

EXECUTIVE SUMMARY

Former Hospital Building /Community Services Building
 901 East Moody Boulevard
 Bunnell, Florida

Flagler County has engaged Universal Engineering Sciences, Inc. (UES) to perform Professional Consulting Services at the subject property. Our consulting services included studies pertaining to asbestos, lead-based paint, mold, and hazardous material issues. UES has performed this assessment in accordance with Contract No: RFP#FC-09-R01 and our Work Authorization No. 13-08E dated June 20, 2013. Authorization for our services was provided by Mr. Craig M. Coffey, County Administrator.

The former hospital building was constructed in 1979 and is approximately 60,000 square feet in size. An asbestos survey of the building was performed in September, 2000 by PbO3 Environmental Testing & Service Company and it is our understanding that abatement of the materials found to be asbestos-containing were removed from the former hospital building by Bradco Abatement Contractors in 2006. A copy of the survey report that was provided to UES is presented in Appendix C. The former hospital building is vacant and has not been occupied in many years. There is no electrical or water service. Demolition of the majority of ceilings, finishes and equipment was performed by the current owner and wiring and some other materials were removed by theft. Multiple windows are broken and A/C units have been removed. There is no functional mechanical or electrical equipment in the building.

The community services building was constructed in 1985 and is approximately 4,100 square feet and is adjacent to the former hospital building. This building is currently occupied by a non-profit organization and is used to provide services to the community. No documents were provided to UES that indicated that an asbestos survey of this building has been performed. UES performed the following consulting services:

LIMITED ASBESTOS SAMPLING

UES performed limited asbestos sampling within each of the two buildings located on the property. UES collected 10 bulk samples of suspect materials from the former hospital building and 10 bulk samples from the community services building. Suspect materials sampled included floor coverings, pipe insulation, drywall and joint compound, cement board and roofing materials. The following samples obtained and analyzed were found to contain asbestos:

Building ID	Material Sampled	Asbestos Type/ Content	Approximate Amount of Material Observed /Overall Condition Observed
Former Hospital	12"x12" Floor Tile and Black Mastic (Some below Vinyl Sheet Flooring)	8% Chrysotile (black mastic only)	4,200 SF/G
Former Hospital	Chilled Water Pipe Insulation (Foam Glass) / Mastic	5-8% Chrysotile (black and white mastics only)	400 LF/G
Former Hospital	Roof Equipment Flashing	5% Chrysotile	600 SF/G
Food Bank/Community Center	12"x12" Floor Tile and Yellow Mastic	4-5% Chrysotile (tile layer only)	650 SF/G
Food Bank/Community Center	Cement Board Ceiling Material	25% Chrysotile	650 SF/G
Food Bank/Community Center	Roof Shingle/Felt/Mastic	5% Chrysotile (black mastic only)	4,100 SF/G

Material Quantities are estimated and should be used at the reader's discretion.

Legend

SF = Square Feet G = Good
 LF = Linear Feet D = Damaged
 EA = Each SD=Significantly Damaged

