

Lander University

Genesis Hall – Testing Renovation

Hazardous Material Abatement and Demolition

Project Information:

- October 2020, Lander University contracted with Crossroads Environmental, LLC for material sampling and analysis throughout Genesis Hall. The report has been updated in March 2024.
- Lander University has the intent to renovate approximately 1,000 sq. ft. of a designated area of Genesis Hall.
- Materials within the renovation limits of disturbance contain asbestos materials:
 1. The black mastic under the carpet in the entrance foyer / waiting room
 2. Joint Compound for all gypsum board walls
- Lander University encourages all interested contractors to field verify the dimensions of the area effected by the abatement and demolition project.
- Lander University is providing pertinent sampling and analysis excerpts from the Crossroads Environmental, LLC March 2024 updated inspection Report.
- Lander University is soliciting for SC-DHEC approved and insured contractors to perform the following services: (see attached floorplan sketches for clarification)
- The abatement contractor will secure the proper hazardous materials abatement permit from South Carolina – DHEC.
- Lander University will contract with a firm to provide the required air monitoring.
- Project Scope:
 1. **Abatement of gypsum board** off one side of existing perimeter walls. The joint compound has been tested and confirms the joint compound contains asbestos. The removal of the cove base is included in the scope of work. Noted as (X) on the attached floorplan sketch.
 2. **Abatement of gypsum board** off both sides of existing walls, for the extent of the gypsum board above the acoustic ceiling. The joint compound has been tested and confirms the joint compound contains asbestos. The removal of the metal studs and the cove base are included in the scope of work. Noted as (X1) on the attached floorplan sketch.
 3. **Abatement of the black mastic** under the carpet of the entrance foyer / waiting room, GE0, of the existing test area. Noted as (Z enclosed by an oval) on the attached floorplan sketch.

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4. The removal of the carpet in all other areas, per the attached floorplan sketch. Noted as (a Zand.... a Z enclosed by a circle) on the attached floorplan sketch.
 5. The removal of the Vinyl Composition Tile (VCT) found underneath the carpet of area noted GE1 on the attached floorplan sketch. The vinyl tile has been tested and does not contain asbestos.
 6. If by chance there is a field discovery of suspicious VCT located under the walls that have been removed, the tile will be tested. If the tile analysis concludes it is asbestos containing, the abatement of the discovered VCT will be added to the project scope via a Construction Change Order.
 7. Secure the proper abatement permitting from SC DHEC.
 8. Provide chain of custody forms for the disposal of all abated materials
 9. Leave a clean and habitable space upon completion of the abatement exercise.
1. Bid Structure:
 - Base Bid:
Provide total project cost to complete the project scope as defined in the project narrative and attached sketches, to include, but not limited to permitting cost, insurance, transportation, equipment, material, labor, and disposal costs, etc....
 2. Lander University Department of Engineering Services:
 - Mr. Jeff Beaver
 - 320 Stanley Ave. (US Mail) / 204 West Henrietta Ave. (shipping)
 - Greenwood, SC 29649
 - (864) 388-8208
 - jbeaver@lander.edu
 3. Lander University Maintenance Manager:
 - Mr. Glenn Shaw
 - 320 Stanley Ave. (US Mail) / 204 West Henrietta Ave. (shipping)
 - Greenwood, SC 29649
 - (864) 388-8260
 - msargent@lander.edu

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4. Project Timeline:

Lander University's intent is to award the project to the most Responsive, Responsible, and Insured contractor. Depending on the value of this project (greater than \$50,000 or less than), the State Procurement Code Mandatory 7 Business Day Protest Period may have to be observed, following the Bid-Opening and posting of Intent to Award. It is Lander University's intent to have the project commence as soon as possible after May 02, 2024. (the conclusion of Spring Semester)

Lander University is granting 15 calendar days to complete this project.

5. Pre-Bid Meeting:

There is not a scheduled Pre-Bid meeting.

However, contractors are encouraged to contact the Lander University Engineering Services Manager or Campus Maintenance Manager for a site visit.

6. Standard Operating Procedures:

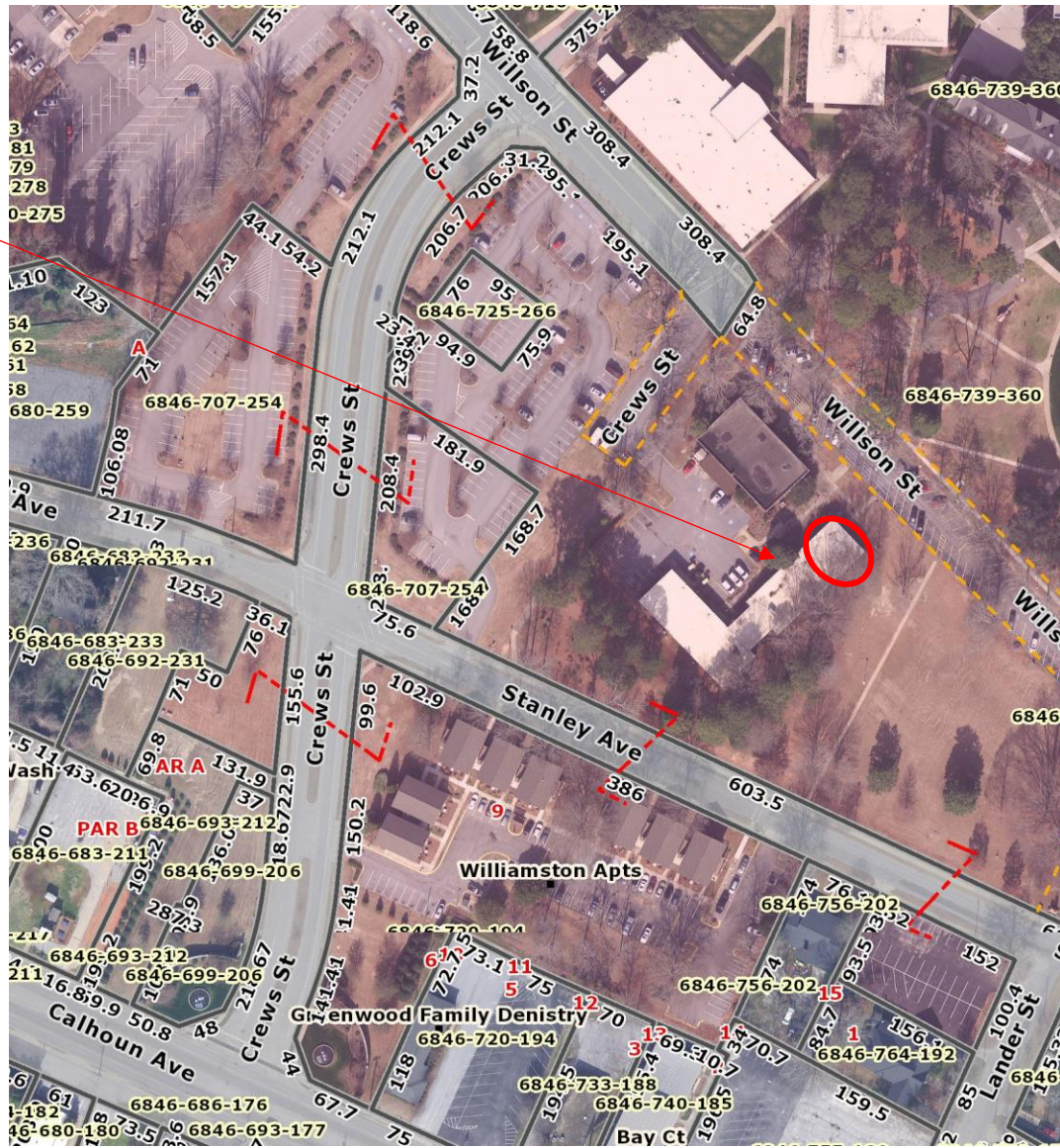
- a. Primary contractor and sub-contractors will be properly licensed (if applicable) for the type of work and the value of the work. Lander University will verify with LLR the licensing qualifications before work is awarded
- b. Primary contractor and sub-contractors will be properly insured for the type of work and the value of the work. Lander University will verify insurance before work is awarded
- c. Primary contractor and sub-contractors are required to be properly licensed with the City of Greenwood.
- d. Contractor to coordinate with the Lander University Project Manager for issues such as start date, daily schedule, weekend work.
- e. Contractor responsible for enlarging the project documents or obtaining scaled drawings from RMS Architecture
- f. Contractor has the responsibility to provide waste containers and ensure the proper disposal for all waste generated.
- g. Lander University has a zero-tolerance standard for allegation that contractor personnel acted in ways considered un-becoming to the university, have partaken in activity including, but not limited to, harassment, intimidation, cat-calling, threatened, and/or undertaken an unwelcomed approach towards university faculty, staff, students, and camp attendees.
- h. Lander University is a tobacco product free campus. The university project manager will handle violations.
- i. Contractor is responsible for providing an on-site facility for restroom use, if needed.
- j. Contractor is responsible for maintaining a clean project site throughout the project and once the work is complete.
- k. Lander University's project manager, the contractor superintendent will walk the project site together, prior to acceptance by the owner.
- l. The contractor is responsible for resolving all punch-list items, prior to the university making the final payment.

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m. The Lander University Police Department is empowered to enforce state law on the university campus. Any violators of state law will be handled accordingly.

7. Project Location

Genesis Hall
324 Willson St.
Greenwood, SC 29649
Lander University Campus



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8. Project Documents

1. Crossroads Environmental, LLC Updated March 27, 2024 Report Cover Page
2. Report Attachment # 01 – March 2024 Samples #019 - 032
3. Report Attachment # 02 – Results Table for Samples #019 - 032
4. Building Floorplan identifying gypsum board abatement and metal stud removal(where noted)
5. Building Floorplan identifying the abatement of the black mastic under the carpet of the waiting room (GE0)
6. Project Location

Note – The updated March 27, 2024 Crossroads Environmental Sampling and Analysis Report, samples 019 - -32 will be made available to any interested contractor, upon request.

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INSPECTIONS • PROJECT DESIGN • PROJECT MANAGEMENT • AIR MONITORING

LIMITED ASBESTOS INSPECTION REPORT UPDATE

FOR

Lander University
204 West Henrietta Avenue
Greenwood, SC 29649

LOCATION

Genesis Hall- Proctoring Center Renovation
Lander University Campus

INSPECTION DATE: October 20, 2020
REPORT DATE: October 27, 2020
INSPECTION UPDATE: March 21, 2024
REPORT UPDATE: March 27, 2024

INSPECTOR

Evans Harris – SC-DHEC License #BI-01224
(864) 541-8736

For

Crossroads Environmental, LLC
1258 Boiling Springs Road
Spartanburg, South Carolina 29303
(864) 541-8736
CRE Project # 19472-IN/23874-IN

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INSPECTIONS • PROJECT DESIGN • PROJECT MANAGEMENT • AIR MONITORING

March 27, 2024

Mr. Jeff Beaver
Lander University
204 West Henrietta Avenue
Greenwood, SC 29649

Re: Limited Asbestos Inspection Report
Lander University- Genesis Hall, Proctoring Center Renovation
CRE Project Number: 19472-IN/23874-IN

Dear Mr. Beaver:

Crossroads Environmental, LLC (CRE) completed a limited asbestos inspection of suspect asbestos-containing flooring materials throughout Genesis Hall on October 20, 2020. On March 21, 2024, CRE performed an inspection report update to include building materials to be disturbed during the 'Proctoring Center Renovation'. The inspection report update was performed by a SC-DHEC Licensed Asbestos Inspector, and in accordance with South Carolina Department of Health and Environmental Control (SC-DHEC) and Environmental Protection Agency (EPA) Requirements. **A detailed summary table of the sampling is included in Attachment I; however, this report should be read in its entirety.**

Area Description

CRE's scope of work for the 'Proctoring Center Renovation' involved sampling suspect drywall/joint compound, ceiling tile and limited flooring materials. Previously, CRE's scope of work included sampling all suspect asbestos-containing flooring materials throughout Genesis Hall, prior to proposed flooring replacement. Materials to be impacted include various vinyl floor tile types and associated adhesives, carpet glue, vinyl cove base and adhesive, and drywall wall base(s). The majority of the area(s) throughout Genesis Hall are covered in carpet, but various areas feature vinyl floor tile under carpet (See Attached Sketch).

Inspection Strategy/Sampling Protocol

The inspection consisted of grouping suspect asbestos containing materials into homogeneous areas based on the color and texture of the material, and then performing representative sampling of the materials included in those homogeneous

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Limited Asbestos Inspection Report
Lander University- Genesis Hall, Proctoring Center Renovation
Project Number: 19472-IN/23874-IN

March 27, 2024
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areas. SC-DHEC has requirements for the minimum number of samples that can be collected from each homogeneous area (three samples of each miscellaneous material, three samples of each type of thermal system insulation, and the sample requirements for surfacing are based on square footage). Following completion of the on-site inspection/sampling, samples were submitted to an accredited laboratory for analysis.

As of June 27, 2008, SC-DHEC requires that any non-friable organically bound (NOB) material that is suspect to contain asbestos, such as floor tile, mastics, roofing material, and caulking must be analyzed by transmission electron microscopy (TEM) if polarized light microscopy (PLM) analyses of that material indicate that no asbestos was detected.

Results

EPA recognizes a material as Asbestos Containing Material (ACM) if an asbestos content of greater than one percent asbestos is detected in a representative sample analyzed by polarized light microscopy.

Results for the 'Proctoring Center Renovation' project indicated that greater than one percent asbestos was detected in the drywall/joint compound throughout (HA07); and black mastic adhesive under carpet in 'GEO' (HA10).

Relevant Regulatory Requirements/Recommendations

Friability- Friable materials are defined as materials that can be reduced to powder by hand pressure. It should be noted that non-friable materials may become friable depending on the method of removal. All non-friable materials must be removed by properly accredited asbestos personnel. If the non-friable materials are removed in a friable manner, then all regulations in regards to friable abatement will apply, and the abatement must be performed by a SC-DHEC Licensed Asbestos Contractor, and in accordance with all state and federal regulations.

Air Monitoring- Air monitoring by a SC-DHEC Licensed Air Monitor will be required on this project.

CRE can further assist with Project Design, Air Monitoring, and/or help in selecting an asbestos abatement contractor.

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Limited Asbestos Inspection Report
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Closing Statements and Limitations

If any suspect material is discovered that is not included within this report, it should be sampled before it is physically disturbed.

This document has been prepared by Crossroads Environmental, LLC at the request of and for the exclusive use of Lander University. This report represents the findings from the date that it was inspected, and is limited in scope to that indicated above.

Crossroads Environmental, LLC appreciates the opportunity to provide Lander University with our consultative services. Should you have any questions or need additional information, please do not hesitate to contact us.

Sincerely,



Evans Harris
Licensed Inspector



Kay H. Horton
President

EH

Attachments – (4)

Lander University
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 Hazardous Material Abatement and Demolition

B245789 / T240509 (14)

CROSSROADS ENVIRONMENTAL, LLC
 Sample Chain of Custody
 1258 Boiling Springs Road
 Spartanburg, SC 29303
 Phone (864) 541-8736
 Fax (864) 541-8776
 results@crossroadsenv.net

Date Sent: 3/22/24 Page 1 of 1
 Project ID#: Lander-Genesis 23874-IV
 Submitted to: CET
 Number of Samples: 14
 Fax Results: email
 Shipping Info: #

Type of Analysis:
 PCM Air
 PLM Bulk
 TEM Air
 AAS Chips/Wipes
 Other Water

Turn Around:
 24 HR
 48 HR
 72 HR
 5 Day
 Other:
 Special Instructions:
 Stop Positive PLM any layers not TEM'd

Sample ID#	DESCRIPTION OF SAMPLE	COMMENTS
019	Original + Joint Comp.	PLM
020	↓ Ceiling Tile	↓
021		
022		
023		
024		
025	↓ 12" Gray Vinyl Floor Tile	↓
026		
027	↓ Black Mastic/Carpet Glue	TEM
028		PLM
029		PLM
030		PLM
031		TEM
032		

EUROFINS CEI, INC
 SAMPLES ACCEPTED

Signature & Date of Handlers:
 Relinquished By: [Signature] Received By: BUB 3/25/24 9:20
 Relinquished By: _____ Received By: _____
 Relinquished By: _____ Received By: _____

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Asbestos Report Summary
 By: POLARIZING LIGHT MICROSCOPY

PROJECT: Lander - Genesis 23874-IN

LAB CODE: B245789

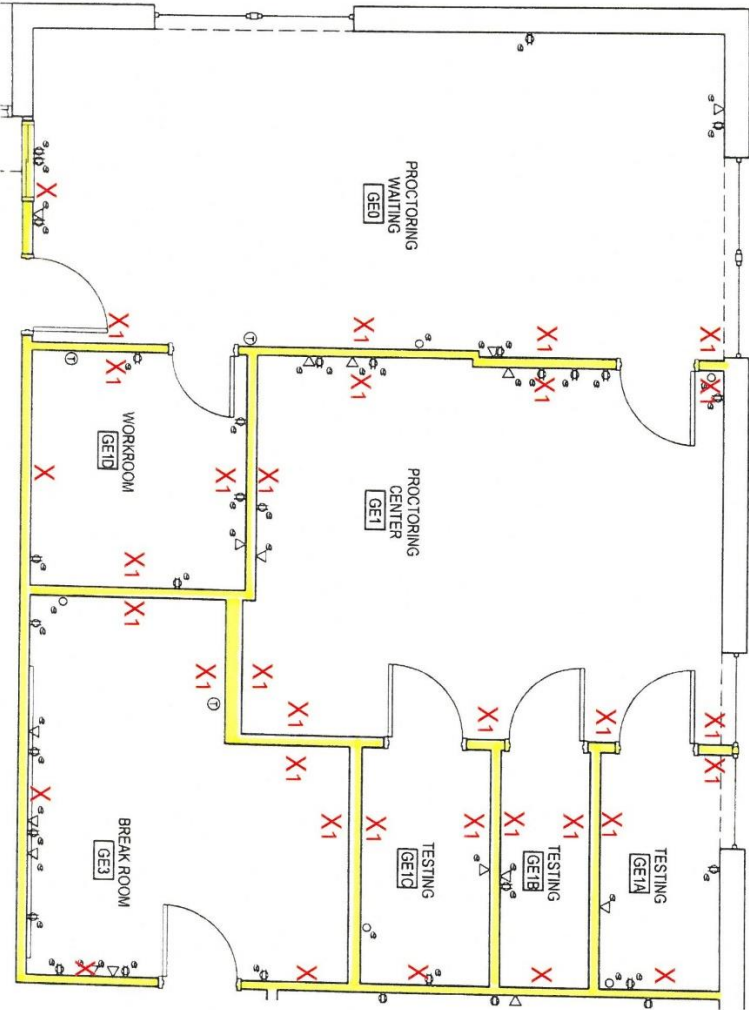
METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

Client ID	Layer	Lab ID	Color	Sample Description	ASBESTOS %
019	Layer 1	B245789.01	White,Blue	Joint Compound	Chrysotile 2%
	Layer 2	B245789.01	White,Tan	Drywall	None Detected
020	Layer 1	B245789.02	White,Blue	Joint Compound	None Detected
	Layer 2	B245789.02	White,Tan	Drywall	None Detected
021	Layer 1	B245789.03	White	Joint Compound	None Detected
	Layer 2	B245789.03	White,Tan	Drywall	None Detected
022	Layer 1	B245789.04	White,Tan	Joint Compound	None Detected
	Layer 2	B245789.04	White,Tan	Drywall	None Detected
023	Layer 1	B245789.05	White,Blue	Joint Compound	None Detected
	Layer 2	B245789.05	White,Tan	Drywall	None Detected
024		B245789.06	Gray,White	Ceiling Tile	None Detected
025		B245789.07	Gray,White	Ceiling Tile	None Detected
026		B245789.08	Gray,White	Ceiling Tile	None Detected
027	Layer 1	B245789.09A	Tan	Mastic	None Detected
	Layer 2	B245789.09A	Gray	Vinyl Floor Tile	None Detected
		B245789.09B	Yellow	Mastic	None Detected
028	Layer 1	B245789.10A	Tan	Mastic	None Detected
	Layer 2	B245789.10A	Gray	Vinyl Floor Tile	None Detected
		B245789.10B	Yellow	Mastic	None Detected
029	Layer 1	B245789.11A		Sample Submitted for TEM Analysis	
	Layer 2	B245789.11A		Sample Submitted for TEM Analysis	
		B245789.11B		Sample Submitted for TEM Analysis	
030		B245789.12	Tan,Black	Mastic/carpet Glue	Chrysotile 3%
031		B245789.13	Tan,Black	Mastic/carpet Glue	Chrysotile 3%
032		B245789.14		Sample Not Analyzed per COC	

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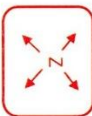
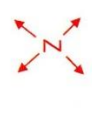
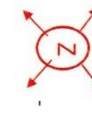
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 Wall Joint Compound Asbestos Abatement and Demolition

- X - Denotes Gypsum Board Abatement and attaching cover base for length of respective wall for the respective side of the wall as marked with an (X). Metal Stud wall to remain.
- X1 - Denotes the Gypsum Board Abatement and attaching cover base removal for length of respective wall. Metal Stud wall to be removed, for the length of the metal studs, to facilitate the floor tile abatement. Typically, these walls have been constructed on top of the Vinyl Composition Tile, VCT.



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 Flooring Removal

- 
 - Denotes under Carpet mastic abatement
- 
 - Denotes Carpet Removal, Vinyl Composition Tile (VCT), Cove Base, and Mastic
- 
 Denotes Carpet Removal, Cove Base, and Mastic

