

O230-13636

BID PACKAGE #2: ADDENDUM NUMBER 4

MILWAUKEE COUNTY CENTRAL FLEET MAINTENANCE BUILDING MODIFICATION: OFFICE  
ADDITION AND RENOVATION: BID PACKAGE #2

Site #365, Bldg. #5600  
10320 W. Watertown Plank Rd.  
Wauwatosa, Wisconsin 53226

Project Number: O230-13636

Date of Addendum: March 4, 2014

This Addendum to the Contract Documents is issued to modify, explain or correct the original documents, dated February 12, 2014, and is hereby made part of the Contract Documents.

**MODIFICATIONS & CLARIFICATIONS TO TECHNICAL SPECIFICATIONS**

1. Document 00010 – Table of Contents:
  - a. **DELETE** from index: Specification Section 01355 “Hazardous Material Procedures”.
  
2. Document 00300 – Information Available to Bidders:
  - a. **ADD** Section 1.4 Environmental Inspection Report:
  - b. **ADD** Section 1.4, A, as follows:

“An environmental inspection report is included with this document, titled NESHAP Asbestos Inspection Report for Milwaukee County at Central Maintenance Facility, dated October 29, 2013, and prepared by Jackson / MacCudden, Inc” (see attached report)
  
3. Specification Section: 01355 “Hazardous Material Procedures”:
  - a. **DELETE** entire section. **CLARIFICATION:** Hazardous materials are to be removed by owner under separate contract as indicated in Specification Section: 024119 “Selective Demolition”.

End of Addendum No. 4

# NESHAP Asbestos Inspection Report

For  
**Milwaukee County**  
At  
**Central Fleet Maintenance Facility**

Report Date  
**October 29, 2013**

Performed by:  
**Jackson/MacCudden, Inc.**

Owner Representative

Mr. Kevin O'Brien  
Milwaukee County  
Environmental Services Division  
2711 West Wells Street  
Milwaukee, WI 53208

Inspection/Report By:

Mr. Thomas R. Jackson (AMP572, AII-572)  
Jackson/MacCudden, Inc.  
9870 West Elm Leaf Lane  
Franklin, WI 53132  
(414) 525-9571 – Office  
(414) 573-6609 – Cell

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## INTRODUCTION

Mr. Kevin O'Brien authorized Jackson/MacCudden, Inc. to perform an asbestos identification survey in selected sections of the Milwaukee County Central Fleet Maintenance Building on the County Grounds in Wauwatosa, Wisconsin. This survey was conducted in order to identify and sample suspect asbestos-containing building materials in visible and accessible areas of the affected portions of the building prior to remodeling activities. No demolition was performed to access possible hidden materials.

This survey was conducted on October 4, 2013 by Thomas R. Jackson, State of Wisconsin Registered Asbestos Building Inspector #AII-572. Bulk samples of building materials were analyzed by MicroAnalytical, Inc. 11521 West North Avenue, Wauwatosa, Wisconsin. Copies of all applicable laboratory certifications and accreditations are available upon request.

## OBSERVATIONS / RECOMMENDATIONS

The roofing and flashing was cored and sampled with the assistance of Langer Roofing. None of the samples contain asbestos. **Window glazing and caulking contains asbestos. Some of these materials contain <1% asbestos and are technically considered to be non-asbestos containing as a result, but are visually not identifiable from the positive materials so it is recommended that all caulking and glazing be considered asbestos containing for the purposes of this project.**

The interior finishes were sampled where suspect. **The materials that were found to contain asbestos are as follows: thermal system insulation fittings on pipes (elbows, tees, etc.), the floor tile and underlying mastic throughout, old black mastic behind the white base strip in the office area and some old mastic beneath some sheet flooring in the cafeteria. Some of the floor tile and mastic exists beneath carpet. As a result of this, it is highly recommended that the building owner hire a licensed asbestos abatement contractor to remove and dispose of the**

**entirety of the flooring and associated base strips including the carpet as asbestos containing material.**

## **SUMMARY OF ASBESTOS BULK SAMPLE RESULTS**

During the course of this asbestos identification survey building materials were sampled and analyzed by Polarized Light Microscopy (PLM) using methods specified in EPA 40 CFR Part 763 Appendix A, Subpart F. The following materials were found to be asbestos-containing:

- Hard Thermal System Insulation on Pipe Elbows, Tees, Etc. -  
Approximately 150 Units**
- All Floor Tiles and Underlying Black Mastics - Approximately 5300 Square Feet**
- Black Mastic Beneath Sheet Floor - Included in Floor Tile/Mastic Total**
- Black Mastic on Base Strips - Unknown**
- Window Glazing and Caulking (some is <1% but requires OSHA trained personnel to handle) - All Windows**

During the course of this asbestos identification survey building materials were sampled and analyzed by Polarized Light Microscopy (PLM) using methods specified in EPA 40 CFR Part 763 Appendix A, Subpart F. The following materials were found to be non-asbestos-containing:

- Drywall Systems
- Hard Plasters
- All Ceiling Tiles
- Base Board Strips
- Ceramics/Mortars/Grouts
- Duct Jacketing
- Block and Mortar
- Paint applied to Block and Mortar

A complete list of all sample locations, descriptions, and results are contained in the following Appendix A section. Laboratory reports are also included.

## **METHODOLOGY**

Bulk sampling was performed on visible and accessible materials only. As agreed upon, no significant demolition was performed to access inaccessible and hidden materials. As a result, it is possible that there are materials that could be disturbed during demolition that were not discovered during this survey. Materials that may be hidden include, but are not limited to fire doors, interior HVAC insulation, gaskets,

adhesives, thermal system insulation within walls, tunnels, chases, and other inaccessible and/or unknown areas.

**If suspect materials not noted in this survey are discovered, these materials must be sampled to determine asbestos content or may be assumed to be asbestos-containing and subsequently be removed, transported, and disposed of as asbestos-containing material. It is illegal to assume that suspect materials are free of asbestos unless they are specifically mentioned in this report. Jackson/MacCudden, Inc. does not claim or certify that other asbestos containing materials do not exist within this structure.**

If you have any questions regarding items contained in this report, please don't hesitate to contact me.

Sincerely,



Thomas R. Jackson, President  
Jackson/MacCudden, Inc.

**APPENDIX A  
BULK MATERIAL SAMPLE SUMMARY**

<b>Client Address:</b>	Milwaukee County - Environmental Services Division 2711 West Wells Street Milwaukee, WI 53208	<b>Site Location:</b>	Central Fleet Maintenance Building Bulk Sampling
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<b>Laboratory:</b> MicroAnalytical, Inc.	<b>Date Sampled:</b> 10/4/2013
<b>Analytical Method:</b> Polarized Light Microscopy EPA/600/R-93/116	<b>Date Sent to Lab:</b> 10/4/2013
<b>Job Number:</b> FM-110043	<b>Results Received:</b> 10/10/2013-email

Sample #	Sample Description	Sample Location	Asbestos Content
101A	9" Floor Tile - Off White with Brown Streaks	Foyer	3% Chrysotile
101A-II	Black Mastic Beneath 101A	Foyer	10% Chrysotile
102A	4" Base Strip - White	Main Office Area	None Detected
102A-II	Yellow Mastic Beneath 102A	Main Office Area	None Detected
102A-III	Black Mastic Beneath 102A	Main Office Area	5% Chrysotile
102A-IV	Tan Mastic Beneath 102A	Main Office Area	None Detected
102A-V	Brown Mastic Beneath 102A	Main Office Area	None Detected
102B	4" Base Strip - White	Main Office Area	None Detected
102B-II	Yellow Mastic Beneath 102B	Main Office Area	None Detected
102B-IV	Tan Mastic Beneath 102B	Main Office Area	None Detected
102B-V	Brown Mastic Beneath 102B	Main Office Area	None Detected
103A	Plaster	Main Office North	None Detected
103B	Plaster	Behind Dan's Door - Office	None Detected
103C	Plaster	Conference Room	None Detected
103D	Plaster	Office	None Detected
103E	Plaster	Foyer	None Detected
104A	Ceiling Tile - 2" x 4" - Halved-Chips & Pinholes	Main Office	None Detected
104B	Ceiling Tile - 2" x 4" - Halved-Chips & Pinholes	Dan's Office	None Detected

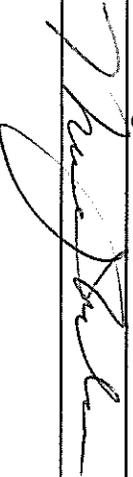
Sample #	Sample Description	Sample Location	Asbestos Content
104C	Ceiling Tile - 2" x 4" - Halved-Chips & Pinholes	Foyer	None Detected
105A	Pipe Elbow on Fiberglass Line (Thermal System Insulation)	Main Office Above Susp. Ceiling	2% Chrysotile
106A	Ceiling Tile - 2" x 2" - Rough	Conference Room	None Detected
106B	Ceiling Tile - 2" x 2" - Rough	Conference Room	None Detected
106C	Ceiling Tile - 2" x 2" - Rough	Conference Room	None Detected
107A	Duct Jacket	Center Mechanical Room	None Detected
107B	Duct Jacket	Center Mechanical Room	None Detected
108A	Cinderblock & Paint Applied to It	Hall - South Central	None Detected
108B	Cinderblock & Paint Applied to It	Hall - Near Cafeteria	None Detected
108C	Cinderblock & Paint Applied to It	Hall - Near East Mechanical Room	None Detected
109A	4" Base Strip - Black	Hall from Office - Center	None Detected
109A-II	Tan Mastic Beneath 109A	Hall from Office - Center	None Detected
109B	4" Base Strip - Black	Cafeteria	None Detected
109B-II	Tan Mastic Beneath 109B	Cafeteria	None Detected
110A	12" Fiberglass Ceiling Tile	Cafeteria	None Detected
111A	Cinderblock Mortar and Paint Applied to It	Near Cafeteria Door	None Detected
112A	Ceiling Tile - 2 x 4 - Pinholes and Fissures	Intox Area	None Detected
112B	Ceiling Tile - 2 x 4 - Pinholes and Fissures	Intox Area	None Detected
112C	Ceiling Tile - 2 x 4 - Pinholes and Fissures	Intox Area	None Detected
113A	9" Floor Tile - Tan with Speckles	Intox Area	5% Chrysotile
113A-II	Black Mastic Beneath 113A	Intox Area	5% Chrysotile
114A	4" Base Strip - Gray	Intox Area	None Detected
114A-11	Yellow Mastic Beneath 114A	Intox Area	None Detected
114B	4" Base Strip - Gray	Intox Area	None Detected
114B-II	Yellow Mastic Beneath 114B	Intox Area	None Detected
115A	12" Floor Tile - - White with Streaks	Main Office at Vault	None Detected
115A-II	Tan Mastic Beneath 115A	Main Office at Vault	None Detected

Sample #	Sample Description	Sample Location	Asbestos Content
116A	Sheet Floor - Terrazzo Pattern	Cafeteria	None Detected
116A-II	Tan Mastic Beneath 116A	Cafeteria	None Detected
116A-III	Black Mastic Beneath 116A	Cafeteria	7% Chrysotile
116B	Sheet Floor - Terrazzo Pattern	Cafeteria	None Detected
116B-II	Tan Mastic Beneath 116B	Cafeteria	None Detected
117A	Window Glazing - Soft	Exterior	4% Chrysotile
118A	Window Glazing - Resinous	Exterior	<1% Chrysotile
119A	Window Caulk - Resinous	Exterior	<1% Chrysotile
120A	4" Ceramic Tile - White	Men's Bathroom	None Detected
120A-II	Gray Mastic Beneath 120A	Men's Bathroom	None Detected
121A	Ceramic Base - Orange	Locker Room	None Detected
121A-II	Tan Mastic Beneath 121A	Locker Room	None Detected
122A	Ceiling Tile - 2 x 2 Chips and Pinholes	East/West Hall	None Detected
122B	Ceiling Tile - 2 x 2 Chips and Pinholes	East/West Hall	None Detected

Roofing Materials Sampled on 10/9/2013

123A	Built-Up Roofing	East Section - Southeast Corner	None Detected
123B	Built-Up Roofing	East Section - North Central	None Detected
123C	Built-Up Roofing	West Section - Southeast Corner	None Detected
123D	Built-Up Roofing	West Section - North Central	None Detected
124A	Roof Flashing	East Section - Northeast	None Detected
124B	Roof Flashing	East Section - Central at Corner	None Detected
124C	Roof Flashing	West Section - East Central	None Detected
124D	Roof Flashing	West Section - North Central	None Detected

Name:



Thomas R. Jackson (Certification #: All-572)

**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: Jackson-MacCudden, Inc.  
9870 Elmleaf Lane  
Franklin, WI 53132

Report #: 127151  
Received: 04-Oct-2013  
Analyzed: 10-Oct-2013

Job ID: FM-110043

Sample ID	% Asbestos	Non-Asbestos Fibrous Components	Non-Fibrous Components	Color	Texture
101A	3% Chrysotile		97%	Off-White	Floortile
101A-II	10% Chrysotile		90%	Black	Mastic
102A	None Detected		100%	Off-White	Flexible
102A II	None Detected		100%	Yellow	Mastic
102A III	5% Chrysotile		95%	Black	Mastic
102A IV	None Detected		100%	Tan	Mastic
102A V	None Detected		100%	Brown	Mastic
102B	None Detected		100%	Off-White	Flexible
102B II	None Detected		100%	Yellow	Mastic
102B IV	None Detected		100%	Tan	Mastic
102B V	None Detected		100%	Brown	Mastic
103A	None Detected	<1% Cellulose	100%	Off-White	Compact
103B	None Detected		100%	White	Compact
103C	None Detected		100%	Off-White	Compact
103D	None Detected	<1% Cellulose	100%	Off-White	Compact
103E	None Detected	<1% Cellulose	100%	Off-White	Compact
104A	None Detected	65% Cellulose	35%	Gray	Compressed
104B	None Detected	65% Cellulose	35%	Gray	Compressed
104C	None Detected	65% Cellulose	35%	Gray	Compressed
105A	2% Chrysotile	10% Cellulose	88%	Off-White	Compressed
106A	None Detected	35% Fibrous Glass 35% Cellulose	30%	Gray	Compressed
106B	None Detected	35% Fibrous Glass 35% Cellulose	30%	Gray	Compressed

Sample ID	% Asbestos	Non-Asbestos Fibrous Components	Non-Fibrous Components	Color	Texture
106C	None Detected	35% Fibrous Glass 35% Cellulose	30%	Gray	Compressed
107A	None Detected	50% Cellulose	50%	Off-White	Woven
107B	None Detected	40% Fibrous Glass 35% Cellulose	25%	Multi- Colored	Compressed
108A	None Detected		100%	Gray	Compact
108B	None Detected		100%	Gray	Compact
108C	None Detected		100%	Gray	Compact
109A	None Detected		100%	Black	Flexible
109A II	None Detected		100%	Tan	Mastic
109B	None Detected		100%	Black	Flexible
109B II	None Detected		100%	Tan	Mastic
110A	None Detected	75% Fibrous Glass	25%	Yellow	Associated
111A	None Detected		100%	Off-White	Compact
112A	None Detected	5% Fibrous Glass 65% Cellulose	30%	Gray	Compressed
112B	None Detected	5% Fibrous Glass 65% Cellulose	30%	Gray	Compressed
112C	None Detected	5% Fibrous Glass 65% Cellulose	30%	Gray	Compressed
113A	5% Chrysotile		95%	Gray	Floortile
113A II	5% Chrysotile		95%	Black	Mastic
114A	None Detected		100%	Gray	Flexible
114A II	None Detected		100%	Yellow	Mastic
114B	None Detected		100%	Gray	Flexible
114B II	None Detected		100%	Yellow	Mastic
115A	None Detected		100%	Off-White	Floortile
115A II	None Detected		100%	Tan	Mastic
116A	None Detected	<1% Fibrous Glass 25% Cellulose 5% Synthetic Fiber	70%	Multi- Colored	Linoleum
116A II	None Detected		100%	Tan	Mastic
116A III	7% Chrysotile		93%	Black	Mastic
116B	None Detected	<1% Fibrous Glass 25% Cellulose 5% Synthetic Fiber	70%	Multi- Colored	Linoleum
116B II	None Detected		100%	Tan	Mastic

Sample ID	% Asbestos	Non-Asbestos Fibrous Components	Non-Fibrous Components	Color	Texture
117A	4% Chrysotile		96%	Tan	Resinous
118A	<1% Chrysotile		100%	Gray	Resinous
119A	<1% Chrysotile		100%	Gray	Resinous
120A	None Detected		100%	Off-White	Ceramic Tile
120A II	None Detected		100%	Gray	Compact
121A	None Detected		100%	Tan	Ceramic Tile
121A II	None Detected		100%	Tan	Mastic
122A	None Detected	65% Cellulose	35%	Gray	Compressed
122B	None Detected	65% Cellulose	35%	Gray	Compressed

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.

**MICRO ANALYTICAL, INC.**

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Fax: (414) 771-6570

**BULK ASBESTOS ANALYTICAL REPORT**  
Utilizing PLM and Dispersion Stain Technique

Customer: Jackson-MacCudden, Inc.  
9870 Elmleaf Lane  
Franklin, WI 53132

Report #: 127156  
Received: 09-Oct-2013  
Analyzed: 10-Oct-2013

Job ID: FM-110093

<b>Sample ID</b>	<b>% Asbestos</b>	<b>Non-Asbestos Fibrous Components</b>	<b>Non-Fibrous Components</b>	<b>Color</b>	<b>Texture</b>
123A	None Detected	10% Fibrous Glass 20% Cellulose	70%	Black	Resinous
123B	None Detected	10% Fibrous Glass 20% Cellulose	70%	Black	Resinous
123C	None Detected	10% Fibrous Glass 20% Cellulose	70%	Black	Resinous
123D	None Detected	15% Fibrous Glass 15% Cellulose	70%	Black	Resinous
124A	None Detected	20% Fibrous Glass 10% Cellulose	70%	Black	Resinous
124B	None Detected	15% Fibrous Glass 15% Synthetic Fiber	70%	Black	Resinous
124C	None Detected	15% Fibrous Glass 5% Cellulose 10% Synthetic Fiber	70%	Black	Resinous
124D	None Detected	15% Fibrous Glass 5% Cellulose 10% Synthetic Fiber	70%	Black	Resinous

Analyzed By: Kevin Hachey

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.