



**REGULATED MATERIALS  
INSPECTION AND  
SAMPLING REPORT**

**RAWSON AVENUE LIFT STATION  
RAWSON AVENUE AND WEST 6<sup>TH</sup> STREET  
OAK CREEK, WI  
Project #: V025-13807**

Prepared for:

Milwaukee County  
Department of Administrative Services  
2711 Wells Street  
Milwaukee, WI 53208

Prepared by:

LF Green Development, LLC  
P.O. Box 370888  
Milwaukee, Wisconsin 53237

August 9, 2013

**SUBMITTAL CERTIFICATION**

**REGULATED MATERIALS  
INSPECTION AND  
SAMPLING REPORT**

**RAWSON AVENUE LIFT STATION  
RAWSON AVENUE AND WEST 6<sup>TH</sup> STREET  
OAK CREEK, WI**

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*

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Linda J. Fellenz  
Asbestos Supervisor

August 9, 2013

Date

August 9, 2013

Mr. Sean Hayes  
Milwaukee County DAS  
2711 Wells Street  
Milwaukee, WI 53208

RE: REGULATED MATERIALS INSPECTION  
Rawson Avenue Lift Station  
Oak Creek, WI  
Project #: V025-13807

On August 1, 2013 a regulated materials inspection was conducted at the Rawson Avenue Lift Station located on Rawson Avenue near west 6<sup>th</sup> Street, Oak Creek, WI. The building is a concrete structure and has 2 large pumps (one un-operable) within the building. The building was constructed in 1935 and the pumps were upgraded in 1967. The structure is located just east of the railroad overpass along Rawson Avenue.

Milwaukee County is planning to replace the lift station pumps and this inspection was completed prior to demolition of the existing building. Three asbestos and seven lead paint samples were collected and analyzed.

**ASBESTOS INSPECTION:**

LF Green completed the asbestos inspection on August 1, 2013. The inspection was completed by collecting suspect asbestos containing materials from the surfaces within the facility 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 and lead paint 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, and compliance with OSHA regulations, as well as the use of Wisconsin certified asbestos contractors.

Any suspected asbestos materials that have not been sampled and analyzed that are found during the course of anticipated renovation 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.

**ASBESTOS SAMPLING RESULTS:**

Samples, locations and results are listed below:

Sample #	Description	Location	Results	Quantity	Friable/ Non-friable	Condition
1	White paint	South wall	None Detected	NA	NA	NA
2	Beige paint	West wall	None Detected	NA	NA	NA
3	Mortar	Exterior	None Detected	NA	NA	NA
TOTAL SAMPLES ANALYZED - 3						

**LEAD PAINT INSPECTION:**

LF Green completed the lead paint inspection on August 1, 2013. The inspection was completed by collecting paint chips from the surfaces within the building and testing the samples for the presence of lead.

**INSPECTION PROCEDURES:**

The lead-based paint inspection was of the areas anticipated to be impacted during the deconstruction and demolition work and materials potentially to be recycled in order to determine the appropriate handling and disposal requirements.

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 than the HUD Standard and will be referenced 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 referred to in this report as the Wisconsin Standard. The Wisconsin Standard was used in this inspection to determine whether a particular sample tested positive or negative for the presence of lead-based paint.

**LEAD PAINT SAMPLING RESULTS:**

Sample #	Description	Location	Results	Condition
1	Inside exhaust	East wall exhaust fan	<b>0.201 % - Positive</b>	Poor

2	White paint	Door inside	0.005 – Negative	NA
3	White paint	West wall	0.02 – Negative	NA
4	Gray paint	West wall	0.02 - Negative	NA
5	Gray paint	South wall	0.009 – Negative	NA
6	White paint	North wall	0.014 – Negative	NA
7	White paint	East wall	0.011 – Negative	NA
TOTAL SAMPLES ANALYZED-7				

Lead sampling laboratory results are presented in Appendix A.

**REGULATED MATERIALS INSPECTION:**

In addition to the asbestos inspection and sampling, a visual survey of other potential hazardous materials was completed. The inspection was completed using non-destructive procedures and is not considered a complete inspection of the building. The following is an abbreviated list of potential hazardous materials identified within the building:

- Approximately 8 fluorescent light sets are located in the building. The fluorescent light bulb units will have ballasts within them that may potentially contain PCBs;
- No mercury lights were observed within the facility.
- There are several small and large electrical boxes within the building that may potentially contain asbestos-containing molding or back plates;
- No fire extinguishers were observed in the facility, that potentially contain carbon tetrachloride, a known carcinogen;

**Recommendations:**

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

Asbestos:

- No ACM was identified in samples collected. There may be ACM within the electrical boxes. The boxes should be recycled by the demolition contractor.

Lead Paint:

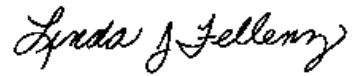
- Paint on the metal inside the exhaust fan tested POSITIVE for lead-based paint. The exhaust fan requires special handling and/or abatement of lead-based paint during demolition in accordance with applicable regulations.

Hazardous materials:

- Light bulbs, mercury bulbs, and ballasts, must be collected and managed during renovation and/or demolition;
- Electrical boxes are expected to be recycled if they are removed, otherwise, they need to be properly disposed of.
- Exit signs, fire extinguishers, smoke detectors, and alarms should be properly disposed of per local regulations or recycled.

Please feel free to call at 414-254-4813 or email at [Lfellenz@LFGreendevlopment.com](mailto:Lfellenz@LFGreendevlopment.com) if you have any comments or questions.

Sincerely,



President,  
LF Green Development

Appendix A            Laboratory Results

Appendix B            Photographs

APPENDIX A  
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  
P. O. Box 370888  
Milwaukee, WI 53237

TESC LOGIN #: 130806W

DATE OF RECEIPT: 8/6/2013  
DATE OF ANALYSIS: 8/6/2013  
DATE OF REPORT: 8/7/2013

CLIENT JOB/ #:

JOB SITE: Rawson Ave Lift Station

ANALYST: F. Jiang

TESC SAMPLE #	CLIENT SAMPLE ID & GROSS DESCRIPTION	ESTIMATED % ASBESTOS	NON ASBESTOS % FIBERS	NON FIBROUS % MATERIALS
1	ASB 1 / Beige paint chips	NAD		100%
2	ASB 2 / Beige paint chips	NAD		100%
3	ASB 3 / Gray granular	NAD		100%

**Total Samples/Layers Analyzed: 3**

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: 130806W

TRIANGLE ENVIRONMENTAL SERVICE CENTER

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**CHAIN OF CUSTODY FORM**

LAB CUSTOMER: LF Green Development, LLC  
 ADDRESS: PO Box 240440  
 CITY, STATE, ZIP: Milwaukee, WI 53224  
 DATE: 8/1/2013  
 CONTACT NAME: Linda Fellenz  
 PROJECT #: \_\_\_\_\_  
 PROJECT SITE: Rawson Ave Lift Station  
 TAT: 2 Hour: \_\_\_\_\_ 6 Hour: \_\_\_\_\_ 24 Hour:  48 Hour: \_\_\_\_\_ 3 Day: \_\_\_\_\_ 5 Day: \_\_\_\_\_  
 CONTACT METHOD: Phone: 414-254-4813 Fax: 414-375-4098  
 Email: LFELENZ@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 <sup>2</sup> )	Scrape Area (cm <sup>2</sup> )
ASB 1	8/1/2013	✓																											South wall
ASB 2		✓																											West wall
ASB 3		✓																											Work for
LBR 1																													inside exhaust
3																													white - door
4																													white - W wall
5																													gray - S wall
6																													white - N wall
7																													white - E wall

Released by Linda Fellenz  
 Received by \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 Date/Time: 8/2/13 4:00  
 Date/Time: 8/6/13 3:00 pm

# TRIANGLE ENVIRONMENTAL SERVICE CENTER, INC.

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

## LEAD IN PAINT SAMPLE ANALYSIS SUMMARY

(EPA METHOD 7420)

CLIENT: L F Green Development, LLC  
P. O. Box 370888  
Milwaukee, WI 53237

TESC LOGIN #: 130806Y

DATE OF RECEIPT: 8/6/2013  
DATE OF ANALYSIS: 8/7/2013  
DATE OF REPORT: 8/8/2013

CLIENT JOB #:

JOBSITE: Rawson Ave Lift Station

ANALYST: I. Hosn

TESC SAMPLE #	CLIENT SAMPLE #	SAMPLE WEIGHT (mg)	TOTAL LEAD (ug)	LEAD CONCENTRATION (% by Weight)	LEAD CONCENTRATION PPM
1	LBP-1	220	443.0	0.201	2,014
2	LBP-2	322	16.3	0.005	51
3	LBP-3	315	73.0	0.023	232
4	LBP-4	321	63.2	0.020	197
5	LBP-5	317	30.0	0.009	95
6	LBP-6	304	41.7	0.014	137
7	LBP-7	324	35.9	0.011	111

**Total Sample(s) Analyzed: 7**

**Reviewed By Authorized Signatory:**



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

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 customer. Sample information was provided by the customer. This report must not be reproduced, except in full, without the written consent of Triangle Environmental Service Center, Inc. The test report related only to the item(s) tested. This analysis was performed by an AHIA accredited laboratory. AIHA/ELLAP ID: 100527, NYELAP/NELAC ID: 11413.

Minimum Reporting Limit: 20 ug. Lead Based Paint contains 0.5% lead by weight per Federal statute. The OSHA Lead in Construction Standard, 29 CFR 1926.62, is invoked if any lead is present in the sample. Lead-free paint is defined as <0.06% by weight (CPSC).

[LEGEND: mg= milligram, ug= microgram, ppm= parts per million]

TESC LOGIN NUMBER: 1308061 TRIANGLE ENVIRONMENTAL SERVICE CENTER

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

CHAIN OF CUSTODY FORM

LAB CUSTOMER: LF Green Development, LLC  
 ADDRESS: PO Box 240440  
 CITY, STATE, ZIP: Milwaukee, WI 53224  
 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: 8/1/2013  
 CONTACT NAME: Linda Fellenz  
 PROJECT #:           
 PROJECT SITE: Rawson Ave Lift Station  
 Email: LFELENZ@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 <sup>2</sup> )	Scrape Area (cm <sup>2</sup> )	
ASP 1	8/1/2013																													South wall
ASP 2																													West wall	
ASP 3																													Worlar	
LBP 1																													Inside Exhaust	
																													white - door	
																													white - W wall	
																													gray - S wall	
																													gray - S wall	
																													white - N wall	
																													white - E wall	

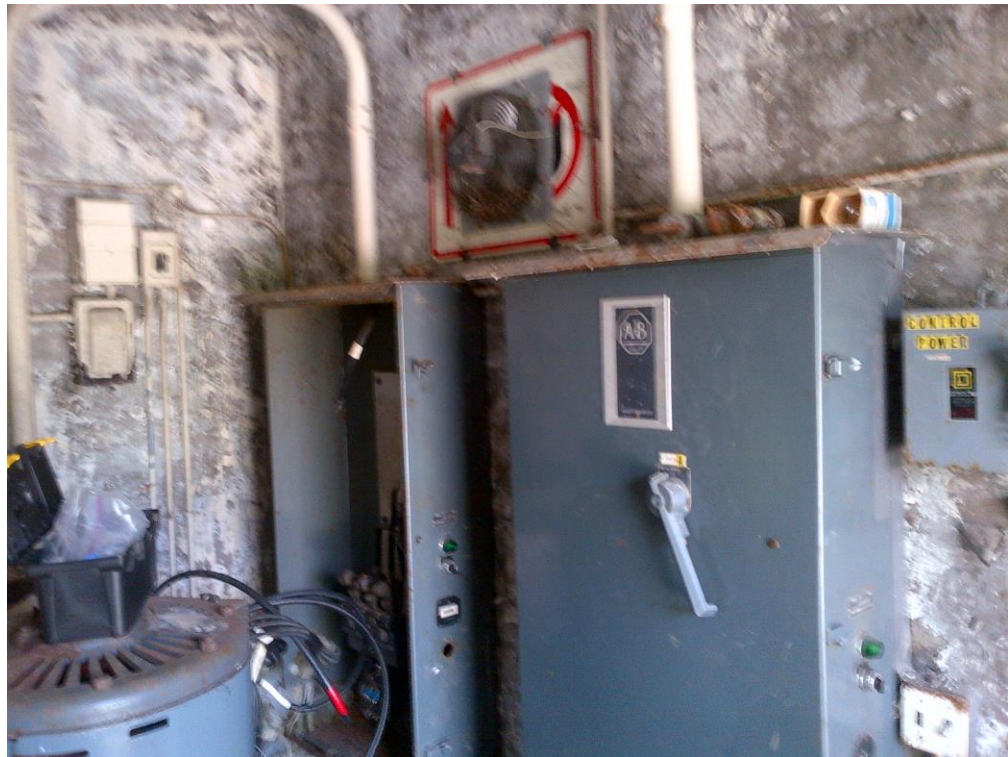
Released by: Linda Fellenz  
 Received by: [Signature]  
 Signature: [Signature]  
 Date/Time: 8/1/13 4:00  
 Date/Time: 8/6/13 3:00 PM

APPENDIX B  
PHOTOGRAPHS

**RAWSON AVENUE LIFT STATION**  
**Oak Creek, Wisconsin**



**PHOTOGRAPH NO. 1:** Subject Property – Exterior Door



**PHOTOGRAPH NO. 2:** Subject Property – Electrical Boxes



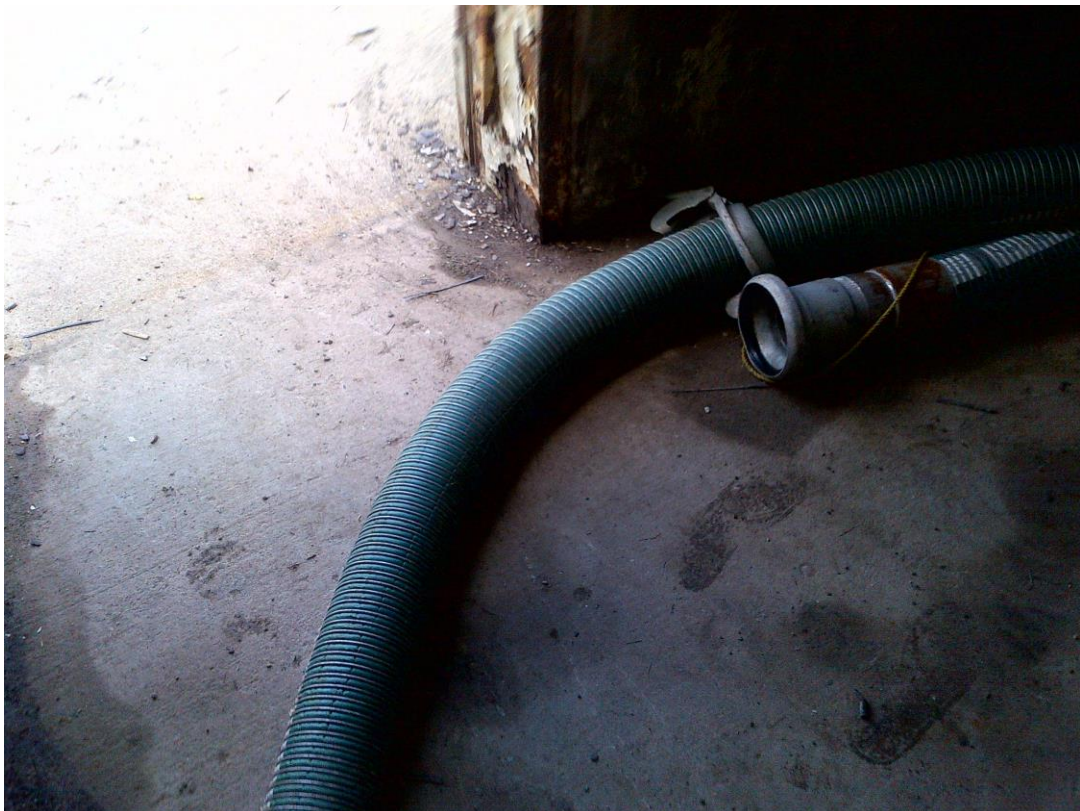
**PHOTOGRAPH NO. 3:** Subject Property – east wall



**PHOTOGRAPH NO. 4:** Subject Property – east wall – exhaust fan



**PHOTOGRAPH NO. 5:** Subject Property – floor of building



**PHOTOGRAPH NO. 6:** Subject Property – floor of building



**PHOTOGRAPH NO. 7:** Subject Property –meter



**PHOTOGRAPH NO. 8:** Subject Property