

OFFICIAL NOTICE

PUBLISHED BY THE DEPARTMENT OF NEIGHBORHOOD  
SERVICES OF THE CITY OF MILWAUKEE

**INVITATION FOR BIDS FOR DEMOLITION PROJECT**

THE COMMISSIONER OF THE DEPARTMENT OF NEIGHBORHOOD SERVICES OF THE CITY OF MILWAUKEE ("Commissioner"), Milwaukee, Wisconsin, acting pursuant to Section 7-22-3, Milwaukee City Charter, will receive sealed bids in triplicate for furnishing all labor and materials and performing all work necessary for and incidental to the demolition of one (1) primary building located in the City of Milwaukee, Wisconsin, until 9:00 a.m. (central time) on TUESDAY, SEPTEMBER 20, 2016, at which time all bids will be publicly opened and read. Any bids received after that time may be rejected and returned unopened.

1. Bids shall be awarded to lowest most qualified, responsive, and responsible lump sum bidder.
2. All bids shall be held open for a period of sixty (60) days subsequent to the opening of bids and no bid may be withdrawn without the written consent of the Commissioner. **IN THE EVENT THE COMMISSIONER, DURING THE SIXTY DAYS FOLLOWING BID OPENING, TAKES NO ACTION RELATIVE TO THE BID OR BIDS RECEIVED, THEN THE BID OR BIDS SHALL BECOME NULL AND VOID WITHOUT RECOURSE OF ANY KIND BY EITHER THE BIDDER OR COMMISSIONER, ACTING ON BEHALF OF THE CITY.**

As part of the bid, each bidder shall submit a full and complete list of all the proposed subcontractors and the class of work to be performed by each, which list shall not be altered without the written consent of the Commissioner.

The Commissioner reserves the right to reject any and all bids at any time, if it is in the best interests of the City, and to waive any informalities in bidding.

Attention is called to the fact that: (a) per changes in State Statute 66.0903, effective July 1, 2011, prevailing wage rates DO NOT apply to work advertised or performed under these bid/contract documents; (b) the successful bidder will not discriminate against any qualified employee or qualified applicant for employment because of sex, race, religion, color, national origin or ancestry, age, disability, lawful source of income, marital status, sexual orientation, gender identity or expression, past or present membership in the military service, familial status, or based upon affiliation with, or perceived affiliation with any of these categories as provided by Section 109-9 of the Milwaukee Code of Ordinances. This provision must be included in all subcontracts. (c) Contractor agrees that they will comply with all applicable requirements of the Americans with Disabilities Act of 1990, 42 U.S.C. 12101, et seq.; (d) both parties understand that the City is bound by the Wisconsin Public Records Law, and as such, all of the terms of this Agreement are subject to and conditioned on the provisions of Wis. Stat. Section 19.21, et seq. Contractor acknowledges that it is obligated to assist the City in retaining and producing records that are subject to Wisconsin Public Records Law, and that the failure to do so shall constitute a material breach of this Agreement, and that the Contractor must defend and hold the City harmless from liability under that law. Except as otherwise authorized, those records shall be maintained for a period of seven (7) years after receipt of final payment under this Agreement. Successful bidder will be required to complete an Affidavit of Compliance/Disclosure of Participation in or Profits Derived from Slavery by Contractors before contract can be executed.

The Small Business Enterprise (SBE) requirement for this project is 25% of the contract base bid. **For a complete listing of City of Milwaukee certified SBE firms, please contact the Office of Small Business Development at 414-286-5553. More information can be found at [www.milwaukee.gov/osbd](http://www.milwaukee.gov/osbd).**

This bid includes a Local Business Enterprise (LBE) incentive in accordance with Chapter 365 Milwaukee Code of Ordinances.

Copies of the contract documents may be obtained electronically at <http://city.milwaukee.gov/Demobids>

Printed copies may be purchased in person at the Department of Neighborhood Services at the address shown below. The cost is \$.20 per page.

DEPARTMENT OF NEIGHBORHOOD SERVICES  
OF THE CITY OF MILWAUKEE  
841 NORTH BROADWAY  
MILWAUKEE WI 53202-3650  
September 6 & September 7, 2016

BID DOCUMENTS  
FOR  
**DEMOLITION PROJECT**  
**OPENING TUESDAY, SEPTEMBER 20, 2016**

Milwaukee, Wisconsin

DEPARTMENT OF NEIGHBORHOOD SERVICES

CITY OF MILWAUKEE

Room 105

841 North Broadway

Milwaukee, Wisconsin 53202-3650

**WHEN SUBMITTING A BID FOR THIS PROJECT, PLEASE  
USE FORMS INCLUDED IN THIS PACKET.**

## **5.0.0**

### **TECHNICAL SPECIFICATIONS**

(for this contract only)

#### **5.1.0. PARCEL LOCATION AND DESCRIPTION OF STRUCTURES FOR DEMOLITION PROJECT OPENING TUESDAY, SEPTEMBER 20, 2016**

Parcel numbers, street addresses, approximate sizes of main structures to be demolished under this contract are listed in Section 5.7.0.

#### **5.2.0. WORK BY OTHERS**

Certain disconnections from utilities to be made by others are noted under sec. 4.3.23., entitled "Utility Services: Protection and Disconnection."

#### **5.3.0. WORK NOT INCLUDED IN CONTRACT**

- A. Work mentioned in Technical Specifications as not being a part of this contract.
- B. Replacing of curb and walk removed in connection with demolition of street walk basements (sidewalk vaults).
- C. Trees which are not damaged and are not obstructions to demolition as interpreted by the Commissioner, or unless otherwise noted in the Technical Specifications.

#### **5.4.0. DEMOLITION WORK WITHIN PARCELS**

- A. The structures, including foundation walls, columns, piers, floors, partitions, and attached appurtenances shall be removed down to a level two feet below the present ground level unless otherwise noted in Section 5.6.0 SCHEDULE OF DETAILED WORK WITHIN PARCELS and in any case two feet below the accepted finished grade by any method allowable under the City Building Code except for the following provisions.
- B. It shall be understood that the Contractor shall take whatever precautions are necessary to protect the City sidewalk. The Contractor shall also provide protection to the electric power poles and lines.
- C. The Contractor shall remove all portions of footing and foundation walls to a depth of two feet below finish grade unless otherwise noted in Section 5.6.0 SCHEDULE OF DETAILED WORK WITHIN PARCELS. All building concrete slabs, concrete stoops and concrete stairs to the buildings are also to be removed.
- D. All material and debris which would be disallowed for use as fill by sec. 4.5.6. is to be completely removed from the site and properly disposed of in accordance with all Environmental Requirements (as defined in sec. 4.5.1. above), except with the express advance, written permission of the Commissioner.
- E. All concrete or masonry floors below existing grade shall be broken up to pieces no larger than approximately one foot in all directions to permit fill to drain.

### **5.5.0. SCHEDULE OF DRAWINGS**

### **5.6.0. SCHEDULE OF DETAILED WORK WITHIN PARCEL (ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF MILWAUKEE DEPARTMENT OF NEIGHBORHOOD SERVICES DEMOLITION AND SITE CLEARANCE GENERAL SPECIFICATIONS (1999 REVISION) )**

Parcel 1 — 2674 North 53<sup>rd</sup> Street – 1-story block warehouse

Remove commercial building, bushes and shrubs, driveway approach and one curb cut. Splashboard protection required during demolition. BECAUSE DEMOLITION WILL RESULT IN THE DISCONTINUANCE OF THE USE OF AN EXISTING DRIVEWAY, REMOVAL OF THE DRIVEWAY AND RESTORATION OF THE STREET PAVEMENT, CURB, GUTTER AND SIDEWALK SHALL BE A CONDITION OF THE ISSUANCE OF THE DEMOLITION PERMIT IN ACCORDANCE WITH SECTION 218-6-10 OF THE MILWAUKEE CODE OF ORDINANCES. THE COST OF STREET PAVEMENT, CURB, GUTTER AND SIDEWALK REMOVAL AND REPLACEMENT IS TO BE INCLUDED IN THE BID PRICE. CONCRETE WORK MUST BE DONE BY A LICENSED CONCRETE CONTRACTOR UNDER DPW PERMIT IN ACCORDANCE WITH DPW SPECIFICATIONS. ANY AND ALL APPLICABLE PERMIT FEES ARE TO BE INCLUDED IN THE BID PRICE. TYPE 1 BARRICADES WITH FLASHERS MUST BE PLACED IN THE ROAD AFTER CURB REMOVAL. BARRICADES MUST BE PLACED AT EACH END OF WALK REMOVAL. Prior to demolition, the contractor must meet at the site with the Condemnation Inspector to provide a demolition plan. Contractor must also notify neighbors on the block face of the demolition that demolition activity is about to begin. This notification shall be done via a department-approved letter or door knocker. The inspection report from Harenda Management Group is included. **BID PRICE MUST INCLUDE THE PROPER REMOVAL AND DISPOSAL OF ANY ASBESTOS-CONTAINING MATERIALS OR ANY OTHER HAZARDOUS MATERIALS LISTED IN THE REPORT FROM HMG.**

A copy of the lead based paint inspection report prepared by Harenda Management Group is included with the bid specifications.

**(9 days to complete)**

Parcel is privately owned.

The City of Milwaukee has contacted We Energies to cut gas and electrical services. Contractor is responsible for verifying that ALL utilities have been disconnected prior to starting work.

**REQUIRED EROSION CONTROL MEASURES FOR PARCELS: CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AN EROSION CONTROL PERMIT AND INSTALLING CONTROL MEASURES PER THE REQUIREMENTS OF CHAPTER 290 OF THE MILWAUKEE CODE OF ORDINANCES. MEASURES MUST BE IN PLACE PRIOR TO DEMOLITION ACTIVITIES COMMENCING. CONTROL MEASURES MUST BE INTACT AT FINAL INSPECTION AND ARE TO REMAIN ON SITE.**

**FAILURE TO REQUEST OPEN BASEMENT INSPECTION WILL RESULT IN THE INSPECTOR REQUIRING COMPLETE RE-EXCAVATION OF THE PARCEL.**

**CONTRACTOR IS REQUIRED TO CONTACT THIS DEPARTMENT TO ARRANGE FOR AN INSPECTION IF ADDITIONAL ASBESTOS-CONTAINING MATERIALS ARE FOUND IN THE BUILDING AFTER ASBESTOS ABATEMENT ACTIVITIES OR DEMOLITION HAS COMMENCED.**

**IF MORE THAN 5 WASTE TIRES ARE REMOVED FROM ANY SITE, THEY MUST BE TRANSPORTED BY A LICENSED WASTE TIRE TRANSPORTER. LICENSED TRANSPORTER MUST BE LISTED IN THE LIST OF SUBCONTRACTORS SUBMITTED WITH THE BID DOCUMENTS IF OTHER THAN PRIME CONTRACTOR. FOR INFORMATION ON LICENSED TRANSPORTERS, CONTACT CITY OF MILWAUKEE WASTE TIRE COORDINATOR AT 414-286-5028.**

**MANAGEMENT OF ANY MERCURY-CONTAINING PRODUCTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.**

**MANAGEMENT OF ANY PCB'S OR PCB-CONTAINING PRODUCTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS, INCLUDING CHAPTER NR157 OF THE WISCONSIN ADMINISTRATIVE CODE.**

**ANY REFRIGERANTS ON SITES MUST BE RECLAIMED BY A CERTIFIED CFC RECLAIMER. CERTIFIED RECLAIMER MUST BE LISTED IN THE LIST OF SUBCONTRACTORS SUBMITTED WITH THE BID DOCUMENTS IF OTHER THAN PRIME CONTRACTOR.**

**IF THE DEPARTMENT OF NEIGHBORHOOD SERVICES (DNS) HAS BEEN HOLDING A CONTRACT PAYMENT FOR A YEAR AND STILL HAS NOT RECEIVED REQUIRED DOCUMENTATION FROM THE CONTRACTOR TO CLOSE OUT THE CONTRACT, DNS MAY NOTIFY THE CONTRACTOR THAT UNLESS THE DOCUMENTATION IS FORTHCOMING WITHIN THIRTY (30) DAYS, THE PAYMENT WILL BE FORFEITED.**

**5.7.0. LOCATION AND DESCRIPTION OF BUILDING TO BE DEMOLISHED.**  
(SEE ATTACHED)

DEPARTMENT OF NEIGHBORHOOD SERVICES DEMOLITION PROJECTS

FORMAL BIDS

The complete Bid Documents shall include three Bids for Demolition forms, one Noncollusion Affidavit of Prime Bidder, one Bid Bond form, one Bid Bond Form Affidavit, one Certificate as to Corporate Principal, a complete List of Subcontractors, a completed Form B (Compliance Plan for SBE participation) and the Price Breakdown Sheet.

**The demolition contractor must include the plumbing contractor, asbestos abatement contractor, certified CFC reclaimer, licensed waste tire transporter and concrete contractor in the List of Subcontractors. The contractor is responsible for any and all asbestos in buildings, and the cost should be included in bids at the time of bid opening.**

If any bidder has any questions as to the Bid Documents or Specifications, please contact this office by calling 414-286-2503.

## BID FOR DEMOLITION

Department of Neighborhood Services  
841 North Broadway  
Milwaukee, Wisconsin

Gentlemen:

1. The undersigned, having familiarized \_\_\_\_\_ with the existing conditions on the Project Area affecting the cost of the work, and with the Contract Documents revised January, 1999, (which includes Invitation for Bids, Instruction to Bidders, the form of Bid, the form of the Bid Bond, Form of Contract (or agreement), form of Non-Collusion Affidavit, Addenda (if any), General Conditions, Technical Specifications, Drawings (as listed in the schedule of drawings), and Form of Surety Bond or Bonds); hereby proposes to furnish all supervision, technical personnel, labor, materials, machinery, tools, equipment and services including utility and transportation services and to perform and complete all work required for the demolition of one (1) primary building located in the City of Milwaukee, for Demolition Project opening September 20, 2016, all in accordance with the above-listed documents;

(a) for the lump sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_), in addition to and above the value of such salvage materials specified to become the property of the Bidder;

(b) in consideration of any salvaged materials which under the Contract Documents are to become the property of the Bidder and other benefits, will pay the Department of Neighborhood Services of the City of Milwaukee, the sum of

\_\_\_\_\_ Dollars  
(\$ \_\_\_\_\_),

(Bidder will strike out the subparagraph (a) or (b) not used.)

2. In submitting this Bid, the Bidder understands that the right is reserved by the Commissioner of the Department of Neighborhood Services of the City of Milwaukee to reject any and all Bids as provided in sec. 2.8.2. of the Instructions To Bidders. If written notice of the acceptance of this Bid is mailed, faxed or delivered to the undersigned within sixty (60) calendar days after the opening thereof, or at any time thereafter before this Bid is withdrawn, the undersigned agrees to execute and deliver an Agreement in the prescribed form and furnish the required bond within fourteen (14) calendar days after the agreement is presented to him or her for signature.

3. A Bid Guaranty equal in amount to at least 10% of the total bid is enclosed, which certified check, bank draft or bid bond is submitted as a guaranty of the good faith of the Bidder and as a further guaranty that the Bidder will enter into the written Contract as provided, if successful in securing the award thereof. It is hereby agreed that if at any time other than as provided in the Instructions to Bidder, the Bidder should withdraw this Bid, or if this Bid is accepted and there should be a failure on the part of the Bidder to execute the Contract and furnish the required surety bond or bonds, the Department of Neighborhood Services, in either of such events, shall be entitled and is hereby given the right to retain said Bid Guaranty.

4. Attached hereto is an affidavit in proof that the undersigned has not colluded with any person in respect to this Bid or any other Bid for the Contract for which this Bid is submitted.

5. The Bidder is prepared to submit a financial and experience statement upon request.

Date \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Company Name

OFFICIAL ADDRESS

By \_\_\_\_\_

\_\_\_\_\_  
TITLE \_\_\_\_\_

\_\_\_\_\_

**3.2.0. NON-COLLUSION AFFIDAVIT OF PRIME BIDDER**

STATE OF \_\_\_\_\_ )  
 )SS  
COUNTY OF \_\_\_\_\_ )

\_\_\_\_\_, being first duly sworn, deposes and says that:

- (1) S/he is \_\_\_\_\_, (owner, partner, officer, representative or agent) of \_\_\_\_\_, the Bidder that has submitted the attached Bid.
- (2) S/he is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid.
- (3) Such bid is genuine and is not a collusive or sham bid.
- (4) Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly, with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such Contract, or has had or will have communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder or to fix the overhead, profit or cost element of the bid price or the bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the Department of Neighborhood Services of the City of Milwaukee or any person interested in the proposed Contract.
- (5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.
- (6) Attached and following this affidavit is a full and complete list of all subcontractors and the class of work to be performed by each, which the Bidder proposes to use.

Subscribed and sworn to before me  
this \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Notary Public, Milwaukee County, WI

\_\_\_\_\_  
Title

My commission expires: \_\_\_\_\_

**3.8.0.**

**BID BOND AFFIDAVIT**

STATE OF WISCONSIN)SS  
MILWAUKEE COUNTY )

\_\_\_\_\_

being first duly sworn, on oath deposes and says that s/he is

\_\_\_\_\_

(Attorney-in-fact or agent)

of \_\_\_\_\_

surety on the within bond executed by

Affiant further deposes and says that no Commissioner or employee of the Department of Neighborhood Services of the City of Milwaukee, and no City official or employee of the City of Milwaukee has any interest, directly or indirectly in, or is receiving any premium, commission, fee or other thing of value on account of the sale or furnishing of said bid bond.

Subscribed and sworn to before me this

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Notary Public, Milwaukee County, Wisconsin

My commission expires \_\_\_\_\_

Rev. 1/00

**3.7.0. CERTIFICATE AS TO CORPORATE PRINCIPAL**

I, \_\_\_\_\_, certify that I am the  
\_\_\_\_\_ Secretary of the corporation  
named as Principal in the within bond; that  
\_\_\_\_\_, who signed the said bond on  
behalf of the Principal was then \_\_\_\_\_  
of said corporation; that I know his signature, and his signature thereto is genuine, and that said  
bond was duly signed, sealed, and attested to for and in behalf of said corporation by authority of its  
governing body.

\_\_\_\_\_(Corporate)

Title \_\_\_\_\_(Seal)

**3.3.0.**

**COMPLETE LIST OF SUBCONTRACTORS**

(Include Plumbing Contractor, Hauling Contractor, Asbestos Abatement Contractor, Certified CFC Reclaimer, Licensed Waste Tire Transporter and Licensed Concrete Contractor)

<b>Name of Proposed Subcontractor</b>	<b>Class of Work</b>
1. _____ _____ Address	_____
2. _____ _____ Address	_____
3. _____ _____ Address	_____
4. _____ _____ Address	_____
5. _____ _____ Address	_____
6. _____ _____ Address	_____
7. _____ _____ Address	_____
8. _____ _____ Address	_____



DEMOLITION PROJECT OPENING 9-20-16  
LOCATION AND DESCRIPTION OF BUILDINGS TO BE DEMOLISHED

Parcel Number	Address	Stories	Construc.	Occupancy	Families	Owner	Cubic Footage
1	2674 North 53 <sup>rd</sup> Street	1	block	warehouse	-	Priv	25,740

Demolition contractor has the responsibility of verifying the listed information before bid is submitted. Bid is to be based upon contractor's own inspection of the structures and sites. No guarantee is made as to the accuracy of the above listed information, and the bid/contract shall not be invalidated by any errors in the descriptions and sizes listed.



**City of Milwaukee  
Department of Public Works  
Local Business Enterprise Provisions**

I. General:

- A. In accordance with Chapter 365 of the Milwaukee Code of Ordinances, the application of a Local Business Enterprise (LBE) program is required in all contracting activities of the Department of Public Works, unless contrary to federal, state or local law or regulation. To this end, the Commissioner of Public Works, as a contracting officer of the City, will apply an award standard in all bids so that an otherwise responsive and responsible bidder which is a Local Business Enterprise shall be awarded the contract, provided that its bid does not exceed the lowest bid by more than 5%.
- B. Bidders seeking the Local Business Enterprise preference shall prepare and submit with the bid an accurate affidavit certifying their LBE status. Failure to do so may result in an LBE forfeiting their rights to be considered for the program.
- C. Sanctions – If any document submitted to the city by a contractor under this chapter for the purpose of participating in any city contract contains false, misleading or fraudulent information, the Commissioner of Public Works, may direct the imposition of any of the following sanctions on the offending contractor:
1. Withholding of payment.
  2. Termination, suspension or cancellation of the contract in whole or in part.
  3. Denial to participate in any further contracts awarded by the City.
- D. Penalty – Any person, firm or corporation knowingly engaging in fraud, misrepresentation or in any attempt, direct or indirect, to evade the provisions of this chapter by providing false, misleading or fraudulent information shall, upon conviction, forfeit not less than \$2,000 nor more than \$5,000 together with the costs of prosecution.
- E. Right to Appeal – All contracts awarded under ss. 7-14-2 and 7-22 of the City Charter shall be awarded by the Commissioner of Public Works to the lowest responsible bidder determined in accordance with any applicable City Ordinances relating to the participation of Local Business Enterprises. Following the opening of any bid where the Commissioner has considered compliance with such City Ordinances, the Commissioner shall publish in an official City newspaper his or her determination as to the lowest responsible bidder. Any bidder who objects to the determination based on the consideration of such City Ordinances, may appeal the recommendation by filing a written appeal with the Commissioner within five (5) working days of the date of publication. The appeal shall state the specific objection to the determination, including supporting documentation, and specify an alternative determination. Any appeals that do not conform to this section shall not be considered. The Commissioner shall schedule a hearing before the Public Works Contract Appeals Committee which shall be comprised of the chair of the Economic Development Committee or his or her designee, and a member of the Economic Development Committee selected by the chair and the Director of Administration or his or her designee to be held within five days of receipt of the appeal. The Public Works Contract Appeals Committee shall have the authority by majority vote to affirm or set aside the determination of the Commissioner and their decision in this regard shall be final. In the event that a timely appeal meeting the requirements of this paragraph is not filed, or the Committee affirms the commissioner's determination following a timely appeal, the Commissioner shall make an award in accordance with his or her determination.

II. Definitions:

- A. Local Business Enterprise means a business which satisfies all of the following criteria:
1. Owns or leases property within the geographical boundaries of the City of Milwaukee. Post office boxes shall not suffice to establish status as a Local Business Enterprise.
  2. A residential address may qualify, but only if the business does not own or lease other real property, either within or outside the geographical boundaries of the City of Milwaukee.
  3. Leased property may qualify but only if at least half of the acreage of all the real property owned or leased by the business is located within the geographical boundaries of the City of Milwaukee.
  4. Has been doing business in the City of Milwaukee for at least one (1) year.
  5. Is not delinquent in the payment of any local taxes, charges or fees, or the business has entered into an agreement to pay any delinquency and is abiding by the terms of the agreement.
  6. Will perform at least 10% of the monetary value of the work required under the contract.

III. Local Business Enterprise requirement:

- A. Department of Public Works shall, unless contrary to federal, state or local law or regulation, apply an award standard in all bids so that an otherwise responsive and responsible bidder which is a Local Business Enterprise shall be awarded the contract, provided that its bid does not exceed the lowest bid by more than 5%.
- B. If the bids of two or more Local Business Enterprises do not exceed the lowest bid by more than 5%, the contract shall be awarded to the Local Business Enterprise that submitted a bid that exceeded the lowest bid by the smallest amount.
- C. If a bid submitted by a non-Local Business Enterprise and a bid submitted by a Local Business Enterprise are identical, the contract shall be awarded to the Local Business Enterprise, even if the bids are only identical due to the 5% award standard provided for in this chapter.
- D. If two bids submitted by two Local Business Enterprises are identical, the winner will be determined in accordance with the process for tie-breakers as established by the city purchasing director.
- E. If the difference between the low bidder's amount and the lowest Local Business Enterprise amount is within 5% of the low bidder and exceeds \$25,000, then the provisions in section III-A shall not apply.
- F. Paragraph III-A shall only be applied to the "base bid".



DEPARTMENT OF NEIGHBORHOOD SERVICES  
CONTRACT DIVISION

**LOCAL BUSINESS ENTERPRISE (LBE) PROGRAM  
AFFIDAVIT OF COMPLIANCE**

**IMPORTANT: This form must be submitted with your bid to be considered for LBE status.**

Bid/RFP #: \_\_\_\_\_  
Company Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_

This affidavit of compliance will be the contractor's sworn statement that the business meets the following criteria:

1. The business owns or leases property within the geographical boundaries of the City of Milwaukee. Post office boxes shall not suffice to establish status as a Local Business Enterprise.
2. A residential address may suffice to establish compliance as a Local Business Enterprise, but only if the business does not own or lease other real property, either within or outside the geographical boundaries of the City of Milwaukee.
3. Leased property shall not suffice to establish compliance as a Local Business Enterprise unless at least half of the acreage of all the real property owned or leased by the business is located within the geographical boundaries of the City of Milwaukee.
4. The business has owned or leased real property within the geographical boundaries of the City of Milwaukee *and* the business has been doing business in the City of Milwaukee for at least one (1) year.
5. The business is not delinquent in the payment of any local taxes, charges or fees, or the business has entered into an agreement to pay any delinquency and is abiding by the terms of the agreement.
6. The business will perform at least 10% of the monetary value of the work required under the contract.

**SITE VISITS:** Please note the contractor agrees to allow the City to verify Local Business Enterprise status by allowing City Staff to visit the operation(s) of the business that is seeking Local Business Enterprise status at any time without notice, in an effort to maintain the integrity of the City's bidding process.

If applicable, initial here \_\_\_\_\_ if criteria in #3 above is satisfied.  
Initial

I hereby declare compliance with the City of Milwaukee Code of Ordinances Chapter 365.

Authorized Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

## NOTARIZATION

Subscribed to before me on this \_\_\_\_\_ day of \_\_\_\_\_ in the year  
\_\_\_\_\_, at \_\_\_\_\_ County,  
\_\_\_\_\_ State.

NOTARY PUBLIC SIGNATURE: \_\_\_\_\_

(SEAL)

PRINT NAME: \_\_\_\_\_

My commission expires: \_\_\_\_\_

**PLEASE SUBMIT THIS FORM WITH YOUR BID TO:**  
**DEPT. OF NEIGHBORHOOD SERVICES**  
**841 NORTH BROADWAY, ROOM 105**  
**MILWAUKEE, WISCONSIN 53202**



DEPARTMENT OF NEIGHBORHOOD SERVICES  
CONTRACT DIVISION

**LOCAL BUSINESS ENTERPRISE (LBE) PROGRAM  
BUSINESS PROPERTY LOCATION FORM**

**Important Note:** This form must be submitted with your bid to be considered for LBE status.

Bid / RFP # \_\_\_\_\_

**Property Location 1**                      **Check one: Own [ ] Lease [ ]**

Name:	
Address:	
City, State, Zip	

**Property Location 2**                      **Check one: Own [ ] Lease [ ]**

Name:	
Address:	
City, State, Zip	

**Property Location 3**                      **Check one: Own [ ] Lease [ ]**

Name:	
Address:	
City, State, Zip	

**Property Location 4**                      **Check one: Own [ ] Lease [ ]**

Name:	
Address:	
City, State, Zip	

**PLEASE SUBMIT THIS FORM WITH YOUR BID TO:**  
DEPT. OF NEIGHBORHOOD SERVICES  
841 NORTH BROADWAY, ROOM 105  
MILWAUKEE, WISCONSIN 53202

**CONTRACTOR MUST SUBMIT FORM WITH ALL ORIGINAL SIGNATURES.**

BID BOND FORM

KNOW ALL PERSONS BY THESE PRESENTS, That we the undersigned,

\_\_\_\_\_  
(Name of Principal)

as PRINCIPAL, and

\_\_\_\_\_, as SURETY  
(Name of Surety)

are held and firmly bound unto the Department of Neighborhood Services of the City of Milwaukee hereinafter called the "Building Inspector", in the sum of 10 percent of the total bid of:

Parcel 1 \_\_\_\_\_ Dollars \$ \_\_\_\_\_

**(bid price in words)**

**(bid price in numerals)**

lawful money of the United States, in addition to and above the value of such salvage materials specified to become the property of the Bidder, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas the Principal has submitted the accompanying Bid,

dated \_\_\_\_\_, 20 \_\_\_\_, for DNS PROJECT OPENING 9-20-16  
DEMOLITION OF 1 PRIMARY BUILDING

NOW THEREFORE, if the Principal shall be awarded the contract and if his/her Bid shall not have been previously withdrawn in accordance with the provisions of the instructions to Bidders, and if the Principal shall enter into a formal contract with the Building Inspector in accordance with the accepted Bids, said Bid shall be accompanied by good and sufficient surety or sureties for the faithful performance of the work, then this obligation is void and of no effect.

However, in the event that the Principal shall be awarded the contract, his/her Bid not being previously withdrawn in accordance with the instructions to Bidders, and if the Principal shall neglect or fail to execute such contract or to give sufficient surety or sureties within the time specified, or if no time be specified, within 14 days, then the Principal and/or surety shall forfeit to the Building Inspector as liquidated damages the amount of this bond.

Revised 1/01

IN WITNESS WHEREOF, the above-bounded parties have executed this instrument under their several seals this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the names and corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

In presence of:

\_\_\_\_\_

\_\_\_\_\_(SEAL)  
(Individual Principal)

\_\_\_\_\_  
(Business Address)

\_\_\_\_\_

\_\_\_\_\_(SEAL)  
(Individual Principal)

\_\_\_\_\_  
(Business Address)

Attest:

\_\_\_\_\_

\_\_\_\_\_(SEAL)  
(Corporate Principal)

\_\_\_\_\_

\_\_\_\_\_  
(Business Address)

By \_\_\_\_\_ affix  
corporate  
seal

\_\_\_\_\_

\_\_\_\_\_

Attest:

\_\_\_\_\_

\_\_\_\_\_

Countersigned

\_\_\_\_\_  
(Corporate Surety)

by \_\_\_\_\_  
Attorney-in-Fact

By \_\_\_\_\_ affix  
corporate  
Seal

State of \_\_\_\_\_

Power of attorney for person signing for surety company must be attached to bond

FORM B (3/13)  
 CITY OF MILWAUKEE DEPARTMENT OF NEIGHBORHOOD SERVICES  
 AFFIDAVIT OF COMPLIANCE WITH THE  
 SMALL BUSINESS ENTERPRISE (SBE) PROVISIONS

BIDS DUE: 9-20-16

The bidders' minimum commitment for SBE participation on this project is as follows:

<b>REQUIRED OVERALL PROJECT PARTICIPATION</b>			
	<b>SBE</b>	<b>25%</b>	

The Commissioner of the Department of Neighborhood Services reserves the right to reject and disqualify any bid that does not achieve the percentage requirement for this project. This also applies if the undersigned contractor fails to comply with the City's requirements as outlined in the SBE provisions.

The undersigned hereby states that s/he has not discriminated in any manner on the basis of race, sex, or national origin in any manner in the preparation of the attached bid or selection of subcontractors and/or material suppliers for such bid.

The undersigned acknowledges, understands and agrees that submission of a bid shall commit the bidder to comply with the City's SBE policy to achieve the City's stated percentage requirements for SBE participation on this contract, including submission of the information required by the proposed schedule of subcontractors and/or material suppliers.

**CONTRACTOR AFFIRMS THAT THEY WILL MEET THE FOLLOWING MINIMUM SBE PROGRAM REQUIREMENTS: (BIDDER MUST WRITE IN PERCENTAGE AND SUBMIT WITH BID DOCUMENTS.)**

**SBE:** \_\_\_\_\_ %

The undersigned also states that all the submitted SBE information is true and correct to the best of his/her knowledge.

\_\_\_\_\_  
 Authorized Signature \_\_\_\_\_  
Date

\_\_\_\_\_  
 Printed Name \_\_\_\_\_  
Title

\_\_\_\_\_  
 Company Name

STATE OF WISCONSIN )  
 COUNTY OF MILWAUKEE )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_ who acknowledges that s/he executed the foregoing document for the purpose therein contained for and on behalf of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

\_\_\_\_\_  
 Notary Public, Milwaukee County, WI

My Commission expires: \_\_\_\_\_



**LEAD BASED PAINT  
INSPECTION REPORT**

**Job Site:**

**Warehouse  
2674 North 53<sup>rd</sup> Street  
Milwaukee, Wisconsin**

**For:**

**City of Milwaukee  
Department of Neighborhood Services  
Attn: Marge Piwaron  
841 North Broadway 1<sup>st</sup> Floor  
Milwaukee, Wisconsin 53202-3613**

**HMG Report No.: 16-400-014.2674L  
Contract No.: 360-16-0745**

Dean Jacobsen  
Lead Risk Assessor # LRA 14370

**Prepared by:**

**HARENDA MANAGEMENT GROUP  
1237 West Bruce Street  
Milwaukee, Wisconsin 53204**

**July 2016**

## TABLE OF CONTENTS

I.	Introduction .....	2
II.	Component Testing .....	2
	A. Summary	
	B. Tests Results of Components	
	C. Summary of OSHA Lead Based Paint Regulations	
	D. Summary of Wisconsin Department of Natural Resources Information	
III.	Limitations .....	4
IV.	Laboratory Results .....	5

## I. INTRODUCTION

Harenda Management Group (HMG) was retained by the City of Milwaukee Department of Neighborhood Services to conduct a preliminary survey for possible Lead Based Paint on the concrete and masonry surfaces at the following location: **2674 North 53<sup>rd</sup> Street, Milwaukee, Wisconsin, warehouse.** Demolition is planned for the building. Enclosed you will find a summary of the paint testing at the above referenced location. All other areas/materials were excluded from this scope of work.

A lead based paint inspection and sampling are recommended for building materials that may contain surfaces painted before 1978. The inspection determines if lead based paint is present in the building, the location(s) of lead containing surfaces, and the amount of lead in the paint. If the surfaces will be disturbed or demolished, workers can then prepare proper safety measures to reduce exposure to lead containing dust.

The testing took place on July 7, 2016. Samples of paint were collected from masonry surfaces (block) representing all observed paint colors. Samples were analyzed at Quantem Laboratories of Oklahoma City, Oklahoma, for total lead content using USEPA Method 7000B (Reference Section II for results).

The Wisconsin Administrative Code (DHS 163) defines lead-based paint as having a surface concentration of lead that is more than 0.5% of lead per weight of a paint chip sample.

### **The results of the analysis was classified as follows:**

- Positive:** Any result above the DHS 163 Standard of 0.5% lead.
- Negative:** Any result at or below the DHS 163 Standard of 0.5% lead.

## II. COMPONENT TESTING

### A. Summary

In an effort to develop a painting history of the building, masonry was tested for the presence of lead based paint.

#### **Exterior: 2674 North 53<sup>rd</sup> Street**

- **Painted block was observed on exterior walls. Lead was not detected above 0.5%.**

#### **Interior: 2674 North 53<sup>rd</sup> Street**

**Painted block was observed on interior walls. Lead was not detected above 0.5%.**

Reference Test Results of Components below.

## B. Test Results of Components:

Site: 2674 North 53<sup>rd</sup> Street, Milwaukee, Wisconsin

Date: 7/7/16

Paint Testing Results						
Sample	Location	Component	Substrate	Color	PbC (%)	Result
1L	Exterior	North Wall	Block	Brown	0.0099	Negative
2L	Interior	North Wall	Block	White	<0.005	Negative
3L	Interior	South Wall	Block	White	<0.005	Negative

**The inspection did not find Lead-Based Paint on the property. No paints sampled are lead based paint.**

If there are any further concerns over what to do with certain components, we can do additional testing, and/or review records for historical precedents for removal, disposal and cleanup.

Any other paint found in the building that is disturbed should be handled as lead based paint.

## C. Summary of OSHA Lead Based Paint Regulations

The OSHA regulation for Lead Exposure in Construction is 29 CFR 1926.62. The law states that in the presence of any measurable amount of Lead a contractor is obligated to take some actions to ensure the safety of its work-force and that of the owner.

Workers demolishing building materials containing lead based paint must be monitored for lead exposure. Monitoring for lead exposure is covered under U.S. Department of Labor Occupational Safety and Health Administration 29 CFR 1926.62 for the construction industry, which includes:

- Demolition or salvage of structures where lead or materials containing lead are present.
- Removal or encapsulation of materials containing lead.
- New construction, alteration, repair, or renovation of structures, substrates, or portions thereof, that contain lead, or materials containing lead.

The employer is required to initially determine if any employee may be exposed to lead at or above the action level. **The action level means employee exposure, without regard to the use of respirators, to an airborne lead concentration of 30 µg/m<sup>3</sup> of air calculated as an 8 hour time weighted average.** The employer must collect personal samples representative of a full shift for each job classification in each work area. The samples must be representative of the monitored employee's regular daily exposure to lead. **OSHA has also set a permissible exposure limit (PEL) which is defined as a lead concentration of 50 µg/m<sup>3</sup> of air averaged over an eight hour period.** If the initial exposure assessment has not been completed, the employer must treat the employee as if the employee were exposed above the PEL, and not in excess of ten times the PEL, for tasks including demolition of structures with lead containing coatings or paint. This includes respiratory protection, personal protective clothing and equipment, change areas, hand washing facilities, biological monitoring, and training.

If all concentrations are below the action level, additional air monitoring is not needed except

when there has been a change in equipment, process, control, personnel, or type of task that may result in additional employees being exposed to lead at or above the action level. If exposure is between the action level and PEL, air monitoring must be done at least every six months until two consecutive readings taken at least seven days apart are below the action level. If exposure is above the PEL, air monitoring must be done quarterly until two consecutive readings taken at least seven days apart are below the PEL. Employees must be notified in writing of the results within 5 working days after completion of the air exposure assessment.

#### **D. Summary of Wisconsin Department of Natural Resources Information**

According to Wisconsin Department of Natural Resources Planning Your Demolition or Renovation Project (WA-651), lead painted building materials from remodeling or demolition projects can be disposed in a landfill. Lead based paint waste, such as paint chips or paint removed from commercial or industrial building, may be a hazardous waste. Additional testing by the toxicity characteristic leaching procedure (TCLP) method and comparison to hazardous waste regulations would be needed to determine this.

### **III. LIMITATIONS**

A limited inspection was conducted. The results are representative only of the specific painted locations that were sampled on the building. This inspection should not be used for purposes of determining where lead safe renovation or abatement procedures are required except where the samples were collected. This report represents the condition of the building and the visible/ accessible locations sampled at the date and the time of the onsite inspection.

The care and skill given to our procedures insures the most reliable test results possible. The findings and conclusions of HMG represent our professional opinions extrapolated from limited data. No other warranty is expressed or implied. Prior to any abatement or renovation activities, it is recommended that HMG be provided the opportunity to review such plans in order that the inspection and assessments contained herein are properly interpreted and implemented.

*This report and the information contained herein is prepared for the sole and exclusive use and possession of the City of Milwaukee Department of Neighborhood Services. No other person or entity may rely on this report or any information contained herein. Any dissemination of the report or any information contained herein is strictly prohibited without prior written authorization from Harenda Management Group.*

## **IV. LABORATORY RESULTS**



2033 HERITAGE PARK DR, OKLAHOMA CITY, OK 73120 | 1.800.822.1650

## Environmental Chemistry Analysis Report

**QuanTEM Set ID:** 266174  
**Date Received:** 07/08/16  
**Received By:** Rachel Brooks  
**Date Sampled:**  
**Time Sampled:**  
**Analyst:** CR  
**Date of Report:** 7/12/2016

**Client:** Harenda Management Group  
Dean Jacobsen  
1237 West Bruce St.  
Milwaukee, WI 53204  
**Acct. No.:** B929  
**Project:** DNS  
**Location:** Milwaukee, WI  
**Project No.:** 16-400-014.2674

AIHA ID: 101352

QuanTEM ID	Client ID	Matrix	Parameter	Results	Reporting Limits	Units	Date/Time Analyzed	Method
001	1L	Paint	Lead	0.00989	0.005	%	07/12/16 11:05	P EPA 7000B (1)
002	2L	Paint	Lead	<0.00500	0.005	%	07/12/16 11:05	P EPA 7000B (1)
003	3L	Paint	Lead	<0.00500	0.005	%	07/12/16 11:05	P EPA 7000B (1)

Authorized Signature:

Cherry Rossen, Technical Manager

Note: Sample results have not been corrected for blank values.

This report applies only to the standards or procedures indicated and to the specific samples tested. It is not indicative of the qualities of apparently identical or similar products or procedures, nor does it represent an ongoing assurance program unless so noted. These reports are for the exclusive use of the client and are not to be reproduced without specific written permission. QuanTEM is not responsible for user-supplied data used in calculations.

Unless otherwise noted, upon receipt the condition of the sample was acceptable for analysis.

Wipe materials must meet ASTM E1792 criteria. Method detection limits and resultant reporting limits may not be valid for non-ASTM E1792 wipe material.

EPA Method 7000B (1) = EPA 600/R-93/200 Preparation Modified. EPA 7000B Analysis Modified

EPA Method 7082 (2) = EPA 600/R-93/200 Preparation Modified. EPA 7082 Analysis Modified



www.QuanTEM.com

# LEAD CHAIN OF CUSTODY

2033 Heritage Park Drive, Oklahoma City, OK 73120-7502  
 (800) 822-1650 • (405) 755-7272 • Fax: (405) 755-2058

## LEGAL DOCUMENT - PLEASE PRINT LEGIBLY

For Lab Use Only	
Lab No. <u>2060174</u>	Accept <input checked="" type="checkbox"/> Reject <input type="checkbox"/>
Report Results ( <input checked="" type="checkbox"/> one box)	
<input checked="" type="checkbox"/> <b>Quantem Website</b>	Other <u>email</u>

Contact Information		Project Information	
Company: <b>Harenda Management Group</b>	Phone: <b>(414) 383-4800</b>	Project Name: <b>DNS</b>	
Contact: <b>Dean Jacobsen</b>	Cell Phone:	Project Location: <b>Milwaukee, WI</b>	
Account #: <b>B929</b>	E-mail: <b>djacobsen@harenda.com</b>	Project ID: <b>16-400-014.2674</b>	

Sampled By: \_\_\_\_\_ Name: \_\_\_\_\_ Date: \_\_\_\_\_

RELINQUISHED BY	DATE & TIME	VIA	RECEIVED BY	DATE & TIME
<i>Dean Jacobsen</i>	<i>7/7/16 1700</i>	<i>FedEx</i>	<i>RLJ</i>	<i>7/8/16 10:00</i>

REQUESTED SERVICES (Please  the Appropriate Boxes)

No.	Sample ID (10 Characters Max)	Sample Description	Volume (Liters)	Volume Area (Length x Width)	Sample Matrix (see matrix code box)	Analysis		Units ( <input checked="" type="checkbox"/> ONE box only)				
						Pb	PPM	Wt %	mg / l	µg /ft <sup>2</sup>	µg / m <sup>3</sup>	mg / cm <sup>2</sup>
1	<i>1L</i>				<i>B</i>	<i>X</i>		<i>X</i>				
2	<i>2L</i>				<i>↓</i>	<i>↓</i>		<i>↓</i>				
3	<i>3L</i>				<i>↓</i>	<i>↓</i>		<i>↓</i>				
4												
5												
6												
7												
8												
9												
10												
11												
12												

Sample Matrix Codes	
A	Soil
B	Paint Chips
C	Surface / Dust Wipes
D	Bulk Miscellaneous
E	Air Cassette

TURNAROUND TIME	
<input type="checkbox"/>	Same Day
<input type="checkbox"/>	24 - Hour
<input checked="" type="checkbox"/>	3 - Day
<input type="checkbox"/>	5 - Day



**ASBESTOS INSPECTION REPORT**

**Job Site:**

**Warehouse  
2674 North 53<sup>rd</sup> Street  
Milwaukee, Wisconsin**

**For:**

City of Milwaukee  
Department of Neighborhood Services  
Attn: Marge Piwaron  
841 North Broadway 1<sup>st</sup> Floor  
Milwaukee, Wisconsin 53202-3613

**HMG Report No.: 16-400-014.2674  
Contract No.: 360-16-0745**

Dean Jacobsen  
Asbestos Inspector No. AII – 14370

Prepared by:

**HARENDA MANAGEMENT GROUP**  
1237 West Bruce Street  
Milwaukee, Wisconsin 53204

**July 2016**

**TABLE OF CONTENTS**

I. Introduction.....2

II. Building Survey .....2

III. The Laboratory.....2  
A. Method of Analysis

IV. Findings and Observations.....3

V. Exclusions.....5

VI. Limitations .....5

VII. Pre-Demolition Environmental Checklist.....6

VIII. Laboratory Results .....10

IX. HMG Certifications .....11

## I. INTRODUCTION

Harenda Management Group (HMG) was retained by the City of Milwaukee Department of Neighborhood Services to conduct an inspection for suspect asbestos containing materials in the building at 2674 North 53<sup>rd</sup> Street, Milwaukee, Wisconsin.

The inspection included stucco, caulk, floor tile, tar paper, linoleum, ceramic tile, drywall/joint compound, asphalt roofing, and mastics to determine if asbestos containing materials were present within the space as required by *US EPA NESHAP regulation 40 CFR 61 Subpart M and NR 447 of the Wisconsin Administrative Code*.

## II. BUILDING SURVEY

Marge Piwaron, of the City of Milwaukee Department of Neighborhood Services, authorized HMG to conduct a building inspection and to analyze samples collected during the inspection.

**On July 7, 2016, HMG conducted an asbestos inspection of a warehouse, scheduled for mechanical demolition, located at 2674 North 53<sup>rd</sup> Street, Milwaukee, Wisconsin. The inspection was conducted by Dean Jacobsen, Wisconsin License No. AII – 14370.**

The inspection was comprised of three elements:

1. A visual determination as to the extent of suspect asbestos containing materials within the building.
2. Sampling and documentation of observable suspect asbestos containing materials. Category I non-friable materials were assumed to be asbestos containing and not sampled except where on concrete.
3. Quantification of observable positive (>1%) materials existing within the spaces.

The results of the inspection integrated with the Polarized Light Microscopy with Dispersion Staining (PLM/DS) analysis of bulk samples collected are outlined in this document. If you have any questions please contact HMG at (414) 383-4800.

## III. THE LABORATORY

### A. METHOD OF ANALYSIS

Analysis is performed by using the bulk samples for visual observation and slide preparation(s) for microscopical examination and identification. The slides are analyzed for asbestos (chrysotile, amosite, crocidolite, anthophyllite, and actinolite/tremolite), fibrous non asbestos constituents (mineral wool, paper, etc.), and nonfibrous constituents. Asbestos is identified by refractive indices (obtained by using dispersion staining), morphology, color, pleochroism, birefringence, extinction characteristics, and signs of elongation. The same characteristics are used to identify the non asbestos constituents.

The microscopist visually estimates relative amounts of each constituent using a stereoscope if necessary. The test results are based on a visual determination of relative volume of the bulk sample components. The results are valid only for the item tested. Current US EPA NESHAP regulations state asbestos materials means material containing more than 1% asbestos as determined using the method specified in Appendix E, Subpart E, 40 CFR Part 763 Section I, Polarized Light Microscopy. A point count analysis is performed for samples where the polarized light microscopy result is close to 1%. The point count is a more accurate fiber counting method and takes precedence over polarized light microscopy result. Bold values below indicate that the material contains more than 1% asbestos. Refer to 29 CFR 1926.1101 (Construction) and 29 CFR 1910.1001 (General Industry) for specific OSHA requirements.

#### IV. FINDINGS AND OBSERVATIONS

The materials identified as suspect asbestos containing materials (ACM) include stucco, caulk, floor tile, tar paper, linoleum, ceramic tile, drywall/joint compound, asphalt roofing, and mastics. These materials were sampled and the following results were noted:

Sample #	Location and Description	Results	Homogeneous Code
1	Exterior – around northwest door – red caulk	Negative	MCLKr
2	Exterior – on west side window openings – stucco	Negative	STC
3	Exterior – on west side awning – white caulk	Negative	MCLKw
4	Exterior – in cracks on north and west walls – gray caulk	Negative	MCLKy
5a	Interior – northwest area – 12” black and white floor tile	Negative	MF12kw
<b>5b</b>	<b>Interior – northwest area – under 12” black and white floor tile – black mastic</b>	<b>Positive 7% Chrysotile</b>	<b>MF12kw</b>
<b>5c</b>	<b>Interior – northwest area – under black mastic – tar paper on concrete</b>	<b>Positive 30% Chrysotile</b>	<b>MPT</b>
6	Interior – north center area – 12” black floor tile	Negative	MF12k
7	Interior – north center area – brown linoleum	Negative	MFLn
8a	Interior – north center area – brown linoleum	Negative	MFLn
<b>8b</b>	<b>Interior – north center area – under brown linoleum – black mastic on concrete</b>	<b>Positive 3% Chrysotile</b>	<b>MFLn</b>
9	Interior – northeast area – brown linoleum	Negative	MFLn
<b>10a</b>	<b>Interior – northeast area near bathroom – 12” brown floor tile</b>	<b>Positive 4% Chrysotile</b>	<b>MF12n</b>
<b>10b</b>	<b>Interior – northeast area near bathroom – under 12” brown floor tile – black mastic</b>	<b>Positive 6% Chrysotile</b>	<b>MF12n</b>
10c	Interior – northeast area near bathroom – under black mastic – black linoleum on concrete	Negative	MFLk
11a	Interior – bathroom floor – white ceramic tile	Negative	MCTMw
11b	Interior – bathroom floor – grout	Negative	MCTMw
11c	Interior – bathroom floor – under white ceramic tile – mortar	Negative	MCTMw
12a	Interior – bathroom walls – joint compound	Negative	MDW
12b	Interior – bathroom walls – drywall	Negative	MDW
13a	Interior – on bathroom walls – cream ceramic tile	Negative	MCTMc
13b	Interior – on bathroom walls – grout	Negative	MCTMc
13c	Interior – on bathroom walls – under cream ceramic tile – yellow mastic	Negative	MCTMc

The following materials sampled were found to contain more than 1% asbestos:

Material	Homogeneous Code	Location	Approximate Quantity
Black Mastic & Tar Paper Under 12" Black & White Floor Tile	MF12kw/MPT	Interior Northwest Area	60 Sq. Ft.
Black Mastic Under Brown Linoleum	MFLn	Interior North Side & Center	900 Sq. Ft.
12" Brown Floor Tile & Black Mastic	MF12n	Interior Northeast Near Bathroom	40 Sq. Ft.

**Assumed Category I Non-Friable Asbestos Containing Material:**

Floor Level	Location	Description	Quantity
Roof	Building	Built up Roofing & Flashing	2,400 Sq. Ft.

**Homogeneous Material Codes**

STC	Stucco
MCLKr	Red Caulk
MCLKw	White Caulk
MCLKy	Gray Caulk
MF12kw	12" Black & White Floor Tile
MF12k	12" Black Floor Tile
MF12n	12" Brown Floor Tile
MPT	Tar Paper
MFLn	Brown Linoleum
MFLk	Black Linoleum
MCTMw	White Ceramic Tile
MCTMc	Cream Ceramic Tile
MDW	Drywall/Joint Compound

**Note#1:** The tar paper is a friable material and must be abated prior to demolition.

The floor tiles and black mastic are category I non-friable materials. Abatement is recommended prior to demolition if the underlying concrete will be recycled, or if it is likely that these materials will become crumbled, pulverized or reduced to powder during demolition.

Asphalt roofing is a category I non friable material and may remain on the building if the demolition debris will be disposed at a Wisconsin licensed landfill.

**Note#2:** Category I – Non-Friable Asbestos Containing Materials were in good non-friable condition at the time of the inspection. However, if they will be subjected to sanding, grinding, cutting or abrading during mechanical demolition activities they are considered regulated asbestos containing materials under NR 447 and would require abatement prior to removal.

**Note#3:** If additional materials are discovered during demolition that are not listed above they are to be assumed to be asbestos containing.

**Note#4:** A copy of this report should be transmitted to the demolition contractor.

## V. EXCLUSIONS

**South part of roof collapsed onto floor – south floor only partially accessible. Roof only partially visible. North and center parts of floor covered with furniture and equipment and only partially accessible. Areas within walls and ceilings were not accessible. No visible or accessible areas were excluded from the scope of work.**

HMG is not and shall not represent the building owner as its agent or representative for the purpose of the US EPA/NESHAP and/or the WDNR/NR447 regulations, as owner/operator.

This report represents the condition of the building and its visible/accessible suspect asbestos containing materials at the date and the times of the onsite inspection. Hidden materials or those materials that could be present at the point of inspection, over and above those stated in the inspection report, are the responsibility of the building owner and the demolition contractor.

## VI. LIMITATIONS

The care and skill given to our procedures insures the most reliable test results possible. HMG utilizes Quantem Laboratories for our Polarized Light Microscopy, unless otherwise specified by the client. The findings and conclusions of HMG represent our professional opinions extrapolated from limited data. Significant limited data is gathered during the course of the preliminary asbestos specific site assessment. No other warranty is expressed or implied. Prior to any abatement or renovation activities, it is recommended that HMG be provided the opportunity to review such plans in order that the inspection and assessments contained herein are properly interpreted and implemented.

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## **VII. PRE-DEMOLITION ENVIRONMENTAL CHECKLIST**

This guide lists materials and products commonly found in buildings with examples. It is not intended as a substitute for reading the rules and statutes and making your own independent determination of their applicability to your demolition project. These examples presented here do not represent an exhaustive listing of types of materials that may be required to be removed from the building prior to demolition.

## **ASBESTOS**

Persons conducting inspections for asbestos must hold a valid asbestos inspector certification card issued by the State of Wisconsin, Dept. of Health Services. **Please follow the Asbestos Inspection and Sampling Protocol for Buildings to be Demolished or Renovated.**

## **CFCs and HALONS**

Equipment that may contain CFCs and Halons:

<u>N/A</u>	Air Conditioners (roof top, room, and central)
<u>N/A</u>	Dehumidifiers
<u>N/A</u>	Heat Pumps
<u>4</u>	<b>Refrigerators</b> , Freezers, Chillers – Interior
<u>1</u>	<b>Vending Machines</b> , Food Display Cases – Interior
<u>N/A</u>	Walk-in Coolers
<u>N/A</u>	Water Fountains (bubblers)
<u>1</u>	Fire Extinguishers (both <b>portable</b> and installed HALON suppression systems) – Interior
<u>N/A</u>	Water Coolers

## **LEAD**

Lead or Lead Based Paint (LBP) is common in many older buildings. When recycling construction and demolition debris, be aware that wood containing lead paint may not be chipped and spread for landscaping. State law also prohibits the sale or transfer of any fixture or other object containing LBP that might be placed upon any surface of a dwelling, which is ordinarily accessible to children.

## MERCURY

Products that may contain mercury:

### LIGHTING

<u>30</u>	Fluorescent Lights – Interior
<u>N/A</u>	High Intensity Discharge -Metal Halide -High Pressure Sodium -Mercury Vapor
<u>N/A</u>	Neon
<u>N/A</u>	Switches for lighting using mercury relays -Look for any control associated with exterior or automated lighting systems such as "Silent" wall switches.

### HVAC

Check thermostats and any control associated with air handling units for switches containing mercury.

### HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS

<u>N/A</u>	Old Thermostats
<u>N/A</u>	Aquastats
<u>N/A</u>	Firestats
<u>N/A</u>	Manometers
<u>N/A</u>	Thermometers

### BOILERS, FURNACES, HEATERS AND TANKS – 1 Boiler & 3 Furnaces in Interior

<u>N/A</u>	Mercury Flame Sensors by pilot lights
<u>N/A</u>	Manometers, Thermometers, Gauges
<u>N/A</u>	Pressure-trol
<u>N/A</u>	Float or Level Controls
<u>3</u>	Space Heaters – Interior

## **ELECTRICAL SYSTEMS – 1 Electric Meter in Interior**

<u>  N/A  </u>	Load Meters and Supply Relays
<u>  N/A  </u>	Phase Splitters
<u>  N/A  </u>	Microwave Relays
<u>  N/A  </u>	Mercury Displacement Relays

### **PCBs**

For electrical devices manufactured prior to 1987, it is safe to assume that they contain PCBs and should be managed accordingly. Most equipment manufactured after this time will say "PCB Free". The following is a list of areas in a building where PCBs may be found:

<u>  N/A  </u>	Transformers
<u>  N/A  </u>	Capacitors (appliances, electronic equipment)
<u>  N/A  </u>	Heat Transfer Equipment
<u>  12  </u>	Ballasts – Interior
<u>  N/A  </u>	Specialty Paints (such as for swimming pools or other industrial applications)
<u>  N/A  </u>	Sumps or Oil Traps (in maintenance and industrial facilities)

## **OTHER ENVIRONMENTAL ISSUES**

<u>  N/A  </u>	Hazardous Waste
<u>  1  </u>	Oil Tanks – Suspect UST Southwest Corner
<u>  N/A  </u>	Well Abandonment
<u>  1  </u>	Junk Auto Tires – Interior
<u>  N/A  </u>	Junk Vehicles

\* 5 Gallons Roof Cement in Interior

\* 1 Gas Meter on Exterior

## VIII. LABORATORY RESULTS



2033 HERITAGE PARK DR, OKLAHOMA CITY, OK 73120 | 1.800.822.1650

### Polarized Light Microscopy Asbestos Analysis Report

QuantEM Lab No. 266158	Client: Harenda Management Group
Account Number: B929	Dean Jacobsen
Date Received: 07/08/2016	1237 West Bruce St.
Received By: Peyton Awbrey	Milwaukee, WI 53204
Date Analyzed: 07/13/2016	Project: DNS
Analyzed By: Cristal Veech	Project Location: Milwaukee, WI
Methodology: EPA/600/R-93/116	Project Number: 16-400-014.2674

QuantEM Sample ID	Client Sample ID	Composition	Color / Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
001	1	Homogeneous	Red Caulk	Asbestos Not Present	NA	Silicone CaCO3
002	2	Homogeneous	Gray Plaster	Asbestos Not Present	NA	Sand CaCO3 Paint
003	3	Homogeneous	White Caulk	Asbestos Not Present	NA	Silicone CaCO3
004	4	Homogeneous	Gray Plaster	Asbestos Not Present	NA	Gypsum Binder
005	5	Layered	Black Floor Tile	Asbestos Not Present	NA	Vinyl CaCO3
005a		Layered	Black Mastic	Asbestos Present Chrysotile 7	NA	Tar
005b		Layered	Black Tar Paper	Asbestos Present Chrysotile 30	Cellulose 30	Tar

Unless otherwise noted, upon receipt the condition of the sample was acceptable for analysis.

QuantEM is a NVLAP accredited PLM laboratory (Lab Code: 101959-0). This report relates only to the specific items tested. NVLAP accreditation applies only to analysis performed utilizing EPA/600/M4-82-020 and EPA/600/R-93/116 methods. This report may not be used to claim product endorsement by NVLAP or any agency of the US Government. This report may not be reproduced except in full, without the written approval of the laboratory.



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Date Analyzed: 07/13/2016	Project: DNS
Analyzed By: Cristal Veech	Project Location: Milwaukee, WI
Methodology: EPA/600/R-93/116	Project Number: 16-400-014.2674

Quantem Sample ID	Client Sample ID	Composition	Color / Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
006	6	Homogeneous	Black Floor Tile	Asbestos Not Present	NA	Vinyl CaCO3
007	7	Homogeneous	Black Flooring	Asbestos Not Present	Cellulose 30	Tar CaCO3
008	8	Layered	Black Tar Paper	Asbestos Not Present	Cellulose 60	Tar
008a		Layered	Black Mastic	Asbestos Present Chrysotile 3	NA	Tar
009	9	Homogeneous	Black Flooring	Asbestos Not Present	Cellulose 30	Tar Clay
010	10	Layered	White Floor Tile	Asbestos Present Chrysotile 4	NA	Vinyl CaCO3

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Analyzed By: Cristal Veech	Project Location: Milwaukee, WI
Methodology: EPA/600/R-93/116	Project Number: 16-400-014.2674

Quantem Sample ID	Client Sample ID	Composition	Color / Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
010a		Layered	Black Mastic	Asbestos Present Chrysotile 6	NA	Tar
010b		Layered	Black Flooring	Asbestos Not Present	Cellulose 30	Tar CaCO3 Binder
011	11	Layered	White Ceramic Tile	Asbestos Not Present	NA	Clay
011a		Layered	White Grout	Asbestos Not Present	NA	CaCO3
011b		Layered	White Sheetrock	Asbestos Not Present	NA	Gypsum CaCO3
012	12	Layered	White Texture	Asbestos Not Present	NA	CaCO3 Gypsum Paint
012a		Layered	White Sheetrock	Asbestos Not Present	Cellulose 5	Gypsum

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Analyzed By: Cristal Veech	Project Location: Milwaukee, WI
Methodology: EPA/600/R-93/116	Project Number: 16-400-014.2674

Quantem Sample ID	Client Sample ID	Composition	Color / Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
013	13	Layered	White Ceramic Tile	Asbestos Not Present	NA	Clay
013a		Layered	White Grout	Asbestos Not Present	NA	Gypsum CaCO3
013b		Layered	Yellow Mastic	Asbestos Not Present	NA	Glue

*Cristal Veech*

Cristal Veech, Analyst

7/13/2016

Date of Report

Unless otherwise noted, upon receipt the condition of the sample was acceptable for analysis.

Quantem is a NVLAP accredited PLM laboratory (Lab Code: 101959-0). This report relates only to the specific items tested. NVLAP accreditation applies only to analysis performed utilizing EPA/600/M4-82-020 and EPA/600/R-93/116 methods. This report may not be used to claim product endorsement by NVLAP or any agency of the US Government. This report may not be reproduced except in full, without the written approval of the laboratory.



# ASBESTOS CHAIN OF CUSTODY

2033 Heritage Park Drive, Oklahoma City, OK 73120-7502  
 (800) 822-1650 • (405) 755-7272 • Fax: (405) 755-2058

## LEGAL DOCUMENT - PLEASE PRINT LEGIBLY

For Lab Use Only	
Lab No. <u>216158</u>	
<input checked="" type="checkbox"/> Accept	<input type="checkbox"/> Reject
Report Results ( <input checked="" type="checkbox"/> one box)	
<input checked="" type="checkbox"/> Quantem Website	
<input type="checkbox"/> Other <u>email</u>	

Contact Information		Project Information	
Company: <b>Harenda Management Group</b>	Phone: <b>(414) 383-4800</b>	Project Name: <b>DNS</b>	
Contact: <b>Dean Jacobsen</b>	Cell Phone:	Project Location: <b>Milwaukee, WI</b>	
Account #: <b>B929</b>	E-mail: <b>djacobsen@harenda.com</b>	Project ID: <b>16-400-014.2674</b>	
SAMPLED BY: Name:	Date:	P.O. Number:	

RELINQUISHED BY	DATE & TIME	VIA	RECEIVED BY	DATE & TIME
<i>Dean Jacobsen</i>	<i>7/7/16 1700</i>	<i>FedEx</i>	<i>PA</i>	<i>7/8/16 10:00</i>

### REQUESTED SERVICES (Please the Appropriate Boxes)

PLM	PLM	TEM	TEM	TURNAROUND TIME
<input checked="" type="checkbox"/> Bulk Analysis (EPA 600/R-93/116)	<input type="checkbox"/> Vermiculite Attic Insulation (EPA 600/R-04/004)	<input type="checkbox"/> Air- AHERA	<input type="checkbox"/> Bulk- Presence / Absence EPA600/R-93/116	<input type="checkbox"/> Rush
<input type="checkbox"/> 400 Point Count	<input type="checkbox"/> Other	<input type="checkbox"/> Air- NIOSH 7402	<input type="checkbox"/> Bulk- Quantitative [weight%]- Chatfield	<input type="checkbox"/> Same Day
<input type="checkbox"/> 1000 Point Count		<input type="checkbox"/> Air- ISO 10312	<input type="checkbox"/> Dust- Presence / Absence	<input type="checkbox"/> 24 - Hour
<input type="checkbox"/> Gravimetric Preparation	<b>PCM</b>	<input type="checkbox"/> Drinking Water- EPA 100.2	<input type="checkbox"/> Dust- Quantitative [fibers/sq.cm]- ASTM D5755	<input checked="" type="checkbox"/> 3 - Day
<input type="checkbox"/> Particle ID	<input type="checkbox"/> NIOSH 7400	<input type="checkbox"/> Waste Water- EPA 600/4-83-043	<input type="checkbox"/> Other	<input type="checkbox"/> 5 - Day

No.	Sample ID (10 Characters Max)	<input checked="" type="checkbox"/> To Be Analyzed	Color	Description	Volume / Area (as applicable)	Comments / Notes
1	1	<input checked="" type="checkbox"/>				
2	2	<input type="checkbox"/>				
3	3	<input type="checkbox"/>				
4	4	<input type="checkbox"/>				
5	5	<input type="checkbox"/>				
6	6	<input type="checkbox"/>				
7	7	<input type="checkbox"/>				
8	8	<input type="checkbox"/>				
9	9	<input type="checkbox"/>				
10	10	<input checked="" type="checkbox"/>				



# ASBESTOS CHAIN OF CUSTODY

2033 Heritage Park Drive, Oklahoma City, OK 73120-7502  
 (800) 822-1650 • (405) 755-7272 • Fax: (405) 755-2058

For Lab Use Only	
Lab No.	<u>2100158</u>
<input checked="" type="radio"/> Accept	<input type="radio"/> Reject

**LEGAL DOCUMENT - PLEASE PRINT LEGIBLY**

Project Information		
Company: <b>Harenda Management Group</b>	Project Name: <b>DNS</b>	Project Location: <b>Milwaukee, WI</b>

No.	Sample ID (10 Characters Max)	<input type="checkbox"/> To Be Analyzed	Color	Description	Volume / Area (as applicable)	Comments / Notes
11	11	<input checked="" type="checkbox"/>				
12	12	<input type="checkbox"/>				
13	13	<input checked="" type="checkbox"/>				
14		<input type="checkbox"/>				
15		<input type="checkbox"/>				
16		<input type="checkbox"/>				
17		<input type="checkbox"/>				
18		<input type="checkbox"/>				
19		<input type="checkbox"/>				
20		<input type="checkbox"/>				
21		<input type="checkbox"/>				
22		<input type="checkbox"/>				
23		<input type="checkbox"/>				
24		<input type="checkbox"/>				
25		<input type="checkbox"/>				
26		<input type="checkbox"/>				
27		<input type="checkbox"/>				
28		<input type="checkbox"/>				
29		<input type="checkbox"/>				
30		<input type="checkbox"/>				

## **IX. HMG CERTIFICATION**

# Company Certificate

This certifies that

**HARENDA MANAGEMENT GROUP**

**1237 W BRUCE ST  
MILWAUKEE WI 53204-1218**

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

**Asbestos Company - Primary**

Certificate Issue Date: 07/29/2015  
Expiration Date: 08/31/2017, 12:01 a.m.  
Certification #: CAP-480540

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

Scott Walker  
Governor

Kitty Rhoades  
Secretary



State of Wisconsin  
Department of Health Services

DIVISION OF PUBLIC HEALTH

1 WEST WILSON STREET

P O BOX 2659  
MADISON WI 53701-2659

Telephone: 608 266-1251  
FAX: 608 267-2832  
TTY: 888-701-1253  
dhs.wisconsin.gov

November 6, 2015

DEAN T JACOBSEN  
W131S6781 KIPLING DR  
MUSKEGO WI 53150-3401

ID# AII-14370

**Congratulations**, your new card for Wisconsin asbestos or lead certification is enclosed. Please contact our office immediately if any of the information on the card is incorrect.

You must have this card with you whenever you are at a regulated asbestos or lead work site.

**Renewing Your Certification**

You may not perform regulated asbestos or lead activities after the expiration date on your card.

Asbestos Disciplines: Schedule your *annual* asbestos refresher training 30-90 days before your training due date and submit your renewal application online or by mail **at least one month before your current card expires.**

Lead Disciplines: Schedule your lead refresher training up to 12 months before the training due date and submit your renewal application online or by mail **at least one month before your current card expires.**

Submit your renewal application by mail if paying by check or money order, or online at [www.dhs.wisconsin.gov/waldo](http://www.dhs.wisconsin.gov/waldo) if paying by VISA or MasterCard credit or debit card.

**Certified Company Affiliation**

You must be affiliated with an appropriately certified Asbestos, Exterior Asbestos, Lead or Lead-Safe Company by ownership, employment or contract before you may perform regulated lead or asbestos work in Wisconsin. Contact the Asbestos and Lead Section for more information.

**To Update Information and Apply Online**

You may make changes to your mailing address, other contact information, or your employer information by going to [www.dhs.wisconsin.gov/waldo](http://www.dhs.wisconsin.gov/waldo) and selecting Asbestos and Lead Online Certification. You may also send changes in writing to the Asbestos and Lead Section at the address below.

Asbestos and Lead Section, Room 137  
P.O. Box 2659  
Madison WI 53701-2659

Phone: (608) 261-6876  
Email: [dhasbestoslead@wi.gov](mailto:dhasbestoslead@wi.gov)  
Internet: [www.dhs.wisconsin.gov](http://www.dhs.wisconsin.gov)

**COPY**

ASBESTOS INSPECTOR  
Issued By  
STATE OF WISCONSIN  
Dept. of Health Services

Dean T Jacobsen  
W131s6781 Kipling Dr  
Muskego WI 53150-3401

	160 lbs	5' 08"
AII-14370	Exp: 12/01/2016	12/12/1963 Male

Training due by: 12/01/2016