

**DECLARATION OF EMERGENCY ASBESTOS ABATEMENT CONTRACT- NORTH
MERIDIAN CENTER, INDIANAPOLIS CAMPUS**

Resolution Number 2026-18

WHEREAS, the Indianapolis campus “Campus” is engaged in a multi-year capital renovation of its downtown campus, with construction services contracted through Pepper Construction; and

WHEREAS, the current phase of the project includes the renovation of the North Meridian Center (NMC), which began in July 2025; and

WHEREAS, prior to the initiation of construction, the Campus retained an external firm to conduct a hazardous materials survey to identify areas that may contain asbestos, and has abated identified areas throughout construction using licensed third-party vendors; and

WHEREAS, during the week of April 13, 2026, a subcontractor identified material suspected to be asbestos dust within a first-floor construction area of the NMC; and

WHEREAS, the Campus immediately initiated wipe testing, and test results received on April 20, 2026 confirmed the presence of asbestos in the construction zone; and

WHEREAS, in response to these findings, the campus, in partnership with the Systems Office, vacated the NMC to allow for further testing and specialized cleaning by a qualified vendor, Safety & Service Industries (SSI); and

WHEREAS, as of May 11, 2026, all necessary cleaning within construction zones has been completed and testing has confirmed no asbestos presence in both construction and non-construction areas throughout the building; and

WHEREAS, additional abatement work remains necessary for Pepper Construction to safely complete the renovation project, specifically within NMC areas on Floors 1, 2, and 3; and

WHEREAS, the Campus seeks to contract with Safety & Service Industries (SSI), a qualified vendor, to perform the remaining asbestos abatement work necessary to complete the project, totaling \$719,200; and

WHEREAS, the Campus had previously engaged with SSI and Environmental Assurance Co., Inc. for asbestos abatement in the amounts listed in Exhibit A, which in total for SSI have exceeded \$500,000;

WHEREAS, the State Board of Trustees must approve any contract imposing a financial obligation on the part of the College exceeding \$500,000 unless the obligation was previously approved by the Board through the allocation of funds; and

NOW, THEREFORE, BE IT RESOLVED, that the State Board of Trustees of Ivy Tech Community College of Indiana approves the request of the Indianapolis campus to contract with Safety & Service Industries (SSI) in an amount not to exceed \$719,200 for asbestos abatement services at the North Meridian Center; and


BE IT FURTHER RESOLVED, that the State Board of Trustees of Ivy Tech Community College of Indiana affirm the College actions on the prior agreements with SSI in the amounts listed on Exhibit A.

FURTHER BE IT RESOLVED, the State Trustees do hereby authorize the College to immediately proceed to procure the necessary services to reconstruct and repair the building and that the President or his designee, is authorized to execute the necessary documents and contracts in such form and substance as they approve and as are consistent with the purposes of this resolution, after the documents have been approved by College Counsel, and

**STATE BOARD OF TRUSTEES
IVY TECH COMMUNITY COLLEGE
OF INDIANA**

Signed by:

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Kim Emmert O'Dell, Chair

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Kerry Stemler, Vice Chair

Dated May 18, 2026

**Exhibit A
Costs for North Meridian Center Abatement**

Standalone Project Abatement Costs FY26			
Project	Vendor	Amount	Notes
1965 Windows	SSI Services LLC	\$ 81,700.00	
1957 Windows	SSI Services LLC	\$ 123,700.00	
Multipurpose Room/Chancellor's Suite/Student Services	SSI Services LLC	\$ 6,800.00	Hazardous material sampling & testing for campus funded projects
Student Services	Environmental Assurance Co., Inc	\$ 219,250.00	Work done alongside 3rd floor capital abatement, but divided scope between projects.
Multipurpose Room	Environmental Assurance Co., Inc	\$ 16,250.00	
Chancellor's Suite	SSI Services LLC	\$ 9,970.00	
		\$ 457,670.00	
Campus Funded Abatement Costs to Support Capital Project FY26			
Project	Vendor	Amount	Notes
Campus Funded Capital Project Support	SSI Services LLC	\$ 126,700.00	Initial scope of work identified for 1st/2nd floor
Campus Funded Capital Project Support	SSI Services LLC	\$ 125,000.00	Additional 1st/2nd floor work identified by Pepper after completion of initial work in space
Campus Funded Capital Project Support	SSI Services LLC	\$ 45,700.00	Additional column work on 1st/2nd/ floor identified by Pepper after completion of previous scope
Campus Funded Capital Project Support	Environmental Assurance Co., Inc	\$ 143,850.00	3rd floor abatement - 1st/2nd floor was available for construction in July 2025, but 3rd floor was not vacated until October, so work could not be packaged together.
Campus Funded Capital Project Support	SSI Services LLC	\$ 195,400.00	Cleaning and abatement work requested post NMC closure on 4/20/26
		\$ 636,650.00	

Stand Alone Projects Total "To Date"

SSI Services LLC	\$221,170
Environmental Assurance Co., Inc.	\$235,500

Indianapolis Renovation Capital Project Total "To Date"

SSI Services LLC	\$492,800
Environmental Assurance Co., Inc.	\$143,850

Grand Total "To Date"

SSI Services LLC	\$713,970
Environmental Assurance Co., Inc.	\$379,350

Grand Total Anticipated as of 5/18/2026 with additional contract

SSI Services LLC	\$1,433,170
Environmental Assurance Co., Inc.	\$379,350