

Northville Public Schools

**MAIN STREET DEMOLITION**

Frequently Asked Questions

February 19, 2019

- Q1: Does your contractor have a plan that is being overseen by an environmental consultant?
- A1: *Yes, the District has engaged Arch Environmental Group (AEG) to consult on the Main Street abatement and demolition project. An example of pre-construction planning, is AEG providing a clearance letter stating that all known Main Street interior and exterior asbestos abatement activities prior to demolition were successfully completed by a State of Michigan licensed contractor (Quality Environmental) using accredited workers. Notwithstanding this work and the clearance letter, in the event Asbestos Containing Material (ACM) is discovered during demolition, AEG will be notified to have the material properly removed from site.*
- Q2: Will the contractor be using the Wet Method by which brick dust is generally contained through hosing of the debris on the site as it is demolished (not practical w/temps below freezing)?
- A2: *Yes, water will be used to mitigate dust during demolition. During periods of extreme cold weather (as occurred in late January), work may need to be rescheduled.*
- Q3: Will demo be done on windy days?
- A3: *Yes, however during high wind conditions (i.e. winds above 20 mph), the demolition contractor will limit the work to those activities that generate less amounts of fugitive dust, and avoid or minimize knockdown activities.*
- Q4: Lead dust and debris can travel 400 feet or more, so what are the hazards to pets, trees, and landscape?
- A4: *The District has contracted with Nova Environmental to conduct Phase Contrast Microscopy (PCM) exterior air monitoring for lead and asbestos around the perimeter of the demolition site to ensure airborne dust management practices are working. Best practices for protecting pets would include keeping any exterior food and water dishes in locations away from, or sheltered from, the demolition site, as well as wiping pets' paws when they enter the home. Although most plants do not actually absorb lead, plant leaves and root should be washed thoroughly before being eaten.*

Q5: Will the area be tented?

A5: *No, enclosures of the existing facilities are not feasible for reasons including, but not limited to, the proximity of nearby structures.*

Q6: Is the contractor required to detail that his demolition crews are adhering to best practices for environmental contamination and other issues? If hosing debris is not practical because of below freezing temperatures, will the contractor glove bag potentially hazardous asbestos or other materials and removal of debris quickly in covered containers? (as required by the Environmental Protection Agency for asbestos)

A6: *No, the contractor is not required to keep a log book of environmental practices or glove bag in freezing temperatures. However, as identified above in A1 and A2, all known asbestos-containing materials were removed from the building by a licensed asbestos abatement contractor in accordance with federal, state and local requirements and, if extreme cold prevents water from being used during demolition, work may have to be rescheduled. Additionally, AEG coordinated for the proper removal and disposal of other hazardous materials which were present in the building prior to demolition, including waste paints, chemicals, cleaning products, and electronics for recycling.*

Q7: In Detroit, there are many specifications in place designed to protect the environment, such as wetting the debris, prompt debris removal, and notification of those living near the demolition project (by registered mail) with lead-safety recommendations. Do we do this in Northville? Does the Building Department oversee this?

A7: *No, the Northville Building Department does not oversee this project. It is regulated by agencies of the State of Michigan. However, the specifications of using water during demolition and daily removal of debris are included in the demolition plan for this project.*

Q8: Since airborne lead particles can travel, there is concern for the children and staff of Old Village School. Lead contamination from the soil in the “pocket park” which is closest to the demolition site should be a key issue, as well as the newly refurbished children playground park on the east, as lead’s impact on children’s development is tragically well-known.

A8: *As noted in A4, Nova Environmental will be conducting exterior monitoring for lead dust around the perimeter of the demolition site. Should the exterior monitoring indicate off-site migration of lead dust, work will stop to address the issue, and access to the potentially impacted properties will be requested to investigate whether further action is needed.*

Q9: What about the residents at Star Manor Nursing Home?

A9: *Project representatives have met with representatives of Star Manor to discuss the demolition process, and ways to mitigate potential disruption to Star Manor operations and residents. In addition to dust control and perimeter air monitoring discussed above, all sidewalks and roads will remain open during the demolition process and during material haul off, a safety monitor will be present to direct traffic in and out of the demolition site.*

Q10: Is there a fugitive dust management plan?

A10: *Yes, the demolition contractor is following State of Michigan agencies' regulations for dust management.*

Q11: If my house gets caked with debris, how should I get it off? Is there a special company for this? Who pays?

A11: *Should you have a complaint or concern about construction, please contact Mr. Steve Banchemo, Director of Operations at (248) 344-3541. Mr. Banchemo is the primary District contact with the construction manager overseeing the demolition project (George W. Auch Co.).*