



COLUMBIA RESIDENTIAL MANAGEMENT, INC.

January 20, 1987

Mr. Mike Coughlin
Howard County Health Dept.
3525 Ellicott Mills Drive
Ellicott City, Maryland 21043

Dear Mr. Coughlin:

This letter confirms our telephone conversation of Friday, January 9th, in which we reviewed action taken by Columbia Residential Management, Inc., on behalf of the owners of Abbott House regarding the problem with asbestos as detailed in John Ingell's letter of November 17, 1986.

As I indicated, we are in the processing of securing bids for the sealing and encapsulating of all asbestos contained in the Abbott House. Since the asbestos is located in all of the ceiling material, both in the apartments and hallways, there is approximately 80,000 square feet of area to seal. The first bid from Insul-Temp-Airco, was for a minimum of \$3.00 per square foot, to a maximum of \$4.00 per square foot, depending on the ability of moving tenants from their units. The cost of \$240,000-\$320,000 is beyond the means of the Abbott House, as this is a HUD financed property and does not have the means to raise the rents to cover that type of financial commitment.

We have contacted two other firms, Asbestos Environmental Services and ASI, and they are in the process of finalizing their bids, and should have them to us within the next fifteen days. Both companies have indicated that the price will be high due to the fact that we cannot vacate the entire building allowing them to work unimpeded.

We have contacted the Baltimore HUD office who has indicated that once we have obtained three proposals we should arrange for a meeting with representatives from the Washington office of HUD to discuss the policy in effect throughout the country for HUD insured properties regarding asbestos removal. We intend to discuss with HUD what type of financial arrangements can be made in order to resolve this problem.

We will be happy to provide you with Minutes of this Meeting, in order that you may maintain your files accurately.

In closing it is our intentions to resolve this problem as quickly and safely as possible for all of our tenants, and appreciate the understanding and support you have given us in this matter.

As always, if you have any questions, please do not hesitate to contact me, at 995-0999.

Sincerely,

A handwritten signature in cursive script, appearing to read "Tom Garver".

Thomas R. Garver
Vice President
Rental Operations

TRG/dk

cc: R. Benton
C. Shippey

File copy

HOWARD COUNTY HEALTH DEPARTMENT

JOYCE M. BOYD, M.D., M.P.H.
COUNTY HEALTH OFFICER



Bureau of Environmental Health
3525 Ellicott Mills Drive
Ellicott City, Maryland 21043

Director - 461-9956
Water & Sewerage, Permits - 461-9933
Community Environmental Health - 461-9944
Technical Services - 461-9955

October 6, 1987

Mr. Thomas R. Garver
Vice President Condominium Operations
Columbia Residential Management Inc.
1011 Arborwood I
P.O Box B
Lindenwold, N.J. 08021

Dear Mr. Garver:

Our office has reviewed Mr. Stanberg's operations and maintenance program proposed for Abbott House. The proposal appears to be generally satisfactory, however, there are a number of issues we feel must be elaborated on before we grant complete approval of the program.

It is the recommendation of this Bureau that a professional industrial hygienist be present during operation and maintenance activities. We feel this requisite is important since industrial hygienists are trained in monitoring and evaluating the health effects of substances as the primary focus of their occupation. It is unclear in the proposal if this criteria will be fulfilled.

We also feel that the proposal should include a detailed description of sampling methodologies and analytical parameters. The credentials of the industrial hygienist overseeing the sampling regime, and the analytical laboratory conducting the analysis should be given in the program. The laboratory should also provide details on its quality control/quality assurance procedures for asbestos analysis.

There is also some concern as to the ability to adequately wet the painted acoustical plaster so as to achieve dust suppression during removal/maintenance operations. If any dust should be generated, will containment measures be sufficient to prevent releases to the ambient air in the building? The first time the system is used, extensive on site monitoring should be done to verify the adequacy of this method.

Most importantly, the proposal should include a detailed description of how residents will be handled during abatement activities including; 1) relocation plans, 2) decontamination procedures for personal property should containment be breached, 3) emergency abatement relocation plans.

Mr. Garver

-2-

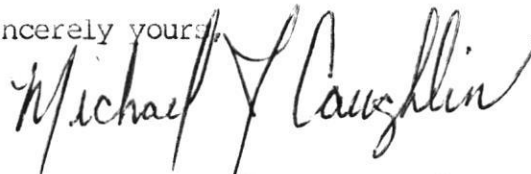
October 6, 1987

While this Bureau awaits further elaboration on the aforementioned issues, we believe it would be appropriate to begin the initial comprehensive survey of Abbott House in order to expedite the implementation of the amended operation and maintenance program upon final approval.

Thank you for your cooperation in our joint effort to assure that the asbestos containing material in Abbott House is maintained in a manner which will preclude the possibility of any adverse health impact to the buildings occupants.

As always, feel free to contact me at 461-9955 with any questions or comments pertaining to this matter.

Sincerely yours,



Michael J. Caughlin, Acting Director
Technical Services Program

MJC:vf

cc: John Stanberg, P.E. Energy Ventures Analysis, Inc.
Rick Kalynivk, Columbia Residential Management
Clyde Shippe, Bureau of Inspections, Licenses, and Permits
Charles Wilson, Department of Housing and Urban Development
Joyce M. Boyd M.D., Howard County Health Department

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May 11, 1987

Mr. Clyde S. Shippe
Bureau of Inspections, License, and Permits
Public Works Annex
11226 Route 216
Laurel, MD 20707

Dear Mr. Shippe:

On April 8, 1987, we conducted a joint inspection of Ms. Renee Broom's unit at Abbott House (#109). Ms. Broom was concerned about her son who has respiratory problems, being exposed to asbestos. This concern was heightened by the fact that the ceiling had incurred water damage to the ACM acoustical plaster.

At that time Ms. Broom presented us with a letter from her physician indicating that her son should be removed from the unit, at least until the asbestos problem is abated.

I discussed this matter with Bob Sheesley, the Bureau Director, and it was determined that Columbia Residential Management should procure the services of a certified asbestos contractor to address units where the asbestos may present an imminent health threat. This determination will be based on a joint inspection between this Bureau and Mr. Clyde Shippe of the Bureau of Inspections, Licenses, and Permits.

This activity shall not be contingent upon securing the loan to abate the asbestos problem in the entire building, but shall be done as soon as possible in situations where an imminent health threat is found.

I will be contacting Mr. Garver with Columbia Residential Management to discuss this and other issues on April 16, 1987.

Please contact me with any comments or questions at 461-9955.

Very truly yours,

Michael J. Caughlin, Director
Technical Services Program



COLUMBIA RESIDENTIAL MANAGEMENT, INC.

June 25, 1987

Mr. Michael J. Caughlin,
Acting Director, Technical Services Program
Howard County Health Department
3525 Ellicott Mills Drive
Ellicott City, Maryland 21043

RE: Abbott House
4593 Cedar Lane

Dear Mr. Caughlin:

We are the property management agent for Columbia Cedars Limited Partnership, who is the owner of the Abbott House Apartments. The owner has requested we respond to your request of June 17, 1987, regarding the asbestos in Abbott House.

We cannot submit a plan within ten days as requested under Section 12:111 of the Code as it will be necessary for us to meet with Mr. Stanberg, our consultant, in order to process the comprehensive plan you require. Due to a previously scheduled commitment, Mr. Stanberg will not be able to meet with us until the first week in July. We intend to compile a plan within the next thirty days that conforms with your seven point operation and maintenance (O&M) program.

We trust this satisfies your requirements and will be contacting you to review this detailed O&M plan.

Yours very truly,

A handwritten signature in cursive script that reads "Tom Garver".

Thomas R. Garver

cc: E. Glover
R. Kalyniuk
J. Stansberg
C. Wilson, HUD

Rick Kalyniuk 995-0999

AMA - Doug Franz

WMA - Jim Lewis

EPA - Carolyn Seebo 215-597-9325

HUD - Charles Wilson 962-2444

- 1) Asked whether encapsulation or removal appropriate.
- 2) Only spoke briefly with Doug Franz and Jim Lewis.
- 3) Did not describe situation in depth with any contacts
- 4)

Tuesday April 14, 1987 1:30 after

April 16, 1987 2:00

KENNETH M. KLEBANOW, M.D.
ROSALIE MARINELLI, M.D.
DANA E. WOLLNEY, M.D.
SUSAN M. SCHAPIRO, M.D.
DIANE KRETZSCHMAR, R.N., P.N.P.

COLUMBIA MEDICAL CENTER, SUITE 103
11055 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
TELEPHONE (301) 997-1700

April 21, 1987

TO WHOM IT MAY CONCERN:

Johnny Stone is a 3-year old asthmatic patient of mine who lives in Abbott House at 5495 Cedar Lane, Columbia, Maryland, which has recently been found to have asbestos. Because Johnny Stone is a known asthmatic and because asbestos is a pulmonary irritant with both short and long-term consequences, it would be in his best interest to be able to move out of his present environment.

If you have any questions, please feel free to call me.

Very truly yours,



Kenneth M. Klebanow, M.D.

KMK:hd



COLUMBIA RESIDENTIAL MANAGEMENT, INC.

August 10, 1987

Mr. Michael Caughlin
Director of Technical Services
Howard County Health Department
3525 Ellicott Mills Drive
Ellicott City, Maryland 21043

Dear Mike:

Enclosed is the draft copy of the Operations and Maintenance program for asbestos containment developed by John Stanberg, the energy consultant we are using at Abbott House. Please review and notify me, at your earliest convenience, if this program is acceptable according to the guidelines issued in your recent letter.

As always, if you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive that reads "Tom Garver".

Thomas R. Garver
Vice President
Condominium Operations

TRG/gb

enc:



COLUMBIA RESIDENTIAL MANAGEMENT, INC.

July 16, 1987

Mr. Michael J. Caughlin
Acting Director
Technical Services Program
Howard County Health Department
525 Ellicott Mills Drive
Ellicott City, Maryland 21043

Dear Mr. Caughlin:

As I indicated in my June 25, 1987 letter to you, representatives of the owners of the Abbott House met with their consultant, John Stamberg, to review your June 17, 1987 letter. We reviewed your letter, in depth, and based on Mr. Stamberg's recommendation, we intend to implement the operation and maintenance program outlined in your letter.

We have asked Mr. Stamberg to develop an O/M program based on the seven points detailed in your letter. Mr. Stamberg indicated he will provide more "nuts and bolts" details in his program such as the procedures for making repairs to damaged ceiling areas in his program. Upon receipt, we will forward the program to you for your review. We expect to have a completed copy to you by the end of July, 1987.

Please verify, in writing, that you will accept the program so we may notify HUD.

As always, if you should have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Tom Garver".

Thomas R. Garver
Vice President
Condominium Operations

TRG/gb

cc: Earl Glover
Rick Kalyniuk
John Stamberg
Charles Wilson, HUD

ABBOTT HOUSE 5/14/18
Rita Benton - Residential Manager

- ① Unit 206 - Just painted, sprayed on latex paint 25 gallons per unit. Appears to be most friable in kitchen (latex paint coat is thinner). Some dust on fixtures. May also be roach powder which has been recently applied.
- ② Hall 2nd floor - Crack in ceiling near wall juncture. Delamination along wall ceiling juncture in west hallway.
- ③ Unit 210 - Some water damage in hallway and along duct in first bedroom. Leaks in kitchen may present cleaning problem to ceiling. Moderately friable in hallway and master bedroom.
- ④ Fourth Floor - Hallway near elevator over window. Ends of hallway delamination. Hairline cracks along beams in hallway.
- ⑤ Unit 19A - Water damage in hallway moderately severe.

HOWARD COUNTY HEALTH DEPARTMENT

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May 11, 1987

Mr. Charles Wilson
Department Housing and Urban Development
Equitable Building
20 N. Charles Street
Baltimore, MD 21202

Dear Mr. Wilson:

On April 8, 1987, we conducted a joint inspection of Ms. Renee Broom's unit at Abbott House (#109). Ms. Broom was concerned about her son who has respiratory problems, being exposed to asbestos. This concern was heightened by the fact that the ceiling had incurred water damage to the ACM acoustical plaster.

At that time Ms. Broom presented us with a letter from her physician indicating that her son should be removed from the unit, at least until the asbestos problem is abated.

I discussed this matter with Bob Sheesley, the Bureau Director, and it was determined that Columbia Residential Management should procure the services of a certified asbestos contractor to address units where the asbestos may present an imminent health threat. This determination will be based on a joint inspection between this Bureau and Mr. Clyde Shippe of the Bureau of Inspections, Licenses, and Permits.

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Please contact me with any comments or questions at 461-9955.

Very truly yours,

Michael J. Caughlin, Director
Technical Services Program

MJC:vff

HOWARD COUNTY HEALTH DEPARTMENT

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Very truly yours,

Michael J. Caughlin, Director
Technical Services Program

To: Tom Garvey, UDEP

This letter will serve to advise you of the results of ^{most} asbestos testing at the Abbott house, and to request corrective action.

On October, 1986, in response to a residential complaint and request for assistance by the owner, housing number, I conducted random sampling of sprayed ceiling material at the Abbott house. The results, of which copies are enclosed, show ~~that~~ the ceiling material is asbestos containing material (ACM) ranging in crystalline asbestos from 7 to 15%. The spray ceiling material, as observed in the areas listed below, is a friable material which may ~~also~~ release inhalable fibers and thus constitute a public health nuisance.

The air available to you is ~~general~~ specific sources of risk.

- 1) complete removal of all ACM by a contractor licensed by the DEP, with
 - 2) ~~partial~~ ~~removal~~ identification, determined ceiling materials / removal thereof by
 - 3) ~~with~~ encapsulation by the qualified contractor
- cc: slip in the ~~attached~~ enclosed

M. Benton

Frank Whitehead

MWS

(Sec). Nancy

766-1444

3) removal of all deteriorated floor ceiling and ceiling of the remainder in accordance with the recommendations of...

~~in cases of~~ in all cases, I would like to suggest that you retain the reviewer as a part of the team enclosed to assist / oversee the all ceiling materials in your building. In cases (a) and (b), you ~~are~~ taking complete removal, you will be required to institute ~~and~~ a permanent OPA program for the duration of the life of the building. Such an OPA shall duly be contracted out, but with proper instructions, ^{training} ~~input~~ assigned to certain members of your maintenance staff.

Be advised, further, that removal or repair of over 160 sq ft of steel ceiling material - a probable event - will require you to formally notify the state HRA of a ~~not~~ NESTS entity. A licensed asbestos ^{removal} contractor will be able to make proper & verify clean for you.

I ~~understand~~ appreciate that the optimum solution would involve removal may present an expensive alternative to you. In consideration of that, you should bear in mind the cost of

OFA program, ~~before~~ formal complaint on
the existing investigation, and specialized
repair work.

Please do not hand etc. . . .

~~It is the expectation of the Bureau that~~
~~within 3 months of receipt of the letter,~~
~~you will~~

within a few months of receipt of the
letter, please notify the Bureau of your
abatement activities, and which will include
the identification of consultants and contractors,
and a proposed timetable for corrective action.
Under no circumstances should you undertake removal or
remedial activities without approval by the lead AIA firm

which the areas involved, do not at
this time pose a high degree of hazard to the
building occupants, I would expect that over
time ~~attempts~~ ^{attempts} mitigation from water damage and
physical disturbance will lead to excessive
emission of asbestos ~~surfaces~~ on ~~some~~ ceilings
~~materials~~ within Abbott House.

~~Enclosure~~ And re: ~~ED~~ re: about 5 July
Asbestos in Building: Guidance for Senior & AIA
Personnel EPA 560/5-85-018 800-339-8571

REGION _____

AREA _____ RATING _____

ACKNOWLEDGMENT AND CONTROLS	DATE

Howard County Department of Health
 BUREAU OF ENVIRONMENTAL HEALTH
 RECORD OF INVESTIGATION

DISPOSITION	DATE

LOCATION Abbott House ZIP _____

OWNER CRM OCCUPANT ADDRESS Abbott House, Col PHONE _____

COMPLAINANT Brenda Chambers ADDRESS Apt 409 Abbott House, Col PHONE 964-2595
 138

REASON FOR INVESTIGATION Ms. Chambers is concerned about asbestos at Abbott House. States she has damaged tiles in her apt. Is concerned about her and her son being exposed to ACM fibers.

RECEIVED BY MJC DATE 3/19/87 ASSIGNED TO MJC DATE _____

DATE OF INVESTIGATION 3-20-87 TIME 10:30am WEATHER _____

REPORT Stacy Baker, #301, Willie Watson #310 also requested their units be checked. Observed all units to contain ACM acoustical plaster on ceiling areas. ACM in poor condition. Heat/AC ducts were located just below the ceiling facilitating the dispersion of any friable ACM. Some cracking of the plaster was observed. Ms. Baker's ceiling also had incurred some water damage. Advised tenants of what is being done to ameliorate the situation.

3-23-87 1000 - Spoke c Tom Lauer, who states HUD will not subsidize the abatement work, but will insure loan taken out by CRM to have services conducted. Mr. Lauer has contacted the state to attempt to obtain a loan from HELP funds. Lauer states it may be sixty to ninety days to confirm this loan. CRM will notify all tenants of what has happened and what will be done within the next week.

DATE SUBMITTED _____ SANITARIAN _____

HD-172 Charles Wilson 962-1244 services for the Abbott House



COLUMBIA RESIDENTIAL MANAGEMENT, INC.

Dear Resident of Abbott House:

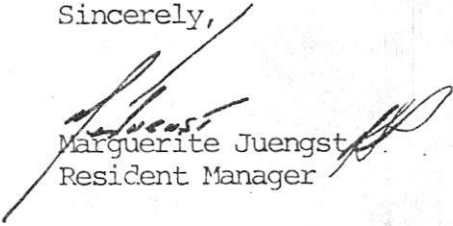
The Howard County Health Department has notified this office that the ceilings show approximately 2 - 3% Chrysotile asbestos. They informed us that, at this time, they have "no evidence to suggest that the ceiling material used in Abbott House presents a health hazard". It is suggested that no activity which damages the ceiling should occur, such as drilling, sanding or pounding. Ceilings observed by the Howard County Health Department appeared to have been painted and were hard, tight and did not show any evidence of disintegration.

Although this situation does not present a health hazard, according to the Howard County Health Department, we recognize our responsibility to keep you informed.

You can be assured that Columbia Residential Management, Inc. takes our responsibility to provide quality housing seriously while at the same time realizing that the cooperation of everyone is necessary in order that we reach this goal.

If you have any further questions or suggestions, please contact me.

Sincerely,


Marguerite Juengst
Resident Manager

MJ/gt