



# PERIMETER AMBIENT AIR MONITORING REPORT

FORMER NORTHVILLE DOWNS

188BS24199

**PREPARED FOR:**

**Hunter Pasteur Northville, LLC**

c/o Mr. Ian Sakwa

Project Manager

Franklin Construction Company, LLC

31500 Northwestern Hwy, Suite 105

Farmington Hills, MI 48334

**PREPARED BY:**

Atlas Technical Consultants LLC

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May 22, 2024



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May 22, 2024

**Hunter Pasteur Northville, LLC**

c/o Mr. Ian Sakwa  
Project Manager  
Franklin Construction Company, LLC  
31500 Northwestern Hwy, Suite 105  
Farmington Hills, MI 48334

**Subject: Demolition Perimeter Air Monitoring Report  
Former Northville Downs  
301 S. Center Street  
Northville, Michigan 48167**

Dear Mr. Sakwa:

Atlas Technical Consultants (Atlas) is pleased to present this report describing perimeter air monitoring sample results for lead, cadmium, and asbestos during the planned demolition of the former Northville Downs Racetrack located at 301 S. Center Street in Northville Michigan.

In general accordance with Atlas' Perimeter Air Monitoring During Demolition proposal, dated March 22, 2024, Atlas developed a Preliminary Air Monitoring Plan to address specific potential airborne contaminants that may result from the demolition of the former Northville Downs including asbestos, lead dust, and cadmium dust.

If you have any questions, please call us at (248) 669-5140.

Respectfully submitted,  
**Atlas Technical Consultants LLC**

Ryan Rae  
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## EXECUTIVE SUMMARY

Atlas has been retained by Hunter Pasteur Northville LLC (HPN) to provide perimeter air monitoring sampling for lead, cadmium and asbestos during the planned demolition of the former Northville Downs Racetrack located at 301 S. Center Street in Northville Michigan.

In general accordance with Atlas' Perimeter Air Monitoring During Demolition proposal, dated March 22, 2024, Atlas developed a Preliminary Air Monitoring Plan to address specific potential airborne contaminants that may result from the demolition of the former Northville Downs including asbestos, lead dust, and cadmium dust.

Based on information provided by HPN, Renascent Inc. has been contracted to perform the demolition of existing structures located on the property which include the main race track facility, a two-story residential building, barns, sheds and other support structures. HPN informed Atlas that asbestos abatement of previously identified asbestos containing materials, universal wastes and other regulated materials have been abated and/or removed from each of the structures prior to the commencement of demolition.

This report dated, May 17, 2024, includes air monitoring results for samples collected through May 3<sup>rd</sup>, 2024. Active demolition is currently on going at this time with additional air samples of asbestos, lead and cadmium collected daily. A final report, including all sample analysis results, will be distributed at the conclusion of the demolition project.



## 1. POTENTIAL BUILDING MATERIAL AIRBORNE CONTAMINANTS

It was report to Atlas that a Pre-Demolition Hazardous Material Survey was performed of all existing structures located at the Site pursuant to 40 CFR Part 61 Subpart M. It is Atlas understanding that visible and accessible asbestos containing materials, regulated materials and universal wastes identified in the pre-demolition hazardous material survey, which was not performed by Atlas, were abated/removed prior to the start of the conventional demolition process.

### 1.1 Asbestos

Prior to demolition starting and during the demolition process, Atlas monitored the perimeter ambient air for the presence of airborne asbestos fibers in general accordance with NIOSH method 7400. The Occupational Safety and Health Administration (OSHA) has established a permissible exposure limit (PEL) for asbestos of 0.1 fiber per cubic centimeter of air as an eight-hour time-weighted average (TWA), with an excursion limit (EL) of 1.0 asbestos fibers per cubic centimeter over a 30-minute period.

Phase contrast microscopy (PCM) samples collected during the perimeter ambient air monitoring process were analyzed by an Atlas Industrial Hygienists trained to analyze asbestos fibers pursuant to NIOSH 582 method.

### 1.2 Lead Dust

Prior to demolition starting and during the demolition process, Atlas monitored perimeter ambient air for the presence of airborne lead containing dust in general accordance with NIOSH method 7082. OSHA has established a PEL for lead of 50  $\mu\text{g}/\text{m}^3$  as an eight-hour TWA with an action limit (AL) of 30  $\mu\text{g}/\text{m}^3$ .

Collected lead dust ambient air samples were submitted under chain of custody documentation to Accurate Analytical Testing, Inc., 30105 Beverly Road, Romulus, Michigan 48174 for analysis.

### 1.3 Cadmium Dust

Prior to demolition starting and during the demolition process, Atlas monitored perimeter ambient air for the presence of airborne cadmium containing dust in general accordance with NIOSH method 7048. OSHA has established a PEL for lead of 5  $\mu\text{g}/\text{m}^3$  as an eight-hour TWA with an action limit (AL) of 2.5  $\mu\text{g}/\text{m}^3$ .

Collected lead dust ambient air samples were submitted under chain of custody documentation to Accurate Analytical Testing, Inc., 30105 Beverly Road, Romulus, Michigan 48174 for analysis.

## 2. PERIMETER AMBIENT AIR MONITORING RESULTS

Prior to the demolition process commencing, Atlas performed baseline ambient air monitoring on April 15<sup>th</sup>, 2024 at four (4) locations on the North, West, South and East perimeters of the Site to establish a baseline level of airborne asbestos dust, lead dust, and cadmium dust. Atlas





performed the baseline air monitoring during an entire work shift (approximately 8 hours) while Renascent Inc. prepared to start active demolition. During the baseline air monitoring process, no conventional demolition processes were observed to be in progress. Upon analysis of PCM asbestos samples and according to the laboratory analysis report for lead and cadmium samples, levels of airborne asbestos, lead dust and cadmium dust were found to be below detectable levels of each respective analytical method.

During demolition, Atlas performed daily perimeter ambient air monitoring for asbestos dust at six (6) locations and lead and cadmium dust at four (4) locations. A daily detailed sample location map is provided in Appendix III. Atlas performed the daily perimeter ambient air monitoring for airborne asbestos dust, lead dust and cadmium dust during each respective day while Renascent Inc. performed conventional demolition and other site work. Upon analysis of PCM asbestos samples and according to the laboratory analysis report for lead and cadmium samples of each respective day, levels of airborne asbestos, lead dust and cadmium dust were found to be below detectable levels of each respective analytical method.

Daily asbestos air monitoring reports are included in Appendix I. Lead and cadmium laboratory analytical reports are included in Appendix II.

### 3. LIMITATIONS

This report has been prepared to assist HPN's understanding of the ambient air conditions prior to and during the demolition of the former Northville Downs facility and ancillary structures.

Atlas provided these services consistent with the level and skill ordinarily exercised by members of the profession currently practicing under similar conditions. This statement is in lieu of other statements either expressed or implied. This report is intended for the sole use of Franklin Property Corporation. The scope of services performed in execution of this evaluation may not be appropriate to satisfy the needs of other users, and use or re-use of this document, the findings, conclusions, or recommendations is at the risk of said user.

Additionally, the passage of time may result in a change in the environmental characteristics at this site. This report does not warrant against future operations or conditions that could affect the recommendations made. The results, findings, conclusions and recommendations expressed in this report are based only on conditions that were observed during air sampling performed by Atlas on each respective date on site.

Upon completion of the demolition, a final written report will be provided with supporting test result data.

**APPENDIX I**  
**DAILY ASBESTOS AIR MONITORING REPORTS**





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## *Laboratory Report Air Sample Analysis*

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*Client:* Hunter Pasteur Northville LLC  
31500 Northwestern Hwy, Suite 105  
Farmington Hills, MI 48334

*Client Contact:* Ian Sakwa

*Project Name:* Northville Downs

*Atlas Job Number:* 188BS24199

*Atlas Representative(s)*  
*On-site:* ShyAnna Jantovsky-Wendel

Atlas has completed air monitoring and PCM sample analysis during the removal of asbestos containing material from the above referenced site on April 15, 2024, April 17, 2024 through April 19, 2024, April 22, 2024 through April 26, 2024, April 29, 2024 through May 3, 2024.

*Analysis Methodology:* PCM samples were analyzed according to the National Institute of Occupational Safety and Health (NIOSH) Method 7400. According to the method, only those fibers greater than five microns with a length-to-width ratio of three-to-one (3:1) or greater are counted.

*Laboratory Equipment:* Laboratory analysis was accomplished utilizing a Nikon microscope equipped with a phase contrast condenser. Size and fiber counts were done at 400-450X magnification.

*Laboratory:* All technicians involved in airborne asbestos analysis have participated in and completed a NIOSH 582 course or its equivalent, or have been extensively trained in an in-house program by personnel who have successfully completed the NIOSH 582 course of its equivalent. Technicians must also participate in the NIOSH/AIHA PAT program. Ms. Jantovsky-Wendel has successfully completed the NIOSH coursework.

*PCM Results:* All PCM clearance sample results (if applicable) were below the EPA monitoring guideline of 0.01 f/cc (fibers per cubic centimeter); thus, according to this criteria, the general areas sampled are acceptable.



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*Air Monitoring  
Data Key*

- 
- Client:* Hunter Pasteur Northville LLC
  - Field Areas:* Value indicated is the microscope reticule's field area.
  - Sample Number:* Laboratory sample tracking number.
  - ID:* If applicable, client identification number.
  - Fibers:* Total fibers counted.
  - Flds:* Number of microscope field areas examined.
  - Quant Limit:* Quantitation limit - the calculated limit of quantification expressed in fibers per cubic centimeter.
  - F/cc:* Fibers per cubic centimeter.
  - < LOQ:* Less than limit of Quantitation; thus, the analytical result is less than the value indicated in the LOQ column.

*Note: Due to computer programming, air monitoring results are computer calculated and reported to the third decimal place. Therefore, significant figures should be considered when interpreting results.*

*This report must not be used by the client to claim product endorsements by NVLAP or any agency of the U.S. Government. This test report relates only to the items stated.*

05/22/2024

*Industrial Hygienist:* \_\_\_\_\_

*Date:* \_\_\_\_\_

05/22/2024

*Report Prepared by:* \_\_\_\_\_

*Date:* \_\_\_\_\_

05/22/2024

*Report Reviewed by:* \_\_\_\_\_

*Date:* \_\_\_\_\_