



**City of Pompano Beach, Purchasing Division  
1190 N.E. 3rd Avenue, Building C  
Pompano Beach, Florida, 33060  
954-786-4098 954-786-4168 (FAX)**

December 19, 2012

**ADDENDUM #1, QUOTE Q-13-004T  
DEMOLITION OF UNSAFE STRUCTURES  
4751 N.E. 14<sup>TH</sup> AVENUE  
POMpano BEACH, FLA 33064**

To Whom It May Concern,

Attached is the demolition asbestos survey of the subject property performed by Anders Environmental Group, Inc., for the City. The cost for the required abatement of asbestos containing materials is to be included in your bid.

The opening date has changed Quotations will be received until 5:00 p.m. (local), December 28, 2012 in the Purchasing Office at 1190 N.E. 3rd Avenue, Building C, Pompano Beach, Florida, 33060.

The remainder of the solicitation is unchanged at this time.

Acknowledge receipt of this Addendum in the area provided on Page 8 of the Request for Quotation.

Very truly yours,

Tammy Thompkins  
Buyer

enclosure

cc: website  
file



# ANDERS

Environmental Group, Inc.

## REPORT OF PRE-DEMOLITION BUILDING SURVEY, SAMPLING, AND EVALUATION OF ASBESTOS-CONTAINING MATERIALS

AT

RESIDENTIAL DWELLING  
4751 N.E. 14TH AVENUE  
POMPANO BEACH, FLORIDA

AEG PROJECT: 1212-0248

PREPARED FOR:

CITY OF POMPANO BEACH  
1201 NE 5<sup>TH</sup> AVENUE  
POMPANO BEACH, FLORIDA

PREPARED BY:

ANDERS ENVIRONMENTAL GROUP, INC.  
2660 N.W. 15<sup>TH</sup> COURT - #102  
POMPANO BEACH, FLORIDA 33609

DECEMBER 18, 2012

Michael Lawn, AF0000017  
Florida Licensed Asbestos Consultant

David S. Anders, President  
ZA0000102

2660 N.W. 15th Court #102 • Pompano Beach, FL 33069 • Phone: (954) 974-7169 • Fax: (954) 974-7159  
6708 Meadow Ash Drive • San Antonio, TX • Phone: (210) 336-8017 • Fax: (210) 661-0090

Ft. Lauderdale, FL • Houston, TX • Asheville, NC

## EXECUTIVE SUMMARY

This service is rendered in good faith on the behalf of our client. City of Pompano Beach requested that Anders Environmental Group, Inc. (AEG) conduct a pre-demolition asbestos survey of the Residential Dwelling located at 4751 N.E. 14th Avenue, Pompano Beach, Florida.

The intent was to evaluate the property and identify suspect accessible asbestos containing materials, obtain and analyze bulk samples to verify presence and quantity of asbestos, and to make recommendations for treatment of said materials.

All access hatches, doors, openings and limited access areas were inspected to the best of the inspectors' ability. Due to the non-destructive nature of the survey, the inspector refrained from the destruction of any walls or materials to gain access to remote areas. Where known or suspected materials entered an area that was inaccessible, it was assumed that the material continued into or through this area. It is our opinion that all accessible suspect ACM was observed.

The results of our asbestos building survey and laboratory analyses indicate that asbestos was detected in the material samples obtained within the Residential Dwelling located at 4751 N.E. 14th Avenue, Pompano Beach, Florida.

<u>MATERIAL</u>	<u>AMOUNT</u>	<u>CONDITION</u>	<u>FRIABLE</u>
Dark Gray Floor Tile	360 S.F.	Poor	No

**TABLE OF CONTENTS**

**Section 1.0 Introduction . . . . . 1**

**Section 2.0 Facility Description . . . . . 1**

**Section 3.0 Survey Methods and Laboratory . . . . . 2**

**Section 4.0 Suspected Asbestos-containing Materials . . . . . 2**

**Section 5.0 Findings and Recommendations . . . . . 3**

**Section 6.0 Conclusions . . . . . 5**

**Section 7.0 Qualifications . . . . . 5**

**APPENDICES**

**Appendix A - Laboratory Analysis**

**Appendix B - Certification**

## 1.0 INTRODUCTION

A pre-demolition survey for asbestos-containing building materials (ACM) was conducted at the Residential Dwelling located at 4751 N.E. 14th Avenue, Pompano Beach, Florida. The survey was performed on December 12, 2012 by Anders Environmental Group, Inc. representatives.

The purpose of the survey was to locate and identify ACMs in the Residential Dwelling located at 4751 N.E. 14th Avenue, Pompano Beach, Florida.

The scope of services for this project consisted of the following five steps:

- Building Walk-Through and Observations,
- Bulk Sampling of Suspect Asbestos-Containing Building Materials (ACBM),
- Polarized Light Microscopy (PLM) Analysis of Bulk Samples,
- Hazard Assessment and Evaluation, and
- Final Report Development.

## 2.0 FACILITY DESCRIPTION

### 4751 N.E. 14th Avenue

The residential dwelling is located at 4751 N.E. 14th Avenue, Pompano Beach, Florida.

The building is constructed of concrete and steel. The interior walls are constructed of wallboard. The floors are concrete with vinyl floor coverings. No thermal insulation or HVAC Duct Mastic was observed during the site survey.

### **3.0 SURVEY METHODS AND LABORATORY ANALYSIS**

The sampling protocol used in this asbestos survey is listed in Title 40, Code of Federal Regulations (CFR), Part 763.86 for friable surfacing materials and friable miscellaneous materials (e.g. ceiling tiles). The Environmental Protection Agency (EPA) regulations require that sample locations be randomly selected.

The bulk sampling procedure utilized for the collection of samples suspected of being asbestos-containing materials required the establishment of homogeneous sampling areas. A homogeneous sampling area is defined as an area of friable or non-friable material of similar type that appeared to be applied or constructed during the same general period of time. This is the most acceptable and cost-effective method for the sampling of suspect asbestos-containing building materials.

Eight (8) samples of suspect material were collected and the location of each sample duly noted. Photographs of each sample location were taken for record purposes. It is our opinion that an acceptable minimum number of critical areas were sampled given the homogeneous nature of much of the material that was observed.

The samples were received and analyzed by the EMLABS laboratory in Fort Lauderdale, Florida. The method of analysis was polarized light microscopy with dispersion staining, as recommended by USEPA.

### **4.0 SUSPECTED ASBESTOS-CONTAINING MATERIALS**

The following is a summary of the materials sampled and tested during the survey and evaluation of the site:

Light Gray Drywall  
Vinyl Floor Tile  
Beige Sheet Flooring  
Plaster Ceiling Board  
Dark Gray Floor Tile

The following is a summary of the materials observed and not tested during the survey and evaluation of the site:

Roofing Materials

## 5.0 FINDINGS AND RECOMMENDATIONS

This section describes the asbestos containing materials (ACM) which were observed during the inspection. The quantities of material described herein are all approximate figures. The recommendations which follow each material are based on material condition, friability of the material, water damage, frequency of room or area use, physical accessibility of the material to persons using the room or area, and the presence of air movements or currents.

Access hatches, doors, openings and limited access areas were inspected to the best of the inspectors' ability. Due to the non-destructive nature of the survey, the inspector refrained from the destruction of any walls or materials to gain access to remote areas. Where known or suspected materials entered an area that was inaccessible, it was assumed that the material continued into or through this area. It is our opinion that all accessible ACM was observed.

In any areas not specifically noted or mentioned, no ACM was observed by the inspector.

Please note that the recommendations given are always the minimum action which in our professional opinion should be taken. This does not necessarily preclude other options, including removal. If any demolitions or change in room use will cause any ACM to become exposed, damaged, or otherwise altered, removal should be considered at that time. A complete recommendation for materials within each area has been provided. Any change in anticipated building disposition should be cause for reassessment of these findings.

Asbestos containing building materials can be classified into three (3) main categories: Surfacing Materials, Thermal System Insulation, and Miscellaneous Materials. Any recommended asbestos removal should be performed by a Florida licensed asbestos contractor in accordance with all applicable Federal, State, and Local Regulations.

## 5.0 FINDINGS AND RECOMMENDATIONS (con't.)

### THERMAL SYSTEM INSULATION

Thermal system insulation is defined by the State of Florida Department of Environmental Protection as "materials in a building or distribution system applied to pipes, fittings, boilers, breaching, tanks, ducts, or other system components to prevent heat loss or gain, water condensation, or for other purposes".

No thermal insulation materials were observed.

### SURFACING MATERIAL

Surfacing material is defined by the State of Florida Department of Environmental Protection as "materials which are sprayed-on, troweled-on, or otherwise applied to surfaces. Examples include wallboard primer, sealer, paint and stucco, acoustical plaster on ceilings, fireproofing on structural components, or other materials applied to surfaces for acoustical, fireproofing, or other purposes."

No surfacing materials were observed.

### MISCELLANEOUS MATERIALS

A miscellaneous material is defined by the State of Florida Department of Environmental Protection as "interior or exterior material components such as wallboard, linoleum, floor and ceiling tiles, fire doors, roofing, siding, and materials not an integral component of the building such as stage curtains, protective clothing, laboratory apparatus and equipment, and other materials considered to be part of the real estate." The following materials were sampled and found positive for the presence of asbestos.

#### HOMOGENEOUS AREA NUMBER 1 & 2

Material: Floor Tile and associated Black Mastic

Color: Dark Gray

Sample Number: 0248-1 & 0248-2

Results: 2% Chrysotile Tile & 3% associated black mastic

Location: Found and Sampled in the Two Bedrooms of Residential Dwelling

Approximately 360 square feet of 12x12 Dark Gray Floor Tile and associated mastic was observed within the two bedrooms. This material is non-friable and was observed in poor condition at the time of the survey. It is recommended that this material be removed by licensed asbestos abatement contractor prior to any building demolition or demolition. Until such time that removal can occur, the material should be included in an asbestos operations and maintenance program.

## **6.0 CONCLUSIONS**

The results of our pre-demolition asbestos survey indicate that during the inspection of the Residential Dwelling located at 4751 N.E. 14th Avenue, Pompano Beach, Florida, asbestos containing materials were detected or observed.

## **7.0 QUALIFICATIONS**

Anders Environmental Group, Inc. has endeavored to observe the existing conditions in the selected areas of the Residential Dwelling located at 4751 N.E. 14th Avenue, Pompano Beach, Florida, using generally accepted procedures. Regardless of the thoroughness of a survey, there is always the possibility that some areas containing asbestos were overlooked, inaccessible, or different from those at specific sample locations. Therefore, conditions at every location may not be as anticipated and as summarized in this report. In addition, demolition or demolition may uncover altered or differing conditions. We recommend that you notify Anders Environmental Group, Inc. if any changed conditions are encountered so that we can assess the situation and its impact on our recommendations.

# Appendix A - Laboratory Analysis



Report for:

**Mr. David Anders**  
**Anders Environmental Group, Inc.**  
2660 NW 15 Ct, #102-103  
Pompano Beach, FL 33069

---

Regarding: Project: 1212-0248; 4751 N.E. 14th Ave.  
EML ID: 1004833

Approved by:

Lab Manager  
Baluswamy Krishnan

Dates of Analysis:  
Asbestos-EPA Method 600/R-93/116: 12-17-2012

Service SOPs: Asbestos-EPA Method 600/R-93/116 (EPA-600/M4-82-020 (SOP 01267))

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All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the items tested. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data can be provided when requested.

EMLab P&K ("the Company") shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Client: Anders Environmental Group, Inc.  
 C/O: Mr. David Anders  
 Re: 1212-0248; 4751 N.E. 14th Ave.

Date of Submittal: 12-12-2012  
 Date of Receipt: 12-12-2012  
 Date of Report: 12-17-2012

**ASBESTOS PLM REPORT: EPA-600/M4-82-020 & EPA METHOD 600/R-93-116**

<b>Total Samples Submitted:</b>	8
<b>Total Samples Analysed:</b>	8
<b>Total Samples with Layer Asbestos Content &gt; 1%:</b>	2

**Location: 0248-1, Floor Tile**

Lab ID-Version‡: 4488262-1

Sample Layers	Asbestos Content
Dark Gray Floor Tile	2% Chrysotile
Black Mastic	3% Chrysotile
<b>Sample Composite Homogeneity:</b>	Moderate

**Location: 0248-2, Floor Tile**

Lab ID-Version‡: 4488263-1

Sample Layers	Asbestos Content
Dark Gray Floor Tile	2% Chrysotile
Black Mastic	3% Chrysotile
<b>Sample Composite Homogeneity:</b>	Moderate

**Location: 0248-3, Vinyl Floor**

Lab ID-Version‡: 4488264-1

Sample Layers	Asbestos Content
Beige Sheet Flooring	ND
<b>Sample Composite Homogeneity:</b>	Moderate

**Location: 0248-4, Vinyl Floor**

Lab ID-Version‡: 4488265-1

Sample Layers	Asbestos Content
Beige Sheet Flooring	ND
<b>Sample Composite Homogeneity:</b>	Moderate

The results relate only to the items tested. Interpretation is left to the company and/or persons who conducted the field work. The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government.

All samples were received in acceptable condition unless otherwise noted. EMLab P&K reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: Anders Environmental Group, Inc.  
 C/O: Mr. David Anders  
 Re: 1212-0248; 4751 N.E. 14th Ave.

Date of Submittal: 12-12-2012  
 Date of Receipt: 12-12-2012  
 Date of Report: 12-17-2012

**ASBESTOS PLM REPORT: EPA-600/M4-82-020 & EPA METHOD 600/R-93-116**

**Location: 0248-5, Concrete Wall Board**

Lab ID-Version‡: 4488266-1

Sample Layers	Asbestos Content
Gray Plaster	ND
White Texture with Paint	ND
<b>Sample Composite Homogeneity:</b>	Moderate

**Location: 0248-6, Concrete Wall Board**

Lab ID-Version‡: 4488267-1

Sample Layers	Asbestos Content
Gray Plaster	ND
White Texture with Paint	ND
<b>Sample Composite Homogeneity:</b>	Moderate

**Location: 0248-7, Ceiling Board**

Lab ID-Version‡: 4488268-1

Sample Layers	Asbestos Content
Light Gray Drywall with Brown Paper	ND
<b>Composite Non-Asbestos Content:</b>	10% Cellulose
<b>Sample Composite Homogeneity:</b>	Moderate

**Location: 0248-8, Ceiling Board**

Lab ID-Version‡: 4488269-1

Sample Layers	Asbestos Content
Light Gray Drywall with Brown Paper	ND
<b>Composite Non-Asbestos Content:</b>	10% Cellulose
<b>Sample Composite Homogeneity:</b>	Moderate

The results relate only to the items tested. Interpretation is left to the company and/or persons who conducted the field work. The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government.

All samples were received in acceptable condition unless otherwise noted. EMLab P&K reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Cherry Hill, NJ: 1838 Olney Avenue, Cherry Hill, NJ 08003 • (609) 871-1984  
Phoenix, AZ: 1501 West Kendall Drive, Phoenix, AZ 85027 • (602) 857-4882  
San Bruno, CA: 1159 Bayhill Drive, #100, San Bruno, CA 94065 • (650) 898-8833

	Fog	Rain	Snow	Wind	Clear
Noise	<input type="checkbox"/>				
Light	<input type="checkbox"/>				
Moisture	<input type="checkbox"/>				
Heavy	<input type="checkbox"/>				



rate

Company: Andena Environmental Address: 2660 N.W. 15th St.  
 Contact: David Andena Special Instructions:  
 Phone: 954 290-0138

Project ID: 1212-0248 STD - Standard (DEFAULT)  
 Project Description: 4751 N.E. 14th Ave ND - Next Business Day  
 Project Zip Code: 33146 SD - Same Business Day Rush  
 PO Number: W1H - Weekend / Holiday

Project ID	Location	Sampling Date & Time	Sampled	By
0248-1	Floor tile			
0248-2	Floor tile			
0248-3	Office Floor			
0248-4	Office Floor			
0248-5	Cobalt wall (room)			
0248-6	" " "			
0248-7	Offices			
0248-8	" " "			

Non-Compliance	Score	Trap	Bulk	Bio-Culture	Water, Surf, Dust, Soil, Contact Plates
Fungi - Spore Trap Analysis	<input type="checkbox"/>				
Spore Trap Analysis - Other particles	<input type="checkbox"/>				
Direct Microscopic Exam (Qualitative)	<input type="checkbox"/>				
Quantitative Spore Count Direct Exam	<input type="checkbox"/>				
1-Media Surface Fungi (Genus ID + Asp. spp.)	<input type="checkbox"/>				
2-Media Surface Fungi (Genus ID + Asp. spp.)	<input type="checkbox"/>				
3-Media Surface Fungi (Genus ID + Asp. spp.)	<input type="checkbox"/>				
Culturable Air Fungi (Genus ID + Asp. spp.)	<input type="checkbox"/>				
Gram Stain & Counts (Culturable Air & Surface Bacteria)	<input type="checkbox"/>				
Legionella culture	<input type="checkbox"/>				
Total Coliform, E. coli (Presence/Absence)	<input type="checkbox"/>				
Membrane Filtration (specify organism):	<input type="checkbox"/>				
MPN Bacteria (specify organism):	<input type="checkbox"/>				
QuantTray - Sewage Screen	<input type="checkbox"/>				
Asbestos Analysis - PCM Airborne Fiber Count (NIOSH 7400)	<input type="checkbox"/>				
Asbestos Analysis - PLM (EPA method 600/8-83-116)	<input type="checkbox"/>				
PCR (specify test):	<input type="checkbox"/>				
Specify Service	<input type="checkbox"/>				

BC - BioCensus  
 AS - Andersen  
 BAS - Surface Air Sampler  
 CP - Contact Plate

ST - Sports Trap, Zefon, Allergena, Burkard ...  
 P - Petri's Vial  
 NP - Non-Petri's Vial

T - Tape  
 SW - Swab  
 B - Bulk  
 O - Other

D - Dust  
 SO - Soil

David Andena 12/12/12 *[Signature]* 12/12/12  
 1:00 PM

# Appendix B - Certification



STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

ASBESTOS LICENSING UNIT
1940 NORTH MONROE STREET
TALLAHASSEE FL 32399-0783

(850) 487-1395

ANDERS ENVIRONMENTAL GROUP INC.
MICHAEL LAWN
2660 NW 15 COURT
POMPAÑO BEACH FL 33069

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STATE OF FLORIDA AC# 5900348
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

ZA0000102 11/30/11 070287505

ASBESTOS BUSINESS ORGANIZATION
ANDERS ENVIRONMENTAL GROUP INC.
MICHAEL LAWN

IS LICENSED under the provisions of Ch.469 FS.
Expiration date: NOV 30, 2013 L11113001483

DETACH HERE

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AC#5900348

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
ASBESTOS LICENSING UNIT

SEQ# L11113001483

Table with 3 columns: DATE, BATCH NUMBER, LICENSE NBR. Row 1: 11/30/2011, 070287505, ZA0000102

The ASBESTOS BUSINESS ORGANIZATION
Named below IS LICENSED
Under the provisions of Chapter 469 FS.
Expiration date: NOV 30, 2013

ANDERS ENVIRONMENTAL GROUP INC.
MICHAEL LAWN
2660 NW 15 COURT
POMPAÑO BEACH FL 33069

RICK SCOTT
GOVERNOR

KEN LAWSON
SECRETARY

DISPLAY AS REQUIRED BY LAW