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21 North Main Street \* Sumter, South Carolina 29150

**ADDENDUM #1 – June 7, 2013**

**REQUEST FOR PROPOSALS # 01-12/13**

**FOR**

**DEMOLITION PROJECT**

**IN THE**

**CITY OF SUMTER DOWNTOWN DISTRICT**

# CITITRENDS BUILDING SQUARE FOOTAGE, PICTURES, AND SUMMARY OF ASBESTOS RESULTS

## 1.0 INTRODUCTION AND OBJECTIVE

Emerald, Inc. was requested to conduct an Asbestos Survey on the CitiTrends building located at 20 N. Main Street in Sumter, SC, in order to identify the presence of any asbestos containing materials prior to demolition of the structure. The inspection was authorized by the City of Sumter. The inspection included identification and assessment of the condition of suspect asbestos containing material, either friable or non-friable, on the inside and outside of the building.

This report is a compilation of the inspection and its results.

## 2.0 SURVEY METHODOLOGY

On March 25, 2013, Emerald, Inc. conducted an inspection on the building located at the address stated. James W. Bateman III, South Carolina Licensed Building Inspector, conducted the inspection.

The vacant, single-story building contains approximately 7600 square feet, and the exact date of construction is unknown, although the building is at least 50 years old. The building is currently vacant but was formerly used as a retail department store. Basic construction is steel frame with store front windows and interior brick walls (common with neighboring buildings) which are covered with sheetrock and plaster. The interior subfloor is a concrete slab with both 9"x9" floor tiles and 12"x12" floor tiles throughout the entire building. The interior ceilings are suspended 2'x4' ceiling tiles with two different types (dimple and smooth). The area above the suspended ceiling contains fiberglass-wrapped air ducts with black mastic and duct tape. The roof is a flat, built-up tar and gravel roof with a silver coating and parapet flashing. The last known HVAC system was electrical. The future use of the site after demolition is unknown.

The survey included a visual inspection in order to identify the presence of material

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## 4.2 Survey Results

Samples were collected and tested from various suspect materials including carpet backing, carpet glue, sheetrock, plaster, ceiling tiles, floor tiles (9"x9" and 12"x12"), floor tile mastics, duct mastics, duct tape, roofing shingles and roofing materials. Table 1 contains a listing of the samples that tested positive for asbestos above the 1% limit, both friable and non-friable. Samples of carpet backing, carpet glue, cove base and mastic, door caulking, and certain roofing materials were verified as negative via TEM analysis. Appendix C contains a copy of the analytical results from the laboratory.

**TABLE 1  
CITITRENDS BLDG  
SUMTER, SC  
ASBESTOS CONTAINING MATERIALS**

Description	Location	F/NF	Approx. SF/LF
9x9 & 12x12 Floor Tiles	Main Floor	NF	7590 SF
Sheetrock (Joint Compound)	Main Floor Walls	F	5650 SF
12x12 Floor Tiles	Main Floor Bathroom	NF	85 SF
Black Duct Mastic	Main Floor	NF	765 LF
Silver Sealant on Parapet Walls	Upper Roof	NF	1700 SF
Silver HVAC Coating	Upper Roof	NF	25 SF

Note: F - Friable  
NF - Non Friable

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Front & Rear Pictures of Cititrends Building (1-story) measures: 48' x 195'



# **MAXWAY BUILDING SQUARE FOOTAGE, PICTURES, AND SUMMARY OF ASBESTOS RESULTS**

## **1.0 INTRODUCTION AND OBJECTIVE**

Emerald, Inc. was requested to conduct an Asbestos Survey on the Maxway building located at 14 N. Main Street in Sumter, SC, in order to identify the presence of any asbestos containing materials prior to demolition of the structure. The inspection was authorized by the City of Sumter. The inspection included identification and assessment of the condition of suspect asbestos containing material, either friable or non-friable, on the inside and outside of the building.

This report is a compilation of the inspection and its results.

## **2.0 SURVEY METHODOLOGY**

On March 26, 2013, Emerald, Inc. conducted an inspection on the building located at the address stated. James W. Bateman III, South Carolina Licensed Building Inspector, conducted the inspection.

The vacant, three story building contains approximately 14,000 square feet on the first floor, and the exact date of construction is unknown, although the building is at least 50 years old. The building is currently vacant but was formerly used as a retail department store. Basic construction is steel frame with store front windows and interior brick walls (common with neighboring buildings) which are covered with sheetrock and plaster (not entire walls). The flooring on each level contains either floor tiles or sheet linoleum (third floor has open storage area with concrete). The interior ceilings on the first floor are suspended 2'x4' ceiling tiles while the other two floors are open to the floor and roof decking. The area above the suspended ceiling contains fiberglass-wrapped air ducts with black mastic and duct tape. The roof is a flat, built-up tar and gravel roof with parapet flashing (two levels of roofing). The last known HVAC system was electrical. The future use of the site after demolition is unknown.



**4.2 Survey Results**

Samples were collected and tested from various suspect materials including sheetrock, plaster, ceiling tiles, floor tiles (9"x9" and 12"x12"), floor tile mastics, duct mastics, duct tape, and roofing materials. Table 1 contains a listing of the samples that tested positive for asbestos above the 1% limit, both friable and non-friable. Samples of cove base and mastic, window glazing sheet linoleum, and certain roofing materials were verified as negative via TEM analysis. Appendix C contains a copy of the analytical results from the laboratory.

**TABLE 1  
MAXWAY BLDG  
SUMTER, SC  
ASBESTOS CONTAINING MATERIALS**

Description	Location	F/NF	Approx. SF/LF
9x9 & 12x12 Floor Tiles plus mastic	First Floor	NF	13,600 SF
Sheetrock (Joint Compound)	First Floor Walls	F	260 SF
Black Duct Mastic	First Floor above Ceiling Tiles	NF	175 LF
Sheet Linoleum	Third Floor Office	NF	240 SF
9x9 Tan Floor Tiles	Third Floor Women's Restroom	NF	300 SF
Parquet Linoleum	Third Floor Men's Restroom	NF	24 SF
Silver Roof Sealant	Roof Knee Walls	NF	500 LF

Note: F - Friable  
NF - Non Friable



**Front & Rear of Maxway Building (2-story) measures: 75' x 195'**

