



Notice of Demolition

The Village of Friendliness – Since 1870

November 4, 2021

Dear Douglas Resident,

The City of Douglas contracted with the environmental engineering firm PM Environmental Inc. of Lansing, Michigan, to solicit bids from qualified contractors capable of removing hazardous material and demolishing the structure located at 200 Blue Star Highway. The City-owned facility is locally referred to as the old Haworth building. The goal of the project is to remove hazardous waste from the structure and demolish the structure above grade to remove the blight. The concrete floor and foundation will remain in place to cap the below grade contaminants. Once above grade demolition is complete, a fence will be installed in specific areas to restrict access and prevent trip hazards on site.

In preparation for this work, PM Environmental prepared a pre-demolition hazardous material survey to identify the hazardous waste material types and quantities present on the site. Hazardous materials present above grade include asbestos, lead paint, mercury containing equipment, chlorofluorocarbon containing refrigerants, hydraulic oils, and others. PM Environmental prepared a detailed scope of work outlining the requirements for the removal of the identified hazardous materials.

In addition to the abatement of hazardous waste, PM Environmental prepared a demolition specification for the 150,000 square foot building. Contractors were directed to credit the municipality for the salvage value of the metals on site.

PM Environmental conducted a pre-bid walk through of the site with nine interested contractors on September 30, 2021. Six contractors responded to perform the scope of work with bids opened on October 14, 2021. The City Council awarded the hazardous material abatement and demolition work to the low bidder, Melching Demolition of Norton Shores, in the amount not to exceed \$77,800.

The removal of the building has been a long-term goal of both the City Council and the Douglas Brownfield Redevelopment Authority. As such, funds were specifically budgeted by City Council to demolish the building to remove blight and improve the Blue Star Highway corridor in Douglas.

As your residence/business is located within 300 feet of the demolition site, this notice of demolition is intended to introduce you to the scope of work and provide information about the demolition process in advance. The general scope of work includes the removal of hazardous waste material located within the structure and demolition of the structure above grade leaving the concrete floor and foundation in place to serve as a cap on the industrial contaminants in the soil.

Section 7a of part 201 of the Natural Resources and Environmental Protection Act (NREPA) imposes “due care” obligations on owners and operators of contaminated properties that are generally described as 1) prevent exacerbation; 2) mitigate unacceptable exposure and operate in a manner that protects the public health and safety; 3) take reasonable precautions against third party omissions; 4) reasonable cooperation with parties

authorized to conduct response activities; 5) comply with land or resources use restrictions; and, 6) not impede any land or resource use restrictions.

Attached is a list of questions and responses regarding the hazardous waste removal and demolition process. If you have any additional questions, please contact the Douglas City Hall.

Regards,

City of Douglas

200 Blue Star Highway Hazardous Waste Removal and Demolition Q&A

How much will the project cost? Through a competitive bid process, PM Environmental solicited quotes from qualified firms. During a pre-bid walk through, nine firms toured the site and six of those firms submitted sealed bid proposals. Melching Demolition of Norton Shores was the low bidder with a cost of \$77,800. The bid included a credit back to the City of \$150,000 for the metal salvage value to offset the cost of the work.

How is this project being paid for? The City Council set aside \$250,000 in the Douglas Brownfield Redevelopment account's blight removal fund. The money is being used for the hazardous waste removal, environmental monitoring, demolition, disposal and engineering services.

When will the work begin? Work is proposed to begin in November 2021. We anticipate work will take two months to complete—weather dependent. The hazardous material abatement process will begin first followed by demolition of the above grade structure.

What sort of hazardous materials are in the structure? The City's Environmental Engineer completed a hazardous material inventory of the above grade structure and identified a number of common construction materials containing material that is classified as hazardous waste. Hazardous materials present above grade include asbestos, lead paint, mercury containing equipment, chlorofluorocarbon (CFC) containing refrigerants, hydraulic oils, and others. A detailed scope of work outlining the requirements for the removal of the identified hazardous materials has been prepared for the contractor.

How will the building be demolished? The City hasn't had a project kick-off meeting yet to go over the specifics, but because the building has a large amount of salvageable metal, the contractor will likely approach the demolition more like a disassembly so that they can haul away the recyclable material. We don't anticipate that the structure will be aggressively demolished with a wrecking ball.

Is the demolition safe? Prior to starting the demolition process, any hazardous waste material will be removed from the structure. Asbestos, CFC light bulbs and other mercury containing ballasts, lead, and universal waste will be removed from the building prior to demolition. During the demolition process, the City's environmental engineer will monitor the air quality to ensure the safest air quality is maintained. To control dust, the contractor will apply water as a dust control measure.

Will contaminants leave the site? Because of the abatement process intended to remove hazardous waste prior to demolition, we don't anticipate any contaminants will leave the site. Air quality monitoring will be used to ensure the safest air quality is maintained throughout the demolition process.

Will dust be created? Dust is anticipated during any demolition process, but we've asked the contractor to apply water during demolition to keep dust to a minimum.

What about noise? The demolition process can be noisy, but the contractor must comply with the City's noise ordinances and restrict their activities to the hours of 7 a.m. to 10 p.m.

What safety protocols are in place to protect nearby properties? The contractor must provide the City with a safety plan for their crews. In addition, the City's environmental engineer will be on site during the hazardous waste removal process to monitor the process on behalf of the City. Air quality monitoring is included in the services provided by the environmental engineer as another safety measure for the community.

What will be left once the building is demolished? With the above grade structure removed, several six foot high fences will be installed around select portions of the site to enclose areas containing PCBs or to prevent fall hazards due to floor elevation changes.

Why is the concrete floor staying in place? The concrete floor will serve as a cap to mitigate the movement of TCEs and impede direct contact with PCBs.

What work was being performed outside the building in October? The Michigan Department of Environment, Great Lakes, and Energy (EGLE) abandoned a soil vapor extraction system installed around the north and west sides of the structure. The system was originally installed to remove TCEs from the soil. The system had not been in service for many years and EGLE decommissioned and abandoned the system with the approval of the City. The \$300,000 cost of decommissioning the system was paid for using State of Michigan grant funds.

Will access to my driveway be interrupted? We anticipate the entire process will take place on site and will not interrupt access to private drive approaches.

Will any streets be barricaded? We don't anticipate any streets will be barricaded for this activity.

How will trash and recycle pickup be managed? Trash and recycling pickup times are anticipated to continue as usual during demolition.

Who do I call if I have a question or a concern? You may reach out directly to City Hall to ask any questions or share any concerns that may arise. We will make every attempt to answer questions quickly and resolve concerns immediately with the contractor. You may call 269-857-1438 or email douglas@douglasmi.gov.