



NOTIFICATION OF DEMOLITION AND RENOVATION OPERATIONS
 State Form 44593 (R4 / 10-18)
 INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

Received
 State of Indiana


MAR 27 2024 295 471

Department of Environmental Mgmt
 Office of Air Quality

I. TYPE OF NOTIFICATION (check one):		<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Revised	<input type="checkbox"/> Consent of Environmental Mgmt	<input type="checkbox"/> Courtesy
II. FACILITY INFORMATION					
Owner / Operator: Phoenix Michigan City Industrial Investors LLC					
Address: 401 E. Kilbourn Ave, Ste 201			City: Milwaukee	State: WI	ZIP: 53202
Contact: John Peret			Telephone: 414-748-5646	E-mail: jperet@phoenixconstruction.us	
Asbestos Removal Contractor: M & O Environmental Company			Demolition Contractor: n/a		
Address: 8905 W. 187th Street, Suite 200			Address: n/a		
City: Mokena	State: IL	ZIP: 60448	City: n/a	State: n/a	ZIP: n/a
Contact: Daniel Schuman	Telephone: 708-799-0028		Contact: n/a	Telephone: n/a	
E-mail: dschuman@mocompany.com			E-mail: n/a		
IN License Number: 192418050	Expiration: 9/13/2024				
Licensed Asbestos Inspector: WSP			Project Designer: n/a		
Address: 216 Centerview Drive			Address: n/a		
City: Brentwood	State: TN	ZIP: 37027	City: n/a	State: n/a	ZIP: n/a
Contact:	Telephone: 615-333-0630		Contact: n/a	Telephone: n/a	
E-mail:			E-mail: n/a		
IN License Number:	Expiration:		IN License Number: n/a	Expiration: n/a	
III. TYPE OF OPERATION					
<input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> Renovation	<input type="checkbox"/> Ordered Demolition	<input type="checkbox"/> Emergency Renovation	<input type="checkbox"/> Intentional Burning	
IV. IS ASBESTOS PRESENT? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
V. PROCEDURES / ANALYTICAL METHODS USED TO DETECT THE PRESENCE AND AMOUNT OF ASBESTOS MATERIALS					
Bulk samples analyzed using PLM utilizing the EPA recommended method EPA/600/R-93/1 16, 1993.					
VI. APPROXIMATE AMOUNT OF ASBESTOS TO BE REMOVED AND/OR NOT TO BE REMOVED					
	Regulated ACM to be removed	Nonfriable Asbestos Material to be removed		Nonfriable Asbestos Material NOT to be removed	
		Category I	Category II	Category I	Category II
Pipes (Ln. Ft.)	800	0	0	0	0
Surface Area (Sq. Ft.)	0	0	0	0	0
Total Volume (Cu. Ft.)	150	0	0	0	0
Total amount on or off all facility components where length or area could not be measured previously	0	0	0	0	0
VII. SCHEDULED DATE OF STRIPPING / REMOVAL		Start (mm/dd/yy): 4/10/2024	End (mm/dd/yy): 4/19/2024		
VIII. SCHEDULED DATES OF RENOVATION / DEMOLITION					
Renovation	Start (mm/dd/yy): 4/10/2024	End (mm/dd/yy): 4/19/2024			
Demolition	Start (mm/dd/yy): n/a	End (mm/dd/yy): n/a			
IX. FACILITY DESCRIPTION					
Building Name: 402 Royal Road					
Street Address: 402 Royal Road					
City: Michigan City			State: IN	County: LaPorte	
Location of removal within building (including floor and room numbers): throughout					
Building Size (Sq. Ft.): 390000		Number of Floors: 1	Age / Year Built: 70+		
Present Use: industrial			Prior Use: industrial		

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X. DESCRIPTION OF PLANNED DEMOLITION OR RENOVATION WORK, METHODS/TECHNIQUES TO BE USED, AFFECTED FACILITY COMPONENTS AND TYPE OF MATERIAL REMOVED			
Removal of tsi to upgrade facility. Work will be completed using glovebag removal methods with knives, scrapers and hepa vacs.			
XI. DESCRIPTION OF WORK PRACTICES AND ENGINEERING CONTROLS TO BE USED TO PREVENT EMISSIONS OF ASBESTOS AT THE SITE; INCLUDING ASBESTOS STRIPPING, REMOVAL AND WASTE HANDLING PROCEDURES TO PREVENT NONFRIABLE ASBESTOS MATERIAL FROM BECOMING FRIABLE IN THE COURSE OF THE PROJECT			
All acm will be wetted and placed in double 6 mil poly with proper OSHA and identification labels as specified and disposal of in a landfill that fulfills 61.415 of the asbestos NESHAPS.			
XII. DESCRIPTION OF PROCEDURES TO BE FOLLOWED IN THE EVENT UNEXPECTED ASBESTOS IS FOUND OR PREVIOUSLY NONFRIABLE ASBESTOS MATERIAL BECOMES CRUMBLLED, PULVERIZED, OR REDUCED TO POWDER			
Area will be sealed, proper authorities will be notified, material will be removed and/or encapsulated, area will be wet wiped.			
XIII. ASBESTOS WASTE TRANSPORTER		XIV. ASBESTOS WASTE DISPOSAL SITE	
Name: Homewood Disposal		Name: Laraway Landfill	
Address: 1501 W. 175th Street		Address: 21233 W. Laraway Road	
City: Homewood	State: IL	ZIP: 60430	City: Joliet
			State: IL
			ZIP: 60436
Contact: Greg Piersma	Telephone: 708-798-1004		Contact:
E-mail: gpiersma@mydisposal.com		E-mail:	
XV. ORDER DEMOLITIONS			
Agency Name:		Date Ordered Demolition to Begin (mm/dd/yy):	
Contact:	Title:	Telephone:	E-mail:
Regulatory Authority:		Date of Order (mm/dd/yy):	
XVI. EMERGENCY RENOVATIONS			
Date (mm/dd/yy) and Time of Emergency:			
Description of sudden, unexpected event:			
Explanation of how the event caused unsafe conditions or would cause equipment damage:			
XVII. CERTIFICATION STATEMENT AND SIGNATURE BY OWNER / OPERATOR			
I HEREBY CERTIFY THAT THE INFORMATION IN THIS NOTIFICATION IS CORRECT AND THAT I WILL ONLY USE INDIANA LICENSED WORKERS AND PROJECT SUPERVISORS, TO IMPLEMENT THIS ASBESTOS PROJECT, WHICH HAVE BEEN TRAINED IN 326IAC 14-10; 40 CFR PART 61, SUBPART M; AND, IF APPLICABLE, INDIANAPOLIS AIR POLLUTION CONTROL BOARD REGULATION 14. THE TRAINED INDIVIDUAL(S) ALONG WITH EVIDENCE THAT THE REQUIRED TRAINING WAS ACCOMPLISHED SHALL BE AVAILABLE AT THE JOB SITE DURING ACTUAL WORKING HOURS.			
		Date (mm/dd/yy): 3/27/2024	E-mail: mcastellarin@mocompany.com
Owner / operator (Signature)			
Mary Castellarin		Title: compliance	
Owner / operator (Printed)			