



Case Study

Case Study: Woodland Apartments | Toledo, Ohio

Average Loss Amount: \$350,324.17

Type of Loss: asbestos abatement and fire restoration in Toledo apartment complex

OVERVIEW

In March 2017, Cousino Restoration was contracted by the out-of-town owner's representative/general contractor to provide emergency damage mitigation and fire rebuild services on Woodlands Apartments, a fire-damaged multi-unit apartment complex in Toledo, Ohio. By recognizing the building's age and type as suspicious for having asbestos containing materials (ACM), Cousino Restoration contacted a sampling and testing company, of which verified the presence of asbestos in the drywall and paint of all the fire-damaged units.

Cousino Restoration then worked with the owner, its general contractor representative, their insurance carrier, and the State of Ohio EPA and City of Toledo Department of Health, to plan and design a safe asbestos abatement project in tandem with the fire restoration. The asbestos portion of the \$350,000 project was \$140,000 and was successfully completed within 4 ½ weeks, after which the fire restoration work resumed until successful completion and occupancy.

PROJECT MANAGEMENT

- Cousino Restoration provided a trained team, including a Response Manager, qualified emergency response team, asbestos team, and skilled construction trades/craft associates that were required to perform the abatement and building restoration activities.
- Coordinated its efforts with a large team of stakeholders, including the project owner, its general contractor representative, its insurance carrier, State of Ohio EPA, and the City of Toledo Department of Health.
- Confirmed the presence of asbestos and designed a fast-track remediation plan.
- Communicate project progress with the client via progress reports.
- Implemented safety protocols that resulted in protecting residents still residing in portions of the building and zero traffic-related accidents and injuries for Cousino Restoration associates and its subcontractors on the project.

PROJECT PLANS & REPORTS

- Submitted Prior Notification of Asbestos Hazard Abatement Project to Ohio Department of Health.
- Provided the required Notification of Demolition and Renovation to Ohio EPA.
- Developed HASP, AHAs, physical hazards, and safety monitoring activities.
- Submitted the required ten working day notification to the EPA and Ohio Department of Health prior to commencement of Abatement activities.

ENGINEERING SUPPORT & DESIGN

- Air Monitoring was conducted during ACM loading into dumpsters for disposal.
- Area was demarcated and segregated off using fencing, asbestos hazard warning signs and red caution tape. The building was sealed off to prevent further contamination from spreading.
- Equipment required for the performance of this project included excavators, skid-steer loaders, roll off containers, hand-held power tools, air monitoring equipment and level C PPE equipment using ½ face air purifying respirators (APRs).
- Since it was impossible to segregate the asbestos material from other debris, the entire debris pile was considered contaminated with friable asbestos containing material (ACM).
- The work encompassed demolition and removal of all material destroyed by the fire and material containing ACM.
- The entire debris pile was wet down for dust control measures.
- The remaining apartment units, hallways, common areas and stairways containing drywall were demolished for removal of ACM materials.

Restoration Starts Here.

WASTE MANAGEMENT

- Prior to each dumpster leaving the site, each dumpster was sealed with two layers of the 6-mil poly sheeting. Each dumpster was labeled, manifested, and placarded to indicate that they contained asbestos material.
- Following the bulk removal of ACM and other debris, crews cleaned the remaining concrete foundation and surrounding area to broom clean conditions.
- Transportation & Offsite Disposal
- Disposal activities included the disposal of the debris as friable and non-friable Non-Hazardous Special Waste to a Class II EPA at an approved landfill in Erie, MI, Vienna Junction Landfill, Republic Services.
- 40 CY Roll off containers were utilized for Transporting and were double lined with 6 mil polyethylene sheeting.

TRANSPORTATION & OFFSITE DISPOSAL

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SAMPLING & ANALYSIS & QUALITY ASSURANCE PLANS

- Air sampling confirmatory sampling.
- Air Samples analyzed according to NIOSH Method 7400 using Phase Contrast Light Microscopy (PLM) methods.
- Reviewed preliminary data, audited two labs, and completed/uploaded data validation results.
- Conducted daily personal air monitoring for all employees as required by OSHA.
- Supported EPA perimeter air monitoring to ensure protection of the public and local environment.

UNIQUE CHALLENGES

Many complexities and unique challenges were presented in repairing this building. Some of them include:

- Fire damage in multiple units in large apartment required removal and replacement of drywall and paint which contained asbestos above the detectible/permissible limits, triggering asbestos abatement project within the larger fire restoration project.
- In addition to needing asbestos abatement, restoration of the building's fire damage required all skilled construction and mechanical trades.
- Building remained partially occupied during entire project.

ACCOMPLISHMENTS

- Completed \$1.3 million emergency asbestos and fire abatement project and follow-up fire damage reconstruction in Toledo, Ohio apartment complex.

PROJECT HIGHLIGHTS

- \$140,000 Asbestos remediation was completed within 4 ½ weeks of insurance company and EPA project approval.

