

RFP # 7131

Commercial/Industrial Building at

9150 Watertown Plank Rd- Wauwatosa, WI 53226

Questions and Answers

9-23-16

1. Has there been any abatement or Phase1 environmental done on the county kitchen building?

No Phase I environmental or abatement have been done on the building.
Attached is a 8/20/15 estimate to remove asbestos.

8/20/2015

Mr. Kevin O'Brien
Milwaukee County
Environmental Services Division
633 West Wisconsin Avenue
Milwaukee, WI 53203

Dear Kevin,

As you requested, I have completed a study of the MRMC Food Service Facility at 9150 West Watertown Plank Road in Wauwatosa for the purpose of establishing a budgetary estimate for the asbestos abatement required to go forward with demolition of the structure. The electrical substation to the north of the main building is also included in this study. Additionally some of the other environmental issues were noted and are included only as a budgetary consideration and will have to be addressed by the eventual demolition contractor.

A thorough walkthrough of the facility was conducted and the original building drawings and a previous inspection that Jackson/MacCudden, Inc. performed in 2005 was utilized to establish the following estimate. An abatement contractor was also consulted to establish the estimate especially where the coolers are concerned.

It is known from consulting the original building drawings and from previous sampling that the original built-in coolers contain asbestos materials in the walls, floors and ceilings. As a result, all of them will require demolition/abatement to be performed by a licensed abatement contractor. (Some ceilings have been removed over the years and replaced with foam and aluminum) It is possible that the cost listed below will be less than anticipated. It will be necessary to do some exploratory demolition at the beginning of the process to determine just how far down the asbestos material exists in the floors. At this time the known material lies beneath several layers of ceramic and concrete and it is not clear in the original drawings just where specific materials exist. The cost listed assumes that about 8 inches of various materials will have to be removed as asbestos containing material and is a worst case scenario.

There are also 3 newer coolers that have been built within the building and are free standing. I have provided a budgetary figure for abatement in the event that these are found to contain asbestos following some initial demolition. The cost of the exploration of these coolers is included in the overall estimate.

At this time, the built-up roof is assumed to contain asbestos. It was decided not to punch holes in the roof to sample it until a final decision is made on demolition. At that time, samples will be taken. If the roof does contain asbestos, it may be handled by a qualified demo contractor and a figure of \$25,000 has been established for that handling and disposal and is included below.

Window caulking and glazing is also assumed to contain asbestos and was not sampled. Samples will be taken when a decision is made on demolition.

ABATEMENT COST BUDGETARY ESTIMATES

Asbestos Abatement Interior (non-cooler) -	\$74,000	
Asbestos Abatement (coolers) -	\$111,000	
Roof (by demo contractor) -	\$25,000	
Windows -	\$10,000	
	<u>\$220,000</u>	
Allowance for free-standing coolers (3 x \$15k/ea)	(\$45,000)	May not be required
Estimate for removal of fluorescent ballasts/bulbs	\$3,000	
	<u>\$223,000</u>	Total (plus \$45,000 allow)

ADDITIONAL CONSIDERATIONS

It has been determined that a majority of the interior paints on masonry walls contain lead and therefore, painted masonry may not be crushed and recycled. This may impact demolition estimates. Clean concrete slabs and brick may be crushed and recycled, however it may be too difficult to segregate.

Other considerations: (list is advisory and is not complete)

Stored chemicals

Transformers

A/C Unit evacuation

Mercury Switches

Oils and chemicals in installed equipment

Coolant evacuation in Refrigeration Equipment (coolers/freezers)

If it is determined that demolition is to take place, Jackson/MacCudden, Inc. will complete a more thorough survey that will include quantification by floor/space and further sampling of the unsampled materials listed above. This information will facilitate the production of bidding documents for the above required services.

Prior to abatement activities, the coolers/freezers will require disconnection and evacuation. Additionally, all of the loose items in the building will have to be removed to access the asbestos containing materials especially in the basement mechanical rooms. Any moving of items, debris, etc. is not included in this estimate.

It is also recommended that the plumbing, steam, heating, air, hydraulic lines, etc. be cut and capped prior to abatement. This may reduce abatement costs if entire pipes can be cut out by the abatement contractor. However, listed cost estimates assume that the insulation will be removed and the pipes will be left in place.

Please feel free to contact me if you have any questions.

Sincerely,



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

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*M*acCudden
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Thomas R. Jackson
President

9870 West Elm Leaf Lane
Franklin, WI 53132-9792
(414) 525-9571
Fax (414) 525-9572
Cell (414) 573-6609
Email tjac9870@aol.com

Industrial Hygiene . Asbestos Consulting Services