

Request for Proposals: Building Demolition and Disposal

Request ID: **RFP-CARO-ABATEMENT-DEMO**

Tuscola County Land Bank Authority Blight Elimination Program

This Request for Proposal (RFP) is issued by the Tuscola County Land Bank Authority. The Blight Elimination Program is being managed via a consultant agreement with the Economic Development Corporation, of which all communication should flow. For questions regarding this project, contact:

Leandra Wolschleger
Economic Development Corporation
250 E Huron Ave Room 303
Bad Axe, MI 48413
989-269-6431
info@huroncounty.com

Key Dates

RFP Issued: October 3, 2025

Due Date: October 17, 2025

Selected Firm Notified: October 24, 2025

The Tuscola County Land Bank Authority is seeking proposals to hire a qualified contractor to demolish and dispose of all building materials associated with **202 W Burnside Street, Caro, Michigan, 48723**. Building materials include asbestos-containing materials, hazardous materials, underground footings, and walls, unless otherwise noted, at the location below. Hazardous materials surveys of the building have been completed and are included in this package. The contractor will be responsible for all required local, state, and federal permits, associated fees, and notifications. The contractor may submit a bid proposal for the property identified below.

Please provide bid proposals for the structure:

- 202 W Burnside St. – Caro , MI 48723 Parcel No. 050-500-114-0500-00

Scope of Work

Abatement and Demolition of Structures: The Scope of Work ("Work") for this RFP may include, but is not necessarily limited to:

1. **Security:** Provide site security for the duration of the project after notice to proceed is received.
2. **Mobilization:** Includes all labor, equipment, materials, and incidentals to mobilize to the project site to perform the work. It includes all supervision of successful Respondent personnel, and office support. It includes project meetings, surveying, site security, temporary controls and utilities, pre-work submittals, preparation of all submittals

including, the successful Respondent's Site Specific Work Plan and Health and Safety Plan (HASP), personal protective equipment, permits, disposal approvals, erosion controls, barricades, traffic control, trash disposal, cleaning, and demobilization. Total cost of this item shall not exceed four (4%) percent of the successful Respondent's overall base bid.

3. **Utilities:** It will be the successful Respondent's responsibility to have utilities cut and removed from the site as required by regulation, local ordinance or, at a minimum, generally accepted methods. The successful Respondent is responsible for contacting Miss Dig prior to any demolition activity.

1. The contractor is responsible to cut and cap utilities and pay all associated fees. This may include well capping and proper closure of any on-site sewer systems or drainage systems as disclosed, or as found by successful Respondent.

4. Asbestos Containing Materials: Includes all labor, equipment, materials, incidentals, transportation, and disposal fees for the pre-demolition abatement of asbestos containing materials. Successful Respondent is required to submit Notification of Intent to Renovate/Demolish to EGLE and the MIOASHA Asbestos Program at the Michigan Department of Licensing and Regulatory Affairs ("LARA"), provide the TCLBA with copy of notification and any subsequent revisions to notification.

5. Universal Waste: Include all labor, equipment, materials, incidentals, transportation, and disposal fees needed to manage Universal Waste and its disposal prior to demolition. Universal waste includes, but is not limited to, bulbs; ballasts; batteries; mercury containing/equipment; and electronic equipment.

1. The Pre-demolition survey reports from SME USA, attached, identified all materials found on site. All must be addressed as part of abatement.

6. Clearances: TCLBA requires a third-party clearance exam. We will coordinate the exam once abatement is complete. Any costs for failed examinations shall be deducted from the final payment to the successful Respondent's final invoice.

7. Demolition: Includes all labor, equipment, materials, fees, permits and incidentals needed: to demolish building, flatwork, and below grade structures associated with the building (including basement, foundations, footings, sumps, pits, vaults etc.); transportation and disposal of all demolition debris; removal of all concrete and asphalt drives and parking areas on site; and utility disconnects, removal, abandonment, or protection of buried underground utilities as specified. Use of explosives is strictly prohibited. Do not burn demolished materials. Except for items or materials indicated to be reused, salvaged, or otherwise indicated to remain property of TCLBA, demolished materials shall become the successful Respondent's property and shall be removed, recycled, or disposed from Project site in an appropriate and legal manner. Successful Respondent will be required to provide water, application equipment and personnel for dust suppression during demolition activities.

8. Site Restoration: Site restoration shall include general backfilling, leveling and compaction and the installation of topsoil, grass seed and straw. Procedures, methods, materials, and other information regarding excavation and backfill shall be included in the Project Work Plan developed by the successful Respondent. The following information regarding excavation and backfilling shall be included in the Project Work Plan, at a minimum: (1.) Project Schedule; (2.) List of Subcontractors; (3.) Description of the methods and equipment to be used for each related operation (i.e., excavation, transportation, sampling, etc.); (4.) Transportation company; (5.) Method to protect any storm sewers and conveyances during soil excavation in close proximity of the site; and (6.) Description of the means, methods, and procedures for site restoration.

9. Backfill material: The successful Respondent shall submit data on proposed backfill materials (soil, sand and gravel) to the TCLBA for approval. This data shall include the source of backfill material; grain size analysis, including MDOT classification; and analytical results (including volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), and Michigan metals) verifying that backfill material is uncontaminated. Testing shall be the responsibility of the successful Respondent and shall be performed at no additional cost to the TCLBA.

1. Satisfactory materials shall be MDOT Class II sand or MDOT Class III granular fill and shall be free of trash, debris, roots, and other organic matter. Native fill can be reused in the excavation from which it came, if determined by TCLBA or its designee to be suitable. Any sampling, sample delivery, and laboratory analysis deemed necessary for reuse of native fill shall be the responsibility of the successful Respondent and is incidental to the project.

2. Unsuitable materials

1. Contaminated soil includes, but is not limited to, soils that are visually or olfactory impacted. If any VOCs, SVOCs, PCBs, or other contaminants are detected in backfill material from an offsite location and/or if the TCLBA or its designee detects any contamination through visual or olfactory senses, then this will constitute classification as "contaminated soil."

2. Unsuitable materials include the following materials: (1.) Soils that, when classified under ASTM D 2487 - Classification of Soils for Engineering Purposes, fall in the classification of Pt, OH, CH, MH, or OL; (2.) Soils that cannot be compacted sufficiently to achieve the density specified for the intended use; (3.) Soil with more than 10% organics; (4.) Soils that contain greater concentrations of chloride or sulfate ions or have a soil resistivity or pH less than the existing onsite soils; (5.) Topsoil; (6.) Slag; (7.) Crushed concrete; (8.) Rock; (9.) Fill with brick, block or concrete; and/or (10.) Fill with rocks larger than 4" diameter.

10. Analytical Reports: The successful Respondent shall submit to the TCLBA all analytical results of the backfill, waste characterization, and any other samples collected/required for the work

11. Surface Grade: After demolition activities have been completed, all disturbed surfaces shall be graded, prior to surface restoration, so as to leave no ruts, pits, piles, or ridges. If it is required, the successful Respondent shall be responsible for settlement of fill over any fill areas and shall be required to repair any voids or holes that appear for a period of one year after final acceptance of work by the TCLBA, at the successful Respondent's own expense. The finished grade shall be flush (+ or -3") with existing sidewalks which will remain immediately adjacent to the affected area that is to be considered grade.

12. Finish Grade: Finish grade shall match the pre-work grade at undisturbed areas and the perimeter of the site. The finish grade shall be approximately 2-inches below the pre-work grade at the center of the property with a gentle upward slope towards the perimeter of the property where the finish grade matches the preexisting grade. Grading shall be conducted as directed by the TCLBA or its designee. All areas impacted by site activities, including pavements, roads, vegetation, and all other disturbed or altered structures/features shall be restored to pre-work condition. The finished grade shall be flush (+ or -3") with existing sidewalks which will remain immediately adjacent to the affected area that is to be considered grade.

13. Roadway and Parking Areas: The successful Respondent is required to repair, in-kind or better, any areas of the successful Respondent's access point, such as public roads, sidewalk or curbs, disturbed as a result of the successful Respondent's work or access.

14. Demobilization: Includes all labor, equipment, materials, and incidentals to complete balance of the Work under the bidding documents including but not limited to: site demobilization including removing personnel, equipment, supplies, rubbish and incidentals from the project site.

Deliverables

The successful Respondent must submit the following documentation to the TCLBA following the noted milestones. Prior to processing of final payment, all documents must be delivered to the TCLBA.

- 1. Prior to work beginning:** Project schedule; pre-work photos of site; project work plan; HASP; spill contingency plan; proposed disposal facilities and proposed disposal facility licenses.
- 2. Prior to Abatement:** Abatement notification(s) to the State of Michigan is required.
- 3. After Abatement:** Copies of site/project manager's verification of the quantity and description of removed materials; Copies of all asbestos and hazardous materials waste manifests.
- 4. Prior To Demolition:** NESHAP notification(s); permit applications and permits; dust control and air monitoring plan; soil erosion and sedimentation control plan; utility disconnects applications and verifications; and Abandoned Well Plugging Record.
- 5. After Demolition:** Copies of all asbestos, hazardous materials and demolition waste

manifests; copies of daily site activity reports; photos of finished site; and backfill analytical report.

General Requirements

1. Work must comply with all applicable Federal, State, and local codes. The contractor shall be responsible for acquiring and paying for all permits required for this project.

2. Qualifying bidders must possess a valid State of Michigan Asbestos Contractor's License and utilize properly trained and accredited staff for the asbestos work activities. The selected contractor shall be responsible for the conduct of demolition activities in accordance with the provisions of the United States Environmental Protection Agency (USEPA) National Emission Standards for Hazardous Air Pollutants (40CFR Part61M) asbestos regulation, the Occupational Safety and Health Administration (OSHA) Asbestos Standard for Construction (29 CFR 1926.1101), and as specified herein.

3. Please provide Certificates of Insurance as specified below:

a. General Liability Insurance: The Contractor and all Subcontractors shall, at their own expense obtain and maintain general liability insurance, on an occurrence basis, applying to all operations and liability in limits as respects Contractors and all tiers of Subcontractors, \$1,000,000 each occurrence, combined single limit for bodily injury and property damage, personal and advertising injury of \$1,000,000 for any one person or organization and \$2,000,000 aggregate limits. The coverage shall include:

b. Automobile Insurance: The Contractor and Subcontractors shall, at their own expense obtain and maintain such insurance as will protect it against liability imposed by law for loss or damage, including personal injuries and death arising from the ownership, use or operation of any motor vehicle, including owned, non-owned and hired vehicles for not less than \$1,000,000 inclusive limits, on an occurrence basis for each loss. Each Accident combined single limit for bodily injury and property damage to include uninsured and underinsured motorist coverage.

c. Worker's Compensation & Employer's Liability: The Contractor and Sub Contractor shall at their own expense, obtain and maintain Worker's Compensation and Employer's Liability insurance through their General Insurer to cover persons employed in connection with the Work. The limit for the Worker's Compensation shall be the greater of the Statutory Limits of Michigan or \$1,000,000 bodily injury by accident, \$1,000,000 bodily injury by disease, policy limit and \$1,000,000 bodily injury by disease for each employee.

d. Asbestos/Pollution Legal Liability Insurance: The Contractor shall carry occurrence-based asbestos and pollution/environmental impairment legal liability insurance covering all operations by or on behalf of the Contractor. The limits of liability shall not be less than a combined single limit for bodily injury, property damage, including cleanup costs and personal injury liability of \$1,000,000 each occurrence, \$3,000,000 aggregate.

e. Excess/umbrella liability insurance with coverage for commercial general liability, asbestos and pollution/environmental impairment liability and automobile liability with minimum limits of liability of \$2,000,000 for each occurrence and \$2,000,000 in the aggregate.

4. Schedule: A schedule of activities must be provided by the successful Respondent after award of contract and prior to beginning activities on the site

5. Debris Disposal: Off-site disposal of materials must be in State licensed locations or landfills. Follow all applicable requirements and regulations.

6. Signage and Safety: The successful Respondent must post appropriate signs to advise the project personnel and visitors of the limits of construction work areas, hardhat areas, excavations, asbestos abatement, construction parking and staging areas, etc. Advertising signage by successful Respondents, subcontractors, or suppliers is not allowed. The successful Respondent must maintain safe and adequate pedestrian and vehicular access to fire hydrants, commercial and industrial establishments, schools, parking lots, hospitals, fire and police stations and like establishments.

1. The successful Respondent must furnish, install and maintain as long as necessary and remove when no longer required adequate barriers, warning signs or lights at all dangerous points throughout the work for protection of property, workers and the public.

7. Street Barricades: The successful Respondent must erect and maintain all street barricades, signal lights and lane change markers during the periods that a traffic lane is closed for their operations. There must be full compliance with rules and ordinances respecting such street barricading and devices must be removed when hazard is no longer present.

8. Temporary Fencing: The successful Respondent must entirely enclose the demolition activity area by means of woven wire or snow fence having a minimum height of four feet if an open hole is left overnight. Gates must be provided at all points of access, as applicable. Gates must be closed and secured in place at all times when work is not in progress. The fence must be removed and grounds restored to original condition upon completion of the Work.

9. Changes in Scope of Work: The TCLBA is entitled to make changes within the general scope of work outlined in the RFP consisting of additions, deletions or other revisions in the specifications and/or drawings, any means and methods or any TCLBA-furnished lands, equipment, materials or services, or directing acceleration of the work. Such changes will result in the release of an amendment to this RFP with applicable time extensions and

changes in costs as deemed necessary.

10. Underground Utilities: The successful Respondent shall comply with all laws concerning underground utilities, including but not limited to, Michigan Public Act 174, Miss Dig Underground Facility Damage Prevention and Safety Act. In addition, the successful Respondent shall be responsible for immediately notifying the TCLBA of any contact with or damage to underground utilities, and for the safety, protection of and repairing of any damage done to any work and any surface and subsurface facilities. The successful Respondent shall bear an appropriate portion of the delay and costs relating to the obligations set forth in this paragraph except as outlined in PA 174, 460.728 Section 8.

11. Request for Final Payment: There will be a single payment provided after the completion of the project. To receive final payment the successful Respondent must have submitted and/or completed the following:

1. Complete the abatement and demolition, within the contract time and date fixed by the TCLBA.
 - a. Submit all documentation outlined in the Deliverables section above.
 - b. If applicable, the successful Respondent must complete any identified incomplete or defective work to the satisfaction of the TCLBA.

Qualifications

The Respondent shall demonstrate by submitting documentation with their response to this RFP that they meet the following qualification criteria:

1. Meet the insurance requirements listed in the RFP.
2. Provide a list of similar projects that demonstrates a minimum of three (3) years' experience with demolitions similar to this project.
3. Provide three (3) references, include organization, contact person, and their phone number.
4. Be qualified, licensed and/or certified to handle noted wastes, asbestos and work in contact with potentially contaminated soils.
5. Able to certify all criteria listed throughout the RFP.
6. The Land Bank will review all public sites including, but not limited to, those listing debarred contractors for use of federal or state funds, licensing sites, OSHA violation sites and environmental violation sites, to verify qualifications applicable to this site and/or funding source.

Pre-proposal meeting

There will not be a pre-proposal meeting. Prospective bidders are encouraged to visit the Project Site and premises for this project and familiarize themselves with existing conditions affecting the work, including calculation of quantities of materials to be abated, demolished, and disposed/recycled.

Respondent Responsibilities

It is the responsibility of each Respondent, before submitting a bid, to:

1. Examine the RFP and associated documents thoroughly;
2. Visit the site and, if necessary, record conditions at the site (through logs/notes, photographs, video or any other means);
3. Study and correlate the Respondent's observations with the RFP documents;
4. Submit written questions or inquiries about the RFP documents or the Work; and
5. Account for all general, local and prevailing conditions at or near the site that may in any manner affect the cost, schedule, progress, performance or furnishing of the work.

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 in order to conduct audits or other investigations.

1. **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 evidencing that the Program Funds were expended in accordance with federal, state, and local regulations.
2. **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.
3. **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."

4. **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.
5. **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.
6. **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.
7. **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.

8. **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.
9. **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.
10. **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).

Instructions for Submission

Contractors should indicate proposed date of service(s) and estimated completion time. These dates may be taken into consideration in making the award. Contractors should be aware that information submitted with a proposal is subject to the Michigan Freedom of Information Act and may not be held in confidence after the proposals are opened. All proposals shall be available for review after the Authority has evaluated them.

To be considered, each Respondent must submit a COMPLETE submission in response to this RFP using the format specified. Respondent's submission must be submitted in the format outlined below. There should be no attachments, enclosures, or exhibits other than those

required in the RFP or considered by the Respondent to be essential to a complete understanding of the submission. Each section of the submission should be clearly identified with appropriate headings:

1. **Business Organization and History** – State the full name, address, and phone number of your organization and, if applicable, the branch office or other subordinate element that will perform, or assist in performing, the work hereunder. Indicate whether it operates as an individual, partnership, or corporation; if as a corporation, include the state in which it is incorporated. If appropriate, the submission must state whether the organization is licensed to operate in the State of Michigan. Provide a copy of your State of Michigan Residential Builder License or Maintenance and Alteration License with Demolition classification.
2. **Narrative** – Include a narrative summary description of the proposed effort and of the services(s)/products(s) that will be delivered.
3. **Technical Work Plans** – Provide detailed information on the qualifications that your firm has to accomplish each of the areas in the Scope of Work.
4. **Prior Experience** – Describe the prior experience of your organization which you consider relevant to the successful accomplishment of the project defined in this RFP. Include sufficient detail to demonstrate the relevance of such relevant experience. Submissions should include, in this Section, descriptions of qualifying experience to include project descriptions, costs, and starting and completion dates of projects successfully completed; also include the name, address, and phone number of the responsible official of the client organization who may be contacted. The TCLBA may evaluate the Respondent's prior performance with the TCLBA or the State of Michigan, and prior performance information may be a factor in the award decision.
5. **Project Staffing** – The Respondent must be able to staff a project team which possesses talent and expertise in the field of the requirements of this RFP. Please provide a brief outline of qualifications and similar projects completed for each current staff member and their areas of expertise. Submit copies of any specialized training, certifications and current licenses for each staff member. Indicate which of these individuals you consider key to the successful completion of the work. Do not include any financials for the contemplated work within the Submission.
6. **Subcontractors** – Include a list of all subcontractors that may be engaged to supplement your work under a future contract; include firm name and address, contact person and complete description of work to be subcontracted. Include descriptive information concerning subcontractors' organization and abilities. Also, the information provided in response to 5 and 6, above, should include detailed information about each potential subcontractors.



HAZARDOUS MATERIALS ASSESSMENT REPORT

202 WEST BURNSIDE STREET
CARO, MICHIGAN

SME Project Number: 099200.00.005.002
September 9, 2025

Funded by: Tuscola County EDC Coalition, Cooperative Agreement # BF00E03883





1685 Champagne Drive East
Saginaw, MI 48604

T (989) 684-6050

www.sme-usa.com

September 9, 2025

Ms. Ashley Bennett
Tuscola County Land Bank Authority
125 West Lincoln Street
Caro, Michigan 48723

Via E-Mail: treasurer@tuscolacounty.org

RE: Hazardous Materials Assessment Report
202 West Burnside Street
Caro, Michigan
SME Project No.: 0992000.00.005.002

Dear Ms. Bennett:

We have completed a hazardous materials assessment of the building located at the above referenced location. The Tuscola County Land Bank Authority, requested the assessment prior to the planned demolition of the building. We completed our assessment services in accordance with Sampling and Analysis Plan, dated June 4, 2025 and approved by the U.S. Environmental Protection Agency (EPA) on July 1, 2025.

If you have any questions concerning this report, or if additional services are required, please contact us.

Sincerely,

SME

A blue ink signature of Anthony J. Hosbein, written in a cursive style.

Anthony J. Hosbein
Senior Environmental Technician

A blue ink signature of Jason C. Lafayette, written in a cursive style.

Jason C. Lafayette
Senior Consultant

Enclosure: Hazardous Materials Assessment Report
Dated: September 9, 2025

TABLE OF CONTENTS

- 1. INTRODUCTION 1
- 2. ASBESTOS.....2
 - 2.1 VISUAL ASSESSMENT AND SAMPLING PROCEDURES.....2
 - 2.2 FINDINGS AND CONCLUSIONS.....2
 - 2.2.1 ACMS..... 2
 - 2.2.2 ASSUMED ACMS 2
 - 2.2.3 TRACE ASBESTOS MATERIALS..... 2
- 3. LEAD-BEARING AND CADMIUM-BEARING PAINTS3
 - 3.1 VISUAL ASSESSMENT AND SAMPLING PROCEDURES.....3
 - 3.2 FINDINGS AND CONCLUSIONS.....3
- 4. REGULATED MATERIALS AND UNIVERSAL WASTES4
 - 4.1 POLYCHLORINATED BIPHENYLS (PCBS)4
 - 4.2 MERCURY-CONTAINING EQUIPMENT4
 - 4.3 RADIOACTIVE SOURCES4
 - 4.4 CHEMICALS AND OTHER UNIVERSAL WASTE ITEMS4
- 5. RECOMMENDATIONS5
 - 5.1 ASBESTOS.....5
 - 5.2 LEAD-BEARING AND CADMIUM-BEARING PAINTS5
 - 5.3 REGULATED MATERIALS AND UNIVERSAL WASTES.....5
- 6. LIMITATIONS AND GENERAL COMMENTS..... 7
- 7. IDENTIFICATION OF REPORT AUTHOR.....8

TABLES

- TABLE 1: ASBESTOS BULK SAMPLING RESULTS
- TABLE 2: PAINT CHIP SAMPLING RESULTS

APPENDIX A

ASBESTOS SAMPLE CERTIFICATES OF ANALYSIS AND CHAIN OF CUSTODY FORMS

APPENDIX B

REGULATORY INFORMATION REGARDING ASBESTOS NOTIFICATIONS AND WORK PRACTICES

APPENDIX C

PAINT CHIP SAMPLE CERTIFICATES OF ANALYSIS AND CHAIN OF CUSTODY FORMS

APPENDIX D

REGULATORY INFORMATION REGARDING WORKER EXPOSURE TO LEAD AND CADMIUM

1. INTRODUCTION

We completed a hazardous materials assessment of the building located at 202 West Burnside Street in Caro, Michigan. The site was developed with an approximately 7,000 square feet two-story structure with a basement, that previously operated as a church. The structure was in a dilapidated condition at the time of our assessment and unoccupied. We completed our assessment services in accordance with Sampling and Analysis Plan, dated June 4, 2025 and was approved by the U.S. Environmental Protection Agency (EPA) on July 1, 2025.

We conducted the assessment activities to assist with identification of asbestos-containing materials (ACMs), potential lead-bearing and cadmium-bearing paints, and other regulated materials and universal waste items prior to demolition of the structure. This assessment will provide information to assist in complying with the United States Environmental Protection Agency (USEPA) requirements for inspection of commercial buildings prior to renovation or demolition under the National Emission Standards for Hazardous Air Pollutants asbestos regulation (NESHAP, 40 CFR Part 61). The assessment also provides information to assist in complying with: the Occupational Safety and Health Administration (OSHA) Asbestos Construction Standard (29 CFR Part 1926.1101); the OSHA Lead Exposure in Construction Standard (29 CFR Part 1926.62); and the OSHA Cadmium Construction Standard (29 CFR 1926.1127), regarding communication of hazards. The Michigan Occupational Safety and Health Administration (MIOSHA) adopted the OSHA standards by reference.

SME staff member, Darian L. Davis (Accreditation No. A64120), trained in accordance with the USEPA regulations and accredited by the Michigan Department of Labor and Economic Opportunity (LEO), under the requirements of Michigan Act 440 as an Asbestos Building Inspector, conducted the field activities. Mr. Davis was assisted by SME staff member Ms. Rene Kane.

2. ASBESTOS

2.1 VISUAL ASSESSMENT AND SAMPLING PROCEDURES

On July 14 and 15, 2025, we conducted a visual assessment and identified and estimated quantities of suspect ACMs associated with the structure and assigned a unique homogeneous area number to each suspect ACM observed. A homogeneous area, as defined by the USEPA's Asbestos Hazard Emergency Response Act (AHERA, 40 CFR Part 763), is an area of thermal system insulation (TSI), surfacing material, or miscellaneous material that appears uniform in color and texture. Due to the dilapidated condition of the building and safety concerns, the basement and bell tower could not be fully assessed. As such, additional suspect ACMs and/or quantities of suspect ACMs may be present in those areas.

Following the visual assessment, we collected bulk samples from the identified homogeneous areas of suspected ACMs in accordance with the AHERA assessment protocol (40 CFR Part 763), which is also referenced by the OSHA regulations. We submitted the bulk samples to Eurofins EPK Built Environment Testing, LLC, a laboratory accredited by the National Institute of Standards and Technology (NIST) under the requirements of the National Voluntary Laboratory Accreditation Program (NVLAP), for asbestos analysis via Polarized Light Microscopy (PLM). Samples found to contain less than ten percent asbestos via the visual estimation method of PLM were further verified via the "Point Count Method" as defined by the AHERA regulation (40 CFR Part 763). Results from analyses of samples collected from suspect ACMs are presented in the following subsections.

2.2 FINDINGS AND CONCLUSIONS

Below is a summary of the asbestos materials identified during the assessment.

2.2.1 ACMs

The PLM analytical data reported by Eurofins indicated that the following suspect ACMs contained greater than one percent asbestos are considered ACMs according to USEPA and OSHA asbestos regulations:

- Approximately 25 square feet of brown radiator insulation (HA9), located in the ceiling at the entrance to the basement and was observed in significantly damaged condition; and
- Approximately 40 lineal feet of corrugated paper pipe insulation (HA10), associated with 2", 4" and 6" steam pipes, located in basement and was observed in significantly damaged condition.

2.2.2 ASSUMED ACMs

Assumed ACMs were not identified during the assessment.

2.2.3 TRACE ASBESTOS MATERIALS

Trace asbestos materials were not identified during the assessment.

The laboratory reported that asbestos was not detected in the samples collected from the remaining suspect ACMs identified during the assessment. A summary of the descriptions of suspect ACMs identified during our assessment; and the asbestos categorization, estimated quantities, friability, conditions, and locations of the materials is presented on Table 1. The Chain-of-Custody forms and analytical data for the bulk asbestos samples are presented in Appendix A.

3. LEAD-BEARING AND CADMIUM-BEARING PAINTS

3.1 VISUAL ASSESSMENT AND SAMPLING PROCEDURES

On July 14 and 15, 2025, we conducted a visual assessment to identify painted surfaces of the building. We collected 22 chip samples of paints suspected to be lead-bearing or cadmium-bearing coatings. We submitted the paint-chip samples to Eurofins, which is accredited by the American Industrial Hygiene Association (AIHA) Environmental Lead Laboratory Accreditation Program (ELLAP), for lead and cadmium analysis of the paint chip samples via atomic absorption spectrophotometry (AAS). Due to the dilapidated condition of the building and safety concerns, the basement and bell tower could not be fully assessed. As such, additional painted surfaces may be present in those areas.

3.2 FINDINGS AND CONCLUSIONS

Detectable concentrations of lead were reported in 17 (L1 through L7, L9, L11, and L15 through L22) of the 22 samples of paint collected during the assessment. Detectable concentrations of cadmium were reported in two (L1 and L3) of the 22 samples. The Chain-of-Custody forms and analytical data for the paint chip samples are included in Appendix C of this report. A summary of the descriptions of lead-bearing and cadmium-bearing paints, paint locations, as well as lead and cadmium content of the paint chip samples are presented in Table 2.

4. REGULATED MATERIALS AND UNIVERSAL WASTES

We conducted a visual assessment to identify the presence of universal waste items and other regulated materials in the building. A summary of the various regulated materials and universal wastes and regulated materials observed during our assessment is presented below. Due to the dilapidated condition of the building and safety concerns, the basement and bell tower could not be fully assessed. As such, additional regulated materials and universal waste may be present in those areas.

4.1 POLYCHLORINATED BIPHENYLS (PCBs)

Although no longer commercially produced in the United States, PCBs may be present in products and materials produced before the 1979 USEPA PCB ban. We assessed the building for commonly known sources of PCB oils and fluids such as transformers, capacitors, or compressor oils; electric motors, and electric lamp ballasts.

We observed approximately 34 fluorescent light fixtures located in the building. Based on the age of the building, ballasts in the observed light/lamp fixtures not affixed with a “non-PCB” label have the potential to contain PCBs.

4.2 MERCURY-CONTAINING EQUIPMENT

If destroyed or improperly removed, mercury-containing materials and equipment can be sources of fugitive mercury emissions. We assessed the building for evidence of equipment suspected to contain mercury such as thermostats, fluorescent light tubes, HID lamp bulbs, or gas pressure switches.

We observed approximately 34 fluorescent light fixtures located in the building that contained approximately 120 light tubes suspected to contain mercury.

4.3 RADIOACTIVE SOURCES

We assessed the building for evidence of equipment suspected to contain radioactive material such as x-ray equipment, smoke detectors, or self-illuminated exit signs.

We observed one ionization-type smoke detectors located in the building that were affixed with labels indicating that the smoke detectors contained 0.9 microcuries of the radioactive isotope Americium-241. No other equipment or materials suspected to contain radioactive sources were observed.

4.4 CHEMICALS AND OTHER UNIVERSAL WASTE ITEMS

Other regulated materials observed during our assessment may require additional handling and disposal to facilitate the planned renovation included one exit sign with lead-acid batteries.

**TABLE 1: ASBESTOS BULK SAMPLING RESULTS**

Project: MI Green Thumb FY2024 US EPA Brownfield

Site: 202 W. Burnside Street

Caro, Michigan

Project No: 099200.00.005.002

HA #	Material Description	ACM/ NON-ACM	Estimated Quantity*	Friability	Condition	Locations
1	Carpet, red Mastic, yellow	NON-ACM NON-ACM	2,425 sq. ft.	Nonfriable	Significantly Damaged	Throughout first floor rooms, worship hall, and 2nd floor nursery
2	Plaster wall system Plaster, white Plaster, grey Texture, white	NON-ACM NON-ACM NON-ACM	23,775 sq. ft.	Nonfriable	Significantly Damaged	Throughout building
3	Brick, red (Associated with HA15)	NON-ACM	7,650 sq. ft.	Nonfriable	Significantly Damaged	Exterior of the building and bell tower interior
4	Ceiling tile, 18"x36", white	NON-ACM	3,725 sq. ft.	Friable	Significantly Damaged	Throughout worship hall and central hallway
5	Blown-in insulation, brown	NON-ACM	21,000 sq. ft.	Friable	Significantly Damaged	Throughout the ceiling and between floors
6	Ceiling tile, 12"x24" white	NON-ACM	225 sq. ft.	Friable	Significantly Damaged	Worship hall arch decorations
7	Flooring, tan Underlayment, grey/brown Mastic, brown	NON-ACM NON-ACM NON-ACM	180 sq. ft.	Nonfriable	Significantly Damaged	1st floor kitchen and bathroom
8	Ceiling tile, 1x1, non-textured, white	NON-ACM	150 sq. ft.	Friable	Significantly Damaged	1st floor stairwell to basement
9	Radiator insulation, brown (between ceiling and radiator)	RACM	25 sq. ft.	Friable	Significantly Damaged	Basement entrance ceiling
10	Corrugated paper pipe insulation, gray On 2", 4" and 6" radiator steam piping	RACM	40 ln. ft.	Friable	Significantly Damaged	Basement (ceiling)
11	Shingle, grey/brown	NON-ACM	7000 sq. ft.	Nonfriable	Damaged	High Roof (main)
12	Shingle, red Shingle, black	NON-ACM NON-ACM	500 sq. ft.	Nonfriable	Damaged	Low roof on the northwest side of church


TABLE 1: ASBESTOS BULK SAMPLING RESULTS

Project: MI Green Thumb FY2024 US EPA Brownfield

Site: 202 W. Burnside Street

Caro, Michigan

Project No: 099200.00.005.002

HA #	Material Description	ACM/ NON-ACM	Estimated Quantity*	Friability	Condition	Locations
13	Concrete, grey	NON-ACM	1250 sq. ft.	Nonfriable	Damaged	Window wells, stairwell 1st floor (from exterior) and both stairwells to basement
14	Window caulk, white, grey	NON-ACM	1,000 sq. ft. 45 - windows	Nonfriable likely to become friable	Significantly Damaged	Exterior Windows
15	Brick mortar, grey (Associated with HA3)	NON-ACM	7,650 sq. ft.	Nonfriable	Significantly Damaged	Building exterior and bell tower
16	Carpet paper, green	NON-ACM	275 sq. ft.	Nonfriable	Significantly Damaged	Central hallway 1st floor
17	Ceiling tile, 12"x24", white 12 x 24 white ceiling tile	NON-ACM	3,250 sq. ft.	Friable	Significantly Damaged	Throughout 1st floor rooms and offices (excludes worship hall)
18	Decorative plaster, light grey	NON-ACM	600 sq. ft.	Friable	Significantly Damaged	Worship hall walls
19	Wallboard wall system Wallboard, white Joint compound, white	NON-ACM NON-ACM	3,000 sq. ft.	Friable	Significantly Damaged	Throughout worship hall (walls)
20	Floor tile, brown Mastic, brown Tiles on stairs to basement	NON-ACM NON-ACM	150 sq. ft.	Nonfriable	Significantly Damaged	Stairwell to basement

NOTES:

HA = Homogenous Area.

RACM = Regulated Asbestos-Containing Material as defined by USEPA. RACM must be removed prior to demolition.
ACM = Asbestos-Containing Material as defined by USEPA and OSHA definition. These materials are permitted by USEPA to remain in the building during demolition. However, if not removed from the building prior to demolition, demolition activities must be conducted by properly trained and licensed personnel in accordance with the OSHA Asbestos Construction Standard.
TRACE ASBESTOS = less than or equal to 1% asbestos detected. If remaining in the building during demolition, the work activities must be conducted in accordance with applicable OSHA Asbestos Construction work and employee protection requirements.

Non-ACM = Asbestos was not detected by the laboratory

Friable = Material that can be crumbled or reduced to powder by hand pressure.

NQ = Not quantified

Material conditions are described as defined in AHERA, 40 CFR Part 763.

ln. ft. = linear feet

sq. ft. = square feet

cu. ft. = cubic feet

* = Estimate of visible, accessible materials. Additional quantities and materials may be present in concealed spaces not assessed.



TABLE 2: PAINT CHIP SAMPLING RESULTS
 Project: MI Green Thumb FY2024 US EPA Brownfield
 Site: 202 W. Burnside Street
 Caro, Michigan
 Project No: 099200.00.005.002

Paint ID	Material Description, Location	Lead % by Weight	Cadmium % by Weight
L1	Tan (Interior), South entrance and worship hall	3.9	0.011
L2	White (Interior), West portion of worship hall and window trim throughout	0.027	<0.0019
L3	Lt. Blue (), First floor northeast room closet	0.062	0.023
L4	Black (Interior), First floor northwest room	0.010	<0.0017
L5	Yellow (Interior), Second floor nursery	0.024*	<0.0017*
L6	Beige (Interior), Second floor nursery	0.026*	<0.0014*
L7	Red (Interior), Second floor nursery	0.0074*	<0.0019*
L8	Pink (Interior), Second floor nursery	<0.0045	<0.0011
L9	Green (Interior), Second floor nursery	0.039*	<0.0018*
L10	Sage green (Interior), Second floor nursery	<0.0050*	<0.0012*
L11	Purple (Interior), Second floor nursery	0.12	<0.0018
L12	Dark purple (Interior), Second floor nursery	<0.0073*	<0.0018*
L13	Lavender (Interior), Second floor nursery	<0.0070*	<0.0018*
L14	Light green (Interior), Second floor nursery	<0.0074*	<0.0018*
L15	Grey (Interior), Second floor nursery	0.16*	<0.0017*
L16	Dark green (Interior), Second floor nursery	0.32*	<0.0016*
L17	Blue (Interior), Second floor nursery	0.22*	<0.0012*
L18	Brown (Interior), Second floor nursery	0.17*	<0.0013*
L19	Orange (Interior), Second floor nursery	0.13	<0.0021
L20	Baby blue (Interior), Second floor nursery	3.2	<0.0018
L21	Pale pink (Interior), Second floor nursery	2.6*	<0.0012*
L22	Cream yellow (Interior), Second floor nursery	0.066	<0.0016

NOTES (if applicable):

* Matrix/Substrate interference possible

** Insufficient sample to provide QC reanalysis

*** Not enough sample for analysis