Tech Environmental & Construction Service

has satisfactorily met the requirements of Michigan Public Act 135 of 1986,  
as amended, and is hereby recognized as a

**LICENSED ASBESTOS ABATEMENT CONTRACTOR**

**Type II (5 + employees)**

**The issuance of this license does not ensure that asbestos indemnification insurance coverage has been acquired by the licensee. This license is nontransferable.**

MIO 3003 (03/2019)  
Authority: Michigan Public Act 135 of 1986, as amended

178418

Pro-Tech Environmental & Construction Service  
15 North Park NW  
Grand Rapids, MI 49544

The Michigan Department of Labor and Economic Opportunity (LEO) has reviewed and approved your application for a Michigan Asbestos Abatement Contractors License. The License Certificate is valid for a period of one year.

The Department is requiring each licensed asbestos abatement contractor to notify the Department of any asbestos abatement project exceeding 10 linear feet or 15 square feet of friable asbestos containing material. This notification must reach the office of the Asbestos Program at least 10 days before the beginning of each project. If for any reason there are revisions or modifications to a notification, your company must notify LEO by FAX (517.284.7700), telephone, or email (asbestos@michigan.gov). If the revision is via telephone, your company must follow-up with a formal written revision.

Please be advised, your company must continue to maintain records of post-abatement air monitoring results. LEO can and may request these post asbestos abatement monitoring results periodically. Please be reminded that any additional or new employees must be accredited before they engage in any asbestos abatement activities.

To apply for renewal of this license, please submit an application no sooner than 90 days and no later than 30 days before the license expires. The Department must also be notified of any address or ownership changes. Project notifications and questions regarding your license should be directed to the Michigan Department of Labor and Economic Opportunity, MIOSHA Asbestos Program, P.O. Box 30671, Lansing, Michigan 48909, 517.284.7698.

*Dan W. Maki*

Dan W. Maki  
Safety and Health Manager



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

03/05/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> United Bank - Insurance PO Box 444 1131 W. Superior St. Wayland MI 49348		<b>CONTACT NAME:</b> <b>PHONE (A/C, No, Ext):</b> (269) 792-6730 <b>FAX (A/C, No):</b> (616) 243-1141 <b>E-MAIL ADDRESS:</b> Comminsurance@unitedbank4u.com	
		<b>INSURER(S) AFFORDING COVERAGE</b>	
		<b>INSURER A:</b> Arch Specialty Ins Company	
		<b>INSURER B:</b> Frankenmuth Insurance Co	
		<b>INSURER C:</b>	
		<b>INSURER D:</b>	
		<b>INSURER E:</b>	
		<b>INSURER F:</b>	
<b>INSURED</b> PRO-TECH ENVIRONMENTAL, Inc. 15 N PARK ST NW GRAND RAPIDS MI 49544		<b>NAIC #</b> 13986	

**COVERAGES**

CERTIFICATE NUMBER: 2025-2026

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			12EMP4341921	11/01/2025	11/01/2026	EACH OCCURRENCE	\$ 2,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
							MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 2,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
							Prof & Pollution Liability	\$ 2,000,000
B	<input checked="" type="checkbox"/> <b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			6765773	11/01/2025	11/01/2026	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
A	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			12EMX7169917	11/01/2025	11/01/2026	EACH OCCURRENCE	\$ 5,000,000
							AGGREGATE	\$ 5,000,000
								\$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			EBWCC0000816	11/01/2025	11/01/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER	
							E.L. EACH ACCIDENT	\$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
B	Leased/Rented Equipment			6765774	11/01/2025	11/01/2026	Limit	700,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate is subject to terms, limitations, and exclusions of the policy at the time of issuance.

**CERTIFICATE HOLDER**

Info Only Pro-Tech Environmental

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.



Wednesday, January 17, 2024

Re: Pro-Tech Environmental & Construction, Inc.

Please be advised that Pro-Tech Environmental & Construction, Inc., has been pre-qualified by Arch Insurance Company – 3 Parkway, Ste 1500- Philadelphia, PA 19102 a “licensed and admitted”, Best A+15 Rated, Treasury listed bond company for a bonding program of \$1,500,000.00 Single Sized Projects with an Aggregate backlog of \$2,500,000.00.

Please note that this letter is an indication based on current underwriting information and is subject to change and/or special terms and conditions. As always, Surety reserves the right to review all contract documents and the contractor at the time of any bond request, and as such, this shall not be construed as a binding commitment on the part of the Surety.

Further, larger bonds will be considered on an “as needed” basis and may be subject to further conditions.

Should you have any questions, or should you require further information, please feel free to contact the undersigned at (607) 423-5194.

Thanks,

Peter Tam  
Surety Underwriting Manager



# NEW YORK STATE NOTARY ACKNOWLEDGMENT

THE STATE OF NEW YORK

COUNTY OF CORTLAND

On the 1/17/2024 before me, the undersigned, personally appeared Peter Tam personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Sarah E West

Notary Public Signature

Print: Sarah E. West

Title or Office: Notary

My commission expires: August 3, 2026

Sarah E. West  
Notary Public, State of New York  
No. 01WE6011309  
Qualified in Cortland County  
Commission Expires Aug 3, 2026

(Seal)

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.

POWER OF ATTORNEY

Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

Anne M. Barber, Daniel McNeil III, David Byrne, Olga Garza, Pauline Perlongo, Peter Tam and William A. Ballay of Orland Park, IL (EACH)

its true and lawful Attorney(s) in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed. Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding One Hundred Fifty Million Dollars (\$150,000,000.00). This authority does not permit the same obligation to be split into two or more bonds in order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on August 31, 2022, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

"VOTED, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on August 31, 2022:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on August 31, 2022, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. In Testimony Whereof, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 6th day of July, 2023.

Attested and Certified

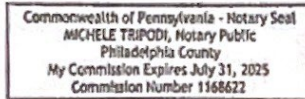
Regan A. Shulman, Secretary



Arch Insurance Company
Stephen C. Ruschak, Executive Vice President

STATE OF PENNSYLVANIA SS
COUNTY OF PHILADELPHIA SS

I, Michele Tripodi, a Notary Public, do hereby certify that Regan A. Shulman and Stephen C. Ruschak personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.



Michele Tripodi, Notary Public
My commission expires 07/31/2025

CERTIFICATION

I, Regan A. Shulman, Secretary of the Arch Insurance Company, do hereby certify that the attached Power of Attorney dated July 6, 2023 on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Stephen C. Ruschak, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 7th day of January, 2024.

Regan A. Shulman, Secretary

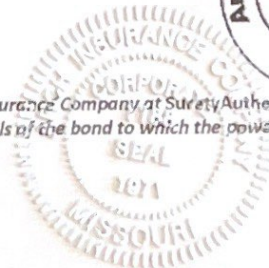
This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:

Arch Insurance - Surety Division
3 Parkway, Suite 1500
Philadelphia, PA 19102



To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at SuretyAuthentic@archinsurance.com. Please refer to the above named Attorney-in-Fact and the details of the bond to which the power is attached.



ARCH INSURANCE COMPANY  
STATEMENT OF FINANCIAL CONDITION  
DECEMBER 31, 2022


Assets

Cash & Cash Equivalents in Banks	\$164,221,743
Bonds owned	5,593,459,350
Stocks	661,945,887
Premiums in course of collection	759,892,858
Accrued interest and other assets	<u>1,233,903,208</u>
 Total Assets	 <u>\$ 8,413,423,046</u>

Liabilities

Reserve for losses and adjustment expenses	\$3,263,943,304
Reserve for unearned premiums	1,564,373,124
Ceded reinsurance premiums payable	408,386,710
Amounts withheld or retained by company for account of others	212,472,379
Reserve for taxes, expenses and other liabilities	<u>983,651,831</u>
 Total Liabilities	 \$6,432,827,348
 Surplus as regards policyholders	 <u>1,980,595,698</u>
 Total Surplus and Liabilities	 <u>\$8,413,423,046</u>


By:   
\_\_\_\_\_  
Executive Vice President, Chief  
Financial Officer and Treasurer

Attest:   
\_\_\_\_\_  
Executive Vice President,  
General Counsel and Secretary

State of New Jersey )  
                                  )       SS  
County of Hudson )

Thomas James Ahern, Executive Vice President, Chief Financial Officer and Treasurer and Regan Shulman, Executive Vice President, General Counsel and Secretary being duly sworn, of ARCH INSURANCE COMPANY, Missouri; and that the foregoing is a true and correct statement of financial condition of said company, as of December 31, 2022.


Subscribed and sworn to before me, this 14 day of March 2023

Notary Public   
\_\_\_\_\_

BRITTANY CONKLIN  
Notary Public, State of New Jersey  
Comm. # 50204279  
My Commission Expires 11/07/2027

**Appendix A: Amended Bid Form – Selective Demolition and Abatement of Commercial Property in Village of Decatur – Bergen Building, 312 School Street**

The undersigned hereby declares that the instructions and specifications, including all appendices, have been carefully examined and that the selective demolition and abatement project at 312 School Street, Decatur, Michigan, will be done for the prices set forth in this bid. It is understood and agreed that all bid prices shall remain in effect for at least sixty (60) days from the date of the bid opening to allow for the award of the bid, and that if chosen, the bid price remains firm. The undersigned bidder further agrees and understands that the VBCLBA reserves the right to reject any and/or all bids and the right to waive irregularities in bidding if it determines such action to be in the best interest of the VBCLBA.

Bidding Company	Asbestos Abatement, Inc.
Address/Village/State/Zip	2420 N Grand River Ave, Lansing, MI 48906
Phone and E-mail	517-323-0052 ekuznicki@oneaai.com
Authorized Representative/Title	Eric Kuznicki, Vice President
Signature	
Date	11/6/25

Scope	Cost to complete the general requirements and scope of work of this RFP	
	Abatement	Interim Controls
Asbestos Abatement	\$ 130,120	
Selective Demolition	\$ 319,485	
Bonds Budget (if total bid exceeds \$50,000)	\$ 11,225	\$ 9,897
Lead Hazard Control Work (as defined in Addendum No. 2)	\$ 264,750	\$ 176,180
Post renovation final cleaning for lead dust	\$ 34,000	
<b>TOTAL BID</b>	<b>\$759,580</b>	<b>\$ 669,682</b>
Proposed Completion Schedule (may be attached). Eight (8) weeks maximum.	3rd Floor Demo/Abatement: 12/1-12/12 2nd Floor Demo/Abatement: 12/15-12/29 1st Floor Demo/Abatement: 12/29-1/16 Window Removal/Board-Up: 1/12-1/23 Exterior Demo/Abatement: 1/12-1/23	

For each subcontractor, provide the business name, the name of every owner, and the tasks for which they will be used. Attach an additional sheet if necessary.	All work to be self-performed
---	-------------------------------

I acknowledge that we are not listed on any governmentwide exclusion list and further have not been debarred, suspended, or otherwise excluded by agencies or declared ineligible under statutory or regulatory authority. Further, I acknowledge that the VBCLBA will be conducting a search to confirm.

I acknowledge that Davis-Bacon prevailing wages apply to the scope of this RFP and that a prevailing wage determination in accordance with statute requirements and Appendix F has been included as part of my bid pricing.

I acknowledge receipt of Addendum No. 1 and Addendum No. 2.

Unit pricing for any additional ACM removals (identified ACMs in excess of 125% of reported quantities or new materials not identified in the NESHAP Asbestos Survey Report, if applicable):

Material Type	Unit Price
Miscellaneous Materials	\$ 1.50-100 per square foot
Surfacing Materials	\$ 25-150 per square foot
TSI	\$ 35-75 per linear foot
Vermiculite	\$ 50-250 per cubic foot

Unit pricing for lead hazard control work if scope is determined to be a mix of abatement and interim controls:

\*See attached clarifications page

Component Type	Abatement Unit Pricing	Interim Controls Unit Pricing
Large components such as walls and ceilings	\$ _____ per component	\$ _____ per component
Smaller components such as trim	\$ _____ per component system	\$ _____ per component system
Doors	\$ _____ per unit	\$ _____ per unit
Windows	\$ _____ per unit	\$ _____ per unit

I acknowledge that if unit pricing is selected for some components, the total budget of all lead hazard control work will not exceed the total lead hazard control budgets listed above/included in the bid form.

Additional Questions required to complete Bid Form:

1. How is your company organized (corporation, partnership, etc.) and how long have you been in business? List the name and contact information of the owner, president, managing partner, or CEO.

AAI is a corporation that has been in business for over 42 years. Eric Kuznicki is the vice president/co-owner along with Michael Suty who is the president/co-owner. Eric can be reached at ekuznicki@oneaai.com

2. Give a brief summary of the history of the business.

Asbestos Abatement Inc. is a family-owned and operated small business centrally located in beautiful Lansing, Michigan since 1983. We provide specialized environmental services for asbestos, lead, and mold. We also perform selective and total demolition services. We are licensed, bonded and insured. Our services are offered throughout the State of Michigan.

3. Please provide the name and work experience of the Project Manager you are assigning to this contract. This Project Manager will be the main contact for the county and will oversee contract compliance, timeliness, and work quality.

Mike Busterna will be the project manager assigned to this project. Mike has over 13 years of experience in the construction industry working on several historical preservation projects such as the Michigan State Capitol and Lexington School in Grand Rapids

4. List any professional licenses/certifications and applicable trainings of the company or employees assigned to this contract as applicable to this project. Additionally, please attach copies of the applicable licenses, accreditations, or training certificate (if no associated license).

AAI is a licensed asbestos abatement and lead abatement contractor in the State of Michigan, see licenses attached. We also hold a residential builder's license in the State of Michigan.

5. Has your company had a similar contract terminated for cause within the last three years? If yes, please explain.

We have not had a contract terminated.

6. Has your company received any violations in the last five years? If yes, please list and explain how the violations were resolved.

1. AAI has a citation on a project where the State of Michigan hired a 3rd party to monitor the air, including personal sampling, the report the 3rd party provided to the State did not show the calculation or the TWA, therefore AAI was cited, as we are ultimately liable for our employees personal monitoring.

2. AAI also has a citation in 2025 for not submitting our OSHA 300 forms on time in 2025 due to clerical error. Both citations are considered less than serious.

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

If damage were to occur, the onsite foreman would notify the project manager and then fill out an incident report which would include all parties involved.

- 8. Please describe similar project experience that required selective demolition and preservation of building materials not subject to proposed renovations.

Lexington School Renovation, Grand Rapids, MI  
 Michigan State Capitol, Lansing, MI  
 Michigan State University Campbell Hall, East Lansing, MI

- 9. Please describe similar project experience related to asbestos and abatement and lead hazard control work.

Michigan State University Landon Hall  
 Michigan State University Campbell Hall  
 Lexington School Renovation  
 Michigan State University Owen Hall  
 Michigan State Capitol - Multiple Renovation Projects

- 10. Please describe similar project experience utilizing prevailing wage determinations on labor and fringe benefits.

Nearly 50% of our projects utilize prevailing wages, our accounting and project management team is well versed in these requirements. A few past and current examples are the Macomb County Jail, City of Lansing Pump Station, and Judson Center Renovation.

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


Michigan State University - Gary Bosh 734-320-2491 boshgary@msu.edu  
 Northville Township - Bob Belair - 248-533-5353 bob.belair@twp.northville.mi.us  
 City of Lansing - Bill Brunner - 517-483-4018 bill.brunner@lansingmi.gov

I hereby state that I have the authority to submit this Proposal on behalf of the undersigned. I hereby state that I have not communicated with, nor accepted anything of value from, any official or employee of the County of Van Buren or the Van Buren County Land Bank Authority regarding this Request for Proposal.

This Bid is Presented By:

Asbestos Abatement, Inc.  
 \_\_\_\_\_  
 Company Name

Eric Kuznicki, VP  
 \_\_\_\_\_  
 Authorized By (Printed Name/Title)

  
 \_\_\_\_\_  
 Authorized Signature

11/6/25  
 \_\_\_\_\_  
 Date

**Appendix B: Non-Iran Linked Business Certification**

1. Pursuant to Michigan law (Iran Economic Sanctions Act, Michigan PA 517 of 2012), before accepting any bid or proposal or entering any contract for goods and services with any prospective vendor, the County must obtain certification from the vendor that it is not an "Iran-Linked Business."
2. By signing below, I certify and agree on behalf of the company submitting this form and myself the following: (1) that I am duly authorized to legally bind the company submitting this proposal; (2) that the company submitting this proposal is not an "Iran Linked Business," as that term is defined in Section 2(E) of the Iran Economic Sanctions Act, Michigan PA 517 of 2012; and (3) that I and the company submitting this proposal will immediately comply with any further certifications or information submissions requested by the county in this regard.

Company Name


Asbestos Abatement, Inc.

Authorized Representative

Eric Kuznicki, Vice President

(printed name and title)

Signature



Date

11/6/25

### **Appendix C — Insurance Requirements**

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

1. **Workers' Compensation Insurance:** The Vendor shall procure and maintain during the life of this contract, Workers' Compensation Insurance, including Employers' Liability Coverage, in accordance with all applicable statutes of the State of Michigan.
2. **Commercial General Liability Insurance:** The Vendor shall procure and maintain during the life of this contract, Commercial General Liability Insurance on an "Occurrence Basis" with limits of liability not less than \$1,000,000 per occurrence and aggregate combined single limit for Personal Injury, Bodily Injury, and Property Damage. Coverage shall include the following extensions: (A) Contractual Liability; (B) Products and Completed Operations; (C) Independent Contractors Coverage; (D) Broad Form General Liability Extensions or equivalent, if not already included; (E) Deletion of all Explosion, Collapse, and Underground (XCU) Exclusions, if applicable.
3. **Motor Vehicle Liability:** The Vendor shall procure and maintain during the life of this contract Motor Vehicle Liability Insurance, including Michigan No-Fault Coverages, with limits of liability not less than \$1,000,000 per occurrence combined single limit for Bodily Injury, and Property Damage. Coverage shall include all owned vehicles, all no-owned vehicles, and all hired vehicles.
4. **Errors and Omissions:** The vendor shall procure and maintain during the life of this contract Errors and Omissions insurance with limits of liability not less than \$1,000,000 per occurrence and aggregate combined single limit. If the vendor's Errors and Omissions Insurance is on a "claims made" basis, the vendor must maintain the policy for an additional three years after completion of the work.
5. **Additional Insured:** Commercial General Liability, as described above, shall include an endorsement stating that the following shall be Additional Insureds: Van Buren County, all elected and appointed officials, all employees and volunteers, all boards, commissions, and/or authorities and board members, including employees and volunteers thereof; and Fishbeck.
6. **Cancellation Notice:** Workers' Compensation Insurance, Commercial General Liability Insurance, and Motor Vehicle Liability Insurance, as described above, shall include an endorsement stating the following: "It is understood and agreed that Thirty (30) Days Advance Written Notice of Cancellation, Non-Renewal, Reduction, and/or Material Change shall be sent to: Trisha Nesbitt, Van Buren County Treasurer/Land Bank Chair, 219 E. Paw Paw Street, Suite 101, Paw Paw, Michigan 49079."

**Appendix D — Bidder's Checklist**

	Checklist Items
	1. Completely review this Invitation to Bid document and understand all requirements. Must return the completed Bid Form and the required attachments.
	2. Calendar check — sealed bid must be submitted by October 15, 2025, at 3:00 p.m.
	3. Calendar check – <b>Mandatory</b> pre-bid walkthrough of 312 School Street on October 1 at 9:00 a.m.
	4. Completed required Bid Form (pg. 13–16) and returned within the required bid submittals.
	5. Completed required non-Iran linked business certification form (pg. 17) and returned with the Bid Packet.
	6. Required attachment — copies of applicable licenses/accreditations and proof of insurance or proof of insurability from an insurance agent, labeled Exhibit A.
	7. Optional attachment, if applicable — letter from a surety or bonding agent opining on status of contractors ability to secure a performance and payment bond.



RE: 312 School St Bid Exclusions & Clarifications

Below is a list of clarifications and exclusions for the project referenced above.

**Clarifications:**

- 815 SF of damaged plaster ceiling removal figured. Per section 5.7.2 of work scope only damaged areas are to be removed which conflicts with note 12 on the drawings. Note 12 is not included per scope and site walk.
- 4,365 SF of HA#41 removal figured in areas not under wood flooring. There is no practical way to quantify what areas of wood floor cannot be preserved, therefore no abatement under wood floors is included in the base bid.
- Transformed working power and water within close proximity to work area assumed to be available
- Note 5.7.1 states to remove items on upper floors down to studs, to clarify most of the walls are plaster on block. It is our understanding from the walk-through that plaster is to remain and any surface MEP items to be removed.
- MEP items will be cut flush the adjacent subsurface
- Any replacement, repaint, or enclosing of lead items not included in base bid.
- Pricing assumes waste will pass a TCLP test. Cost for testing is included.
- Lead unit pricing on bid form is too open ended to provide pricing. Will need to be discussed post-bid.

**Excluded:**

- Stabilization or removal of hairline plaster cracks
- Removal of built in cabinets
- Sawcutting of walls and floors to remove non-exposed MEP items
- Removal or temporary piping of roof drains
- Demolition of items in the attic space
- Offsite transport of salvage items
- Removal of hardwood flooring
- Grinding or sanding of carpet glue from wood flooring
- Material sampling or testing
- Removal of concrete bleacher seating or abatement of black tar
- Engineering, shoring, or testing
- Removal of wood trim and handrails
- Site security or fencing
- Removal of underground storage tanks
- Installation of new materials

Contractor Number  
C51440

Expiration Date  
1/25/2026

*State of Michigan*  
Department of Labor and Economic Opportunity  
**Asbestos Abatement Inc.**

has satisfactorily met the requirements of Michigan Public Act 135 of 1986,  
as amended, and is hereby recognized as a

**LICENSED ASBESTOS ABATEMENT CONTRACTOR**  
**Type II (5 + employees)**

**The issuance of this license does not ensure that asbestos indemnification insurance coverage has been acquired by the licensee. This license is nontransferable.**

MIO 3003 (03/2019)  
Authority: Michigan Public Act 135 of 1986, as amended

176155

Asbestos Abatement Inc.  
2420 North Grand River Avenue  
Lansing, MI 48906

The Michigan Department of Labor and Economic Opportunity (LEO) has reviewed and approved your application for a Michigan Asbestos Abatement Contractors License. The License Certificate is valid for a period of one year.

The Department is requiring each licensed asbestos abatement contractor to notify the Department of any asbestos abatement project exceeding 10 linear feet or 15 square feet of friable asbestos containing material. This notification must reach the office of the Asbestos Program at least 10 days before the beginning of each project. If for any reason there are revisions or modifications to a notification, your company must notify LEO by FAX (517.284.7700), telephone, or email (asbestos@michigan.gov). If the revision is via telephone, your company must follow-up with a formal written revision.

Please be advised, your company must continue to maintain records of post-abatement air monitoring results. LEO can and may request these post asbestos abatement monitoring results periodically. Please be reminded that any additional or new employees must be accredited before they engage in any asbestos abatement activities.

To apply for renewal of this license, please submit an application no sooner than 90 days and no later than 30 days before the license expires. The Department must also be notified of any address or ownership changes. Project notifications and questions regarding your license should be directed to the Michigan Department of Labor and Economic Opportunity, MIOSHA Asbestos Program, P.O. Box 30671, Lansing, Michigan 48909, 517.284.7698.

*Dan W. Maki*

Dan W. Maki  
Safety and Health Manager



This certifies that

# **Asbestos Abatement, Inc.**

in accordance to the Michigan Lead Abatement Act of 1998  
is recognized as a certified

**LEAD ABATEMENT FIRM**

***C-000318***

This certification permits the Lead Abatement Firm named  
above to perform lead-based paint abatement in the  
State of Michigan until

***December 31, 2025***

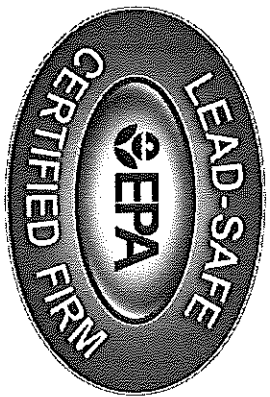
A handwritten signature in black ink, appearing to read 'Gene A. ...', is positioned above the official title and date.

Lead Certification and  
Compliance Assurance  
Section Manager

01/09/2025

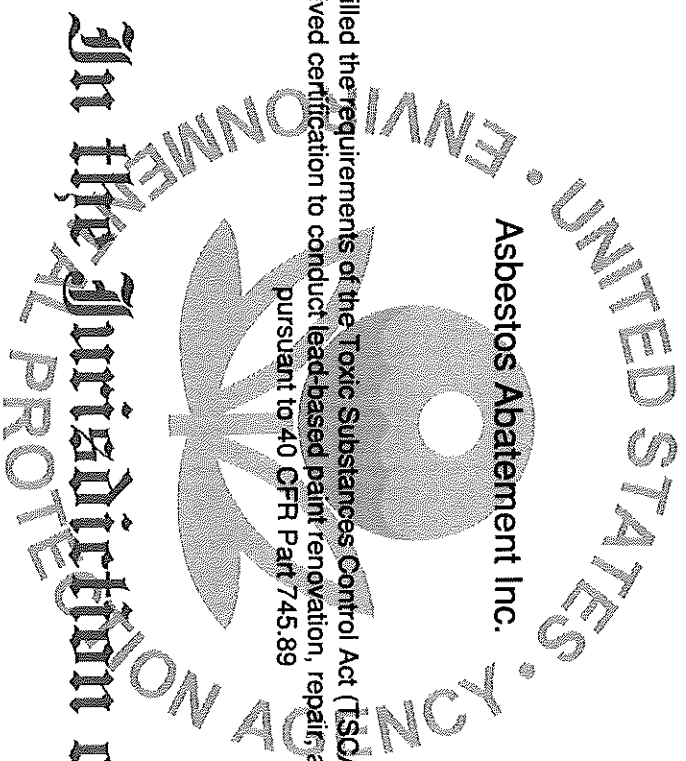
# United States Environmental Protection Agency

This is to certify that



Asbestos Abatement Inc.

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint renovation, repair, and painting activities pursuant to 40 CFR Part 745.89



In the Jurisdiction of:

All EPA Administered States, Tribes, and Territories

This certification is valid from the date of issuance and expires May 09, 2030

NAT-27280-4

Certification #

April 25, 2025

Issued On

A handwritten signature in black ink, appearing to be "M Edmonds".

Marc Edmonds, Chief

Risk Assessment Management Branch 2.



Michigan Department of Licensing and Regulatory Affairs  
Bureau of Construction Codes  
Licensing Section  
P.O. Box 30254  
Lansing, MI 48909

Michigan Department of Licensing and Regulatory Affairs  
Bureau of Construction Codes  
Company Builder License  
Q.O. - Michael James Suty

ASBESTOS ABATEMENT INC  
DBA - AAI BUILDING GROUP  
2420 N GRAND RIVER AVE  
LANSING, MI 48906

License No:  
2102213115

Expiration Date:  
05/31/2028

ASBESTOS ABATEMENT INC  
DBA - AAI BUILDING GROUP  
2420 N GRAND RIVER AVE  
LANSING, MI 48906

GRETCHEN WHITMER  
Governor

**Michigan Department of Licensing and Regulatory Affairs  
Bureau of Construction Codes  
Company Builder License**

ASBESTOS ABATEMENT INC  
DBA - AAI BUILDING GROUP  
2420 N GRAND RIVER AVE  
LANSING, MI 48906

**Qualifying Officer:  
Michael James Suty  
Qualifying Officer #  
2101211145**

**MUST BE DISPLAYED IN A CONSPICUOUS PLACE**

**License No.  
2102213115**

**Expiration Date:  
05/31/2028**

**This document is duly  
issued under the laws of the  
State of Michigan**





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
2/13/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Kapnick Insurance Group 333 Industrial Dr Adrian MI 49221	<b>CONTACT NAME:</b> Heather Butler	
	<b>PHONE (A/C, No, Ext):</b> 616-315-2829	<b>FAX (A/C, No):</b> 517-263-6658
<b>E-MAIL ADDRESS:</b> Heather.butler@kapnick.com		
<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
<b>INSURER A :</b> Secura Insurance Company		
<b>INSURER B :</b> Liberty Mutual - Assigned Risk		2282
<b>INSURER C :</b> Intact Insurance Company		
<b>INSURER D :</b>		
<b>INSURER E :</b>		
<b>INSURER F :</b>		

**INSURED** ASBEABA-01  
 Asbestos Abatement Inc  
 2420 North Grand River  
 Lansing MI 48906

**COVERAGES**      **CERTIFICATE NUMBER:** 2011852215      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDITIONAL INSURED	SUBROGATION	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
C	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	Y	Y	793-01-39-10-0000	1/15/2025	1/15/2026	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 50,000
							MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 3,000,000
							PRODUCTS - COMP/OP AGG	\$ 3,000,000
								\$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	A3427049	1/1/2025	1/1/2026	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
C	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED      RETENTION \$	Y	Y	793-01-39-11-0000	1/15/2025	1/15/2026	EACH OCCURRENCE	\$ 7,000,000
							AGGREGATE	\$ 7,000,000
								\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	WC5-33S-B1Z18B-014	1/1/2025	1/1/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER	
							E.L. EACH ACCIDENT	\$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
C	Pollution			793-01-39-10-0000	1/15/2025	1/15/2026		5,000,000
A	Leased / Rented Equipment			QT-660-1Y318182	3/11/2024	3/11/2025		350,000

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**  
 Excluded Officers Eric Kuznicki and Michael Suty

<b>CERTIFICATE HOLDER</b>  **For Information Only United States	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	<b>AUTHORIZED REPRESENTATIVE</b> 