

Michael Baker

I N T E R N A T I O N A L

Airside Office Park
100 Airside Drive
Moon Township, PA 15108

Hazardous Material Report for the Former Lake Orion Lumber Yard



**Prepared for:
Village of Lake Orion
Downtown Development Authority**

Date: April 11, 2024

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Village of Lake Orion Downtown Development Authority
Matthew Gibb
Executive Director
118 N Broadway Street
Lake Orion, MI 48362

Re: Pre-Demolition Hazardous Materials and Asbestos Survey

Dear Matthew Gibb:

I am pleased to provide you with this letter report, detailing the environmental sampling services that Michael Baker International, Inc. (Michael Baker) has recently provided for your department.

Scope of Work

Michael Baker was requested to conduct limited hazardous material inspections for the presence of asbestos-containing materials (ACM), lead-containing paint (LCP), and other hazardous materials within thirty-two (32) buildings of the former Lake Orion Lumber Yard, located at 215 South Broadway, in the village of Lake Orion, Oakland County, in Michigan. The purpose of the inspection was to meet the requirements of the United States Environmental Protection Agency (USEPA), State of Michigan, and the National Emission Standards for Hazardous Air Pollutants (NESHAP) standards. The NESHAP standard (40 CFR, Part 61) requires that an asbestos inspection be conducted prior to renovation/demolition activities of any structure or dwelling. The buildings that were inspected during this project were Buildings 1-17, 18A, 18B, 19A, 19B, 20A, 20B, 21A, 21B, 22, 23, 24, 25A, 25B, 25C, and 26.

Field Visit Investigation

The survey was conducted during February 29 and March 1, 2024, by a Michigan-licensed Asbestos Inspector (Gary R. Case – Michigan License A13352). The Michael Baker field inspector identified fifty-three (53) suspected building materials from the trailers. The bulk material samples were collected and analyzed for the presence of asbestos. Samples were submitted using chain-of-custody documentation to EMSL Analytical, Inc. in Cinnaminson, New Jersey. EMSL is accredited by the American Industrial Hygiene Association (AIHA) and the U.S. National Institute of Standards and Technology, under the National Voluntary Laboratory Accreditation Program (NIST/NVLAP) for bulk material analysis for asbestos. The bulk asbestos samples were analyzed by Polarized Light Microscopy (PLM), Environmental Protection Agency (EPA) Method for Determination of Asbestos in Bulk Building Materials, EPA/600/R-93/116 (7/93 Edition). The specific information for all of the building components that were sampled as suspected ACM is provided in Attachment A.

INTERNATIONAL

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Findings and Recommendations*Asbestos Survey*

As for the building materials recorded in Table 1 which is the Summary of ACM, the laboratory analyses of the material samples indicated that three (3) of the sampled materials contained asbestos greater than the EPA criteria level of 1% asbestos by weight and/or in accordance with USEPA NESHAP regulations. The final laboratory analytical report for these samples is submitted to confirm this determination and is contained in Attachment B.

The ACM is listed below.

Building	Material Number	Material	Location(s)	Quantity
1	#11	Thermal Insulation Board (White)	Room 1	4 Square Feet
1	#15	Vinyl Floor Tile and Floor Adhesive (12"x12" White VFT & Black FA)	Room 3	20 Square Feet
24	#49	Asphaltic Roofing Material (Gray Rolled Sheeting and Tar Materials)	Roof	600 Square Feet

While the materials can be managed in-place with little potential hazard, due to the proposed demolition project, all of the ACM that will be impacted or disturbed should be safely removed and disposed of, accordingly, by an asbestos abatement firm that is licensed by the State of Michigan. Abatement plans for the regulated ACM should be designed in accordance with USEPA and other federal, state, and local regulations and/or using appropriate guidelines by an Asbestos Project Designer. All abatement activities should be overseen and managed by an experienced and licensed Asbestos Supervisor. Removal notifications, activities, and disposal must be completed in accordance with USEPA (40 CFR Part 61), OSHA (29 CFR 1926.1101), and Michigan regulations, as well as other applicable federal, state, and local regulations.

Paint Survey

Based upon the age of the selected buildings, the buildings contain building components that are coated with LCP (see Table 2). The exterior and interiors of the selected buildings had areas of damaged or deteriorated paint. If the buildings are demolished, the selected contractor should be responsible for the safe and proper handling of the painted items according to all federal, state, and local regulations. All of the activities should be overseen and managed by an experienced supervisor and trained workers. The contractor should comply with the OSHA lead standard, which regulates occupational exposure to lead.

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Other Hazardous Materials Survey

An investigation for evidence of mold, water intrusion, other hazardous materials, safety issues, and other hazards was conducted in the buildings. Several items, such as thermostats and fluorescent lights that may contain mercury, and ballasts that may contain PCBs were searched for throughout the buildings. The results of the investigation for other hazards and the field data to support the following environmental and safety hazard concerns are documented within Table 3. All of the items should be corrected and/or handled prior to the proposed demolition project to ensure that the current building conditions do not represent any safety concerns during the project.

Michael Baker was pleased to assist with this project and to work with your fine employees. Should you have any questions regarding this report, please do not hesitate to contact me at (412) 260-1280.

Sincerely,

MICHAEL BAKER INTERNATIONAL, INC.



Gary R. Case
Project Manager


Attachment(s)

Disclaimer

The information that is presented in this report reflects the conditions that were observed in the building(s) during the time frame this inspection was conducted. Although every effort was made to identify the potential suspect building materials and components, there is no guarantee that additional building materials in these damaged buildings are not present. Conditions may exist in the building(s), such that inaccessible materials may only become apparent during demolition activities. If any hidden, suspicious material is encountered, it is recommended that the material be analyzed to confirm its asbestos content.



SOURCE: GOOGLE 04/2017

SCALE:  70
 S.O. NO.: 199511
 DSN/DWN:

DATE: MARCH 2024
 FILE: 199511_ORION_01
 CHK:

Michael Baker MICHAEL BAKER INTERNATIONAL
 INTERNATIONAL MOON TOWNSHIP, PENNSYLVANIA

OVERALL BUILDING LAYOUT
 HAZARDOUS MATERIAL SURVEY
 LAKE ORION LUMBER COMPANY
 LAKE ORION, MICHIGAN