



Indiana Brownfields Program
an Indiana Finance Authority Environmental Program

100 North Senate Avenue, Room 1275
Indianapolis, Indiana 46204
www.brownfields.in.gov

Cindy Shively Klem
Brownfields Program Counsel
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June 2, 2025

Transmitted Electronically

Chad Sidler and DHPAReview@dnr.IN.gov
Environmental Review
Indiana Department of Natural Resources Historic Preservation and Archaeology
402 West Washington Street, W-274
Indianapolis, IN 46240

Re: City of Mishawaka, St. Joseph County
Former RMG Foundry
500 South Union Street
Mishawaka, IN
Indiana Brownfields Program

Dear Mr. Sidler:

This letter is to serve as the Indiana Brownfields Program's ("Program") request for a Section 106 National Historic Preservation Act review by the Indiana Department of Natural Resources' Division of Historic Preservation and Archaeology for the property located at 500 South Union Street, Mishawaka, Indiana ("Site"). The Program is utilizing its RLF grant (AA# 4B -00E03232-2) awarded by the U.S. Environmental Protection Agency. As a condition of use of the federal funds, the Program must ensure a review is conducted to determine the potential applicability of the National Historic Preservation Act to the Site.

Federal Funding Source: The Program will allocate a portion of the RLF funds to address Asbestos Containing Materials ("ACM") located throughout Site buildings. For your reference, a Site map and Site photos are included with this letter as Exhibit A. The Asbestos Containing Materials Abatement Proposal dated May 13, 2025 describing the proposed Site work is attached as Exhibit B. The estimated total cost for the asbestos abatement project is \$429,175.

Former RMG Foundry – Letter to INDNR/SHPO
June 2, 2025
Page 2

Site Background: The Site was developed around 1878 as Dodge Manufacturing Company sawmill and factory. (In 1967, Doge Manufacturing Company became a division of Reliance Electric Company.) In 1999, Doge Manufacturing Company closed and reopened with new owners under the name of RMG Foundry. The foundry operations ceased in 2006. Most recently, the Site was used for warehousing of equipment, boats, automobiles and RVs. It was also used for minor amounts of small vehicle repair. In 2013, a large fire destroyed the far southern portion of the main Site building. The City of Mishawaka acquired the site on October 16, 2024. The Site has been vacant since 2024 and was only utilized for warehousing and storage after 2007. Manufacturing operations ceased in 2006. For the purposes of the asbestos abatement, the Site consists of one four-story main building (approximately 372,981-square-feet) and one detached former boiler/utility building (approximately 14,973-square-feet).

The Site is one parcel (**Parcel ID# 71-09-15-301-001.000-023**) on approximately 22.38 acres. The ACM in these buildings is generally located in mud joints, basement flooring, textured ceiling, exterior flat panels transite, interior and exterior corrugated transite, floor tile and mastic, boiler jacket, floor tile/mastic.

Anticipated Environmental Remediation: The federal RLF funds will be used for the abatement of ACM. The City of Mishawaka plans to demolish the buildings and build affordable residential housing on the Site by using city funds.

Historical Status of Site: *Not Rated per the Structural Surveys*

Sources of Historical Information: *INDNR SHAARED Database/Structural Surveys (National Reister and IHSSI County Survey)*

Thank you for your assistance with the Section 106 review process. To facilitate the appropriate review by the U.S. Environmental Protection Agency, the Program requests that all correspondence from your office to the Program be copied to Ashley Green, Project Manager, U.S. Environmental Protection Agency, Region 5, 77 W. Jackson Blvd., L-17J, Chicago, IL 60604. **Please also send your response to Ms. Green's email address: green.ashley@epa.gov.** Further, please feel free to contact me at cklem@ifa.in.gov or Haley Faulds at hfaulds@ifa.in.gov for technical questions.

Sincerely,



Cindy Shively Klem

Enclosures

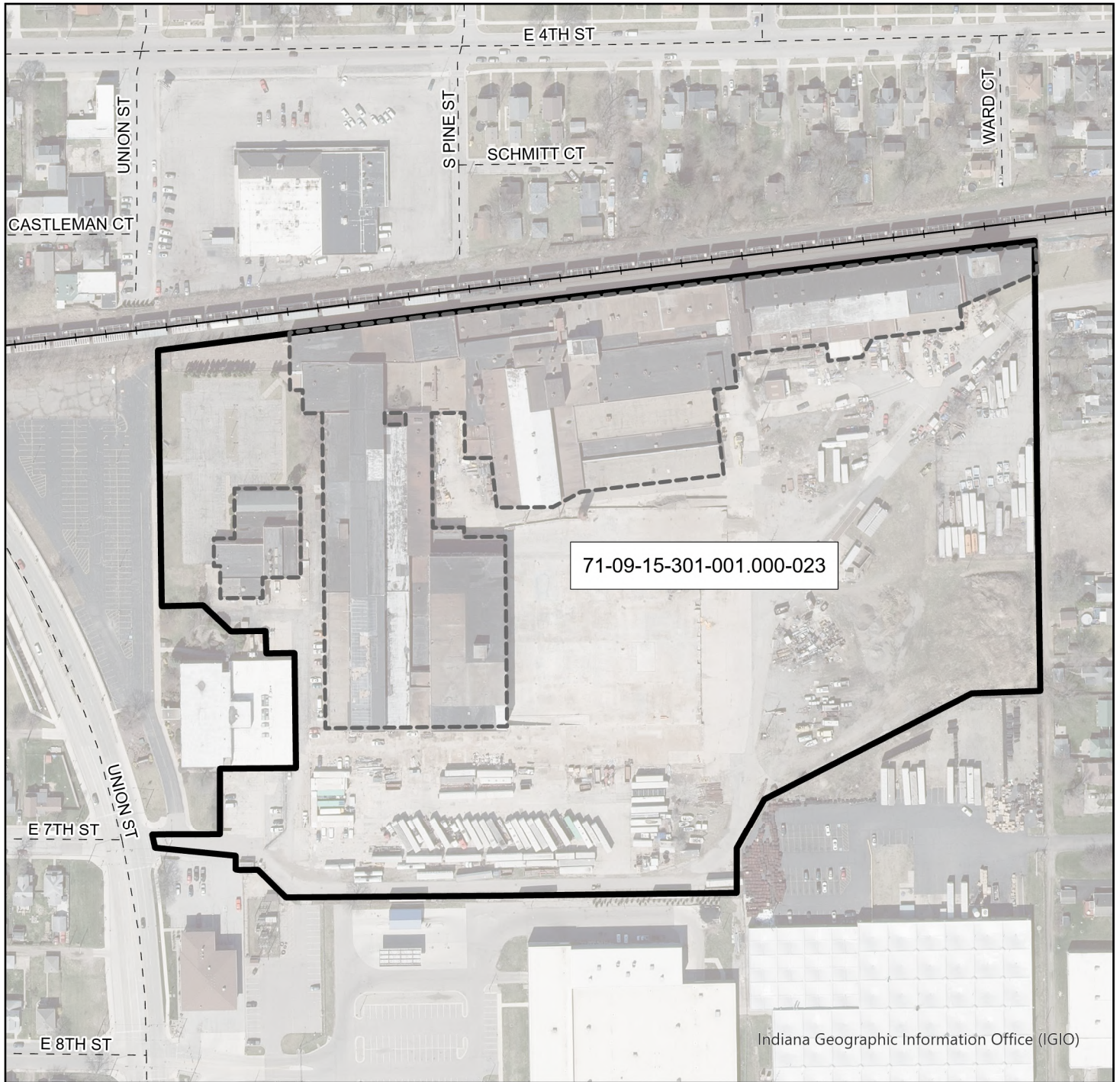
cc: *via Electronic Transmission*
Ashley Green, U.S. EPA
Andrea Robertson Habeck, Indiana Brownfields Program
Haley Faulds, Indiana Brownfields Program, Project Manag

Exhibit A

Map of Site and Site Buildings

Photographs of site buildings to be addressed (interior and exterior)

Indiana Brownfields Program Number 4060054 - Real Estate



Indiana Geographic Information Office (IGIO)

Mapped By: Vickey Robinson, GIS & Digital Services Specialist, Indiana Brownfields Program, May 29, 2025

Real Estate: Parcel II – Warranty Deed – Instrument Number 2024-24322
Recorded 10/16/2024





Parcel Info: The Real Estate consists of Parcel Identification Number:
71-09-15-301-001.000-023

PLSS Info: Section 15, T37N, R3E, Penn Township, St. Joseph County, Indiana

Property Info: 500 Union St, Mishawaka, Indiana

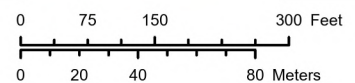
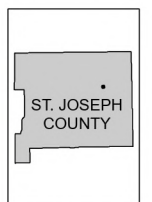
Sources: Indiana Brownfields Program
Indiana Department of Environmental Management
Indiana Geographic Information Office

Disclaimer: This Map is intended to serve as an aid in graphic representation only.
This information is not warranted for accuracy or other purpose.

-  BUILDING
-  STREET
-  REAL ESTATE
-  RAILROAD

St Joseph County

Project Area





DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the southeastern portion of the subject property, looking southeast
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 1



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the southern portion of the subject property, looking southwest
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 2



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the Former Dodge Manufacturing Company / Former RMG Foundry eastern side, looking west
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 3



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the Former Dodge Manufacturing Company / Former RMG Foundry, looking north
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 4



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: Additional view of the Former Dodge Manufacturing Company /
Former RMG Foundry, looking northeast
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 5



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the Former Dodge Manufacturing Company / Former
RMG Foundry additions, looking north
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 6



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: Patched pavement from apparent former Xylene UST closed in place
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 7



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the foundry sand silo (AST), looking east
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 8



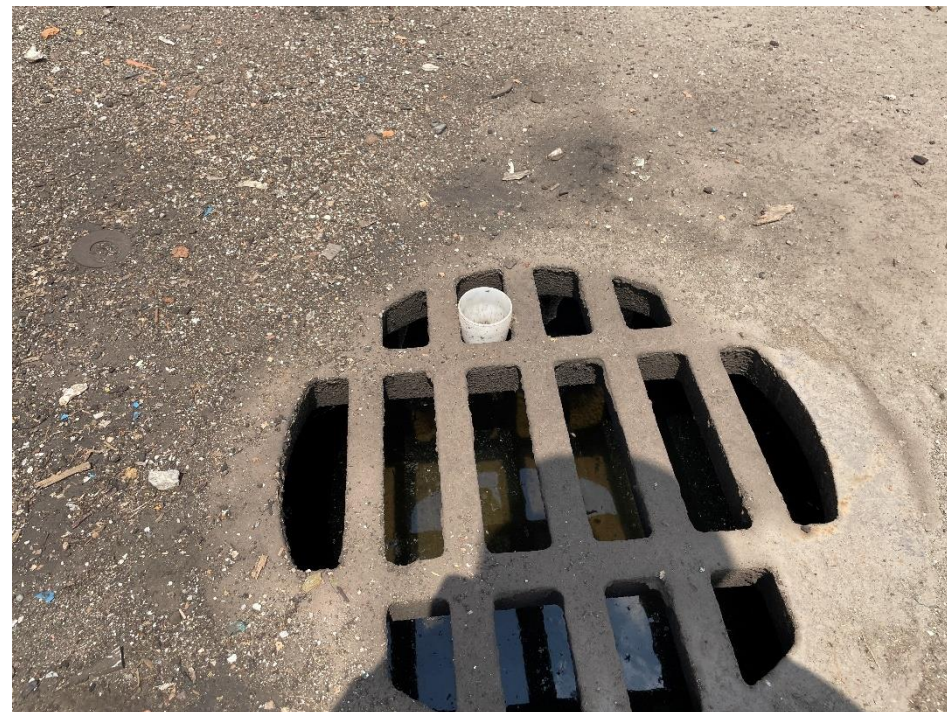
DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of sediment around drain
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 9



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of staining around drain
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 10



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of stained concrete west of the foundry sand silo (AST)
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 11



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of standing water in drain
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 12



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of cemented I-beam concrete pad in ground
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 13



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the xylene tank vent pipe
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 14



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the western portion of the foundry
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 15



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the western freight elevator
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 16



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: Additional view of the western factory portion and gantry crane, looking south
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 17



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the office and mold in southern portion of the complex
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 18



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the office in southern portion of the complex
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 19



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of non-PCB switches
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 20



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of paint in western portion of the complex
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 21



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the basement under southeastern portion of the complex
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 22



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the freight elevator pulleys

PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 23

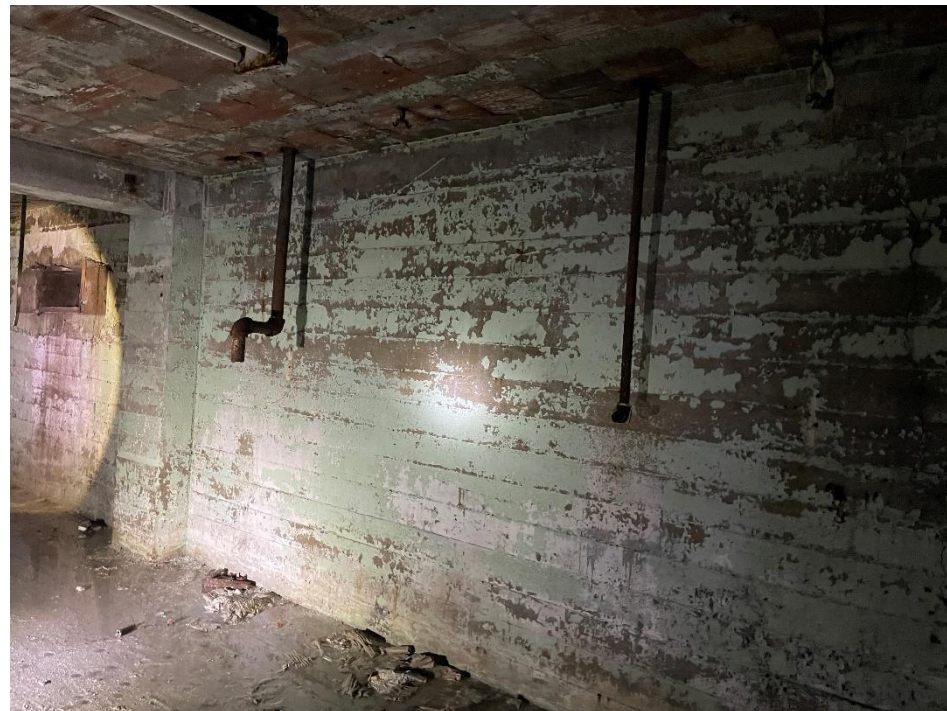


DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of fire door in basement of the southeastern portion of the complex

PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 24



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of pipe chase leading east from the southeastern basement
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 25



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of unhooked pipes in southeastern basement
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 26



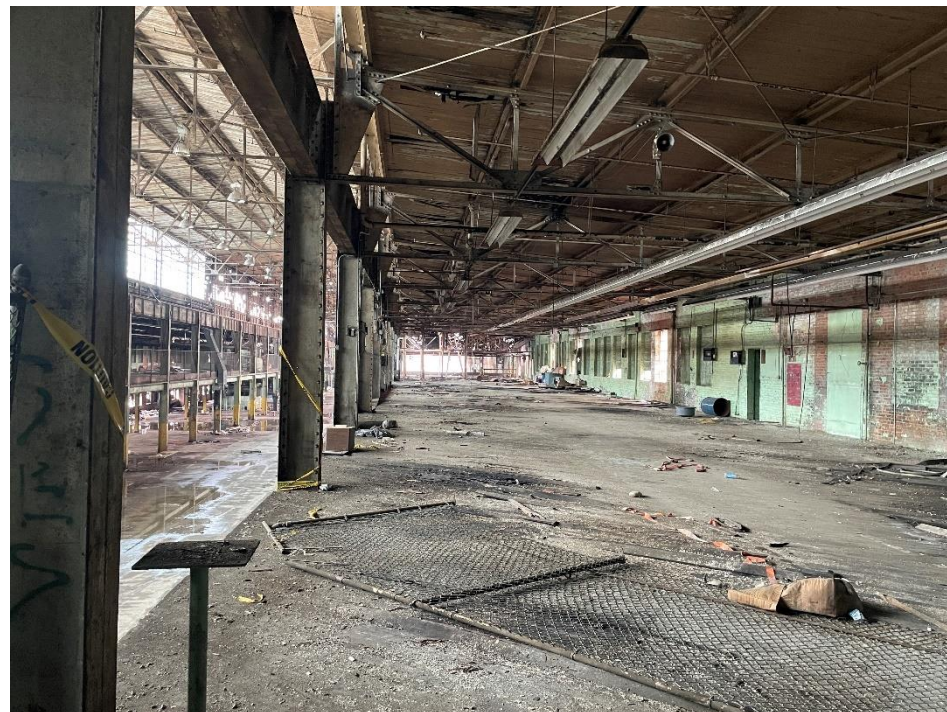
DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the cafeteria in southeastern portion of the complex
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 27



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of steam and air pipes leading to the western power house
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 28



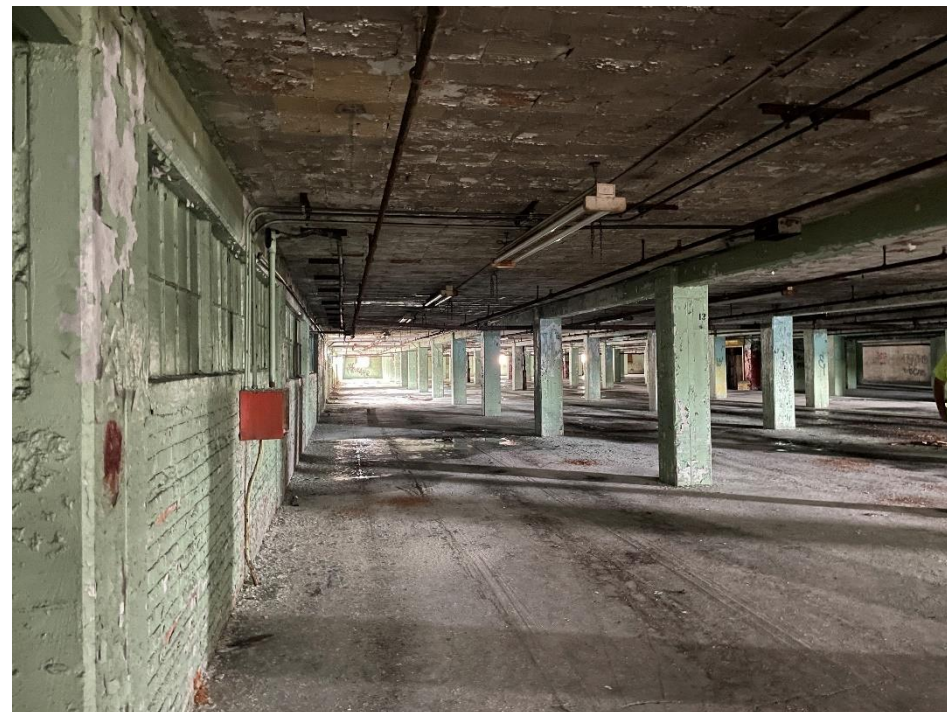
DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the fire suppression system in southeastern basement
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 29



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the second floor of the western portion of the complex
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 30



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: additional view of the second floor of the western portion of the complex
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 31



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the second floor of the southeastern portion of the complex
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 32



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of fire door in southeastern portion of the complex

PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 33



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of additional fire door in southeastern portion of the complex

PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 34



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of machinery parts in southeastern portion of the complex
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 35



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of DC motor in southeastern portion of the complex
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 36



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of hoist in southeastern portion of the complex
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 37



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of additional hoist in southeastern portion of the complex
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 38



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the roof of the southeastern portion of the complex,
looking southwest
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 39



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the southeastern portion of the complex basement and
ramp
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 40



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of plastic packaging materials in southeastern basement

PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 41



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of drum containing absorbent pads in southeastern basement

PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 42



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the southeastern portion of the complex
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 43



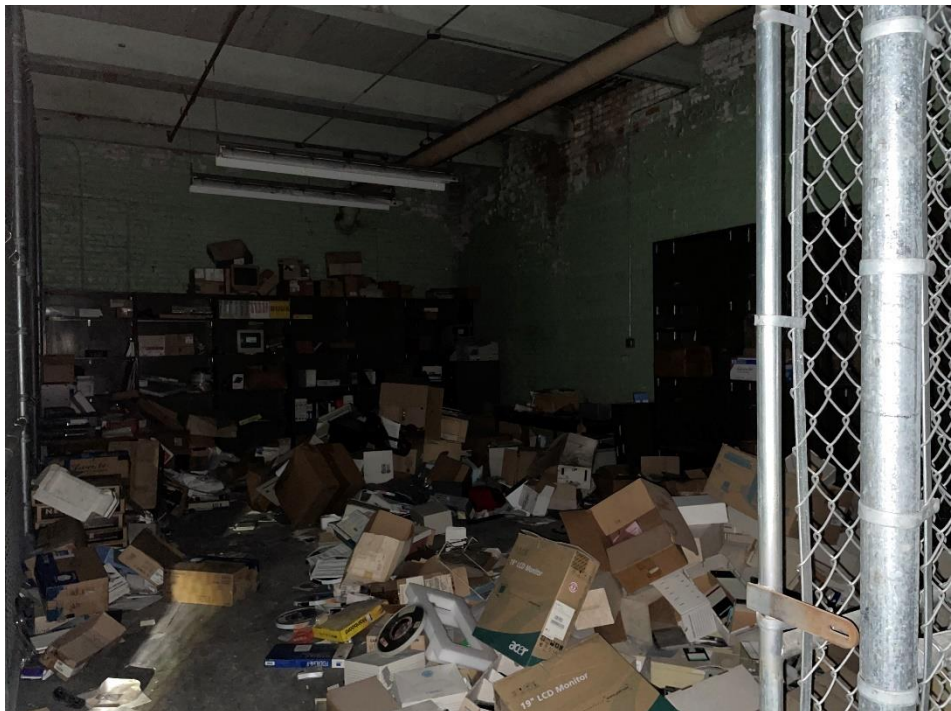
DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the northwestern portion of the complex
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 44



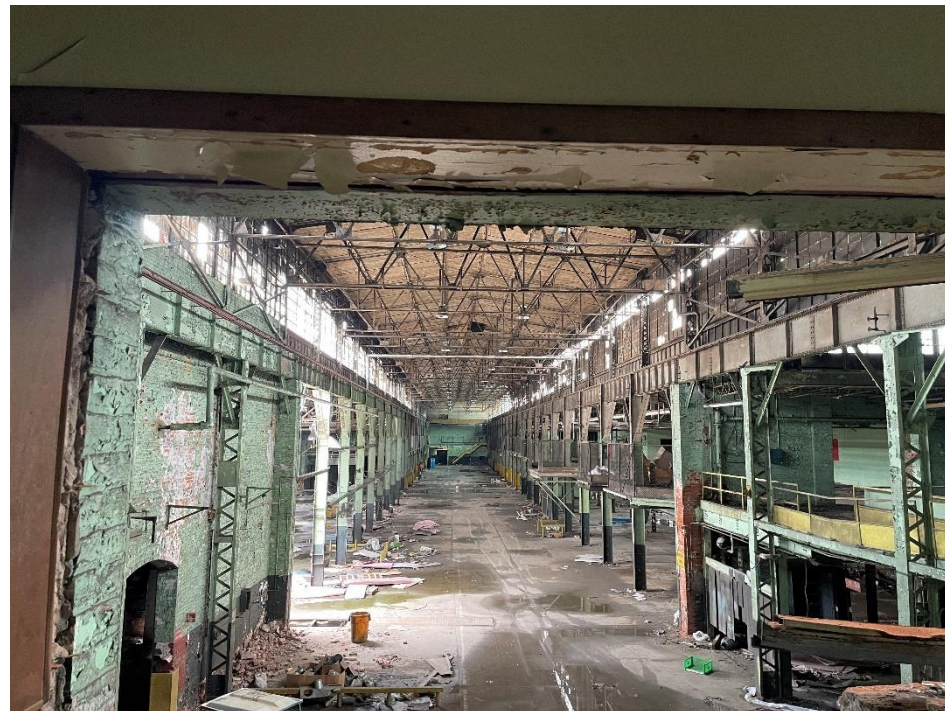
DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the second floor offices in northwestern corner of the complex
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 45



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the linoleum tile in second floor office area
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 46



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of office storage
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 47



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: Further view of the western portion of the complex
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 48



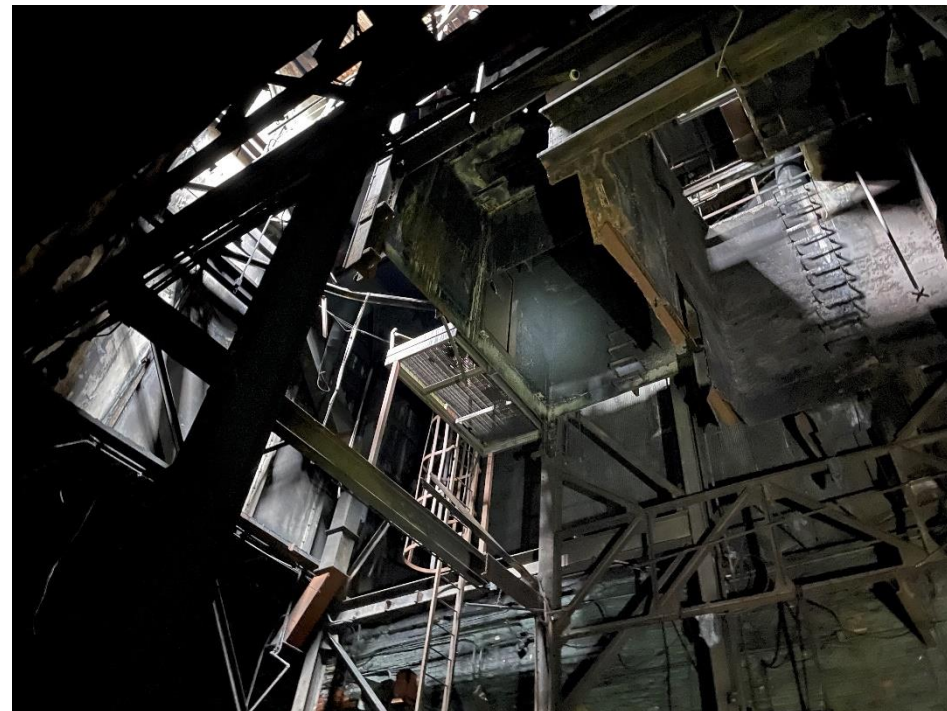
DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: Additional view of the second floor offices
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 49



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of missing roof section in western portion of the complex
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 50



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of former sand pit in northern portion of the complex
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 51



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of sand hopper in northern portion of the complex.
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 52



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of sand conveyor in northern portion of the complex
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 53



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of former furnace area in northern portion of the complex
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 54



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of water softening cartridges

PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 55



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the lab counter located on second floor of the northern section of the complex

PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 56



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of room in northern portion of the complex

PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 57



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the secondary water main on eastern portion of the complex

PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 58



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of staged chemicals in eastern portion of the complex

PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 59



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: Additional view of staged chemicals in eastern portion of the complex

PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 60



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: Additional view of staged chemicals in eastern portion of the complex
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 61



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: Additional view of staged chemicals in eastern portion of the complex
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 62



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the eastern portion of the complex, looking northeast
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 63



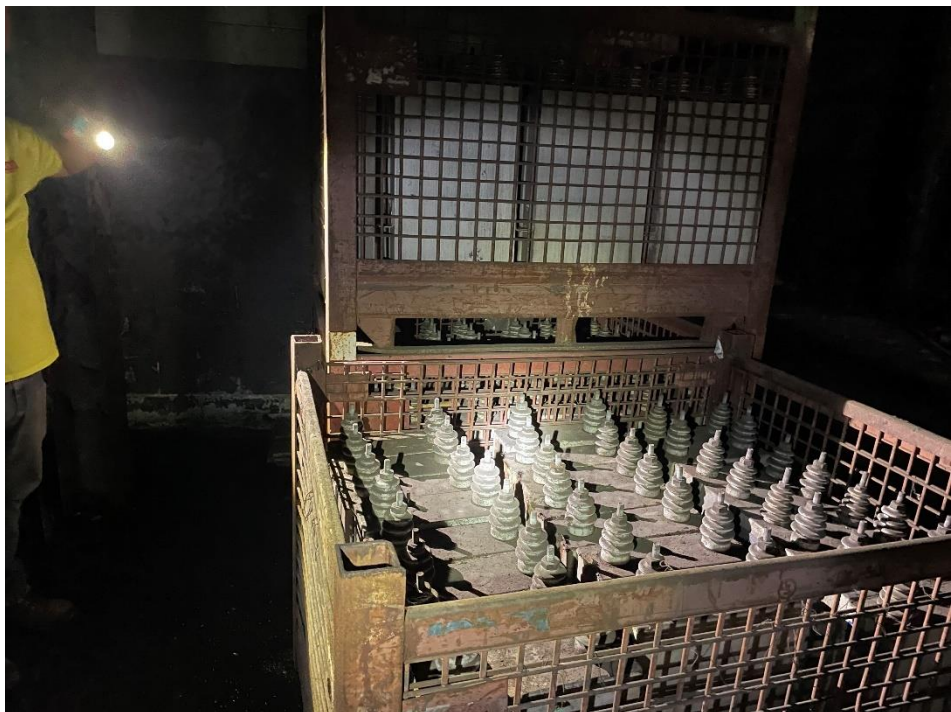
DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the lean-to against eastern portion of the complex
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 64



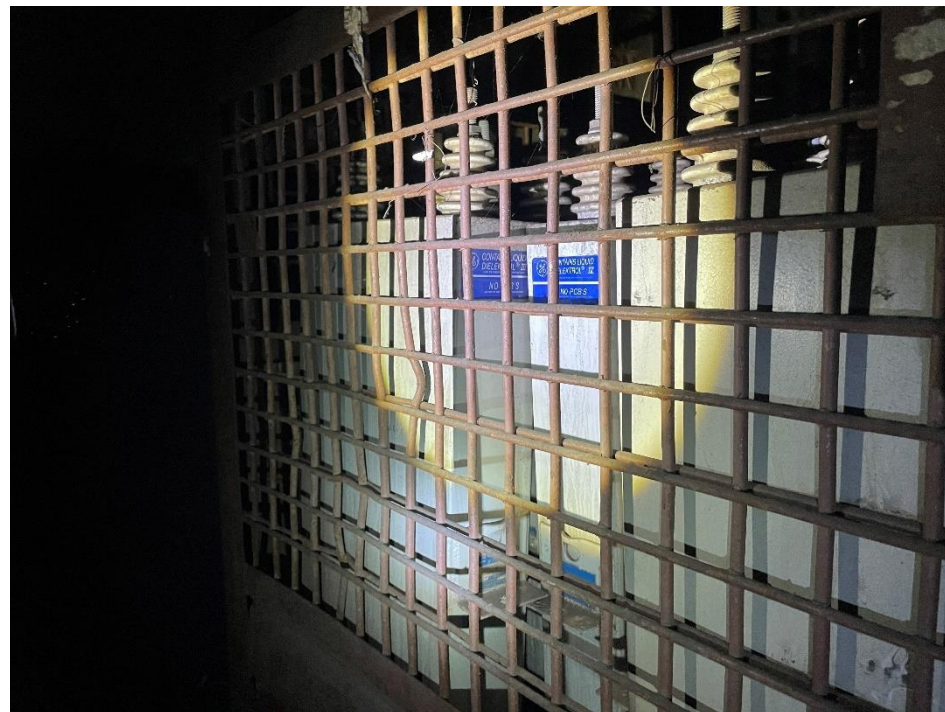
DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the former rail spur on eastern portion of the subject property
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 65



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the eastern portion of the subject property, looking south
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 66



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of capacitors stored in northern portion of the complex
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 67



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of capacitor labels
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 68



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of additional electrical infrastructure equipment

PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 69



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: Additional view of the factory floor area in northern portion of the complex

PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 70



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the gantry crane on northern portion of the complex
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 71



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of manhole cover in central portion of the subject property
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 72



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the base of the foundry sand silo (AST)

PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 73



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the foundation of the burned southeastern portion of the complex, looking east

PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 74



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: Additional view of the foundation of the burned southeastern portion of the complex, looking south-southeast
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 75



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the southeast basement entrance
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 76



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the flooded powerhouse basement
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 77



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the fire suppression building interior
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 78



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the southern side of the power house, looking north
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 79



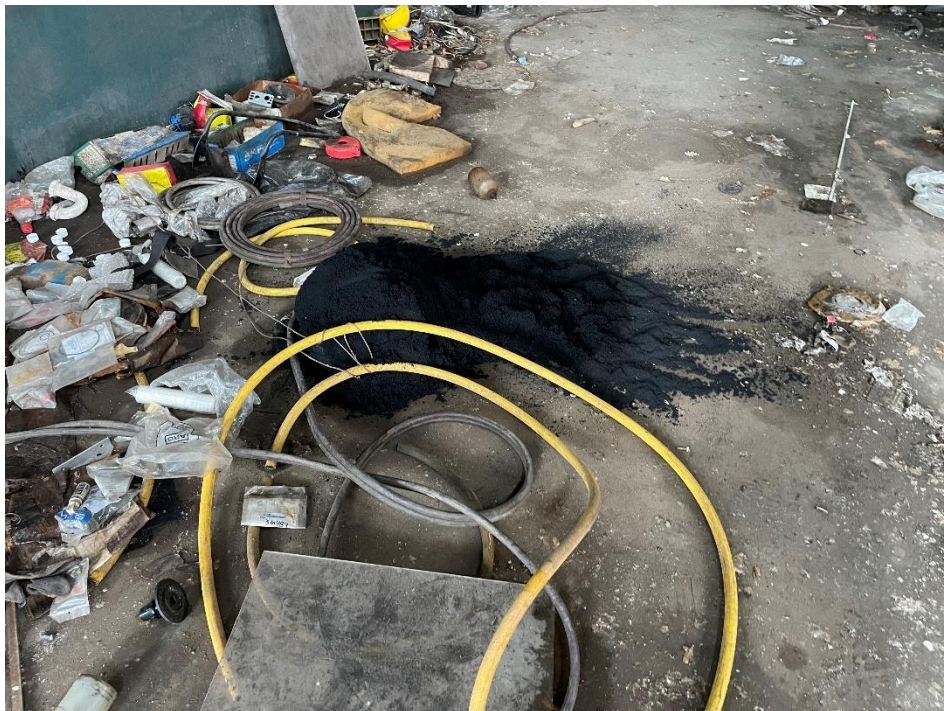
DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the factory entrance, looking east
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 80



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the northern portion of the factory power house, looking southeast
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 81



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the boiler vents and water lines in power house
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 82



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of black chemical powder on concrete paved ground
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 83



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of pipe chase in floor of the power house
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 84



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the powerhouse room and compressor pads
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 85



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of additional compressor pads
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 86



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of water softening tank in power house
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 87



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of insulated pipe in power house
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 88



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of bricked boiler in power house

PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 89



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the fueling station adjacent to the south of the subject property

PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 90



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the adjacent property to southeast of the subject property

PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 91



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the dirt piles in southeastern corner of the subject property

PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 92



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the parking areas on eastern portion of the subject property
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 93



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of staining and wood shavings under lean-to structure.
PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 94



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of the entrance to northern portion of the complex

PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 95



DATE: May 16, 2024
LOCATION: Former Dodge Manufacturing Company / Former RMG Foundry
SUBJECT: View of IBC totes and gas cylinders in northern portion of the complex

PHOTOGRAPHER: Robert R. Raduchel (Heartland)
PHOTO: 96

Exhibit B

Proposal for ACM Abatement

May 13, 2025

Ms. Haley Faulds
Project Manager
Indiana Brownfields Program
100 North Senate Avenue
Room 1275
Indianapolis, Indiana 46204
Electronic Mail: HFaulds1@ifa.in.gov



**Re: Asbestos Containing Materials Abatement Proposal
Former Dodge Manufacturing Company / Former RMG Foundry Facility
500 South Union Street in Mishawaka, Indiana
Indiana Brownfields Program Site #4060054
Heartland Proposal #P2025-05-107**

Dear Ms. Faulds:

Heartland Environmental Associates, Inc. (Heartland), on the behalf of its client the City of Mishawaka, is pleased to provide the Indiana Brownfields Program (IBP) with this scope of work and budget proposal detailing asbestos containing materials (ACMs) abatement activities to be conducted at the above referenced property in Mishawaka, Indiana.

Heartland conducted an asbestos building inspection for the site building in December 2024. Based on the results of this inspection, friable, regulated ACMs in the form of thermal systems insulation (TSI) pipe wrapping and boiler jacket insulation materials, as well as textured ceiling materials, were identified in both side buildings. Furthermore, non-regulated, Category I non-friable ACMs in the form of resilient vinyl flooring materials and non-regulated, Category II non-friable ACMs in the form of transite ceiling panels, were identified. Transite panels were identified both within the site buildings as well as cladding the exterior of the site buildings.

It has been recommended that ACMs, particularly regulated ACMs and non-regulated transite ceiling panels, be abated prior to any future planned renovation and/or demolition activities which may be planned and considered for the site building. Furthermore, due to the prevalence of damaged and/or significantly damaged ACMs, select areas, specifically the basement of the main site building, will require full decontamination and abatement efforts.

Heartland has recommended an asbestos abatement be completed prior to any future planned demolition of the existing site buildings in order to mitigate any future potential asbestos exposure concerns. This proposal is being provided to give costs associated with the abatement of the regulated TSI, transite paneling and resilient vinyl flooring materials, that have been confirmed to be asbestos containing, as well as to perform decontamination and abatement of strewn, friable TSI in locations identified. Work being conducted will aide the preparing the site buildings for demolition.

"Your dependable partner for environmental compliance"

Asbestos Abatement

The USEPA National Emission Standard for a Hazardous Air Pollutant (NESHAP): Asbestos (40 CFR 61, Subpart M) requires that operators of certain renovation/demolition projects give notification to the Indiana Department of Environmental Management (IDEM) prior to the commencement of site activities. This notification is required if friable asbestos containing materials (ACMs) or materials that could be made friable during demolition/renovation activities are present in the structure in certain quantities. These materials require removal prior to demolition/renovation activities if they may be disturbed. Friable ACMs are those materials that can be turned to dust by hand pressure and therefore would release asbestos fibers to the atmosphere. Generally, when ACMs are removed, it requires proper planning and oversight, followed by sampling to confirm proper removal (termed clearance of abatement).

Heartland will provide oversight for the removal and disposal of previously identified regulated and non-regulated ACMs, located both the interior and cladding the exterior of the site buildings. Furthermore, Heartland will evaluate for the presence of any additional ACMs identified during the course of abatement activities and ensure ACMs are abated and disposed of appropriately by licensed asbestos workers certified in the State of Indiana. Please note that this proposal includes for the abatement of strewn TSI located on the floors of the basement of the site building where damaged, friable TSI materials were observed, and further includes for a full decontamination and cleaning of these areas to ensure that all friable ACMs have been properly removed, including those that have fallen and are strewn throughout the floors both buildings.

Asbestos abatement activities will be conducted in accordance with all applicable local, state and federal guidance. Abatement will include proper notification to the IDEM, along with all required personal air monitoring and manifesting.

The quantity of materials to be abated (as identified in the 2023 asbestos inspections) are as follows:

Main Site Building:

- Approximately 140 2" - 8" Mud Joints
Approximately 1,745 LF of TSI* (*Potentially more TSI in sub-building chases)
- Approximately 18,900 Square Feet of basement flooring to be deconned due to strewn asbestos debris (full containment)
- Approximately 500 Square Feet of Textured Ceiling
- Approximately 2,240 Square Feet of Exterior Flat Panel Transite
- Approximately 21,352 of Interior and Exterior Corrugated Transite
- Approximately 1,040 Square Feet of ceiling flat panel transite
- Approximately 4,100 Square Feet of Floor Tile & Mastic (~500 Square Feet in Mastic on Wood)

Power House Site Building:

- Approximately 145 LF of 12" TSI

- Approximately 600 SF of Boiler Jacket
- Approximately 12 Mud Joints (8" - 12")
- Approximately 100 Square Feet of Interior Transite Flat Panels
- Approximately 1,420 Square Feet of Floor Tile / Mastic

Schedule

Heartland is prepared to initiate this scope of work for this project immediately upon receipt of written notice to proceed. Heartland will mobilize on site and complete all abatement activities no later than six (6) weeks after notice to proceed. Please note activities can only commence after the required 10-day notification period to IDEM to completed, which will be submitted upon notice to proceed receipt and confirmation of contracting.

It is anticipated that all project activities will be completed over the course of eight (8) weeks. Work will be invoiced on a monthly basis until all activities are completed.

Special Considerations

All work completed by Heartland will be done in accordance with all federal, state and local safety and health regulations. Heartland understands that this project will potentially be funded through a United States Environmental Protection Agency (USEPA) Revolving Loan Fund (RLF) subgrant administered by the Indiana Finance Authority (IFA). To this effect, Heartland has provided costs for grant administration related reporting efforts.

Furthermore, all onsite abatement activities have been budgeted utilizing prevailing wage scale rates, as applicable for St. Joseph County, Indiana. All work proposed to be completed will conform to grant guidelines, and invoicing will be provided in a manner to properly document site activities in accordance with the USEPA reporting requirements.

Cost Summary

The estimated costs for the ACM abatement are **\$429,175**. This cost includes all abatement activities, including disposal costs, along with environmental oversight, air monitoring and final reporting. A breakdown of costs associated with this proposal is provided below:

Table 1 Former Dodge Manufacturing Company / Former RMG Foundry Facility 500 South Union Street in Mishawaka, Indiana Estimated Project Costs	
Task	Cost
Project Management Services (Estimated 60 hours Project Manager at \$110/hr)	\$6,600
Abatement Oversight (Estimated 320 hours accredited inspector [estimated 40 hours per week for 8 weeks] at \$100/hr)	\$32,000

Equipment / Supplies (includes vehicle mileage and safety equipment/PPE)	\$845
Asbestos Abatement Services Includes all costs associated with abatement of regulated and non-regulated ACMs and costs associated with refuse and debris removal associated with ACM abatement)	\$387,970
Reporting	\$1,760
Asbestos Abatement Total	\$429,175

It is emphasized that this cost estimate is based on current knowledge of the site. Should the scope of work require expansion during the course of this project, this cost will be increased, to accommodate for the cost of additional efforts, only after concurrence and approval from IBP staff. Care will be taken to conduct this project in as timely and as economically a manner as possible.

All site activities completed will comply with USEPA *Principles for Greener Cleanups* and in accordance with the ASTM E2893-13 *Standard Guide for Greener Cleanups*.

Business Terms & Conditions

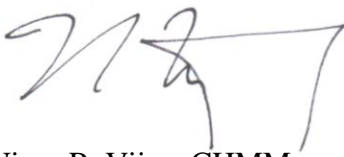
Heartland is prepared to initiate this Scope of Work upon receipt of your written authorization to proceed.

All work completed by Heartland will be done in accordance with all federal, state and local safety and health regulations. Digital final reports will be provided to the IBP and the site owner.

Please note, digital submittals of documents, in accordance with IDEM branch report submittal policies, will also be adhered to in order to properly submit appropriate reports for review.

Should you have any questions regarding this scope of work proposal, please contact Nivas R. Vijay at 574-360-0961 or at nvijay@heartlandenv.com.

Sincerely,



Nivas R. Vijay, CHMM
Senior Project Manager / Principal