

**Notice of Demolition
Request for Bids**

Madison County Community Development is soliciting bids for demolition of the projects listed below. This bid must be submitted as one individual bid, with costs broken down and will be awarded to the contractor with the lowest bid who is showing an **active registration with SAM.gov**.

If a contractor is not registered in the SAM.gov system, or if a contractor is not listed as 'Active' in the SAM.gov system, your company will not be considered the lowest responsible bidder, and the next lowest bidder will be chosen. For your reference, copies of current photos, street maps marking the location, and other information for the project sites including the Asbestos Analysis Report can be found in the bid package.

**# 2 Iris Ave.
Pontoon Beach, IL 62040**

Sealed bids **must** be received by **Madison County Community Development**, 157 N. Main St. Suite 312. Edwardsville, IL 62025, **no later than 2:00 p.m. on Tuesday Feb. 6, 2024**. Bids will be opened the same day at 2:15 p.m. Each responsive bidder will be sent a tabulation of the bids received.

Bids will be reviewed within seven days following the bid opening. The contractor selected will be notified of the contract award. Madison County Community Development is not responsible for costs incurred in the preparation of bids and reserves the right to waive any informality and to reject any or all bids. This job will be monitored through its entirety. The bid should be broken down per address by demolition cost, abatement cost, and name of contractor, estimated tonnage, and total cost.

Any questions may be addressed to Tammy Crider, Planner, Madison County Community Development, 157 N. Main St. Suite 312 Edwardsville, IL 62025 (618-296-4399) or tjcrider@madisoncountyl.gov

SEALED ENVELOPE MUST BE LABELED
"SEALED BID" WITH THE ADDRESS (OR
ADDRESSES) OF THE DEMOLITION
PROJECT(S)

ASBESTOS INSPECTION SURVEY

Performed for

MCCD 130 Hillsboro Avenue Edwardsville, IL 62025
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Date

1/19/2024

Inspection Address

2 Iris Avenue Pontoon Beach, IL 62040
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Building Description

Present Use:	Vacant	Approx Yr Built:	1970
Former Use:	Residential	Approx Size:	1200sqft
Future Use:	Vacant	Condition:	Poor

Building Construction

Number of Floors:	1	Wall Insulation:	Fiberglass
Roof Material:	Asphalt	Foundation:	Basement
Siding Material:	Aluminum	HVAC:	Forced Air
Framing:	Wood	Out Buildings:	Shed

Introduction

AC Environmental, Inc. conducted an asbestos survey of the above referenced address. The survey was conducted by an AHERA-accredited and State of Illinois/Missouri certified asbestos inspector in general accordance with NESHAP inspection requirements. Interior/ Exterior building components were surveyed and homogeneous areas of suspect asbestos-containing materials (ACM) were visually identified and documented. Although reasonable effort was made to survey accessible suspect materials, additional suspect but un-sampled materials could be located in walls, in voids or in other concealed areas. Suspect ACM samples were collected in general accordance with the sampling protocols(3-5-7) outlined in EPA regulation 40 CFR 763 (Asbestos Hazard Emergency Response Act, AHERA).

Project Objective

We understand this asbestos survey was requested due to the planned demolition of the building. EPA regulation 40 CFR 61, Subpart M, National Emission Standards for Hazardous Air Pollutants (NESHAP), prohibits the release of asbestos fibers to the atmosphere during demolition or renovation activities. The asbestos NESHAP requires that potentially regulated asbestos-containing building materials be identified, classified and quantified prior to planned disturbances or demolition activities.

Field Activities

Survey activities began with visual observation of the interior and exterior of the Building(s) to identify homogeneous areas of suspect ACM. A homogeneous area consists of building materials that appear similar throughout in terms of color, texture and date of application. Interior assessment was conducted throughout visually accessible areas of the building(s). The exterior survey included an assessment of the exterior walls, windows and doors. The roof system was not sampled and therefore should be assumed to contain asbestos. Building materials identified as concrete, glass, fiberglass, wood, masonry, metal, foam, plastic and rubber were not considered suspect ACM.

Physical Assessment for Asbestos

A physical assessment of each homogeneous area of suspect ACM was conducted to assess the friability and condition of the materials. A friable material is defined by the EPA as a material which can be crumbled, pulverized or reduced to powder by hand pressure when dry. Friability was assessed by physically touching suspect materials.

Sample Collection

Based on results of the visual observation, bulk samples of suspect ACM were collected in general accordance with AHERA sampling protocols. Random samples of suspect materials were collected in each homogeneous area. The inspector collected bulk samples using wet methods as applicable to reduce the potential for fiber release. Samples were placed in sealable containers and labeled with unique sample numbers using an indelible marker. Bulk samples were collected from homogeneous areas of suspect ACM. A summary of suspect ACM samples collected during the survey is included below.

Sample Analysis

Bulk samples were submitted under chain of custody to a trained micropisist for analysis by polarized light microscopy with dispersion staining techniques per EPA methodology (40 CFR 763, Subpart F). The percentage of asbestos, where applicable, was determined by microscopically visual estimation.

Suspect Materials Sampled and Results

Material	Description	Location	Est. Qty	Asbestos	Analytical		Sample #
Asphalt Shingles	Red/Brown	Roof	1000 sqft	Cat 1 NF	Assumed		0
Caulk	White	Exterior	15w/2d/240 ln	No	None Detected		001-003
Drywall/Joint Compound	Off White	Throughout	4800 sqft	No	None Detected		004-006
Floor Tile on Wood	Yellow/Tan	Bathroom	90sqft	Cat 1 NF	Chrysotile	5-10%	007-009
Floor Tile on Wood	White Pebbles	Kitchen	175 sqft	No	None Detected		010-012

***The above material quantities are estimates only and should be field verified by the contractor prior to submitting their bid.**

Description

2 Iris Ave is a one story home with aluminum and vinyl siding over fiberboard/wood. The home has an asphalt roof. The windows and doors on the home are sealed with caulk. The flooring in home consists of floor tile on wood, carpet, and concrete in the basement. The walls and ceiling are drywall/joint compound, and panelling. The walls and ceilings in said areas are insulated with fiberglass insulation. The property is also accompanied by a wood shed with asphalt shingles.

No other suspect materials were found during the time of inspection.

Please be aware throughout the whole structure there is roughly 2-3 foot of trash and debris. See attached photos for condition.

Recommendation

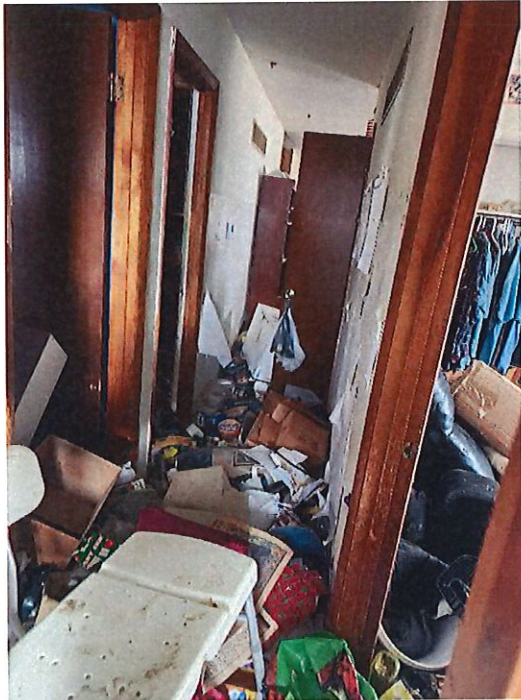
The Cat 1NF asphalt shingles can be demo-ed in place, if not rendered friable during demolition. The Cat 1NF floor tile will need to be removed prior to demolition by an accredited Illinois Abatement Contractor.

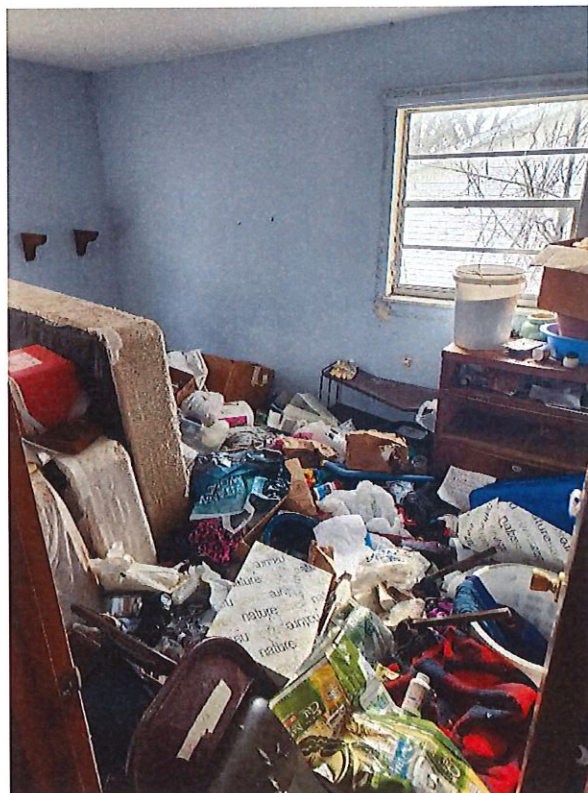
A 10 day NESHAP notification to the IL EPA should be made prior to demolition.

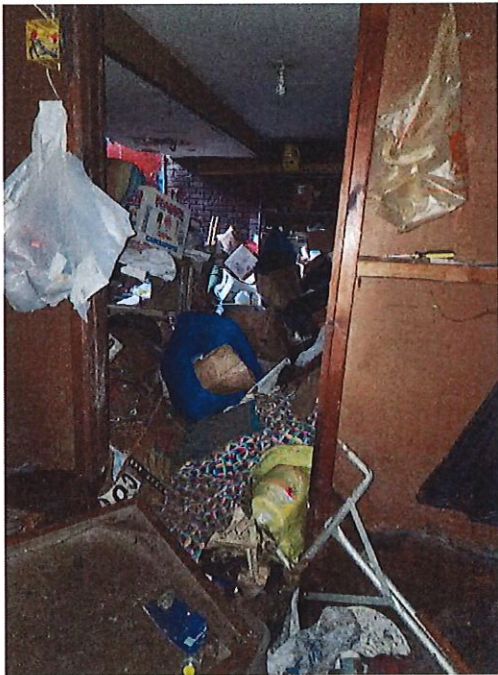
Inspector



Tyfanie Coffman
Missouri / Illinois Asbestos Inspector
MO #19116 /IL #19855











PRECISION ANALYSIS, INC.

BULK SAMPLE ANALYSIS

Client: AC Environmental

Date Received: 01-04-24

Project No.: 2 Iris Ave., Pontoon, IL 62040

Date Reported: 01-09-24

Technique: Polarized Light Microscopy with Dispersion Staining
In accordance with EPA/600/R-93/116 Test Method


Lab No.	Sample No.	Asbestos Detected & Percentage *	Fibrous Material	Non-Fibrous Material
487408	2-1	None Detected		Binders, Paint
487409	2-2	None Detected		Binders, Paint
487410	2-3	None Detected		Binders, Paint
487411	2-4	None Detected	Cellulose	Binders, Polyfoam
487412	2-5	None Detected	Cellulose	Binders, Polyfoam, Paint
487413	2-6	None Detected	Cellulose	Binders, Polyfoam
487414	2-7	5-10% Chrysotile	Antigorite	Binders, Vinyl, Aggregate
		None Detected in Mastic		Black Tar Binders
487415	2-8	5-10% Chrysotile	Antigorite	Binders, Vinyl, Aggregate
		None Detected in Mastic		Black Tar Binders
487416	2-9	5-10% Chrysotile	Antigorite	Binders, Vinyl, Aggregate
		None Detected in Mastic		Black Tar Binders
487417	2-10	None Detected		Binders, Vinyl, Aggregate
		None Detected in Mastic		Black Tar Binders

* The upper detection limit is 100 percent.
 The lower detection limit is less than 1 percent.

952 ANGLUM ROAD

HAZELWOOD, MISSOURI 63042

TEL/FAX (314) 838-5052



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**Technique: Polarized Light Microscopy with Dispersion Staining
In accordance with EPA/600/R-93/116 Test Method**

Lab No.	Sample No.	Asbestos Detected & Percentage *	Fibrous Material	Non-Fibrous Material
487418	2-11	None Detected		Binders, Vinyl, Aggregate
		None Detected in Mastic		Black Tar Binders
487419	2-12	None Detected		Binders, Vinyl, Aggregate
		None Detected in Mastic		Black Tar Binders

* The upper detection limit is 100 percent.
The lower detection limit is less than 1 percent.



Nikki Hogan
Laboratory Co-Director

Bulk Asbestos Proficiency Analytical Testing Program ID # 101228
In Association with RTI Center for Measurements and Quality Assurance

PLM is not recommended for analysis of vinyl floor tile. Vinyl floor tile often contains milled asbestos with fiber lengths of 1 micrometer or less. Because these fibers are not detected by PLM, PLM analysis may yield a false negative result. We recommend qualitative analysis of vinyl floor tile by Transmission Electron Microscopy (TEM).

Precision Analysis assumes no responsibility for financial or health consequences for action or lack of action taken by our clients or their agents as a result of these analytical reports. Since Precision Analysis was not involved in the collection of these samples, we cannot attest to the proper collection of said samples and therefore are neither responsible nor liable for the accuracy, validity or completeness of the sample collection.

