

STEEL RIVERS COUNCIL OF GOVERNMENTS

**Request for Bids
November 2026**

**2024-BRP-011
WHITAKER BLIGHT REMOVAL - REBID
WHITAKER BOROUGH, PA**

**Steel Rivers Council of Governments
1705 Maple Street, Room 100
Homestead, PA 15120**

**412-462-7600 (phone)
412-462-3986 (fax)**

**Glenn Engineering & Associates, Ltd.
14920 US-30
Irwin, PA 15642
412-824-5672**

Project Timeline: 45-Day Completion Period

DIVISION V

SCOPE OF WORK

Glenn Engineering & Associates

NOTE: Bidders shall not remove any pages from this volume of Contract Documents.

Proposals shall be submitted intact with this volume together with all drawings and addenda.

All additional sheets or special forms used shall be inserted behind the Division in which it applies.

ARTICLE 1 - CHARACTER AND LOCATION OF WORK:

Demolition of Residential Structures in the Borough of Whitaker

ARTICLE 2 - TIME ALLOTTED FOR COMPLETION

02.01 General - The Bidder's attention is called to the time allowed for completion of the work as specified under this contract which is Forty-Five (45) consecutive calendar days from the date of issuance of the "NOTICE TO PROCEED" from the engineer.

ARTICLE 3 - SCHEDULE OF DRAWINGS

03.01 General - The following drawings are to be considered part of this contract just as if they were included herein:

As included.

SCOPE OF WORK

1. LOCATION OF THE WORK

All work under this Contract will be performed at various locations within the Borough of Whitaker, Allegheny County, Pennsylvania. The Borough is located in south central Allegheny County, along the South Bank of the Monongahela River approximately six miles southeast of the downtown area of the City of Pittsburgh.

2. DRAWINGS

The following drawings are included herein and made an integral part of the Contract Documents: GIS Site Plans. These drawings are bound within these documents and follow this Scope of Work.

3. GENERAL DESCRIPTION OF PROJECT

The work under this project includes the furnishing of all labor, materials, and equipment required for the performance of all work as indicated in the Contract Documents. The work essentially includes the demolition of structure, including removal of asbestos, if present, site grading, placement of backfill, required restoration, and all other related appurtenances.

4. BOROUGH/ENGINEER/COUNCIL OF GOVERNMENTS

The Borough herein referred to shall be the Borough of Whitaker. The Engineer shall be defined as Glenn Engineering & Associates, Ltd. The Steel Rivers Council of Governments (SRCOG) shall administer the Project on behalf of the Owner.

5. SCHEDULE OF WORK AND LIQUIDATED DAMAGES

The Contractor shall notify the Borough of Whitaker and Glenn Engineering, not less than seventy-two (72) hours before construction is to start. This project shall be completed not more than forty-five (45) consecutive calendar days following the issuance of the Notice to Proceed.

The liquidated damages will be Three Hundred Fifty Dollars (\$350) per consecutive calendar day as a measure of liquidated damages the Owner will sustain for failure of the Contractor to promptly complete the work.

6. PROJECT DELAYS

If inclement weather or conditions beyond the control of the Contractor and the Owner inhibit the performance of this Contract, such delays will be at no additional cost to the Owner.

7. RESPONSIBILITY FOR BIDDING DOCUMENTS

Plans and specifications in the possession of any prospective Bidder are not transferable to another Bidder. If a planholder wishes to give his set of bidding documents to another potential Bidder, he must first secure the permission of the Engineer.

8. VISITING THE PREMISES

Before submitting any proposal, the Contractor shall visit the site and examine, thoroughly familiarize himself with the existing conditions and the work to be performed under this Contract. Should any Contractor accept the work, it shall be construed as an acceptance by him of all responsibility and as a guarantee to perform all work required, whether or not distinctly shown on the Drawings or specified.

9. CLEANUP

The Contractor shall be responsible for regular cleaning up of the premises. All refuse, dirt, rubbish, and trash of any kind shall be removed regardless of who may have left same. All such dirt and debris shall be removed from the Owner's property. All removed materials and equipment which may have salvageable value will remain the property of the Owner, unless otherwise advised by the Owner.

10. CONFLICTS IN WORDING

Wherever conflict occurs between sections of the Contract Documents, if the conflict is one of degree, the stricter shall apply. If the conflict is one of intent, Bidders have the responsibility to contact the Owner for resolution of the conflict. In all cases where the Scope of Work in this Division differs from other Divisions of the Contract Documents in their content, the wording of this Scope of Work will apply.

11. UTILITIES

The Contractor shall determine the exact location of all utilities affected by this work and shall protect the utilities during the course of the work. The Contractor shall, at the discretion of the utility involved, repair or have repaired all damage to the utilities resulting due to the work at no cost to the Owner. These utilities may interfere with the work the Contractor must allow for such interference in his bid. The Contractor will be required to comply with all provisions of Act 121 of the Commonwealth of Pennsylvania of 2008, which requires notification of all utility companies of the impending excavation work. **The Contractor shall be FULLY RESPONSIBLE for Compliance with ALL PUC Regulations and Requirements and shall pay ANY Fines Assessed against the Contractor, Owner (Borough of Whitaker or the Engineer (Glenn Engineering and Associates, Limited, resulting from ANY Utility Damage caused by the Contractor.**

12. ARBITRATION

No arbitration will be considered for this project.

13. PERMITS

The Contractor, prior to any work, shall secure all necessary permits including any permits required by the Borough of Whitaker. Further, the Contractor shall pay any required taxes or fees specified by the Borough of Whitaker at no additional cost to the Borough. The Contractor shall be responsible for obtaining a permit from the Allegheny County Health Department – Plumbing Division relative to the inspection of and permanent sealing of the sanitary sewer service line and the water service connection. All associated costs shall be paid by the Contractor, at no additional cost to the Owner. All inspection shall be performed by the Allegheny County Health Department – Plumbing Division. The Contractor shall be required to submit the necessary certificates from the County Plumbing Inspector to the Engineer, prior to recommendation of payment. All associated costs shall be included in the Contractor's Lump Sum Prices. The Contractor shall also be required to contact Peoples Gas Company for disconnection of gas service by them. The Contractor shall also be required to contact the Pennsylvania American Water Company (PAWC), to arrange for them to remove and take the existing water meter prior to demolition.

14. INSURANCE

In addition to the insurance requirements set forth elsewhere herein, the Contractor shall include the following as additional named insured on his insurance policies: Borough of Whitaker

15. PROTECTION OF EXISTING STRUCTURES

Any and all structures adjacent to the sites of construction such as manholes, other castings, poles, pipes, or any such structure shall be safeguarded against damage from the construction operation. Any damage to such structures shall be immediately corrected to the satisfaction of the Owner, by the Contractor, at no expense to the Owner.

16. TECHNICAL QUESTIONS

Technical questions pertinent to the work to be performed under this Contract may be addressed to:

Robert E. Zischkau, Jr.
Glenn Engineering & Associates, Ltd.
14920 Route 30, North Huntingdon, PA 15642
Phone: 412-667-0218 Fax: 412-824-9587
Email: bobz@glennengr.com

17. DEMOLITION OF STRUCTURES

A. General

Division IX - Section 2.1 - Demolition, Major, shall apply to this project and is intended to provide specific details pertinent to the demolition of residential structures required herein. The aforementioned Division and Section shall apply, except where specifically amended or modified herein this section of the Scope of Work. If conflicts between these sections occur, refer to Paragraph 10 of this Scope of Work.

ASBESTOS SURVEYS AND ABATEMENT – NOTE WELL: Due to the extremely deteriorated condition of these structures and the unsafe conditions, Asbestos Surveys were not able to be performed. As such, the Contractor shall include ALL necessary associated costs to demolish and dispose of ALL materials on site as if it were Asbestos or other such Hazardous Materials, all in full compliance with ALL Regulatory Requirements.

B. Scope of Work

The Lump Sum Price in the Proposal Form shall include the cost of demolition and disposal of each of the structures contained in the following list including, but not limited, to the following work:

- All site preparation work in terms of acquisition of required permits and utility clearances.
- The termination and disconnection of all utilities.
- Removal of any foundation walls to a depth of two feet below ground level.
- Removing wood, metal, or other building debris.
- After review by the Engineer, backfilling with clean soil or slag to ground level as required by the municipality's grading ordinance.
- Removal and disposal of all pillars, steps, sidewalks, walls, fences, trees, tree trunks, shrubs, and other such facilities and/or deleterious materials.
- Backfill of the site with suitable material, including proper compaction.
- Seeding of the demolition site in order to prevent erosion and provide revegetation, including placement of not less than ten inches (10") of suitable topsoil.

All work shall be performed in accordance with these Contract Documents and to the satisfaction of the Borough of Whitaker Code Enforcement Department and the Engineer.

The Contractor shall notify the Whitaker Borough Engineer not less than seventy-two (72) hours prior to the actual commencement of this work.

C. Properties to be Demolished

- | | |
|---|---|
| 1. Lynn Ann Kinney
172 Frank Street
2 Story Sided Structure
Block 180-G Lot 116 | 2. Ohana Capital Investments
112 Chalfont Street
2 Story Frame Structure
Block 180-H Lot 229 |
| 3. James & Carol Sotkowski
116 Regina Street
2 Story Frame & Sided Structure
Block 180-G Lot 281 | |

D. Specific Modifications & Amendments to Division IX, Section 2.1 of the Engineering Specifications

Asbestos - In addition to other requirements, it shall be the Contractor's total responsibility to determine, remove, and dispose of any and all asbestos materials from residential structures. All such removal and disposal shall be in full accordance with all applicable local, county, state, and/or federal requirements. No additional compensation shall be paid to the Contractor by the Borough for any required asbestos removal and disposal. The Asbestos Survey Report is included herein and made a part of these Bid Documents. The Contractor shall determine the extent of all the asbestos, at this site. **SPECIAL NOTES: NOTE WELL: Due to the extremely deteriorated condition of these structures and the unsafe conditions, Asbestos Surveys may not have been able to be performed. As such, the Contractor shall include ALL necessary associated costs to demolish and dispose of ALL materials on site as if it were Asbestos or other such Hazardous Materials, all in full compliance with ALL Regulatory Requirements.**

1. **ALL Demolition, Disposal and Abatement shall be performed in STRICT ACCORDANCE with the requirements of the Allegheny County Health Department, Bureau of Air Pollution Control. ALL associated costs shall be included in the Contractor's Lump Sum Bid. ASBESTOS SURVEYS ARE CONTAINED ELSEWHERE IN THESE CONTRACT DOCUMENTS AND ALSO PROVIDE SITE SPECIFIC WRITTEN REQUIREMENTS FOR THE ASBESTOS ABATEMENT AS REQUIRED BY THE COUNTY OF ALLEGHENY. Additional Requirements are Contained Immediately following this Scope of Work Section.**

2. The Contractor **shall be** responsible for rat baiting.
 3. Backfilling of all subsurface areas shall conform to the requirements of Penn DOT Form 408 Specification, latest revision, Section 206.2 and Section 206.3 (d, e, f), and the following provisions:
 - A. Before starting backfilling operations, the Contractor shall have the empty basement inspected by the Owner's representative. Failure to do such will cause the site to be re-excavated before payment.
 - B. Before starting backfilling operations, the Contractor shall submit to the Engineer, in writing, the method of compaction to be used at the various locations.
 - C. The Contractor shall furnish, at his own expense, any additional materials required for backfilling subsurface areas. The quality, nature, and source of any additional material required for backfilling shall be approved by the Owner prior to its use.
 - D. No unstable material will be permitted in the backfill and materials encountered in the demolition which the Contractor proposes to use as backfill shall be stored until the walls are down.
 - E. No masonry materials larger than eight inches in any dimension will be considered suitable. No combustible material of any kind will be used or permitted in the backfilling.
 - F. All operations in connection with backfilling and grading shall be performed and completed in such a manner as will ensure proper drainage. Prior to placing the first layer, existing cellar floors and other surfaced areas shall be broken to ensure adequate drainage.
 4. Final surface preparation shall include that cellars and other subsurface spaces shall be carefully backfilled and leveled to the adjacent existing ground elevation or to a finished surface as maybe directed by the Owner. When acceptable, the Contractor shall seed and mulch the entire affected site with Penn DOT Formula "B" or Formula "C" Seeding or Wildflower mixture. Seeding type shall be as specified by the Owner. The entire site to be seeded shall be mulched. Grading shall be performed so as to provide drainage away from ALL adjacent lots and structures.
 5. The Municipal Engineer, or his designated representatives, shall have the authority to stop work if the Contractor fails to comply with these Contract Documents.
20. PROPOSAL
- A. GENERAL
- The Bidder shall submit the Lump Sum Bids as set forth in the Proposal and herein described in detail.
- B. Lump Sum Bids
- The Contractor, under the Lump Sum Bids, shall submit lump sum prices for the performance of all work as specified in the Contract Documents, all as intended or reasonably to be inferred there from as necessary to complete the work, including the furnishing of materials, necessary tools and equipment, and all utility and transportation services, and including the providing of all such other work and services as required for the performance of the project.
- Lump Sum Bid Number 1 – Two story sided structure, concrete sidewalks, porches, walls, fences, trees, shrubs, brush and other debris.
- The Work to be performed under this Lump Sum Bid Number 1 shall be performed on the structure known as 172 Frank Street also identified as Allegheny County Deed Registry Block 180-G Lot 116 as owned by Lynne Ann Kinney.
- Lump Sum Bid Number 2 – Two story frame structure, concrete sidewalks, porches, walls, fences trees, shrubs, brush and other debris.
- The Work to be performed under this Lump Sum Bid Number 2 shall be performed on the structure known as 112 Chalfont Street also identified as Allegheny County Deed Registry Block 180-H Lot 229 as owned by Ohana Capital Investments.

Lump Sum Bid Number 3 – Two story frame & sided structure, concrete sidewalks, porches, walls, fences, trees, shrubs, brush and other debris.

The Work to be performed under this Lump Sum Bid Number 3 shall be performed on the structure known as 116 Reghina Street also identified as Allegheny County Deed Registry Block 180-G Lot 281 as owned by James & Carol Sotkowski.

NOTE: All excavation on this project shall be unclassified. No extra compensation shall be made for rock or other such excavation.

The lot shall be graded and sloped to provide for positive drainage (inverted crown) away from any and all adjacent remaining residences and/or structures and facilities.



2026 DEMOLITION

for the

**BOROUGH OF WHITAKER
ALLEGHENY COUNTY, PA**

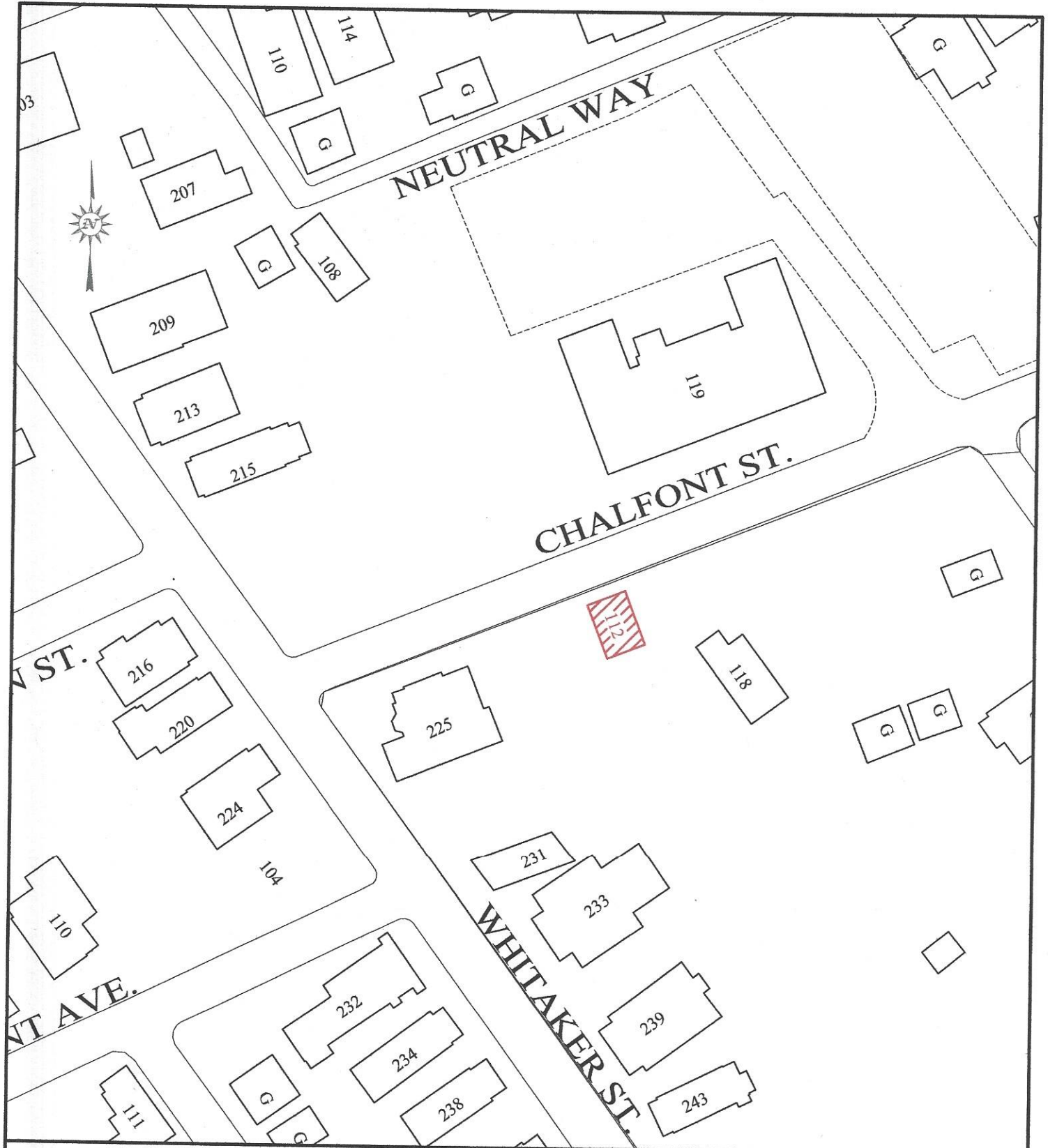
GLENN ENGINEERING & ASSOCIATES LTD.
Registered Engineers – North Huntingdon, PA

Not to Scale



6/24/2026

172 FRANK
STREET
180-G-116



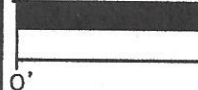
2026 DEMOLITION

for the

**BOROUGH OF WHITAKER
ALLEGHENY COUNTY, PA**

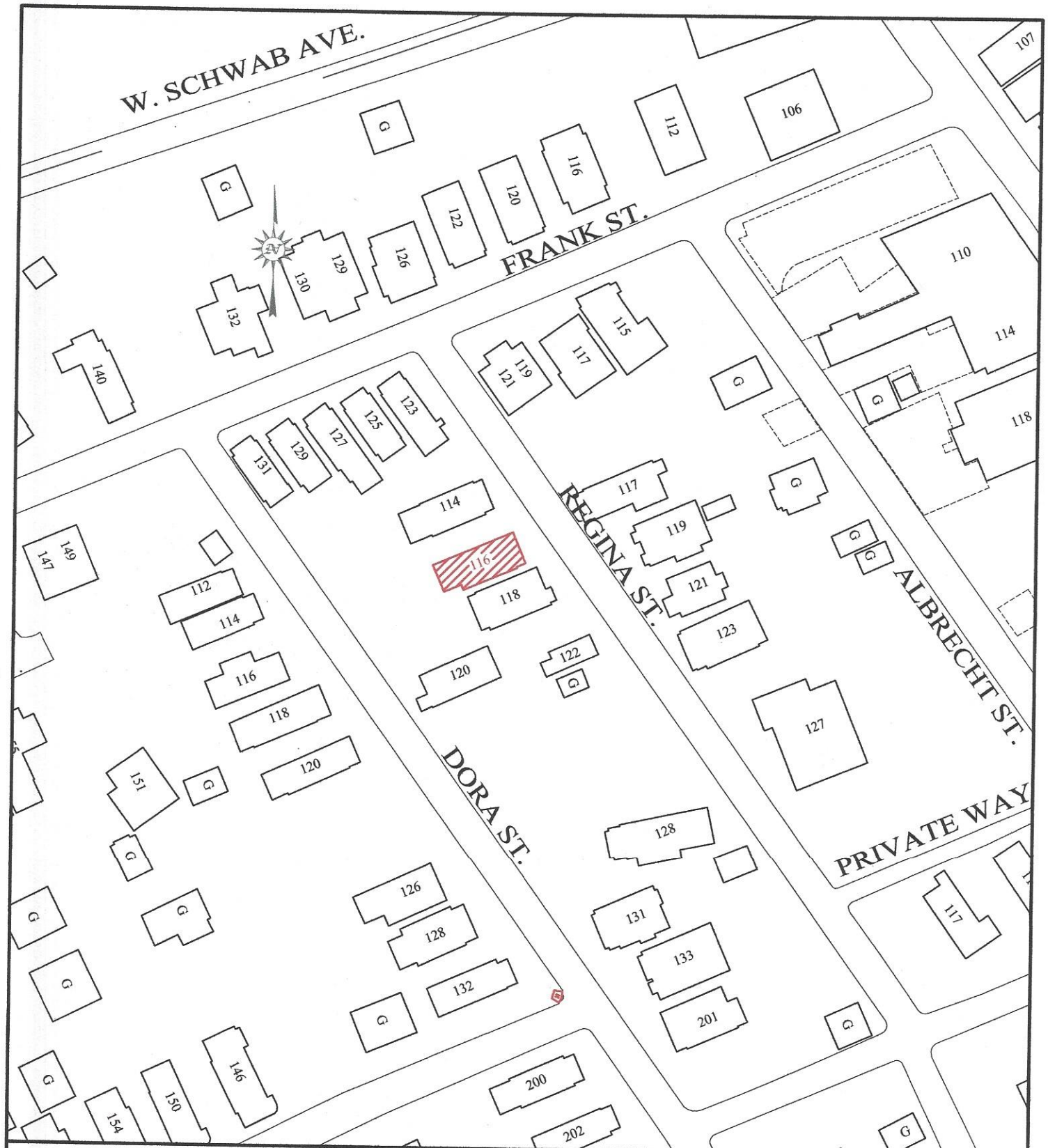
GLENN ENGINEERING & ASSOCIATES LTD.
Registered Engineers - North Huntingdon, PA

Not to Scale



6/24/2026

112 CHALFONT
STREET
180-H-229



2026 DEMOLITION

for the

**BOROUGH OF WHITAKER
ALLEGHENY COUNTY, PA**

GLENN ENGINEERING & ASSOCIATES LTD.
Registered Engineers - North Huntingdon, PA

Not to Scale



0'

6/24/2026

116 REGINA
STREET
180-G-281

ASBESTOS SURVEYS

Glenn Engineering & Associates

Asbestos Survey Report

June 15, 2026



Site

172 Frank Street
Homestead, PA 15120

Lot/Block Number: 180-G-116

Prepared for:

Allegheny County Economic Development
Koppers Building
436 Seventh Avenue, Suite 500
Pittsburgh, PA 15219



Environmental, Inc.

37 West Main Street
Carnegie PA 15106
412-278-5400
412-278-5404 Fax
tseiler@aaglo.com

Introduction

On Saturday, June 13, 2026, a survey for Asbestos Containing Materials (ACM) was performed for Allegheny County Economic Development for the structure located at 172 Frank Street, Homestead, PA 15120. This survey was performed to identify and quantify any asbestos containing materials which will require abatement prior to the demolition of this structure. The survey was executed by Rick Steinmetz (PA License 053156) of Allegheny Global Environmental Inc. (AGE).

Facility Description

The building is a two-story frame structure with a full basement. The date of construction is 1910. The heating system is central heat. The roof is asphalt shingle.. The building is in a state of severe hoarding conditions, and a thorough ACM inspection could not be performed due to health and safety considerations.

Recommendations

Physical conditions and safety considerations prevented an ACM inspection of the structure. It is recommended that the structure be demolished in accordance with NESHAP Regulations and that the debris be disposed of at a facility that accepts asbestos waste. All demolition activities are regulated by Asbestos NESHAP whether or not asbestos-containing materials are present.

Limitations/Qualifications

The structure could not be fully inspected due to safety and health considerations. The findings contained herein have been prepared in general accordance with all Federal, State, and Local regulations, as well as accepted professional practices as applied by similar professionals in the community at the time of its preparation.

Should you have any questions regarding the above presented information or if we may be of further assistance, please call me at (412) 278-5400.

Sincerely,



Mark F. Shatlock

Allegheny Global Environmental, Inc.



Environmental, Inc.

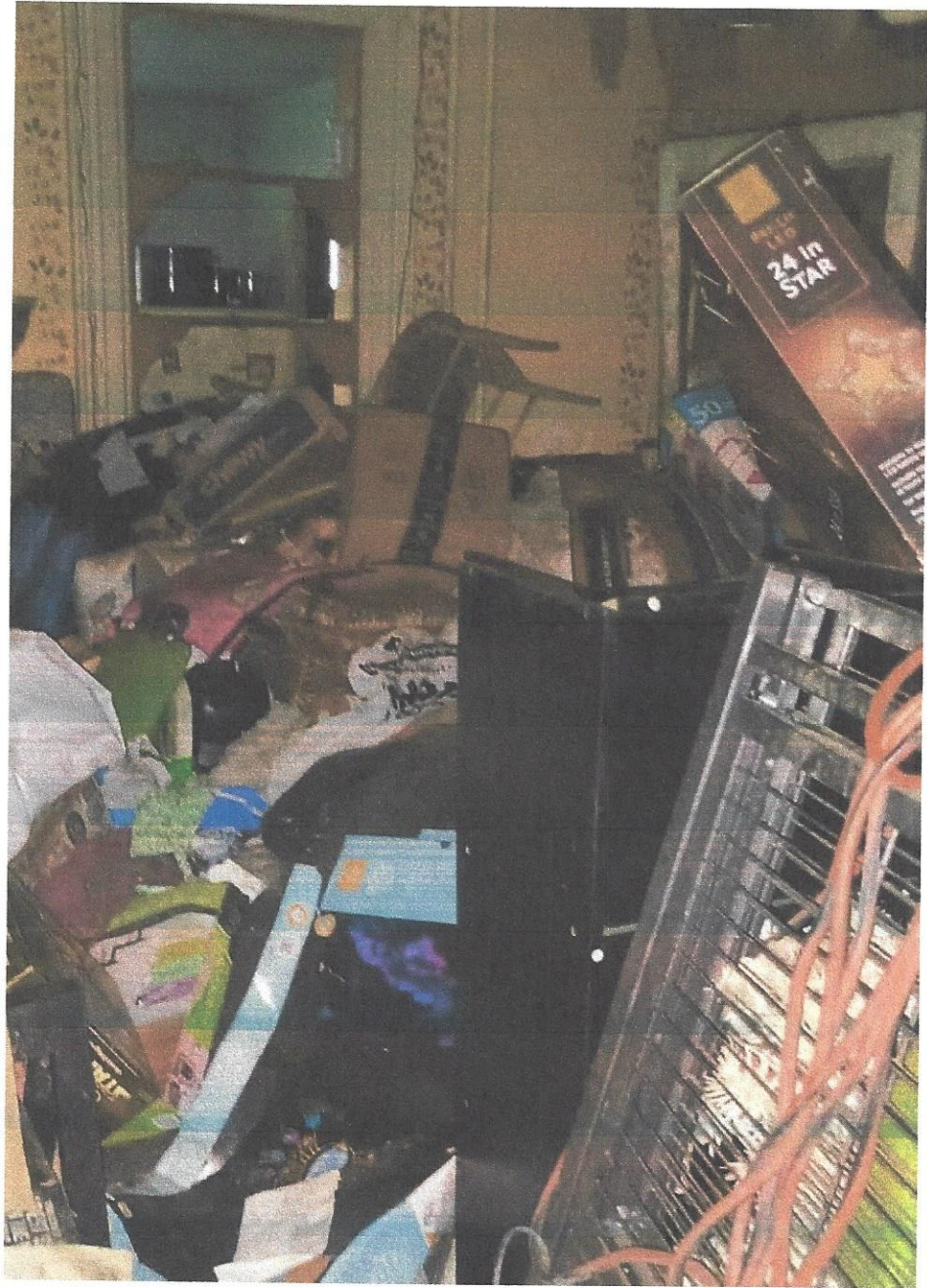
Appendix I

Photographs



Environmental, Inc.

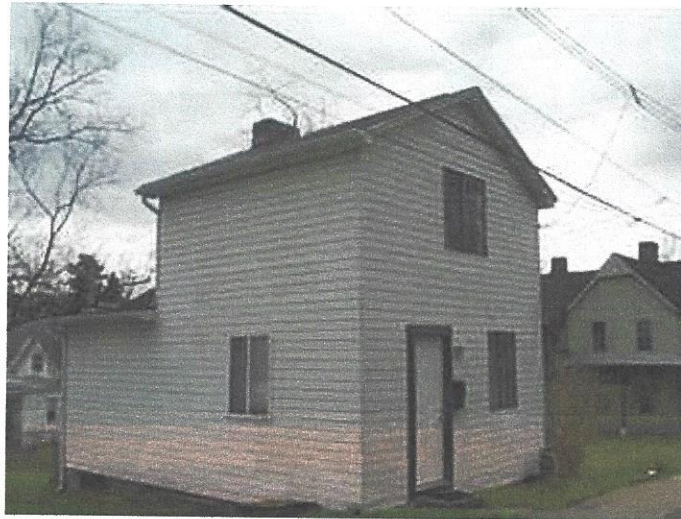






NESHAP Asbestos Demolition Survey Report

June 15, 2026



Site

112 Chalfont Street
Homestead, PA 15120

Lot/Block Number: 180-H-229

Prepared for:

Allegheny County Economic Development
Koppers Building
436 Seventh Avenue, Suite 500
Pittsburgh, PA 15219



Environmental, Inc.

37 West Main Street
Carnegie PA 15106
412-278-5400
412-278-5404 Fax
tseiler@aaglo.com

Introduction

On Saturday, June 13, 2026, a survey for Asbestos Containing Materials (ACM) was performed for Allegheny County Economic Development for the structure located at 112 Chalfont Street, Homestead, PA 15120. This survey was performed to identify and quantify any asbestos containing materials which will require abatement prior to the demolition of this structure. The survey was carried out by Rick Steinmetz (PA License 053156) of Allegheny Global Environmental Inc. (AGE).

Facility Description

The building is a two-story frame structure with a full basement. The date of construction is 1890. Interior walls and ceilings are drywall. Flooring surfaces include wood, carpeting, ceramic tile, and concrete. The heating system is central heat. No suspect Thermal Systems Insulation (TSI) was observed. The roof is asphalt shingle.

Survey Procedures

Based upon visual and physical observations made during the survey of this facility, various materials were identified as Suspect Asbestos Containing Materials (SACM). Each SACM material was subsequently sampled and submitted for PLM Analysis to determine asbestos content. Both friable and non-friable SACM were surveyed. Samples of each SACM were collected and submitted for PLM analysis to determine their asbestos content. All samples were sealed in plastic bags, given unique sample numbers, and logged with an appropriate chain of custody.

All asbestos sampling was conducted as a pre-demolition survey. All sampling protocol and analytical procedures were performed in general accordance with EPA guidelines. These protocols meet generally accepted industry standards for ACM testing. Any variations from EPA protocols were of a nature as to not materially affect the findings or conclusions of this survey.

Analytical Procedures

The collected asbestos samples were analyzed using Polarized Light Microscopy (PLM) in conjunction with dispersion staining techniques using EPA Method 600/R-93/116. The bulk laboratory analysis provided the asbestos content (positive or negative), percentage of asbestos, asbestos type and identification of other non-asbestos fibers. The samples were analyzed by AGE.

Survey Results

AGE collected nine (9) bulk samples of suspect ACM. Based on the number of distinct material layers fourteen (14) samples were analyzed.

None of the materials which were sampled were determined to be ACM by PLM Analysis.



Environmental, Inc.

Recommendations

Based on the survey results, no ACM will be affected by the demolition of this structure. No asbestos abatement is indicated.

The Allegheny County Health Department (ACHD) requires a properly completed Asbestos Abatement and Demolition/Renovation Notification Form be submitted 10 working days before demolition or renovation activity begins, regardless of the ACM quantity. A copy of this report should accompany the Notification Form.

Limitations/Qualifications

All physically and visually accessible areas of the facility were surveyed. This asbestos survey meets the requirements of the National Emissions Standard for Hazardous Air Pollutants (NESHAP) for a thorough Asbestos Demolition inspection. The selection of sample locations and frequency is based upon the scope of services and EPA NESHAP and PADEP sampling protocols, our observations, and the assumption that like materials in the same areas are homogeneous. In the event that a portion of the building is inaccessible, such limitations are specifically identified in this report. Any system which presented a hazard to the survey team such as energized electrical systems or within confined spaces were not sampled. This report summarizes AGE's evaluation of the conditions observed at the subject facility during the survey, our findings are based upon our observations and analysis of the samples obtained at the time of the survey. Additional environmental hazards may exist at the facility that need to be removed prior to renovation/demolition. These materials potentially include Mercury Thermostats, Fluorescent Lights, PCB ballasts, and CFC refrigerants. Lead based paint has a high potential of being in this facility due to age. Any conditions discovered which deviate from the data contained in this report should be presented to us for our evaluation. The findings contained herein have been prepared in general accordance with all Federal, State, and Local regulations, as well as accepted professional practices as applied by similar professionals in the community at the time of its preparation.

Should you have any questions regarding the above presented information or if we may be of further assistance, please call me at (412) 278-5400.

Sincerely,



Mark F. Shatlock

Allegheny Global Environmental, Inc.



Environmental, Inc.

Appendix I

Analytical Results



Environmental, Inc.



PLM Bulk Asbestos Laboratory Report

Client:

Allegheny County Economic Development

Job Number: MS-26-1224

Project:

Koppers Building, 436 7th Avenue, Suite 500, Pittsburgh, PA 15219

Date Received: June 13, 2026

112 Chalfont Street

P.O.

Date Analyzed: June 15, 2026

Environmental, Inc.
37 West Main Street, Carnegie
PA 15106 412.276-5484
NVLAP 901003

Lab I.D.	Client I.D.	Client Location/Information	Analyst Description	Other Materials Present - Type and Percent	Asbestos Type and Percent	Asbestos Present
061531	01	Wall/Ceiling	White Plasterboard	Cellulose, Fiberglass, Gypsum, Opaques, Others 100%	ND	No
061532	01A	Wall/Ceiling	White Joint Compound	Gypsum, Opaques, Paint, Others 100%	ND	No
061533	02	Wall/Ceiling	White Plasterboard	Cellulose, Fiberglass, Gypsum, Opaques, Others 100%	ND	No
061534	02A	Wall/Ceiling	White Joint Compound	Gypsum, Opaques, Paint, Others 100%	ND	No
061535	03	Wall/Ceiling	White Plasterboard	Cellulose, Fiberglass, Gypsum, Opaques, Others 100%	ND	No
061536	03A	Wall/Ceiling	White Joint Compound	Gypsum, Opaques, Paint, Others 100%	ND	No
061537	04	Door/Window	White Caulking	Non-fibrous 100%	ND	No
061538	05	Door/Window	White Caulking	Non-fibrous 100%	ND	No
061539	06	Window	White Glazing	Opaques, Paint, Others 100%	ND	No
061540	07	Window	White Glazing	Opaques, Paint, Others 100%	ND	No
061541	08	Roof	Grey/Black Shingle	Fiberglass, Bitumen, Opaques, Others 100%	ND	No
061542	08A	Roof	Black Roofing Paper	Cellulose, Bitumen, Others 100%	ND	No
061543	09	Roof	Grey/Black Shingle	Fiberglass, Bitumen, Opaques, Others 100%	ND	No
061544	09A	Roof	Black Roofing Paper	Cellulose, Bitumen, Others 100%	ND	No

Analyzed By: Mark Shatlock

Signature: Mark F. Shatlock Reviewed By: Diana Clayton

Samples are analyzed according to the U.S. EPA "Method for the Determination of Asbestos in Bulk Insulation Samples: EPA 600/R-93-116). Bulk sample report relates to only those items tested. All samples are retained for 30 days. Tile, Vinyl, Foam, Plastic and Fine Powder samples may contain Asbestos fibers of such small diameter that these fibers may not be detected by PLM. Such samples should be analyzed by XRD, TEM or SEM for greater certainty of Asbestos content. *ND = no asbestos detected; Detection Limit <1 %, Reporting Limits: CVES = 1%, 400 Pt Ct = 0.25%, 1000 Pt Ct = 0.1 %, "Present" or NVA = "No Visible Asbestos" are observations made during a qualitative analysis; NA = not analyzed; NA/PS = not analyzed/positive stop; Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar NOB materials. ND or Trace results by PLM are inconclusive. PLM report relates ONLY to the items tested. NVLAP 901003

Appendix II

Sampling Summary Sheet



Environmental, Inc.

ASBESTOS SAMPLING SUMMARY FORM

CLIENT: ACED

DATE: June 13, 2026

ADDRESS: 112 Chalfont Street, Homestead, PA 15120

SAMPLED BY: Rick Steinmetz (053156)

AGE JOB NO. MS-26-1224



Environmental, Inc.
37 West Main Street, Carnegie
PA 15106. 412-278-5400

[illegible]

ND: None Detected.

Asbestos Containing Material (ACM) is a material containing >1% asbestos by weight.

NESHAP Asbestos Demolition Survey Report

June 15, 2026



Site

116 Regina Street
Homestead, PA 15120

Lot/Block Number: 180-G-281

Prepared for:

Allegheny County Economic Development
Koppers Building
436 Seventh Avenue, Suite 500
Pittsburgh, PA 15219



Environmental, Inc.

37 West Main Street
Carnegie PA 15106
412-278-5400
412-278-5404 Fax
tseiler@aaglo.com

Introduction

On Saturday, June 13, 2026, a survey for Asbestos Containing Materials (ACM) was performed for Allegheny County Economic Development for the structure located at 116 Regina Street, Homestead, PA 15120. This survey was performed to identify and quantify any asbestos containing materials which will require abatement prior to the demolition of this structure. The survey was carried out by Rick Steinmetz (PA License 053156) of Allegheny Global Environmental Inc. (AGE).

Facility Description

The building is a two-story frame structure with a full basement. The date of construction is 1890. Interior walls and ceilings are plaster. Flooring surfaces include wood, sheet flooring, and concrete. The heating system is central heat. No suspect Thermal Systems Insulation (TSI) was observed. The roof is asphalt shingle.

Survey Procedures

Based upon visual and physical observations made during the survey of this facility, various materials were identified as Suspect Asbestos Containing Materials (SACM). Each SACM material was subsequently sampled and submitted for PLM Analysis to determine asbestos content. Both friable and non-friable SACM were surveyed. Samples of each SACM were collected and submitted for PLM analysis to determine their asbestos content. All samples were sealed in plastic bags, given unique sample numbers, and logged with an appropriate chain of custody.

All asbestos sampling was conducted as a pre-demolition survey. All sampling protocol and analytical procedures were performed in general accordance with EPA guidelines. These protocols meet generally accepted industry standards for ACM testing. Any variations from EPA protocols were of a nature as to not materially affect the findings or conclusions of this survey.

Analytical Procedures

The collected asbestos samples were analyzed using Polarized Light Microscopy (PLM) in conjunction with dispersion staining techniques using EPA Method 600/R-93/116. The bulk laboratory analysis provided the asbestos content (positive or negative), percentage of asbestos, asbestos type and identification of other non-asbestos fibers. The samples were analyzed by AGE.

Survey Results

AGE collected seventeen (17) bulk samples of suspect ACM. Based on the number of distinct material layers twenty-six (26) samples were analyzed.

None of the materials which were sampled were determined to be ACM by PLM Analysis.



Environmental, Inc.

Recommendations

Based on the survey results, no ACM will be affected by the demolition of this structure. No asbestos abatement is indicated.

The Allegheny County Health Department (ACHD) requires a properly completed Asbestos Abatement and Demolition/Renovation Notification Form be submitted 10 working days before demolition or renovation activity begins, regardless of the ACM quantity. A copy of this report should accompany the Notification Form.

Limitations/Qualifications

All physically and visually accessible areas of the facility were surveyed. This asbestos survey meets the requirements of the National Emissions Standard for Hazardous Air Pollutants (NESHAP) for a thorough Asbestos Demolition inspection. The selection of sample locations and frequency is based upon the scope of services and EPA NESHAP and PADEP sampling protocols, our observations, and the assumption that like materials in the same areas are homogeneous. In the event that a portion of the building is inaccessible, such limitations are specifically identified in this report. Any system which presented a hazard to the survey team such as energized electrical systems or within confined spaces were not sampled. This report summarizes AGE's evaluation of the conditions observed at the subject facility during the survey, our findings are based upon our observations and analysis of the samples obtained at the time of the survey. Additional environmental hazards may exist at the facility that need to be removed prior to renovation/demolition. These materials potentially include Mercury Thermostats, Fluorescent Lights, PCB ballasts, and CFC refrigerants. Lead based paint has a high potential of being in this facility due to age. Any conditions discovered which deviate from the data contained in this report should be presented to us for our evaluation. The findings contained herein have been prepared in general accordance with all Federal, State, and Local regulations, as well as accepted professional practices as applied by similar professionals in the community at the time of its preparation.

Should you have any questions regarding the above presented information or if we may be of further assistance, please call me at (412) 278-5400.

Sincerely,



Mark F. Shatlock

Allegheny Global Environmental, Inc.



Environmental, Inc.

Appendix I

Analytical Results



Environmental, Inc.



PLM Bulk Asbestos Laboratory Report

Client: Allegheny County Economic Development

Koppers Building, 436 7th Avenue, Suite 500, Pittsburgh, PA 15219

Project: 116 Regina Street

P.O.

Job Number: MS-26-1224

Date Received: June 13, 2026

Date Analyzed: June 15, 2026

Lab I.D.	Client I.D.	Client Location/Information	Analyst Description	Other Materials Present - Type and Percent	Asbestos Type and Percent	Asbestos Present
061505	01	Wall/Ceiling	White Plaster Skim Coat	Gypsum, Opaques, Paint, Others 100%	ND	No
061506	01A	Wall/Ceiling	Grey Plaster Base Coat	Hair, Cellulose, Quartz, Gypsum, Opaques, Others 100%	ND	No
061507	02	Wall/Ceiling	White Plaster Skim Coat	Gypsum, Opaques, Paint, Others 100%	ND	No
061508	02A	Wall/Ceiling	Grey Plaster Base Coat	Hair, Cellulose, Quartz, Gypsum, Opaques, Others 100%	ND	No
061509	03	Wall/Ceiling	White Plaster Skim Coat	Gypsum, Opaques, Paint, Others 100%	ND	No
061510	03A	Wall/Ceiling	Grey Plaster Base Coat	Hair, Cellulose, Quartz, Gypsum, Opaques, Others 100%	ND	No
061511	04	Wall/Ceiling	White Plaster Skim Coat	Gypsum, Opaques, Paint, Others 100%	ND	No
061512	04A	Wall/Ceiling	Grey Plaster Base Coat	Hair, Cellulose, Quartz, Gypsum, Opaques, Others 100%	ND	No
061513	05	Wall/Ceiling	White Plaster Skim Coat	Gypsum, Opaques, Paint, Others 100%	ND	No
061514	05A	Wall/Ceiling	Grey Plaster Base Coat	Hair, Cellulose, Quartz, Gypsum, Opaques, Others 100%	ND	No
061515	06	Wall/Ceiling	White Plaster Skim Coat	Gypsum, Opaques, Paint, Others 100%	ND	No
061516	07	Kitchen	White/Blue/Gold Flooring	Hair, Cellulose, Quartz, Gypsum, Opaques, Others 100%	ND	No
061517	08	Kitchen	White/Blue/Gold Flooring	Cellulose, Bitumen, Opaques, Others 100%	ND	No
061518	09	Bathroom	Tan/Gold/Beige Flooring	Cellulose, Bitumen, Opaques, Others 100%	ND	No
061519	10	Bathroom	Tan/Gold/Beige Flooring	Cellulose, Bitumen, Opaques, Others 100%	ND	No
061520	11	Dining Room	Brown Flooring	Cellulose, Bitumen, Opaques, Others 100%	ND	No
061521	11	Dining Room	Brown Flooring	Cellulose, Bitumen, Opaques, Others 100%	ND	No
061522	12	Bedroom	Brown/White/Black Flooring	Cellulose, Bitumen, Opaques, Others 100%	ND	No
061523	13	Bedroom	Brown/White/Black Flooring	Cellulose, Bitumen, Opaques, Others 100%	ND	No
061524	14	Bedroom	Green/White Flooring	Cellulose, Bitumen, Opaques, Others 100%	ND	No
061525	15	Bedroom	Green/White Flooring	Cellulose, Bitumen, Opaques, Others 100%	ND	No
061526	16	Window	Beige Glazing	Opaques, Paint, Others 100%	ND	No
061527	16	Window	Beige Glazing	Opaques, Paint, Others 100%	ND	No
061528	16A	Roof	Grey/Black Shingle	Fiberglass, Bitumen, Opaques, Others 100%	ND	No
061529	17	Roof	Black Roofing Paper	Cellulose, Bitumen, Opaques, Others 100%	ND	No
061530	17A	Roof	Grey/Black Shingle	Fiberglass, Bitumen, Opaques, Others 100%	ND	No
061530	17A	Roof	Black Roofing Paper	Cellulose, Bitumen, Opaques, Others 100%	ND	No

Analyzed By: Mark Shatlock

Signature: *Mark F. Shatlock*

Reviewed By: Diana Clayton

Samples are analyzed according to the U.S. EPA "Method for the Determination of Asbestos in Bulk Insulation Samples: EPA 600/R-93-116). Bulk sample report relates to only those items tested. All samples are retained for 30 days. Tile, Vinyl, Foam, Plastic and Fine Powder samples may contain Asbestos fibers of such small diameter that these fibers may not be detected by PLM. Such samples should be analyzed by XRD, TEM or SEM for greater certainty of Asbestos content. *ND = no asbestos detected; Detection Limit <1 %. Reporting limits: CVES = 1%, 400 Pt Ct = 0.25%, 1000 Pt Ct = 0.1 %. "Present" or NVA = "No Visible Asbestos" are observations made during a qualitative analysis; NA = not analyzed; NAA/PS = not analyzed/positive stop; Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar NOB materials. ND or Trace results by PLM are inconclusive. PLM report relates ONLY to the items tested. NVLAP 901003

Appendix II

Sampling Summary Sheet



Environmental, Inc.

ASBESTOS SAMPLING SUMMARY FORM

CLIENT: ACED

DATE: June 13, 2026

ADDRESS: 116 Regina Street, Homestead, PA 15120



Environmental, Inc.
37 West Main Street, Carnegie
PA 15106 412-278-5400

SAMPLED BY: Rick Steinmetz (053156)

AGE JOB NO. MS-26-1224

SAMPLE NUMBER	LOCATION	MATERIAL	QUANTITY	ACM
01	Wall/Ceiling	Plaster Skim Coat	NA	ND
01A	Wall/Ceiling	Plaster Base Coat	NA	ND
02	Wall/Ceiling	Plaster Skim Coat	NA	ND
02A	Wall/Ceiling	Plaster Base Coat	NA	ND
03	Wall/Ceiling	Plaster Skim Coat	NA	ND
03A	Wall/Ceiling	Plaster Base Coat	NA	ND
04	Wall/Ceiling	Plaster Skim Coat	NA	ND
04A	Wall/Ceiling	Plaster Base Coat	NA	ND
05	Wall/Ceiling	Plaster Skim Coat	NA	ND
05A	Wall/Ceiling	Plaster Base Coat	NA	ND
06	Kitchen	Sheet Flooring	NA	ND
07	Kitchen	Sheet Flooring	NA	ND
08	Bathroom	Sheet Flooring	NA	ND
09	Bathroom	Sheet Flooring	NA	ND
10	Dining Room	Sheet Flooring	NA	ND
11	Dining Room	Sheet Flooring	NA	ND
12	Bedroom	Sheet Flooring	NA	ND
13	Bedroom	Sheet Flooring	NA	ND
14	Bedroom	Sheet Flooring	NA	ND
15	Bedroom	Sheet Flooring	NA	ND
14	Window	Glazing	NA	ND
15	Window	Glazing	NA	ND
16	Roof	Shingle	NA	ND
16A	Roof	Roofing Paper	NA	ND
17	Roof	Shingle	NA	ND
17A	Roof	Roofing Paper	NA	ND

ND: None Detected.

Asbestos Containing Material (ACM) is a material containing >1% asbestos by weight.