

**DEMOLITION OF 4947 WEST BROADWAY
TABULATION OF PROPOSALS RECEIVED
1:00 P.M., MONDAY, JUNE 16, 2014**

<u>NO ON-SITE CONCRETE CRUSHING PERMITTED</u>		<u>WITH ON-SITE CONCRETE CRUSHING PERMITTED</u>	
<u>PROPOSAL</u>	<u>CONTRACTOR</u>	<u>PROPOSAL</u>	<u>CONTRACTOR</u>
\$ 155,000.00	Sauter	\$ 150,000.00	Sauter
\$ 126,341.00	Frattalone	\$ 104,000.00	All-Metro
\$ 114,000.00	All-Metro		
\$ 107,920.00	Lloyd's		
\$ 89,735.00	Kevitt		



4141 Douglas Drive North • Crystal, Minnesota 55422-1696

Tel: (763) 531-1000 • Fax: (763) 531-1188 • www.crystalmn.gov

REQUEST FOR PROPOSALS

From: City of Crystal

Date: June 5, 2014

Subject: Request for proposals for demolition of 4947 West Broadway

The city is requesting proposals for demolition of the building and site improvements on its property at **4947 West Broadway** (P.I.D. 09-118-21-24-0061). After demolition the city will be constructing a new Public Works facility on the site.

If you are interested in submitting a proposal for this demolition project, please review the enclosed Specifications. Asbestos abatement will be completed this week. **For demolition contractors intending to submit a proposal, there will be a mandatory walk-through of the building at 10:00 a.m. on Monday, June 9.** This walk-through is required if you want to submit a proposal, and no other walk-through will be scheduled.

Proposals must be completed on the enclosed Demolition Proposal & Agreement form and submitted by 1:00 p.m. on Monday, June 16. Proposals may be submitted by U.S. Mail, fax, email, or in person. **The enclosed form must be used.**

The city intends to select a demolition contractor by Wednesday, June 18. Demolition may commence on Monday, June 23 and must be completed by Friday, July 11.

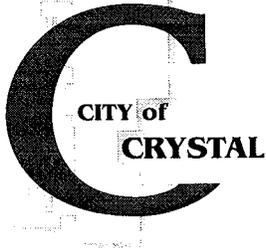
Please submit proposals by U.S. Mail, fax, email or in person to:

Attn: John Sutter
City of Crystal
4141 Douglas Dr N
Crystal MN 55422
tel: 763.531.1142
fax: 763.531.1188
john.sutter@crystalmn.gov

Please contact me if you have questions. Thank you.

Regards,

John Sutter
City Planner/Assistant Community Development Director



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REQUEST FOR PROPOSALS

ADDENDUM #1

From: City of Crystal

Date: June 10, 2014

Subject: Addendum #1 to request for proposals for demolition of 4947 West Broadway

The completion deadline in Sections 1 and 10-P of the request for proposals specifications has been changed from July 11 to **July 25**.

To submit a proposal, **use the attached revised Demolition Proposal & Agreement form** which has the July 25 completion deadline.

Proposals must be submitted by 1:00 p.m. on Monday, June 16. Proposals may be submitted by U.S. Mail, fax, email, or in person.

The city intends to select a demolition contractor by Wednesday, June 18. Demolition may commence on Monday, June 23 and must be completed by Friday, July 25.

Please submit proposals by U.S. Mail, fax, email or in person to:

Attn: John Sutter
City of Crystal
4141 Douglas Dr N
Crystal MN 55422
tel: 763.531.1142
fax: 763.531.1188
john.sutter@crystalmn.gov

Please contact me if you have questions. Thank you.

Regards,

A handwritten signature in black ink, appearing to read 'John Sutter', is written over a white background.

John Sutter
City Planner/Assistant Community Development Director



4141 Douglas Drive North • Crystal, Minnesota 55422-1696

Tel: (763) 531-1000 • Fax: (763) 531-1188 • www.crystalmn.gov

REQUEST FOR PROPOSALS ADDENDUM #2

From: City of Crystal

Date: June 12, 2014

Subject: Addendum #2 to the Request for Proposals for Demolition of 4947 West Broadway – On-Site Concrete Crushing as an Alternate

When asked at the building walk-through on June 9, I stated that on-site crushing of concrete would not be permitted. Since then, some contractors have asked if they could do on-site crushing before removing the material from the site. The city recognizes that there may be cost savings with on-site crushing, but we have to balance that against the additional noise and other impacts. **Therefore we will also consider proposals with on-site crushing, but with either option your proposal should still assume that you will have to remove all demolition debris from the site.**

To submit a proposal, **use the attached revised Demolition Proposal & Agreement form** which has blanks for both options. **To be considered, your proposal must include at least one of the options. You do not have to make proposals for both options.**

Proposals must be submitted by 1:00 p.m. on Monday, June 16. Proposals may be submitted by U.S. Mail, fax, email, or in person. **The city intends to select a demolition contractor by Wednesday, June 18. Demolition may commence on Monday, June 23 and must be completed by Friday, July 25.**

Please submit proposals by U.S. Mail, fax, email or in person to:

Attn: John Sutter
City of Crystal
4141 Douglas Dr N
Crystal MN 55422
tel: 763.531.1142
fax: 763.531.1188
john.sutter@crystalmn.gov

Please contact me if you have questions. Thank you.

Regards,

A handwritten signature in black ink, appearing to read 'John Sutter'.

John Sutter
City Planner/Assistant Community Development Director

DEMOLITION PROPOSAL & AGREEMENT

REVISED JUNE 12, 2014

Property Owner: City of Crystal

Property Address: 4947 West Broadway (P.I.D. 09-118-21-24-0061)

PROPOSALS MUST INCLUDE AT LEAST ONE OF THE FOLLOWING PRICES:

1. For a price of \$ _____ with **NO on-site crushing**, the Contractor named below proposes to fully complete the work in accordance with the attached "Specifications for Removal of Building and Site Improvements at 4947 West Broadway" no later than July 25, 2014.
2. Alternate: \$ _____ WITH on-site crushing.

For both options, assume that you will have to remove all demolition debris from the site.

Name of Contractor: _____

Address: _____

Telephone: _____ Fax: _____

Email address: _____

Contractor signature: _____ Date: _____

CONTRACTOR - PLEASE RETURN THIS FORM TO:

Attn: John Sutter
City of Crystal
4141 Douglas Dr N
Crystal MN 55422
tel: 763.531.1142
fax: 763.531.1188
john.sutter@crystalmn.gov

**PROPOSALS MUST
BE RECEIVED
NO LATER THAN
1:00 P.M. ON
JUNE 16, 2014.**

*TO BE COMPLETED BY THE CITY OF CRYSTAL IF
PROPOSAL IS ACCEPTED:*

*This Demolition Proposal and Agreement is hereby
accepted by the City of Crystal, subject to the
Specifications included with the Request for Proposals.*

Date: _____

Mayor

City Manager

CITY OF CRYSTAL (“CITY”)
**SPECIFICATIONS FOR REMOVAL OF
BUILDING AND SITE IMPROVEMENTS AT
4947 WEST BROADWAY (“PROPERTY”)**

(“CONTRACTOR”)

1. Key Dates and Deadlines

- Contractor must attend the walk-through at **10:00 a.m. June 9, 2014**
- Contractor shall submit its proposal using the Demolition Proposal & Agreement form no later than **1:00 p.m. on June 16, 2014**
- At its meeting on **June 17, 2014**, the City Council will consider the staff recommendation regarding proposals received
- It is anticipated that on **June 18, 2014** City will provide Notice of Award to the selected Contractor
- Contractor may begin work on or after **June 23, 2014**
- The work shall be completed by **July 25, 2014**

2. Description of Work

Contractor shall furnish all labor, materials and equipment, and shall perform all services and work required to remove, except as otherwise noted, the buildings, structures and site improvements from the Property in strict accordance with these specifications and in accordance with all applicable ordinances and laws pertaining to removal of buildings and structures.

This RFP is for a lump sum proposal. Contractor shall examine the Property to evaluate existing conditions prior to committing to making a proposal. **Contractor shall attend the mandatory pre-demolition walk-through at 10:00 a.m. on Monday, June 9, 2014.** Failure to evaluate existing conditions shall in no way relieve Contractor from performing the work as required or be grounds for a claim for extra payment.

A. Demolition of the Building and Site Improvements

The building to be demolished is of concrete block construction with a footprint of approximately 13,000 sq. ft. It is a 1-story building with a finished basement, so its total floor area is 26,000 sq. ft.

Contractor shall remove and properly dispose of the building including the basement and foundation in its entirety, all concrete curb & gutter, sidewalks and other concrete flatwork, parking lot light poles, fence along the north lot line, buried wire from transformer to old light pole location in south-central part of parking lot, and all other improvements on the Property except as excluded below.

Excluded items are as follows:

- Two large 'Trane' rooftop HVAC units and associated controls which City will remove by June 20, 2014
- Transformer located on west side of building which Xcel Energy will remove on a date to be determined (may occur after demolition)
- Storage garage at southwest corner of the parking lot which will be demolished by city crews on or about June 6, 2014
- Bituminous parking lot which will be milled by city crews on or about June 10, 2014
- Granular material stockpiled on the site by the City
- Freestanding sign and base near the north entrance along West Broadway
- Any improvements in the West Broadway right-of-way which begins at the public sidewalk along West Broadway.

B. Backfill and Compact Excavated Area

1. After removal of the foundation, Contractor shall backfill with granular material to match existing grade. Sufficient granular material will be delivered to the site by the City, so Contractor will not need to import fill material. Contractor shall compact the backfill in 1 foot lifts to no less than 95% standard proctor density. Contractor shall provide the City with third party sampling, analysis and reports to demonstrate that 95% compaction has been achieved.
2. Black dirt and ground cover seeding are not required.

3. Asbestos Containing Materials

On or about June 9, 2014, asbestos containing materials indicated by the attached Angstrom Analytical report will have been removed by Envirobate at City expense.

Discovery of any additional apparent asbestos containing materials by Contractor during demolition shall require Contractor to halt the demolition work until testing and abatement (if applicable) is completed by the City's testing and abatement contractors at City expense. If any apparent asbestos containing materials are discovered during the demolition process, Contractor shall immediately notify John Sutter at 763.531.1142 with a phone call or voice message so he can order the testing and abatement (if applicable). Contractor is not entitled to additional compensation for any delays resulting from the

necessity to halt demolition work for such testing and abatement, except that the completion deadline shall be extended to accommodate the delay.

4. Miscellaneous Hazardous Materials

Miscellaneous hazardous materials are present in the building, as indicated by the attached Angstrom Analytical report. These materials will be removed by Envirobate or other City contractors no later than June 20, 2014.

5. Wells and Underground Storage Tanks

The City is not aware of any wells or underground storage tanks on the Property.

Discovery of any such items by Contractor during demolition may require Contractor to halt the demolition work until well sealing or tank removal is completed by the City's respective specialty contractors at City expense. If any evidence of wells or underground storage tanks are discovered during the demolition process, Contractor shall immediately notify John Sutter at 763.531.1142 with a phone call or voice message so he can order the well sealing or tank removal. Contractor is not entitled to additional compensation for any delays resulting from the necessity to halt demolition work for such work removal, except that the completion deadline shall be extended to accommodate the delay.

6. Notification to MPCA

On or about June 9, 2014, the City will notify MPCA of the upcoming demolition.

7. City Permit and Inspection Required

Permit fees will be paid by the City but the Contractor shall complete and submit the demolition permit application (Attachment A). Contractor shall have the work inspected to verify complete foundation removal prior to any backfilling. Call 763.531.1000 to schedule inspections.

8. Disconnection of Utilities

City will disconnect water and sewer by June 20, 2014. City will request disconnection of electricity (Xcel) and natural gas (Centerpoint) to be completed by June 20, 2014. Xcel will also remove the transformer on the west side of the building, but this may occur after demolition. City will also notify other private utilities, such as Century Link and Comcast of the upcoming demolition.

9. Payment Schedule

City shall provide payment by check to Contractor in accordance with the following schedule plus approximately 10 days for check printing and mailing:

10%	Upon Notice of Award (acceptance of Contractor's proposal)
10%	Upon receipt of list of subcontractors and suppliers and insurance certificate
50%	Upon satisfactory completion of building demolition (inspection required to verify foundation removal)
30%	Upon satisfactory completion of backfilling and receipt of all required documentation including but not limited to: <ul style="list-style-type: none">- Payment of water bill for temporary hydrant meter (if applicable)- Backfill compaction report- Lien waivers from subcontractors and suppliers- Compliance with M.S. 290.92 pertaining to withholding taxes

10. Miscellaneous Provisions, Notices and Recitals

- A. If any permits from other governmental agencies are required, Contractor shall, at Contractor's own expense, secure such permits, pay any fees and complete any inspections required by same, and provide a copy of the permit to City.
- B. Contractor shall be responsible for calling Gopher State One Call for the location of any underground utilities on or adjacent to the property prior to demolition.
- C. Contractor shall erect and maintain all necessary barricades and warnings to adequately safeguard workers, adjacent property, and the public.
- D. The demolition and clearing of the site shall be carried out in such a manner to preclude damage to adjacent property or public right-of-way.
- E. Contractor shall hold harmless the City of Crystal and its respective employees from any claims for damages resulting from any work performed under this contract.

- F. Prior to commencing work or incurring costs, Contractor shall provide a Certificate of Insurance listing City of Crystal as named insured including coverage of no less than \$2,000,000 General Liability and \$500,000 Worker Compensation.
- G. It is the responsibility of each Contractor to:
- Examine thoroughly these Specifications and Attachments thereto; and
 - Become familiar with and satisfy Contractor as to any conditions that may affect cost, progress, performance or finishing of the work; and
 - Consider any applicable federal, state and local laws and regulations that may affect cost, progress, performance or finishing of the work; and
 - To study and correlate Contractor's knowledge and observations with these Specifications, Attachments thereto, and other related data; and
 - To promptly notify City of all conflicts, errors, ambiguities, or discrepancies which Contractor has discovered in these Specifications and Attachments thereto.
- H. Before submitting a proposal each Contractor shall be responsible for obtaining any additional or supplementary examinations, investigations, explorations, tests, studies and data concerning conditions at or contiguous to the site which may affect cost, progress, performance or finishing of the work, or which relate to any aspect of the means, methods, techniques, sequences, procedures or precautions to be employed by the Contractor, or which Contractor deems necessary to determine its proposal for performance and furnishing of the work.
- I. Submission of a proposal will constitute an incontrovertible representation by Contractor that Contractor has complied with every requirement of these Specifications and Attachments thereto; that without exception the proposal is premised upon performing and furnishing the work including but not limited to the specific means, methods, techniques, sequences, procedures or precautions expressly required by these Specifications and Attachments thereto; that Contractor has received from City satisfactory written resolution of any conflicts, errors, ambiguities, and discrepancies; and that these Specifications and Attachments thereto are generally sufficient to indicate and convey understanding of the terms and conditions for performing and furnishing the work.
- J. City reserves the right to reject any and all proposals, including without limitation the right to reject any nonconforming, nonresponsive, unbalanced or conditional proposals; and to reject any Contractor if City believes that it would not be in the best interest of the project to make an award to that Contractor, whether because the proposal is not responsive, the Contractor is unqualified or of doubtful financial ability, or fails to meet any other pertinent standard or criteria established by City. City also reserves the right to waive all informalities not involving price, time or changes in the work, and to negotiate contract terms with the successful Contractor.

- K. In evaluating proposals, City will consider the qualifications of the Contractors, whether or not the proposals comply with the prescribed requirements, and other data as may be requested by City.
- L. Water is available from the city using a temporary meter to be installed on an adjacent hydrant upon request by Contractor. Contact person at the city is Utilities Supt. Randy Kloepper at randy.kloepper@crystalmn.gov or 763.531.1166.
- M. Subcontractors and Suppliers. No less than 10 days after Notice of Award, Contractor shall provide City with a list of the names and contact information for all subcontractors and suppliers to be used in the completion of this project. If, after the list is provided, any additional subcontractors or suppliers are added to the project, Contractor shall immediately furnish City with the names and contact information for the additional subcontractors or suppliers.
- N. City will not make final payment until lien waivers are received from any subcontractors and suppliers
- O. In accordance with M.S. 270C.66, City shall not make final payment to Contractor until Contractor provides satisfactory documentation that contractor and any subcontractors have complied with the provisions of M.S. 290.92 pertaining to withholding taxes. Contractor shall submit a withholding affidavit to Mn Dept of Revenue, either electronically or by using form IC134 "Withholding Affidavit for Contractors". Upon receipt of confirmation from Mn Dept of Revenue, Contractor shall forward it to City.
- P. All work shall be completed by July 25, 2014, unless discovery of unforeseen materials or acts of God warrant an extension of time by mutual agreement of the Contractor and City.
- Q. In the event that any of the provisions of the specifications are violated by Contractor, City may terminate the contract by written notice to Contractor. In such event, City may take over the work and prosecute same to completion, and Contractor shall be liable to City for excess cost occasioned by City.

11. Attachments.

- A. Demolition permit application form
- B. Hennepin County property map
- C. 2012 aerial photo
- D. Floor plan
- E. Angstrom Analytical summary report and materials identification table
- F. 2014 survey excerpt (11x17)



4141 Douglas Drive North
 Crystal, MN 55422
 Phone: (763) 531-1000 Fax: (763) 531-1188
 Website: www.crystalmn.gov

Application for Building Permit

Date _____ Permit No. _____ Rec'd By/Date _____

Site Address	4947 West Broadway Crystal MN 55429
Tenant/Bldg Name	N/A

Applicant: (check one) Owner Contractor Tenant

Property Owner (provide complete information, including phone #)	Name/Company	CITY OF CRYSTAL	Phone No.	763-531-1142
	Address	4141 Douglas Dr N	City	Crystal
		State	MN	Zip
				55422
Contractor	Company	_____ Phone No. _____		
	Contractor License No.:	_____	Expiration Date	_____
	EPA Certificate No.:	_____	Expiration Date	_____
	Contact Person (Print)	_____ Phone No. _____		
	Address	_____	City	_____ State _____ Zip _____
	E-mail Address	_____		
Designer / Architect / Agent (if applicable)	Company	_____ Phone No. _____		
	Address	_____		
	City	_____	State	_____ Zip _____

Permit Sub-Type:	<input type="checkbox"/> 20 - Add/Alt Residential	<input type="checkbox"/> 22 - Garage	<input type="checkbox"/> 28 - Reroof	<input type="checkbox"/> 32 - Egress (1)
	<input type="checkbox"/> 21 - Add/Alt Commercial	<input type="checkbox"/> 23 - New Res.	<input type="checkbox"/> 29 - Siding	<input type="checkbox"/> 33 - Egress (2+)
	<input type="checkbox"/> 27 - Add/Alt Industrial	<input checked="" type="checkbox"/> 24 - Demolition	<input type="checkbox"/> 30 - Windows (1-3)	<input type="checkbox"/> 34 - Patio Door
	<input type="checkbox"/> 25 - New Commercial	<input type="checkbox"/> 36 - Pool	<input type="checkbox"/> 31 - Windows (4+)	<input type="checkbox"/> 35 - DrainTile
Work Type:	<input type="checkbox"/> 01 - New	<input type="checkbox"/> 04 - Repair	<input checked="" type="checkbox"/> 06 - Demolition	
	<input type="checkbox"/> 03 - Alteration	<input type="checkbox"/> 05 - Move House	<input type="checkbox"/> 08 - Remove/Install	
Office Use Required Inspections	<input type="checkbox"/> 24 - Lathe	<input type="checkbox"/> 13 - Insulation	<input type="checkbox"/> 21 - Sub-Slab Prep.	<input type="checkbox"/> 20 - Water Barrier-siding
	<input type="checkbox"/> 11 - Footing	<input type="checkbox"/> 14 - Wallboard	<input type="checkbox"/> 17 - Fdn Damp/Water Proofing	<input type="checkbox"/> 23 - Ice Barrier-roof
	<input type="checkbox"/> 12 - Framing	<input type="checkbox"/> 15 - Final	<input type="checkbox"/> 19 - Fdn Reinforcmnt	<input type="checkbox"/> 29 - Excavat/Grading
	<input type="checkbox"/> 18 - Forms	<input type="checkbox"/> 16 - Special		<input type="checkbox"/> 10 - Site Inspection
Office Use Census Code:	New	New	New	<input type="checkbox"/> C.O. Required
	<input type="checkbox"/> 101 - 1 Fam. Res. Detach	<input type="checkbox"/> 318 - Amusement/Rec.	<input type="checkbox"/> 325 - Utilities	<input type="checkbox"/> 434 - Alt/Add/ Res.
	<input type="checkbox"/> 102 - 1 Fam. Attached	<input type="checkbox"/> 319 - Place of Worship	<input type="checkbox"/> 326 - Schools/Ed.	<input type="checkbox"/> 437 - Alt/Add. Comm.
	<input type="checkbox"/> 103 - 2 Fam. (Duplex)	<input type="checkbox"/> 320 - Industrial	<input type="checkbox"/> 327 - Retail/Rest.	<input type="checkbox"/> 438 - Garage/Gar. Add.
	<input type="checkbox"/> 104 - 3 & 4 Family	<input type="checkbox"/> 321 - Parking Garage	<input type="checkbox"/> 328 - Sheds/Barns	<input type="checkbox"/> 645 - Demo 1-Fam.
	<input type="checkbox"/> 105 - Multi Units 5 or more	<input type="checkbox"/> 322 - Service Station	<input type="checkbox"/> 329 - Pools	<input type="checkbox"/> 646 - Demo 2-Fam.
	<input type="checkbox"/> 213 - Hotel/Motel	<input type="checkbox"/> 323 - Hosp./Institution		<input type="checkbox"/> 647 - Demo 3 & 4 Fam.
	<input type="checkbox"/> 214 - Other Shelter	<input type="checkbox"/> 324 - Office/Bank		<input type="checkbox"/> 648 - Demo 5 or more
Office Use SAC Code	<input type="checkbox"/> 01 - Single Family	<input type="checkbox"/> 10 - Apartments	<input type="checkbox"/> 21 - Duplexes	<input type="checkbox"/> 30 - Commercial/Institution
	<input type="checkbox"/> 02 - Duplex	Public Housing (20 - 23)	<input type="checkbox"/> 22 - Townhouses	<input type="checkbox"/> 40 - Industrial
	<input type="checkbox"/> 03 - Townhouses/Condo's	<input type="checkbox"/> 20 - Single Family	<input type="checkbox"/> 23 - Apartments	<input type="checkbox"/> 50 - Demolition

Permit and Plan Review Fee are based on Chapter 1300.0160 of the 2007 Minnesota State Building Code.
 Flat fees may apply to permits that do not require plan review.

Fees & surcharge to be waived or paid by city. B.U. #5850 JBS-6/04/2014

Description	Square Footage
1 st floor	
2 nd floor	
square footage per floor above 2 nd	
basement	
total square feet	
garage – attached	
garage – detached	

OFFICE USE ONLY	
Building Permit Fee	\$ _____
Plan Review/Site Check Fee	\$ _____
State Surcharge Fee	\$ _____
S.A.C. Fee	\$ _____
Contractor License Fee	\$ _____
EPA Certificate Fee	\$ _____
Other	\$ _____
Total	\$ _____

Estimated Value of Work \$ _____

Description of Work Demolition of 26,000 sq. ft. building (incl. bsmt)
 Length ~130 feet Width ~100 feet Stories 1 (+basement)
 Occupancy Type vacant Construction Type conc. block Zoning C-2

This permit shall be null and void if authorized work is not started within 180 days or if work is suspended or abandoned for 180 days or more after work is started.

The undersigned hereby represents upon all of the penalties of the law, for the purpose of including the City of Crystal to take the action herein requested, that all statements are true, and that all work herein will be done in accordance with the ordinances of the City of Crystal and the laws of the State of Minnesota.

_____/_____
 Applicant (Print Name) Applicant's Signature Date

FOR HOMEOWNERS DOING THEIR OWN WORK: I certify that I am the owner of this subject property and I or a member of my immediate family will perform the herein-described work and I will take full responsibility for the work being done.

Section 400.13 _____
 Signature of Homeowner

- Required Plan Review Submittal:**
- _____ Complete Permit Application (owner's name, address, email address, phone number; signature; intake date/initials)
 - _____ One Energy Calculation (for new residential construction)
 - _____ Two Legal Surveys or Site Plans Drawn To Scale
 - _____ Residential: Two Complete Sets of Plans
 - _____ Commercial: Three Complete Sets of Plans (health/food submit a forth set directly to county or MN Dept of Ag.)
 - _____ Commercial: Plan Review Fee (65% of estimated value of work) MUST BE PRE-PAID
 - _____ Commercial: MCES (Met Council) SAC Determination Transmittal Letter (permit will not be issued until determination is received) Visit www.metrocouncil.org for determination forms.

Permit Approved By: _____ **Date Approved:** _____

Zoning Review: _____ N/A _____ Approved _____ **Initials/Date** _____ **Year Built** _____



Parcel ID: 09-118-21-24-0061

Owner Name: City Of Crystal

Parcel Address: 4947 West Broadway
Crystal, MN 55429

Property Type: Commercial-Preferred

Home-stead: Non-Homestead

Parcel Area: 4 acres
174,192 sq ft

A-T-B: Torrens

Market Total: \$0

Tax Total: \$0.00
(Payable: 2014)

Sale Price: \$2,000,000

Sale Date: 03/2014

Sale Code: Vacant Land

Map Scale: 1" ≈ 100 ft.
Print Date: 6/4/2014



This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness of any particular purpose, merchantability, or the accuracy and completeness of the information shown.

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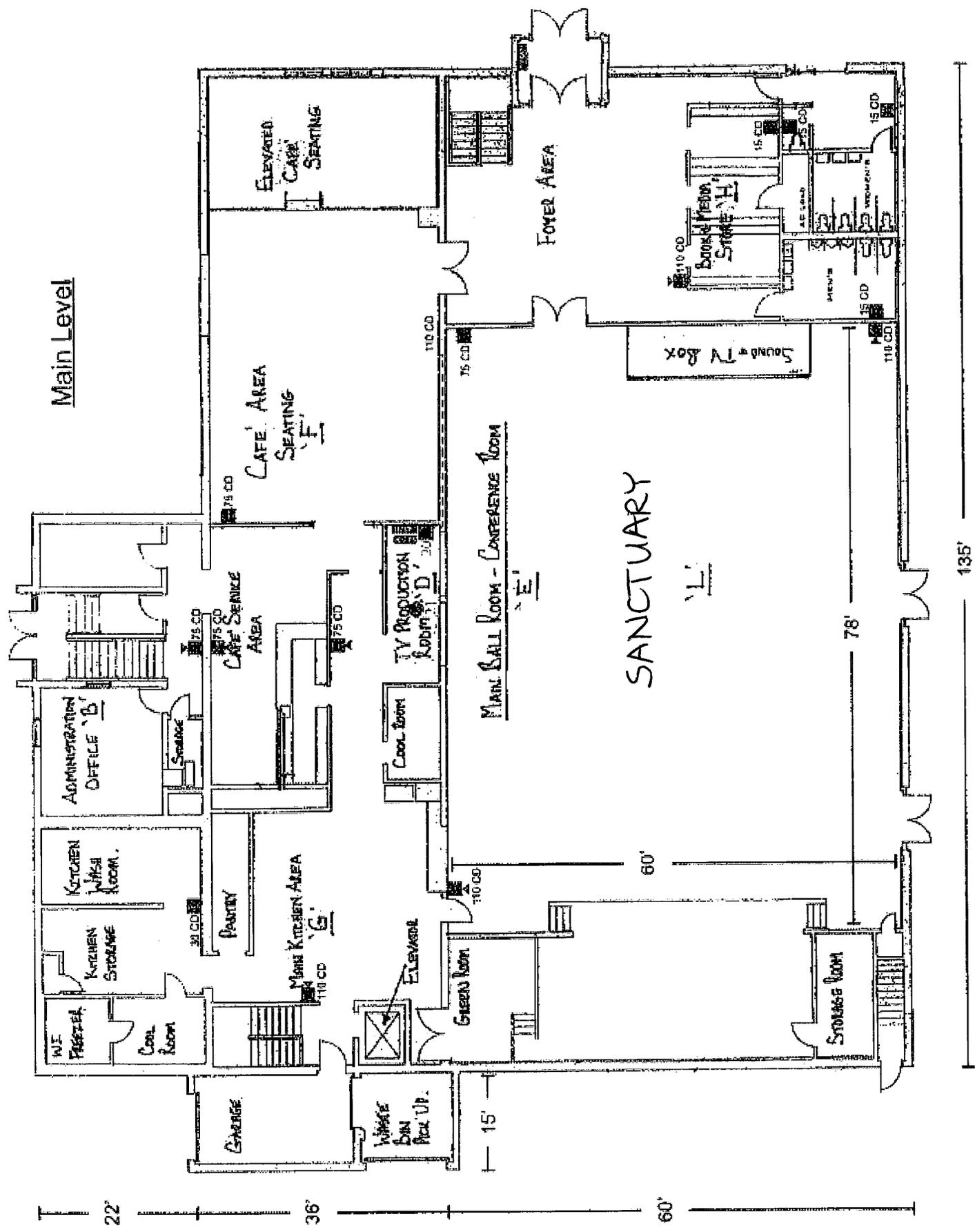


2012 AERIAL PHOTO





Main Level



ASBESTOS INSPECTION REPORT

4947 W. Broadway Ave.

Crystal, MN

1.0 Introduction

1.1 Purpose

Angstrom Analytical Inc. (Angstrom) was contracted to perform an inspection for asbestos-containing materials (ACM), 4947 W. Broadway Ave. Crystal, Minnesota, 55429. The purpose of the survey was to identify accessible materials that contain asbestos so as to provide a general overview and inventory of ACM to facilitate a remodeling project. John Sutter, of the City of Crystal requested Angstrom's services. **Please note this report is not a scope of work or a bidding document. It is incumbent upon the contractor to verify quantities.** Quantification of materials identified in this inspection report are approximations and based on observed quantities. Additional amounts of material may be present under floors, above ceilings and inside wall cavities and not fully quantified. For example, if thermal system insulation identified in the basement it may also exist inside wall cavities.

1.2 Scope of Work

On May 9, 2014 Kevin Hagen (AI2652) MN licensed asbestos inspector and representative of Angstrom Analytical, Inc. conducted sampling for the identification and assessment of suspect ACM at 4947 W. Broadway Ave.

To date, the following work has been completed.

- ✓ A walk-through of the building's interior spaces, with observations of accessible suspect ACM and assessment of potential hazards from suspect ACM.
- ✓ Suspect ACM bulk sample collection from representative areas and material types.
- ✓ Analysis of bulk samples by polarized light microscopy using U.S. Environmental Protection Agency (EPA) Method 600/M4-82-020.
- ✓ Preparation of this building survey report, including sample analysis results.
- ✓ Compilation of an inventory of the identified ACM, by floor.

2.0 Project Results

2.1 Area of Investigation

The project consisted of 1 vacant and garage structure, which is described in this report as follows:

- ❖ **4947 W. Broadway Ave.** – A vacant commercial building consisting of two levels and a detached garage, which will be demolished. The structure is located at 4947 W. Broadway Ave., Crystal, Minnesota. No other structures are included within the scope of this survey.

The name of this building / structure was designated or taken from verbal and written information Angstrom personnel received from John Sutter; of The City of Crystal. Building materials were identified and assessed in all areas requested by John Sutter, of The City of Crystal. These materials were then grouped into homogenous systems and sampled, as explained in section 4.0 "Asbestos Building Survey Remarks."

2.2 Bulk Analysis Results

Please refer to the "Materials Identification Tables" in Section 7.0 Appendix 2 of this report for the analytical laboratory results of the samples collected, quantities, the response ratings & the material's locations and floor plan maps. .

2.3 Response Action Ratings and Alternatives

There are four recognized alternative courses of action to control ACMs in buildings: (1) removal and disposal; (2) enclosure; (3) encapsulation; and (4) no action, with implementation of an operations and maintenance (O & M) / continued surveillance program. The selection of any particular alternative should be based on intended use of the building, exposure potential, construction or demolition activity, cost, and current regulations.

Each Assessment Table includes a response action based on factors such as friability, accessibility, potential for disturbance, etc. Definitions for the response ratings are listed below:

- 0 = Material does not contain detectable amounts of asbestos and requires no asbestos related abatement action.
- 1 = Material contains asbestos, was non-friable, and requires no abatement action unless sanded, abraded, drilled, or otherwise disturbed. We recommend periodic reassessment of condition.
- 2 = Material contains asbestos and was friable. Damage was not observed; no immediate abatement action is required. We recommend periodic inspections for confirmation of the condition of the material.
- 3 = Material contains asbestos, was friable, and shows signs of localized damage with a potential for disturbance. Repair or removal is recommended to

reduce the potential for fiber release. Periodic inspections are highly recommended.

- 4 = Material contains asbestos, was significantly damaged, and immediate removal is recommended.

4947 W. Broadway Ave., Crystal, MN

4947 W. Broadway Ave. – A vacant commercial building consisting of two levels and a detached garage, which will be demolished. The structure is located at 4947 W. Broadway Ave., Crystal, Minnesota. No other structures are included within the scope of this survey.

Representative bulk samples of suspect ACM were acquired from the building. Materials considered suspect and subsequently sampled included:

- Floor Tile & Mastic
- Plasters
- Adhesives
- Caulking Compounds/Putty's/ Sealants
- Textures / Surfacing Materials
- Fire Doors
- Roofing
- Thermal System Insulation-TSI
- Flooring
- Ceiling Tiles
- Tile / Mortar / Grout
- Fireproofing
- Vibration Dampeners
- Stucco

Of the materials sampled, the following were found to be asbestos containing (pursuant to EPA definitions):

- Wall Panel Adhesive
- Floor Tile & Mastic
- Foundation Sealant
- Fire Doors
- Linoleum

Asbestos containing materials were found in the following areas:

Friable Materials:

Fire Doors

1. Approximately 2-4 fire doors with asbestos containing insulation in the basement.
2. Approximately 89-90 square feet of asbestos containing linoleum in the elevator.

Non-Friable Material, Category I:

3. Approximately 250-300 square feet of asbestos containing wall panel adhesive in the west stairwell.
4. Approximately 7,350-7,600 square feet of asbestos containing floor tile & mastic in the ball room, game room/storage and men's bedroom.
5. Approximately 975-1,050 square feet of asbestos containing floor tile mastic in basement service kitchen.

(Refer to the material identification tables for additional details, contractors to verify all quantities).

During the course of our survey the following miscellaneous hazardous materials were noted:
(Below amounts are approximations)

Mercury

13 Exits signs
554 fluorescent bulbs
3-5 Thermostats

PCB's

277 Ballast
1 door closer

CFC's

5 roof top A/C units
3 walk-in coolers
1 drinking fountain

Appliances

2 water heaters
1 stove
7 TV's

Misc. Materials

1 compressors
1 lg. generator
11 Fire extinguishers

40-50 gl. paint
40 yds. solid waste

3.0 RECOMMENDATIONS

3.1 Long-Term Response Actions

Please note that any asbestos-containing building materials that may become friable during demolition must be removed prior to that time, pursuant to EPA National Emissions Standards for Hazardous Air Pollutants regulations.

3.2 Deferred Action Consideration

The EPA has indicated that there are no longer grounds for completely deferring action once asbestos is identified in a building. Under ideal conditions (minimum access by occupants, no mechanical vibrations, no physical or water damage, no excessive airstream exposure, etc.), the minimum corrective action should be implementation of an O&M program and periodic surveillance of the material. An O&M program would require the identification of all accessible asbestos in the building and establishment of guidelines for proper safety precautions, cleaning methods, etc., that should be undertaken when emergency or routine maintenance work may disturb asbestos.

Please note that recommendations in this report to defer action regarding certain materials are accompanied by a recommendation to implement an O&M program. A recommendation to defer action means that, in our opinion, the condition of the particular material at the time of observation was such that release of airborne fibers appeared relatively low, and that other response actions did not appear to be warranted at the time. Any changes in the condition of the material may warrant corrective actions at a later date. The effective management of these particular situations is, therefore, crucial.

4.0 Asbestos Building Survey Remarks

Prior to the collection of bulk material samples, suspect ACM was categorized into homogeneous material types and areas. A homogeneous material type is defined as friable or non-friable suspect ACM that has the same visual appearance (color, texture, pattern), that was either applied or constructed during the same general time period. Material composition appeared to be consistent within a defined type and area. Friable materials are those that can be crushed, pulverized, or reduced to powder by hand-pressure when dry.

The samples were collected at random locations from the predetermined homogeneous sampling areas to provide analytical data to document and evaluate current site conditions. Data were obtained from discrete sample locations, and no guarantee is given that the inferred conditions currently exist. Materials were wetted prior to sampling to minimize potential fiber release; the samples were then sealed in polyethylene bags.

Bulk samples were analyzed according to EPA Method 600/M4-82-020, utilizing polarized light microscopy and dispersion staining techniques. The lower detection limit for verification of bulk asbestos fibers is 1 percent asbestos by volume. The method cited above provides the percentage of asbestos present and distinguishes the following types of asbestos: chrysotile, amosite, crocidolite, tremolite, actinolite, and anthophyllite. The portions of the samples that were not consumed in the analysis will be retained by Angstrom for a period of 30 days from the

date of this report. The samples will be disposed of if Angstrom does not receive written notification prior to the 30th day.

The sets of samples from each homogeneous area were analyzed until positive. That is, under the EPA guidelines, once a sample in a set from a homogeneous material is found to contain greater than one percent asbestos by volume, the homogeneous material area is assumed to contain asbestos and additional sample analysis is terminated. This information is used only to determine whether a material is ACM and the appropriate response actions that should be taken.

Any discussion or recommendations contained in this report represent our professional opinions. These opinions are based on currently available information and are arrived at in accordance with currently accepted industrial hygiene practices at this time and location. Other than this, no guarantee is implied or intended.

Recommendations contained in this report represent our professional opinions. These opinions are based on currently available information and are arrived at in accordance with currently accepted hydrogeologic and engineering practices at this time and location. Other than this, no warranty is implied or intended.

This survey is not intended to be used as a scope-of work or a bidding document. Hence, should the aforementioned be the ultimate use of this report, the end user is responsible for field verifying all quantities.

This report was prepared by **Angstrom Analytical, Inc.**



Kevin Hagen, (AI2652) Angstrom Analytical, Inc.

Date 5-16-14



Angstrom Analytical & Environmental Services

Material Identification Table

5001 Cedar Lake Road Project #: On-site
St. Louis Park, MN 55416 Date: May 14, 2014
952-252-0405

Client: City of Crystal
Address: 4141 Douglas Dr. N
 Crystal, MN 55422
Phone: 763-531-1142
Email: john.sutter@crystalmn.gov

Project: Commercial
Address: 4947 W Broadway
 Crystal, MN
Contact: John Sutter
Phone: 763-531-1142

N = no damage ND = none detected PD = potential damage
 D = moderate damage NS = Not Sampled PSD = potential for significant damage
 SD = significant damage NAC = not accessible
 SF = square feet EA = each NS-Not Suspect
 LF = linear feet NT-Not Tested

Sample #	Location	Material	Description	Asbestos / %	Quantity / Unit	Condition	Damage Potential	Rating
1-3	Main entrance	tile,mortar,grout	cementitious	ND	110-150/SF	N	PD	0
4-6	Main lobby	wall texture	white granular	ND	650-700/SF	N	PD	0
7-9	lobby,r/r's/office	tile,mortar,grout	cementitious	ND	900-1000/SF	N	PD	0
10-12	Lobby stairwell	plaster skim coat	cementitious	ND	450-500/SF	N	PD	0
13-15	Lobby stairwell	plaster base coat	cementitious	ND	450-500/SF	N	PD	0
16-18	Lobby stairwell	wood pnl. adhesive	beige	ND	200-250/SF	N	PD	0
19-21	Lobby stairwell	12x12 floor tile	gray	ND	60-70/SF	N	PD	0
22-24	Lobby stairwell	adhesive for 19-21	brown	ND	60-70/SF	N	PD	0
25-27	Lobby,r/r's/office	ceiling texture	white granular	ND	550-600/SF	N	PD	0
28-30	Womens R/R	ceiling texture	white granular	ND	140-150/SF	N	PD	0
31-33	Womens R/R	glue pucks	brown pliable	ND	140-150/SF	N	PD	0
34-36	Sanctuary	2x2 ceiling tile	rough faced	ND	5000-5400/SF	N	PD	0
37-39	Sanctuary	1x1 ceiling tile	black/tan	ND	4700-5000/SF	N	PD	0
40-42	Sanctuary	glue pucks for 37-39	brown pliable	ND	4700-5000/SF	N	PD	0
43-45	Sanctuary office	2x4 ceiling tile	fissur/holes	ND	120-130/SF	N	PD	0
46-48	Sanctuary stair	9x9 floor tile	tan	ND	150-160/SF	N	PD	0
49-51	Sanctuary stair	mastic for 46-48	black	ND	150-160/SF	N	PD	0
52-54	Main kitchen	tile,mortar,grout	cementitious	ND	1700-1800/SF	N	PD	0
55-57	Main kitchen	2x2 ceiling tile	gypsum	ND	200-250/SF	N	PD	0
57-59	Main kitchen	wall pnl. Adhesive	beige	ND	750-800/SF	N	PD	0
60-62	Kitchen pantry	9x9 floor tile	tan	ND	120-130/SF	N	PD	0

CHR-Chrysotile
 AM-Amosite
 ACT-Actinolite
 ANTH-Anthophyllite
 B-basement
 K-kitchen
 BR-bedroom
 BA-bath
 M-mech.
 H-hall
 DR-dining rm
 LR-living rm
 FR-family rm
 G-garage
 U-utility
 CL-closet
 ST-stairway



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 EA = each
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Sample #	Location	Material	Description	Asbestos / %	Quantity / Unit	Condition	Damage Potential	Rating
63-65	Kitchen pantry	mastic for 60-62	black	ND	120-130/SF	N	PD	0
66-68	Café/seating	tile,mortar,grout	cementitious	ND	2000-2200/SF	N	PD	0
69-71	Café/seating	2x2 ceiling tile	pin holes	ND	225-300/SF	N	PD	0
72-74	café seating	2x4 ceiling tile	fissur/holes	ND	1200-1300/SF	N	PD	0
75-77	café	2x2 ceiling tile	rough faced	ND	750-800/SF	N	PD	0
78-80	West stairwell	2x2 ceiling tile	fissur/holes	ND	190-200/SF	N	PD	0
81-83	West stairwell	wall texture	white granular	ND	250-300/SF	N	PD	0
84-86	West stairwell	wall pnl. Adhesive	black	CHR 2-3%	250-300/SF	N	PD	1
87-89	West stairwell	wall tile,mortar,grout	cementitious	ND	250-300/SF	N	PD	0
90-92	Bsmt N. hallway	wall texture	white granular	ND	650-700/SF	N	PD	0
93-95	Bsmt N. hallway	2x2 ceiling tile	pin holes	ND	650-700/SF	N	PD	0
96-98	Mens Bedroom	2x2 ceiling tile	rough faced	ND	250-300/SF	N	PD	0
99-101	Mens Bedroom	floor tile under carpet	beige	CHR 3-4%	250-300/SF	N	PD	1
102-104	Mens Bedroom	mastic for 99-101	black	CHR 2-3%	250-300/SF	N	PD	1
106-108	Mens Bedroom	carpet adhesive	beige	ND	250-300/SF	N	PD	0
109-111	Fireside room	fireplace brick & mortar	cementitious	ND	275-300/SF	N	PD	0
112-114	Fireside room	2x2 ceiling tile	fissur/holes	ND	1300-1400/SF	N	PD	0
115-117	Fireside room	plaster skim coat	cementitious	ND	450-500/SF	N	PD	0
118-120	Fireside room	plaster base coat	cementitious	ND	450-500/SF	N	PD	0
121-123	Fireside room	ceiling texture	white granular	ND	450-500/SF	N	PD	0
124-126	Fireside room	carpet adhesive	beige	ND	1700-1800/SF	N	PD	0

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 ACT-Actinolite
 ANTH-Anthropyllite
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 K-kitchen
 BR-bedroom
 BA-bath
 H-hall
 M-mech.
 DR-dining rm
 LR-living rm
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Sample #	Location	Material	Description	Asbestos / %	Quantity / Unit	Condition	Damage Potential	Rating
190-192	West stairwell	mastic for 187-189	black	ND	190-200/SF	N	PD	0
193-195	West stair landing	12x12 floor tile	gray	ND	240-250/SF	N	PD	0
196-198	West stair landing	mastic for 193-195	black	ND	240-250/SF	N	PD	0
199-201	West str land area	2x4 ceiling tile	fissur/holes	ND	600-625/SF	N	PD	0
202-204	Elev. Stair	treads	brown	ND	80-90/SF	N	PD	0
205-207	Elev. Stair	adhesive for 202-204	brown	ND	80-90/SF	N	PD	0
208-210	Attic	duct insulation	yellow FG	ND	450-500/SF	N	PD	0
211-213	Attic	wall insulation	brown	ND	1600-1700/SF	N	PD	0
214-216	Exterior	window/door caulking	black	ND	550-600/LF	N	PD	0
217-219	Exterior	built up roofing	white	ND	15000-16000/SF	N	PD	0
220-222	Basement	fire doors		AMO 5-6%	2-4/EA	N	PD	2
223-225	Garage	stucco	cementitious	ND	900-950/SF	N	PD	0
226-228	Garage	roofing	brown/black	ND	650-700/SF	N	PD	0

CHR-Chrysotile	TREM-Tremolite	ACT-Actinolite	B-basement	BR-bedroom	H-hall	DR-dining rm	FR-family rm	C-corridor	Cl-closet
AM-Amosite	CROC-Crocidolite	ANTH-Anthophyllite	K-kitchen	BA-bath	M-mech.	LR-living rm	G-garage	U-utility	ST-stairway

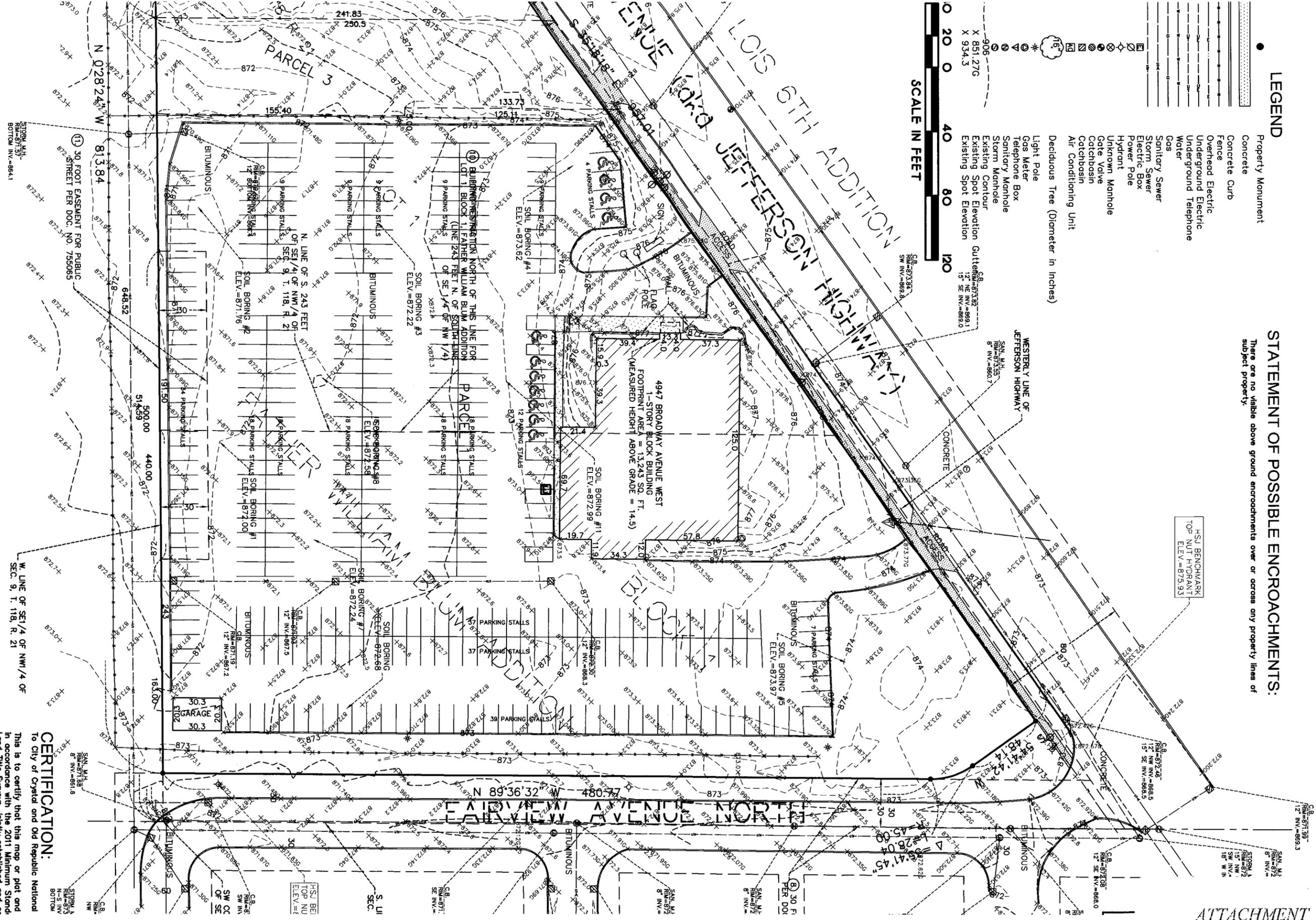
LEGEND

- Property Monument
- Concrete
- Concrete Curb
- Fence
- Overhead Electric
- Underground Electric
- Underground Telephone
- Water
- Gas
- Sanitary Sewer
- Storm Sewer
- Electric Box
- Power Pole
- Hydrant
- Unknown Manhole
- Gate Valve
- Catchbasin
- Air Conditioning Unit
- Deciduous Tree (Diameter in Inches)
- Light Pole
- Gas Meter
- Telephone Box
- Sanitary Manhole
- Storm Manhole
- Existing Contour
- Existing Spot Elevation
- Existing Spot Elevation Gutter
- X 851.276
- X 934.3

SCALE IN FEET



STATEMENT OF POSSIBLE ENCROACHMENTS:
 There are no visible above ground encroachments over or across any property lines of subject property.



HSJ BENCHMARK
 TOP NUT HYDRANT
 ELEV.=875.93

CERTIFICATION:

To City of Crystal and Old Republic National
 This is to certify that this map or plat and
 in accordance with the 2011 Minimum Standard
 Land Title Surveys, jointly established and
 Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b), 8, 9,
 thereof.
 The field work was completed on March 4, 2

Date of Plat or Map: March 11, 2014

George E. Hodoff, L.S.
 George E. Hodoff, L.S.
 Minn. Reg. No. 23877