

EXHIBIT "A"
REPORT
PRE-DEMOLITION & PRE-RENOVATION
INSPECTION FOR ASBESTOS-CONTAINING MATERIALS

Kelsey Park &
Lake Shore Park
601 Federal Hwy. &
600 Lake Shore Dr.
Lake Park, FL

RISK MGMT.
Received
MAY 26 2015
DEPT.



PCN# 36-43-42-20-01-118-0010
PCN# 36-43-42-21-00-003-0020
Project #15825

Results of a Pre-DEMOLITION & Pre-RENOVATION
Inspection for
Asbestos-Containing Materials

Prepared for:

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May 15, 2015

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1. INTRODUCTION

This report presents the results of a pre-demolition and pre-renovation inspection for asbestos-containing materials (ACM) by Morse Associates, Inc. (MAI) at three separate buildings: two buildings (Storage building north of fountain and the restroom building south of fountain) at Kelsey Park, 601 Federal Highway, Lake Park, FL, and one building (#600B-restroom) at Lake Shore Park, located at 600 Lake Shore Drive, Lake Park FL. The County plans to demolish the two small buildings within Kelsey Park and to renovate one building, a restroom (600B), within Lake Shore Park.

2. SCOPE OF WORK

The scope of work involved at the Site is described below:

- An onsite inspection was performed by EPA accredited asbestos inspector(s) working under the authority of a licensed Florida Asbestos Consultant (Appendix A). This inspection is being done to assist the client in complying with The National Emission Standards for Hazardous Air Pollutants (NESHAP) regulation.
- Sampling of identified suspect materials for asbestos content and other major components. All samples were analyzed by laboratory accredited by the National Voluntary Laboratory Accreditation Program (Appendix B).
- Preparation of an asbestos report documenting location, friability, quantity and asbestos content of suspect ACM with recommendations for proper removal and disposal.
- A copy of a Notice of Asbestos Renovation or Demolition is included for the owner's use (Appendix C).
- Representative photographs of building materials (Appendix D).

3. SITE VISIT

The pre-demolition inspection for asbestos-containing materials at the site was performed on May 8, 2015 by Matt Divine accredited asbestos inspector for MAI.

4. BUILDING MATERIAL SUMMARY

There were 3 separate buildings that were surveyed in this project. The north and south buildings in Kelsey Park, and the restroom building (600B) in Lake Shore Park. A description of the building materials in each building is found below.

N.A.

~~Storage Building North of Fountain in Kelsey Park~~

Facility Type:	Commercial Storage
Construction Date:	Unknown
Number of Floors:	1
Structural	
Foundation:	Concrete Slab
Wall Support:	Concrete Masonry Units (CMU)
Exterior Finish:	Stucco
Roof Support:	Wood frame, Gable
Roof System / Type:	Metal Roof, Felt Paper
Mechanical / Plumbing	
HVAC Equipment:	None
Duct Type:	None
Pipe Insulation	None
Interior	
Ceiling Substrate:	Wood
Ceiling Finish:	Paint
Wall Substrate:	Concrete Masonry Units (CMU)
Wall Finish:	Stucco
Floor Substrate:	Concrete
Floor Finish:	Peel n' Stick Vinyl Tiles on 12x12 Vinyl Floor Tile 1 Type
Site concrete	
Sidewalks, Stairs, etc.	Sidewalks

N.A.

~~Restroom Building South of Fountain in Kelsey Park~~

Facility Type:	Commercial Restroom
Construction Date:	Unknown
Number of Floors:	1
Structural	
Foundation:	Concrete Slab
Wall Support:	Concrete Masonry Units (CMU)
Exterior Finish:	Stucco
Roof Support:	Wood frame, Gable
Roof System / Type:	Metal Roof, Felt Paper
Mechanical / Plumbing	
HVAC Equipment:	None
Duct Type:	None
Pipe Insulation	None
Interior	
Ceiling Substrate:	Wood
Ceiling Finish:	Paint
Wall Substrate:	Concrete Masonry Units (CMU)
Wall Finish:	Stucco
Floor Substrate:	Concrete
Floor Finish:	Paint
Site concrete	
Sidewalks, Stairs, etc.	Sidewalks

Restroom Building #600B in Lake Shore Park

Facility Type:	Commercial Restroom
Construction Date:	Unknown
Number of Floors:	1
Structural:	
Foundation:	Concrete Slab
Wall Support:	Concrete Masonry Units (CMU)
Exterior Finish:	Stucco
Roof Support:	Wood frame, Gable
Roof System / Type:	Clay Barrel Tile over Asphalt Shingle, Felt Paper
Mechanical / Plumbing	
HVAC Equipment:	None
Duct Type:	None
Pipe Insulation	None
Interior:	
Ceiling Substrate:	Wood frame
Ceiling Finish:	Painted suspended stucco ceiling on wire lath.
Wall Substrate:	Concrete Masonry Units (CMU)
Wall Finish:	Stucco
Floor Substrate:	Concrete
Floor Finish:	None
Site concrete	
Sidewalks, Stairs, etc.	Sidewalks

5. SITE SUMMARY

The following suspect asbestos-containing materials were identified and sampled during the site visit, copies of bulk sample results can be found in Appendix B:

~~Storage Building North of Fountain in Kelsey Park~~ N.A.

Location	Suspect Material	Friability	Asbestos content	Condition	Estimated Quantity	NESHAP Category
Roof :	Non-suspect (metal)					N/A
	Base felts	Non-friable	Not Detected	Good	Not Quantified	N/A
Exterior walls	Stucco	Potentially Friable	Not Detected	Good	Not Quantified	N/A
	Concrete Masonry Unit	Potentially Friable	Not Detected	Good	Not Quantified	N/A
Interior- walls and ceiling: Throughout	Stucco	Potentially Friable	Not Detected	Good	Not Quantified	N/A
	Tar Felt Paper (vapor barrier)	Non-friable	Not Detected	Good	Not Quantified	N/A
	Non-suspect (wood)					N/A

~~N.A.~~

Location	Suspect Material	Friability	Asbestos content	Condition	Estimated Quantity	NESHAP Category
Attic	Non-suspect (wood)					N/A
Miscellaneous Materials	Electric Wiring Insulation	Potentially Friable	Not Detected	Significantly damaged	Not Quantified	N/A
Interior – floors:	Double layer Non-suspect (12"x12" peel n' stick)					N/A
	12"x12" vinyl floor tile (tan)	Non-friable	Not Detected	Good	Not Quantified	N/A
	Concrete Slab	Potentially Friable	Not Detected	Good	Not Quantified	N/A
Concrete on site	Sidewalk and Entrance Concrete	Potentially Friable	Not Detected	Good	Not Quantified	NA

~~N.A.~~

Restroom Building South of Fountain in Kelsey Park

Location	Suspect Material	Friability	Asbestos content	Condition	Estimated Quantity	NESHAP Category
Roof :	Non-suspect (metal)					N/A
	Base felts	Non-friable	Not Detected	Good	Not Quantified	N/A
Exterior walls	Stucco	Potentially Friable	Not Detected	Good	Not Quantified	N/A
	Concrete Masonry Unit	Potentially Friable	Not Detected	Good	Not Quantified	N/A
Interior- walls and ceiling: Throughout	Stucco	Potentially Friable	Not Detected	Good	Not Quantified	N/A
	Non-suspect (wood)					N/A
Attic	Non-suspect (wood)					N/A
Miscellaneous Materials	Window Caulking	Non-friable	Not Detected	Good	Not Quantified	N/A
Interior – floors:	Concrete Slab	Potentially Friable	Not Detected	Good	Not Quantified	N/A
Concrete on site	Concrete Sidewalks and Entrance	Potentially Friable	Not Detected	Good	Not Quantified	NA

Restroom Building #600B in Lake Shore Park

Location	Suspect Material	Friability	Asbestos content	Condition	Estimated Quantity	NESHAP Category
Roof :	Asphalt shingles	Non-friable	Not Detected	Good	Not Quantified	N/A
	Base felts	Non-friable	Not Detected	Good	Not Quantified	N/A
Exterior walls	Stucco	Potentially Friable	Not Detected	Good	Not Quantified	N/A
	Concrete Masonry Unit	Potentially Friable	Not Detected	Good	Not Quantified	N/A
Interior- walls and ceiling: Throughout	Stucco	Potentially Friable	Not Detected	Good	Not Quantified	N/A
Attic	Non-suspect (wood)					N/A
Miscellaneous Materials	None					N/A
Interior - floors:	Concrete Slab (Not in Scope)					N/A
Concrete on site	Concrete (Not in Scope)					NA

6. RECOMMENDATIONS

The Florida Department of Environmental Protection is the local agency that enforces federal regulations that prevent the uncontrolled disturbance and/or removal of asbestos-containing materials during the renovation or demolition of commercial and industrial structures, and residential structures with more than four (4) dwelling units. The National Emission Standards for Hazardous Air Pollutants (NESHAP) defines a friable asbestos-containing material as any material containing more than 1% asbestos, which can be crumbled, pulverized, or reduced to powder, when dry, by hand pressure. NESHAP excludes non-friable material provided these materials will not become friable during demolition. Roofing felt, flashings, mastics and resilient flooring other than paper back linoleum are non-friable materials, which according to the EPA are unlikely to become friable during demolition. Potentially friable materials such as plaster walls/ceilings and drywall tape and joint compound may become friable during the demolition process.

Demolition and Renovation Recommendations

1. NESHAP

- No building materials were identified as containing asbestos. Proceed with normal demolition and there are no prohibitions for recycling materials in regard to asbestos.

7. REGULATORY INFORMATION

NESHAP Notification

- The owner of the property must file a NESHAP Notice of Asbestos Renovation or Demolition form utilizing the quantities cited above. The owner may allow the demolition/renovation contractor to file the notice on his or her behalf but remains responsible for proper notification. MAI has included a copy of the form in Appendix C. The owner or demolition/renovation contractor must complete and sign the form.
- The Notification form must be mailed to the Florida Department of Environmental Protection, Division of Air Resources Management 400 North Congress Ave. Suite 200, West Palm Beach, Florida 33401.
- The Notice must be received by the agency ten business days prior to the start of the demolition or removal project. This allows the agency time to conduct their own inspection of the property if they so choose.

8. DOCUMENT CONTENT

Consultation has been provided as set forth in the scope of work section of this report. If local knowledge indicates error, omissions, or inaccuracy, notify the consultant.

The knowledge of the consultant, Morse Associates, Inc., is based upon current information and research. The status of said information, research, and technology or regulatory requirements could change in the future, thus affecting the recommendations provided.

Quantities expressed in this report are sometimes visual estimates due to accessibility. Contractors are advised to visit the site to verify quantities and to assess site conditions prior to bidding on removal or demolition. This report only addresses compliance with the EPA-NESHAP regulation. Other regulations such as the

Construction Standard for Asbestos apply to the renovation and demolition of buildings and must be complied with.

9. DOCUMENT USE

The document and all attachments here provided by the consultant, Morse Associates, Inc., are for the exclusive use of the owner.