

# GUARDIAN CONSTRUCTION, LLC

2222 WEST GRAND RIVER AVENUE  
SUITE A  
OKEMOS, MICHIGAN 48864

April 25, 2024

State of Michigan  
Technical Programs Unit at EGLE  
AQD  
P.O. Box 30260  
Lansing, Michigan 48909-7760  
Attn: Jeremy Howe

Re: **VIOLATION NOTICE**

Dear Jeremy:

The following is Guardian Construction's response to the attached violation letter, date March 19, 2024.

**§61.145(b)(3)(i) Failure to update notice**

Response: We hired the contractor to complete abatement at 6565 Woodward. The contractor was responsible for providing and updating the notice and to our knowledge that was being done.

**§61.145(c)(1) Failure to remove RACM**

Response: All RACM has been removed.

**§61.145(c)(4) Failure to contain in leak tight container**

Response: Container was provided by the contractor and was a closed dumpster that appeared to be leak tight. Material was being placed in leak tight bags. Dumpster is no longer on site.

**§61.145(c)(6)(i) Failure to wet RACM that has been stripped**

Response: We spoke to the contractor about following correct procedure and protocol regarding asbestos removal and he assured us that he would follow appropriate methods.

**§61.150(a)(1)(iii) Failure to seal while wet**

Response: Contractor assured us he was following proper methods. Contractor is no longer on site, nor is any of the RACM.

**§61.145(a)(1)(i) Failure to wet ACWM – pipe insulation observed inside and outside of bags was dry.**

Response: Instructed the contractor that proper methods must be followed for removal and were told contractor would take care of it.

**40 CFR 61.150(a)(1)(v) No generator labels were observed on the waste bags.**

Response: There were not labels on the bags initially and the company that supplied the dumpsters returned the bags due to this. Bags were then labeled and properly removed from the site.

**40 CFR 61.145(c)(4) Failure to contain in a leak tight container - holes were observed in waste bags.**  
**Response:** Contractor was instructed to make sure bags were leak tight and to correct any instances where that was not the case.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Brian Lundberg', with a long horizontal flourish extending to the right.

Brian Lundberg  
Guardian Construction



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF  
ENVIRONMENT, GREAT LAKES, AND ENERGY  
LANSING



PHILLIP D. ROOS  
DIRECTOR

March 19, 2024

VIA E-MAIL / VIA USPS

6565 Woodward Holdings, LLC C/O Registered Agents, Inc. 2222 West Grand River Avenue Suite A Okemos, Michigan 48864		Guardian Construction, LLC C/O Registered Agents, Inc. 2222 West Grand River Avenue Suite A Okemos, Michigan 48864
Richard Cedroni Cedroni Associates, Inc. 5639 Auburn Road Utica, Michigan 48317		Chris Benning Chris & Adrian Residential Environmental Services, LLC 16575 Washington Square Apartment C Clinton Township, Michigan 48035

SRN/ID: U822307855; Wayne County

Dear Registered Agents, Richard Cedroni and Chris Benning:

**VIOLATION NOTICE**

On February 26, 2024 and March 6, 2024, the Department of Environment, Great Lakes, and Energy (EGLE), Air Quality Division conducted an inspection at the property located at 6565 Woodward Avenue, Detroit, Wayne County. The purpose of this inspection was to determine compliance with the requirements of Title 40 of the Code of Federal Regulations (40 CFR), Part 61, Subpart M (National Emission Standard for Asbestos), and Rule 942 of Part 55, Air Pollution Control of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended.

According to our investigation, 6565 Woodward Holdings, LLC owns the property and Chris & Adrian Residential Environmental Services, LLC conducted the renovation activities. Guardian Construction, LLC and Cedroni Associates, Inc. are overseeing renovation activities. The National Emission Standard for Asbestos holds both the *owner and operators* equally liable for violations.

During the inspection, AQD staff noted a subject commercial building undergoing interior renovation. Work appeared to be proceeding past the end date identified on the most recently revised asbestos notification. Large amounts of suspect regulated asbestos containing material (RACM) from this activity was piled within the building in a dry state. In addition, suspect RACM was identified protruding from broken windows into public areas as well as on the sidewalk on the exterior of the building, this material was also in a dry state. Sampling conducted by AQD staff indicated that several of these

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materials tested positive for asbestos. AQD staff was denied access to the interior by the general contractor on-site, Rick Cedroni; all observations were made from the street and sampling was conducted from public areas. It is not clear if employees of CARES were on-site and working at the time of inspection. The following violations were noted:

Process Description	Section Violated	Comments
Renovation activities at a subject commercial building.	§61.145(b)(3)(i)	Failure to update notice.
	§61.145(c)(1)	Failure to remove RACM.
	§61.145(c)(4)	Failure to contain in leak tight container.
	§61.145(c)(6)(i)	Failure to wet RACM that has been stripped.
	§61.150(a)(1)(iii)	Failure to seal while wet.

On March 6, 2024, the AQD conducted an inspection of the 40-yard asbestos waste dumpster, GFL Environmental #4980, which was hauled by GFL Environmental to Arbor Hills Landfill. The inspection was conducted by AQD staff while the dumpster was on-site at the landfill. Dry, friable asbestos (pipe insulation) was found in waste bags that had holes and were not leak tight. No generator labels were noted on the bags inspected. The following violations were noted:

Process Description	Section Violated	Comments
Renovation activities at a subject commercial building.	§61.145(a)(1)(i)	Failure to wet ACWM - pipe insulation observed inside and outside of bags was dry.
	40 CFR 61.150(a)(1)(v)	No generator labels were observed on the waste bags.
	40 CFR 61.145(c)(4)	Failure to contain in a leak tight container - holes were observed in waste bags.

Please initiate actions necessary to correct the cited violations and submit a signed written response to this Violation Notice by April 12, 2024. The response should include:

- The dates the violations occurred;
- An explanation of the causes and duration of the violations;
- Whether the violations are ongoing;
- A summary of the actions that have been taken and are proposed to be taken to correct the violations and the dates by which these actions will take place;
- What steps are being taken to prevent a reoccurrence; and
- Acknowledgement of receipt, and understanding, of the attached "Understanding NESHAP" fact sheet.

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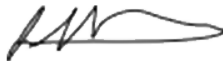
March 19, 2024

The signed written response from the owner and operator to this violation notice may be submitted by mail and directed to the attention of Jeremy Howe, Supervisor, Technical Programs Unit at EGLE, AQD, P.O. Box 30260, Lansing, Michigan 48909-7760 and must include a copy to Jason Wolf, Enforcement Unit at the same address. The response may be scanned and e-mailed to [HoweJ1@Michigan.gov](mailto:HoweJ1@Michigan.gov) and [WolfJ2@Michigan.gov](mailto:WolfJ2@Michigan.gov).

If the listed parties believe the above observations or statements are inaccurate or do not constitute violations of the applicable legal requirements cited, please provide appropriate factual information to explain your position.

Thank you for your attention to resolving the violations cited for 6565 Woodward Avenue, Detroit. If you have any questions regarding the violations or the actions necessary to bring this facility into compliance, please contact me at the number listed below.

Sincerely,



Jeffrey Benya  
Senior Environmental Quality Analyst  
Air Quality Division  
313-618-0372

Enclosure: Asbestos NESHAP fact sheet  
Sample results

cc: Crystal Rogers, Detroit BSEED  
Mark Baron, Detroit BSEED  
Annette Switzer, EGLE  
Christopher Ethridge, EGLE  
Brad Myott, EGLE  
Dr. April Wendling, EGLE  
Jeremy Howe, EGLE  
Jenine Camilleri, EGLE  
Jason Wolf, EGLE