

Dexter, Michigan
Downtown Development Authority

MEETING NOTICE

June 19, 2013

7:30 AM

**DEXTER SENIOR CENTER
7720 ANN ARBOR STREET
DEXTER, MICHIGAN 48130**

Dexter Downtown Development Authority

Meeting Agenda
June 19, 2013 <> 7:30 AM
Dexter Senior Center
7720 Ann Arbor Street
Dexter, MI 48130

1. Call to Order:

2. Roll Call

Bellas, Rich	Brouwer, Steve	Covert, Tom
Darnell, Don	Finn, Doug	Jones, Carol
Keough, Shawn	Lundy, Dick	Model, Fred
O'Haver, Dan	Schmid, Fred	Willis, Randy

3. Approval of Minutes from the Regular May 15, 2013.

4. Approval of Agenda:

5. Pre-arranged Audience Participation: None

6. Non-Arranged Citizen Participation:

7. Treasurer's Report: **SENT IN SEPARATE EMAIL**

a) Invoices: **\$7,129.66**

Paid to avoid late fees: DTE & MICHCON **\$370.28** paid 6-17-13

Note: Gas and Electric have been discontinued and meter removal work orders processed, except for the Dance Studio.

b) Approval of Treasurer's Reports- May

c) Review Forecast- Continue to Evaluate Capital Improvements Project Priorities

8. Correspondence / Communications:

- a) ASTI Report of May 15, 2013 – 3045 Broad Street Capping Activity
- b) ASTI Report of May 14, 2013- Final Indoor Air Sampling Report for 3045 Broad Street.

9. Action Items:

- a) Consideration of : Demolition bid for 3045 Broad Street
- b) Council requests a DDA member to sit on the Facility Committee. DDA to appoint one member to this committee.
- c) Establishment of vision for 3045 Broad:

Shawn, Tom and Steve discussed that before Jim Chaconas can set an asking price for the property the DDA needs to establish some vision of what they want the property to look like. The value of the land can change based on whether it is 100 residential unit, an office building, etc. Some sort of footprint and square footage estimate needs to be completed. This will likely be done by accepting phase II of the Bird Houk proposal.

This also leads to the question of what the current residential limits are (have they been officially adopted?) and what the difference is between the residential and industrial standard. ASTI will need to explain the difference in the standard, and the likely difference in type of clean-up necessary, to determine whether residential is even feasible for the site.

Possible motion: Request a proposal from Bird Houk/OHM to complete a footprint and square footage estimates.

10. Discussion and Updates:

- a) Tax Revenue Capture- Downtown Development Authority Boundaries.
 - At the May 22, 2013 work session, Council was made aware of a discrepancy between the Downtown Development Authority District and the area that was actually being captured. In reviewing the situation it was determined that when the development area boundaries established in 1993 were expanded in 2007 to include the whole district, Scio Township's records were not updated. For the past five tax years, the DDA has not been capturing all the revenue that it should have been from the taxing authorities. Marie Sherry, Courtney Nicholls, Village President Shawn Keough, DDA Treasurer Tom Covert, and DDA Chairman Steve Brouwer met with Tom Colis of Miller Canfield to review the issue. The notices that were provided for the plan adoption in 2007 were sufficient to fulfill the requirements of the law, so the current development plan was adopted properly. Tom Colis indicated that we are under no statutory requirement to recoup the funds that were not captured by the taxing authority over the five years. We were unable to locate a legal description of

the entire district, so OHM created a map based on the descriptions from the 1993 development plan and the 1986 amendment to the district. We are currently reviewing the map to confirm some areas that are unclear, likely due to the expansion of the Village boundary over this same time period. Once we have the parcel map complete it will be turned over to Jim Merte so he can update his records. We will then verify that list with our parcel list on an annual basis. President Keough suggested sending a letter to all the residents and businesses in the DDA to let them know that they are in the DDA, what a DDA is, what the DDA has done for the community over the past several years, and soliciting for a new board member.

Updates on any new information on this item.

b) DDA 2013-14 Budget accepted at the May 28, 2013 Council meeting.

c) 3045 Broad Street Redevelopment

- The Team has not met since April 24, 2013. Set a meeting for after June DDA meeting.

11. Village President

12. Chairman's Report:

Items for July Agenda:

-
-

13. Non-Arranged Citizen Participation:

14. Adjournment

May 15, 2013

Ms. Donna Dettling
Village of Dexter
8140 Main Street
Dexter, MI 48130

*RE: Excavation Backfilling and Concrete Capping at 3045 Broad Street, Dexter, MI
ASTI Project No. 2-6555*

Dear Donna:

ASTI Environmental (ASTI) was retained to document the backfilling and concrete capping of a remedial excavation at 3045 Broad Street, Dexter, Michigan. The excavation was completed during December 2012 in regard to remediation of soil impacted with volatile organic compounds. The excavation and concrete capping was to be performed by Tupper Properties, L.L.C. according to the First Amendment to Purchase Agreement with the Village of Dexter.

On February 28, 2013, Environmental Recycling Group (ERG) was on the Property to backfill the excavation. Only one truck load of backfill sand from the Levy Pit in Milford, Michigan was delivered to the Property before the State of Michigan frost laws went into effect limiting the amount of backfill sand that could be transported to the Property. Tupper Properties, L.L.C. requested an extension for the completion of the sand backfilling.

On April 2, 2013, ERG completed the backfilling of the excavation. The excavation was backfilled with Class II sand from Farmers Sand and Gravel located in Manchester, Michigan. The backfilled area was compacted by utilization of a vibratory plate machine. On April 11, 2013, the excavation was capped with four inches of concrete to grade. ASTI observed the backfilling and compaction of the excavation. No issues were identified during the backfilling or compaction of the excavation and work was completed in accordance with ASTI's February 13, 2013 Due Care Plan. ASTI was not informed of the date of the concrete capping and was not on site to observe the placement of the concrete cap. Based on information provided to ASTI from ERG, the concrete cap was a minimum of four inches thick and was installed to be level with the original flooring in the building.

A photographic log of the backfilling and compaction activity is included as Attachment A.

Sincerely,

ASTI ENVIRONMENTAL


Brian Kuberski, EP
Project Manager

Attachments
Photographs

PHOTO LOG

Excavation Backfill and Capping, 3045 Broad Street, Dexter, Michigan

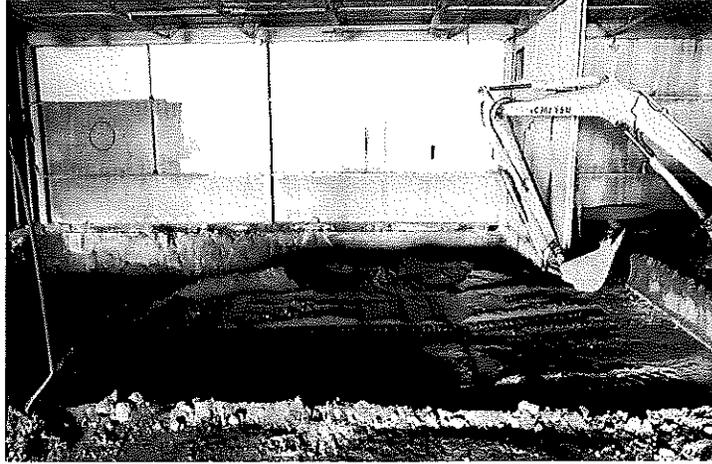


Photo 1. Backfilling of excavation

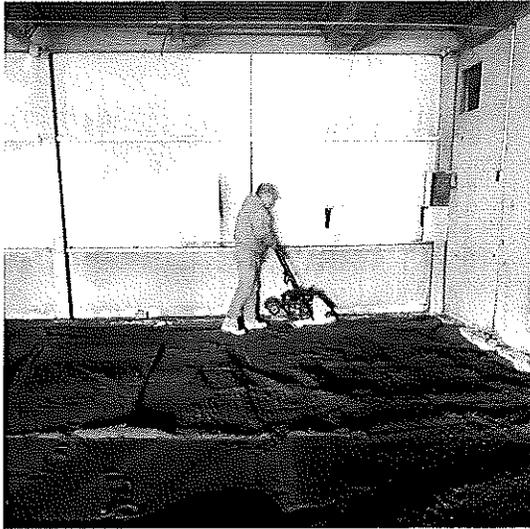


Photo 2. Compacting excavation

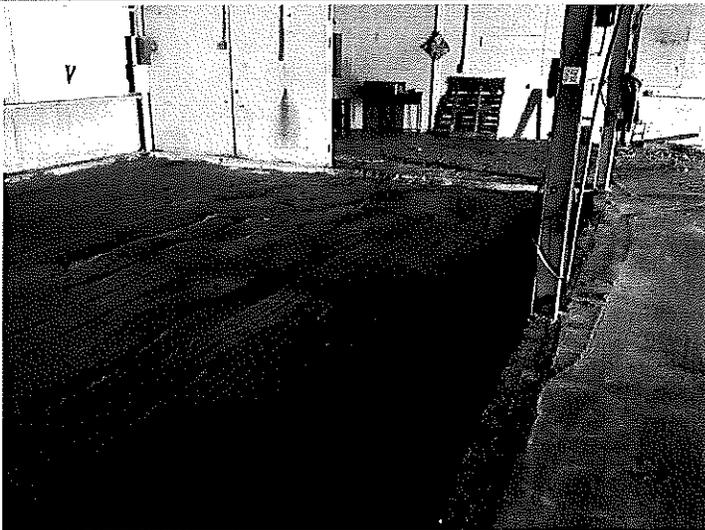


Photo 3. Excavation after compaction



Investigation • Remediation
Compliance • Restoration

10448 Citation Drive, Suite 100
Brighton, MI 48116

Mailing Address:
P.O. Box 2160
Brighton, MI 48116-2160

800 395-ASTI
Fax: 810.225.3800

www.asti-env.com

Sent Via Email Only

May 14, 2013

Ms. Donna Dettling
Village of Dexter
8140 Main Street
Dexter, MI 48130

RE: Indoor Air Sampling at 3045 Broad Street, Dexter, MI – May 2013
ASTI Project No. 2-6555

Dear Donna:

ASTI Environmental (ASTI) has been retained to conduct indoor air sampling at 3045 Broad Street, Dexter, Michigan. Prior indoor air sampling events were completed at the Property in Building Units 1, 4, and 11/12 during September 2012 and Building Units 9 and 11/12 during February 2013. Sample results from the indoor air sampling in September 2012 identified trichloroethylene (TCE) above the Draft Acceptable Non-Residential Indoor Air Value for Vapor Intrusion in Building Units 1 and 4. TCE was detected in the sample collected from Building Unit 11/12, but at a concentration below the Non-Residential Indoor Air Value. TCE was detected above the Draft Acceptable Non-Residential Indoor Air Value for Vapor Intrusion in Building Unit 9 during the February 2013 sampling event. The sample collected from Building Unit 11/12 detected volatile organic compounds (VOCs), but at concentrations below indoor air values.

TO-15 Indoor Air Sampling in Building Unit 11/12 (May 8, 2013)

On May 7, 2013, Mike Gazdik of ASTI installed summa canisters (IAS-3 and Duplicate) in Building Unit 11/12 and retrieved the canisters on May 8, 2013. The Indoor air sampling was completed in accordance with the Michigan Department of Environmental Quality Draft Guidance Document for the Vapor Intrusion Pathway May 2012. An Indoor Air Sample Location Map depicting the location of indoor air samples is included as Attachment A.

The summa canisters were installed at breathing height within the units and contained 12-hour regulators. Prior to initiating the sampling, ASTI completed a pre-sampling survey of the building to document potential background chemical sources, type of heating/ventilation system, location of any sumps, and conditions of walls and floors. The sampling was completed during normal operations of heating systems. A vacuum gauge was attached to each summa canister and initial and ending pressure readings were recorded. A duplicate sample was collected for Quality Assurance/Quality Control.

The canisters were submitted to Fibertec Environmental Services (Fibertec) in Holt, Michigan for TO-15 analysis. Analytical results from sample IAS-3 and Duplicate detected VOCs at



concentrations below the screening values. The concentrations of VOCs in Building Unit 11/12 were similar to concentrations detected during the February 2013 sampling event and below the concentrations detected during the September 2012 sampling event. A table with the indoor air sample results is included as Attachment B and the analytical laboratory results are included as Attachment C.

Based on the sampling completed, Building Unit 11/12 does not appear to have a vapor intrusion condition and no additional sampling is recommended. Building Units 1, 4, and 9 have a vapor intrusion condition and a sub-slab depressurization system should be installed with additional sampling completed prior to occupying the units.

Sincerely,

ASTI ENVIRONMENTAL

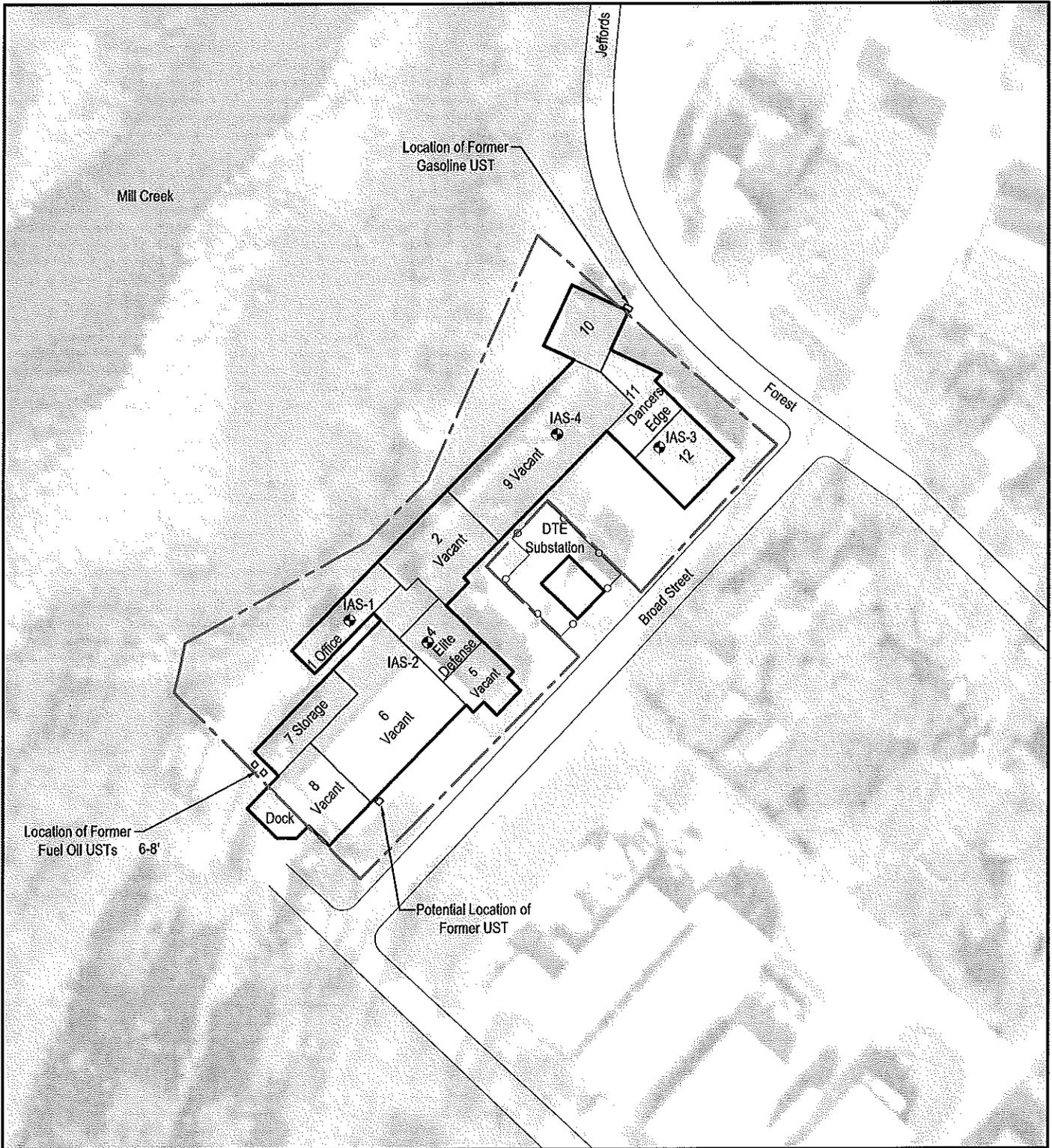
A handwritten signature in cursive script, appearing to read 'Brian Kuberski'.

Brian Kuberski, EP
Project Manager

Attachments

- A Indoor Air Sample Location Map
- B Table 1 Summary of TO-15 Indoor Air Analytical Results
- C Analytical Laboratory Results

Attachment A
Indoor Air Sample Location Map



LEGEND

- Approximate Property Line
- ⊕ Indoor Air Sample Location

3045 Broad St.

Dexter, MI



Created for: Village of Dexter
ASTI Project 2-6555, JMD, February 27, 2013

Indoor Air Sample Location Map

Attachment B

Table 1 Summary of TO-15 Indoor Air Analytical Results

Table 1. Summary of TO-15 Indoor Air Analytical Results
3045 Broad Street
ASTI File No. 2-6555

Parameters	Residential Land Use		Non-Residential Land Use			Duplicate			Duplicate
	Acceptable Indoor Air Value for Vapor Intrusion	Acceptable indoor Vapor Intrusion	IAS-1 9/27/12	IAS-2 9/27/12	IAS-3 9/27/12	IAS-1 9/27/12	IAS-3 2/14/13	IAS-4 2/14/13	
Acetone	6,200	26,000	<20	<30	72	<21	<41	<14	<29
Benzene	3.3	11	<1.2	<1.2	<1.2	<1.2	<1.2	1.3	<1.2
Benzyl chloride	0.55	1.9	<28	<28	<28	<28	<2	<2	<2
Bromodichloromethane	1.5	5.1	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5
Bromoform	25	83	<3.9	<3.9	<3.9	<3.9	<3.9	<3.9	<3.9
Bromomethane	5.2	22	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1
1,3-Butadiene	NA	NA	<1.2	<1.2	<1.2	<1.2	<6.1	<6.1	<6.1
2-Butanone	5,200	22,000	<3.2	<3.2	<3.3	<3.2	<3.2	<3.2	<3.2
Carbon disulfide	730	3,100	<1.6	<1.6	<1.6	<1.6	<7.9	<7.9	<7.9
Carbon tetrachloride	4.5	15	<2.4	<2.4	<2.4	<2.4	<2.4	<2.4	<2.4
Chlorobenzene	73	310	<1.7	<1.7	<1.7	<1.7	<1.7	<1.7	<1.7
Chloroethane	10,000	44,000	<0.92	<0.92	<0.92	<0.92	<1.4	<1.4	<1.4
Chloroform	11	38	<1.6	<1.6	<1.6	<1.6	<1.6	<1.6	<1.6
Chloromethane	42	140	<5.5	<5.5	<5.5	<5.5	<5.5	<5.5	<5.5
Cyclohexane	6,300	26,000	<1.2	<1.2	<1.2	<1.2	<9.5	<9.5	<9.5
Dibromochloromethane	1.1	3.7	<3.2	<3.2	<3.2	<3.2	<3.2	<3.2	<3.2
1,2-Dichlorobenzene	310	1,300	<2.3	<2.3	<2.3	<2.3	<2.3	<2.3	<2.3
1,3-Dichlorobenzene	3.1	13	<2.3	<2.3	<2.3	<2.3	<2.3	<2.3	<2.3
1,4-Dichlorobenzene	3.9	13	<2.3	<2.3	<2.3	<2.3	<2.3	<2.3	<2.3
Dichlorodifluoromethane	52,000	220,000	<2.4	<1.7	<2.5	<2.4	<2.1	<1.7	<2.2
1,1-Dichloroethane	520	2,200	<1.5	<1.5	<1.5	<1.5	<1.1	<1.5	<1.5
1,2-Dichloroethane	1	3.5	<1.5	<1.5	<1.5	<1.5	<1.5	<1.5	<1.5
1,1-Dichloroethylene	210	880	<11	<11	<11	<11	<1.4	<1.4	<1.4
cis-1,2-Dichloroethylene	35	150	<1.7	2.7	<1.5	<1.5	<1.5	<1.5	<1.5
trans-1,2-Dichloroethylene	73	310	<1.3	<1.3	<1.3	<1.3	<1.3	<1.3	<1.3
1,2-Dichloropropane	4.2	18	<5.2	<5.2	<5.2	<5.2	<5.2	<5.2	<5.2
cis-1,3-Dichloropropene	NA	NA	<1.6	<1.6	<1.6	<1.6	<1.6	<1.6	<1.6
trans-1,3-Dichloropropene	NA	NA	<6.2	<6.2	<6.2	<6.2	<1.8	<1.8	<1.8
1,4-Dioxane	NA	NA	<1.3	<1.3	<1.3	<1.3	<9.9	<9.9	<9.9
Ethyl acetate	3,300	14,000	11	37	<3.6	11	<9.9	<9.9	<9.9
Ethylbenzene	87	290	<1.6	<1.6	<1.6	<1.6	<1.6	<1.6	<1.6
Ethylene Dibromide	0.045	0.15	<2.8	<2.8	<2.8	<2.8	<2.8	<2.8	<2.8
4-Ethyltoluene	NA	NA	<1.9	<1.9	<1.9	<1.9	<1.9	<1.9	<1.9
n-Heptane	3,700	15,000	<1.4	<1.4	1.7	<1.4	<1.4	<1.4	<1.4
Hexachlorobutadiene	1.2	4.1	<59	<59	<59	<59	<4.1	<4.1	<4.1
n-Hexane	210	880	<1.2	<1.2	1.2	<1.2	1.4	1.7	1.4
2-Hexanone	42	180	<4.6	<4.6	<4.6	<4.6	<4.6	<4.6	<4.6
Isopropanol	NA	NA	<7.1	<7.8	<23	<7.1	<21	<7.1	<21
Methylene chloride	58	190	<9.5	<9.5	<9.5	<9.5	<4.3	<4.3	<4.3
2-Methylnaphthalene	10	44	<16	<16	<16	<16	<6.7	<6.7	<6.7
4-Methyl-2-pentanone	3,100	13,000	2.8	10	<1.6	2.6	<1.6	<1.6	<1.6
MTBE	3,100	13,000	<1.3	<1.3	<1.3	<1.3	<1.3	<1.3	<1.3
Naphthalene	2.3	7.6	<30	<30	<30	<30	<7.5	<7.5	<7.5
Propylene	NA	NA	<4.7	<4.7	7.4	<4.7	12	30	13
Styrene	48	160	<1.6	<1.6	<1.6	<1.6	<1.6	<1.6	<1.6
1,1,2,2-Tetrachloroethane	3.7	12	<2.6	<2.6	<2.6	<2.6	<2.6	<2.6	<2.6
Tetrachloroethene	26	180	3.4	3.7	5.1	3.5	<2.5	<2.5	<2.5
Tetrahydrofuran	14	46	<3.1	<3.1	<3.1	<3.1	<3.1	<3.1	<3.1
Toluene	5,200	22,000	2.7	5.6	5.5	2.6	2.3	<1.4	2.4
1,2,4-Trichlorobenzene	390	120	<41	<41	<41	<41	<2.8	<2.8	<2.8
1,1,1-Trichloroethane	1000	4,400	<2	<2	<2	<2	<2	<2	<2
1,1,2-Trichloroethane	1.7	5.7	<2.1	<2.1	<2.1	<2.1	<2.1	<2.1	<2.1
Trichloroethylene	2.1	8.8	71	110	7.7	65	<2	17	<2
Trichlorofluoromethane	59,000	250,000	<3	<3	<3	<3	<1.9	11	<1.9
1,1,2-Trichlorotrifluoroethane	80,000	340,000	2.9	3.2	<2.8	2.8	<2.8	<2.8	<2.8
1,2,4-Trimethylbenzene	230	960	<1.9	<1.9	<1.9	<1.9	<1.9	<1.9	<1.9
1,3,5-Trimethylbenzene	230	960	<1.9	<1.9	<1.9	<1.9	<1.9	<1.9	<1.9
Vinyl acetate	210	880	<19	<19	<19	<19	<9.7	<9.7	<9.7
Vinyl chloride	1.1	21	<0.89	<0.89	<0.89	<0.89	<1.4	<1.4	<1.4
Xylenes	100	440	<3.3	3.8	<3.3	<3.3	<4.9	<4.9	<4.9

From Draft Screening Values for the Vapor Intrusion Pathway, DEQ Remediation Division, May 8, 2012
 ID-Insufficient data to develop criterion.
 NA-Not analyzed or data not available.
 Results in ug/m3.

Table 1. Summary of TO-15 Indoor Air Analytical Results
3045 Broad Street
ASTI File No. 2-6555

Parameters	Residential Land Use	Non-Residential Land Use	IAS-3 5/8/13	Duplicate IAS-3 5/8/13
	Acceptable Indoor Air Value for Vapor Intrusion	Acceptable Indoor Air Value for Vapor Intrusion		
Acetone	6,200	26,000	73	82
Benzene	3.3	11	<1.2	<1.2
Benzyl chloride	0.55	1.9	<2	<2
Bromodichloromethane	1.5	5.1	<2.5	<2.5
Bromoforn	25	83	<3.9	<3.9
Bromomethane	5.2	22	<4.8	<4.8
1,3-Butadiene	NA	NA	<6.1	<6.1
2-Butanone	5,200	22,000	3.4	<3.2
Carbon disulfide	730	3,100	<4.1	<4.1
Carbon tetrachloride	4.5	15	<2.4	<2.4
Chlorobenzene	73	310	<1.7	<1.7
Chloroethane	10,000	44,000	<3.3	<3.3
Chloroform	11	38	<1.6	<1.6
Chloromethane	42	140	<2.8	<2.8
Cyclohexane	6,300	26,000	<4.7	<4.7
Dibromochloromethane	1.1	3.7	<3.2	<3.2
1,2-Dichlorobenzene	310	1,300	<2.3	<2.3
1,3-Dichlorobenzene	3.1	13	<2.3	<2.3
1,4-Dichlorobenzene	3.9	13	<2.3	<2.3
Dichlorodifluoromethane	52,000	220,000	<6.3	<6.3
1,1-Dichloroethane	520	2,200	<1.5	<1.5
1,2-Dichloroethane	1	3.5	<1.5	<1.5
1,1-Dichloroethylene	210	880	<1.4	<1.4
cis-1,2-Dichloroethylene	35	150	<1.5	<1.5
trans-1,2-Dichloroethylene	73	310	<1.3	<1.3
1,2-Dichloropropane	4.2	18	<5.2	<5.2
cis-1,3-Dichloropropene	NA	NA	<1.6	<1.6
trans-1,3-Dichloropropene	NA	NA	<1.8	<1.8
1,4-Dioxane	NA	NA	<1.3	<1.3
Ethyl acetate	3,300	14,000	<4.8	<4.8
Ethylbenzene	87	290	<1.6	<1.6
Ethylene Dibromide	0.045	0.15	<2.8	<2.8
4-Ethyltoluene	NA	NA	<1.9	<1.9
n-Heptane	3,700	15,000	<1.4	<1.4
Hexachlorobutadiene	1.2	4.1	<4.1	<4.1
n-Hexane	210	880	1.5	<1.2
2-Hexanone	42	180	<4.6	<4.6
Isopropanol	NA	NA	33	49
Methylene chloride	58	190	<4.5	<4.5
2-Methylnaphthalene	10	44	6.6	<3.3
4-Methyl-2-pentanone	3,100	13,000	<1.6	<1.6
MTBE	3,100	13,000	<1.3	<1.3
Naphthalene	2.3	7.6	<3.8	<3.8
Propylene	NA	NA	3.2	3.7
Styrene	48	160	<1.6	<1.6
1,1,2,2-Tetrachloroethane	3.7	12	<2.6	<2.6
Tetrachloroethene	26	180	4	4.7
Tetrahydrofuran	14	46	<3.1	<3.1
Toluene	5,200	22,000	5.6	5.6
1,2,4-Trichlorobenzene	390	120	<3.4	<3.4
1,1,1-Trichloroethane	1000	4,400	<2	<2
1,1,2-Trichloroethane	1.7	5.7	<2.1	<2.1
Trichloroethylene	2.1	8.8	<2.0	<2.0
Trichlorofluoromethane	59,000	250,000	1.9	2.4
1,1,2-Trichlorotrifluoroethane	80,000	340,000	<2.8	<2.8
1,2,4-Trimethylbenzene	230	960	<1.9	<1.9
1,3,5-Trimethylbenzene	230	960	<1.9	<1.9
Vinyl acetate	210	880	<4.7	<4.7
Vinyl chloride	1.1	21	<3.2	<3.2
Xylenes	100	440	<4.9	<4.9

From Draft Screening Values for the Vapor Intrusion Pathway, DEQ Remediation Div
 ID-Insufficient data to develop criterion.
 NA-Not analyzed or data not available.
 Results in ug/m3.

Attachment C
Analytical Laboratory Results



Monday, May 13, 2013

Fibertec Project Number: 55690
Project Identification: Dexter(1) /2-6555
Submittal Date: 05/08/2013

Mr. Brian Kuberski
Applied Science & Technology, Inc. - Brighton
10448 Citation
Suite 100
Brighton, MI 48116

Dear Mr. Kuberski,

Thank you for selecting Fibertec Environmental Services as your analytical laboratory. The samples you submitted have been analyzed in accordance with NELAC standards and the results compiled in the attached report. Any exceptions to NELAC compliance are noted in the report. These results apply only to those samples submitted. Please note samples will be disposed of 30 days after reporting date.

If you have any questions regarding these results or if we may be of further assistance to you, please contact me at (517) 699-0345.

Sincerely,

A handwritten signature in black ink, appearing to read "Daryl P. Strandbergh". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Daryl P. Strandbergh
Laboratory Director

DPS/kc

Enclosures

1914 Holloway Drive
11766 E. Grand River
8660 S. Mackinaw Trail

Holt, MI 48842
Brighton, MI 48116
Cadillac, MI 49601

T: (517) 699-0345
T: (810) 220-3300
T: (231) 775-8368

F: (517) 699-0388
F: (810) 220-3311
F: (231) 775-8584

Client Identification:	Applied Science & Technology, Inc. - Brighton	Sample Description:	IAS-3	Chain of Custody:	71825
Client Project Name:	Dexter(1)	Sample No:	IAS-3	Collect Date:	05/08/13
Client Project No:	2-6555	Sample Matrix:	Air	Collect Time:	09:00

Sample Comments:

Definitions: Q: Qualifier (see definitions at end of report) NA: Not Applicable NN: Parameter not included in NELAC Scope of Analysis.

TO-15 (TO-15)	Aliquot ID: 55690-001						Matrix: Air	Analyst: RDK	
Parameter(s)	Result	Q	Units	Reporting Limit	Dilution	Prep Date	Prep Batch	Analysis Date	Analysis Batch
1. Acetone (NN)	73		µg/m3	6.6	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
2. Benzene (NN)	U		µg/m3	1.2	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
3. Benzyl Chloride (NN)	U		µg/m3	2.0	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
4. Bromodichloromethane (NN)	U		µg/m3	2.5	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
5. Bromoform (NN)	U		µg/m3	3.9	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
6. Bromomethane (NN)	U		µg/m3	4.8	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
7. 1,3-Butadiene (NN)	U		µg/m3	2.9	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
8. 2-Butanone (NN)	3.4		µg/m3	3.2	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
9. Carbon Disulfide (NN)	U		µg/m3	4.1	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
10. Carbon Tetrachloride (NN)	U		µg/m3	2.4	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
11. Chlorobenzene (NN)	U		µg/m3	1.7	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
12. Chloroethane (NN)	U		µg/m3	3.3	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
13. Chloroform (NN)	U		µg/m3	1.6	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
14. Chloromethane (NN)	U		µg/m3	2.8	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
15. Cyclohexane (NN)	U		µg/m3	4.7	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
16. Dibromochloromethane (NN)	U		µg/m3	3.2	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
17. 1,2-Dichlorobenzene (NN)	U		µg/m3	2.3	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
18. 1,3-Dichlorobenzene (NN)	U		µg/m3	2.3	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
19. 1,4-Dichlorobenzene (NN)	U		µg/m3	2.3	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
20. Dichlorodifluoromethane (NN)	U		µg/m3	6.3	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
21. 1,1-Dichloroethane (NN)	U		µg/m3	1.5	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
22. 1,2-Dichloroethane (NN)	U		µg/m3	1.5	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
23. 1,1-Dichloroethene (NN)	U		µg/m3	1.4	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
24. cis-1,2-Dichloroethene (NN)	U		µg/m3	1.5	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
25. trans-1,2-Dichloroethene (NN)	U		µg/m3	1.3	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
26. 1,2-Dichloropropane (NN)	U		µg/m3	5.2	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
27. cis-1,3-Dichloropropene (NN)	U		µg/m3	1.6	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
28. trans-1,3-Dichloropropene (NN)	U		µg/m3	1.8	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
29. 1,4-Dioxane (NN)	U		µg/m3	1.3	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
30. Ethyl Acetate (NN)	U		µg/m3	4.8	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
31. Ethylbenzene (NN)	U		µg/m3	1.6	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
32. Ethylene Dibromide (NN)	U		µg/m3	2.8	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
33. 4-Ethyltoluene (NN)	U		µg/m3	1.9	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
34. n-Heptane (NN)	U		µg/m3	1.4	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
35. Hexachlorobutadiene (NN)	U		µg/m3	4.1	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
36. n-Hexane (NN)	1.5		µg/m3	1.2	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
37. 2-Hexanone (NN)	U		µg/m3	4.6	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
38. Isopropanol (NN)	33		µg/m3	3.5	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
39. Methylene Chloride (NN)	U		µg/m3	4.5	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
40. 2-Methylnaphthalene (NN)	6.6	J,L+	µg/m3	3.3	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A

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Client Identification: Applied Science & Technology, Inc. - Brighton	Sample Description: IAS-3	Chain of Custody: 71825
Client Project Name: Dexter(1)	Sample No: IAS-3	Collect Date: 05/08/13
Client Project No: 2-6555	Sample Matrix: Air	Collect Time: 09:00

Sample Comments:

Definitions: Q: Qualifier (see definitions at end of report) NA: Not Applicable NN: Parameter not included in NELAC Scope of Analysis.

TO-15 (TO-15)	Aliquot ID: 55690-001				Matrix: Air		Analyst: RDK		
Parameter(s)	Result	Q	Units	Reporting Limit	Dilution	Prep Date	Prep Batch	Analysis Date	Analysis Batch
41. 4-Methyl-2-pentanone (NN)	U		µg/m3	1.6	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
42. MTBE (NN)	U		µg/m3	1.3	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
43. Naphthalene (NN)	U		µg/m3	3.8	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
44. Propylene (NN)	3.2		µg/m3	2.2	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
45. Styrene (NN)	U		µg/m3	1.6	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
46. 1,1,2,2-Tetrachloroethane (NN)	U		µg/m3	2.6	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
47. Tetrachloroethene (NN)	4.0		µg/m3	2.5	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
48. Tetrahydrofuran (NN)	U		µg/m3	3.1	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
49. Toluene (NN)	5.6		µg/m3	1.4	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
50. 1,2,4-Trichlorobenzene (NN)	U		µg/m3	3.4	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
51. 1,1,1-Trichloroethane (NN)	U		µg/m3	2.0	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
52. 1,1,2-Trichloroethane (NN)	U		µg/m3	2.1	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
53. Trichloroethene (NN)	U		µg/m3	2.0	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
54. Trichlorofluoromethane (NN)	1.9		µg/m3	1.9	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
55. 1,1,2-Trichlorotrifluoroethane (NN)	U		µg/m3	2.8	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
56. 1,2,4-Trimethylbenzene (NN)	U		µg/m3	1.9	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
57. 1,3,5-Trimethylbenzene (NN)	U		µg/m3	1.9	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
58. Vinyl Acetate (NN)	U		µg/m3	4.7	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
59. Vinyl Chloride (NN)	U		µg/m3	3.2	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
60. m&p-Xylene (NN)	U		µg/m3	3.3	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
61. o-Xylene (NN)	U		µg/m3	1.6	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
62. Xylenes (NN)	U		µg/m3	4.9	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A

Client Identification: Applied Science & Technology, Inc. - Brighton	Sample Description: DUPLICATE	Chain of Custody: 71825
Client Project Name: Dexter(1)	Sample No: DUPLICATE	Collect Date: 05/08/13
Client Project No: 2-6555	Sample Matrix: Air	Collect Time: 09:00

Sample Comments:

Definitions: Q: Qualifier (see definitions at end of report) NA: Not Applicable NN: Parameter not included in NELAC Scope of Analysis.

TO-15 (TO-15)	Aliquot ID: 55690-002			Matrix: Air		Analyst: RDK			
Parameter(s)	Result	Q	Units	Reporting Limit	Dilution	Prep Date	Prep Batch	Analysis Date	Analysis Batch
1. Acetone (NN)	82		µg/m3	6.6	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
2. Benzene (NN)	U		µg/m3	1.2	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
3. Benzyl Chloride (NN)	U		µg/m3	2.0	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
4. Bromodichloromethane (NN)	U		µg/m3	2.5	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
5. Bromoform (NN)	U		µg/m3	3.9	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
6. Bromomethane (NN)	U		µg/m3	4.8	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
7. 1,3-Butadiene (NN)	U		µg/m3	2.9	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
8. 2-Butanone (NN)	U		µg/m3	3.2	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
9. Carbon Disulfide (NN)	U		µg/m3	4.1	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
10. Carbon Tetrachloride (NN)	U		µg/m3	2.4	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
11. Chlorobenzene (NN)	U		µg/m3	1.7	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
12. Chloroethane (NN)	U		µg/m3	3.3	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
13. Chloroform (NN)	U		µg/m3	1.6	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
14. Chloromethane (NN)	U		µg/m3	2.8	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
15. Cyclohexane (NN)	U		µg/m3	4.7	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
16. Dibromochloromethane (NN)	U		µg/m3	3.2	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
17. 1,2-Dichlorobenzene (NN)	U		µg/m3	2.3	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
18. 1,3-Dichlorobenzene (NN)	U		µg/m3	2.3	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
19. 1,4-Dichlorobenzene (NN)	U		µg/m3	2.3	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
20. Dichlorodifluoromethane (NN)	U		µg/m3	6.3	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
21. 1,1-Dichloroethane (NN)	U		µg/m3	1.5	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
22. 1,2-Dichloroethane (NN)	U		µg/m3	1.5	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
23. 1,1-Dichloroethene (NN)	U		µg/m3	1.4	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
24. cis-1,2-Dichloroethene (NN)	U		µg/m3	1.5	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
25. trans-1,2-Dichloroethene (NN)	U		µg/m3	1.3	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
26. 1,2-Dichloropropane (NN)	U		µg/m3	5.2	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
27. cis-1,3-Dichloropropene (NN)	U		µg/m3	1.6	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
28. trans-1,3-Dichloropropene (NN)	U		µg/m3	1.8	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
29. 1,4-Dioxane (NN)	U		µg/m3	1.3	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
30. Ethyl Acetate (NN)	U		µg/m3	4.8	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
31. Ethylbenzene (NN)	U		µg/m3	1.6	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
32. Ethylene Dibromide (NN)	U		µg/m3	2.8	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
33. 4-Ethyltoluene (NN)	U		µg/m3	1.9	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
34. n-Heptane (NN)	U		µg/m3	1.4	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
35. Hexachlorobutadiene (NN)	U		µg/m3	4.1	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
36. n-Hexane (NN)	U		µg/m3	1.2	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
37. 2-Hexanone (NN)	U		µg/m3	4.6	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
38. Isopropanol (NN)	49		µg/m3	3.5	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
39. Methylene Chloride (NN)	U		µg/m3	4.5	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
40. 2-Methylnaphthalene (NN)	U		µg/m3	3.3	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A

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Analytical Laboratory Report
Laboratory Project Number: 55690
Laboratory Sample Number: 55690-002

Order: 55690
Page: 5 of 6
Date: 05/13/13

Client Identification: Applied Science & Technology, Inc. - Brighton	Sample Description: DUPLICATE	Chain of Custody: 71825
Client Project Name: Dexter(1)	Sample No: DUPLICATE	Collect Date: 05/08/13
Client Project No: 2-6555	Sample Matrix: Air	Collect Time: 09:00

Sample Comments:

Definitions: Q: Qualifier (see definitions at end of report) NA: Not Applicable NN: Parameter not included in NELAC Scope of Analysis.

TO-15 (TO-15)					Aliquot ID: 55690-002	Matrix: Air	Analyst: RDK		
Parameter(s)	Result	Q	Units	Reporting Limit	Dilution	Prep Date	Prep Batch	Analysis Date	Analysis Batch
41. 4-Methyl-2-pentanone (NN)	U		µg/m3	1.6	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
42. MTBE (NN)	U		µg/m3	1.3	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
43. Naphthalene (NN)	U		µg/m3	3.8	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
44. Propylene (NN)	3.7		µg/m3	2.2	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
45. Styrene (NN)	U		µg/m3	1.6	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
46. 1,1,2,2-Tetrachloroethane (NN)	U		µg/m3	2.6	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
47. Tetrachloroethene (NN)	4.7		µg/m3	2.5	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
48. Tetrahydrofuran (NN)	U		µg/m3	3.1	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
49. Toluene (NN)	5.6		µg/m3	1.4	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
50. 1,2,4-Trichlorobenzene (NN)	U		µg/m3	2.8	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
51. 1,1,1-Trichloroethane (NN)	U		µg/m3	2.0	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
52. 1,1,2-Trichloroethane (NN)	U		µg/m3	2.1	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
53. Trichloroethene (NN)	U		µg/m3	2.0	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
54. Trichlorofluoromethane (NN)	2.4		µg/m3	1.9	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
55. 1,1,2-Trichlorotrifluoroethane (NN)	U		µg/m3	2.8	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
56. 1,2,4-Trimethylbenzene (NN)	U		µg/m3	1.9	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
57. 1,3,5-Trimethylbenzene (NN)	U		µg/m3	1.9	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
58. Vinyl Acetate (NN)	U		µg/m3	4.7	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
59. Vinyl Chloride (NN)	U		µg/m3	3.2	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
60. m&p-Xylene (NN)	U		µg/m3	3.3	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
61. o-Xylene (NN)	U		µg/m3	1.6	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A
62. Xylenes (NN)	U		µg/m3	4.9	0.50	05/09/13	VA13E09A	05/10/13	VA13E09A

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Definitions/ Qualifiers:

- A: Spike recovery or precision unusable due to dilution.
- B: The analyte was detected in the associated method blank.
- E: The analyte was detected at a concentration greater than the calibration range, therefore the result is estimated.
- J: The concentration is an estimated value.
- M: Modified Method
- U: The analyte was not detected at or above the reporting limit.
- X: Matrix Interference has resulted in a raised reporting limit or distorted result.
- W: Results reported on a wet-weight basis.
- *: Value reported is outside QA limits

Exception Summary:

- L+ : Recovery in the associated laboratory sample (LCS) exceeds the upper control limit. Results may be biased high.



Accreditation Number:

E-10395

VILLAGE OF DEXTER

cnicholls@dextermi.gov

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Phone (734)426-8303 ext 17 Fax (734)426-5614

MEMO

To: Downtown Development Authority
From: Courtney Nicholls, Assistant Village Manager
Date: June 14, 2013
Re: Demolition of 3045 Broad

The bid for the demolition of 3045 Broad was issued on May 20, 2013. Sealed bids were opened on Monday, June 10 at 10 a.m. Attached is the bid tabulation.

The low bid is \$32,413.49 from Universal Consolidated Enterprises out of Roseville Michigan. A copy of the bid they submitted is attached. I contacted three of their references (Dan Ganey of Amber Properties, Jonathan Loose of Redford Union School District and Mary Graff of Sur-Flo Plastics) who said that the company performed the work well, on time and within budget.

Gas service to the building has been disconnected. The requests have been made to DTE for electricity disconnects. I have spoken to Bill Bescoe of DTE and he will be updating me once the work is scheduled. Mastercraft Plumbing has provided an estimate to cut and cap the sewer and water lines at the concrete floor and fill in the lift station. That quote is provided for your review. This work would need to be completed prior to the demolition.

The contractor will be removing the building and restoring any damage to the concrete floor and the surrounding property that is caused by the heavy equipment. Staff would like to request that DDA discuss and outline the expectation for the look of the site once the demolition occurs:

3045 Broad Demo Bid Tab

		Phase I	Phase II	Salvage	Total
Universal Consolidated Enterprises	Roseville, MI	\$26,113.49	\$6,300.00	\$0.00	\$32,413.49
Gasper Brothers Recycling	Willis, MI	\$32,500.00	\$22,000.00	(\$18,000.00)	\$36,500.00
International Construction	Shelby Twp, MI	\$38,000.00	\$16,900.00	(\$11,000.00)	\$43,900.00
Smalley Construction	Scottville, MI	\$54,600.00	\$15,000.00	(\$10,000.00)	\$59,600.00
Saladino Construction	Ann Arbor, MI	\$56,000.00	\$15,000.00	(\$8,500.00)	\$62,500.00
Blue Star	Warren, MI	\$64,000.00	\$17,900.00	(\$12,000.00)	\$69,900.00
SC Environmental Services	Lansing, MI	\$62,565.75	\$20,855.25	(\$10,000.00)	\$73,421.00
Bierlein Companies	Midland, MI	\$69,980.00	\$16,339.00	(\$8,200.00)	\$78,119.00
North American Dismantling	Lapeer, MI	\$72,000.00	\$23,000.00	(\$8,000.00)	\$87,000.00
Dore & Associates	Bay City, MI	\$19,200.00	\$77,400.00	(\$5,000.00)	\$91,600.00
Able Demolition	Shelby Twp, MI	\$111,100.00		(\$4,000.00)	\$107,100.00
MSR Industrial Services	Burton, MI	\$200,000.00	\$90,600.00	(\$10,000.00)	\$280,600.00

BID SUBMITTED BY (BIDDER):

UNIVERSAL CONSOLIDATED ENTERPRISES

BRADLEY A. WOLFBAUER, BID PREPARER

17625 EAST TEN MILE ROAD, ROSEVILLE, MI 48066-3870

PHONE: 586 772 4854 FACSIMILE: 586 772 5436

MOBILE/TEXT: 586 248 2250

E-MAIL: universalconsolidated@comcast.net

BID ENCLOSED FOR:

ITB-CN-08 "DEMOLITION SERVICES"

3045 BROAD STREET DEMOLITION, DEXTER, MI

SUBMIT (DELIVER) BID TO:

VILLAGE OF DEXTER

DONNA DETTLING, Village Manager

8123 MAIN STREET

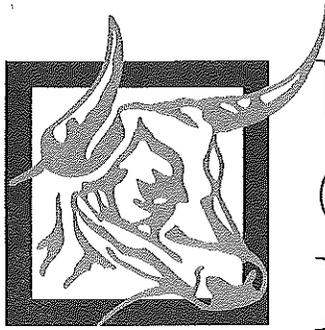
DEXTER, MI 48130

BID SUBMISSION TIME:

DELIVER BID BY 10:00AM (10:0HRS.)

ON MONDAY, JUNE 10TH, 2013

A handwritten signature in black ink, located in the bottom right corner of the page. The signature is stylized and appears to be the name of the bidder or preparer.



UNIVERSAL CONSOLIDATED ENTERPRISES, INC.

A DIVERSIFIED COMPANY WITH MULTIPLE INTERESTS

Project Description List

- Former Bulman Elementary School Demolition, Redford Twp., MI-Demolition of an approximately 47,000 square foot elementary school. Building consisted of block/brick, I-beam and metal truss construction. Concrete floors and foundations.
Contract Price: \$133,853.80
Redford Union School District
Contact: Dan Kritta, A.I.A., Wold A.E. Phone: (248) 284-0611
- Lapham Elementary School Demolition, Allen Park, MI – Demolition of an approximately 26,000 sq ft. elementary school. Building consisted of block, I-beam and metal truss construction.
Contract Price: \$80,500
Allen Park Schools
Contact: Lee Anzicek Phone: (313) 827-2050
- Maynard Elementary School Demolition, Shelby Twp., MI – Demolition of an approximately 29,000 sq. ft. elementary school. Building consisted of block, I-beam and metal truss construction.
Contract Price: \$87,000
Utica Community Schools
Contact: Jeff Henderson Phone: (586) 797-1190
- Amber Abodements, Clawson, MI – Demolition of former Masonic Temple, installation of concrete foundations and structural floors, site work and underground utilities for the construction of a 3 ½ story 48 unit complex.
Contract Price: \$308,500
Amber Properties Company
Contact: Dan Ganey Phone: (248) 280-1700
- Amber Oak Townhomes, Royal Oak, MI – Concrete demolition, site work, underground utilities, concrete foundations, poured concrete walls and floors for the construction of a 72 unit town home complex.
Contract Price: \$1,180,000
Amber Properties Company
Contact: Dan Ganey Phone: (248) 280-1700

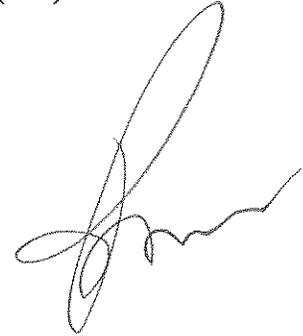
- 24358 Groesbeck Hwy., Warren, MI – Commercial Building and Residential Home Demolition – Demolition of a 25,000 sq. ft. commercial building and two residential homes, backfill and compaction. Building structure consisted of steel I-beam, reinforced concrete and block construction.

Contract Price: \$149,000

Sur-Flo Plastics & Engineering, Inc.

Contact: Mary Graff

Phone: (586) 773-0400

A handwritten signature in black ink, appearing to be 'Mary Graff', located to the right of the contact information.

UNIVERSAL CONSOLIDATED ENTERPRISES, INCORPORATED

17625 E. TEN MILE RD ROSEVILLE, MI, USA 48066-3870 PH: 586-772-4854 FAX: 586-772-5436

A1255042

RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS

RESIDENTIAL BUILDERS' AND
MAINTENANCE & ALTERATION CONTRACTORS' BOARD
RESIDENTIAL BUILDER
LICENSE

COPY

BRIAN ALAN WOLFBAUER
UNIVERSAL CONSOLIDATED ENTERPRISES
100 TEN MILE ROAD
GOSEVILLE MI 48066

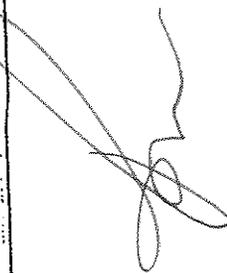
THIS DOCUMENT IS DULY ISSUED
UNDER THE LAWS OF THE STATE
OF MICHIGAN.

AUDIT NO.

EXPIRATION DATE

PERMANENT I.D. NO.

2101007765 05/31/2014 2446024



7/1/02
5/1/02

Contractor Number

698403

Expiration Date

06/19/2013

State of Michigan

Department of Licensing and Regulatory Affairs

Global Green Service Group

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

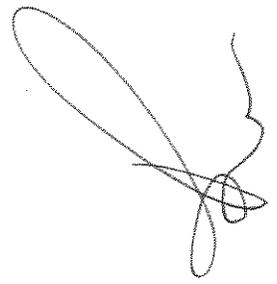
LICENSED ASBESTOS ABATEMENT CONTRACTOR

(Type in employee)

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

MS-2013-00001
Licensing and Regulatory Affairs

1091





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Open Bid Opportunities

ITB-CN-08 - 3045 Broad Street Demolition

Addendum 1

Original Solicitation Information

Document Title:	3045 Broad Street Demolition
Document Number:	ITB-CN-08
Original Deadline:	6/10/2013 prior to 10:00 AM E.D.T.
Original Question Due Date:	05/31/2013 03:00 PM E.D.T.
Purchasing Agent:	Ms Courtney Nicholls

Addendum 1 Detail

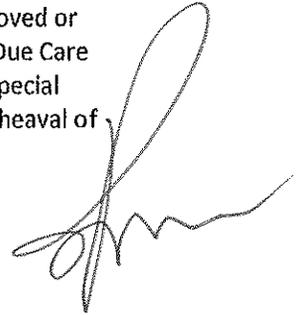
Date Issued:	05/31/2013
New Deadline for Responses:	No
Cancelling Solicitation:	No
New Question Due Date:	No
Pre-Bid Meeting Changed:	No
Details:	Updates from pre-bid meeting.
Attachments:	Updates from Pre-Bid Meeting.pdf

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Powered By:

Updates from Pre-Bid Meeting

- ✓ • The attached map shows the square footage of each of the suites in the building.
- ✓ • Temporary caution fencing should be installed around the work area.
- ✓ • The contractor must complete the work in accordance with the Due Care Plan.
- All paving will need to be maintained in current condition. Any pavement that is removed or damaged will need to be repaired or replaced within 14 days in accordance with the Due Care Plan. Small cracks in the pavement may be sealed with a weather resistant sealant. Special attention should be considered in regard to the interior support beams to prevent upheaval of the concrete slab in the building during removal.

A handwritten signature in black ink, consisting of a large, stylized initial 'D' followed by a cursive name.

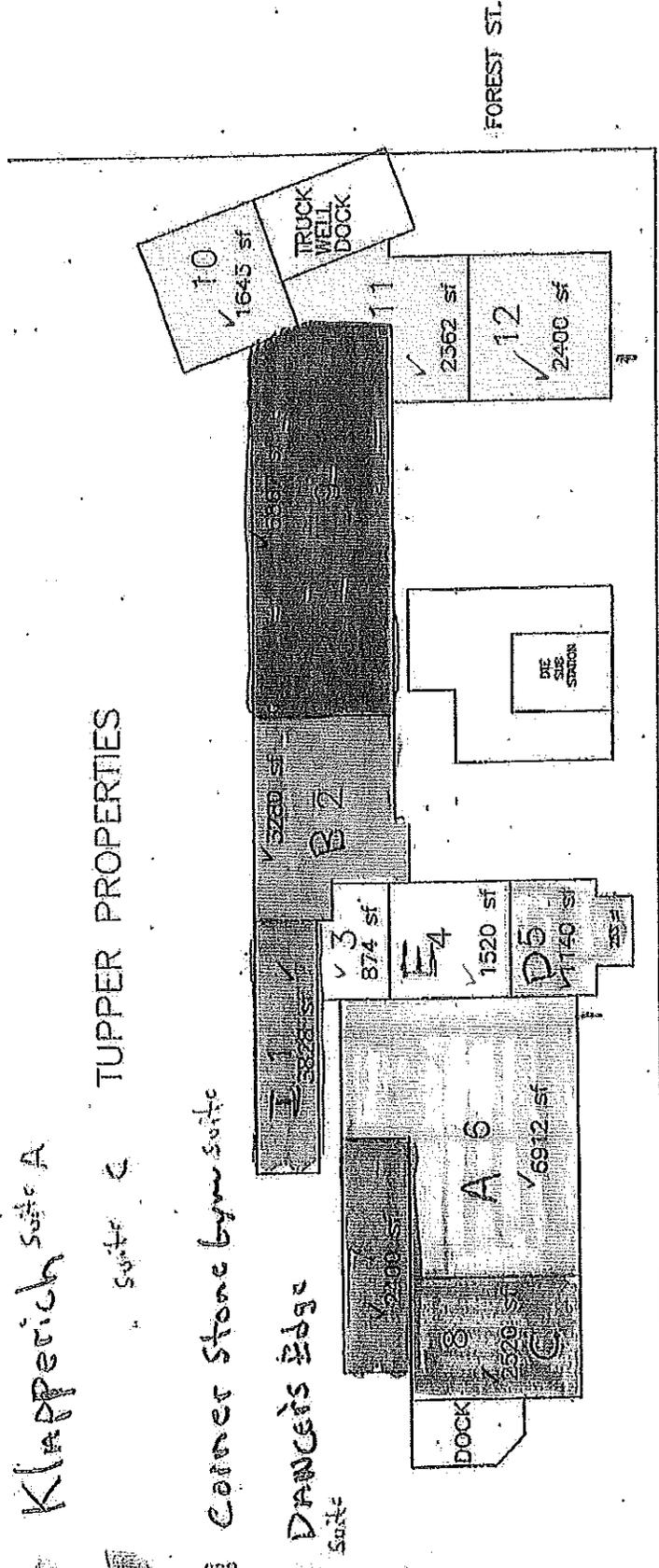
Elite Arms Suite I
Suite B

Klapperich Suite A

Suite C TUPPER PROPERTIES

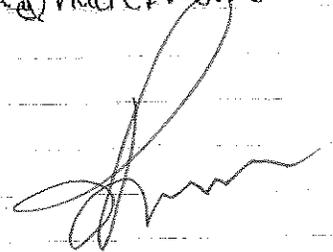
Corner Stone Gym Suite

DANCE'S EDGE
Suite



7-03-07

Name	Company	Phone	email
Jeff Sauer	Best Demolition	989-372-5378	scott@bestdemo.us
JENNIS Houghton	OH Services	734-478-8999	demmgene62@yahoo.com
Kon Gasper	Gasper Reentry	734-587-3710	
Bill Kossel	ABLE Demo	586-997-3366	ABLE Demolition 888 Smalley Construction SLC, Inc. Com
Joe Smalley	Smalley Construction	231-757-4049	
RAY PASSENO	BIERLEIN COMPANIES	989-496-0066	rpaseno@bierlein.com
John Sears	SC ENV. SERVICES	517-202-1685	SC SERVICES 517 @ G.marl.com
Nick Fwood	INTERNATIONAL CONST.	586-749-9895	DIETROCTOR2010@yahoo.com
J. Humpfrey	FARROW GROUP INC	313-259-7910	FARROW @ FARROWGROUPINC.COM
Kirk Frankly	Blue Star Inc	586-407-9933	ESTIMATING@BLUESTARINC.COM
BRAO WOLFBAUER	UNIVERSAL CONSOLIDATED ENTERPRISES, INC.	586-248-2250	UNIVERSALCONSOLIDATED@COMCAST.NET
Lenny Nayes	MSR	810-618-0188	LNayes@msciggingservices.com
WES VAN COURT	E.T. Macraze	517-622-3884	wes@etmacraze.com
Robert Saladino	Saladino Const Co	734-665-5913	Saladinaco@aol.com
Arthur Dene	Dene & Assoc.	587-641-8557	art@denesoc.com
JOE MATTHEWS	JOSEPH C MATTHEWS INC	313-710-2317	JCMATHEWS62@HOTMAIL.COM
Darnell Kuffa	NACE	810-664-2800	druffin@naced.com





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Open Bid Opportunities

ITB-CN-08 - 3045 Broad Street Demolition

List Of Addenda

ADDENDUM FILE

Addendum # 1

DATE ISSUED

05/31/2013

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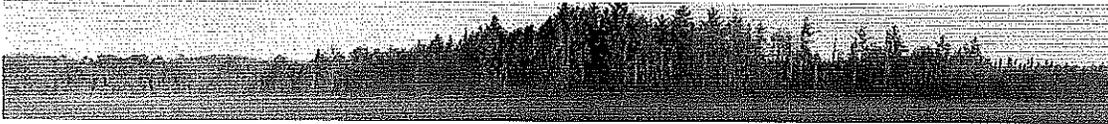
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Summary Notice

All My Open Solicitations » ITB-CN-08

The information below is a summary of solicitation number ITB-CN-08 posted by Village of Dexter. To view all attachments related to this document use the links on the right side of the page.



To put your company on the plan holder list as a prime or a sub contractor please select one:

Prime Sub

3045 Broad Street Demolition

Date Issued: 05/20/2013
 Deadline: 06/10/2013 prior to 10:00 AM E.D.T.
 Requisition Number:
 Delivery Point: Dexter, MI
 Delivery Date: July 2013
 Type of Purchase: One Time
 Construction Related: Yes
 Type of Response Allowed: Hard Copy Only
 Issuing Agency: Village of Dexter
 Using Department: Downtown Development Authority
 Special Notices: Onsite Visit Mandatory on 05/29/2013 09:30 AM at 3045 Broad, Dexter, MI

Attachments

Documents (4 Files)
Addenda (1)

Other Options

Plan Holder List
View NIGP Codes

ACCEPTING VENDOR QUESTIONS:

Due Date: 5/31/2013 3:00:00 PM E.D.T.
 Primary Contact Name: Ms. Donna Dellling
 Title: Village Manager
 Email: ddellling@dextermi.gov

SUMMARY OF SPECIFICATIONS:

The project consists of a two phase demolition of a 35,000 square foot former industrial site currently owned by the Downtown Development Authority.

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Open Bid Opportunities

ITB-CN-08 - 3045 Broad Street Demolition

Specification Documents

Rule to be Added to the Plan Holder List

Companies are only shown as a plan holder if they obtain all plans and specs from Village of Dexter. Although some or all documents may be available for viewing on this website, companies must contact Village of Dexter for a complete set of official documents to be considered a plan holder. You must obtain all documents to respond to this solicitation.

FILE NAME	TYPE OF DOCUMENT	DATE OBTAINED	FILE SIZE
solicitation			
<input checked="" type="checkbox"/> Bid Specs	Specifications	06/06/2013 10:53 AM E.D.T.	155 kb
<input checked="" type="checkbox"/> Location Map	Other	06/06/2013 10:53 AM E.D.T.	488 kb
<input checked="" type="checkbox"/> Asbestos Report	Other	06/06/2013 10:53 AM E.D.T.	407 kb
<input checked="" type="checkbox"/> Due Care Plan	Other	06/06/2013 10:53 AM E.D.T.	3973 kb

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 IPT

XFINITY Connect

universalconsolidated@comcast.net

± Font Size ±

Message from Village of Dexter

From : Village of Dexter <Eproc_Bids@bidnet.com>

Mon, May 20, 2013 08:03 PM

Subject : Message from Village of Dexter

To : Bradley Wolfbauer <universalconsolidated@comcast.net>

Bradley Wolfbauer:

You are receiving this message because the codes on your account matched the codes assigned to this new ITB.

The notice below only contains brief information. More information can be found online. All responses must be received by 6/10/2013 prior to 10:00 AM E.D.T.

This solicitation requires your company to respond by hardcopy. All responses must be received before the deadline specified.

ITB Number:	ITB-CN-08
Requisition #:	
Date Issued:	5/20/2013
Issuing Agency:	Village of Dexter
Department:	Downtown Development Authority
Delivery Point:	Dexter, MI
Type of Purchase:	One Time Purchase
Deadline Date:	6/10/2013
Deadline Time:	prior to 10:00 AM E.D.T.
Delivery Date:	July 2013
Title of Notice:	3045 Broad Street Demolition
Specifications:	The project consists of a two phase demolition of a 35,000 square foot former industrial site currently owned by the Downtown Development Authority.
Special Notices:	<input checked="" type="checkbox"/> Onsite Visit Mandatory: 05/29/2013 09:30 AM E.D.T. @ 3045 Broad, Dexter, MI Accepting Vendor Questions: Due Date: 05/31/2013 03:00 PM E.D.T. Contacts Name: Ms. Donna Dettling Contacts Title: Village Manager Contacts Email: ddettling@dextermi.gov

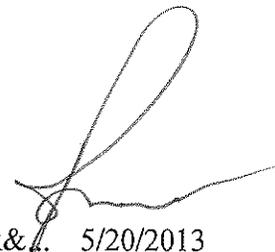
[Click here to review more information.](#)

If this ITB does not match your product or service line, please also [click here to check / modify the NIGP codes shown on your account](#).

DO NOT FORWARD this message to any unauthorized user or another person outside of your company. This information is only intended for the recipient shown at Universal Consolidated Enterprises.

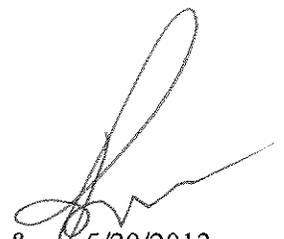
If you have any questions regarding this solicitation, I can be reached at (734) 426 - 8303 Ext. 17. Thank you for your continued participation.

Sincerely,



Ms Courtney Nicholls
Assistant Village Manager

This message may contain information which is privileged or confidential. If you are not the named addressee of this message please destroy it without reading, using, copying or disclosing its contents to any other person.

A handwritten signature in black ink, appearing to be 'C. Nicholls', located in the bottom right corner of the page.



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Open Bid Opportunities

ITB-CN-08 - 3045 Broad Street Demolition

Specifications Documents

Rule to be Added to the Plan Holder List

Companies are only shown as a plan holder if they obtain all plans and specs from Village of Dexter. Although some or all documents may be available for viewing on this website, companies must contact Village of Dexter for a complete set of official documents to be considered a plan holder. You must obtain all documents to respond to this solicitation.

FILE NAME	TYPE OF DOCUMENT	DATE OBTAINED	FILE SIZE
solicitation			
✓ Bid Specs	Specifications	05/29/2013 04:55 AM E.D.T.	155 kb
✓ Location Map	Other	05/29/2013 04:57 AM E.D.T.	488 kb
✓ Asbestos Report	Other	05/29/2013 04:58 AM E.D.T.	407 kb
✓ Due Care Plan	Other	05/29/2013 04:59 AM E.D.T.	3973 kb

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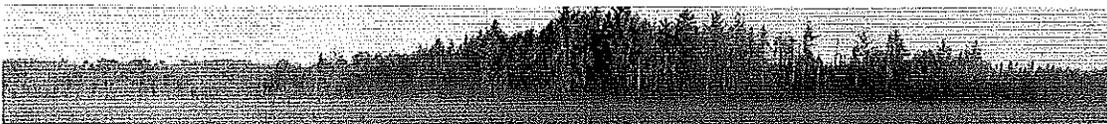
5/29/2013



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 (Eastern)

Summary Notice

All My Open Solicitations » ITB-CN-08

The information below is a summary of solicitation number ITB-CN-08 posted by Village of Dexter. To view all attachments related to this document use the links on the right side of the page.

3045 Broad Street Demolition

Date Issued: 05/20/2013

Deadline: 06/10/2013 prior to 10:00 AM E.D.T.

Requisition Number:

Delivery Point: Dexter, MI

Delivery Date: July 2013

Type of Purchase: One Time

Construction Related: Yes

Type of Response Allowed: Hard Copy Only

Issuing Agency: Village of Dexter

Using Department: Downtown Development Authority

✓ **Special Notices:** Onsite Visit Mandatory on 05/29/2013 09:30 AM at 3045 Broad, Dexter, MI

Attachments

Documents (4 Files)

Other Options

Plan Holder List

View NIGP Codes

ACCEPTING VENDOR QUESTIONS:

Due Date: 5/31/2013 3:00:00 PM E.D.T.

Primary Contact Name: Ms. Donna Dettling

Title: Village Manager

Email: ddettling@dextermi.gov

SUMMARY OF SPECIFICATIONS:

The project consists of a two phase demolition of a 35,000 square foot former industrial site currently owned by the Downtown Development Authority.

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VILLAGE OF DEXTER

INVITATION TO BID

BID TITLE: DEMOLITION OF BUILDINGS LOCATED AT 3045 BROAD

BID DUE DATE: MONDAY, JUNE 10, 2013 10:00 AM

ISSUING AGENCY INFORMATION

ISSUED BY: Dexter Downtown Development Authority, 8140 Main Street, Dexter, MI 48130

ISSUE DATE: 5-20-13

RETURN TO:
Village of Dexter
Village Manager
Donna Dettling
8140 Main Street (mailing)
8123 Main Street (drop off)
Dexter, MI 48130

Phone: (734) 426-8303 ext. 11
Fax: (734) 426-5614

Website: www.dextermi.gov

INSTRUCTIONS TO BIDDERS

COMPLETE THE INFORMATION BELOW AND RETURN THIS PAGE WITH YOUR BID AND ANY REQUIRED DOCUMENTS TO THE ADDRESS LISTED ABOVE UNDER "ISSUING AGENCY INFORMATION."

Alternate Bids: Vendors may submit alternate bids (a bid on services other than specified). Alternate bids are considered only if the vendor is the lowest responsible vendor on their primary bid. Bids must be clearly identified as "Primary" and "Alternate".

BIDDERS MUST COMPLETE THE FOLLOWING

PAYMENT TERMS: NET 30 DAYS ✓

DELIVERY DATE: PER VILLAGE

BIDDER NAME/ADDRESS/CERTIFICATIONS:

AUTHORIZED BIDDER SIGNATORY
(print and sign in ink):

UNIVERSAL CONSOLIDATED ENT.

17625 E. TEN MILE ROAD

ROSEVILLE, MI 48066-3870

[Signature]
BRADLEY A. WOLFBAUER

BIDDER PHONE #:

586 248 2250

BIDDER FAX #:

586-772-5436

BIDDER EMAIL ADDRESS AND WEBSITE:

UNIVERSAL CONSOLIDATED@COMCAST.NET

WWW.UNIVERSALCONSOLIDATED.COM

IMPORTANT: SEE STANDARDS AND TERMS

[Large signature]

**DEXTER DOWNTOWN DEVELOPMENT AUTHORITY – DEMOLITION OF BUILDINGS AT 3045 BROAD
STANDARD TERMS AND CONDITIONS**

By submitting a response to this invitation for bid, request for proposal, limited solicitation, or acceptance of a contract, the vendor agrees to acceptance of the following Standard Terms and Conditions and any other provisions that are specific to this solicitation or contract.

ACCEPTANCE/REJECTION OF BIDS, PROPOSALS, OR LIMITED SOLICITATION RESPONSES: The Village reserves the right to accept or reject any or all bids, proposals, or limited solicitation responses, wholly or in part, and to make awards in any manner deemed in the best interest of the Village. Bids, proposals, and limited solicitation responses will be firm for 30 days, unless stated otherwise in the text of the invitation for bid, request for proposal, or limited solicitation.

ACCESS AND RETENTION OF RECORDS: The contractor agrees to provide the Village, or their authorized agents, access to any records necessary to determine contract compliance. The contractor agrees to create and retain records supporting the services rendered or supplies delivered for a period of three years after either the completion date of the contract or the conclusion of any claim, litigation, or exception relating to the contract.

ALTERATION OF SOLICITATION DOCUMENT: In the event of inconsistencies or contradictions between language contained in the Village's solicitation document and a vendor's response, the language contained in the Village's original solicitation document will prevail.

ASSIGNMENT, TRANSFER AND SUBCONTRACTING: The contractor shall not assign, transfer or subcontract any portion of the contract without the express written consent of the department.

COMPLIANCE WITH LAWS: The contractor must, in performance of work under the contract, fully comply with all applicable federal, state, or local laws, rules and regulations. Any subletting or subcontracting by the contractor subjects subcontractors to the same provision.

CONFORMANCE WITH CONTRACT: No alteration of the terms, conditions, delivery, price, quality, quantities, or specifications of the contract shall be granted without prior written consent of the Village of Dexter. Supplies delivered which do not conform to the contract terms, conditions, and specifications may be rejected and returned at the contractor's expense.

E-MAIL/FACSIMILE RESPONSES: E-Mail and Facsimile responses will be not be accepted. Bids, or portions thereof, received after the due time will not be considered.

HOLD HARMLESS/INDEMNIFICATION: The contractor agrees to protect, defend, and save the Village, its elected and appointed officials, agents, and employees, while acting within the scope of their duties as such, harmless from and against all claims, demands, causes of action of any kind or character, including the cost of defense thereof, arising in favor of the contractor's employees or third parties on account of bodily or personal injuries, death, or damage to property arising out of services performed or omissions of services or in any way resulting from the acts or omissions of the contractor and/or its agents, employees, representatives, assigns, subcontractors, except the sole negligence of the Village, under this agreement.

LATE BIDS AND PROPOSALS: Regardless of cause, late bids and proposals will not be accepted and will automatically be disqualified from further consideration. It shall be solely the vendor's risk to assure delivery at the designated office by the designated time. Late bids and proposals will not be opened and may be returned to the vendor at the expense of the vendor or destroyed if requested.

✓ **MANDATORY PRE-BID MEETING:** A mandatory pre-bid meeting will be held on Wednesday, May 29, 2013 at 9:30 a.m. at 3045 Broad, Dexter, MI.

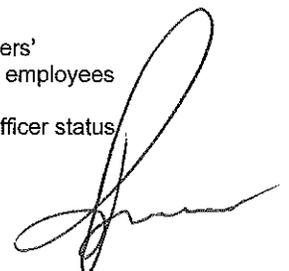
PAYMENT TERM: All payment terms will be computed from the date of delivery of supplies or services OR receipt of a properly executed invoice, whichever is later. Unless otherwise noted in the solicitation document, the Village is allowed 30 days to pay such invoices.

TAX EXEMPTION: The Village of Dexter is tax exempt (#38-6004671).

TERMINATION OF CONTRACT: Unless otherwise stated, the Village may, by written notice to the contractor, terminate the contract in whole or in part at any time the contractor fails to perform the contract.

COMPLIANCE WITH WORKERS' COMPENSATION ACT

The Contractor is required to supply the Village of Dexter with proof of compliance with the Workers' Compensation Act while performing work for the Village of Dexter. Neither the Contractor nor its employees are employees of the Village. The proof of insurance/exemption must be in the form of workers' compensation insurance, an independent contractor exemption, or documentation of corporate officer status.



and must be received by the Village, within 10 working days of the Notice of Award and must be kept current for the entire term of the contract.

CONTRACTS WILL NOT BE ISSUED TO VENDORS WHO FAIL TO PROVIDE THE REQUIRED DOCUMENTATION WITHIN THE ALLOTTED TIME FRAME.

CONTRACT TERMINATION

Termination for Cause. The Village may, by written notice to the Contractor, terminate this contract in whole or in part at any time the Contractor fails to perform this contract.

INSURANCE REQUIREMENTS – BID/PROPOSAL

General Requirements: The Contractor shall maintain for the duration of the contract, at its cost and expense, insurance against claims for injuries to persons or damages to property, including contractual liability, which may arise from or in connection with the performance of the work by the Contractor, agents, employees, representatives, assigns, or subcontractors. This insurance shall cover such claims as may be caused by any negligent act or omission. All coverages 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 the Village of Dexter, Michigan.

Primary Insurance: The Contractor's insurance coverage shall be primary insurance as respect to the Village, its officers, officials, employees, and volunteers and shall apply separately to each project or location. Any insurance or self-insurance maintained by the Village, its officers, officials, employees or volunteers shall be in excess of the Contractor's insurance and shall not contribute with it.

Specific Requirements for Commercial General Liability: The Contractor shall purchase and maintain occurrence coverage with combined single limits for bodily injury, personal injury, and property damage of \$300,000 per occurrence and \$1,000,000 aggregate per year to cover such claims as may be caused by any act, omission, or negligence of the Contractor or its officers, agents, representatives, assigns or subcontractors. Coverages shall include the following extensions: (a) Contractual Liability; (b) Products and Completed Operations; (c) Independent Contractor's Coverage; (d) Broad Form General Liability Extensions, or equivalent; (e) Deletion of all Explosion, Collapse and Underground (XCU) Exclusions, if applicable.

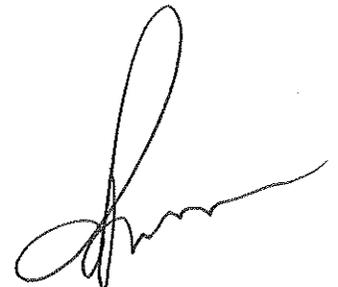
Additional Insured Status: The Village, its officers, officials, employees, and volunteers are to be covered and listed as additional insureds; for liability arising out of activities performed by or on behalf of the Contractor, including the insured's general supervision of the Contractor; products and completed operations; premises owned, leased, occupied, or used.

Specific Requirements for Automobile Liability: The Contractor shall purchase and maintain coverage with limits of not less than \$300,000 per person (personal injury), \$1,000,000 per accident occurrence (personal injury), and \$100,000 per accident occurrence (property damage), OR combined single limits of \$1,000,000 per occurrence to cover such claims as may be caused by any act, omission, or negligence of the Contractor or its officers, agents, representatives, assigns or subcontractors. Coverage shall include all owned vehicles, all non-owned vehicles, and all hired vehicles.

Certificate of Insurance/Endorsements: Insurance must be placed with an insurer with a Best's rating of no less than A-. This insurance must be maintained for the duration of the contract. The Village must receive all required certificates and endorsements within 10 days from the date of the Notice of Award before a contract will be issued. Work may not commence until a contract is in place. The Contractor must notify the Village immediately, and no less than 30 days, of any material change in insurance coverage, such as changes in limits, coverage, change in status of policy, etc. The Village reserves the right to require complete copies of insurance policies at all times.

Proof of Insurance Coverage: The contractor shall provide the Village of Dexter, Michigan, at the time contracts are returned for execution, certificates and policies listed below:

- A. Certificate of Insurance for Worker's Compensation Insurance;
- B. Certificate of Insurance for Commercial Liability Insurance;
- C. Certificate of Insurance for Automobile Liability Insurance;
- D. Original Policy, or Original Binder pending insurance policy, or Owner's & Contractor's Protective Liability Insurance;
- E. If so requested, certified copies of all policies mentioned above will be furnished.



**DEMOLITION OF BUILDINGS AT 3045 BROAD
PROJECT SCOPE**

Project Location:

3045 Broad

Permitted Activity:

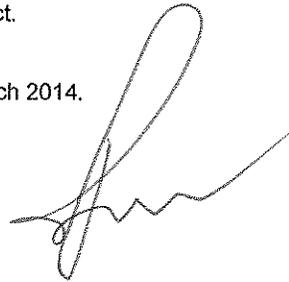
- ✓ The project consists of the demolition of buildings as shown on the attached map. The work is planned in two phases as outlined on the map. This is a former industrial property that qualifies as a "facility" as defined in state law and is covered under a due care plan (dated February 13, 2013) which is attached to this bid document.
- ✓ The buildings should be demolished with the concrete floor remaining in place. Debris should be disposed of at a landfill permitted to accept this debris per local, state and federal regulations.
- ✓ Asbestos removal should be coordinated by the contractor. The Asbestos-Containing Material Inspection Report (dated December 10, 2012) is attached to this bid document. The use of a sub-contractor is acceptable for this work.
- ✓ Electric, gas, water and sewer services will be removed by the Village prior to the start of demolition.
- ✓ Demolition permits will be required from the Washtenaw County Building Department and the Village of Dexter.
- ✓ Salvaged scrap steel should be recycled with the value included as a reduction to the cost of the demolition.
- ✓ Any areas disturbed by the demolition must be restored, including seeding if necessary.
- ✓ **A mandatory pre-bid meeting will be held May 29, 2013 at 3045 Broad at 9:30 a.m.**

Contractor Requirements:

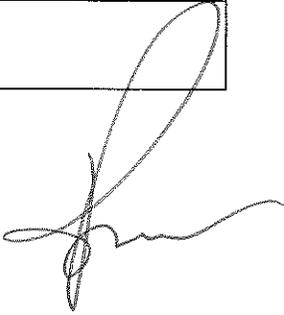
- ✓ Contractors bidding must be qualified to complete the work as proposed.
- ✓ Village Staff and/or consultants will perform the inspection of the project.

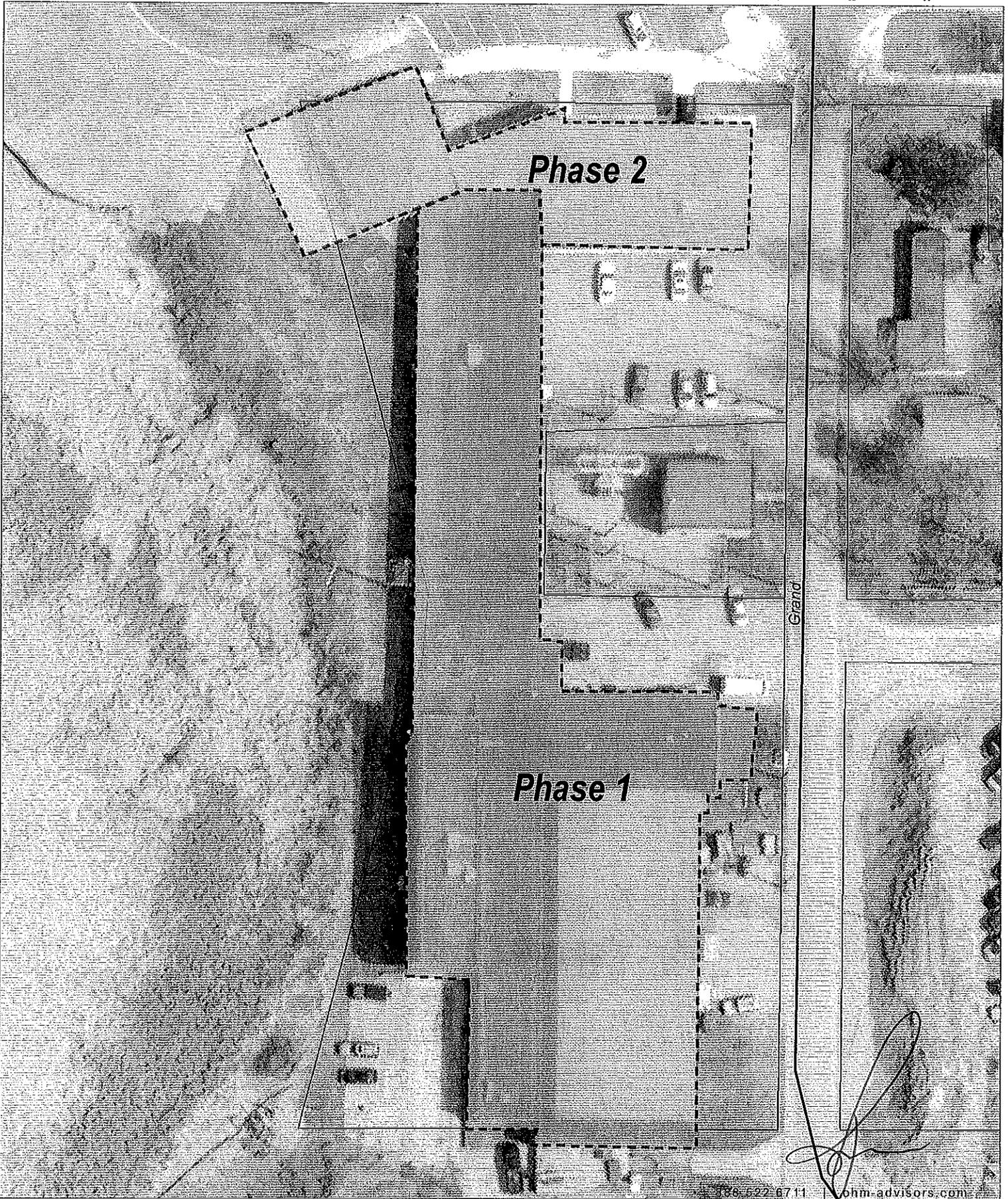
✓ **Project Timing:**

Phase I to be completed in July 2013. Phase II to be completed in March 2014.

A handwritten signature in black ink, appearing to be a stylized name, located in the lower right quadrant of the page.

COMPANY NAME: UNIVERSAL CONSOLIDATED ENTERPRISES	
PLEASE PROVIDE THE COMPANIES/SUPERVISORS QUALIFICATIONS AND EXPERIENCE PERFORMING SUCH WORK. MUNICIPAL REFERENCES ARE REQUIRED.	
BRADLEY A. WOLFBAUER: 20+ YEARS EXPERIENCE STATE OF MI., MUNICIPALITY, SCHOOL FACILITIES, ETC.	
PLEASE PROVIDE TWO REFERENCES SPECIFIC TO DEMOLITION OF A "FACILITY" AS DEFINED BY STATE LAW.	
PLEASE REFER TO ATTACHED "PROJECT DES. LIST"	
LIST BID CONTINGENCIES/CONDITIONS/DEVIATIONS:	
SCHEDULE OF DEMOLITION START/STOP PER VILLAGE - CONTINGENT UPON UTILITY TERMINATIONS	
DEMOLITION COST - PHASE 1: \$ 26,113.49 DEMOLITION COST - PHASE 2: \$ 6,300.00 REDUCTION DUE TO SALVAGE MATERIALS: ZERO - INCLUDED IN BID #'S TOTAL BID PRICE: \$ 32,413.49	
START DATE: PER SPEC.	END DATE: PER SPEC.
TERMS: NET 30 DAYS FROM INVOICE	
BID MUST BE FIRM IN ACCORDANCE WITH PLANNED SCHEDULE	F.O.B VILLAGE OF DEXTER





[Handwritten Signature]

336-522-6711 | ohm-advisors.com

Asbestos-Containing Material Inspection
3045 Broad Street
Dexter, Michigan

December 10, 2012

Prepared For:

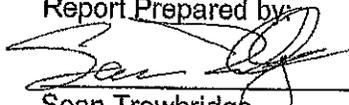
Village of Dexter
8140 Main Street
Dexter, Michigan 48130

Prepared By:

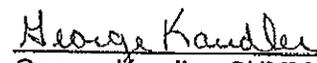
ASTI Environmental
10448 Citation Drive, Suite 100
Brighton, Michigan 48116
1-800-395-ASTI

ASTI Project 2-6555

Report Prepared by:


Sean Trowbridge
Asbestos Inspector (A40552)

Report Reviewed by:


George Kandler, CHMM, EP
Asbestos Project Designer (A9202)

ASTI
ENVIRONMENTAL

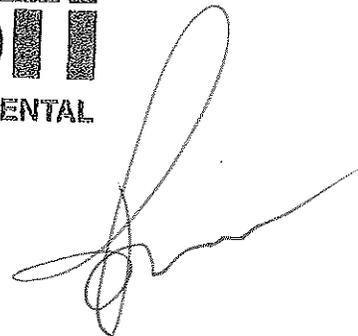
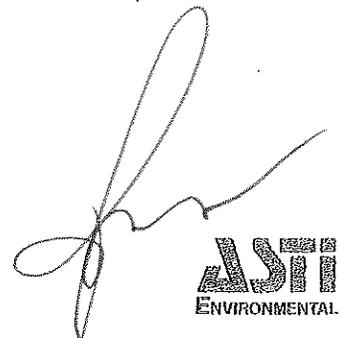


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B Resumes and Accreditations of Mr. Sean Trowbridge and Mr. Brian Kuberski	
C Results of Sample Analysis and Chain of Custody Document	
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1.0 INTRODUCTION

ASTI Environmental (ASTI) was retained by the Village of Dexter to conduct an asbestos-containing material (ACM) inspection of 3045 Broad Street, Dexter, Michigan (Property). The purpose of the ACM inspection is for potential renovation or demolition of the building. The inspection was performed for the benefit of the Village of Dexter, and ASTI acknowledges that said party may rely on the contents and conclusions presented in this report.



2.0 LIMITATION AND EXCEPTIONS

ASTI's scope of services did not include destructive or intrusive testing of interstitial spaces, such as wall cavities, between building floors/sealed ceiling spaces, confined spaces, and fire doors. ASTI's scope of work included sampling of suspect homogenous ACMs in accordance with the National Emissions Standards for Hazardous Air Pollutants (NESHAP) per 40 CFR Part 61 Subpart M. Any suspect materials not sampled should be presumed to be ACM. Suspect materials not identified within this report may be encountered in inaccessible cavities, chases, floor cavities, etc. during renovation or demolition activities. These materials must be presumed ACM until they can be sampled and analyzed for asbestos content.

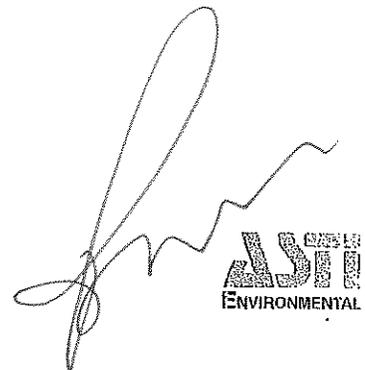
Limitations encountered during the inspection included the following.

- Storage of materials in Units 1, 3, 4, 5, and 7 (see attached Site Features Map) limited observations.
- Units 10, 11, and 12 contained raised dance floors. ASTI was unable to observe below the raised floors.
- While no asbestos transite piping was observed, transit piping below the building may exist based on the date of construction of the building.

3.0 PROPERTY DESCRIPTION

The Property includes a 35,746-square-foot building with multiple tenant spaces and asphalt and concrete parking areas. Adjoining properties are commercial, residential, cemetery, and parking. A Site Location Map and a Site Features Map with unit numbers are provided as Attachment A.

The building was constructed with concrete floors, concrete block walls, and steel roofing. Interior finish materials included drywall, particle board, carpet, wood floors, acoustical ceiling tile, acoustical wall paneling, paint, and glass.



4.0 ASBESTOS-CONTAINING MATERIAL INSPECTION

Sean Trowbridge of ASTI's Property Services Group (Asbestos Inspector No: A40552) conducted the inspection of the subject building for suspect ACMs on June 5, 2012. Access was provided by the Property Manager Mr. Mike Bauer. Mr. Trowbridge inspected all accessible areas of the building. Mr. Trowbridge did not have access to unit 2 during the inspection. Mr. Brian Kuberski (Asbestos Inspector No. A33882) inspected Unit 2 on November 12, 2012. A copy of Mr. Trowbridge's and Mr. Kuberski's resumes and asbestos inspection certifications are provided as Attachment B

4.1 Previous Asbestos-Containing Materials Inspections

ASTI is unaware of any previous ACM inspections completed at the Property.

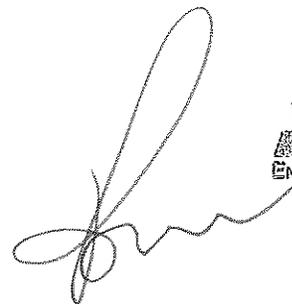
4.2 Asbestos Inspection Methodology

The ACM inspection was done in accordance with the National Emissions Standards for Hazardous Air Pollutants (NESHAP). The survey included a visual inspection of the building, identifying homogeneous areas of suspect surfacing materials, thermal system insulation (TSI), and miscellaneous materials, and the sampling of suspect friable and suspect non-friable materials. The building was divided into eight homogenous areas based upon construction and renovation dates.

4.3 Sample Collection

Samples were collected by physically removing a small piece of suspect material and placing it in a marked plastic bag corresponding to field notes. Samples were collected using wet methods as appropriate and the sample collection tool was cleaned prior to each use to avoid cross contamination of samples. Suspect ACMs were tested for friability by applying hand pressure. Friable materials are those that can be crumbled or reduced to powder by hand pressure. The materials that were sampled by ASTI are as follows.

- Drywall
- Drywall tape
- Drywall joint compound
- Window glazing
- Pipe wrap
- Fiber board



- Ceiling board
- Roof insulation
- Carpet mastic
- Sink undercoating
- Vinyl base cove molding and associated mastic
- 12"x12" floor tile and mastic
- Attic insulation
- Interior and exterior caulking
- Ceiling tile
- Roofing material
- Roof flashing
- Roofing fabric

The suspect ACMs appeared to be in generally good condition during ASTI's inspection. ASTI collected 105 bulk samples from the types of suspect ACMs that are listed above.

The bulk samples were transmitted under chain-of-custody protocol to APEX Research, Inc. in Whitmore Lake, Michigan for asbestos analysis using polarized light microscopy with dispersion staining (PLM/DS) in accordance with the US Environmental Protection Agency's (US EPA's) "Interim Method for the Determination of Asbestos in Material Insulation Samples" (EPA-600/M4-82-020, December 1982). Samples found to contain asbestos via the visual estimation method of PLM were further verified via the Point Count Method.

4.4 Laboratory Analytical Results

The analytical results identified the following materials as ACM.

MATERIAL	LOCATION	QUANTITY	RESULTS
✓ Window glazing	Windows in Units 6, 7, and 8	1,000 linear feet	1.25%
✓ Pipe insulation	Utility room and ceiling on the first floor in Unit 1	100 linear feet	25%
✓ Roof flashing	Roof of Units 6, 7, & 8	300 linear feet	10%

Asbestos was also detected in the joint compound of sample 13-C (drywall and joint compound from Unit 1 in the second floor closet northeast corner). The joint compound in the sample contained 0.75% asbestos, and the wallboard itself contained no (0%) asbestos. The combined average of the wallboard and joint compound sample results is 0.37%, which

would equate to a composite analysis of the wall system, which is an acceptable evaluation in accordance with NEHSAP. Since the composite analysis is <1% asbestos, the wallboard system is not subject to the asbestos NESHAP per EPA 40 CFR Part 61, subpart M, 55 FR 48406.

Michigan Occupational Safety and Health Agency (MIOSHA) regulations do not allow for composite analysis of the wallboard system. Although by definition a material is not considered an ACM unless there is greater than one percent asbestos present, MIOSHA regulation does not allow for workers to remove, abate, or work with any materials containing any amount of asbestos without proper training, protective equipment, and appropriate abatement procedures.

A copy of the Certificate of Laboratory Analysis is included as Appendix C. Photos of the subject building and positive ACM materials are included in Appendix D. A comprehensive list of sampled materials with analytical results is provided as Appendix E

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the results of the ACM inspection completed on the Property, the following materials were identified as ACM with the following recommendations.

MATERIAL	LOCATION	QUANTITY	RESULTS
Window glazing	Windows in Units 6, 7, and 8	1,000 linear feet	1.25%
Pipe insulation	Utility room and ceiling on the first floor in Unit 1	100 linear feet	25%
Roof flashing	Roof of Units 6, 7, & 8	300 linear feet	10%

According to classification guidelines set forth in NESHAP, window glazing is classified as a Category non-friable II ACM. If proposed plans include replacement of the windows, the General Contractor will be required to have appropriate training and any material removed containing the caulk must be properly contained and disposed of as asbestos-containing waste. If some or all of the windows containing the ACM glazing will remain present, an Operations and Maintenance (O&M) Program is recommended.

The pipe insulation observed in the first floor utility room and above the ceiling in the office area is asbestos-containing thermal insulation. According to classification guidelines set forth in NESHAP, the air cell pipe insulation is classified as a friable ACM. Friable ACMs are regulated ACMs and must be removed by a licensed abatement contractor using special abatement techniques and engineering controls prior to the initiation of any demolition or renovation activities that are likely to impact the TSI. All waste generated during the removal of friable ACMs must be disposed of as asbestos-containing materials.

The asbestos-containing roof flashing is a part of an asphaltic-based roofing system and is not a regulated ACM. It does not need to be abated prior to demolition.

Reporting of regulated ACMs for demolition and/or renovation is required by NESHAP and the Michigan Department of Licensing and Regulatory Affairs (LARA), Asbestos Program on the *Notification of Intent to Renovate/Demolish form* (Appendix F).



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
6/10/2013

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 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).

PRODUCER Morris Insurance Group, Inc. Little-Killebrew-Steiger 22440 Hall Road Clinton Township MI 48036	CONTACT NAME: Susan Pauley PHONE (A/C, No, Ext): (586) 569-0440 FAX (A/C, No): (586) 569-0384 E-MAIL ADDRESS: sue.pauley@morrisinsurancegroup.com	
	INSURER(S) AFFORDING COVERAGE	
INSURED Universal Consolidated Enterprises, Inc. 17625 E Ten Mile Rd Roseville MI 48066	INSURER A: Cincinnati Insurance Companies	
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES CERTIFICATE NUMBER: CL136305906 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 INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY			EPP 0024891	5/16/2013	5/16/2014	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	X					MED EXP (Any one person) \$ 5,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY \$ 1,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC			GENERAL AGGREGATE \$ 2,000,000			PRODUCTS - COMP/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY			EPP 0024891	5/16/2013	5/16/2014	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	<input checked="" type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS	<input type="checkbox"/> NON-OWNED AUTOS					PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB			EPP 0024891	5/16/2013	5/16/2014	Michigan catastrophic claim \$
	<input type="checkbox"/> EXCESS LIAB	<input type="checkbox"/> OCCUR					EACH OCCURRENCE \$ 3,000,000
	<input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$	<input type="checkbox"/> CLAIMS-MADE					AGGREGATE \$ 3,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			WC2127471	6/1/2013	6/1/2014	WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER <input type="checkbox"/>
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N	N/A				E.L. EACH ACCIDENT \$ 100,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$ 100,000
A	Leased / Rented Equipment			EPP 0024891	5/16/2013	5/16/2014	\$1,000 Deductible 450,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
add'l insured - Village of Dexter, its officers, officials, employees and volunteers

CERTIFICATE HOLDER**CANCELLATION**

Village of Dexter 8140 Main St Dexter, MI 48130	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 James Burger/SLP 