

P487-15645
P488-15646
P489-15647

ADDENDUM NUMBER: Addendum - One

PROJECT TITLE:

MCGOVERN PARK

Restroom Facility and Detached Pavilion
Site Number: 699
Building Number: 1410
5400 North 51st. BLVD
Milwaukee, Wisconsin 53218
Project Number: P487-15645

KERN PARK

Restroom Facility with Attached Pavilion
Site Number: 691
Building Number: 1280
3614 North Humboldt BLVD.
Milwaukee, Wisconsin 53212
Project Number: P488-15646

DOCTORS PARK

Restroom Facility with Attached Pavilion
Site Number: 685
Building Number: 1040
1870 East Fox Lane
Bayside, Wisconsin 53217
Project Number: P489-15647

DATE OF ADDENDUM: February 23, 2016

This Addendum to the Contract Documents is issued to modify, explain or correct the original Documents, Dated JANUARY 27, 2016 and is hereby made part of the Contract Documents. Acknowledge receipt of this addendum in the space provided on the Bid Form, or bid maybe rejected.

SPECIFICATIONS

DOCUMENT 00 30 00 INFORMATION AVAILABLE TO BIDDERS

- Add Paragraph: 1.4 Asbestos / Lead Paint / Restricted Wastes Inspection Report
McGovern Park – Existing Bathhouse and Two Adjacent Garages
5400 North 51st BLVD
Milwaukee, Wisconsin 53218
- Add Paragraph 1.5 Asbestos / Lead Paint / Restricted Wastes Inspection Report
Kern Park – Existing Pavilion
3614 North Humboldt BLVD
Milwaukee, Wisconsin 53212
- Add paragraph: 1.6 Asbestos / Lead Paint / Restricted Wastes Inspection Report
Doctors Park – Existing Bathroom Building
1870 East Fox Lane
Bayside, Wisconsin 53217

Attachments:

Additional Information Available to Bidders

McGovern Park:

Asbestos / Lead Paint / Restricted Wastes Inspection Report

Kern Park:

Asbestos / Lead Paint / Restricted Wastes Inspection Report

Doctors Park:

Asbestos / Lead Paint / Restricted Wastes Inspection Report

**PRE-DEMOLITION:
ASBESTOS / LEAD PAINT / RESTRICTED WASTES
INSPECTION REPORT**

**McGovern Park – 5400 N. 51st Street
Bathhouse and Two Adjacent Garages
Milwaukee County, Wisconsin**

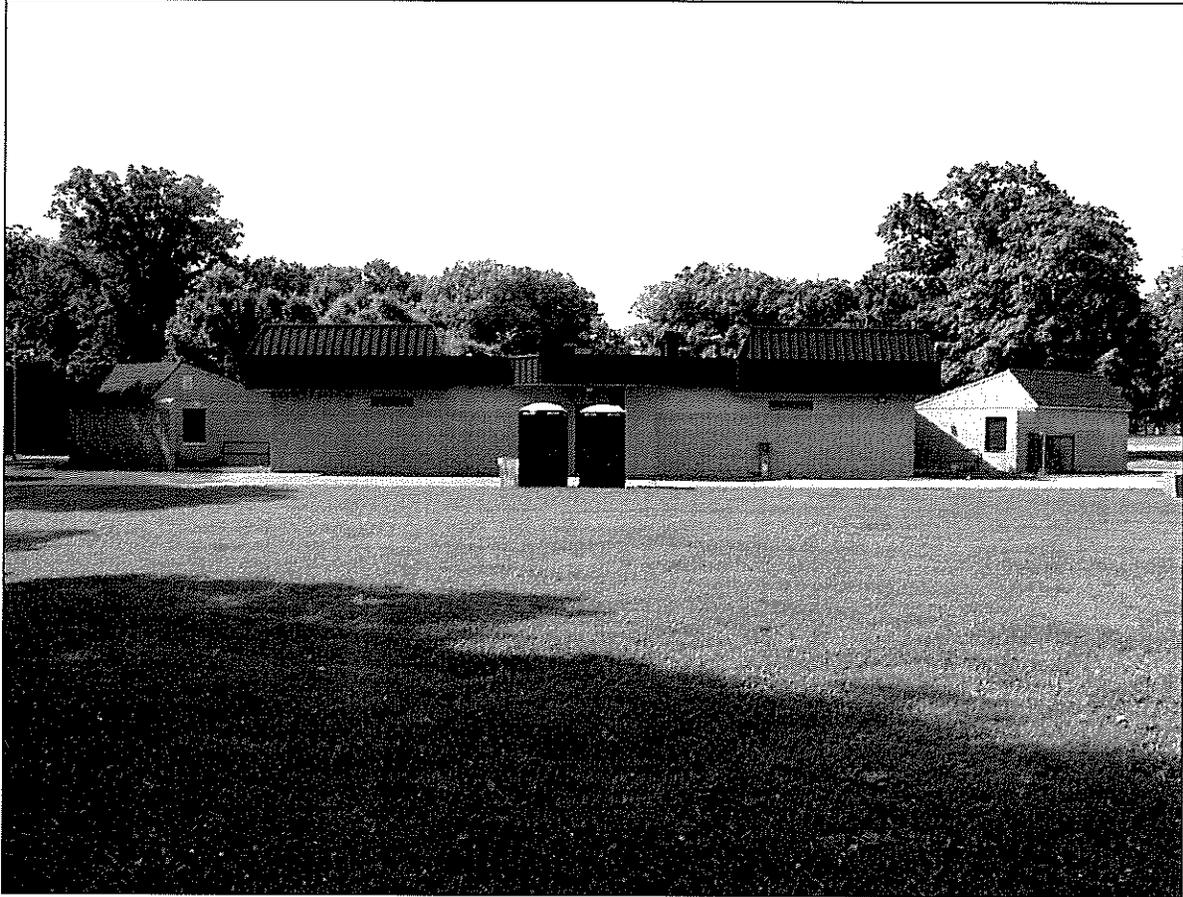
Prepared for:
Mr. Kevin O'Brien
Environmental Compliance Manager
Milwaukee County DAS-AE & ES
633 W. Wisconsin Ave. Suite 1003
Milwaukee, WI 53203
Phone: (414) 278-4832
E-mail: kevin.o'brien@milwcnty.com

Prepared by:



Himalayan Consultants, LLC
W156 N11357 Pilgrim Road
Germantown, WI 53022
Phone: (262) 502-0066; Fax: (262) 502-0077
E-mail: gadhikary@himalayanllc.com

July 2015



**McGovern Park – 5400 N. 51st Street
Bathhouse and Two Adjacent Garages
Milwaukee County, Wisconsin**

SUBMITTAL CERTIFICATION

I, THOMAS J. DUEPPEN, hereby certify that I am a licensed Asbestos Inspector as defined by the State of Wisconsin Department of Health and Family Services, Certification # AII-209058, and Lead Inspector, Certification # LII-209058.

Thomas Dueppen

Thomas J. Dueppen, P.G.
Senior Hydrogeologist

July 9, 2015

Date

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	Lead-Based Paint
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1.0 INTRODUCTION

Himalayan Consultants, LLC (Himalayan) was authorized by Mr. Kevin O'Brien on behalf of the Milwaukee County Architecture, Engineering and Environmental Services Section to conduct a pre-demolition inspection for three structures at McGovern Park, in Milwaukee, Wisconsin. The inspection included sampling and testing for the presence of accessible suspect asbestos containing materials (ACM), lead-based paint (LBP), and a restricted waste inventory within the buildings. The buildings consisted of one cement block bathhouse in between two cement block garages located on the west side of McGovern Park, hereinafter referred to as the "site". According to Milwaukee County building records, provided by Mr. O'Brien, these buildings were constructed in 1986 and renovated in 1998. See Figure 1.1, Appendix A, for general location and overview of the site.

The purpose of this inspection was to identify and determine, to the extent feasible, if various building and/or waste materials may require special handling and/or disposal actions prior to any planned demolition activities. Himalayan personnel, Thomas Dueppen, P.G., conducted the site inspection on June 26, 2015. Mr. Dueppen was granted access to most areas of the site, except for the west garage interior and a 1st floor room in the bathhouse.

2.0 INSPECTIONS

2.1 Asbestos Materials

A total of 23 bulk asbestos samples were collected at the site and were submitted for laboratory analysis. Bulk sample analysis for asbestos was performed by Micro Analytical, Inc. [NVLAP Lab Code 101247-0] utilizing polarized light microscopy (PLM) fiber identification. Refer to Figures 2.1 & 2.2, Appendix A, for general floor plans and sample locations. The complete laboratory analytical reports are included in Appendix B.

Sample IDs, descriptions, locations and results are listed below:

Sample ID#	LOCATION	DESCRIPTION	RESULTS
WROOF-1	E Side of west garage roof	Brown Shingle w/ Black Tar Paper	None Detected
CROOF-1	NE corner of bathhouse roof / patch area	Patch Material / Gray	15% Chrysotile
EROOF	SW corner of east garage roof	Brown Shingle w/ Black Tar Paper	None Detected
CROOF-2	SE corner of bathhouse roof / patch area	Patch Material / Black	None Detected
CROOF-3	Center of bathhouse roof	Black Rubber w/ brown insulation underneath	None Detected
CB-1	Ceiling / Office2	2'X4' Ceiling Tile / White	None Detected

CB-2	Ceiling / Room1	2'X4' Ceiling Tile / White	None Detected
CB-3	Ceiling / Room2	2'X4' Ceiling Tile / White	None Detected
CB-4	Floor - S side of Hall	12 inch Floor Tile / Tan	None Detected
CB-5	Floor - N side of Lobby	12 inch Floor Tile / Tan	None Detected
CB-6	Floor – Office1	12 inch Floor Tile / Tan	None Detected
CB-7	Hall	6 inch Vinyl Floor Board / Tan	None Detected
CB-8	Room2	6 inch Vinyl Floor Board / Tan	None Detected
CB-9	Office2	6 inch Vinyl Floor Board / Tan	None Detected
CB-10	Men's Room / Ceiling near entrance	Plaster Skim Coat on Sheetrock / White	None Detected
CB-11	Women's Room / Wall above toilets	Plaster Skim Coat on Sheetrock / White	None Detected
CB-12	Ceiling / Lobby	2'X2' Ceiling Tile / White	None Detected
CB-13	Men's Room / Floor near entrance	1"x1" Tan, Ceramic Tile w/ White Grout	None Detected
CB-14	Women's Room / Wall behind toilets	Mastic under 6 inch Vinyl Floor Board / Tan	None Detected
CB-15	S Window / Room2	Exterior Window Caulk / Gray	None Detected
CB-16	Office1 – Interior Doorway	Interior Caulk around Door Frame / Gray	2% Chrysotile
CB-17	Room2 – Interior Doorway	Interior Caulk around Door Frame / Gray	Non Detected
CB-18	Lobby – Interior Doorway	Interior Caulk around Door Frame / Gray	3% Chrysotile
TOTAL SAMPLES SUBMITTED – 23			
TOTAL LAYERS ANALYZED - 29			

Samples with a result of “None Detected” were found to contain no asbestos in any analyzed portion of the sample. USEPA defines an ACM as one that contains greater than 1% asbestos. All friable ACMs (materials containing greater than 1% asbestos) and non-friable materials in poor condition or on substrates that will be recycled, need to be removed prior to demolition.

Asbestos was identified in the following building materials at the site:

MATERIAL	BUILDING AREA	QUANTITY (approx.)	CONDITION
Patch Material / Gray	Roof Edges / Bathhouse	10 square feet	FRIABLE
Caulk / Gray	Interior Door Frames / Bathhouse	140 linear feet	NON-FRIABLE

Appropriate regulations need to be followed for handling and/or disposal of the identified ACMs, including but not limited to: notifications to the Wisconsin Department of Health Services (DHS), Wisconsin Department of Natural Resources (WDNR), and compliance with OSHA regulations, as well as the use of certified contractors.

Any suspect building materials that have not been sampled and analyzed, that are found during the course of renovation or demolition, need to be treated as asbestos until analyzed by the laboratory.

2.2 Lead Paint

A total of 4 paint samples were collected at the site and were submitted for laboratory analysis. Sample analysis for lead paint was performed by EHS Laboratories, LLC [NVLAP Lab Code 101882-0] utilizing a Flame Atomic Absorption Spectrometer. Refer to Figures 2.1 & 2.2, Appendix A, for general floor plans and sample locations. The complete laboratory analytical reports are included in Appendix B.

Sample IDs, descriptions, locations and results are listed below:

Sample ID#	LOCATION	DESCRIPTION	RESULTS
CROOF-VENT	Dark brown	Roof vent	0.0088 %- Negative
WB-WALL	Light brown	Southeast exterior of west garage	<0.0048 %- Negative
CB-DOOR	Dark brown, with gray primer	West exterior door of center building	<0.0033 %- Negative
CB-WALL	Light brown	Interior stairwell of center building	<0.0043 %- Negative
TOTAL SAMPLES ANALYZED- 4			

The United States Department of Housing and Urban Development (HUD) in the Guidelines for the Evaluation and Control of Lead-Based Paint in Housing (HUD Guidelines) defines lead based paint as having a surface concentration of lead that is at or greater than 1 milligram of lead per square centimeter of surface or 0.5% or greater of lead per weight of a paint chip sample. These measurements will be referred to in this report as the HUD Standard.

The Wisconsin Administrative Code (HFS 163) for lead-based paint is more protective and will be reference in this report where a potential lead poisoning hazard may be present. The Wisconsin Administrative Code defines lead-based paint as having a surface concentration of lead that is more

than 0.7 milligrams of lead per square centimeter of surface or more than 0.06% of lead per weight of a paint chip sample. These measurements will be defined as the Wisconsin Standard.

All paint samples tested NEGATIVE for lead-based paint.

This inspection follows the procedures of the client as to the location of the testing. Due to the limited testing conducted, conclusions on the presence of lead-based paint can only be drawn on the areas tested. The presence or absence of lead-based paint in other areas not tested is unknown.

2.3 Restricted Waste Material

In preparation for a potential demolition project, a restricted waste material inventory was performed within the buildings. The restricted waste material inventory provides a quantified inventory of materials likely to be categorized as restricted waste per the WDNR guidance document WA-651-07. WDNR requires restricted waste materials be removed or recycled prior to demolition.

Descriptions, locations, quantities and comments are listed below:

Material Description	Building Level	Material Location	Quantity	Comments
Fluorescent light ballasts (est. 2 ballasts and bulbs per fixture)	1 st floor, basement	throughout	46 fixtures	Estimated 92 bulbs and ballasts (some may be non-PCB)
Thermostats	1 st floor	hallway, offices, room1	3	(appear to be non-mercury)
Door Closer	1 st floor, basement	hallway, lobby, stairwell	3	
Exit Sign	1 st floor	hallway, lobby	2	
Thermostat / Pressure-trols / gauges	1 st floor, basement	boiler room, control room	3	natural gas-fired units
Metal tank	basement	northwest corner	2	~500 gallon capacity, empty, black rubber insulated, possible holding tanks for former pool area
Air Conditioner	roof	Room1 & Room2	2	Carrier A/C units
Load Meter	1 st floor	northwest exterior	1	
Dehumidifier / chest freezer	basement	center / east side	1 each	
Household hazardous	1 st floor,	throughout	varied	Numerous paint cans, cleaning /

waste	basement		playground supplies
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No material testing was performed on the listed items and certain presumptions may have been made due to the absence of labeling. The quantities and condition of the identified materials are also approximate and should be verified by a qualified remediation contractor prior to planning a specific response action.

3.0 CONCLUSIONS AND RECOMMENDATIONS

- Asbestos was identified in two building materials at the bathhouse building. The gray patch material along the exterior roof edges may require abatement prior to disturbance by demolition activities. The non-friable gray caulk around the interior door frames appears to be in good condition and may remain in place during mechanical demolition, unless the concrete block walls inside the building are going to be recycled or crushed.
- No lead based paints were identified at the site.
- Several items identified in the restricted waste material inventory should be removed or recycled prior to any demolition activities at the site.

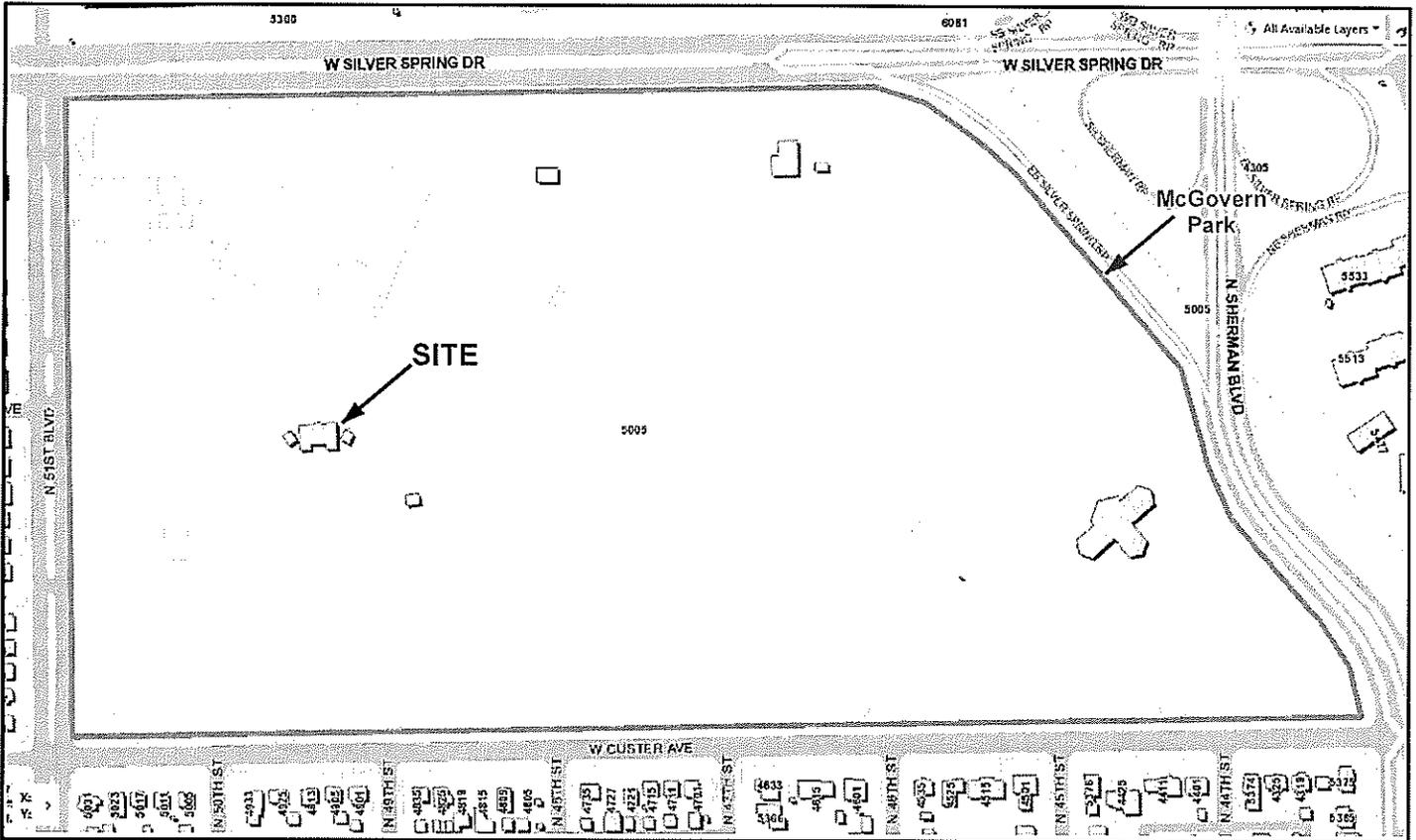
4.0 LIMITATIONS AND DEVIATIONS

Himalayan prepared this report for Milwaukee County's use as part of potential demolition activities at the site. It was prepared in accordance with the currently accepted environmental and engineering practices. This report and the information contained herein are prepared for the sole and exclusive use and possession of Milwaukee County. The conclusions and recommendations contained in this report represent our professional opinions. No warranty or guarantee is expressed or implied regarding the findings of this inspection.

This is a technical report and is not a legal representation or interpretation of environmental laws, rules, regulations, or policies of local, state, or federal governmental agencies. This report represents the condition of the buildings and the visible / accessible suspect ACM, LBP, and/or restricted waste materials present at the date and time of the site inspection. Since some of these materials may be hidden or located in areas not made accessible during the inspection, Himalayan does not guarantee the reports completeness or accuracy.

No investigation is thorough enough to exclude the presence of hazardous substances at a given site. If hazardous substances or hazardous conditions have not been identified during the inspection, such a finding should not therefore be construed as a guarantee of the absence of such substances or conditions, but rather as the result of the services performed within the scope, limitations, and cost of the work performed. Because of the possible economic risk associated with real property having the presence or potential presence of ACM, LBP and/or restricted waste materials, prospective buyers of land with these identified materials may need to retain legal counsel to evaluate issues of liability.

APPENDIX A
MAPS AND FIGURES



Source: **MCAMLIS**

Scale: 0 100 200 400 600 Feet

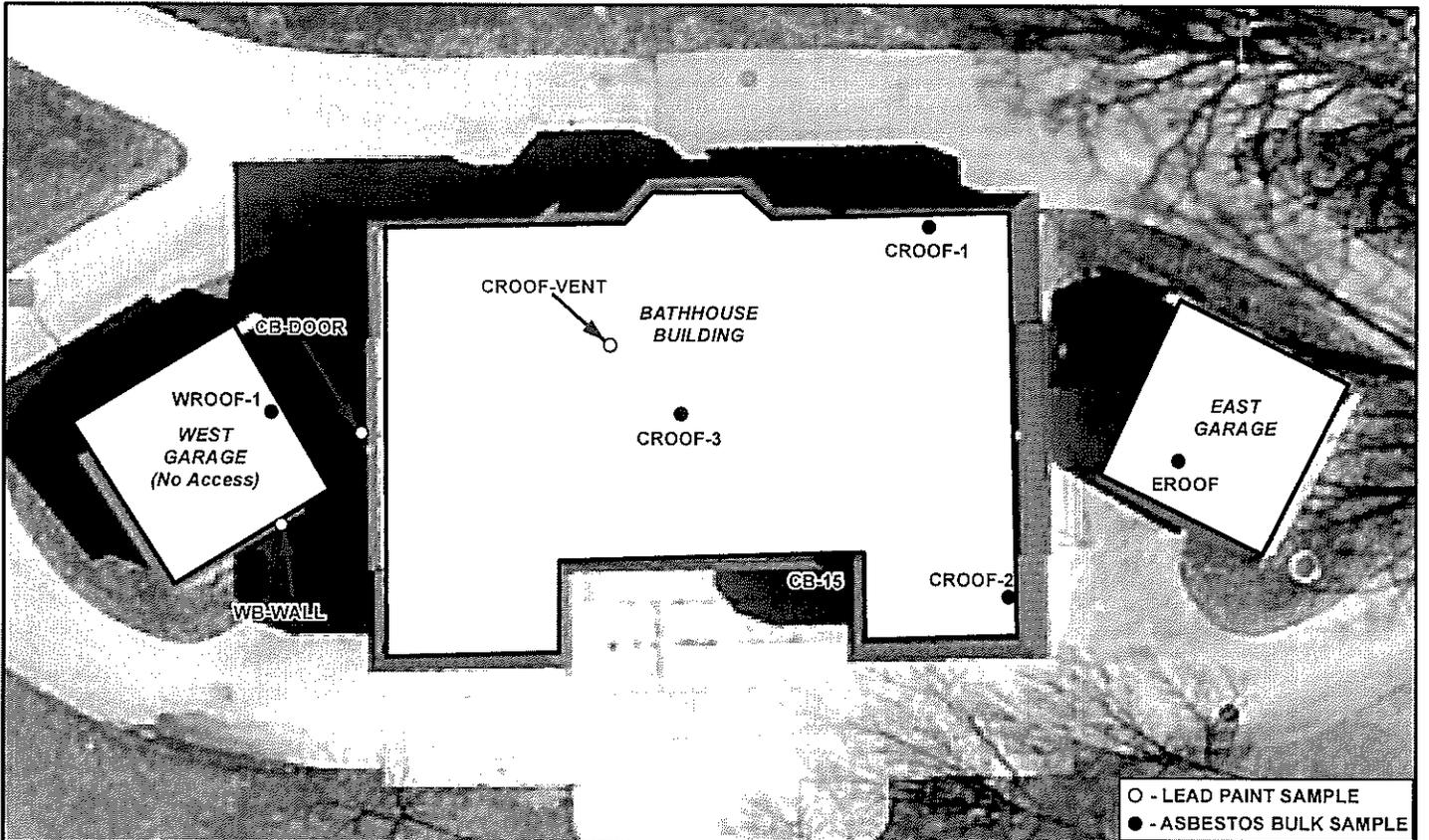
FIGURE 1.1 SITE LOCATION MAP



HIMALAYAN CONSULTANTS, LLC
 Engineering and Hydrogeologists
 W156 N11357 Pilgrim Road
 Germantown, Wisconsin 53022
 Phone: (262) 502-0066
 Fax: (262)-0077

Project ID: 15013.027
McGovern Park - 5400 N. 51st Street
Bathhouse and two adjacent garages
Milwaukee County, Wisconsin





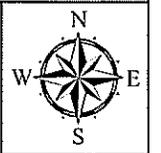
Source: **MCAMLIS**

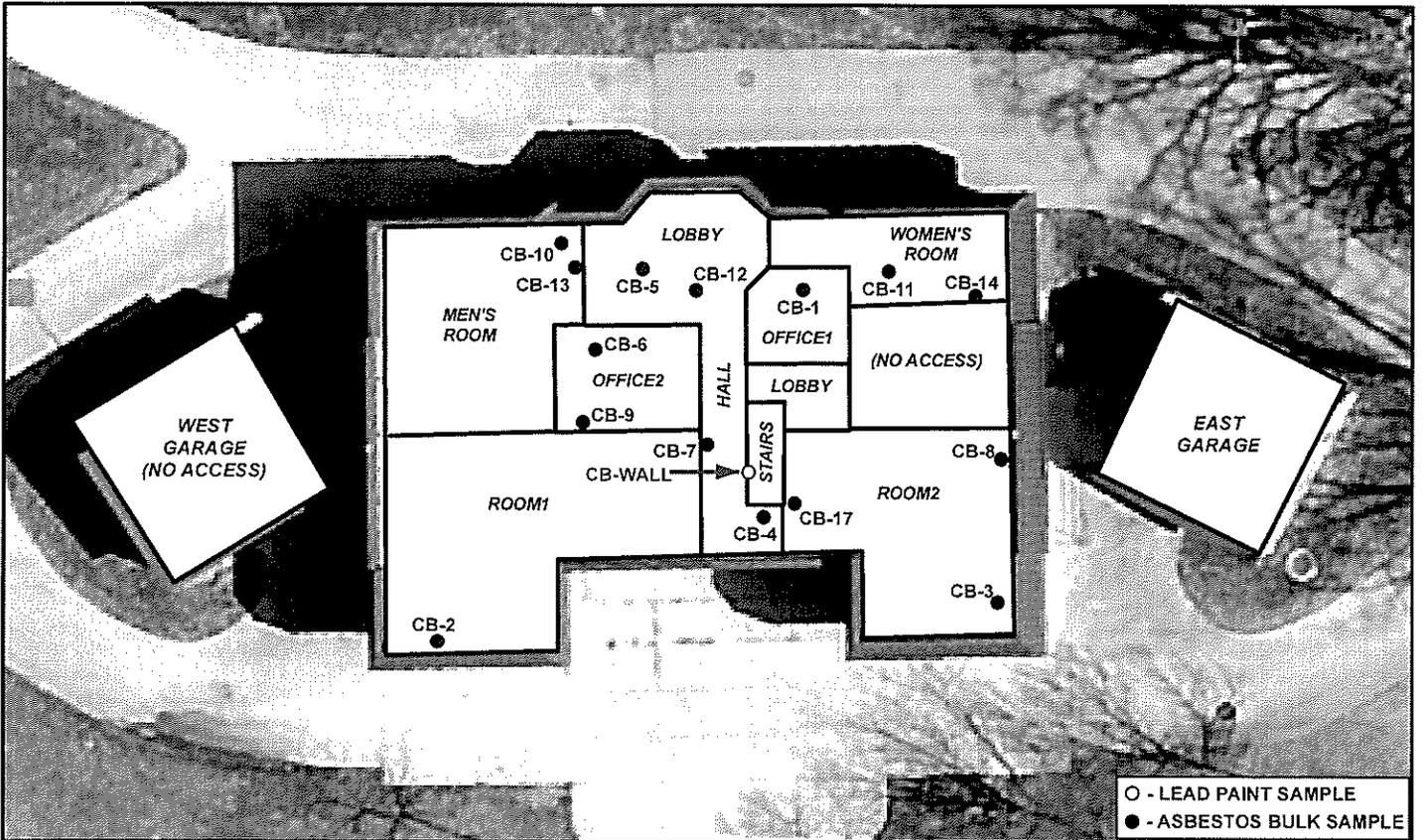
Scale: 0 5 10 20 30 Feet

FIGURE 2.1 SAMPLE LOCATION MAP (EXTERIOR)

 **HIMALAYAN CONSULTANTS, LLC**
 Engineering and Hydrogeologists
 W156 N11357 Pilgrim Road
 Germantown, Wisconsin 53022
 Phone: (262) 502-0066
 Fax: (262)-0077

Project ID: 15013.027
McGovern Park - 5400 N. 51st Street
Bathhouse and two adjacent garages
Milwaukee County, Wisconsin





Source: **MCAMLIS**

Scale: 0 5 10 20 30 Feet

FIGURE 2.2 SAMPLE LOCATION MAP (1st FLOOR)



HIMALAYAN CONSULTANTS, LLC
 Engineering and Hydrogeologists
 W156 N11357 Pilgrim Road
 Germantown, Wisconsin 53022
 Phone: (262) 502-0066
 Fax: (262)-0077

Project ID: 15013.027
 McGovern Park - 5400 N. 51st Street
 Bathhouse and two adjacent garages
 Milwaukee County, Wisconsin



APPENDIX B

LAB REPORTS

MICRO ANALYTICAL, INC.

11521 West North Avenue
Milwaukee, WI 53226
(800) 771-9820 (414) 771-0855
Fax: (414) 771-6570

BULK ASBESTOS ANALYTICAL REPORT
Utilizing PLM and Dispersion Stain Technique

Customer: Himalayan Consultants, LLC
W156 N11357 Pilgrim Rd
Germantown, WI 53022

Report #: 139068
Received: 26-Jun-2015
Analyzed: 02-Jul-2015

Job ID: McGovern Park

Sample ID	% Asbestos	Non-Asbestos Fibrous Components	Non-Fibrous Components	Color	Texture
WROOF-1	None Detected	15% Fibrous Glass 15% Cellulose	70%	Black	Resinous
CROOF-1	15% Chrysotile	20% Cellulose	65%	Black	Resinous
EROOF	None Detected	15% Fibrous Glass 15% Cellulose	70%	Black	Resinous
CROOF-2	None Detected	15% Cellulose	85%	Black	Resinous
CROOF-3	None Detected	10% Fibrous Glass 35% Cellulose	55%	Black	Mastic
CB-1	None Detected	40% Cellulose	60%	Tan	Compressed
CB-2	None Detected	40% Cellulose	60%	Tan	Compressed
CB-3	None Detected	40% Cellulose	60%	Tan	Compressed
CB-4	None Detected		100%	White	Floortile
CB-4 II	None Detected		100%	Tan	Mastic
CB-5	None Detected		100%	White	Floortile
CB-5 II	None Detected		100%	Tan	Mastic
CB-6	None Detected		100%	White	Floortile
CB-6 II	None Detected		100%	Tan	Mastic
CB-7	None Detected		100%	Off-White	Flexible
CB-7 II	None Detected		100%	Tan	Mastic
CB-8	None Detected		100%	Off-White	Flexible
CB-8 II	None Detected		100%	Tan	Mastic
CB-9	None Detected		100%	Off-White	Flexible
CB-9 II	None Detected		100%	Tan	Mastic

Sample ID	% Asbestos	Non-Asbestos Fibrous Components	Non-Fibrous Components	Color	Texture
CB-10	None Detected		100%	Multi- Colored	Compact
CB-11	None Detected		100%	Multi- Colored	Compact
CB-12	None Detected	<1% Fibrous Glass 15% Cellulose	85%	White	Compact
CB-13	None Detected		100%	Brown	Ceramic Tile
CB-14	None Detected		100%	Yellow	Mastic
CB-15	None Detected	5% Synthetic Fiber	95%	Brown	Resinous
CB-16	2% Chrysotile	3% Cellulose	95%	Gray	Resinous

Analyzed By: Jon Yakish

Test method: EPA/600/R-93/116 and EPA/600/M4-82-020. Quantitation is done by Calibrated Visual Estimation which has an accepted Relative Percent Difference of 35. This report may not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. This test report relates only to the items tested and shall not be reproduced except in full, without the written approval of MICRO ANALYTICAL, INC.

MICRO ANALYTICAL, INC.

11521 West North Avenue
Milwaukee, WI 53226
(800) 771-9820 (414) 771-0855
Fax: (414) 771-6570

BULK ASBESTOS ANALYTICAL REPORT
Utilizing PLM and Dispersion Stain Technique

Customer: Himalayan Consultants, LLC
W156 N11357 Pilgrim Rd
Germantown, WI 53022

Report #: 139253
Received: 26-Jun-2015
Analyzed: 07-Jul-2015

Job ID: McGovern Park

Sample ID	% Asbestos	Non-Asbestos Fibrous Components	Non-Fibrous Components	Color	Texture
CB-17	None Detected	5% Synthetic Fiber	95%	Off-White	Resinous
CB-18	3% Chrysotile	2% Synthetic Fiber	95%	Off-White	Resinous

Analyzed By: Arthur Warneke III

Test method: EPA/600/R-93/116 and EPA/600/M4-82-020. Quantitation is done by Calibrated Visual Estimation which has an accepted Relative Percent Difference of 35. This report may not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. This test report relates only to the items tested and shall not be reproduced except in full, without the written approval of MICRO ANALYTICAL, INC.



Environmental Hazards Services, L.L.C.
 7469 Whitepine Rd
 Richmond, VA 23237
 Telephone: 800.347.4010

Lead Paint Chip
 Analysis Report

Report Number: 15-06-04488

Client: Ameri-Sci
 13635 Genito Road
 Midlothian, VA 23112-400

Received Date: 06/29/2015
 Analyzed Date: 06/30/2015
 Reported Date: 06/30/2015

Project/Test Address: 115-06-2421, McGovern Park
 Collection Date: 06/26/2015

Client Number:
 48-3042

Laboratory Results

Fax Number:
 804-763-1800

Lab Sample Number	Client Sample Number	Collection Location	Pb (ug/g) ppm	% Pb by Wt.	Narrative ID
15-06-04488-001	CB-WALL		<43	<0.0043	
15-06-04488-002	WB-WALL		<48	<0.0048	
15-06-04488-003	CB-DOOR		<33	<0.0033	
15-06-04488-004	C ROOF-VENT		88	0.0088	

Environmental Hazards Services, L.L.C

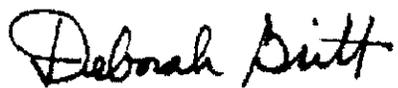
Client Number: 48-3042

Report Number: 15-06-04488

Project/Test Address: 115-06-2421, McGovern Park

Lab Sample Number	Client Sample Number	Collection Location	Pb (ug/g) ppm	% Pb by Wt.	Narrative ID
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Method: EPA SW846 7000B

Reviewed By Authorized Signatory: 

Deborah Britt
QA/QC Clerk

The HUD lead guidelines for lead paint chips are 0.50% by Weight, 5000 ppm, or 1.0 mg/cm². The Reporting Limit (RL) is 10.0 ug Total Pb. Paint chip area and results are calculated based on area measurements determined by the client. All internal quality control requirements associated with this batch were met, unless otherwise noted.

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Results represent the analysis of samples submitted by the client. Sample location, description, area, etc., was provided by the client. Results reported above in mg/cm³ are calculated based on area supplied by client. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2319 NY ELAP #11714.

LEGEND	Pb= lead	ug = microgram	ppm = parts per million
	ug/g = micrograms per gram	Wt. = weight	

APPENDIX C

ASBESTOS / LEAD CERTIFICATIONS

Company Certificate

This certifies that

HIMALAYAN CONSULTANTS LLC

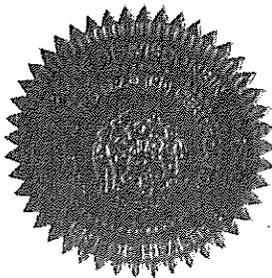
W156N11357 PILGRIM RD
GERMANTOWN WI 53022-3422

is certified under ch. DHS 159, Wis.Adm.Code as a

Asbestos Company - Primary

Certificate Issue Date: 07/15/2014
Expiration Date: 08/17/2016, 12:01 a.m.
Certification #: CAP-31310

Wisconsin Department of Health Services
Division of Public Health
Bureau of Environmental and Occupational Health
Asbestos & Lead Section
PO Box 2659
Madison WI 53701-2659
Phone: (608) 261-6876



Shelley A. Bruce
Shelley A Bruce,
Unit Supervisor

Company Certificate

This certifies that

HIMALAYAN CONSULTANTS LLC

W156N11357 PILGRIM RD
GERMANTOWN WI 53022-3422

is certified under ch. DHS 163, Wis.Adm.Code as a

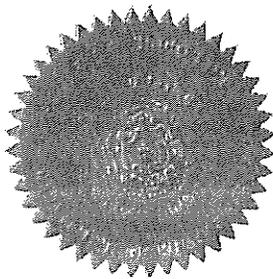
Lead (Pb) Company

Certificate Issue Date: 12/08/2014
Expiration Date: 12/08/2016, 12:01 a.m.
Certification #: DHS-31310

Wisconsin Department of Health Services
Division of Public Health
Bureau of Environmental and Occupational Health
Asbestos & Lead Section
PO Box 2659
Madison WI 53701-2659
Phone: (608) 261-6876



Shelley A Bruce
Shelley A Bruce,
Unit Supervisor





LEAD(PB) INSPECTOR

Issued By

STATE OF WISCONSIN

Dept. of Health Services

Thomas Jacob Duappen
N91w17582 Saint Regis Dr
Menomonie Wis WI 53051-1922

		170 lbs	5' 07"
LII-209058	Exp: 11/12/2015	09/08/1964	Male

Training due by: 11/12/2016



ASBESTOS INSPECTOR

Issued By

STATE OF WISCONSIN

Dept. of Health Services

Thomas Jacob Duappen
N91w17582 Saint Regis Dr
Menomonie Wis WI 53051-1922

		165 lbs	5' 07"
AII-209058	Exp: 05/09/2016	09/08/1964	Male

Training due by: 05/09/2016



PRE-DEMOLITION REPORT

**KERN PARK PAVILION
3614 N HUMBOLDT AVENUE
MILWAUKEE, WISCONSIN**

Prepared for:

Milwaukee County
633 W Wisconsin Avenue, Suite 1003
Milwaukee, WI 53203

Prepared by:

LF Green Development, LLC
5600 W Brown Deer Road, Suite 120
Milwaukee, Wisconsin 53223

July 14, 2015

SUBMITTAL CERTIFICATION

PRE-DEMOLITION REPORT

**KERN PARK PAVILION
3614 N HUMBOLDT AVENUE
MILWAUKEE, WISCONSIN**

I, LINDA J. FELLEENZ, hereby certify that I am a licensed Asbestos Inspector as defined by the State of Wisconsin Department of Health and Family Services, Certification # AII-15354, licensed Asbestos Supervisor, Certification # ACS-15354, Asbestos Management Planner, Certification # AMP-15354. Lead Hazard Investigator # LHI, Lead Risk Assessor # LRA 15354, and a licensed Hydrogeologist as that term is defined in s. NR 712.03 (1), Wis. Adm. Code.

Linda J. Fellenz

Linda J. Fellenz
Asbestos Supervisor

July 14, 2015
Date

July 14, 2015

Mr. Kevin O'Brien
Milwaukee County
633 W Wisconsin Avenue
Milwaukee, WI 53203

RE: HAZARDOUS MATERIALS ASSESSMENT
Kern Park Pavilion 3614 N Humboldt Avenue Milwaukee, WI

On June 30, 2015, LF Green Development, LLC (LF Green) performed a hazardous materials assessment on an one-story brick park pavilion building located at Kern Park. Kern Park is located at 3614 N Humboldt Avenue in Milwaukee, WI.

Fifteen (15) samples were collected and analyzed for the presence of asbestos. Three (3) samples of paint were collected and analyzed for lead based paint.

ASBESTOS INSPECTION:

LF Green completed the asbestos inspection on June 30, 2015. The inspection was completed by collecting suspect asbestos containing materials from the surfaces within the property and testing the samples for the presence of asbestos.

INSPECTION PROCEDURES:

The asbestos inspection was completed by LF Green visually inspecting the property to determine the presence of suspect asbestos containing materials that were accessible and/or exposed. LF Green collected samples of such suspect materials and submitted the samples for testing to determine the presence of asbestos using polarized light microscopy. The EPA considers a material to be asbestos-containing if at least one sample from the homogenous area shows asbestos in an amount greater than 1%. Additionally, LF Green evaluated the overall condition of the suspect material to determine its friability and overall condition.

Any material identified at the property as friable asbestos materials and any non-friable asbestos materials in poor condition or on substrates that will be recycled need to be removed prior to conducting renovation work that may impact those surfaces.

Appropriate regulations need to be followed for asbestos removal, including but not limited to: notifications to the WI Department of Health and Family Services, WI Department of Natural Resources, City of Milwaukee, and compliance with OSHA regulations, as well as the use of certified contractors.

Any suspected asbestos materials that have not been sampled and analyzed that are found during the course of demolition work must be considered as asbestos unless determined not to contain asbestos. Both the DNR and OSHA require a competent person be present onsite during renovation and demolition work that can make those decisions.

5600 W Brown Deer Road, Suite 120
Milwaukee, WI 53223
414-254-4813
lfellenz@lfgreendevlopment.com



ASBESTOS SAMPLING RESULTS:

Samples, locations and results are listed below. Samples positive for asbestos are in red and highlighted.

Sample #	Description	Location	Results	Quantity	Friable/Non-friable	Condition
1	Plaster	Walls throughout	Negative	NA	NA	NA
2	Board	Behind utility room	Negative	NA	NA	NA
3	Ceramic tile	Men's room by urinal	Negative	NA	NA	NA
4A	Beige baseboard	Women's restroom	Negative	NA	NA	NA
4B	Mastic	Women's restroom	Negative	NA	NA	NA
5A	Black vinyl tile	Main floor	Negative	NA	NA	NA
5B	Mastic	Main floor	Negative	NA	NA	NA
6	Caulk	Along bottom of building	Negative	NA	NA	NA
7	Caulk	Outside north and east side	Negative	NA	NA	NA
8	Plaster	Basement ceiling	Negative	NA	NA	NA
9	Tar	Along foundation	2% Chrysotile	**	Non-friable	Good
10	Plaster	Main Room	Negative	NA	NA	NA
11	Plaster	Office	Negative	NA	NA	NA
12	Plaster	Main room	Negative	NA	Non-friable	Good
13	Brown material	Behind baseboard in main room	Negative	NA	Non-friable	Good
TOTAL SAMPLES ANALYZED - 15						

* the building is 3600 sq. ft.. The tar is located on the concrete foundation wall approximately 3-4 inches wide. It was not observed all the way around the building. Additionally, the tar may remain on the concrete foundation during demolition if the concrete will not be recycled.

Lead Paint Survey Methodology

The survey conducted of the properties was not a comprehensive HUD survey for the presence of lead based paint within the residences. Representative sampling of suspected lead based paints or coatings was performed to determine the presence and concentration of lead in paints/coatings that will be disturbed during demolition and/or surfaces that had paint in poor condition. The specific surfaces included materials such as wood siding, cinderblock foundation walls, and



concrete floors. During the inspection a visual assessment of general condition of the painted surface was also conducted.

The United States Department of Housing and Urban Development (HUD) in the Guidelines for the Evaluation and Control of Lead-Based Paint in Housing (HUD Guidelines) defines lead based paint as having a surface concentration of lead that is at or greater than 1 milligram of lead per square centimeter of surface or 0.5% or greater of lead per weight of a paint chip sample. These measurements will be referred to in this report as the HUD Standard.

This inspection follows the directions of the client, and the interior and exterior was sampled.

The Wisconsin Administrative Code (HFS 163) for lead-based paint is more protective and will be reference in this report where a potential lead poisoning hazard may be present. The Wisconsin Administrative Code defines lead-based paint as having a surface concentration of lead that is more than 0.7 milligrams of lead per square centimeter of surface or more than 0.06% of lead per weight of a paint chip sample. These measurements will be defined as the Wisconsin Standard.

LEAD PAINT SAMPLING RESULTS

Sample #	Description	Location	Results	POSITIVE/ NEGATIVE	CONDITION
LPB-1	Beige/white	Wall in main room	0.1350	Negative	GOOD
LBP-2	White	Inside office	0.9561	Positive	GOOD
LBP-3	White	Hall to basement	0.0955	Negative	GOOD
TOTAL SAMPLES ANALYZED -3					

REGULATED MATERIALS INSPECTION:

In addition to the lead paint and asbestos inspection and sampling, a survey of other potential hazardous materials was completed. The following is an abbreviated list of potential hazardous materials identified within the building:

- Approximately 30 fluorescent fixtures bulbs are located in the building. The fluorescent light bulb units have ballasts (approximately 10) within them that may potentially contain PCBs;
- There is 1 thermostat located in the building;
- There are at least 3 electrical boxes within the building that may potentially contain asbestos-containing molding or back plates;
- There were no smoke detectors identified in the facility that may potentially contain a small amount of a radioactive source such as radium or americium;
- There were no fire extinguishers were located in the facility; that may potentially contain carbon tetrachloride, a known carcinogen;
- 2 exit signs were observed in the building that may potentially contain radioactive tritium or phosphorus coating.

Recommendations:

LF Green makes the following recommendations regarding potentially hazardous materials to be impacted by the proposed deconstruction and demolition work:

Asbestos:

- ACM was found in the tar located along the foundation of foundation of the building.
- The tar is Category II non-friable and may remain on the concrete foundation during demolition if the concrete will not be recycled.
- If any un-sampled suspect ACM is discovered during renovation activities, they must be considered and treated as asbestos containing unless tested and determined not to contain asbestos.

NOTES:

- Electrical wiring was not included in this inspection.

Lead Paint:

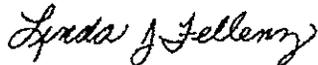
- The paint inside the office was found to be positive for Lead Based Paint, however the demolition may continue without removing the paint.

Regulated materials:

- Light bulbs, mercury bulbs, and ballasts must be collected and managed during renovation and/or demolition;
- Thermostats and thermometers should be removed and properly disposed of;
- Exit signs, fire extinguishers, smoke detectors, and alarms should be properly disposed of per local regulations or recycled.
- No hazardous materials were identified related to the heating and cooling system.

Please feel free to call at 414-254-4813 or email at LFellenz@LFGreendevlopment.com if you have any comments or questions.

Sincerely,



President,
LF Green Development



DNR's Asbestos Citation Authority

What is asbestos citation authority?

The Department of Natural Resources (DNR) asbestos citation authority, passed by the Wisconsin Legislature in July 2003, allows the DNR to issue citations for several specific asbestos violations. Citations can be issued for any of the following:

1. failure to notify the DNR of regulated demolition or renovation activities;
2. failure to conduct an inspection prior to demolition or renovation; or
3. not following asbestos landfill disposal requirements.

This enforcement tool was developed because many building owners and contractors were not taking precautions to prevent asbestos air pollution before renovating and demolishing structures. Is this a new requirement?

No. Citation authority is a new tool used to enforce the existing regulations. It will be used to address the less egregious violations that often develop into more serious issues.

Who does the asbestos citation authority affect?

Wisconsin Administrative Code states that both **owners** and **operators** may be responsible if requirements are not met.

Owners include any owner of a regulated facility. A regulated facility is any institutional, commercial, public, or industrial structure. In general, owners of residential structures (homeowners) are not regulated by asbestos air regulations. However, a residential structure may be regulated if:

- it is part of a larger project (multiple buildings),
- has ever had an institutional function,
- will be used for a controlled fire training burn, or
- has greater than four dwelling units.

Even if a home is not a regulated facility, the homeowner is still subject to DNR asbestos disposal requirements.

Operators are defined in short as any person who leases, operates, controls or supervises the renovation or demolition at the facility in question. This includes asbestos contractors, demolition contractors, general contractors, excavators, landfill operators, and fire departments.

What does this mean to me?

As an **owner** or **operator**, you must ensure you are in compliance with state asbestos regulations. This can be done by either contracting with a company or individual with expertise in the field, or educating yourself on the requirements of Wis. Admin. Code. ch. NR 447. If we find you have failed to do so, you may be subject to the citation authority, or DNR may refer the case to the Wisconsin Department of Justice.



How much are the citations?

Citations are \$500 to \$5,000 per violation, and penalties double to \$1,000 to \$10,000 with repeat offenses within five years.

Can a DNR inspector write a citation on site?

No. The DNR inspector documents violations on site and requests an enforcement conference with the violator, the inspector, and a warden. If a citation is issued, it is processed by the warden at that time.

Why is asbestos a concern?

Asbestos is a known carcinogen, with no known safe levels of exposure. It causes a number of respiratory diseases, including asbestosis, lung cancer, mesothelioma, and may have connections to some intestinal and stomach cancer.

Asbestos is a mineral that is used in thousands of building materials. The naturally occurring fiber is added to building materials to strengthen them and increase their resistance to heat. Failing to inspect for asbestos prior to a renovation or demolition means the presence of asbestos is unknown, thus increasing the likelihood that the public and workers could be exposed to asbestos fibers.

How does citation authority work with the existing regulations?

Asbestos citation authority, NR 447.19, was added to address three particular portions of the existing regulations. These were chosen due to poor compliance with these sections. The citation authority focuses on black-and-white sections of the regulations that can prevent dangerous situations from arising.

I still have questions, who do I contact?

For questions about citation authority or the DNR asbestos program, contact Amy Walden by email: Amy.Walden@Wisconsin.gov or phone (608) 266-3658.



APPENDIX A
ASBESTOS LABORATORY RESULTS

TRIANGLE ENVIRONMENTAL SERVICE CENTER, INC.

13509 East Boundary Road, Suite B, Midlothian, VA 23112
804-739-1751 • fax: 804-739-1753

BULK ASBESTOS SAMPLE ANALYSIS SUMMARY

CLIENT: L F Green Development, LLC
5600 W. Brown Deer Road, Suite 120
Milwaukee, WI 53237

TESC LOGIN #: 150706W

DATE OF RECEIPT: 7/6/2015
DATE OF ANALYSIS: 7/7/2015
DATE OF REPORT: 7/7/2015

CLIENT JOB: Linda Fellenz

JOB SITE: Kern Park Pavillion

ANALYST: F. Jiang

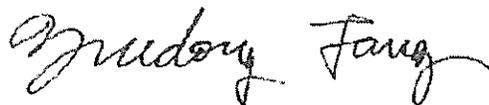
TESC SAMPLE #	CLIENT SAMPLE ID & GROSS DESCRIPTION	ESTIMATED % ASBESTOS	NON ASBESTOS % FIBERS	NON FIBROUS % MATERIALS
1	1 / White Powder	NAD		100%
2	2 / Brown Fibers	NAD	98% Cellulose	2%
3	3 / Grey Ceramic	NAD		100%
4A	4 - Covebase / Beige Rubber	NAD		100%
4B	4 - Mastic / Yellow Adhesive	NAD		100%
5A	5 - Tile / Black Vinyl	NAD		100%
5B	5 - Mastic / Yellow Adhesive	NAD		100%
6	6 / White Adhesive	NAD		100%
7	7 / White Adhesive	NAD		100%
8	8 / Grey Granular, Brown Fibers	NAD	10% Cellulose	90%

Samples are analyzed in accordance with "Interim Method for the Determination of Asbestos in Bulk Insulation Samples", EPA 600/M4-82-020, Dec 1982 and "Method for the Determination of Asbestos in Bulk Building Materials", EPA 600/R-93-116, July 1993. None Detected: not detected at/or below the detected limit of method (Reporting limit: 1% Asbestos). Glass fiber is analyzed for quality control blank. TESC recommends by point count or Transmission Electron Microscopy (TEM), for materials regulated by the EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (< 10%) asbestos by Polarized Light Microscopy (PLM). Both services are available for an additional fee. This report shall not be reproduced, except in full written approval of Triangle Environmental Service Center, Inc. This report must not be used by the customer to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. This test report relates only to the item(s) tested.

NVLAP Lab Code: 200794-0

[LEGEND NAD=No Asbestos Detected, Lino.=Linoleum, JC=Joint Compound]

Reviewed By Authorized Signatory:



Feng Jiang, MS Senior Geologist, Laboratory Director
Yuedong Fang, Senior Geologist

TRIANGLE ENVIRONMENTAL SERVICE CENTER, INC.

13509 East Boundary Road, Suite B, Midlothian, VA 23112
804-739-1751 • fax: 804-739-1753

BULK ASBESTOS SAMPLE ANALYSIS SUMMARY

CLIENT: L F Green Development, LLC
5600 W. Brown Deer Road, Suite 120
Milwaukee, WI 53237

TESC LOGIN #: 150706W

DATE OF RECEIPT: 7/6/2015
DATE OF ANALYSIS: 7/7/2015
DATE OF REPORT: 7/7/2015

CLIENT JOB: Linda Fellenz

JOB SITE: Kern Park Pavillion

ANALYST: F. Jiang

TESC SAMPLE #	CLIENT SAMPLE ID & GROSS DESCRIPTION	ESTIMATED % ASBESTOS	NON ASBESTOS % FIBERS	NON FIBROUS % MATERIALS
9	9 / Black Fibers, Black Adhesive	2% Chrysotile	90% Cellulose	8%
10	10 / Grey Granular, White Powder	NAD		100%
11	11 / Grey Granular	NAD		100%
12	12 / Grey Granular	NAD		100%
13	13 / Black Rubber, White Fibers	NAD	10% Cellulose	90%

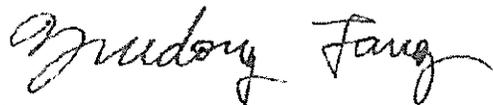
Total Samples/Layers Analyzed: 15

Samples are analyzed in accordance with "Interim Method for the Determination of Asbestos in Bulk Insulation Samples", EPA 600/M4-82-020, Dec. 1982 and "Method for the Determination of Asbestos in Bulk Building Materials", EPA 600/R-93-116, July 1993. None Detected: not detected at or below the detected limit of method (Reporting limit: 1% Asbestos). Glass fiber is analyzed for quality control blank. TESC recommends by point count or Transmission Electron Microscopy (TEM), for materials regulated by the EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by Polarized Light Microscopy (PLM). Both services are available for an additional fee. This report shall not be reproduced, except in full written approval of Triangle Environmental Service Center, Inc. This report must not be used by the customer to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. This test report relates only to the item(s) tested.

NVLAP Lab Code: 200794-0

[LEGEND NAD=No Asbestos Detected, Lino.= Linoleum, JC=Joint Compound]

Reviewed By Authorized Signatory:



Feng Jiang, MS Senior Geologist, Laboratory Director
Yuedong Fang, Senior Geologist

TESC LOGIN NUMBER: 15766W

CHAIN OF CUSTODY FORM

13509 East Boundary Road, Suite B • Midlothian • VA • 23112 • Tel: 804-739-1751 • Fax: 804-739-1753

TRIANGLE ENVIRONMENTAL SERVICE CENTER

LAB CUSTOMER: LF Green Development, LLC
 ADDRESS: 5600 W Brown Deer Road Suite 120
 CITY, STATE, ZIP: Milwaukee, WI 53223
 TAT: 2 Hour: 6 Hour: 24 Hour: X 48 Hour: 3 Day: 5 Day:
 CONTACT METHOD: Phone: 414-254-4813 Fax: 414-375-4098

DATE: 4/30/15
 CONTACT NAME: Linda Fellenz
 PROJECT #:
 PROJECT SITE: K&N Paek Pavilion
 Email: LFELLENZ@LFGREENDEVELOPMENT.COM

Sample number	Sample Date	Asbestos							Lead							Other Metals			Air Quality/Mold			Comments							
		Bulk ID by PLM	PCM Fiber Count	PLM Point Count 400	PLM Point Count 1000	PLM Gravimetric	CARB 435 (Soil only)	TEM AHERA Air	TEM Bulk Chatfield	Air	Paint(% & PPM)	Soil(PPM)	Wipe	TCLP (Pb)	Waster Water	Drinking Water (Pb)	TCLP RCRA 8	CAM 17	Welding Fume	Toxic Metal Profile	Biocassette		Slide	Surface Tape	Surface Swab	Bulk	Air Volume (L)	Wipe Area (ft ²)	Scrape Area (cm ²)
<u>1000000</u>	<u>4/30/15</u>																												<u>Asbestos</u>
																													<u>Lead</u>
																													<u>Other Metals</u>
																													<u>Air Quality/Mold</u>

Released by Linda Fellenz

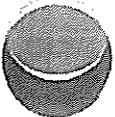
Signature [Signature]

Date/Time: 6/30/15 8:00

Date/Time: 4/30/15 10:30

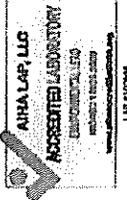
Prepared by TESC

Pages: of



ACCURATE ANALYTICAL TESTING LLC

12950 HAGGERTY ROAD
BELLEVILLE MICHIGAN 48111 FAX: (734) 699-8407
www.accurate-test.com



SUBMITTING COMPANY
LF Green Development, LLC
5600 W. Brown Deer Road, Suite 120
Milwaukee, W 53223

CONTACT INFORMATION
Linda Fellenz
Phone: 414-254-4813
Cell:

Fax: 414-375-4098
lfellenz@lfgreendevlopment.com

PROJECT NUMBER	PROJECT ADDRESS	SAMPLE START TIME	SAMPLE END TIME
Sampling Date: 6/30/2015	Requested Analysis	LEAD	Request Turnaround time (please check one)
Project Name: <u>Keon Park</u>	SINGLE WIPE DUST	COMPOSITE SOIL () % By Wt. (X) PAINT CHIP ()	SAME DAY () 48 Hour (X) 72 Hour () 10 Days ()
PO #			

LAB ID	Client SAMPLE ID	description	WIPE AREA (e.g. 12 X 12)	REQUESTED ANALYSIS	LEAD	CLIENT COMMENTS
288052 LBP-1		wall main Room	X	CHIP		Risk Assessor Linda Fellenz
53 LBP-2		inside office	X			Samples shipped
54 LBP-2		Hall to basement	X			
	6					SAMPLE CONDITION
						SEALS INTACT Y N
						PRESERVATIVES Y N
						CONTAINERS LABELED Y N
						LAB REMARKS
						2071
						LAB PROJECT NUMBER
						237405
SAMPLES RELINQUISHED BY				SAMPLES RECEIVED BY		TIME
Linda Fellenz				Linda Fellenz		2-Jul-15
						AM
						PM
						AM
						PM

By submitting samples to AAT, the client agrees to AAT's terms and conditions.



30105 Beverly Road
 Romulus, MI 48174
 Ph: 734-629-8161; Fax: 734-629-8431

Certificate of Analysis: Lead In Paint by EPA SW-846 7420 and 3050B Method

Client : LF Green Developments P O Box 70888 Milwaukee, WI 53237	AAT Project : 237405
Attn : Linda Fellenz Phone : 414-254-4813	Sampling Date : 06/30/2015
Email : lfellenz@ifgreendevlopment.com	Date Received : 07/06/2015
Fax :	Date Analyzed : 07/07/2015
Client Project : KERN PARK	Date Reported : 7/7/2015 3 55 11PM
Project Location : KERN PARK	Analyst : Brian Napier

Lab Sample ID	Client Code	Sample Description	PPM	Result Lead (% by weight)	Calculated R L (% by weight)
2283052	LBP-1	WALL MAIN ROOM	1350	0 1350	0 0032
2283053	LBP-2	INSIDE OFFICE	9561	0 9561	0 0056
2283054	LBP-3	HALL TO BASEMENT	955	0 0955	0 0039

Analyst Signature

RL= Reporting Limit * For true values assume (2) significant figures The method and batch QC is acceptable unless otherwise stated Current EPA/HUD Interim Standard for lead in paint samples is 5000 PPM (parts per million) or ug/g which is equivalent to 0.5% by weight AAT internal SOP S203 The laboratory operates in accord with ISO 17025 guidelines and holds limited scopes of accreditation under AIHA and NY State DOH ELAP programs These results are submitted pursuant to AAT LLC current terms and conditions of sale including the company's standard warranty and limitation of liability provisions Analytical results relate to the samples as received by the lab AAT will not assume any liability or responsibility for the manner in which the results are used or interpreted Reproduction of this document other than in its entirety is not permitted All Quality control requirements for the samples this report contains have been met

AIHA ELAP- Lab ID #100986 NY State DOH ELAP -Lab ID #11864 State of Ohio- Lab ID # 10042

Date Printed 07/07/2015 3 55PM

AAT Project 237405





30105 Beverly Road
Romulus, MI 48174
Ph: 734-629-8161; Fax: 734-629-8431

To : LF Green Developments
P O Box 70888
Milwaukee, WI 53237

AAT Project : 237405
Client Project : KERN PARK
Date Reported : 7/7/2015 3 55 11PM

Attn : Linda Fellenz
Email : lfellenz@lfgreendev.com
Phone : 414-254-4813

Project Location : KERN PARK

Sample	Client Code	Analysis Requested	Completed
2283052	LBP-1	Lead Paint	07/07/2015
2283053	LBP-2	Lead Paint	07/07/2015
2283054	LBP-3	Lead Paint	07/07/2015

Reviewed By Quality Assurance Coordinator - Robert A Theys

This report is intended for use solely by the individual or entity to which it is addressed. It may contain information that is privileged, confidential and otherwise exempt by law from disclosure. If the reader of this information is not the intended recipient or an employee of its intended recipient you are herewith notified that any dissemination, distribution or copying of this information is strictly prohibited. If you have received this information in error please notify AAT immediately. Thank you.

AIHA ELLAP - Lab ID #100986 NY State DOH ELAP - Lab ID #11864 State of Ohio Lab ID # 10042

Date Printed: 07/07/2015 3 55PM

AAT Project 237405





**ASBESTOS AND LEAD PAINT INSPECTION
AND
SAMPLING REPORT**

**Doctors Park Bathroom Building
1870 E. Fox Lane
Milwaukee, WI 53207.**

Prepared by:

LF Green Development, LLC
5600 W. Brown Deer Road, Suite 120
Milwaukee, Wisconsin 53223

Prepared for:

Milwaukee Department of Administrative Services AE & ES
2711 Wells Street
Milwaukee, Wisconsin 53208

July 21, 2014

SUBMITTAL CERTIFICATION

**Doctors Park Bathroom Building
1870 E. Fox Lane
Milwaukee, WI 53207.**

I, LINDA J. FELLEENZ, hereby certify that I am a licensed Asbestos Inspector as defined by the State of Wisconsin Department of Health and Family Services, Certification # AII-15354, licensed Asbestos Supervisor, Certification # ACS-15354, Asbestos management Planner, Certification # AMP-15354, and a licensed Hydrogeologist as that term is defined in s. NR 712.03 (1), Wis. Adm. Code, and that, to the best of my knowledge, all of the information contained in this document is correct and the document was prepared in compliance with all applicable requirements in Chs. NR 700 to 726, Wis. Adm. Code.

Linda J. Fellenz

Linda J. Fellenz
Asbestos Supervisor

July 21, 2014
Date

July 2, 2014

Milwaukee Department of Administrative Services AE & ES
Mr. Kevin O'Brien
2711 Wells Street 2nd floor
Milwaukee, Wisconsin 53208

RE: ASBESTOS INSPECTION
Doctors Park Bathroom Building
1870 E. Fox Lane
Milwaukee, WI 53207.

Milwaukee County Department of Administrative Services:

On July 9, 2014, a lead paint and asbestos inspection was completed in the upper bathroom building at Doctors Park, prior to the renovation of the building. Building is located within Doctors Park, 1870 Fox Lane, Milwaukee, WI.

ASBESTOS INSPECTION

All friable asbestos materials (materials containing greater than 1%) and non-friable materials in poor condition or on substrates that will be recycled, need to be removed prior to renovation or demolition activities.

Any suspect materials that have not been sampled and analyzed that are found during the course of renovation or demolition need to be treated as asbestos until analyzed by the laboratory. Both the DNR and OSHA require that a competent person be onsite that can make those decisions.

Samples, locations and results are listed below:

Sample #	Description	Location	Results
1	Window caulk	Outside on west side of building	2% Chrysotile
2	Window caulk	Outside on west side of building	2% Chrysotile
3	Insulation on pipes	Basement	3% Chrysotile
4	Plaster	Basement walls	None Detected
5	Material over pipe wrap	Basement	20% Chrysotile 5% Amosite
TOTAL SAMPLES ANALYZED- 5			

LEAD PAINT INSPECTION

Lead paint chips were collected from surfaces within the areas planned for renovation.

The United States Department of Housing and Urban Development (HUD) in the Guidelines for the Evaluation and Control of Lead-Based Paint in Housing (HUD Guidelines) defines lead based



paint as having a surface concentration of lead that is at or greater than 1 milligram of lead per square centimeter of surface or 0.5% or greater of lead per weight of a paint chip sample. These measurements will be referred to in this report as the HUD Standard.

The Wisconsin Administrative Code (HFS 163) for lead-based paint is more protective and will be reference in this report where a potential lead poisoning hazard may be present. The Wisconsin Administrative Code defines lead-based paint as having a surface concentration of lead that is more than 0.7 milligrams of lead per square centimeter of surface or more than 0.06% of lead per weight of a paint chip sample. These measurements will be defined as the Wisconsin Standard.

Sample #	Location (Room, building, component, wall)	XRF Reading	Paint Condition (Intact or Deteriorated)
OFFICE AREA			
1	Green paint on pipes in basement	Negative	NA
2	White paint on door to outside	Positive	Poor
3	Green paint on walls in basement	Negative	NA
4	White over green on walls in basement	Negative	NA
5	Green paint on steps to basement	Negative	NA
6	White paint on the ceiling in the men's room	Negative	NA
TOTAL SAMPLES - 6			

Findings and Recommendations:

ASBESTOS:

Based on the sampling results, the window caulk and pipe wrap in basement are positive for asbestos. The window caulk is in good condition and may remain if the building is demolished or renovated. The pipe wrap in the basement is in poor condition and should be abated if renovations are planned in that area.

LEAD PAINT:

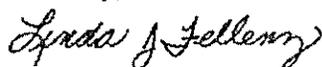
Lead paint was identified in samples collected from the main door to the outside. The door can be removed intact if impacted by renovations.

HAZARDOUS MATERIALS:

There were several fluorescent bulbs and ballasts located within the building – these should be properly disposed of if they will be affected by renovations. There were several electrical boxes identified during this inspection, those should be properly recycled or disposed of if they will be impacted by the renovation.

Please feel free to call me a 414-254-4813 or email at LFellenz@LFGreendevelopment.com if you have any questions.

Sincerely,



Linda Fellenz
President
LF Green Development



APPENDIX A

ASBESTOS LAB RESULTS

TRIANGLE ENVIRONMENTAL SERVICE CENTER, INC.

13509 East Boundary Road, Suite B, Midlothian, VA 23112
804-739-1751 • fax: 804-739-1753

BULK ASBESTOS SAMPLE ANALYSIS SUMMARY

CLIENT: L F Green Development, LLC
5600 W. Brown Deer Road, Suite 120
Milwaukee, WI 53237

TESC LOGIN #: 140718N

DATE OF RECEIPT: 7/18/2014
DATE OF ANALYSIS: 7/18/2014
DATE OF REPORT: 7/21/2014

CLIENT JOB:

JOB SITE: Doctor's Park

ANALYST: F. Jiang

TESC SAMPLE #	CLIENT SAMPLE ID & GROSS DESCRIPTION	ESTIMATED % ASBESTOS	NON ASBESTOS % FIBERS	NON FIBROUS % MATERIALS
1	1 / Gray powder	2% Chrysotile		98%
2	2 / Gray powder	2% Chrysotile		98%
3	3 / Gray powder, fibers	3% Chrysotile	70% Fiberglass	27%
4	4 / Gray granular	NAD		100%
5	5 / White powder, fibers	20% Chrysotile 5% Amosite		75%

Total Samples/Layers Analyzed: 5

Samples are analyzed in accordance with "Interim Method for the Determination of Asbestos in Bulk Insulation Samples", EPA 600/M4-82-020, Dec. 1982 and "Method for the Determination of Asbestos in Bulk Building Materials", EPA 600/R-93/116, July 1993. None Detected: not detected at or below the detected limit of method (Reporting limit: 1% Asbestos). Glass fiber is analyzed for quality control blank. TESC recommends by point count or Transmission Electron Microscopy (TEM), for materials regulated by the EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by Polarized Light Microscopy (PLM). Both services are available for an additional fee. This report shall not be reproduced, except in full written approval of Triangle Environmental Service Center, Inc. This report must not be used by the customer to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. This test report relates only to the item(s) tested

NVLAP Lab Code: 200794-0

[LEGEND NAD=No Asbestos Detected, Lino.=Linoleum, JC= Joint Compound]

Reviewed By Authorized Signatory:



Feng Jiang, MS Senior Geologist, Laboratory Director
Yuedong Fang, Senior Geologist

APPENDIX B
LEAD PAINT LAB RESULTS



ACCURATE
ANALYTICAL TESTING LLC

12950 Haggerty Road
Belleville, MI 48111
Ph: (734) 699-labs; Fax: (734) 699-8407

Certificate of Analysis: Lead In Paint by EPA SW-846 7420 and 3050B Method

Client : Lf Green Developments P O Box 70888 Milwaukee WI 53237	AAT Project : 193633
Attn : L Fellenz Phone : 414-254-4813	Sampling Date : 07/15/2014 Date Received : 07/18/2014 Date Analyzed : 07/21/2014 Date Reported : 7/21/2014 12 48 36PM Analyst : Brian Napier
Email : lfellenz@lfgreendevelopment.com	
Fax :	
Client Project : Doctors Park - Restroom	
Project Location : Doctors Park - Restroom	

Lab Sample ID	Client Code	Sample Description	PPM	Result Lead (% by weight)	Calculated R L (% by weight)
1897026	1	GREEN PAINT ON PIPES IN BASEMENT	672	0.0672	0.0033
1897027	2	WHITE PAINT ON DOOR TO OUTSIDE	24946	2.4946	0.0022
1897028	3	GREEN PAINT ON BASEMENT WALL	3739	0.3739	0.0036
1897029	4	WALL IN BASEMENT GREEN	4558	0.4558	0.0041
1897030	5	PAINT ON STEPS TO BSMT GREEN W RED	1062	0.1062	0.0036
1897031	6	WHITE PAINT ON MENS RM CEILING	57	0.0057	0.0041

Analyst Signature

RL= Reporting Limit * For true values assume (2) significant figures. The method and batch QC is acceptable unless otherwise stated. Current EPA/HUD Intern Standard for lead in paint samples is 5000 PPM (parts per million) or ug/g which is equivalent to 0.5% by weight. AAT internal SOP S203. The laboratory operates in accord with ISO 17025 guidelines and holds limited scopes of accreditation under AIHA and NY State DOH ELAP programs. These results are submitted pursuant to AAT LLC current terms and conditions of sale including the company's standard warranty and limitation of liability provisions. Analytical results relate to the samples as received by the lab. AAT will not assume any liability or responsibility for the manner in which the results are used or interpreted. Reproduction of this document other than in its entirety is not permitted.

AIHA ELLAP- Lab ID #100986 NY State DOH ELAP -Lab ID #11864 State of Ohio- Lab ID# 10042



Date Printed 07/21/2014 2:24PM

AAT Project 193633



ACCURATE
ANALYTICAL TESTING LLC

12950 Haggerty Road
Belleville, MI 48111
Ph:(734) 699-1abs; Fax:(734) 699-8407

To : Lf Green Developments
P O Box 70888
Milwaukee WI 53237

Attn : L Fellenz
Email : lfellenz@lfgreendeve'opment.com
Phone : 414-254-4813

AAT Project : 193633
Client Project : Doctors Park - Restroom
Date Reported : 7/21/2014 12 48 36 PM

Project Location : Doctors Park - Restroom

Sample	Client Code	Analysis Requested	Completed
1897026	1	Lead Paint	07/21/2014
1897027	2	Lead Paint	07/21/2014
1897028	3	Lead Paint	07/21/2014
1897029	4	Lead Paint	07/21/2014
1897030	5	Lead Paint	07/21/2014
1897031	6	Lead Paint	07/21/2014

Reviewed By Quality Assurance Coordinator - Robert A Theys

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A/HA ELLAP- Lab ID #100986 NY State DOH ELAP -Lab ID #11864 State of Ohio- Lab ID # 10042



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AAT Project 193633

