

OFFICIAL NOTICE

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

INVITATION FOR BIDS FOR MECHANICAL DEMOLITION PROJECT OPENING 6-10-2024

THE COMMISSIONER OF THE DEPARTMENT OF NEIGHBORHOOD SERVICES OF THE CITY OF MILWAUKEE ("Commissioner"), Milwaukee, Wisconsin, acting pursuant to Sec. 7-22-3, Milwaukee City Charter, will receive sealed bids for furnishing all labor and materials and performing all work necessary for and incidental to the demolition of seven (7) primary buildings and one (1) secondary building located in the city of Milwaukee, Wisconsin, until **9:00 a.m. (central time) on Friday, June 7, 2024**. **Bids must be dropped off in the secure drop box labeled Demo Bids & Decon RFPs outside of Room 105 at 841 North Broadway. Any bids deposited in the wrong location or received after that time may be rejected and returned unopened. Bids will be opened and read on Monday, June 10, 2024. The bid opening will be made public by internet video conference only. Bidders wishing to observe the opening must provide their preferred email contact information legibly written or printed on the envelope of their sealed bid. Login and connection information will be emailed to participants. Others wishing to observe the bid opening may submit an email to ckraco@milwaukee.gov with "bid opening 061024" in the subject line to receive login and connection information.**

1. Bids shall be awarded to lowest, qualified, responsive, and responsible bidder on a per parcel basis.
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 All bids shall be held open for a period of sixty (60) days subsequent to the opening of bids and no bid may be withdrawn without the written consent of the Commissioner.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) 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. (b) 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. (c) 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, if the company was established in or before 1865.

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 Equity and Inclusion (formerly the Office Small Business Development) at 414-286-5553. More information can be found at <https://city.milwaukee.gov/Equity-and-Inclusion>**

Payment Monitoring Requirements: All Contractors awarded a contract valued at \$25,000 or more with SBE participation requirements shall participate in training on and report regular payments in the City of Milwaukee’s Compliance Reporting and Certification System (CRCS). Contractors must complete the training no later than 30 days after the date of contract award. Throughout the contract term, Contractors are required to provide timely monthly payment information in the City’s CRCS at <https://milwaukee.diversitycompliance.com/>. Please contact the Office of Equity and Inclusion at 414.286.5553 or OEI@milwaukee.gov if you have any questions regarding the training and reporting process.

This bid includes a Local Business (LBE) incentive in accordance with Chapter 365 Milwaukee Code of Ordinances. **IT IS YOUR RESPONSIBILITY AS A BIDDER TO FAMILIARIZE YOURSELF WITH THIS ORDINANCE PRIOR TO SUBMITTING YOUR BID.**



This bid includes Socially-Responsible Contractors (SRC) incentive in accordance with Chapter 310 Milwaukee Code of Ordinances. More information can be found at <https://city.milwaukee.gov/Purchasing/Programs/Socially-Responsible-Contractors-SRC-Program>.

COPIES OF THE CONTRACT DOCUMENTS MAY BE OBTAINED ELECTRONICALLY AT https://city.milwaukee.gov/DNS/Inspections_Sections/Condemnation/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.

Anyone who requires an auxiliary aid or service for this event should contact the City of Milwaukee ADA Coordinator @ (414) 286-3475 or ADACoordinator@milwaukee.gov as soon as possible but *no later than 72 hours before the scheduled event.*

This material is available in alternative formats for individuals with disabilities upon request. Please contact the City of Milwaukee ADA Coordinator @ (414) 286-3475 or ADACoordinator@milwaukee.gov. Provide a 72 hour advance notice for large print and 7 days for braille documents.

 Braille	Alternative formats are available upon request for individuals with disabilities.
 Large Print	Contact the City of Milwaukee ADA Coordinator at (414) 286-3475 or ADACoordinator@milwaukee.gov .

DEPARTMENT OF NEIGHBORHOOD SERVICES
OF THE CITY OF MILWAUKEE
841 NORTH BROADWAY RM 105
MILWAUKEE WI 53202-3650

May 16, 2024
May 17, 2024

BID DOCUMENTS
FOR
MECHANICAL DEMOLITION PROJECT
OPENING MONDAY, JUNE 10, 2024

BIDS MUST BE RECEIVED IN DROP BOX BY FRIDAY, JUNE 7, 2024, AT 9:00 A.M.

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 LOCATIONS AND DESCRIPTION OF STRUCTURES FOR MECHANICAL DEMOLITION PROJECT OPENING MONDAY, JUNE 10, 2024

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 PARCELS (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 — 2111 West Brown Street – 1.5-story frame 1-family dwelling

Remove fire-damaged dwelling, fences, sidewalks, concrete steps, trees, bushes and shrubs. Contractor shall be responsible for removal of all tree stumps on this parcel as part of the demolition. Prior to demolition, the contractor must meet at the site with the Condemnation Inspector to provide a demolition plan. No access to the alley. 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 REQUIRED TO BE ABATED BEFORE MECHANICAL DEMOLITION. NOTE THAT THE INSPECTOR FROM HMG WAS UNABLE TO GAIN ACCESS TO ALL AREAS OF THE BUILDING DUE TO FIRE DAMAGE. ON-SITE MONITORING BY A CERTIFIED ASBESTOS SPECIALIST WILL BE REQUIRED DURING DEMOLITION. THIS COST SHOULD BE INCLUDED IN THE BID PRICE. (5 days to complete)**

Parcel 2 – 1965 West Keefe Avenue – 1.5-story frame 1-family dwelling

Remove fire-damaged dwelling, parking slab, sidewalks, concrete steps, trees, bushes and shrubs. Alley access. Contractor shall be responsible for removal of all tree stumps on this parcel as part of the demolition. 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 REQUIRED TO BE ABATED BEFORE MECHANICAL DEMOLITION. (5 days to complete)**

Parcel 3 – 2537 West Michigan Avenue – 2.5-story frame 2-family dwelling

Remove fire-damaged dwelling, retaining wall, fences, sidewalks, concrete steps, trees, bushes and shrubs. Contractor shall be responsible for removal of all tree stumps on this parcel as part of the demolition. No access to the alley. 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 REQUIRED TO BE ABATED BEFORE MECHANICAL DEMOLITION. NOTE THAT THE INSPECTOR FROM HMG WAS UNABLE TO GAIN ACCESS TO ALL AREAS OF THE BUILDING DUE TO FIRE DAMAGE. ON-SITE MONITORING BY A CERTIFIED ASBESTOS SPECIALIST WILL BE REQUIRED DURING DEMOLITION. THIS COST SHOULD BE INCLUDED IN THE BID PRICE. (7 days to complete)**

Parcel 4 – 2226-40 North 20th Street – 2-story masonry mixed-use building

Remove dwelling, sidewalks, concrete steps, trees, bushes and shrubs. Contractor shall be responsible for removal of all tree stumps on this parcel as part of the demolition. 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 REQUIRED TO BE ABATED BEFORE MECHANICAL DEMOLITION.**

A copy of the lead paint inspection report prepared by Harenda Management Group is included. (16 days to complete)

Parcel 5 – 2027-29 North 35th Street – 2-story frame 2-family dwelling

Remove fire-damaged dwelling, garage slabs, sidewalks, concrete steps, railings, trees, bushes and shrubs. Contractor shall be responsible for removal of all tree stumps on this parcel as part of the demolition. Alley access. 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.

NOTE THAT THE INSPECTOR FROM HMG WAS UNABLE TO PROVIDE AN INSPECTION TO ANY OF THE AREAS OF THE BUILDING DUE TO FIRE DAMAGE. ON-SITE MONITORING BY A CERTIFIED ASBESTOS SPECIALIST WILL BE REQUIRED DURING DEMOLITION. THIS COST SHOULD BE INCLUDED IN THE BID PRICE. (5 days to complete)

Parcel 6 – 2458-60 North 38th Street – 2.5-story frame 2-family dwelling

Remove fire-damaged dwelling, garage slabs, sidewalks, concrete steps, railings, trees, bushes and shrubs. Contractor shall be responsible for removal of all tree stumps on this parcel as part of the demolition. Alley access. Splash boards or barricades required. 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 REQUIRED TO BE ABATED BEFORE MECHANICAL DEMOLITION. NOTE THAT THE INSPECTOR FROM HMG WAS UNABLE TO GAIN ACCESS TO ALL AREAS OF THE BUILDING DUE TO FIRE DAMAGE. ON-SITE MONITORING BY A CERTIFIED ASBESTOS SPECIALIST WILL BE REQUIRED DURING DEMOLITION. THIS COST SHOULD BE INCLUDED IN THE BID PRICE. (5 days to complete)**

Parcel 7 – 5253 North 50th Street – 1-story frame 1-family dwelling & 1-story frame garage

Remove dwelling, garage, garage slabs, driveways and approaches, sidewalks, concrete steps, bushes and shrubs and one curb cut. No alley access. 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 REQUIRED TO BE ABATED BEFORE MECHANICAL DEMOLITION. (8 days to complete)**

See Section 5.7.0 for ownership information.

MONTHLY REPORTING: Prime contracts awarded with SBE participation requirements shall utilize the City of Milwaukee's Compliance Reporting and Certification System (CRCS) to report a summary of SBE payments on a monthly basis. The CRCS is accessible via the City's Office of Equity and Inclusion (OEI) website: <https://milwaukee.diversitycompliance.com>. Both prime and subcontractors are required to report payment information in the CRCS.

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 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. LOCATIONS AND DESCRIPTION OF BUILDINGS TO BE DEMOLISHED.

DEPARTMENT OF NEIGHBORHOOD SERVICES DEMOLITION PROJECTS

FORMAL BIDS

The complete Bid Documents shall include Bids for Demolition form, one Non-collusion 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 A** (Contractor Compliance Plan) and the Price Breakdown Sheet.

COMPLIANCE PLAN PER CITY OF MILWAUKEE OFFICE OF EQUITY AND INCLUSION:

SBE participation requirements are included in Bid documents as a condition of responsiveness. To affirm compliance with the requirements, the respondent should submit a Form A - Contractor Compliance Plan, which specifies the respondent's intent to award a percentage of the total contract value to the SBE(s), and the description of the commodity or services the SBE firm(s) will provide. Additionally, the respondent shall submit a copy of the SBE certificate (s) issued by the OEI as proof that the firm has the appropriate certification, and is approved to perform or provide the commodity or service outlined in the scope of services. The prime contractor/vendor may not replace the proposed SBE firm without approval from the OEI and contracting department.

**SBE certification must be valid prior to bid/RFP submission, therefore, it is imperative to confirm a firm's certification status prior to listing their information on the Form A. A list of certified firms is accessible on the OEI's website at:
<https://milwaukee.diversitycompliance.com>.**

Questions regarding the certification should be directed to the OEI at oei@milwaukee.gov or 414-286-5553.

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.

If any bidder has any questions as to the Bid Documents or Specifications, please contact this office by calling 414-286-2515.

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 seven (7) primary buildings and one (1) secondary building located in the City of Milwaukee, for mechanical Demolition Project opening June 10, 2024, 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)

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

MECHANICAL DEMOLITION PROJECT OPENING 6-10-24
LOCATION AND DESCRIPTION OF BUILDINGS TO BE DEMOLISHED

Parcel Number	Address	Stories	Construction	Occupancy	Residential Units	Owner	Cubic Footage
1	2111 West Brown Street	1.5	frame	dwelling	1	PRIV	16,000
2	1965 West Keefe Avenue	1.5	frame	dwelling	1	PRIV	17,500
3	2537 West Michigan Avenue	2.5	frame	dwelling	2	PRIV	29,160
4	2226-40 North 20th Street	2	masonry	mixed-use	2	PRIV	115,000
5	2027-29 North 35th Street	2	frame	dwelling	2	PRIV	39,000
6	2458-60 North 38th Street	2.5	frame	dwelling	2	PRIV	27,825
7	5253 North 50th Street	1	frame	dwelling	1	PRIV	8,100
	5253 North 50th Street	1	frame	garage	--	PRIV	5,280

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.

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 \$ _____

Parcel 2 _____ Dollars \$ _____

Parcel 3 _____ Dollars \$ _____

Parcel 4 _____ Dollars \$ _____

Parcel 5 _____ Dollars \$ _____

Parcel 6 _____ Dollars \$ _____

Parcel 7 _____ 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 6-10-2024
DEMOLITION OF 7 PRIMARY BUILDINGS & 1 SECONDARY 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:

(Corporate Surety)

Countersigned

by _____
Attorney-in-Fact

By _____ affix
corporate
Seal

State of _____

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

PRICE BREAKDOWN

NO.	PARCEL ADDRESS	ASBESTOS ABATEMENT	DEMOLITION DWELLING	DEMOLITION GARAGE	TOTAL
1	2111 West Brown Street (dwelling)				
2	1965 West Keefe Avenue (dwelling)				
3	2537 West Michigan Avenue (dwelling)				
4	2226-40 North 20th Street (mixed-use building)				
5	2027-29 North 35th Street (dwelling)				
6	2458-60 North 38th Street (dwelling)				
7	5253 North 50th Street (dwelling & garage)				

NOTE: If bidder fails to list price breakdown for garage, it will be assumed that the cost to the City of Milwaukee for demolishing the garage is \$0.

All buildings and structures included in this bid notice are considered part of a larger planned renovation/demolition project, not excluding single structures, and deemed regulated facilities and shall be inspected, noticed and abated per Wisconsin State Statute NR447 prior to any renovation or demolition activities.



DEPARTMENT OF ADMINISTRATION
PURCHASING DIVISION

Revised December 28, 2016

**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 signed and notarized affidavit of compliance will be the contractor’s sworn statement that the business satisfies all of the following criteria:

1. Operates a business, or 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 operate another business, or 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. 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.

IMPORTANT: Is your business certified as a Small Business Enterprise (SBE) with the City of Milwaukee?
Please Select: ___ Yes or ___ No

NOTE: If you are the primary owner of more than one business location and the other business location(s) is not located within the geographical boundaries of the City of Milwaukee, the business you are seeking to qualify as a Local Business Enterprise must serve as the primary functionally operational entity that is capable of providing the required services, commodities, or supplies for the purposes of this Bid/RFP. If you own more than one business, please list the name of the business(es) and their addresses on the “Business Property Location” form.

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.

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 OR PROPOSAL TO:

841 NORTH BROADWAY, ROOM 105

MILWAUKEE, WISCONSIN 53202



DEPARTMENT OF NEIGHBORHOOD SERVICES

**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



CITY OF MILWAUKEE | OFFICE OF EQUITY & INCLUSION
FORM A – CONTRACTOR COMPLIANCE PLAN

This compliance plan must be completed in its entirety and is a required submission with an Invitation to Bid or a Request for Proposal (RFP) if the solicitation includes an SBE requirement and/or if a Proposer is seeking to earn SBE bonus points as it relates to an RFP. Additionally, in order to qualify, an active (non-expired) certificate confirming Small Business Enterprise (SBE) certification issued by the City of Milwaukee Office of Equity and Inclusion for each SBE firm must accompany this form. The SBE firm must be certified at the time of bid opening and/or RFP closing.

I. GENERAL INFORMATION (REQUIRED)

Bid/RFP # _____ Total SBE % _____ Total proposed Bid/RFP amount \$ _____

Description of SBE Firm Participation

[Empty rectangular box for description of SBE firm participation]

II. PRIME CONTRACTOR INFORMATION (REQUIRED)

Contractor Name _____
Address _____
City, State, Zip Code _____
Contact Person _____ Title _____
Phone Number _____ E-mail Address _____
Prime Contractor City of Milwaukee SBE certified? Yes _____ No _____

III. ACKNOWLEDGEMENT (REQUIRED)

I certify that the information included in this Compliance Plan is true and complete to the best of my knowledge. I further understand and agree that this compliance plan is a condition of my Bid/RFP responsiveness. Failure to submit this form with my response and/or meet the specified SBE requirements may render the Bid/RFP unresponsive.

Name of Authorized Representative _____ Signature _____
Title _____ Date _____

FOR STAFF USE ONLY

SBE Firm(s) providing service/commodity consistent with NAICS Code(s) and Prime's scope of service? Yes _____ No _____
SBE certification(s) verified? Yes _____ No _____
OEI Analyst _____ Signature _____ Date _____
Department Representative _____ Signature _____ Date _____



CITY OF MILWAUKEE | OFFICE OF EQUITY & INCLUSION
FORM A – CONTRACTOR COMPLIANCE PLAN

List all subcontractor information in its entirety, identifying the Contractor’s SBE designation. Individual subcontractor SBE percentages should equal the overall participation as listed on Page 1. Please visit the following website to access the list of City of Milwaukee SBE certified firms: https://milwaukee.diversitycompliance.com/

IV. SUBCONTRACTOR INFORMATION

Contractor Name
Address
City, State, Zip Code
Contact Person Title
Phone Number E-mail Address
Subcontractor SBE-certified? Yes No

Please identify the proposed commodity or service, award amount and contract percentage the subcontractor will fulfill.

Proposed award amount \$ Percentage of contract %
Work performed/materials provided
Name of Owner/Representative
Signature of Owner/Representative Date

Contractor Name
Address
City, State, Zip Code
Contact Person Title
Phone Number E-mail Address
Subcontractor SBE-certified? Yes No

Please identify the proposed commodity or service, award amount and contract percentage the subcontractor will fulfill.

Proposed award amount \$ Percentage of contract %
Work performed/materials provided
Name of Owner/Representative
Signature of Owner/Representative Date

If you need to provide additional subcontractor information, please duplicate this page as needed.

Socially-Responsible Contractors (SRC) Application

- A. If the bids of two or more socially-responsible contractors do not exceed the lowest bid by more than 5%, the contract shall be awarded to the socially-responsible contractor that submitted a bid that exceeded the lowest bid by the smallest amount.
- B. If a bid submitted by a non-socially-responsible contractor and a bid submitted by a socially-responsible contractor are identical, the contract shall be awarded to the socially-responsible contractor, even if the bids are only identical due to the 5% award standard provided for in this chapter.
- C. If two bids submitted by two socially-responsible contractors are identical, the winner will be determined in accordance with the process for tie-breakers as established by the City Purchasing Director.
- D. If the difference between the low bidder's amount and the lowest socially-responsible contractor amount is within 5% of the low bidder and exceeds \$25,000, then the provisions in SRC Application - point A shall not apply.
- E. SRC Application – point A shall only be applied to the “base bid”.
- F. If a bidder or proposer is seeking to qualify for the SRC bid incentive, that bidder or proposer may not also seek to qualify for the City's other bid incentive programs such as the Local Business Enterprise (LBE) bid incentive (city.milwaukee.gov/Purchasing/Programs) or the Buy American bid incentive (city.milwaukee.gov/Purchasing/Programs). Should there be a conflict between multiple bidders that are seeking to qualify for these incentives, precedence shall be given to the bidder seeking to qualify for a bid incentive in the following descending order:
1. LBE bid incentive
 2. Buy American bid incentive
 3. SRC bid incentive



DEPARTMENT OF ADMINISTRATION-PURCHASING DIVISION

SOCIALLY-RESPONSIBLE CONTRACTORS (SRC)
AFFIDAVIT OF COMPLIANCE

NOTE: This affidavit must be completed in its entirety and submitted with your bid or proposal to be considered for SRC bid incentive.

Bid or RFP #: _____

Company Name: _____

Address, City, State, Zip: _____

A "Socially-Responsible Contractor" or "SRC" is an entity submitting a bid as part of the City's formal competitive bidding process that has acted or implemented a program to eliminate, or significantly reduce, barriers to employment for current and prospective employees of the contractor.

I. SRC CRITERIA

- A. Hire persons with felony convictions;
B. Assist current or prospective employees with earning their high school diploma;
C. Underwrite or facilitate industry-linked career-assessed pre-employment services and subsidized work experience including: internships, job shadowing, on-the-job training, and summer employment;
D. Partner with an employment service agency to monitor and track individualized employment plans;
E. Provide, underwrite, or facilitate industry-linked career-based instruction to current or prospective employees in areas such as the following: blueprint reading, basic math and measurement, technical math, labor history, construction culture and essential skills, health and safety awareness, manufacturing processes and production, maintenance, and budgeting and financial literacy;
F. Provide or facilitate occupational skills training and related adult mentoring and networking;
G. Underwrite or facilitate subsidized or unsubsidized programs which provide supportive services for current or prospective employees to obtain or fund the following:
- A valid driver's license
- Transportation vouchers to work and home
- Appropriate work attire, work safety gear, and other needed equipment
- Testing and certification fees
- Legal aid services
- Child care and family-related dependent care
- Emergency housing, health care, and short-term emergency assistance
- Career and training services
- School supplies, books, and fees
- Referrals for medical services and exams
- Reasonable accommodations for persons with disabilities
H. Partner with employment agencies to supplement subsidized wages to ensure employees receive a living wage;
I. Provide breast feeding facilities for employees who are nursing children;
J. Provide a minimum of 120 hours of paid sick leave;
K. Provide a minimum of five (5) paid sick days;
L. Provide an employer-assisted housing program providing homebuyer assistance in the form of mortgages, down payment assistance, or homebuyer education for residences within walking distance of their employer;
M. Provide assistance to reduce fees and penalties on tardy child support payments, manage payment of child support arrears, and become current on child support obligations.

II. DISCLOSURE

The purpose of the *Socially-Responsible Contractor* Program (SRC) is to ensure contributions toward community betterment made by socially-responsible contractors are recognized and rewarded. Each bidder or proposer seeking to qualify for the SRC bid incentive shall submit, as part of its bid or proposal, this sworn affidavit describing actions taken and programs implemented to eliminate, or significantly reduce, the barriers to employment for current and prospective employees of the contractor. The outcomes of these actions and programs shall be described in verifiable detail in the section below. (Please include an attachment if additional line space is required).

This signed and notarized affidavit of compliance will be the contractor's sworn statement that the business satisfies the criteria for Socially-Responsible Contractors pursuant to Chapter 310-10 of the City of Milwaukee Code of Ordinances.

I hereby declare compliance with Chapter 310-10 of the City of Milwaukee Code of Ordinances.

Authorized Signature: _____

Printed Name: _____

Date: _____

III. 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 OR PROPOSAL TO:
200 E. WELLS STREET, ROOM 601
MILWAUKEE, WISCONSIN 53202
OR FAX TO 414-286-5976



PRE-DEMOLITION INSPECTION REPORT

Job Site:

**Fire Damaged
One Family Dwelling
1965 West Keefe Avenue
Milwaukee, Wisconsin**

For:

City of Milwaukee
Department of Neighborhood Services
Attn: Chris Kraco
841 North Broadway 1st Floor
Milwaukee, Wisconsin 53202-3613

**HMG Project No.: 24-400-008.1965
Inspector: Cecil Trawick
Contract No.: C360241100**

By:

HARENDA MANAGEMENT GROUP
1237 West Bruce Street
Milwaukee, Wisconsin 53204
(414) 383-4800

April 2024

Signature Page
Pre-Demolition Inspection Report
One Family Dwelling
1965 West Keefe Avenue
Milwaukee, Wisconsin



Dean Jacobsen
Project Manager
Asbestos Inspector No. AII-14370
Expiration Date: 5/29/24
Harenda Management Group



Cecil Trawick
Asbestos Inspector No. AII-104769
Expiration Date: 10/2/24
Harenda Management Group

April 10, 2024

City of Milwaukee
Department of Neighborhood Services
Attn: Chris Kraco
841 North Broadway 1st Floor
Milwaukee, Wisconsin 53202-3613

RE: Pre-Demolition Inspection Report
1965 West Keefe Avenue
Milwaukee, WI

Harenda Management Group has completed the pre-demolition inspection of a one family dwelling at 1965 West Keefe Ave Milwaukee, Wisconsin, as per the referral from the City of Milwaukee Department of Neighborhood Services. The inspection and results are described in the following report.

Sincerely,

HARENDA MANAGEMENT GROUP



Dean Jacobsen
Project Manager
Asbestos Inspector No. AII-14370

EXECUTIVE SUMMARY

Harenda Management Group (HMG) was retained by the City of Milwaukee Department of Neighborhood Services to conduct an inspection of a one family dwelling located at 1965 West Keefe Avenue, Milwaukee, Wisconsin, prior to demolition. HMG conducted a visual inspection for asbestos and universal wastes and collected asbestos bulk samples for laboratory analysis.

Asbestos was detected over 1% in 1st floor and basement duct wrap, sampled during this inspection. Asbestos was not detected in any other materials sampled at this location. Asbestos is assumed to be in the category I non-friable asphalt roofing materials and floor tile/mastic on the dwelling.

Specific results and recommendations are in Section IV of this report.

Universal wastes were also observed in the building. Specific materials listed are in Section VII of this report.

TABLE OF CONTENTS
Pre-Demolition Inspection Report

I.	Introduction.....	1
II.	Asbestos Inspection	1
III.	Asbestos Laboratory	2
	A. Method of Analysis	
IV.	Asbestos Findings and Observations	2
V.	Exclusions.....	5
VI.	Limitations	5
VII.	Pre-Demolition Environmental Checklist.....	6
VIII.	Asbestos Laboratory Results.....	10
IX.	Floor Plans	11
X.	HMG Certifications	12

I. INTRODUCTION

Harenda Management Group (HMG) was retained by the City of Milwaukee Department of Neighborhood Services to conduct an inspection of a one family dwelling at 1965 West Keefe Avenue Milwaukee, Wisconsin, prior to demolition. This dwelling is a two story wood framed structure with a basement and vinyl, asphalt, and wood walls with an asphalt shingled roof.

II. ASBESTOS INSPECTION

Heather Gaworski, 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 March 19, 2024 HMG conducted an asbestos inspection of a one family dwelling, scheduled for mechanical demolition, located at 1965 West Keefe Avenue, Milwaukee, Wisconsin. The inspection was conducted by Cecil Trawick, Wisconsin License No. AII-104769.

The inspection was comprised of these 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.
3. Quantification of observable asbestos containing materials existing within the spaces.
4. Quantification of observable universal wastes within space.

The results of the inspection integrated with the Polarized Light Microscopy with Dispersion Staining (PLM/DS) analysis of asbestos bulk samples collected are outlined in this document.

The following types of suspect materials were observed and inspected to determine if asbestos containing materials were present in each building as required by U.S. EPA NESHAP regulation 40 CFR 61 Subpart M, and NR 447 of the Wisconsin Administrative Code:

- Asphalt shingle siding
- Paper insulation
- Window glazing compound
- Duct wrap
- Drywall/joint compound
- Plaster
- Ceramic tile
- Linoleum
- Flue packing
- Asphalt roofing
- Floor tile
- Mastics

A listing of specific homogeneous materials and homogeneous material codes are in the Findings and Observations section following the results table.

III. ASBESTOS LABORATORY

A. METHOD OF ANALYSIS

Analysis is performed by using 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 federal and Wisconsin regulations state asbestos containing material 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. Refer to 29 CFR 1926.1101 (Construction) and 29 CFR 1910.1001 (General Industry) for specific OSHA requirements.

IV. ASBESTOS FINDINGS AND OBSERVATIONS

The following are the laboratory results. The laboratory report is in Section VIII.

Sample #	Location and Description	Negative Results	Homogenous Code
1	Exterior – north wall under vinyl siding – green and white asphalt shingle siding	Negative	MSSgw
2	Exterior – east wall under vinyl siding – green and white asphalt shingle siding	Negative	MSSgw
3	Exterior – south wall under vinyl siding – green and white asphalt shingle siding	Negative	MSSgw
4	Exterior – north wall under wood siding – black paper insulation	Negative	MPIk
5	Exterior – east wall under wood siding – black paper insulation	Negative	MPIk
6	Exterior – south wall under wood siding – black paper insulation	Negative	MPIk
7	1 st floor – living room – on east window – window glazing compound	Negative	MPG
8	Basement – on north window – window glazing compound	Negative	MPG
9	Basement – on east window – window glazing compound	Negative	MPG
10	1st floor – living room – on south wall boot – duct wrap	Positive 25% Chrysotile	TDW
11	Basement – on southwest ceiling boot – duct wrap	Positive 45% Chrysotile	TDW

Sample #	Location and Description	Negative Results	Homogenous Code
12	Basement – on boot east of chimney – duct wrap	Positive 65% Chrysotile	TDW
13a	1 st floor – kitchen – southwest corner wall – drywall	Negative	MDW
13b	1 st floor – kitchen – southwest corner wall – joint compound	Negative	MDW
13c	1 st floor – kitchen – southwest corner wall – texture	Negative	MDW
14a	1 st floor – bathroom – northeast corner wall – drywall	Negative	MDW
14b	1 st floor – bathroom – northeast corner wall – joint compound	Negative	MDW
14c	1 st floor – bathroom – northeast corner wall – texture	Negative	MDW
15a	2 nd floor – south room – north wall – drywall	Negative	MDW
15b	2 nd floor – south room – north wall – joint compound	Negative	MDW
15c	2 nd floor – south room – north wall – texture	Negative	MDW
16	1 st floor – southwest room – north wall – plaster	Negative	SP1
17	1 st floor – hall – east wall – plaster	Negative	SP1
18a	1 st floor – living room – south wall – plaster base coat	Negative	SP1
18b	1 st floor – living room – south wall – plaster skim coat	Negative	SP1
19	2 nd floor – rear stairs – south wall – plaster	Negative	SP1
20	2 nd floor – hall – east wall – plaster	Negative	SP1
21	2 nd floor – south room – south wall – plaster	Negative	SP1
22	Basement – northwest ceiling – plaster	Negative	SP1
23a	1 st floor – hall floor – white and black ceramic tile	Negative	MCTMwk
23b	1 st floor – hall floor – under white and black ceramic tile – mortar	Negative	MCTMwk
24a	1 st floor – kitchen – on west wall – white ceramic tile	Negative	MCTMw
24b	1 st floor – kitchen – west wall – under white ceramic tile – mortar	Negative	MCTMw
25a	1 st floor – bathroom – floor at door – white and black ceramic tile	Negative	MCTMwk
25b	1 st floor – bathroom – floor at door – under white and black ceramic tile – mortar	Negative	MCTMwk
25c	1 st floor – bathroom – floor at door – grout	Negative	MCTMwk
26a	1 st floor – kitchen – south floor – white and black ceramic tile	Negative	MCTMwk
26b	1 st floor – kitchen – south floor – under white and black ceramic tile – mortar	Negative	MCTMwk
26c	1 st floor – kitchen – south floor under mortar – fiberboard	Negative	MCTMwk
27a	1 st floor – bathroom – on south wall – cream ceramic tile	Negative	MCTMc
27b	1 st floor – bathroom – on south wall – under cream ceramic tile – mortar	Negative	MCTMc
28a	2 nd floor – rear stairs – on 5 th stair – blue linoleum	Negative	MFLb
28b	2 nd floor – rear stairs – on 5 th stair – under blue linoleum – brown mastic	Negative	MFLb
29	Basement – on west side of chimney – flue packing	Negative	TFP

One (1) of the materials sampled contains greater than 1% asbestos and is an asbestos containing material (ACM).

Material	Homogeneous Code	Location	Approximate Quantity	Material Type
Duct Wrap	TDW	1 st Floor Living Room Boot and Basement Boots	8 SF	Friable

Assumed Category I Non-Friable Asbestos Containing Material:

Material	Location	Approximate Quantity	Material Type
Asphalt Shingle Roofing & Flashing	House Roof	900 SF	Category I Non-Friable
Floor Tile and Mastic	Rear Stair	20 SF	Category I Non-Friable

Vermiculite insulation was observed in the living room north/east/west walls. It is assumed to be within all exterior walls. The vermiculite insulation is assumed to be an asbestos containing material because DHS 159 of the Wisconsin Administrative Code defines vermiculite as an ACM. HMG recommends that the vermiculite insulation be removed by a Wisconsin certified asbestos company as part of the demolition project.

Assumed Friable Asbestos Containing Material:

Material	Homogeneous Code	Location	Approximate Quantity	Material Type
Vermiculite Insulation	MVI	In 1 st Floor Exterior Walls	950 SF	Friable

DHS 159.04 (53) definitions "Vermiculite insulation" means vermiculite that has been expanded through a heating process and is used as loose-fill building insulation. It is a "suspect asbestos-containing material" under sub. DHS 159.04(50). **Note:** Vermiculite insulation is assumed to be asbestos-containing material unless proven otherwise in accordance with EPA recommended sampling and analysis protocols specific to vermiculite insulation. As of the publication of this chapter, the EPA has not published official guidance for sampling and testing protocols to test for the presence or absence of asbestos in vermiculite insulation. Until such time, vermiculite insulation must be assumed to contain asbestos and be treated as an asbestos-containing material under DHS 159.

The vermiculite insulation and duct wrap are friable ACM and meet the definition of regulated asbestos containing materials (RACM) as defined in NR 447 of the Wisconsin Administrative Code.

NR 447.08 requires the building owner or operator to remove all RACM from a facility being demolished or renovated before any activity begins that would break up, dislodge, or similarly disturb the material. DHS 159 requires that only a certified asbestos company with certified asbestos abatement personnel may remove ACMs from a building. Harenda Management Group recommends that the vermiculite insulation and duct wrap be abated prior to demolition.

The asphalt roofing and floor tile/mastic are category I nonfriable asbestos containing materials. Under NR 447 they do not currently meet the definition of RACM and need not be removed before demolition if the demolition debris does not become RACM and will be disposed at a Wisconsin licensed landfill. The asphalt roofing and floor tile/mastic may become RACM during

mechanical demolition activities or may be considered friable prior to demolition activities due to its condition at time of demolition.

Note#1: If additional materials are discovered during demolition that are not listed above they are to be assumed to be asbestos containing.

Note#2: A copy of this report should be transmitted to the demolition contractor.

Note#3: Additional duct wrap may be within walls and ceilings

Homogeneous Material Codes

SP1	Plaster
MSSgw	Green and White Asphalt Shingle Siding
MPIk	Black Paper Insulation
MPG	Window Glazing Compound
MDW	Drywall/Joint Compound
MCTMwk	White & Black Ceramic Tile
MCTMw	White Ceramic Tile
MCTMc	Cream Ceramic Tile
MFLb	Blue Linoleum
TFP	Flue Packing
TDW	Duct Wrap

V. EXCLUSIONS

HMG is not and shall not represent the building owner as its agent or representative for the purpose of the U.S. 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 inaccessible 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 SanAir Technologies Laboratory, Inc., for our asbestos testing. 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.

This report and the information contained herein are 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.

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>N/A</u>	Refrigerators, Freezers, Chillers
<u>N/A</u>	Vending Machines, Food Display Cases
<u>N/A</u>	Walk-in Coolers
<u>N/A</u>	Water Fountains (bubblers)
<u>N/A</u>	Fire Extinguishers (both portable and installed HALON suppression systems)
<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>N/A</u>	Fluorescent Lights
<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

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

ELECTRICAL SYSTEMS – 1 Electrical Box in Basement

<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> N/A </u>	Ballasts
<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> N/A </u>	Oil Tanks
<u> N/A </u>	Well Abandonment
<u> N/A </u>	Junk Auto Tires
<u> N/A </u>	Junk Vehicles
<u> 1 </u>	Gas Meter – Exterior
<u> 1 </u>	Gallons Paint – 1st Floor Hall

VIII. ASBESTOS LABORATORY RESULTS



SanAir ID Number
24016571
FINAL REPORT
3/28/2024 1:00:42 PM

Name: Harenda Management Group
Address: 1237 West Bruce Street
Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 24-400-008.1965
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: Not Provided on COC
Received Date: 3/21/2024 9:50:00 AM

Dear Dean Jacobsen,

We at SanAir would like to thank you for the work you recently submitted. The 31 sample(s) were received on Thursday, March 21, 2024 via UPS. The final report(s) is enclosed for the following sample(s): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, L1, L2.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

A handwritten signature in black ink that reads "Sandra Sobrino".

Sandra Sobrino
Asbestos & Materials Laboratory Manager
SanAir Technologies Laboratory

Final Report Includes:

- Cover Letter
- Analysis Pages
- Disclaimers and Additional Information

Sample conditions:

- 31 samples in Good condition.



SanAir ID Number
24016571
FINAL REPORT
3/28/2024 1:00:42 PM

Name: Harenda Management Group
Address: 1237 West Bruce Street
Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 24-400-008.1965
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: Not Provided on COC
Received Date: 3/21/2024 9:50:00 AM

Analyst: Hogrefe, Sarah

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
1 / 24016571-001	White Non-Fibrous Heterogeneous	40% Cellulose	60% Other	None Detected
2 / 24016571-002	White Non-Fibrous Heterogeneous	40% Cellulose	60% Other	None Detected
3 / 24016571-003	White Non-Fibrous Heterogeneous	40% Cellulose	60% Other	None Detected
4 / 24016571-004	Black Fibrous Homogeneous	75% Cellulose	25% Other	None Detected
5 / 24016571-005	Black Fibrous Homogeneous	75% Cellulose	25% Other	None Detected
6 / 24016571-006	Black Fibrous Homogeneous	75% Cellulose	25% Other	None Detected
7 / 24016571-007	Tan Non-Fibrous Homogeneous		100% Other	None Detected
8 / 24016571-008	Tan Non-Fibrous Homogeneous		100% Other	None Detected
9 / 24016571-009	Grey Non-Fibrous Homogeneous		100% Other	None Detected
10 / 24016571-010	White Fibrous Homogeneous	40% Cellulose	35% Other	25% Chrysotile

Analyst:

Approved Signatory:

Analysis Date:

3/28/2024

Date:

3/28/2024



SanAir ID Number
24016571
 FINAL REPORT
 3/28/2024 1:00:42 PM

Name: Harenda Management Group
Address: 1237 West Bruce Street
 Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 24-400-008.1965
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: Not Provided on COC
Received Date: 3/21/2024 9:50:00 AM

Analyst: Hogrefe, Sarah

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
11 / 24016571-011	White Fibrous Homogeneous	30% Cellulose	25% Other	45% Chrysotile
12 / 24016571-012	Brown Fibrous Homogeneous	10% Cellulose	25% Other	65% Chrysotile
13 / 24016571-013 , Drywall	White Non-Fibrous Homogeneous	5% Cellulose	95% Other	None Detected
13 / 24016571-013 , Joint Compound	White Non-Fibrous Homogeneous		100% Other	None Detected
13 / 24016571-013 , Texture	White Non-Fibrous Homogeneous		100% Other	None Detected
14 / 24016571-014 , Drywall	White Non-Fibrous Homogeneous	5% Cellulose	95% Other	None Detected
14 / 24016571-014 , Joint Compound	White Non-Fibrous Homogeneous		100% Other	None Detected
14 / 24016571-014 , Texture	White Non-Fibrous Homogeneous		100% Other	None Detected
15 / 24016571-015 , Drywall	White Non-Fibrous Homogeneous	5% Cellulose	95% Other	None Detected
15 / 24016571-015 , Joint Compound	White Non-Fibrous Homogeneous		100% Other	None Detected

Analyst:

Approved Signatory:

Analysis Date: 3/28/2024

Date: 3/28/2024



SanAir ID Number
24016571
 FINAL REPORT
 3/28/2024 1:00:42 PM

Name: Harenda Management Group
Address: 1237 West Bruce Street
 Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 24-400-008.1965
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: Not Provided on COC
Received Date: 3/21/2024 9:50:00 AM

Analyst: Hogrefe, Sarah

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic		Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous		
15 / 24016571-015 , Texture	White Non-Fibrous Homogeneous		100% Other		None Detected
16 / 24016571-016	Grey Non-Fibrous Heterogeneous		100% Other		None Detected
17 / 24016571-017	Grey Non-Fibrous Heterogeneous		100% Other		None Detected
18 / 24016571-018 , Plaster	Grey Non-Fibrous Heterogeneous		100% Other		None Detected
18 / 24016571-018 , Skim Coat	White Non-Fibrous Heterogeneous		100% Other		None Detected
19 / 24016571-019	Grey Non-Fibrous Heterogeneous		100% Other		None Detected
20 / 24016571-020	Grey Non-Fibrous Heterogeneous		100% Other		None Detected
21 / 24016571-021	Grey Non-Fibrous Heterogeneous		100% Other		None Detected
22 / 24016571-022	Tan Non-Fibrous Heterogeneous		100% Other		None Detected
23 / 24016571-023 , Tile	White Non-Fibrous Homogeneous		100% Other		None Detected

Analyst:

Approved Signatory:

Analysis Date: 3/28/2024

Date: 3/28/2024



SanAir ID Number
24016571
 FINAL REPORT
 3/28/2024 1:00:42 PM

Name: Harenda Management Group
Address: 1237 West Bruce Street
 Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 24-400-008.1965
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: Not Provided on COC
Received Date: 3/21/2024 9:50:00 AM

Analyst: Hogrefe, Sarah

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic		Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous		
23 / 24016571-023 , Mortar	Grey Non-Fibrous Heterogeneous		100% Other		None Detected
24 / 24016571-024 , Tile	White Non-Fibrous Homogeneous		100% Other		None Detected
24 / 24016571-024 , Mortar	Grey Non-Fibrous Heterogeneous		100% Other		None Detected
25 / 24016571-025 , Tile	Various Non-Fibrous Homogeneous		100% Other		None Detected
25 / 24016571-025 , Mortar	White Non-Fibrous Heterogeneous		100% Other		None Detected
25 / 24016571-025 , Grout	Grey Non-Fibrous Heterogeneous		100% Other		None Detected
26 / 24016571-026 , Tile	White Non-Fibrous Homogeneous		100% Other		None Detected
26 / 24016571-026 , Mortar	Grey Non-Fibrous Heterogeneous		100% Other		None Detected
26 / 24016571-026 , Fiberboard	Grey Non-Fibrous Homogeneous	20% Cellulose	80% Other		None Detected
27 / 24016571-027 , Tile	White Non-Fibrous Homogeneous		100% Other		None Detected

Analyst:

Approved Signatory:

Analysis Date: 3/28/2024

Date: 3/28/2024



SanAir ID Number
24016571
 FINAL REPORT
 3/28/2024 1:00:42 PM

Name: Harenda Management Group
Address: 1237 West Bruce Street
 Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 24-400-008.1965
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: Not Provided on COC
Received Date: 3/21/2024 9:50:00 AM

Analyst: Hogrefe, Sarah

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic		Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous		
27 / 24016571-027 , Mortar	White Non-Fibrous Heterogeneous		100% Other		None Detected
28 / 24016571-028 , Sheet Flooring	Blue Non-Fibrous Heterogeneous	25% Cellulose	75% Other		None Detected
28 / 24016571-028 , Mastic	Brown Non-Fibrous Homogeneous		100% Other		None Detected
29 / 24016571-029	Grey Non-Fibrous Heterogeneous		100% Other		None Detected
L1 / 24016571-030	White Non-Fibrous Heterogeneous		100% Other		None Detected
L2 / 24016571-031 , Plaster	Grey Non-Fibrous Heterogeneous		100% Other		None Detected
L2 / 24016571-031 , Skim Coat	White Non-Fibrous Homogeneous		100% Other		None Detected
L2 / 24016571-031 , Textured Paint	Blue Non-Fibrous Heterogeneous		100% Other		None Detected

Analyst:

Approved Signatory:

Analysis Date: 3/28/2024

Date: 3/28/2024

Disclaimer

This report is the sole property of the client named on the SanAir Technologies Laboratory chain-of-custody (COC). Results in the report are confidential information intended only for the use by the customer listed on the COC. Neither results nor reports will be discussed with or released to any third party without our client's written permission. The final report shall not be reproduced except in full without written approval of the laboratory to assure that parts of the report are not taken out of context. This report and any information contained within shall not be edited, altered, or modified in any way by any persons or agencies receiving, viewing, distributing, or otherwise possessing a copy of this final report. The laboratory reserves the right to perform amendments to any finalized report, of which shall supersede and make obsolete any previous editions. Such changes, modifications, additions, or deletions shall be effective immediately upon notice thereof, which may be given by means including but not limited to posting on the SanAir client portal website, electronic or conventional mail, or by any other means. The information provided in this report applies only to the samples submitted and is relevant only for the date, time, and location of sampling. The accuracy of the results is dependent upon the client's sampling procedure and information provided to the laboratory by the client on the COC. SanAir assumes no responsibility for the sampling procedure and will provide evaluation reports based solely on the sample(s) in the condition in which they arrived at the laboratory and information provided by the client on the COC, such as: project number, project name, collection dates, po number, special instructions, samples collected by, sample numbers, sample identifications, sample type, selected analysis type, flow rate, total volume or area, and start stop times that may affect the validity of the results in this report. Samples were received in good condition unless otherwise noted on the report. SanAir assumes no responsibility or liability for the manner in which the results are used or interpreted. This report does not constitute nor shall not be used by the client to claim product, process, system, or person certification, approval, or endorsement by NVLAP, NIST, NELAC, AIHA LAP, LLC or any other U.S. governmental agencies and may not be accredited by every local, state, and federal regulatory agencies. Samples are held for a period of 60 days. Fibers smaller than 5 microns cannot be seen with this method due to scope limitations. For NY state samples, method EPA 600/M4-82-020 is performed.

NYELAP Disclaimer:

Polarized- light microscopy is not consistently reliable in detecting asbestos in floor covering and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.

Asbestos Accreditations

National Voluntary Laboratory Accreditation Program (NVLAP) Lab Code 200870-0
City of Philadelphia Department of Public Health Air Management Services, Certification#ALL-460
Commonwealth of Pennsylvania Department of Environmental Protection Number 68-05397
California State Environmental Laboratory Accreditation Program Certificate Number 2915
Colorado Department of Public Health and Environment Registration Number AL-23143
Connecticut Department of Public Health Environmental Laboratory Registration Number PH-0105
Massachusetts Department of Labor Standards Asbestos Analytical Services License Number: AA000222
State of Maine Department of Environmental Protection License Number: LB-0075, LA-0084
New York State Department of Health Laboratory ID: 11983
State of Rhode Island Department of Health Certification No.: PCM00126, PLM00126, TEM00126
Texas Department of State Health Services License Number: 300440
Commonwealth of Virginia Department of Professional and Occupational Regulation Number: 3333000323
State of Washington Department of Ecology Laboratory ID: C989
State of West Virginia Bureau for Public Health Analytical Laboratory Number: LT000616
Vermont Department of Health License Number: Asb-Co-An-000006
Louisiana Department of Environmental Quality AI Number 212253, Certificate #05088



10501 Trade Ct., Suite 100
 N. Chesterfield, VA 23236
 804.897.1177 / 888.895.1177
 Fax 804.897.0070
 sanair.com

Asbestos
Chain of Custody
 Form 140, Rev 7, 10/20/2022

SanAir ID Number
 24016571

Company: Harendra Management Group		Project #: 24-400-008.1965	Collected by:
Address: 1237 West Bruce Street		Project Name: Milwaukee DNS	Phone #: (414) 383-4800
City, St., Zip: Milwaukee, WI 53204		Date Collected:	Fax #: (414) 647-1540
State of Collection: WI	Account#: 3904	P.O. Number:	Email: dean.jacobsen@kphenvironmental.com

Bulk			Air			Soil		
ABB	PLM EPA 600/R-93/116	<input checked="" type="checkbox"/>	ABA	PCM NIOSH 7400	<input type="checkbox"/>	ABSE	PLM EPA 600/R-93/116 (Qual.)	<input type="checkbox"/>
	Positive Stop	<input type="checkbox"/>	ABA-2	OSHA w/ TWA*	<input type="checkbox"/>	Vermiculite		
ABEPA	PLM EPA 400 Point Count	<input type="checkbox"/>	ABTEM	TEM AHERA	<input type="checkbox"/>	ABB	PLM EPA 600/R-93/116	<input type="checkbox"/>
ABB1K	PLM EPA 1000 Point Count	<input type="checkbox"/>	ABATN	TEM NIOSH 7402	<input type="checkbox"/>	ABEPA3	PLM EPA 400 Point Count	<input type="checkbox"/>
ABBEN	PLM EPA NOB**	<input type="checkbox"/>	ABT2	TEM Level II	<input type="checkbox"/>	ABCM	Cincinnati Method	<input type="checkbox"/>
ABBCH	TEM Chatfield**	<input type="checkbox"/>	Other:		<input type="checkbox"/>	Dust		
ABBTM	TEM EPA NOB**	<input type="checkbox"/>	New York ELAP			ABWA	TEM Wipe ASTM D-6480	<input type="checkbox"/>
ABQ	PLM Qualitative	<input type="checkbox"/>	ABEPA2	NY ELAP 198.1	<input type="checkbox"/>	ABDMV	TEM Microvac ASTM D-5755	<input type="checkbox"/>
			ABENY	NY ELAP 198.6 PLM NOB	<input type="checkbox"/>			
			ABBNY	NY ELAP 198.4 TEM NOB	<input type="checkbox"/>			
			Water			Matrix Other		
ABHE	EPA 100.2	<input type="checkbox"/>	Positive Stop			<input type="checkbox"/>	<input type="checkbox"/>	

** Available on 24-hr. to 5-day TAT

Turn Around Times	3 HR (4 HR TEM) <input type="checkbox"/>	6 HR (8HR TEM) <input type="checkbox"/>	12 HR <input type="checkbox"/>	1 Day <input type="checkbox"/>
	<input type="checkbox"/> 2 Days	<input type="checkbox"/> 3 Days	<input type="checkbox"/> 4 Days	<input checked="" type="checkbox"/> 5 Days

Special Instructions

Sample #	Sample Identification/Location	Volume or Area	Sample Date	Flow Rate*	Start - Stop Time*
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Relinquished by	Date	Time	Received by	Date	Time
C. Tronick	03-19-24	3:30pm	SNL	3/21/24	0952 AM

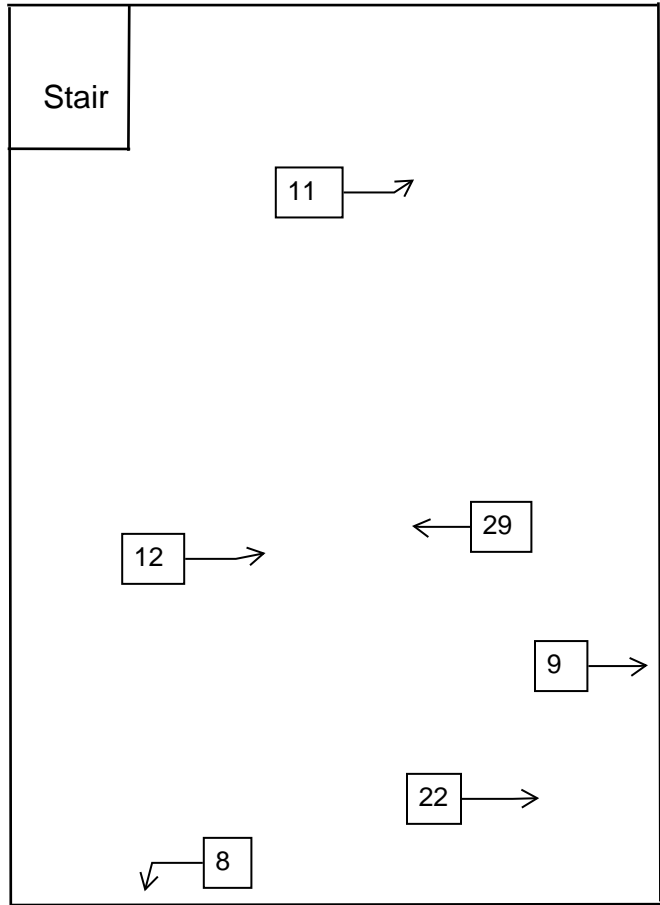
If no technician is provided, then the primary contact for your account will be selected. Unless scheduled, the turnaround time for all samples received after 3 pm EST will be logged in the next business day. Weekend or holiday work must be scheduled ahead of time and is charged at 150% of the 3hr TAT or a minimum charge of \$150. A courier charge will be applied for same day and one-day turnaround times for offsite work. SanAir covers Ground and Next Day Air shipping. Shipments billed to SanAir with a faster shipping rate will result in additional charges.

IX. FLOOR PLANS



**One Family Dwelling
1965 West Keefe Avenue
Milwaukee, Wisconsin**

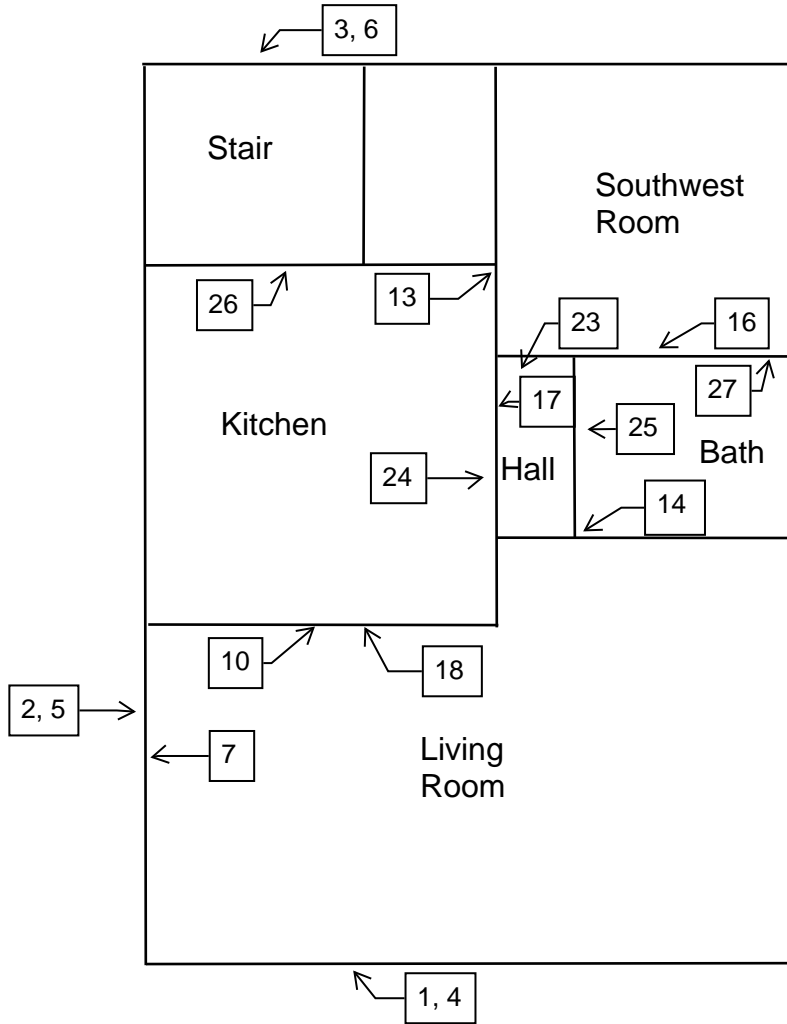
Basement Floor Plan





**One Family Dwelling
1965 West Keefe Avenue
Milwaukee, Wisconsin**

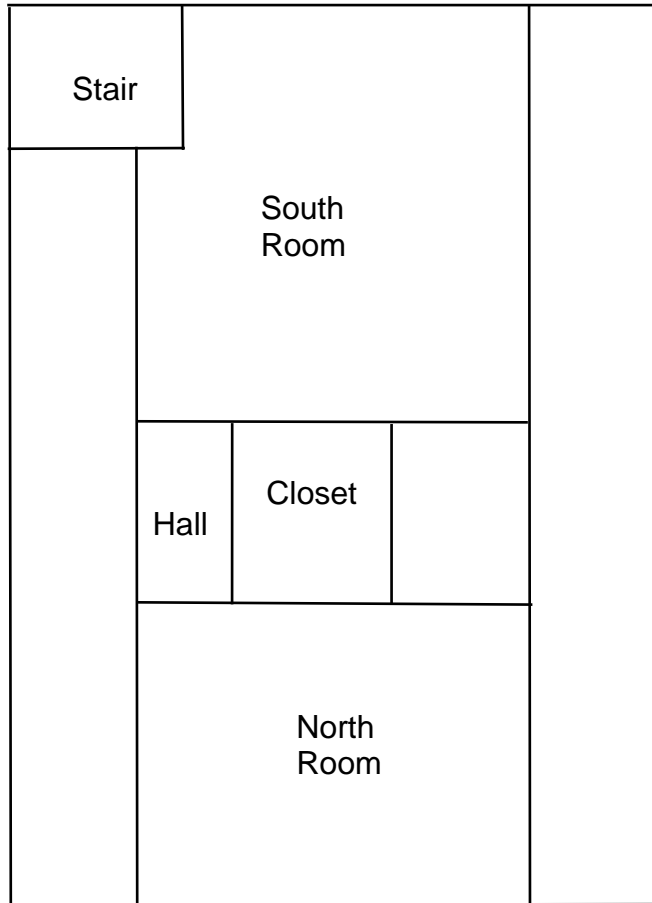
1st Floor Plan





**One Family Dwelling
1965 West Keefe Avenue
Milwaukee, Wisconsin**

2nd Floor Plan



X. HMG CERTIFICATION

HARENDA MANAGEMENT GROUP

1237 W BRUCE ST, MILWAUKEE, WI 53204-1218 | (414) 727-7900

is a

Certified Asbestos Company DHS ID 480540

under Wisconsin Admin. Code ch. DHS 159.

Issued Date: June 21, 2023

Expiration Date: August 31, 2025



Miriam Hasan

Miriam Hasan

Supervisor, Lead & Asbestos Certification Unit

Wisconsin Department of Health Services

1 W Wilson Street

Madison, WI 53701

608-261-6876 | dhsasbestoslead@dhs.wisconsin.gov



ASBESTOS INSPECTOR

Issued By

STATE OF WISCONSIN

Dept. of Health Services

Cecil James Trawick Jr

5624 N 97th St

Milwaukee WI 53225-2502

206 lbs	5' 08"
---------	--------

AI-104769	Exp: 10/02/2024	07/09/1971
-----------	-----------------	------------

Training due by: 10/02/2024



PRE-DEMOLITION INSPECTION REPORT

Job Site:

**Fire Damaged
One Family Dwelling
2111 West Brown Street
Milwaukee, Wisconsin**

For:

City of Milwaukee
Department of Neighborhood Services
Attn: Chris Kraco
841 North Broadway 1st Floor
Milwaukee, Wisconsin 53202-3613

**HMG Project No.: 24-400-008.2111
Inspector: Cecil Trawick
Contract No.: C360241100**

By:

HARENDA MANAGEMENT GROUP
1237 West Bruce Street
Milwaukee, Wisconsin 53204
(414) 383-4800

April 2024

Signature Page
Pre-Demolition Inspection Report
One Family Dwelling
2111 West Brown Street
Milwaukee, Wisconsin



Dean Jacobsen
Project Manager
Asbestos Inspector No. AII-14370
Expiration Date: 5/29/24
Harenda Management Group



Cecil Trawick
Asbestos Inspector No. AII-104769
Expiration Date: 10/2/24
Harenda Management Group

April 10, 2024

City of Milwaukee
Department of Neighborhood Services
Attn: Chris Kraco
841 North Broadway 1st Floor
Milwaukee, Wisconsin 53202-3613

RE: Pre-Demolition Inspection Report
2111 West Brown Street
Milwaukee, WI

Harenda Management Group has completed the pre-demolition inspection of a one family dwelling at 2111 West Brown Street Milwaukee, Wisconsin, as per the referral from the City of Milwaukee Department of Neighborhood Services. The inspection and results are described in the following report.

Sincerely,

HARENDA MANAGEMENT GROUP



Dean Jacobsen
Project Manager
Asbestos Inspector No. AII-14370

EXECUTIVE SUMMARY

Harenda Management Group (HMG) was retained by the City of Milwaukee Department of Neighborhood Services to conduct an inspection of a one family dwelling located at 2111 West Brown Street, Milwaukee, Wisconsin, prior to demolition. HMG conducted a visual inspection for asbestos and universal wastes and collected asbestos bulk samples for laboratory analysis.

Asbestos was detected over 1% in basement duct wrap, sampled during this inspection. Asbestos was not detected in any other materials sampled at this location. Asbestos is assumed to be in the category I non-friable asphalt roofing on the dwelling.

Specific results and recommendations are in Section IV of this report.

Universal wastes were also observed in the building. Specific materials listed are in Section VII of this report.

TABLE OF CONTENTS
Pre-Demolition Inspection Report

I.	Introduction.....	1
II.	Asbestos Inspection	1
III.	Asbestos Laboratory	2
	A. Method of Analysis	
IV.	Asbestos Findings and Observations	2
V.	Exclusions.....	4
VI.	Limitations	4
VII.	Pre-Demolition Environmental Checklist.....	5
VIII.	Asbestos Laboratory Results.....	9
IX.	Floor Plans	10
X.	HMG Certifications	11

I. INTRODUCTION

Harenda Management Group (HMG) was retained by the City of Milwaukee Department of Neighborhood Services to conduct an inspection of a one family dwelling at 2432 North 35th Street, Milwaukee, Wisconsin, prior to demolition. This dwelling is a two story wood framed structure with a basement and has vinyl, asphalt, and wood walls with an asphalt shingled roof.

II. ASBESTOS INSPECTION

Heather Gaworski, 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 March 19, 2024 HMG conducted an asbestos inspection of a one family dwelling, scheduled for mechanical demolition, located at 2111 West Brown Street, Milwaukee, Wisconsin. The inspection was conducted by Cecil Trawick, Wisconsin License No. AII-104769.

The inspection was comprised of these 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.
3. Quantification of observable asbestos containing materials existing within the spaces.
4. Quantification of observable universal wastes within the spaces.

The results of the inspection integrated with the Polarized Light Microscopy with Dispersion Staining (PLM/DS) analysis of asbestos bulk samples collected are outlined in this document.

The following types of suspect materials were observed and inspected to determine if asbestos containing materials were present in each building as required by U.S. EPA NESHAP regulation 40 CFR 61 Subpart M, and NR 447 of the Wisconsin Administrative Code:

- Asphalt shingle siding
- Paper insulation
- Drywall/joint compound
- Plaster
- Duct wrap
- Linoleum
- Ceramic tile
- Flue packing
- Asphalt roofing

A listing of specific homogeneous materials and homogeneous material codes are in the Findings and Observations section following the results table.

III. ASBESTOS 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 federal and Wisconsin regulations state asbestos containing material 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. Refer to 29 CFR 1926.1101 (Construction) and 29 CFR 1910.1001 (General Industry) for specific OSHA requirements.

IV. ASBESTOS FINDINGS AND OBSERVATIONS

The following are the laboratory results. The laboratory report is in Section VIII.

Sample #	Location and Description	Results	Homogenous Code
1	Exterior – north wall under vinyl siding – gray asphalt siding	Negative	MSSy
2	Exterior – east wall under vinyl siding – gray asphalt siding	Negative	MSSy
3	Exterior – south wall under vinyl siding – gray asphalt siding	Negative	MSSy
4	Exterior – north wall under wood siding – black paper insulation	Negative	MPIk
5	Exterior – east wall under wood siding – black paper insulation	Negative	MPIk
6	Exterior – south wall under wood siding – black paper insulation	Negative	MPIk
7a	1 st floor – west bedroom – east wall - drywall	Negative	MDW
7b	1 st floor – west bedroom – east wall – joint compound	Negative	MDW
8a	1 st floor – hall – west wall – drywall	Negative	MDW
8b	1 st floor – hall – west wall – joint compound	Negative	MDW
9a	1 st floor – bathroom – east wall - drywall	Negative	MDW
9b	1 st floor – bathroom – east wall – joint compound	Negative	MDW
10	1 st floor – living room – north wall – plaster	Negative	SP1
11	1 st floor – living room – south wall – plaster	Negative	SP1
12	1 st floor – hall – east wall – plaster	Negative	SP1
13	1 st floor – west bedroom – north wall – plaster	Negative	SP1
14	1 st floor – kitchen – east wall – plaster	Negative	SP1
15	1 st floor – kitchen – south wall – plaster	Negative	SP1

Sample #	Location and Description	Results	Homogenous Code
16	1 st floor – bathroom – ceiling – plaster	Negative	SP1
17	Basement – on west ceiling duct – duct wrap	Positive 55% Chrysotile	TDW
18	Basement– on north ceiling duct – duct wrap	Positive 55% Chrysotile	TDW
19	Basement– on east ceiling duct – duct wrap	Positive 55% Chrysotile	TDW
20	1 st floor – bathroom – north side – green linoleum	Negative	MFLg
21a	1 st floor – bathroom – on south wall – black ceramic tile	Negative	MCTMk
21b	1 st floor – bathroom – on south wall – under black ceramic tile – mortar	Negative	MCTMk
22	Basement – on north side of chimney – flue packing	Negative	TFP

One(1) of the materials sampled contains greater than 1% asbestos and is an asbestos containing material (ACM):

Material	Homogeneous Code	Location	Approximate Quantity	Material Type
Duct Wrap	TDW	On Ducts Throughout Basement	50 SF	Friable

Assumed Category I Non-Friable Asbestos Containing Material:

Material	Location	Approximate Quantity	Material Type
Asphalt Roof Shingles & Flashing	House Roof	1,700 SF	Category I Non-Friable

The duct wrap is a friable ACM and meets the definition of a regulated asbestos containing material (RACM) in NR 447 of the Wisconsin Administrative Code.

NR 447.08 requires the building owner or operator to remove all RACM from a facility being demolished or renovated before any activity begins that would break up, dislodge or similarly disturb the material. DHS 159 requires that only a certified asbestos company with certified asbestos abatement personnel may remove ACMs from a building. Harenda Management Group recommends that the duct wrap be abated prior to demolition.

The asphalt roofing is a category I nonfriable asbestos containing material. Under NR 447 it does not currently meet the definition of RACM and need not be removed before demolition if the demolition debris does not become RACM and will be disposed at a Wisconsin licensed landfill. The asphalt roofing may become RACM during mechanical demolition activities or may be considered friable prior to demolition activities due to its condition at time of demolition.

Note#1: If additional materials are discovered during demolition that are not listed above they are to be assumed to be asbestos containing.

Note#2: A copy of this report should be transmitted to the demolition contractor.

Note#3: Additional duct wrap may be within walls and ceiling.

Homogeneous Material Codes

SP1	Plaster
MSSy	Grey Asphalt Shingle Siding
MPIk	Black Paper Insulation
MDW	Drywall/Joint Compound
MCTMk	Black Ceramic Tile
MFLg	Green Linoleum
TDW	Duct Wrap
TFP	Flue Packing

V. EXCLUSIONS

1st floor rooms covered with fire debris – surfaces were only partially accessible. No access to 2nd floor rooms or attic due to fire damage.

HMG is not and shall not represent the building owner as its agent or representative for the purpose of the U.S. 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 inaccessible 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 SanAir Technologies Laboratory, Inc., for our asbestos testing. 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.

This report and the information contained herein are 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.

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>N/A</u>	Refrigerators, Freezers, Chillers
<u>N/A</u>	Vending Machines, Food Display Cases
<u>N/A</u>	Walk-in Coolers
<u>N/A</u>	Water Fountains (bubblers)
<u>N/A</u>	Fire Extinguishers (both portable and installed HALON suppression systems)
<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>N/A</u>	Fluorescent Lights
<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 Furnace and 2 Water Heaters in Basement

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

ELECTRICAL SYSTEMS – 1 Electrical Box in Basement

<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>N/A</u>	Ballasts
<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>N/A</u>	Oil Tanks
<u>N/A</u>	Well Abandonment
<u>N/A</u>	Junk Auto Tires
<u>N/A</u>	Junk Vehicles

* 4 Gallons Paint in Basement

VIII. ASBESTOS LABORATORY RESULTS



SanAir ID Number
24016574
FINAL REPORT
3/27/2024 11:34:58 AM

Name: Harenda Management Group
Address: 1237 West Bruce Street
Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 24-400-008.2111
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: 3/19/2024
Received Date: 3/21/2024 9:50:00 AM

Dear Dean Jacobsen,

We at SanAir would like to thank you for the work you recently submitted. The 22 sample(s) were received on Thursday, March 21, 2024 via UPS. The final report(s) is enclosed for the following sample(s): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

A handwritten signature in black ink that reads "Sandra Sobrino". The signature is written in a cursive, flowing style.

Sandra Sobrino
Asbestos & Materials Laboratory Manager
SanAir Technologies Laboratory

Final Report Includes:
- Cover Letter
- Analysis Pages
- Disclaimers and Additional Information

Sample conditions:
- 22 samples in Good condition.



SanAir ID Number
24016574
 FINAL REPORT
 3/27/2024 11:34:58 AM

Name: Harenda Management Group
Address: 1237 West Bruce Street
 Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 24-400-008.2111
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: 3/19/2024
Received Date: 3/21/2024 9:50:00 AM

Analyst: Childress, Susan

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
1 / 24016574-001	Various Non-Fibrous Heterogeneous	35% Cellulose	65% Other	None Detected
2 / 24016574-002	Various Non-Fibrous Heterogeneous	35% Cellulose	65% Other	None Detected
3 / 24016574-003	Various Non-Fibrous Heterogeneous	35% Cellulose	65% Other	None Detected
4 / 24016574-004	Black Fibrous Homogeneous	50% Cellulose	50% Other	None Detected
5 / 24016574-005	Black Fibrous Homogeneous	50% Cellulose	50% Other	None Detected
6 / 24016574-006	Black Fibrous Homogeneous	50% Cellulose	50% Other	None Detected
7 / 24016574-007 , Drywall	Grey Non-Fibrous Homogeneous		100% Other	None Detected
7 / 24016574-007 , Joint Compound	Brown Non-Fibrous Homogeneous		100% Other	None Detected
8 / 24016574-008 , Drywall	White Non-Fibrous Homogeneous		100% Other	None Detected
8 / 24016574-008 , Joint Compound	White Non-Fibrous Homogeneous		100% Other	None Detected

Analyst: *Susan P. Childress*

Approved Signatory: *Johnathan Wilson*

Analysis Date: 3/27/2024

Date: 3/27/2024



SanAir ID Number
24016574
 FINAL REPORT
 3/27/2024 11:34:58 AM

Name: Harenda Management Group
Address: 1237 West Bruce Street
 Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 24-400-008.2111
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: 3/19/2024
Received Date: 3/21/2024 9:50:00 AM

Analyst: Childress, Susan

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic		Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous		
9 / 24016574-009 , Drywall	Grey Non-Fibrous Homogeneous		100% Other		None Detected
9 / 24016574-009 , Joint Compound	Brown Non-Fibrous Homogeneous		100% Other		None Detected
10 / 24016574-010	Beige Non-Fibrous Homogeneous	< 1% Hair	100% Other		None Detected
11 / 24016574-011	Beige Non-Fibrous Homogeneous	< 1% Hair	100% Other		None Detected
12 / 24016574-012	Beige Non-Fibrous Homogeneous	< 1% Hair	100% Other		None Detected
13 / 24016574-013	Beige Non-Fibrous Homogeneous	< 1% Hair	100% Other		None Detected
14 / 24016574-014	Beige Non-Fibrous Homogeneous	< 1% Hair	100% Other		None Detected
15 / 24016574-015	Beige Non-Fibrous Homogeneous	< 1% Hair	100% Other		None Detected
16 / 24016574-016	Beige Non-Fibrous Homogeneous	< 1% Hair	100% Other		None Detected
17 / 24016574-017	Grey Fibrous Homogeneous	35% Cellulose	10% Other		55% Chrysotile

Analyst: *Susan P. Childress*

Approved Signatory: *Johnathan Wilson*

Analysis Date: 3/27/2024

Date: 3/27/2024



SanAir ID Number
24016574
 FINAL REPORT
 3/27/2024 11:34:58 AM

Name: Harenda Management Group
Address: 1237 West Bruce Street
 Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 24-400-008.2111
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: 3/19/2024
Received Date: 3/21/2024 9:50:00 AM

Analyst: Childress, Susan

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
18 / 24016574-018	Grey Fibrous Homogeneous	35% Cellulose	10% Other	55% Chrysotile
19 / 24016574-019	Grey Fibrous Homogeneous	35% Cellulose	10% Other	55% Chrysotile
20 / 24016574-020	Grey Non-Fibrous Homogeneous	5% Glass	95% Other	None Detected
21 / 24016574-021 , Ceramic Tile	Black Non-Fibrous Homogeneous		100% Other	None Detected
21 / 24016574-021 , Mortar	Grey Non-Fibrous Homogeneous		100% Other	None Detected
22 / 24016574-022	Grey Non-Fibrous Homogeneous		100% Other	None Detected

Analyst: *Susan Childress*

Approved Signatory: *Johnathan Wilson*

Analysis Date: 3/27/2024

Date: 3/27/2024

Disclaimer

This report is the sole property of the client named on the SanAir Technologies Laboratory chain-of-custody (COC). Results in the report are confidential information intended only for the use by the customer listed on the COC. Neither results nor reports will be discussed with or released to any third party without our client's written permission. The final report shall not be reproduced except in full without written approval of the laboratory to assure that parts of the report are not taken out of context. This report and any information contained within shall not be edited, altered, or modified in any way by any persons or agencies receiving, viewing, distributing, or otherwise possessing a copy of this final report. The laboratory reserves the right to perform amendments to any finalized report, of which shall supersede and make obsolete any previous editions. Such changes, modifications, additions, or deletions shall be effective immediately upon notice thereof, which may be given by means including but not limited to posting on the SanAir client portal website, electronic or conventional mail, or by any other means. The information provided in this report applies only to the samples submitted and is relevant only for the date, time, and location of sampling. The accuracy of the results is dependent upon the client's sampling procedure and information provided to the laboratory by the client on the COC. SanAir assumes no responsibility for the sampling procedure and will provide evaluation reports based solely on the sample(s) in the condition in which they arrived at the laboratory and information provided by the client on the COC, such as: project number, project name, collection dates, po number, special instructions, samples collected by, sample numbers, sample identifications, sample type, selected analysis type, flow rate, total volume or area, and start stop times that may affect the validity of the results in this report. Samples were received in good condition unless otherwise noted on the report. SanAir assumes no responsibility or liability for the manner in which the results are used or interpreted. This report does not constitute nor shall not be used by the client to claim product, process, system, or person certification, approval, or endorsement by NVLAP, NIST, NELAC, AIHA LAP, LLC or any other U.S. governmental agencies and may not be accredited by every local, state, and federal regulatory agencies. Samples are held for a period of 60 days. Fibers smaller than 5 microns cannot be seen with this method due to scope limitations. For NY state samples, method EPA 600/M4-82-020 is performed.

NYELAP Disclaimer:

Polarized- light microscopy is not consistently reliable in detecting asbestos in floor covering and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.

Asbestos Accreditations

National Voluntary Laboratory Accreditation Program (NVLAP) Lab Code 200870-0
City of Philadelphia Department of Public Health Air Management Services, Certification#ALL-460
Commonwealth of Pennsylvania Department of Environmental Protection Number 68-05397
California State Environmental Laboratory Accreditation Program Certificate Number 2915
Colorado Department of Public Health and Environment Registration Number AL-23143
Connecticut Department of Public Health Environmental Laboratory Registration Number PH-0105
Massachusetts Department of Labor Standards Asbestos Analytical Services License Number:
AA000222
State of Maine Department of Environmental Protection License Number: LB-0075, LA-0084
New York State Department of Health Laboratory ID: 11983
State of Rhode Island Department of Health Certification No.: PCM00126, PLM00126, TEM00126
Texas Department of State Health Services License Number: 300440
Commonwealth of Virginia Department of Professional and Occupational Regulation Number:
3333000323
State of Washington Department of Ecology Laboratory ID: C989
State of West Virginia Bureau for Public Health Analytical Laboratory Number: LT000616
Vermont Department of Health License Number: Asb-Co-An-000006
Louisiana Department of Environmental Quality AI Number 212253, Certificate #05088



10501 Trade Ct., Suite 100
 N. Chesterfield, VA 23236
 804.897.1177 / 888.895.1177
 Fax 804.897.0070
 sanair.com

Asbestos
Chain of Custody
 Form 140, Rev 7, 10/20/2022

SanAir ID Number 24014574

Company: Harenda Management Group	Project #: 24-400-008.2111	Collected by: Cecil Trautick
Address: 1237 West Bruce Street	Project Name: Milwaukee DNS	Phone #: (414) 383-4800
City, St., Zip: Milwaukee, WI 53204	Date Collected: 03-19-24	Fax #: (414) 647-1540
State of Collection: WI Account#: 3904	P.O. Number:	Email: dean.jacobsen@kphenvironmental.com

Bulk			Air			Soil		
ABB	PLM EPA 600/R-93/116	<input checked="" type="checkbox"/>	ABA	PCM NIOSH 7400	<input type="checkbox"/>	ABSE	PLM EPA 600/R-93/116 (Qual.)	<input type="checkbox"/>
	Positive Stop	<input type="checkbox"/>	ABA-2	OSHA w/ TWA*	<input type="checkbox"/>	Vermiculite		
ABEPA	PLM EPA 400 Point Count	<input type="checkbox"/>	ABTEM	TEM AHERA	<input type="checkbox"/>	ABB	PLM EPA 600/R-93/116	<input type="checkbox"/>
ABB1K	PLM EPA 1000 Point Count	<input type="checkbox"/>	ABATN	TEM NIOSH 7402	<input type="checkbox"/>	ABEPA3	PLM EPA 400 Point Count	<input type="checkbox"/>
ABBEN	PLM EPA NOB**	<input type="checkbox"/>	ABT2	TEM Level II	<input type="checkbox"/>	ABCM	Cincinnati Method	<input type="checkbox"/>
ABBCH	TEM Chatfield**	<input type="checkbox"/>	Other:		<input type="checkbox"/>	Dust		
ABBTM	TEM EPA NOB**	<input type="checkbox"/>	New York ELAP			ABWA	TEM Wipe ASTM D-6480	<input type="checkbox"/>
ABQ	PLM Qualitative	<input type="checkbox"/>	ABEPA2	NY ELAP 198.1	<input type="checkbox"/>	ABDMV	TEM Microvac ASTM D-5755	<input type="checkbox"/>
			ABENY	NY ELAP 198.6 PLM NOB	<input type="checkbox"/>	Matrix Other		
			ABBNY	NY ELAP 198.4 TEM NOB	<input type="checkbox"/>			<input type="checkbox"/>
				Positive Stop	<input type="checkbox"/>			<input type="checkbox"/>
Water								
ABHE	EPA 100.2	<input type="checkbox"/>						

** Available on 24-hr. to 5-day TAT

Turn Around Times	3 HR (4 HR TEM) <input type="checkbox"/>	6 HR (8HR TEM) <input type="checkbox"/>	12 HR <input type="checkbox"/>	1 Day <input type="checkbox"/>
	<input type="checkbox"/> 2 Days	<input type="checkbox"/> 3 Days	<input type="checkbox"/> 4 Days	<input checked="" type="checkbox"/> 5 Days

Special Instructions

Sample #	Sample Identification/Location	Volume or Area	Sample Date	Flow Rate*	Start - Stop Time*
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Relinquished by	Date	Time	Received by	Date	Time
C. Trautick	03-19-24	3:30pm	SM	3/21/24	09:50am

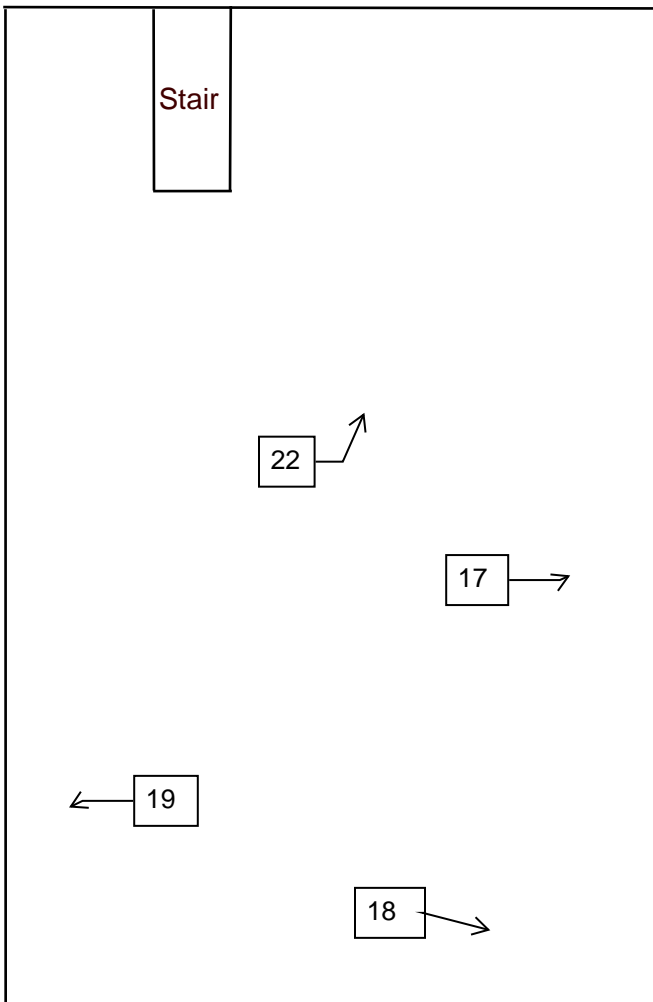
If no technician is provided, then the primary contact for your account will be selected. Unless scheduled, the turnaround time for all samples received after 3 pm EST will be logged in the next business day. Weekend or holiday work must be scheduled ahead of time and is charged at 150% of the 3hr TAT or a minimum charge of \$150. A courier charge will be applied for same day and one-day turnaround times for offsite work. SanAir covers Ground and Next Day Air shipping. Shipments billed to SanAir with a faster shipping rate will result in additional charges.

IX. FLOOR PLANS



**One Family Dwelling
2111 West Brown Street
Milwaukee, Wisconsin**

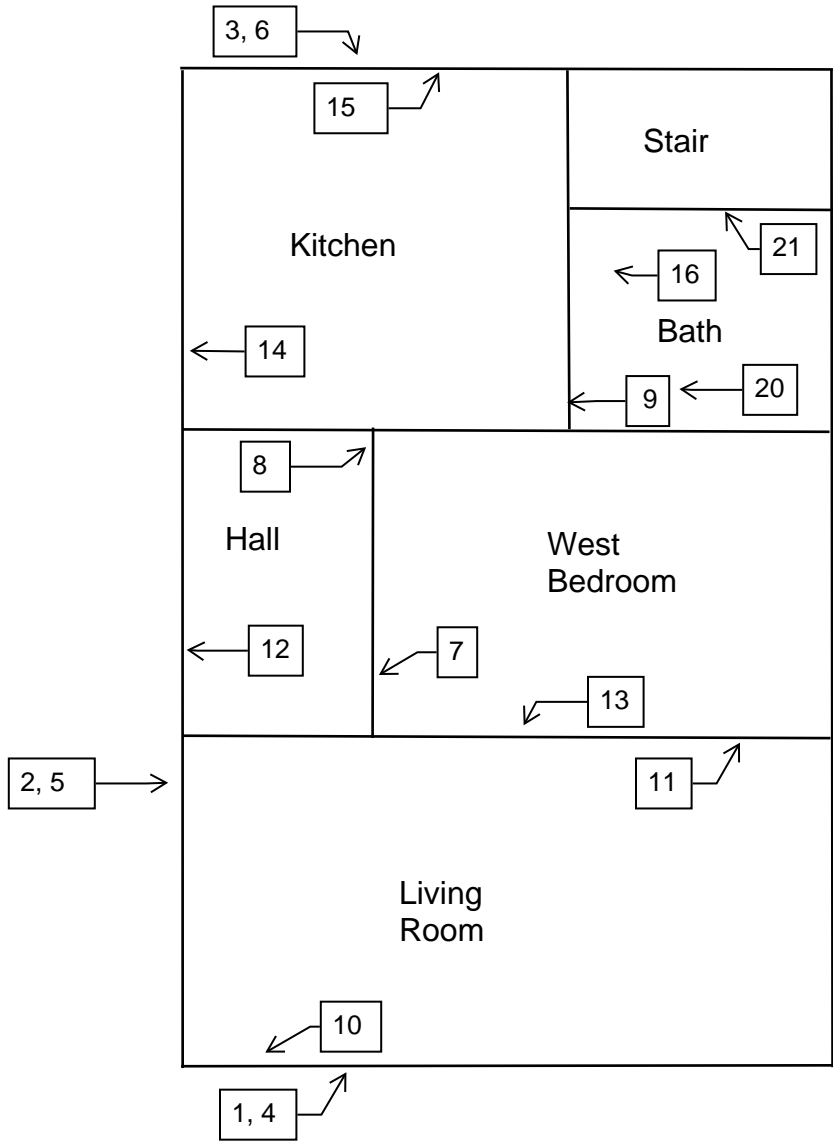
Basement Floor Plan





**One Family Dwelling
2111 West Brown Street
Milwaukee, Wisconsin**

1st Floor Plan



X. HMG CERTIFICATION

HARENDA MANAGEMENT GROUP

1237 W BRUCE ST, MILWAUKEE, WI 53204-1218 | (414) 727-7900

is a

Certified Asbestos Company DHS ID 480540

under Wisconsin Admin. Code ch. DHS 159.

Issued Date: June 21, 2023

Expiration Date: August 31, 2025



Miriam Hasan

Miriam Hasan

Supervisor, Lead & Asbestos Certification Unit

Wisconsin Department of Health Services

1 W Wilson Street

Madison, WI 53701

608-261-6876 | dhsasbestoslead@dhs.wisconsin.gov



ASBESTOS INSPECTOR

Issued By

STATE OF WISCONSIN

Dept. of Health Services

Cecil James Trawick Jr

5624 N 97th St

Milwaukee WI 53225-2502

206 lbs	5' 08"
---------	--------

AI-104769	Exp: 10/02/2024	07/09/1971
-----------	-----------------	------------

Training due by: 10/02/2024



PRE-DEMOLITION INSPECTION REPORT

Job Site:

**Fire Damaged
Two Family Dwelling
2537 West Michigan Street
Milwaukee, Wisconsin**

For:

City of Milwaukee
Department of Neighborhood Services
Attn: Chris Kraco
841 North Broadway 1st Floor
Milwaukee, Wisconsin 53202-3613

**HMG Project No.: 24-400-008.2537
Inspector: Cecil Trawick
Contract No.: C360241100**

By:

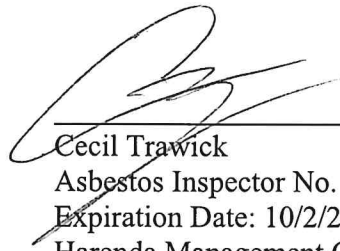
HARENDA MANAGEMENT GROUP
1237 West Bruce Street
Milwaukee, Wisconsin 53204
(414) 383-4800

April 2024

Signature Page
Pre-Demolition Inspection Report
Two Family Dwelling
2537 West Michigan Street
Milwaukee, Wisconsin



Dean Jacobsen
Project Manager
Asbestos Inspector No. AII-14370
Expiration Date: 5/29/24
Harenda Management Group



Cecil Trawick
Asbestos Inspector No. AII-104769
Expiration Date: 10/2/24
Harenda Management Group

April 18, 2024

City of Milwaukee
Department of Neighborhood Services
Attn: Chris Kraco
841 North Broadway 1st Floor
Milwaukee, Wisconsin 53202-3613

RE: Pre-Demolition Inspection Report
2537 West Michigan Street
Milwaukee, WI

Harenda Management Group has completed the pre-demolition inspection of a two family dwelling at 2537 West Michigan Street, Milwaukee, Wisconsin, as per the referral from the City of Milwaukee Department of Neighborhood Services. The inspection and results are described in the following report.

Sincerely,

HARENDA MANAGEMENT GROUP



Dean Jacobsen
Project Manager
Asbestos Inspector No. AII-14370

EXECUTIVE SUMMARY

Harenda Management Group (HMG) was retained by the City of Milwaukee Department of Neighborhood Services to conduct an inspection of a two family dwelling located at 2537 West Michigan Street, Milwaukee, Wisconsin, prior to demolition. HMG conducted a visual inspection for asbestos and universal wastes and collected asbestos bulk samples for laboratory analysis.

Asbestos was not detected in any materials sampled at this location. Asbestos is assumed to be in the category I non-friable asphalt roofing materials and floor tile/mastic on the dwelling.

Specific results and recommendations are in Section IV of this report.

Universal wastes were also observed in the building. Specific materials listed are in Section VII of this report.

TABLE OF CONTENTS
Pre-Demolition Inspection Report

I.	Introduction.....	1
II.	Asbestos Inspection	1
III.	Asbestos Laboratory	2
	A. Method of Analysis	
IV.	Asbestos Findings and Observations	2
V.	Exclusions.....	4
VI.	Limitations	4
VII.	Pre-Demolition Environmental Checklist.....	5
VIII.	Asbestos Laboratory Results.....	9
IX.	Floor Plans	10
X.	HMG Certifications	11

I. INTRODUCTION

Harenda Management Group (HMG) was retained by the City of Milwaukee Department of Neighborhood Services to conduct an inspection of a two family dwelling at 2537 West Michigan Street, Milwaukee, Wisconsin, prior to demolition. This dwelling is a two story wood framed structure with a basement and has vinyl and wood exterior walls with an asphalt shingled roof.

II. ASBESTOS INSPECTION

Heather Gaworski, 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 March 20 2024, HMG conducted an asbestos inspection of a two family dwelling, scheduled for mechanical demolition, located at 2537 West Michigan Street, Milwaukee, Wisconsin. The inspection was conducted by Cecil Trawick, Wisconsin License No. AII-104769.

The inspection was comprised of these 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.
3. Quantification of observable asbestos containing materials existing within the spaces.
4. Quantification of observable universal wastes within the spaces.

The results of the inspection integrated with the Polarized Light Microscopy with Dispersion Staining (PLM/DS) analysis of asbestos bulk samples collected are outlined in this document.

The following types of suspect materials were observed and inspected to determine if asbestos containing materials were present in each building as required by U.S. EPA NESHAP regulation 40 CFR 61 Subpart M, and NR 447 of the Wisconsin Administrative Code:

- Paper insulation
- Window glazing compound
- Blown in insulation
- Plaster
- Drywall/joint compound
- Linoleum
- Asphalt roofing
- Floor tile
- Mastics

A listing of specific homogeneous materials and homogeneous material codes are in the Findings and Observations section following the results table.

III. ASBESTOS 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 federal and Wisconsin regulations state asbestos containing material 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. Refer to 29 CFR 1926.1101 (Construction) and 29 CFR 1910.1001 (General Industry) for specific OSHA requirements.

IV. ASBESTOS FINDINGS AND OBSERVATIONS

The following are the laboratory results. The laboratory report is in Section VIII.

Sample #	Location and Description	Results	Homogenous Code
1	Exterior – north wall under wood siding – tan paper insulation	Negative	MPIt
2	Exterior – west wall under wood siding – tan paper insulation	Negative	MPIt
3	Exterior – south wall – under wood siding – tan paper insulation	Negative	MPIt
4	2 nd floor – front stairs – on east window – glazing compound	Negative	MPG
5	2 nd floor – northeast room – on north window – glazing compound	Negative	MPG
6	Basement – on east window – glazing compound	Negative	MPG
7	1 st floor – east bedroom – in east wall – blown in insulation	Negative	MBI
8	2 nd floor – front stairs – in east wall – blown in insulation	Negative	MBI
9	2 nd floor – northeast room – in ceiling – blown in insulation	Negative	MBI
10a	1 st floor – kitchen – east wall – drywall	Negative	MDW
10b	1 st floor – kitchen – east wall – joint compound	Negative	MDW
11a	1 st floor – dining room – east wall – drywall	Negative	MDW
11b	1 st floor – dining room – east wall – joint compound	Negative	MDW
12a	2 nd floor – northwest room – ceiling – drywall	Negative	MDW
12b	2 nd floor – northwest room – ceiling – joint compound	Negative	MDW
12c	2 nd floor – northwest room – ceiling – texture	Negative	MDW
13a	1 st floor – front entry – west wall – plaster base coat	Negative	SP1

Sample #	Location and Description	Results	Homogenous Code
13b	1 st floor – front entry – west wall – plaster skim coat	Negative	SP1
14a	1 st floor – living room – south wall – plaster base coat	Negative	SP1
14b	1 st floor – living room – south wall – texture	Negative	SP1
15a	1 st floor – dining room – north wall – plaster base coat	Negative	SP1
15b	1 st floor – dining room – north wall – plaster skim coat	Negative	SP1
16a	2 nd floor – hall– west wall – plaster base coat	Negative	SP1
16b	2 nd floor – hall– west wall – skim coat	Negative	SP1
17a	2 nd floor – northeast room– north wall – plaster base coat	Negative	SP1
17b	2 nd floor – northeast room– north wall – plaster skim coat	Negative	SP1
18a	2 nd floor – northwest room– east wall – plaster base coat	Negative	SP1
18b	2 nd floor – northwest room– east wall – plaster skim coat	Negative	SP1
19a	Basement – stairs – east wall – plaster base coat	Negative	SP1
19b	Basement – stairs – east wall – plaster skim coat	Negative	SP1
20	1 st floor – kitchen – east floor – yellow linoleum	Negative	MFLI
21	1 st floor – kitchen – west floor – yellow linoleum	Negative	MFLI
22	1 st floor – bathroom – near door – yellow linoleum	Negative	MFLI

None of the materials sampled contains asbestos.

Assumed Category I Non-Friable Asbestos Containing Material:

Material	Location	Approximate Quantity	Material Type
Asphalt Roof Shingles & Flashing	House Roof	1,800 SF	Category I Non-Friable
Floor Tile & Mastic	1 st Floor Entry	60 SF	Category I Non-Friable

The asphalt roofing and floor tile are category I nonfriable asbestos containing material. Under NR 447 they do not currently meet the definition of RACM and need not be removed before demolition if the demolition debris does not become RACM and will be disposed at a Wisconsin licensed landfill. The asphalt roofing and floor tile/mastic may become RACM during mechanical demolition activities or may be considered friable prior to demolition activities due to its condition at time of demolition.

Note#1: If additional materials are discovered during demolition that are not listed above they are to be assumed to be asbestos containing.

Note#2: A copy of this report should be transmitted to the demolition contractor.

Homogeneous Material Codes

SP1	Plaster
MPIt	Tan Paper Insulation
MDW	Drywall/Joint Compound
MPG	Window Glazing Compound
MBI	Blown in Insulation
MFLI	Yellow Linoleum

V. EXCLUSIONS

2nd floor rooms covered with fire debris – southwest room and bathroom floors not accessible. Attic not accessible due to fire damage.

HMG is not and shall not represent the building owner as its agent or representative for the purpose of the U.S. 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 inaccessible 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 SanAir Technologies Laboratory, Inc., for our asbestos testing. 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.

This report and the information contained herein are 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.

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>3</u>	Refrigerators , Freezers, Chillers – 1 st Floor Kitchen & Dining Room
<u>N/A</u>	Vending Machines, Food Display Cases
<u>N/A</u>	Walk-in Coolers
<u>N/A</u>	Water Fountains (bubblers)
<u>N/A</u>	Fire Extinguishers (both portable and installed HALON suppression systems)
<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>11</u>	Fluorescent Lights – Basement
<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 Furnace & 1 Water Heater in Basement

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

ELECTRICAL SYSTEMS – 1 Electrical Box in Basement

<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>N/A</u>	Ballasts
<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>N/A</u>	Oil Tanks
<u>N/A</u>	Well Abandonment
<u>N/A</u>	Junk Auto Tires
<u>N/A</u>	Junk Vehicles

VIII. ASBESTOS LABORATORY RESULTS



SanAir ID Number

24017135

FINAL REPORT

3/29/2024 10:14:06 AM

Name: Harenda Management Group
Address: 1237 West Bruce Street
Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 24-400-008.2537
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: 3/20/2024
Received Date: 3/25/2024 10:45:00 AM

Dear Cecil Trawick,

We at SanAir would like to thank you for the work you recently submitted. The 22 sample(s) were received on Monday, March 25, 2024 via UPS. The final report(s) is enclosed for the following sample(s): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

A handwritten signature in black ink that reads "Sandra Sobrino".

Sandra Sobrino
Asbestos & Materials Laboratory Manager
SanAir Technologies Laboratory

Final Report Includes:

- Cover Letter
- Analysis Pages
- Disclaimers and Additional Information

Sample conditions:

- 22 samples in Good condition.



SanAir ID Number
24017135
 FINAL REPORT
 3/29/2024 10:14:06 AM

Name: Harenda Management Group
Address: 1237 West Bruce Street
 Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 24-400-008.2537
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: 3/20/2024
Received Date: 3/25/2024 10:45:00 AM

Analyst: Childress, Susan

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
1 / 24017135-001	Black Fibrous Homogeneous	60% Cellulose	40% Other	None Detected
2 / 24017135-002	Black Fibrous Homogeneous	60% Cellulose	40% Other	None Detected
3 / 24017135-003	Black Fibrous Homogeneous	60% Cellulose	40% Other	None Detected
4 / 24017135-004	Tan Non-Fibrous Homogeneous		100% Other	None Detected
5 / 24017135-005	Tan Non-Fibrous Homogeneous		100% Other	None Detected
6 / 24017135-006	White Non-Fibrous Homogeneous		100% Other	None Detected
7 / 24017135-007	Grey Fibrous Homogeneous	90% Cellulose	10% Other	None Detected
8 / 24017135-008	Grey Fibrous Homogeneous	90% Cellulose	10% Other	None Detected
9 / 24017135-009	Grey Fibrous Homogeneous	90% Cellulose	10% Other	None Detected
10 / 24017135-010 , Drywall	Off-White Non-Fibrous Homogeneous	3% Cellulose 2% Glass	95% Other	None Detected

Analyst: *Susan P. Childress*

Approved Signatory:

Rebecca A. [Signature]

Analysis Date: 3/29/2024

Date: 3/29/2024



SanAir ID Number
24017135
 FINAL REPORT
 3/29/2024 10:14:06 AM

Name: Harenda Management Group
Address: 1237 West Bruce Street
 Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 24-400-008.2537
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: 3/20/2024
Received Date: 3/25/2024 10:45:00 AM

Analyst: Childress, Susan

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic		Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous		
10 / 24017135-010 , Joint Compound	White Non-Fibrous Homogeneous		100% Other		None Detected
11 / 24017135-011 , Drywall	Off-White Non-Fibrous Homogeneous	3% Cellulose 2% Glass	95% Other		None Detected
11 / 24017135-011 , Joint Compound	White Non-Fibrous Homogeneous		100% Other		None Detected
12 / 24017135-012 , Drywall	Off-White Non-Fibrous Homogeneous	6% Cellulose	94% Other		None Detected
12 / 24017135-012 , Joint Compound	White Non-Fibrous Homogeneous		100% Other		None Detected
12 / 24017135-012 , Texture	White Non-Fibrous Homogeneous		100% Other		None Detected
13 / 24017135-013 , Plaster	Grey Non-Fibrous Homogeneous	< 1% Hair	100% Other		None Detected
13 / 24017135-013 , Skim Coat	White Non-Fibrous Homogeneous		100% Other		None Detected
14 / 24017135-014 , Plaster	Grey Non-Fibrous Homogeneous	< 1% Hair	100% Other		None Detected
14 / 24017135-014 , Texture	Beige Non-Fibrous Homogeneous		100% Other		None Detected

Analyst: *Susan P. Childress*

Approved Signatory:

Rebecca A. D...

Analysis Date: 3/29/2024

Date: 3/29/2024



SanAir ID Number
24017135
 FINAL REPORT
 3/29/2024 10:14:06 AM

Name: Harenda Management Group
Address: 1237 West Bruce Street
 Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 24-400-008.2537
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: 3/20/2024
Received Date: 3/25/2024 10:45:00 AM

Analyst: Childress, Susan

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic		Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous		
15 / 24017135-015 , Plaster	Grey Non-Fibrous Homogeneous	< 1% Hair	100% Other		None Detected
15 / 24017135-015 , Skim Coat	White Non-Fibrous Homogeneous		100% Other		None Detected
16 / 24017135-016 , Plaster	Grey Non-Fibrous Homogeneous	< 1% Hair	100% Other		None Detected
16 / 24017135-016 , Skim Coat	White Non-Fibrous Homogeneous		100% Other		None Detected
17 / 24017135-017 , Plaster	Grey Non-Fibrous Homogeneous	< 1% Hair	100% Other		None Detected
17 / 24017135-017 , Skim Coat	White Non-Fibrous Homogeneous		100% Other		None Detected
18 / 24017135-018 , Plaster	Grey Non-Fibrous Homogeneous	< 1% Hair	100% Other		None Detected
18 / 24017135-018 , Skim Coat	White Non-Fibrous Homogeneous		100% Other		None Detected
19 / 24017135-019 , Plaster	Grey Non-Fibrous Homogeneous	< 1% Hair	100% Other		None Detected
19 / 24017135-019 , Skim Coat	White Non-Fibrous Homogeneous		100% Other		None Detected

Analyst: *Susan P. Childress*

Approved Signatory:

Rebecca A. [Signature]

Analysis Date: 3/29/2024

Date: 3/29/2024



SanAir ID Number
24017135
 FINAL REPORT
 3/29/2024 10:14:06 AM

Name: Harenda Management Group
Address: 1237 West Bruce Street
 Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 24-400-008.2537
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: 3/20/2024
Received Date: 3/25/2024 10:45:00 AM

Analyst: Childress, Susan

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
20 / 24017135-020	Cream Non-Fibrous Heterogeneous	15% Cellulose 4% Glass	81% Other	None Detected
21 / 24017135-021	Cream Non-Fibrous Heterogeneous	15% Cellulose 4% Glass	81% Other	None Detected
22 / 24017135-022	Cream Non-Fibrous Heterogeneous	15% Cellulose 4% Glass	81% Other	None Detected

Analyst: *Susan P. Childress*

Approved Signatory:

Rebecca A. [Signature]

Analysis Date: 3/29/2024

Date: 3/29/2024

Disclaimer

This report is the sole property of the client named on the SanAir Technologies Laboratory chain-of-custody (COC). Results in the report are confidential information intended only for the use by the customer listed on the COC. Neither results nor reports will be discussed with or released to any third party without our client's written permission. The final report shall not be reproduced except in full without written approval of the laboratory to assure that parts of the report are not taken out of context. This report and any information contained within shall not be edited, altered, or modified in any way by any persons or agencies receiving, viewing, distributing, or otherwise possessing a copy of this final report. The laboratory reserves the right to perform amendments to any finalized report, of which shall supersede and make obsolete any previous editions. Such changes, modifications, additions, or deletions shall be effective immediately upon notice thereof, which may be given by means including but not limited to posting on the SanAir client portal website, electronic or conventional mail, or by any other means. The information provided in this report applies only to the samples submitted and is relevant only for the date, time, and location of sampling. The accuracy of the results is dependent upon the client's sampling procedure and information provided to the laboratory by the client on the COC. SanAir assumes no responsibility for the sampling procedure and will provide evaluation reports based solely on the sample(s) in the condition in which they arrived at the laboratory and information provided by the client on the COC, such as: project number, project name, collection dates, po number, special instructions, samples collected by, sample numbers, sample identifications, sample type, selected analysis type, flow rate, total volume or area, and start stop times that may affect the validity of the results in this report. Samples were received in good condition unless otherwise noted on the report. SanAir assumes no responsibility or liability for the manner in which the results are used or interpreted. This report does not constitute nor shall not be used by the client to claim product, process, system, or person certification, approval, or endorsement by NVLAP, NIST, NELAC, AIHA LAP, LLC or any other U.S. governmental agencies and may not be accredited by every local, state, and federal regulatory agencies. Samples are held for a period of 60 days. Fibers smaller than 5 microns cannot be seen with this method due to scope limitations. For NY state samples, method EPA 600/M4-82-020 is performed.

NYELAP Disclaimer:

Polarized- light microscopy is not consistently reliable in detecting asbestos in floor covering and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.

Asbestos Accreditations

National Voluntary Laboratory Accreditation Program (NVLAP) Lab Code 200870-0
City of Philadelphia Department of Public Health Air Management Services, Certification#ALL-460
Commonwealth of Pennsylvania Department of Environmental Protection Number 68-05397
California State Environmental Laboratory Accreditation Program Certificate Number 2915
Colorado Department of Public Health and Environment Registration Number AL-23143
Connecticut Department of Public Health Environmental Laboratory Registration Number PH-0105
Massachusetts Department of Labor Standards Asbestos Analytical Services License Number: AA000222
State of Maine Department of Environmental Protection License Number: LB-0075, LA-0084
New York State Department of Health Laboratory ID: 11983
State of Rhode Island Department of Health Certification No.: PCM00126, PLM00126, TEM00126
Texas Department of State Health Services License Number: 300440
Commonwealth of Virginia Department of Professional and Occupational Regulation Number: 3333000323
State of Washington Department of Ecology Laboratory ID: C989
State of West Virginia Bureau for Public Health Analytical Laboratory Number: LT000616
Vermont Department of Health License Number: Asb-Co-An-000006
Louisiana Department of Environmental Quality AI Number 212253, Certificate #05088



10501 Trade Ct., Suite 100
 N. Chesterfield, VA 23236
 804.897.1177 / 888.895.1177
 Fax 804.897.0070
 sanair.com

Asbestos
Chain of Custody
 Form 140, Rev 7, 10/20/2022

SanAir ID Number
 24017135

Company: Harenda Management Group		Project #: 24-400-008.2537	Collected by: Cecil Tronick
Address: 1237 West Bruce Street		Project Name: Milwaukee DNS	Phone #: (414) 383-4800
City, St., Zip: Milwaukee, WI 53204		Date Collected: 03-20-24	Fax #: (414) 647-1540
State of Collection: WI	Account#: 3904	P.O. Number:	Email: dean.jacobsen@kphenvironmental.com

Bulk			Air			Soil		
ABB	PLM EPA 600/R-93/116	<input checked="" type="checkbox"/>	ABA	PCM NIOSH 7400	<input type="checkbox"/>	ABSE	PLM EPA 600/R-93/116 (Qual.)	<input type="checkbox"/>
	Positive Stop	<input type="checkbox"/>	ABA-2	OSHA w/ TWA*	<input type="checkbox"/>	Vermiculite		
ABEPA	PLM EPA 400 Point Count	<input type="checkbox"/>	ABTEM	TEM AHERA	<input type="checkbox"/>	ABB	PLM EPA 600/R-93/116	<input type="checkbox"/>
ABBIK	PLM EPA 1000 Point Count	<input type="checkbox"/>	ABATN	TEM NIOSH 7402	<input type="checkbox"/>	ABEPA3	PLM EPA 400 Point Count	<input type="checkbox"/>
ABBNEN	PLM EPA NOB**	<input type="checkbox"/>	ABT2	TEM Level II	<input type="checkbox"/>	ABCM	Cincinnati Method	<input type="checkbox"/>
ABBCH	TEM Chatfield**	<input type="checkbox"/>	Other:		<input type="checkbox"/>	Dust		
ABBTM	TEM EPA NOB**	<input type="checkbox"/>	New York ELAP			ABWA	TEM Wipe ASTM D-6480	<input type="checkbox"/>
ABQ	PLM Qualitative	<input type="checkbox"/>	ABEPA2	NY ELAP 198.1	<input type="checkbox"/>	ABDMV	TEM Microvac ASTM D-5755	<input type="checkbox"/>
			ABENY	NY ELAP 198.6 PLM NOB	<input type="checkbox"/>	Matrix Other		
			ABBNY	NY ELAP 198.4 TEM NOB	<input type="checkbox"/>			<input type="checkbox"/>
Water				Positive Stop	<input type="checkbox"/>			<input type="checkbox"/>
ABHE	EPA 100.2	<input type="checkbox"/>						

** Available on 24-hr. to 5-day TAT

Turn Around Times	3 HR (4 HR TEM) <input type="checkbox"/>	6 HR (8HR TEM) <input type="checkbox"/>	12 HR <input type="checkbox"/>	1 Day <input type="checkbox"/>
	<input type="checkbox"/> 2 Days	<input type="checkbox"/> 3 Days	<input type="checkbox"/> 4 Days	<input checked="" type="checkbox"/> 5 Days

Special Instructions

Sample #	Sample Identification/Location	Volume or Area	Sample Date	Flow Rate*	Start - Stop Time*
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Relinquished by	Date	Time	Received by	Date	Time
C. Tronick	03-20-24	3:30pm	SMC	3/25/24	10:45am

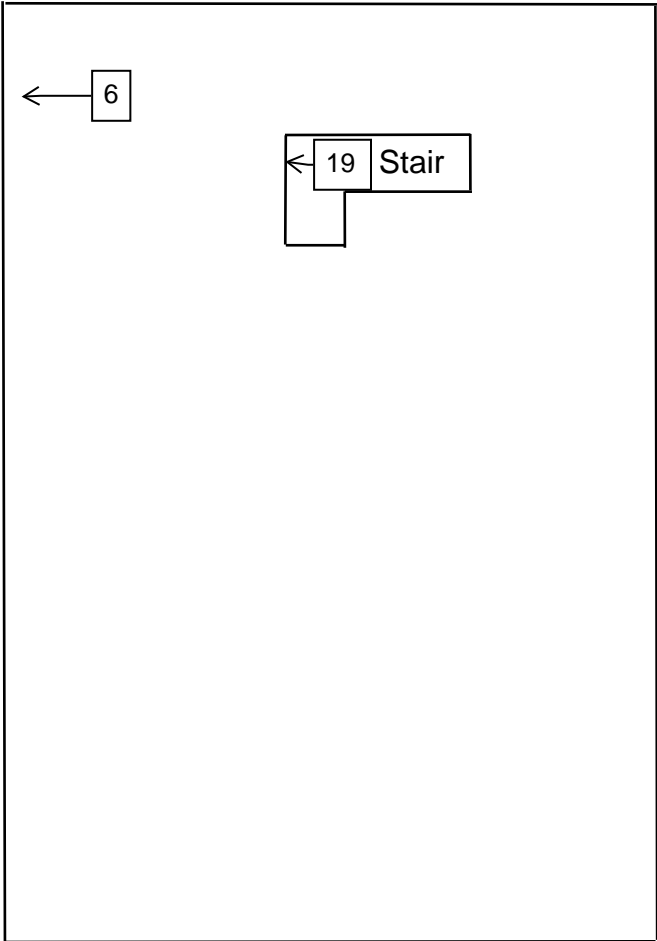
If no technician is provided, then the primary contact for your account will be selected. Unless scheduled, the turnaround time for all samples received after 3 pm EST will be logged in the next business day. Weekend or holiday work must be scheduled ahead of time and is charged at 150% of the 3hr TAT or a minimum charge of \$150. A courier charge will be applied for same day and one-day turnaround times for offsite work. SanAir covers Ground and Next Day Air shipping. Shipments billed to SanAir with a faster shipping rate will result in additional charges.

IX. FLOOR PLANS



**Two Family Dwelling
2537 West Michigan Street
Milwaukee, Wisconsin**

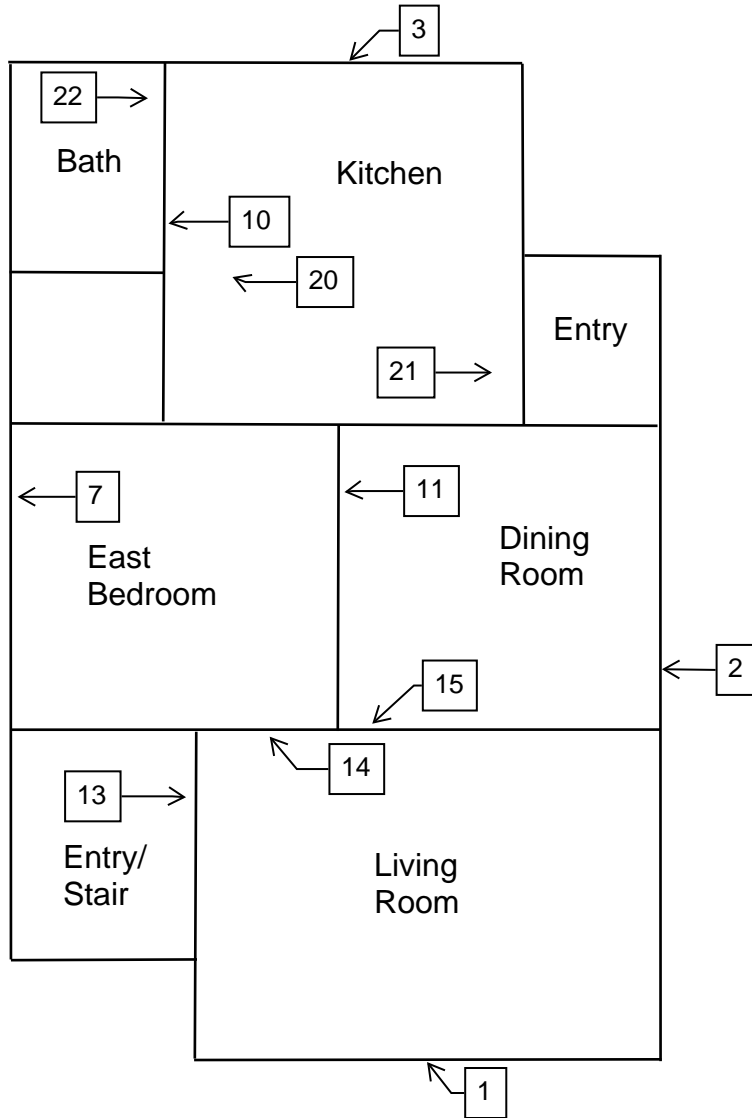
Basement Floor Plan





Two Family Dwelling
2537 West Michigan Street
Milwaukee, Wisconsin

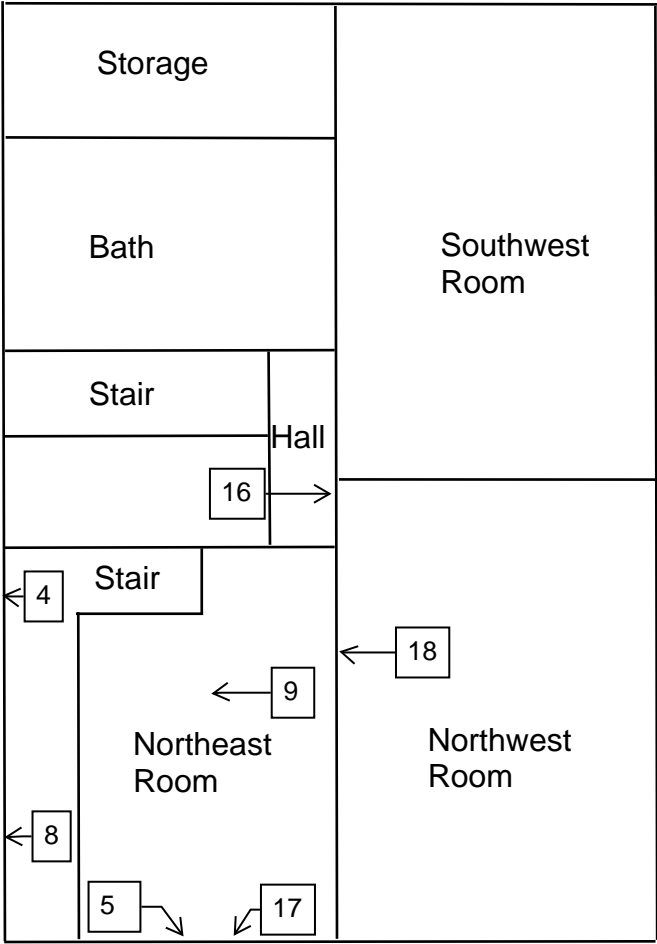
1st Floor Plan





**Two Family Dwelling
2537 West Michigan Street
Milwaukee, Wisconsin**

2nd Floor Plan



X. HMG CERTIFICATION

HARENDA MANAGEMENT GROUP

1237 W BRUCE ST, MILWAUKEE, WI 53204-1218 | (414) 727-7900

is a

Certified Asbestos Company DHS ID 480540

under Wisconsin Admin. Code ch. DHS 159.

Issued Date: June 21, 2023

Expiration Date: August 31, 2025



Miriam Hasan

Miriam Hasan

Supervisor, Lead & Asbestos Certification Unit

Wisconsin Department of Health Services

1 W Wilson Street

Madison, WI 53701

608-261-6876 | dhsasbestoslead@dhs.wisconsin.gov



ASBESTOS INSPECTOR

Issued By

STATE OF WISCONSIN

Dept. of Health Services

Cecil James Trawick Jr

5624 N 97th St

Milwaukee WI 53225-2502

206 lbs	5' 08"
---------	--------

AI-104769	Exp: 10/02/2024	07/09/1971
-----------	-----------------	------------

Training due by: 10/02/2024



PRE-DEMOLITION INSPECTION REPORT

Job Site:

**Commercial Building
2226-40 North 20th Street
Milwaukee, Wisconsin**

For:

City of Milwaukee
Department of Neighborhood Services
Attn: Chris Kraco
841 North Broadway 1st Floor
Milwaukee, Wisconsin 53202-3613

**HMG Project No.: 24-400-008-2226-40
Inspector: Cecil Trawick
Contract No.: C360241100**

By:

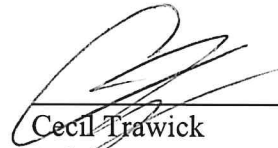
**HARENDA MANAGEMENT GROUP
1237 West Bruce Street
Milwaukee, Wisconsin 53204
(414) 383-4800**

April 2024

Signature Page
Pre-Demolition Inspection Report
Commercial Building
2226-40 North 20th Street
Milwaukee, Wisconsin



Dean Jacobsen
Project Manager
Asbestos Inspector No. AII-14370
Expiration Date: 5/29/24
Harenda Management Group



Cecil Trawick
Asbestos Inspector No. AII-104769
Expiration Date: 10/2/24
Harenda Management Group

April 15, 2024

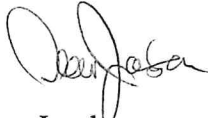
City of Milwaukee
Department of Neighborhood Services
Attn: Chris Kraco
841 North Broadway 1st Floor
Milwaukee, Wisconsin 53202-3613

RE: Pre-Demolition Inspection Report
2226-40 North 20th Street
Milwaukee, WI

Harenda Management Group has completed the pre-demolition inspection of a commercial building at 2226-40 North 20th Street Milwaukee, Wisconsin, as per the referral from the City of Milwaukee Department of Neighborhood Services. The inspection and results are described in the following report.

Sincerely,

HARENDA MANAGEMENT GROUP



Dean Jacobsen
Project Manager
Asbestos Inspector No. AII-14370

EXECUTIVE SUMMARY

Harenda Management Group (HMG) was retained by the City of Milwaukee Department of Neighborhood Services to conduct an inspection of a commercial building located at 2226-40 North 20th Street, Milwaukee, Wisconsin, prior to demolition. HMG conducted a visual inspection for asbestos and universal wastes and collected asbestos bulk samples for laboratory analysis.

Asbestos was detected over 1% in 2nd floor kitchen linoleum and in window glazing compound, sampled during this inspection. Asbestos was detected below 1% in 1st and 2nd floor plaster, as confirmed by point count analysis. Asbestos was not detected in any other materials sampled at this location. Asbestos is assumed to be in the category I non-friable asphalt roofing on the building.

Specific results and recommendations are in Section IV of this report.

Universal wastes were also observed in the building. Specific materials listed are in Section VII of this report.

TABLE OF CONTENTS
Pre-Demolition Inspection Report

I.	Introduction.....	1
II.	Asbestos Inspection	1
III.	Asbestos Laboratory	2
	A. Method of Analysis	
IV.	Asbestos Findings and Observations	2
V.	Exclusions	5
VI.	Limitations	5
VII.	Pre-Demolition Environmental Checklist.....	6
VIII.	Asbestos Laboratory Results.....	10
IX.	Floor Plans	11
X.	HMG Certifications	12

I. INTRODUCTION

Harenda Management Group (HMG) was retained by the City of Milwaukee Department of Neighborhood Services to conduct an inspection of a commercial building at 2226-40 North 20th Street, Milwaukee, Wisconsin, prior to demolition. This two story building has metal, brick, and block walls with a built-up asphalt roof.

II. ASBESTOS INSPECTION

Heather Gaworski, 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 March 12, 2024, HMG conducted an asbestos inspection of a commercial building, scheduled for mechanical demolition, located at 2226-40 North 20th Street, Milwaukee, Wisconsin. The inspection was conducted by Cecil Trawick, Wisconsin License No. AII-104769.

The inspection was comprised of these 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.
3. Quantification of observable asbestos containing materials existing within the spaces.
4. Quantification of observable universal wastes within the spaces.

The results of the inspection integrated with the Polarized Light Microscopy with Dispersion Staining (PLM/DS) analysis of asbestos bulk samples collected are outlined in this document.

The following types of suspect materials were observed and inspected to determine if asbestos containing materials were present in each building as required by U.S. EPA NESHAP regulation 40 CFR 61 Subpart M, and NR 447 of the Wisconsin Administrative Code:

- Plaster
- Ceramic tile
- Ceiling tile
- Drywall/joint compound
- Window glazing compound
- Flue packing
- Linoleum
- Blown in insulation
- Asphalt roofing

A listing of specific homogeneous materials and homogeneous material codes are in the Findings and Observations section following the results table.

III. ASBESTOS 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 federal and Wisconsin regulations state asbestos containing material 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 was performed for sample layers that were near 1% asbestos by the PLM method to better define the asbestos content. Refer to 29 CFR 1926.1101 (Construction) and 29 CFR 1910.1001 (General Industry) for specific OSHA requirements.

IV. ASBESTOS FINDINGS AND OBSERVATIONS

The following are the laboratory results. The laboratory report is in Section VIII.

Sample #	Location and Description	Results	Homogenous Code
1a	1 st floor – main room – west wall – plaster base coat	Negative	SP1
1b	1 st floor – main room – west wall – plaster skim coat	Negative	SP1
2a	1 st floor – main room – south wall – plaster base coat	Negative	SP1
2b	1 st floor – main room – south wall – plaster skim coat	Negative	SP1
3a	1 st floor – west room – south wall – plaster base coat	Trace <1% Chrysotile	SP1
3a	Point Count Result	Trace <0.25% Chrysotile	SP1
3b	1 st floor – west room – south wall – plaster skim coat	Negative	SP1
4a	2 nd floor – hall – east wall – plaster base coat	Trace < 1% Chrysotile	SP1
4a	Point Count Result	Trace < 0.25% Chrysotile	SP1
4b	2 nd floor – hall – east wall – plaster skim coat	Negative	SP1
5a	2 nd floor – northwest room – west wall – plaster base coat	Trace < 1% Chrysotile	SP1
5a	Point Count Result	Trace < 0.25% Chrysotile	SP1
5b	2 nd floor – northwest room – west wall – plaster skim coat	Negative	MBI

Sample #	Location and Description	Results	Homogenous Code
6a	2 nd floor – west room 1 – south wall – plaster base coat	Trace < 1% Chrysotile	SP1
6a	Point Count Result	Trace < 0.25% Chrysotile	SP1
6b	2 nd floor – west room 1 – south wall – plaster skim coat	Negative	MBI
7a	2 nd floor – south room – west wall – plaster base coat	Trace < 1% Chrysotile	SP1
7a	Point Count Result	Trace < 0.25% Chrysotile	SP1
7b	2 nd floor – south room – west wall – plaster skim coat	Negative	MBI
8a	2 nd floor – bathroom 1 floor – white ceramic tile	Negative	MCTMw
8b	2 nd floor – bathroom 1 floor – grout	Negative	MCTMw
9a	2 nd floor – bathroom 2 floor – white ceramic tile	Negative	MCTMw
9b	2 nd floor – bathroom 2 floor – grout	Negative	MCTMw
10a	2 nd floor – bathroom 3 floor – white ceramic tile	Negative	MCTMw
10b	2 nd floor – bathroom 3 floor – grout	Negative	MCTMw
11	2 nd floor – northwest room – southwest corner – 2' x 4' ceiling tile	Negative	MSCT24
12	2 nd floor – west room 1 – east side – 2' x 4' ceiling tile	Negative	MSCT24
13	2 nd floor – bathroom 2 – northeast corner – 2' x 4' ceiling tile	Negative	MSCT24
14	2 nd floor – hall – on east window – glazing compound	Negative	MPG
15	2nd floor – northwest room – on west window – glazing compound	Positive 3% Chrysotile	MPG
16	2nd floor – northwest room – on west window – glazing compound	Positive 3% Chrysotile	MPG
17	2 nd floor – northwest room – ceiling – drywall	Negative	MDW
18	2 nd floor – south room – east wall – drywall	Negative	MDW
19a	2 nd floor – west room 5 closet – east wall – drywall	Negative	MDW
19b	2 nd floor – west room 5 closet – east wall – joint compound	Negative	MDW
19c	2 nd floor – west room 5 closet – east wall – texture layer	Negative	MDW
20	Basement – on west side of chimney – gray flue packing	Negative	TFPy
21	Basement – on south side of chimney – dark gray flue packing	Negative	TFPydark
22	2nd floor – kitchen – at door – white linoleum	Positive 15% Chrysotile	MFLw
23	2 nd floor – west room 5 – on floor – blown in insulation	Negative	MBI
24	2 nd floor – west room 2 – on floor – blown in insulation	Negative	MBI
25	2 nd floor – northwest room – on floor – blown in insulation	Negative	MBI

Two (2) of the materials sampled contain greater than 1% asbestos and are asbestos containing material (ACM).

Material	Homogeneous Code	Location	Approximate Quantity	Material Type
Window Glazing Compound	MPG	1 st & 2 nd Floor Windows	20 Windows	Category II Non-Friable
White Linoleum	MFLw	2 nd Floor Kitchen	90 SF	Friable

One (1) of the materials sampled contains less than 1% asbestos, as verified by point count analysis, and is not ACM:

Material	Homogeneous Code	Location	Material Type
Plaster	SPI	Walls & Ceilings in 1 st & 2 nd Floor Rooms	Category II Non-Friable

Assumed Category I Non-Friable Asbestos Containing Material:

Material	Location	Approximate Quantity	Material Type
Built-up Asphalt Roofing & Flashing	Building Roof	7,900 sq ft	Category I Non-Friable

The white linoleum is a friable asbestos containing material and meets the definition of regulated asbestos containing material (RACM) in NR 447 of the Wisconsin Administrative Code. The window glazing compound is a category II non-friable ACM and will likely become RACM during building demolition.

NR 447.08 requires the building owner or operator to remove all RACM from a facility being demolished or renovated before any activity begins that would break up, dislodge or similarly disturb the material. DHS 159 requires that only a certified asbestos company with certified asbestos abatement personnel may remove ACMs from a building. Harena Management Group recommends that the linoleum and windows with glazing compound be abated prior to demolition.

The asphalt roofing is a category I nonfriable asbestos containing material. Under NR 447 it does not currently meet the definition of RACM and need not be removed before demolition if the demolition debris does not become RACM and will be disposed at a Wisconsin licensed landfill. The asphalt roofing may become RACM during mechanical demolition activities or may be considered friable prior to demolition activities due to its condition at time of demolition.

Note#1: If additional materials are discovered during demolition that are not listed above they are to be assumed to be asbestos containing.

Note#2: A copy of this report should be transmitted to the demolition contractor.

Homogeneous Material Codes

SPI	Plaster
MCTMw	White Ceramic Tile
MSCT24	2' x 4' Ceiling Tile
MPG	Window Glazing Compound
MDW	Drywall/Joint Compound
MFLw	White linoleum
MBI	Blown in Insulation
TFPy	Gray Flue Packing
TFPydark	Dark Gray Flue Packing

V. EXCLUSIONS

HMG is not and shall not represent the building owner as its agent or representative for the purpose of the U.S. 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 inaccessible 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 SanAir Technologies Laboratory, Inc., for our asbestos testing. 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.

This report and the information contained herein are 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.

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>N/A</u>	Refrigerators, Freezers, Chillers
<u>N/A</u>	Vending Machines, Food Display Cases
<u>N/A</u>	Walk-in Coolers
<u>N/A</u>	Water Fountains (bubblers)
<u>N/A</u>	Fire Extinguishers (both portable and installed HALON suppression systems)
<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>2</u>	Fluorescent Lights – Basement
<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

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

ELECTRICAL SYSTEMS – 1 Electrical Box in Basement

<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>N/A</u>	Ballasts
<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>N/A</u>	Oil Tanks
<u>N/A</u>	Well Abandonment
<u>N/A</u>	Junk Auto Tires
<u>N/A</u>	Junk Vehicles

VIII. ASBESTOS LABORATORY RESULTS



SanAir ID Number
24014846
FINAL REPORT
3/20/2024 11:33:45 AM

Name: Harenda Management Group
Address: 1237 West Bruce Street
Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 24-400-008.2226
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: Not Provided on COC
Received Date: 3/13/2024 10:20:00 AM

Dear Dean Jacobsen,

We at SanAir would like to thank you for the work you recently submitted. The 25 sample(s) were received on Wednesday, March 13, 2024 via UPS. The final report(s) is enclosed for the following sample(s): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

A handwritten signature in black ink that reads "Sandra Sobrino". The signature is written in a cursive, flowing style.

Sandra Sobrino
Asbestos & Materials Laboratory Manager
SanAir Technologies Laboratory

Final Report Includes:
- Cover Letter
- Analysis Pages
- Disclaimers and Additional Information

Sample conditions:
- 25 samples in Good condition.



SanAir ID Number
24014846
 FINAL REPORT
 3/20/2024 11:33:45 AM

Name: Harenda Management Group
Address: 1237 West Bruce Street
 Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 24-400-008.2226
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: Not Provided on COC
Received Date: 3/13/2024 10:20:00 AM

Analyst: Hogrefe, Sarah

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
1 / 24014846-001 , Plaster	Grey Non-Fibrous Heterogeneous		100% Other	None Detected
1 / 24014846-001 , Skim Coat	White Non-Fibrous Heterogeneous		100% Other	None Detected
2 / 24014846-002 , Plaster	Grey Non-Fibrous Heterogeneous		100% Other	None Detected
2 / 24014846-002 , Skim Coat	White Non-Fibrous Heterogeneous		100% Other	None Detected
3 / 24014846-003 , Plaster	Grey Non-Fibrous Heterogeneous		100% Other	< 1% Chrysotile
3 / 24014846-003 , Skim Coat	White Non-Fibrous Heterogeneous		100% Other	None Detected
4 / 24014846-004 , Plaster	Grey Non-Fibrous Heterogeneous		100% Other	< 1% Chrysotile
4 / 24014846-004 , Skim Coat	White Non-Fibrous Heterogeneous		100% Other	None Detected
5 / 24014846-005 , Plaster	Grey Non-Fibrous Heterogeneous		100% Other	< 1% Chrysotile
5 / 24014846-005 , Skim Coat	White Non-Fibrous Heterogeneous		100% Other	None Detected

Analyst:

Approved Signatory:

Analysis Date: 3/20/2024

Date: 3/20/2024



SanAir ID Number
24014846
 FINAL REPORT
 3/20/2024 11:33:45 AM

Name: Harenda Management Group
Address: 1237 West Bruce Street
 Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 24-400-008.2226
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: Not Provided on COC
Received Date: 3/13/2024 10:20:00 AM

Analyst: Hogrefe, Sarah

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic Components		Asbestos Fibers
	Appearance	% Fibrous / % Non-fibrous	
6 / 24014846-006 , Plaster	Grey Non-Fibrous Heterogeneous	100% Other	< 1% Chrysotile
6 / 24014846-006 , Skim Coat	White Non-Fibrous Heterogeneous	100% Other	None Detected
7 / 24014846-007 , Plaster	Grey Non-Fibrous Heterogeneous	100% Other	< 1% Chrysotile
7 / 24014846-007 , Skim Coat	White Non-Fibrous Heterogeneous	100% Other	None Detected
8 / 24014846-008 , Tile	White Non-Fibrous Homogeneous	100% Other	None Detected
8 / 24014846-008 , Grout	Grey Non-Fibrous Heterogeneous	100% Other	None Detected
9 / 24014846-009 , Tile	White Non-Fibrous Homogeneous	100% Other	None Detected
9 / 24014846-009 , Grout	Grey Non-Fibrous Heterogeneous	100% Other	None Detected
10 / 24014846-010 , Tile	White Non-Fibrous Homogeneous	100% Other	None Detected
10 / 24014846-010 , Grout	Grey Non-Fibrous Heterogeneous	100% Other	None Detected

Analyst:

Approved Signatory:

Analysis Date: 3/20/2024

Date: 3/20/2024



SanAir ID Number
24014846
 FINAL REPORT
 3/20/2024 11:33:45 AM

Name: Harenda Management Group
Address: 1237 West Bruce Street
 Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 24-400-008.2226
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: Not Provided on COC
Received Date: 3/13/2024 10:20:00 AM

Analyst: Hogrefe, Sarah

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
11 / 24014846-011	White Fibrous Homogeneous	40% Cellulose 30% Glass	30% Other	None Detected
12 / 24014846-012	White Fibrous Homogeneous	40% Cellulose 30% Glass	30% Other	None Detected
13 / 24014846-013	White Fibrous Homogeneous	40% Cellulose 30% Glass	30% Other	None Detected
14 / 24014846-014	Tan Non-Fibrous Homogeneous		100% Other	None Detected
15 / 24014846-015	White Non-Fibrous Homogeneous		97% Other	3% Chrysotile
16 / 24014846-016	White Non-Fibrous Homogeneous		97% Other	3% Chrysotile
17 / 24014846-017	White Non-Fibrous Homogeneous	5% Cellulose	95% Other	None Detected
18 / 24014846-018	White Non-Fibrous Homogeneous	5% Cellulose	95% Other	None Detected
19 / 24014846-019 , Drywall	White Non-Fibrous Homogeneous	5% Cellulose	95% Other	None Detected
19 / 24014846-019 , Joint Compound	White Non-Fibrous Homogeneous		100% Other	None Detected

Analyst:

Approved Signatory:

Analysis Date: 3/20/2024

Date: 3/20/2024



SanAir ID Number
24014846
 FINAL REPORT
 3/20/2024 11:33:45 AM

Name: Harenda Management Group
Address: 1237 West Bruce Street
 Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 24-400-008.2226
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: Not Provided on COC
Received Date: 3/13/2024 10:20:00 AM

Analyst: Hogrefe, Sarah

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
19 / 24014846-019 , Texture	White Non-Fibrous Homogeneous		100% Other	None Detected
20 / 24014846-020	Grey Non-Fibrous Heterogeneous		100% Other	None Detected
21 / 24014846-021	Grey Non-Fibrous Heterogeneous	10% Glass	90% Other	None Detected
22 / 24014846-022	Yellow Non-Fibrous Heterogeneous		85% Other	15% Chrysotile
23 / 24014846-023	Brown Fibrous Homogeneous	99% Cellulose	1% Other	None Detected
24 / 24014846-024	Brown Fibrous Homogeneous	99% Cellulose	1% Other	None Detected
25 / 24014846-025	Brown Fibrous Homogeneous	99% Cellulose	1% Other	None Detected

Analyst:

Approved Signatory:

Analysis Date: 3/20/2024

Date: 3/20/2024

Disclaimer

This report is the sole property of the client named on the SanAir Technologies Laboratory chain-of-custody (COC). Results in the report are confidential information intended only for the use by the customer listed on the COC. Neither results nor reports will be discussed with or released to any third party without our client's written permission. The final report shall not be reproduced except in full without written approval of the laboratory to assure that parts of the report are not taken out of context. This report and any information contained within shall not be edited, altered, or modified in any way by any persons or agencies receiving, viewing, distributing, or otherwise possessing a copy of this final report. The laboratory reserves the right to perform amendments to any finalized report, of which shall supersede and make obsolete any previous editions. Such changes, modifications, additions, or deletions shall be effective immediately upon notice thereof, which may be given by means including but not limited to posting on the SanAir client portal website, electronic or conventional mail, or by any other means. The information provided in this report applies only to the samples submitted and is relevant only for the date, time, and location of sampling. The accuracy of the results is dependent upon the client's sampling procedure and information provided to the laboratory by the client on the COC. SanAir assumes no responsibility for the sampling procedure and will provide evaluation reports based solely on the sample(s) in the condition in which they arrived at the laboratory and information provided by the client on the COC, such as: project number, project name, collection dates, po number, special instructions, samples collected by, sample numbers, sample identifications, sample type, selected analysis type, flow rate, total volume or area, and start stop times that may affect the validity of the results in this report. Samples were received in good condition unless otherwise noted on the report. SanAir assumes no responsibility or liability for the manner in which the results are used or interpreted. This report does not constitute nor shall not be used by the client to claim product, process, system, or person certification, approval, or endorsement by NVLAP, NIST, NELAC, AIHA LAP, LLC or any other U.S. governmental agencies and may not be accredited by every local, state, and federal regulatory agencies. Samples are held for a period of 60 days. Fibers smaller than 5 microns cannot be seen with this method due to scope limitations. For NY state samples, method EPA 600/M4-82-020 is performed.

NYELAP Disclaimer:

Polarized- light microscopy is not consistently reliable in detecting asbestos in floor covering and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.

Asbestos Accreditations

National Voluntary Laboratory Accreditation Program (NVLAP) Lab Code 200870-0
City of Philadelphia Department of Public Health Air Management Services, Certification#ALL-460
Commonwealth of Pennsylvania Department of Environmental Protection Number 68-05397
California State Environmental Laboratory Accreditation Program Certificate Number 2915
Colorado Department of Public Health and Environment Registration Number AL-23143
Connecticut Department of Public Health Environmental Laboratory Registration Number PH-0105
Massachusetts Department of Labor Standards Asbestos Analytical Services License Number: AA000222
State of Maine Department of Environmental Protection License Number: LB-0075, LA-0084
New York State Department of Health Laboratory ID: 11983
State of Rhode Island Department of Health Certification No.: PCM00126, PLM00126, TEM00126
Texas Department of State Health Services License Number: 300440
Commonwealth of Virginia Department of Professional and Occupational Regulation Number: 3333000323
State of Washington Department of Ecology Laboratory ID: C989
State of West Virginia Bureau for Public Health Analytical Laboratory Number: LT000616
Vermont Department of Health License Number: Asb-Co-An-000006
Louisiana Department of Environmental Quality AI Number 212253, Certificate #05088



10501 Trade Ct., Suite 100
 N. Chesterfield, VA 23236
 804.897.1177 / 888.895.1177
 Fax 804.897.0070
 sanair.com

Asbestos
Chain of Custody
 Form 140, Rev 7, 10/20/2022

SanAir ID Number
 24014844

Company: Harenda Management Group		Project #: 24-400-008.2226	Collected by:
Address: 1237 West Bruce Street		Project Name: Milwaukee DNS	Phone #: (414) 383-4800
City, St., Zip: Milwaukee, WI 53204		Date Collected:	Fax #: (414) 647-1540
State of Collection: WI	Account#: 3904	P.O. Number:	Email: dean.jacobsen@kphenvironmental.com

Bulk		Air		Soil	
ABB	PLM EPA 600/R-93/116 <input checked="" type="checkbox"/>	ABA	PCM NIOSH 7400 <input type="checkbox"/>	ABSE	PLM EPA 600/R-93/116 (Qual.) <input type="checkbox"/>
	Positive Stop <input type="checkbox"/>	ABA-2	OSHA w/ TWA* <input type="checkbox"/>	Vermiculite	
ABEPA	PLM EPA 400 Point Count <input type="checkbox"/>	ABTEM	TEM AHERA <input type="checkbox"/>	ABB	PLM EPA 600/R-93/116 <input type="checkbox"/>
ABB1K	PLM EPA 1000 Point Count <input type="checkbox"/>	ABATN	TEM NIOSH 7402 <input type="checkbox"/>	ABEPA3	PLM EPA 400 Point Count <input type="checkbox"/>
ABBEN	PLM EPA NOB** <input type="checkbox"/>	ABT2	TEM Level II <input type="checkbox"/>	ABCM	Cincinnati Method <input type="checkbox"/>
ABBCH	TEM Chatfield** <input type="checkbox"/>	Other:	<input type="checkbox"/>	Dust	
ABBTM	TEM EPA NOB** <input type="checkbox"/>	New York ELAP		ABWA	TEM Wipe ASTM D-6480 <input type="checkbox"/>
ABQ	PLM Qualitative <input type="checkbox"/>	ABEPA2	NY ELAP 198.1 <input type="checkbox"/>	ABDMV	TEM Microvac ASTM D-5755 <input type="checkbox"/>
		ABENY	NY ELAP 198.6 PLM NOB <input type="checkbox"/>		
		ABBNY	NY ELAP 198.4 TEM NOB <input type="checkbox"/>		
Water			Positive Stop <input type="checkbox"/>	Matrix Other	
ABHE	EPA 100.2 <input type="checkbox"/>				<input type="checkbox"/>

** Available on 24-hr. to 5-day TAT

Turn Around Times	3 HR (4 HR TEM) <input type="checkbox"/>	6 HR (8HR TEM) <input type="checkbox"/>	12 HR <input type="checkbox"/>	1 Day <input type="checkbox"/>
	<input type="checkbox"/> 2 Days	<input type="checkbox"/> 3 Days	<input type="checkbox"/> 4 Days	<input checked="" type="checkbox"/> 5 Days

Special Instructions

Sample #	Sample Identification/Location	Volume or Area	Sample Date	Flow Rate*	Start - Stop Time*
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Relinquished by	Date	Time	Received by	Date	Time
<i>[Signature]</i>	3/12/24	1200	<i>[Signature]</i>	3/13/24	1020am

If no technician is provided, then the primary contact for your account will be selected. Unless scheduled, the turnaround time for all samples received after 3 pm EST will be logged in the next business day. Weekend or holiday work must be scheduled ahead of time and is charged at 150% of the 3hr TAT or a minimum charge of \$150. A courier charge will be applied for same day and one-day turnaround times for offsite work. SanAir covers Ground and Next Day Air shipping. Shipments billed to SanAir with a faster shipping rate will result in additional charges.



SanAir ID Number
24018246
FINAL REPORT
4/2/2024 8:56:46 AM

Name: Harenda Management Group
Address: 1237 West Bruce Street
Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 24-400-008.2226
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: 3/12/2024
Received Date: 4/1/2024 8:45:00 AM

Dear Dean Jacobsen,

We at SanAir would like to thank you for the work you recently submitted. The 5 sample(s) were received on Monday, April 01, 2024 via Fax or Email request. The final report(s) is enclosed for the following sample(s): 3, 4, 5, 6, 7.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

A handwritten signature in black ink that reads "Sandra Sobrino".

Sandra Sobrino
Asbestos & Materials Laboratory Manager
SanAir Technologies Laboratory

Final Report Includes:

- Cover Letter
- Analysis Pages
- Disclaimers and Additional Information

Sample conditions:

- 5 samples in Good condition.



SanAir ID Number

24018246

FINAL REPORT

4/2/2024 8:56:46 AM

Name: Harenda Management Group
Address: 1237 West Bruce Street
Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 24-400-008.2226
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: 3/12/2024
Received Date: 4/1/2024 8:45:00 AM

Analyst: Hogrefe, Sarah

Asbestos Bulk EPA PLM 400 Point Count

Table with 5 columns: SanAir ID / Description, Stereoscopic Appearance, Components (% Fibrous, % Non-fibrous), and Asbestos Fibers. It contains 5 rows of data for different plaster samples.

Analyst: [Signature]

Approved Signatory: [Signature]

Analysis Date: 4/2/2024

Date: 4/2/2024

Disclaimer and Additional Information

400 Point Count Method EPA 600/R-93/116

EPA – 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples

EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

This report is the sole property of the client named on the SanAir Technologies Laboratory chain-of-custody (COC). Results in the report are confidential information intended only for the use by the customer listed on the COC. Neither results nor reports will be discussed with or released to any third party without our client's written permission. The final report shall not be reproduced except in full without written approval of the laboratory to assure that parts of the report are not taken out of context. This report and any information contained within shall not be edited, altered, or modified in any way by any persons or agencies receiving, viewing, distributing, or otherwise possessing a copy of this final report. The laboratory reserves the right to perform amendments to any finalized report, of which shall supersede and make obsolete any previous editions. Such changes, modifications, additions, or deletions shall be effective immediately upon notice thereof, which may be given by means including but not limited to posting on the SanAir client portal website, electronic or conventional mail, or by any other means. The information provided in this report applies only to the samples submitted and is relevant only for the date, time, and location of sampling. The accuracy of the results is dependent upon the client's sampling procedure, additions, exclusions, method deviations and information provided to the laboratory by the client. When client requires samples to be tested that deviates from a specific method or condition, all reported results may be affected by the deviation. SanAir assumes no responsibility for the sampling procedure and will provide evaluation reports based solely on the sample(s) in the condition in which they arrived at the laboratory and information provided by the client on the COC, such as: project number, project name, collection dates, purchase order number, special instructions, samples collected by, sample numbers, sample identifications, sample type, selected analysis type, flow rate, total volume or area, and start - stop times that may affect the validity of the results in this report. Samples were received in good condition unless otherwise noted. SanAir assumes no responsibility or liability for the manner in which the results are used or interpreted. This report does not constitute and shall not be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any other U.S. governmental agencies and may not be accredited by every local, state, and federal regulatory agency. Samples are held for a period of 60 days.

Asbestos Accreditations

National Voluntary Laboratory Accreditation Program (NVLAP) Lab Code 200870-0
City of Philadelphia Department of Public Health Air Management Services, Certification#ALL-460
Commonwealth of Pennsylvania Department of Environmental Protection Number 68-05397
California State Environmental Laboratory Accreditation Program Certificate Number 2915
Colorado Department of Public Health and Environment Registration Number AL-23143
Connecticut Department of Public Health Environmental Laboratory Registration Number PH-0105
Massachusetts Department of Labor Standards Asbestos Analytical Services License Number: AA000222
State of Maine Department of Environmental Protection License Number: LB-0075, LA-0084
New York State Department of Health Laboratory ID: 11983
State of Rhode Island Department of Health Certification No.: PCM00126, PLM00126, TEM00126
Texas Department of State Health Services License Number: 300440
Commonwealth of Virginia Department of Professional and Occupational Regulation Number: 3333000323
State of Washington Department of Ecology Laboratory ID: C989
State of West Virginia Bureau for Public Health Analytical Laboratory Number: LT000616
Vermont Department of Health License Number: Asb-Co-An-000006
Louisiana Department of Environmental Quality AI Number 212253, Certificate #05088

Revision Date: 5/10/2023



10501 Trade Ct., Suite 100
 N. Chesterfield, VA 23236
 804.897.1177 / 888.895.1177
 Fax 804.897.0070
 sanair.com

Asbestos
 Chain of Custody
 Form 140, Rev 7, 10/20/2022

SanAir ID Number
 24018246

Company: Harenda Management Group	Project #: 24-400-008.2226	Collected by:
Address: 1237 West Bruce Street	Project Name: Milwaukee DNS	Phone #: (414) 383-4800
City, St., Zip: Milwaukee, WI 53204	Date Collected: 3/12/24	Fax #: (414) 647-1540
State of Collection: WI Account#: 3904	P.O. Number:	Email: dean.jacobsen@kphenvironmental.com

Bulk		Air		Soil	
ABB	PLM EPA 600/R-93/116 <input type="checkbox"/>	ABA	PCM NIOSH 7400 <input type="checkbox"/>	ABSE	PLM EPA 600/R-93/116 (Qual.) <input type="checkbox"/>
	Positive Stop <input type="checkbox"/>	ABA-2	OSHA w/ TWA* <input type="checkbox"/>	Vermiculite	
ABEPA	PLM EPA 400 Point Count <input checked="" type="checkbox"/>	ABTEM	TEM AHERA <input type="checkbox"/>	ABB	PLM EPA 600/R-93/116 <input type="checkbox"/>
ABB1K	PLM EPA 1000 Point Count <input type="checkbox"/>	ABATN	TEM NIOSH 7402 <input type="checkbox"/>	ABEPA3	PLM EPA 400 Point Count <input type="checkbox"/>
ABBEN	PLM EPA NOB** <input type="checkbox"/>	ABT2	TEM Level II <input type="checkbox"/>	ABCM	Cincinnati Method <input type="checkbox"/>
ABBCH	TEM Chatfield** <input type="checkbox"/>	Other:	<input type="checkbox"/>	Dust	
ABBTM	TEM EPA NOB** <input type="checkbox"/>	New York ELAP		ABWA	TEM Wipe ASTM D-6480 <input type="checkbox"/>
ABQ	PLM Qualitative <input type="checkbox"/>	ABEPA2	NY ELAP 198.1 <input type="checkbox"/>	ABDMV	TEM Microvac ASTM D-5755 <input type="checkbox"/>
		ABENY	NY ELAP 198.6 PLM NOB <input type="checkbox"/>	Matrix Other	
		ABBNY	NY ELAP 198.4 TEM NOB <input type="checkbox"/>		<input type="checkbox"/>
Water			Positive Stop <input type="checkbox"/>		<input type="checkbox"/>
ABHE	EPA 100.2 <input type="checkbox"/>				

** Available on 24-hr. to 5-day TAT

Turn Around Times	3 HR (4 HR TEM) <input type="checkbox"/>	6 HR (8HR TEM) <input type="checkbox"/>	12 HR <input type="checkbox"/>	1 Day <input checked="" type="checkbox"/>
	<input type="checkbox"/> 2 Days	<input type="checkbox"/> 3 Days	<input type="checkbox"/> 4 Days	<input type="checkbox"/> 5 Days

Special Instructions

Sample #	Sample Identification/Location	Volume or Area	Sample Date	Flow Rate*	Start - Stop Time*
3	plaster				
4	plaster				
5	plaster				
6	plaster				
7	plaster				

Relinquished by	Date	Time	Received by	Date	Time
<i>[Signature]</i>	4/1/24	745	RMB	APR 01 2024	8:45am

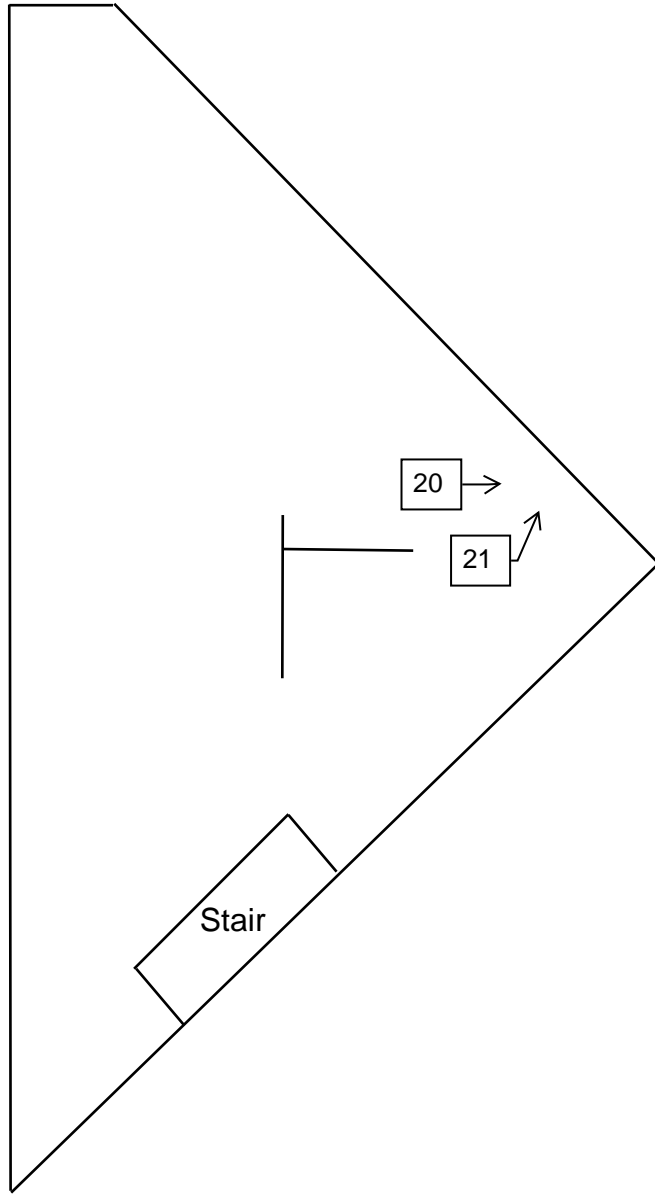
If no technician is provided, then the primary contact for your account will be selected. Unless scheduled, the turnaround time for all samples received after 3 pm EST will be logged in the next business day. Weekend or holiday work must be scheduled ahead of time and is charged at 150% of the 3hr TAT or a minimum charge of \$150. A courier charge will be applied for same day and one-day turnaround times for offsite work. SanAir covers Ground and Next Day Air shipping. Shipments billed to SanAir with a faster shipping rate will result in additional charges.

IX. FLOOR PLANS



**Commercial Building
2226-40 North 20th Street
Milwaukee, Wisconsin**

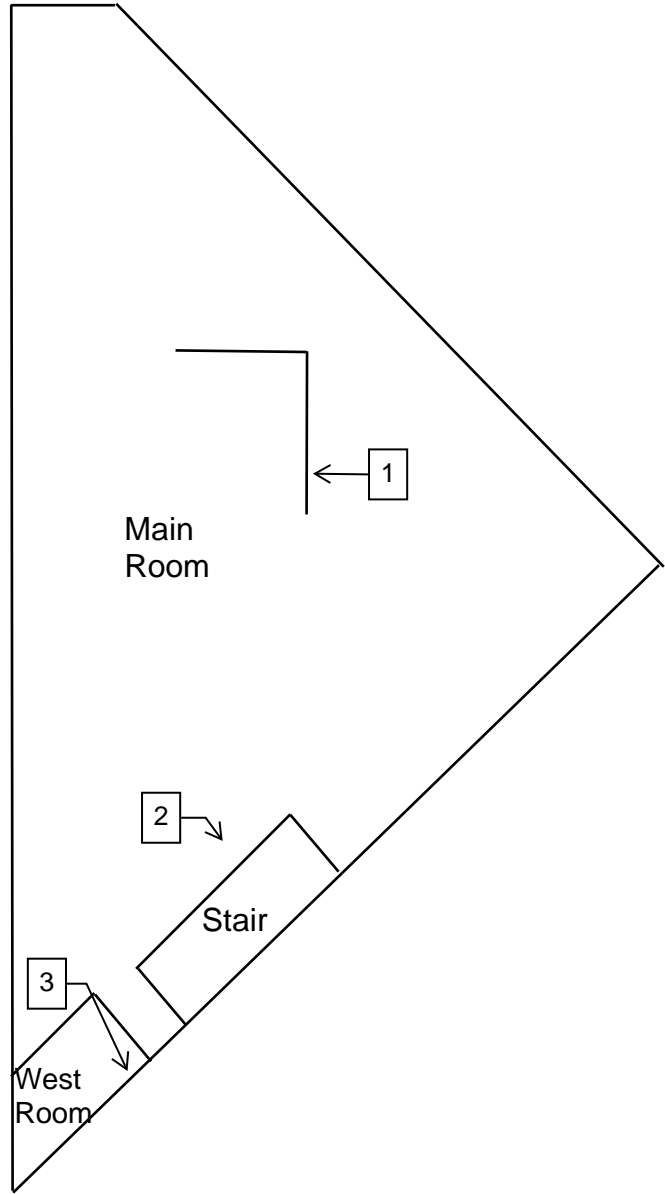
Basement Floor Plan





**Commercial Building
2226-40 North 20th Street
Milwaukee, Wisconsin**

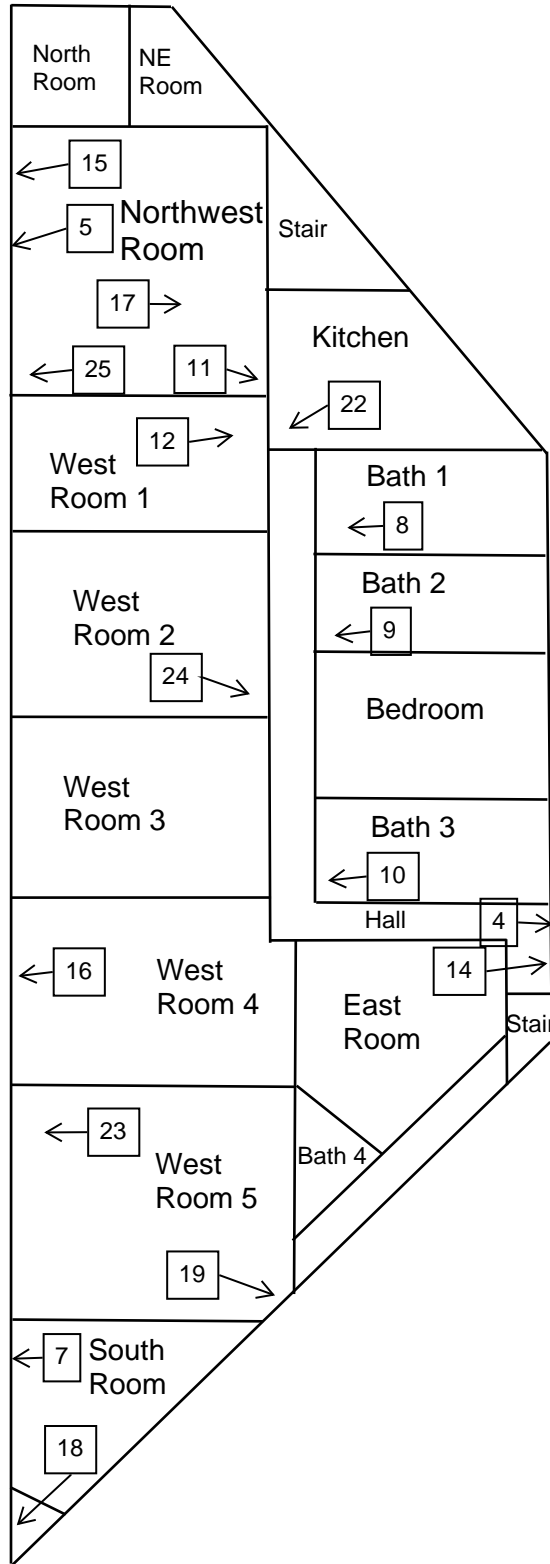
1st Floor Plan





Commercial Building
2226-40 North 20th Street
Milwaukee, Wisconsin

2nd Floor Plan



X. HMG CERTIFICATION

HARENDA MANAGEMENT GROUP

1237 W BRUCE ST, MILWAUKEE, WI 53204-1218 | (414) 727-7900

is a

Certified Asbestos Company DHS ID 480540

under Wisconsin Admin. Code ch. DHS 159.

Issued Date: June 21, 2023

Expiration Date: August 31, 2025



Miriam Hasan

Miriam Hasan

Supervisor, Lead & Asbestos Certification Unit

Wisconsin Department of Health Services

1 W Wilson Street

Madison, WI 53701

608-261-6876 | dhsasbestoslead@dhs.wisconsin.gov



ASBESTOS INSPECTOR

Issued By

STATE OF WISCONSIN

Dept. of Health Services

Cecil James Trawick Jr

5624 N 97th St

Milwaukee WI 53225-2502

206 lbs	5' 08"
---------	--------

AI-104769	Exp: 10/02/2024	07/09/1971
-----------	-----------------	------------

Training due by: 10/02/2024



LEAD INSPECTION REPORT

Job Site:

**Commercial Building
2226-40 North 20th Street
Milwaukee, Wisconsin**

For:

City of Milwaukee
Department of Neighborhood Services
Attn: Chris Kraco
841 North Broadway 1st Floor
Milwaukee, Wisconsin 53202-3613

HMG Project No.: 23-400-071.2226L

Inspector: Cecil Trawick

Contract No.: 360231100

By:

HARENDA MANAGEMENT GROUP

1237 West Bruce Street
Milwaukee, Wisconsin 53204
(414) 383-4800

April 2024

Signature Page
Commercial Building Lead Inspection
2226-40 North 20th Street
Milwaukee, Wisconsin



Dean Jacobsen
Project Manager
Lead Risk Assessor # LRA 14370
Expiration Date: 11/19/24
Harenda Management Group

April 15, 2024

City of Milwaukee
Department of Neighborhood Services
Attn: Chris Kraco
841 North Broadway 1st Floor
Milwaukee, Wisconsin 53202-3613

RE: Lead Inspection Report
2226-40 North 20th Street
Milwaukee, WI

Harenda Management Group has completed the lead inspection of the commercial building at 2226-40 North 20th Street, Milwaukee, Wisconsin, as per the referral from the City of Milwaukee Department of Neighborhood Services. The inspection and results are described in the following report. Please contact me at (414) 383-4800 if you have any questions.

Sincerely,

HARENDA MANAGEMENT GROUP



Dean Jacobsen
Lead Risk Assessor # LRA 14370

EXECUTIVE SUMMARY

Harenda Management Group was retained by the City of Milwaukee Department of Neighborhood Services to conduct a lead inspection of the commercial building at 2226-40 North 20th Street, Milwaukee, Wisconsin, prior to demolition. HMG conducted a visual inspection for painted masonry and collected paint samples for laboratory analysis.

Lead based paint was detected in yellow paint on south exterior brick walls at a concentration of 0.753% lead. Lead was detected on most of the other exterior and interior masonry surfaces tested but at concentrations below the lead based paint standard of 0.5%. Results are in Section II of this report.

TABLE OF CONTENTS

I. Introduction.....5

II. Component Testing.....5
 A. Summary
 B. Tests Results of Components
 C. Summary of OSHA Lead Regulations
 D. Summary of Wisconsin Department of Natural Resources Information

III. Limitations7

IV. Lead Laboratory Results9

V. Floor Plan.....10

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: **2226-40 North 20th Street, Milwaukee, Wisconsin, commercial building**. Demolition is planned for the building. Enclosed you will find a summary of the paint testing of the concrete and masonry surfaces at the above referenced location. All other materials were excluded from this scope of work.

A lead 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, the location(s) of lead containing surfaces, and the amount of lead in the paint. When the surfaces will be disturbed or demolished, workers can then prepare proper safety measures to reduce exposure to lead containing dust. In addition, the owner and demolition contractor can use the paint test results to determine disposal options for building materials.

The inspection and sampling took place on March 12, 2024. Samples of paint were collected from accessible masonry surfaces (concrete block) representing all observed paint colors. Samples were analyzed at SanAir Technologies Laboratory, Inc. of North Chesterfield, Virginia, for total lead content using U.S. EPA Method 7000B (Reference Section II for results).

The Wisconsin State Statutes Chapter 254.11(8) defines lead-based paint as having a surface concentration of lead that is more than 0.5% of lead per weight of a dried paint sample.

The results of the analysis was classified as follows:

- Positive:** Any result above the Chapter 254 Standard of 0.5% lead.
- Negative:** Any result at or below the Chapter 254 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: 2226-40 North 20th Street

- **Painted brick was observed on the exterior walls. Lead based paint was detected in the south wall yellow paint.**

Interior: 2226-40 North 20th Street

- **Painted concrete floor and brick walls were observed interior 1st floor and basement. Lead based paint was not detected on the interior.**

Reference Test Results of Components below.

B. Test Results of Components:

Site: 2226-40 North 20th Street, Milwaukee, Wisconsin

Date: 3/12/24

Paint Testing Results						
Sample	Location	Component	Substrate	Color	PbC (%)	Result
L1	Exterior	Southwest Wall	Brick	Tan	0.033	Negative
L2	Exterior	South Center Wall	Brick	Gray	0.012	Negative
L3	Exterior	Southwest Wall	Brick	Tan	0.101	Negative
L4	Exterior	Southwest Wall	Brick	White	<0.008	Negative
L5	Basement	South Center Wall	Brick	Yellow	0.332	Negative
L6	Basement	South Center Floor	Concrete	White	0.016	Negative
L7	1 st Floor Main Room	East Center Wall	Brick	Red	0.062	Negative
L8	1 st Floor Main Room	Southeast Wall	Brick	Green	0.448	Negative
L9	Exterior	South Center Wall	Brick	Yellow	0.753	Positive

The inspection did find Lead-Based Paint on the property. The yellow paint on the exterior south brick wall is lead based.

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

C. Summary of OSHA Lead Regulations

The OSHA regulation for Lead Exposure in Construction is 29 CFR 1926.62. The law states that in the presence 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 paint with lead must be monitored for lead dust 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/m³ 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/m³ 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 a 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.

If an owner or contractor wants to use concrete coated with lead-bearing paint for structural fill beneath an impermeable material such as a building foundation or a parking lot, they must fill out an Application for Low Hazard Waste Exemption for Reuse of Concrete Coated with Lead-bearing Paint and submit it to the local DNR office.

Painted masonry is considered to be clean if the concrete, brick, and block has not been coated with lead-based paint. With certain location limitations, clean concrete, brick, and block may be crushed and used as fill, aggregate in road beds, or for recycling.

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



SanAir ID Number
24014843
FINAL REPORT
3/20/2024 4:20:12 PM

Name: Harenda Management Group
Address: 1237 West Bruce Street
Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 24-400-008.2226
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: 3/12/2024
Received Date: 3/13/2024 10:20:00 AM

Dear Dean Jacobsen,

We at SanAir would like to thank you for the work you recently submitted. The 9 sample(s) were received on Wednesday, March 13, 2024 via UPS. The final report(s) is enclosed for the following sample(s): L1, L2, L3, L4, L5, L6, L7, L8, L9.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

A handwritten signature in black ink that reads "Abisola Kasali". The signature is written in a cursive style with a distinct loop at the end of the name.

Abisola Kasali
Metals Laboratory Director
SanAir Technologies Laboratory

Final Report Includes:

- Cover Letter
- Analysis on Test Family AA
- Disclaimers and Additional Information

Sample conditions:

- 9 samples in Good condition.



SanAir ID Number
24014843
 FINAL REPORT
 3/20/2024 4:20:12 PM

Name: Harenda Management Group
Address: 1237 West Bruce Street
 Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 24-400-008.2226
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: 3/12/2024
Received Date: 3/13/2024 10:20:00 AM

Analyst: Baird, Marti
 Test Method: SW846/M3050B/7000B

Lead Paint Analysis

PAINT Sample	Description	µg Pb In Sample	Sample Size (grams)	Calculated RL	Sample Results	Sample Results
24014843 - 1	L1	35	0.1045	95.7	330.4 µg/g (ppm)	0.033 % By Weight
24014843 - 2	L2	12	0.1061	94.3	116.2 µg/g (ppm)	0.012 % By Weight
24014843 - 3	L3	105	0.1042	96	1007 µg/g (ppm)	0.101 % By Weight
24014843 - 4	L4	< 10	0.1211	82.6	<82.6 µg/g (ppm)	<0.008 % By Weight
24014843 - 5	L5	339	0.102	98	3323 µg/g (ppm)	0.332 % By Weight
24014843 - 6	L6	19	0.1137	88	163.8 µg/g (ppm)	0.016 % By Weight
24014843 - 7	L7	63	0.1021	97.9	618.8 µg/g (ppm)	0.062 % By Weight
24014843 - 8	L8	489	0.1092	91.6	4477 µg/g (ppm)	0.448 % By Weight
24014843 - 9	L9	788	0.1047	95.5	7527 µg/g (ppm)	0.753 % By Weight

Method Reporting Limit < 10 µg/0.1 g paint
 Sample L1 contained substrate.

Signature: *Marti Baird*
 Date: 3/20/2024

Reviewed: *Abise Lalani*
 Date: 3/20/2024

Disclaimer

SanAir Technologies Laboratory, Inc. participates in the Environmental Lead Accreditation Program (ELAP) administered by AIHA LAP, LLC (Laboratory ID LAP-162952). Refer to our accreditation certificate and scope on our website or www.aihaaccreditedlabs.org for an up to date list of the Fields of Testing for which we are accredited. SanAir also participates in the State of New York's DOH-ELAP (Lab Id 11983), and has met the EPA's NLLAP program standards. This report does not constitute nor shall be used by the client to claim product, process, system, or person certification, approval, or endorsement by AIHA LAP, LLC, NELAC, NIST, and/or any other U.S. governmental agencies; and test results in this report may not be accredited by every local, state or federal regulatory agency.

This report is the sole property of the client named on the SanAir Technologies Laboratory chain-of-custody (COC). Results in the report are confidential information intended only for the use by the customer listed on the chain of custody. Neither results nor reports will be discussed with or released to any third party without our client's written permission. Final reports cannot be reproduced, except in full, without written authorization from SanAir Technologies Laboratory, Inc. This report and any information contained within shall not be edited, altered, or modified in any way by any persons or agencies receiving, viewing, distributing, or otherwise possessing a copy of this final report. The laboratory reserves the right to perform amendments to any finalized report, of which shall supersede and make obsolete any previous editions. Such changes, modifications, additions, or deletions shall be effective immediately upon notice thereof, which may be given by means including but not limited to posting on the SanAir client portal website, electronic or conventional mail, or by any other means. The information provided in this report applies only to the samples submitted and is relevant only for the date, time, and location of sampling. The accuracy of the results of the analysis is dependent upon the method of sample procurement and information provided by the client on the COC. SanAir is not responsible for the method of sample procurement. SanAir assumes no responsibility for information provided by the client on the COC such as project number, project name, collection dates, po number, special instructions, samples collected by, sample numbers, sample identifications, sample type, selected analysis type, flow rate, total volume or area, and start stop times that may affect the validity of the results in this report. SanAir Technologies Laboratory, Inc only assures the precision and accuracy of the data it generates and assumes no responsibility for errors or biasing that occur during collection prior to SanAir's receipt of the sample(s). Evaluation reports are based solely on the sample(s) in the condition in which they arrived at the laboratory and on the information provided by the client on the COC. Sample(s) were received in good condition unless otherwise noted on the report. SanAir assumes no responsibility or liability for the manner in which the results are used or interpreted. SanAir's Method Detection Limits (MDL) and Reporting Limits (RL) have been derived using various materials meeting each accrediting agencies' standards. All quality control results are acceptable unless otherwise noted. SanAir does not make contamination corrections to reports based upon analysis of laboratory and/or field blanks. All samples are disposed of after 90 days unless otherwise requested by the client. For Lead Exposure Limits, refer to HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards and State and Federal Regulations, where applicable. For Lead Exposure Limits in Air, refer to EPA National Ambient Air Quality Standards, OSHA Action Levels & Permissible Exposure Limits (General Industry & Construction), and relative state or federal requirements where applicable.

AIHA LAP, LLC Lab ID: LAP-162952

Commonwealth of VA Department of General Services DCLS, VELAP Laboratory ID#460251

New York State Department of Health Laboratory ID No: 11983

California State Environmental Laboratory Accreditation Program Certificate No: 2915

State of Connecticut Department of Public Health Environmental Laboratory Registration Number: PH-0105

New Jersey Department of Environment Protection Environmental Laboratory Certification ID# VA014

Ohio Department of Health Environmental Lead Laboratory Approval Number E10049

State of Rhode Island Department of Health Environmental Lead Laboratory No LAO00371



10501 Trade Ct.
 N. Chesterfield, VA 23236-3993
 804.897.1177 / 888.895.1177
 Fax 804.897.0070
 sanair.com

**Metals & Lead
 Chain of Custody**
 Form 70, Revision 11, 09/21/21

SanAir ID Number
 27014843

Company: Harenda Management Group	Project #: 24-400-008.2226	Phone #: (414) 383-4800
Address: 1237 West Bruce Street	Project Name: Milwaukee DNS	Phone #:
City, St., Zip: Milwaukee, WI 53204	Date Collected:	Fax #: (414) 647-1540
Samples Collected By:	P.O. Number:	Email: dean.jacobsen@kphenvironmental.com
Account #: 3904	U.S. State Collected in: WI	Email:

Matrix Types

Metals Analysis Types

<input type="checkbox"/> Air (ug/m ³)	Total Concentration of Lead <input checked="" type="checkbox"/>	<input type="checkbox"/> ICP-total concentration of metals (please list metals):
<input type="checkbox"/> Wipe (ug/ft ²)	Total Concentration of RCRA 8 Metals <input type="checkbox"/>	
<input checked="" type="checkbox"/> Paint <input type="checkbox"/> Soil <input type="checkbox"/> Bulk (ug/g or ppm)	TCLP for Lead <input type="checkbox"/>	
<input type="checkbox"/> Other:	TCLP for RCRA 8 Metals <input type="checkbox"/>	

Turn Around Time	Same Day <input type="checkbox"/>	1 Day <input type="checkbox"/>	2 days <input type="checkbox"/>	3 Days <input type="checkbox"/>
	<input type="checkbox"/> 4 Days	<input checked="" type="checkbox"/> Standard (5 day)	<input type="checkbox"/> Other Test:	

Sample #	Collection Date & Time	Sample Identification/Location	Flow Rate	Start Time	Stop Time	Volume (L) Area (Sq ft)
L1	3/12/24					
L2						
L3						
L4						
L5						
L6						
L7						
L8						
L9						

Special Instructions	
-----------------------------	--

Relinquished by	Date	Time	Received by	Date	Time
<i>[Signature]</i>	3/12/24	1700	<i>[Signature]</i>	3/13/24	1020am

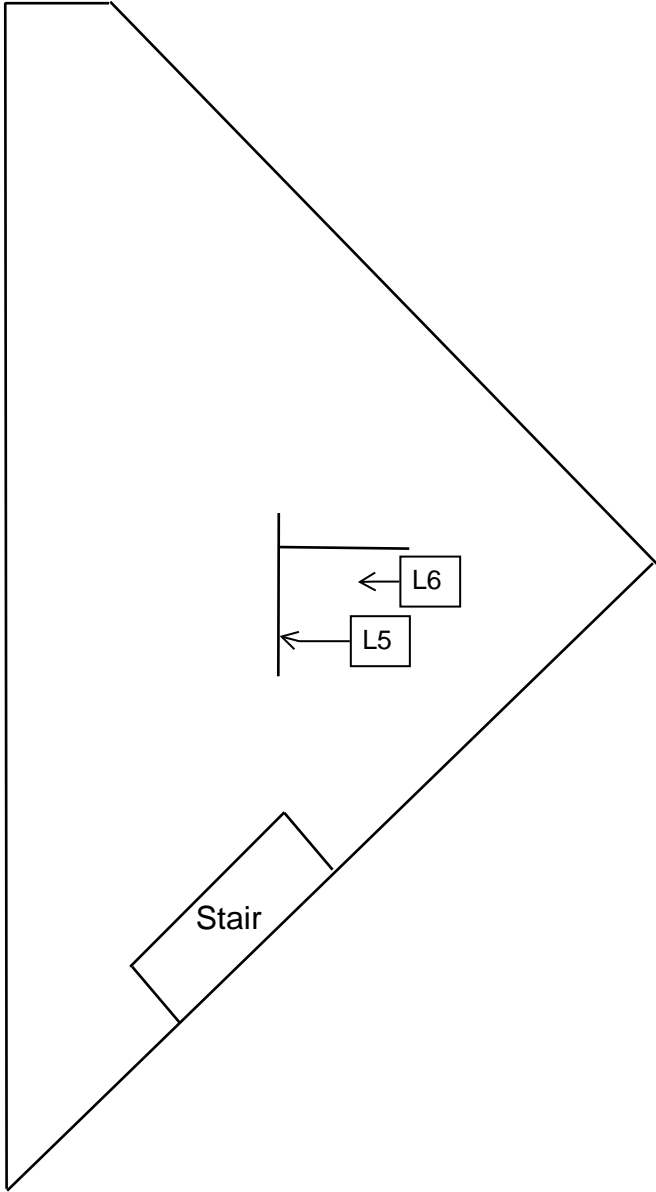
If no technician is provided, then the primary contact for your account will be selected. Unless scheduled, the turnaround time for all samples received after 3 pm EST will be logged in the next business day. Weekend or holiday work must be scheduled ahead of time and is charged at 150% of the 3hr TAT or a minimum charge of \$150. A courier charge will be applied for same day and one-day turnaround times for offsite work. SanAir covers Ground and Next Day Air shipping. Shipments billed to SanAir with a faster shipping rate will result in additional charges.

V. FLOOR PLANS



Commercial Building
2226-40 North 20th Street
Milwaukee, Wisconsin

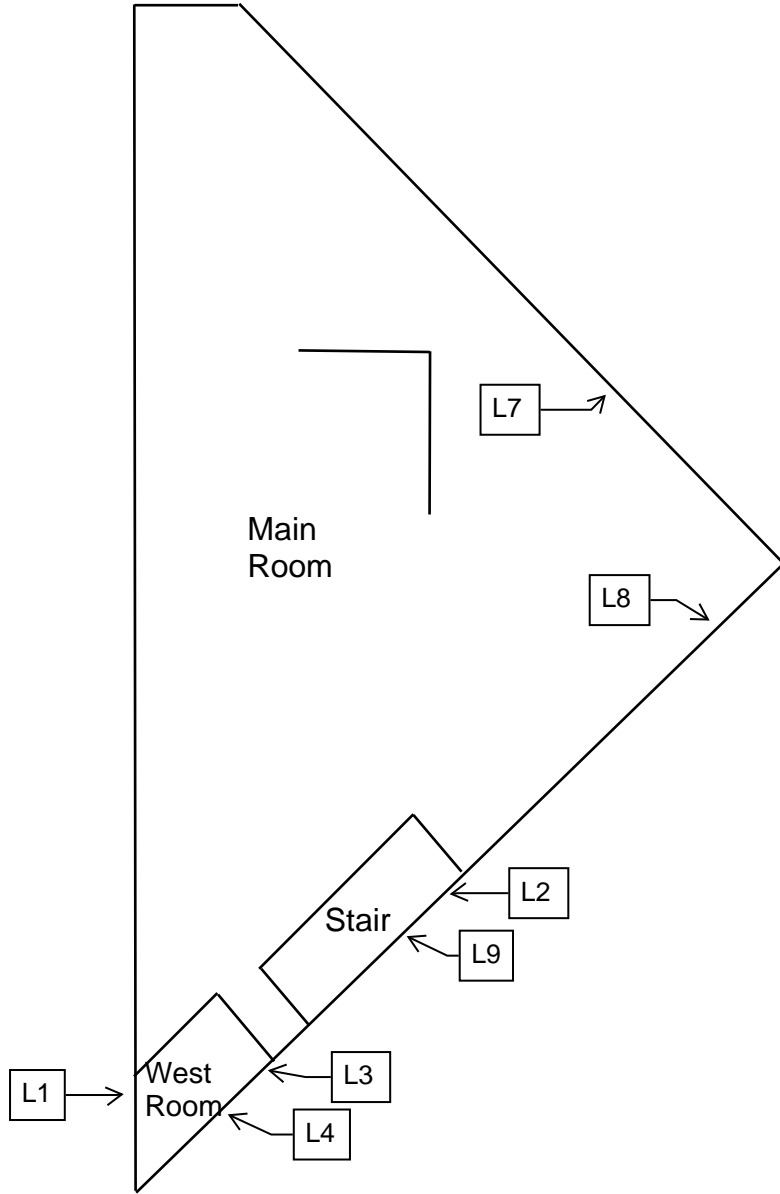
Basement Floor Plan





**Commercial Building
2226-40 North 20th Street
Milwaukee, Wisconsin**

1st Floor Plan





April 17, 2024

City of Milwaukee
Department of Neighborhood Services
Attn: Chris Kraco
841 North Broadway 1st Floor
Milwaukee, Wisconsin 53202-3613

RE: Dwelling at 2027 North 35th Street, Milwaukee, Wisconsin

Harenda Management Group inspected the dwelling at 2027 North 35th Street, Milwaukee, Wisconsin, on April 4, 2024. The inspector noted that the dwelling had suffered extensive fire damage and that all walls and roofing had been reduced to debris. The mass of the fire debris was piled in the basement of the dwelling. The inspector determined it was not safe to attempt an inspection.

Please contact me if you have any questions or need additional information,

Sincerely,

HARENDA MANAGEMENT GROUP

A handwritten signature in black ink, appearing to read 'Dean Jacobsen', is written over the printed name below.

Dean Jacobsen
Project Manager
Asbestos Inspector No. AII-14370



PRE-DEMOLITION INSPECTION REPORT

Job Site:

**Fire Damaged
Two Family Dwelling
2458 North 38th Street
Milwaukee, Wisconsin**

For:

City of Milwaukee
Department of Neighborhood Services
Attn: Chris Kraco
841 North Broadway 1st Floor
Milwaukee, Wisconsin 53202-3613

**HMG Project No.: 24-400-008.2458
Inspector: Cecil Trawick
Contract No.: C360241100**

By:

HARENDA MANAGEMENT GROUP
1237 West Bruce Street
Milwaukee, Wisconsin 53204
(414) 383-4800

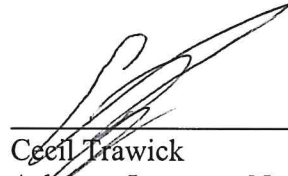
April 2024

Signature Page

Pre-Demolition Inspection Report
Two Family Dwelling
2458 North 38th Street
Milwaukee, Wisconsin



Dean Jacobsen
Project Manager
Asbestos Inspector No. AII-14370
Expiration Date: 5/29/24
Harenda Management Group



Cecil Trawick
Asbestos Inspector No. AII-104769
Expiration Date: 10/2/24
Harenda Management Group

April 12, 2024

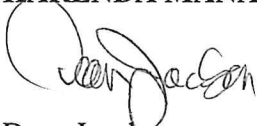
City of Milwaukee
Department of Neighborhood Services
Attn: Chris Kraco
841 North Broadway 1st Floor
Milwaukee, Wisconsin 53202-3613

RE: Pre-Demolition Inspection Report
2458 North 38th Street
Milwaukee, WI

Harenda Management Group has completed the pre-demolition inspection of a two family dwelling at 2458 North 38th Street Milwaukee, Wisconsin, as per the referral from the City of Milwaukee Department of Neighborhood Services. The inspection and results are described in the following report.

Sincerely,

HARENDA MANAGEMENT GROUP



Dean Jacobsen
Project Manager
Asbestos Inspector No. AII-14370

EXECUTIVE SUMMARY

Harenda Management Group (HMG) was retained by the City of Milwaukee Department of Neighborhood Services to conduct an inspection of a two family dwelling located at 2458 North 38th street, Milwaukee, Wisconsin, prior to demolition. HMG conducted a visual inspection for asbestos and universal wastes and collected asbestos bulk samples for laboratory analysis.

Asbestos was detected over 1% in the 1st floor entry linoleum, sampled during this inspection. Asbestos was not detected in any other materials sampled at this location. Asbestos is assumed to be in the category I non-friable floor tile/mastic in the dwelling.

Specific results and recommendations are in Section IV of this report.

Universal wastes were also observed in the building. Specific materials listed are in Section VII of this report.

TABLE OF CONTENTS
Pre-Demolition Inspection Report

I.	Introduction.....	1
II.	Asbestos Inspection	1
III.	Asbestos Laboratory	2
	A. Method of Analysis	
IV.	Asbestos Findings and Observations	2
V.	Exclusions.....	4
VI.	Limitations	4
VII.	Pre-Demolition Environmental Checklist.....	5
VIII.	Asbestos Laboratory Results.....	9
IX.	Floor Plans	10
X.	HMG Certifications	11

I. INTRODUCTION

Harenda Management Group (HMG) was retained by the City of Milwaukee Department of Neighborhood Services to conduct an inspection of a two family dwelling at 2458 North 38th Street, Milwaukee, Wisconsin, prior to demolition. This dwelling is a two story wood framed structure with a basement and has vinyl and wood exterior walls.

II. ASBESTOS INSPECTION

Heather Gaworski, 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 March 15, 2024 HMG conducted an asbestos inspection of a two family dwelling, scheduled for mechanical demolition, located at 2458 North 38th Street, Milwaukee, Wisconsin. The inspection was conducted by Cecil Trawick, Wisconsin License No. AII-104769.

The inspection was comprised of these 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.
3. Quantification of observable asbestos containing materials existing within the spaces.
4. Quantification of observable universal wastes within the spaces.

The results of the inspection integrated with the Polarized Light Microscopy with Dispersion Staining (PLM/DS) analysis of asbestos bulk samples collected are outlined in this document.

The following types of suspect materials were observed and inspected to determine if asbestos containing materials were present in each building as required by U.S. EPA NESHAP regulation 40 CFR 61 Subpart M, and NR 447 of the Wisconsin Administrative Code:

- Paper insulation
- Drywall/joint compound
- Window glazing compound
- Blown in insulation
- Ceiling tile
- Plaster
- Ceramic tile
- Flue packing
- Linoleum
- Floor tile
- Mastics

A listing of specific homogeneous materials and homogeneous material codes are in the Findings and Observations section following the results table.

III. ASBESTOS 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 federal and Wisconsin regulations state asbestos containing material 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. Refer to 29 CFR 1926.1101 (Construction) and 29 CFR 1910.1001 (General Industry) for specific OSHA requirements.

IV. ASBESTOS FINDINGS AND OBSERVATIONS

The following are the laboratory results. The laboratory report is in Section VIII.

Sample #	Location and Description	Results	Homogenous Code
1	Exterior – west wall under wood siding – black paper insulation	Negative	MPIk
2	Exterior – south wall under wood siding – black paper insulation	Negative	MPIk
3	Exterior – east wall under wood siding – black paper insulation	Negative	MPIk
4a	1 st floor– living room – south wall – drywall	Negative	MDW
4b	1 st floor– living room – south wall – joint compound	Negative	MDW
5a	2 nd floor– northeast room – north wall – drywall	Negative	MDW
5b	2 nd floor– northeast room – north wall – joint compound	Negative	MDW
6a	2 nd floor– bathroom – west wall – drywall	Negative	MDW
6b	2 nd floor– bathroom – west wall – joint compound	Negative	MDW
7	1 st floor– dining room – on south window – glazing compound	Negative	MPG
8	1 st floor– north room – on north window – glazing compound	Negative	MPG
9	2 nd floor– north room – on north window – glazing compound	Negative	MPG
10	1 st floor– living room – in north wall – blown in insulation	Negative	MBI
11	1 st floor– northeast room – in north wall – blown in insulation	Negative	MBI
12	2 nd floor– northeast room – in north wall – blown in insulation	Negative	MBI
13	1 st floor – front entry – north wall – plaster	Negative	SP1
14	1 st floor – foyer – north wall – plaster	Negative	SP1

Sample #	Location and Description	Results	Homogenous Code
15	1 st floor – living room – south wall – plaster	Negative	SP1
16	1 st floor – kitchen – east wall – plaster	Negative	SP1
17	2 nd floor – pantry – south wall – plaster	Negative	SP1
18	2 nd floor – dining room – north wall – plaster	Negative	SP1
19	2 nd floor – living room – west wall – plaster	Negative	SP1
20	1 st floor – kitchen – southeast corner – 2' x 4' ceiling tile	Negative	MSCT24
21a	1 st floor– bathroom floor – tan ceramic tile	Negative	MCTMt
21b	1 st floor– bathroom floor – grout	Negative	MCTMt
22a	2 nd floor– bathroom – on east wall – white ceramic tile	Negative	MCTMw
22b	2 nd floor– bathroom – on east wall – under white ceramic tile – mortar	Negative	MCTMw
23	1st floor – front entry – 3rd layer – red linoleum	Positive 50% Chrysotile	MFLr
24	1 st floor – pantry – at door – pink and white linoleum	Negative	MFLpw
25	2 nd floor – bathroom – under fire debris – white linoleum	Negative	MFLw
26	Basement – on chimney – flue packing	Negative	TFP

One (1) of the materials sampled contains greater than 1% asbestos and is an asbestos containing material (ACM).

Material	Homogeneous Code	Location	Approximate Quantity	Material Type
Red Linoleum	MFLr	1 st Floor Front Entry Under 2 Layers Floor Tile	22 SF	Friable

Assumed Category I Non-Friable Asbestos Containing Material:

Material	Location	Approximate Quantity	Material Type
Floor Tile & Mastic	1 st Floor Entry/Foyer/Kitchen 2 nd Floor Stair//Kitchen	540 SF	Category I Non-Friable

The red linoleum is a friable ACM and meets the definition of a regulated asbestos containing material (RACM) as defined in NR 447 of the Wisconsin Administrative Code.

NR 447.08 requires the building owner or operator to remove all RACM from a facility being demolished or renovated before any activity begins that would break up, dislodge or similarly disturb the material. DHS 159 requires that only a certified asbestos company with certified asbestos abatement personnel may remove ACMs from a building. Harenda Management Group recommends that the red linoleum be abated prior to demolition.

The floor tile/mastic is a category I nonfriable asbestos containing material. Under NR 447 it does not currently meet the definition of RACM and need not be removed before demolition if the demolition debris does not become RACM and will be disposed at a Wisconsin licensed landfill. The floor tile/mastic may become RACM during mechanical demolition activities or may be considered friable prior to demolition activities due to its condition at time of demolition.

Note#1: If additional materials are discovered during demolition that are not listed above they are to be assumed to be asbestos containing.

Note#2: A copy of this report should be transmitted to the demolition contractor.

Homogeneous Material Codes

SP1	Plaster
MPIk	Black Paper Insulation
MDW	Drywall/Joint Compound
MPG	Window Glazing Compound
MBI	Blown in Insulation
MSCT24	2' x 4' Ceiling Tile
MCTMt	Tan Ceramic Tile
MCTMw	White Ceramic Tile
MFLr	Red Linoleum
MFLpw	Pink & White Linoleum
MFLw	White Linoleum
TFP	Flue Packing

V. EXCLUSIONS

Fire debris in all 2nd floor rooms – rooms are only partially accessible. Attic and roof areas burned away and not accessible.

HMG is not and shall not represent the building owner as its agent or representative for the purpose of the U.S. 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 inaccessible 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 SanAir Technologies Laboratory, Inc., for our asbestos testing. 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.

This report and the information contained herein are 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.

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>N/A</u>	Refrigerators, Freezers, Chillers
<u>N/A</u>	Vending Machines, Food Display Cases
<u>N/A</u>	Walk-in Coolers
<u>N/A</u>	Water Fountains (bubblers)
<u>N/A</u>	Fire Extinguishers (both portable and installed HALON suppression systems)
<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>2</u>	Fluorescent Lights – 1 st Floor Foyer & North Room
<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

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

ELECTRICAL SYSTEMS – 2 Electrical Boxes in Basement

<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>N/A</u>	Ballasts
<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>N/A</u>	Oil Tanks
<u>N/A</u>	Well Abandonment
<u>N/A</u>	Junk Auto Tires
<u>N/A</u>	Junk Vehicles
<u>19</u>	Gallons Paint – 1 st Floor Living Room, Basement

VIII. ASBESTOS LABORATORY RESULTS



SanAir ID Number

24015994

FINAL REPORT

3/26/2024 10:47:49 AM

Name: Harena Management Group
Address: 1237 West Bruce Street
Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 24-400-008.2458
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: 3/15/2024
Received Date: 3/19/2024 10:10:00 AM

Dear Dean Jacobsen,

We at SanAir would like to thank you for the work you recently submitted. The 26 sample(s) were received on Tuesday, March 19, 2024 via UPS. The final report(s) is enclosed for the following sample(s): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

A handwritten signature in black ink that reads "Maureen Y. Haley".

Maureen Y. Haley
Asbestos Laboratory Manager
SanAir Technologies Laboratory

Final Report Includes:

- Cover Letter
- Analysis Pages
- Disclaimers and Additional Information

Sample conditions:

- 26 samples in Good condition.



SanAir ID Number
24015994
 FINAL REPORT
 3/26/2024 10:47:49 AM

Name: Harenda Management Group
Address: 1237 West Bruce Street
 Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 24-400-008.2458
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: 3/15/2024
Received Date: 3/19/2024 10:10:00 AM

Analyst: Poeppelman, Dustin

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
1 / 24015994-001	Brown Fibrous Homogeneous	90% Cellulose	10% Other	None Detected
2 / 24015994-002	Brown Fibrous Homogeneous	90% Cellulose	10% Other	None Detected
3 / 24015994-003	Brown Fibrous Homogeneous	90% Cellulose	10% Other	None Detected
4 / 24015994-004 , Drywall	Grey Non-Fibrous Heterogeneous	10% Cellulose	90% Other	None Detected
4 / 24015994-004 , Joint Compound	White Non-Fibrous Homogeneous		100% Other	None Detected
5 / 24015994-005 , Drywall	Grey Non-Fibrous Heterogeneous	10% Cellulose	90% Other	None Detected
5 / 24015994-005 , Joint Compound	White Non-Fibrous Homogeneous		100% Other	None Detected
6 / 24015994-006 , Drywall	Grey Non-Fibrous Heterogeneous	10% Cellulose	90% Other	None Detected
6 / 24015994-006 , Joint Compound	White Non-Fibrous Homogeneous		100% Other	None Detected
7 / 24015994-007	White Non-Fibrous Homogeneous		100% Other	None Detected

Analyst:

Approved Signatory:

Analysis Date: 3/26/2024

Date: 3/26/2024



SanAir ID Number
24015994
 FINAL REPORT
 3/26/2024 10:47:49 AM

Name: Harenda Management Group
Address: 1237 West Bruce Street
 Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 24-400-008.2458
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: 3/15/2024
Received Date: 3/19/2024 10:10:00 AM

Analyst: Poeppelman, Dustin

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic Components			Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
8 / 24015994-008	White Non-Fibrous Homogeneous		100% Other	None Detected
9 / 24015994-009	White Non-Fibrous Homogeneous		100% Other	None Detected
10 / 24015994-010	Brown Fibrous Homogeneous	90% Cellulose	10% Other	None Detected
11 / 24015994-011	Brown Fibrous Homogeneous	90% Cellulose	10% Other	None Detected
12 / 24015994-012	Brown Fibrous Homogeneous	90% Cellulose	10% Other	None Detected
13 / 24015994-013	Grey Non-Fibrous Homogeneous	< 1% Hair	100% Other	None Detected
14 / 24015994-014	Grey Non-Fibrous Homogeneous	< 1% Hair	100% Other	None Detected
15 / 24015994-015	Grey Non-Fibrous Homogeneous	< 1% Hair	100% Other	None Detected
16 / 24015994-016	Grey Non-Fibrous Homogeneous	< 1% Hair	100% Other	None Detected
17 / 24015994-017	Grey Non-Fibrous Homogeneous	< 1% Hair	100% Other	None Detected

Analyst:

Approved Signatory:

Analysis Date: 3/26/2024

Date: 3/26/2024



SanAir ID Number
24015994
 FINAL REPORT
 3/26/2024 10:47:49 AM

Name: Harenda Management Group
Address: 1237 West Bruce Street
 Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 24-400-008.2458
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: 3/15/2024
Received Date: 3/19/2024 10:10:00 AM

Analyst: Poeppelman, Dustin

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic		Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous		
18 / 24015994-018	Grey Non-Fibrous Homogeneous	< 1% Hair	100% Other		None Detected
19 / 24015994-019	Grey Non-Fibrous Homogeneous	< 1% Hair	100% Other		None Detected
20 / 24015994-020	Grey Fibrous Homogeneous	50% Cellulose	30% Perlite 20% Other		None Detected
21 / 24015994-021 , Ceramic Tile	Tan Non-Fibrous Homogeneous		100% Other		None Detected
21 / 24015994-021 , Grout	Grey Non-Fibrous Homogeneous		100% Other		None Detected
22 / 24015994-022 , Ceramic Tile	White Non-Fibrous Homogeneous		100% Other		None Detected
22 / 24015994-022 , Mortar	Off-White Non-Fibrous Homogeneous		100% Other		None Detected
23 / 24015994-023	Various Non-Fibrous Heterogeneous	15% Cellulose	35% Other		50% Chrysotile
24 / 24015994-024	Grey Non-Fibrous Heterogeneous	10% Glass	90% Other		None Detected
25 / 24015994-025	Various Non-Fibrous Heterogeneous	10% Cellulose	90% Other		None Detected

Analyst:

Approved Signatory:

Analysis Date: 3/26/2024

Date: 3/26/2024



SanAir ID Number
24015994
FINAL REPORT
3/26/2024 10:47:49 AM

Name: Harenda Management Group
Address: 1237 West Bruce Street
Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 24-400-008.2458
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: 3/15/2024
Received Date: 3/19/2024 10:10:00 AM

Analyst: Poeppelman, Dustin

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
26 / 24015994-026	Grey Non-Fibrous Homogeneous		100% Other	None Detected

Analyst:

Approved Signatory:

Analysis Date:

3/26/2024

Date:

3/26/2024

Disclaimer

The final report cannot be reproduced, except in full, without written authorization from SanAir. This report is the sole property of the client named on the SanAir Technologies Laboratory chain-of-custody (COC). Results in the report are confidential information intended only for the use by the client named on the COC. Neither results nor reports will be discussed with or released to any third party without our client's written permission to assure that parts of the report are not taken out of context and to maintain client confidentiality. The information provided in this report applies only to the samples submitted in the condition they were received at the laboratory and is relevant only for the date, time, and location of sampling. Samples were received in good condition unless otherwise noted on the report. Fibers smaller than 5 microns cannot be seen with this method due to scope limitations. The accuracy of the results is dependent upon the client's sampling procedure and information provided to the laboratory by the client, which includes the project name, project number, po number, sample collection dates, special instructions, samples collected by, sample numbers, sample identifications/ location, sample type, selected analysis type, and total area or volume that may affect the validity of the results. SanAir assumes no responsibility for the sampling procedure and will provide evaluation reports based solely on the sample and information provided by the client. SanAir assumes no responsibility or liability for the manner in which results are used or interpreted. This report does not constitute and shall not be used to claim product certification, approval, or endorsement by NVLAP, NIST, AIHA LAP, LLC or any other agency of the U.S. government. Samples are held for a period of 60 days.

Polarized- light microscopy is not consistently reliable in detecting asbestos in floor covering and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.

Asbestos Accreditations, Licenses, or Certificates

NVLAP Lab Code 600227-0

State of Rhode Island Department of Health, Certification Number: PLM00144, TEM00144

State of West Virginia Bureau for Public Health, Analytical Laboratory Number: LT000637



10501 Trade Ct., Suite 100
 N. Chesterfield, VA 23236
 804.897.1177 / 888.895.1177
 Fax 804.897.0070
 sanair.com

Asbestos Chain of Custody
 Form 140, Rev 7, 10/20/2022

SanAir ID Number
24015994

Company: Harenda Management Group		Project #: 24-400-008.2458	Collected by:
Address: 1237 West Bruce Street		Project Name: Milwaukee DNS	Phone #: (414) 383-4800
City, St., Zip: Milwaukee, WI 53204		Date Collected: 03-15-24	Fax #: (414) 647-1540
State of Collection: WI	Account#: 3904	P.O. Number:	Email: dean.jacobsen@kphenvironmental.com

Bulk			Air			Soil		
ABB	PLM EPA 600/R-93/116	<input checked="" type="checkbox"/>	ABA	PCM NIOSH 7400	<input type="checkbox"/>	ABSE	PLM EPA 600/R-93/116 (Qual.)	<input type="checkbox"/>
	Positive Stop	<input type="checkbox"/>	ABA-2	OSHA w/ TWA*	<input type="checkbox"/>	Vermiculite		
ABEPA	PLM EPA 400 Point Count	<input type="checkbox"/>	ABTEM	TEM AHERA	<input type="checkbox"/>	ABB	PLM EPA 600/R-93/116	<input type="checkbox"/>
ABB1K	PLM EPA 1000 Point Count	<input type="checkbox"/>	ABATN	TEM NIOSH 7402	<input type="checkbox"/>	ABEPA3	PLM EPA 400 Point Count	<input type="checkbox"/>
ABBEN	PLM EPA NOB**	<input type="checkbox"/>	ABT2	TEM Level II	<input type="checkbox"/>	ABCM	Cincinnati Method	<input type="checkbox"/>
ABBCH	TEM Chatfield**	<input type="checkbox"/>	Other:		<input type="checkbox"/>	Dust		
ABBTM	TEM EPA NOB**	<input type="checkbox"/>	New York ELAP			ABWA	TEM Wipe ASTM D-6480	<input type="checkbox"/>
ABQ	PLM Qualitative	<input type="checkbox"/>	ABEPA2	NY ELAP 198.1	<input type="checkbox"/>	ABDMV	TEM Microvac ASTM D-5755	<input type="checkbox"/>
			ABENY	NY ELAP 198.6 PLM NOB	<input type="checkbox"/>	Matrix Other		
			ABBNY	NY ELAP 198.4 TEM NOB	<input type="checkbox"/>			<input type="checkbox"/>
				Positive Stop	<input type="checkbox"/>			<input type="checkbox"/>
Water								
ABHE	EPA 100.2	<input type="checkbox"/>						

** Available on 24-hr. to 5-day TAT

Turn Around Times	3 HR (4 HR TEM) <input type="checkbox"/>	6 HR (8HR TEM) <input type="checkbox"/>	12 HR <input type="checkbox"/>	1 Day <input type="checkbox"/>
	<input type="checkbox"/> 2 Days	<input type="checkbox"/> 3 Days	<input type="checkbox"/> 4 Days	<input checked="" type="checkbox"/> 5 Days

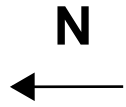
Special Instructions

Sample #	Sample Identification/Location	Volume or Area	Sample Date	Flow Rate*	Start - Stop Time*
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Relinquished by	Date	Time	Received by	Date	Time
<i>Dee Trowel</i>	<i>03-15-24</i>	<i>3:30pm</i>	<i>SMC</i>	<i>3/19/24</i>	<i>10:10am</i>
<i>JG</i>	<i>3-20-24</i>	<i>4:40am</i>	<i>RMR</i>	MAR 21 2024	<i>10:15am</i>

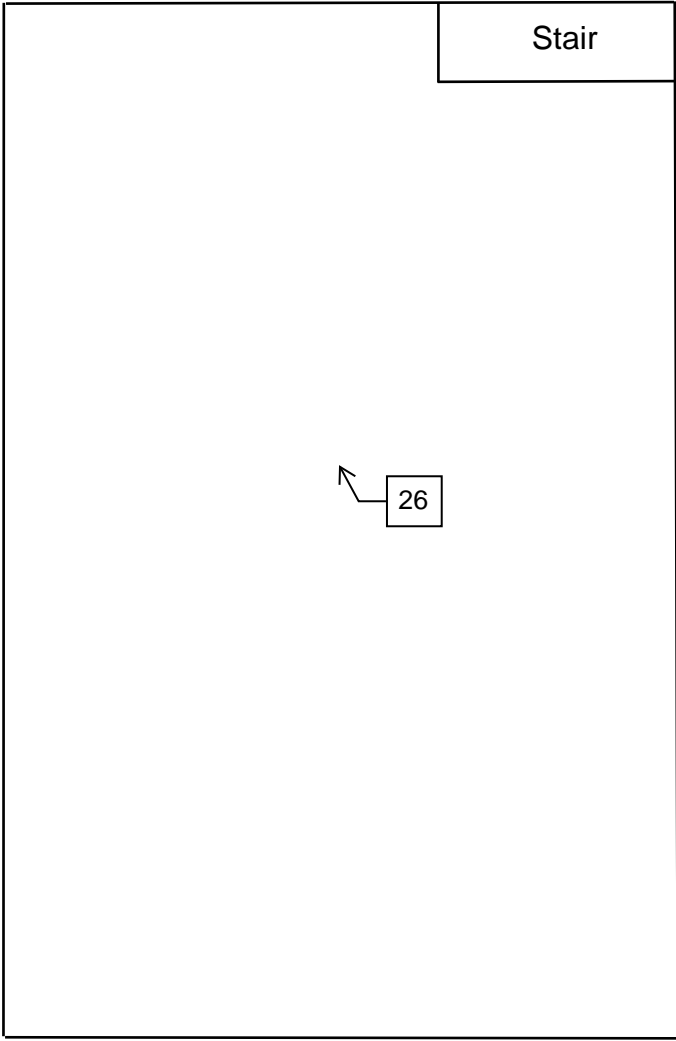
If no technician is provided, then the primary contact for your account will be selected. Unless scheduled, the turnaround time for all samples received after 3 pm EST will be logged in the next business day. Weekend or holiday work must be scheduled ahead of time and is charged at 150% of the 3hr TAT or a minimum charge of \$150. A courier charge will be applied for same day and one-day turnaround times for offsite work. SanAir covers Ground and Next Day Air shipping. Shipments billed to SanAir with a faster shipping rate will result in additional charges.

IX. FLOOR PLANS



**Two Family Dwelling
2458 North 38th Street
Milwaukee, Wisconsin**

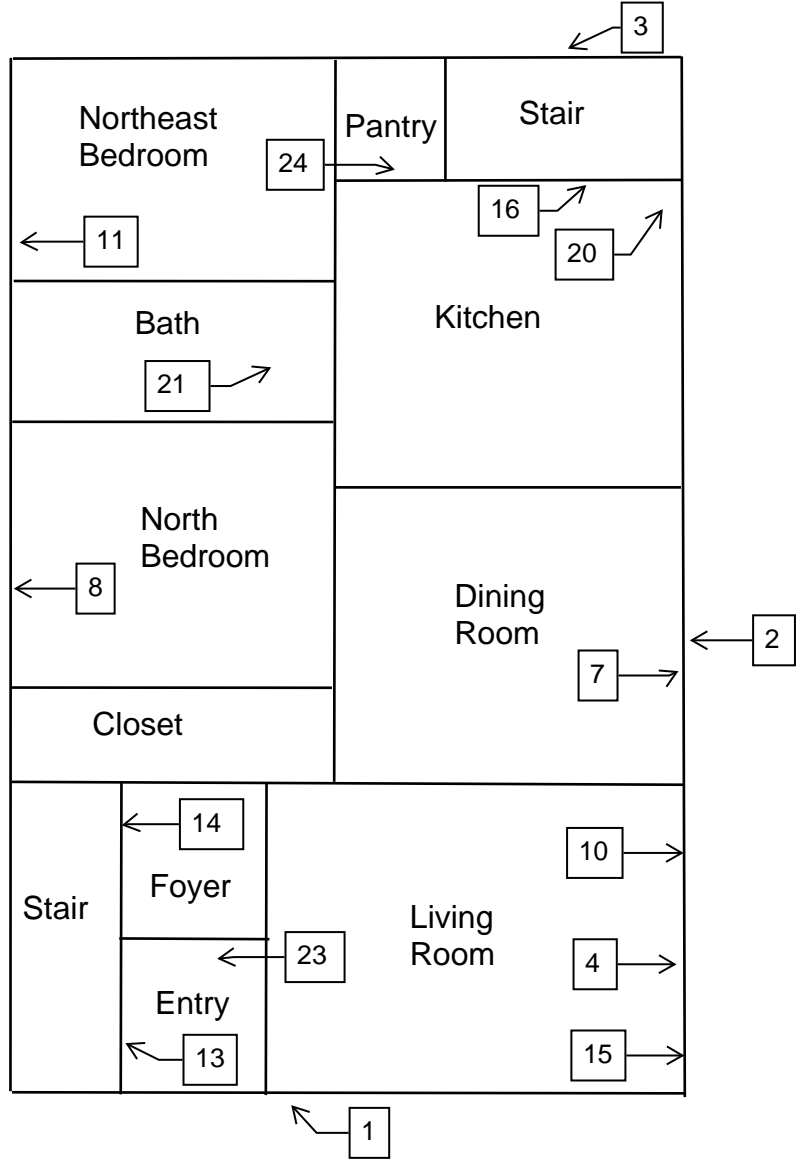
1st Floor Plan

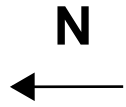




**Two Family Dwelling
2458 North 38th Street
Milwaukee, Wisconsin**

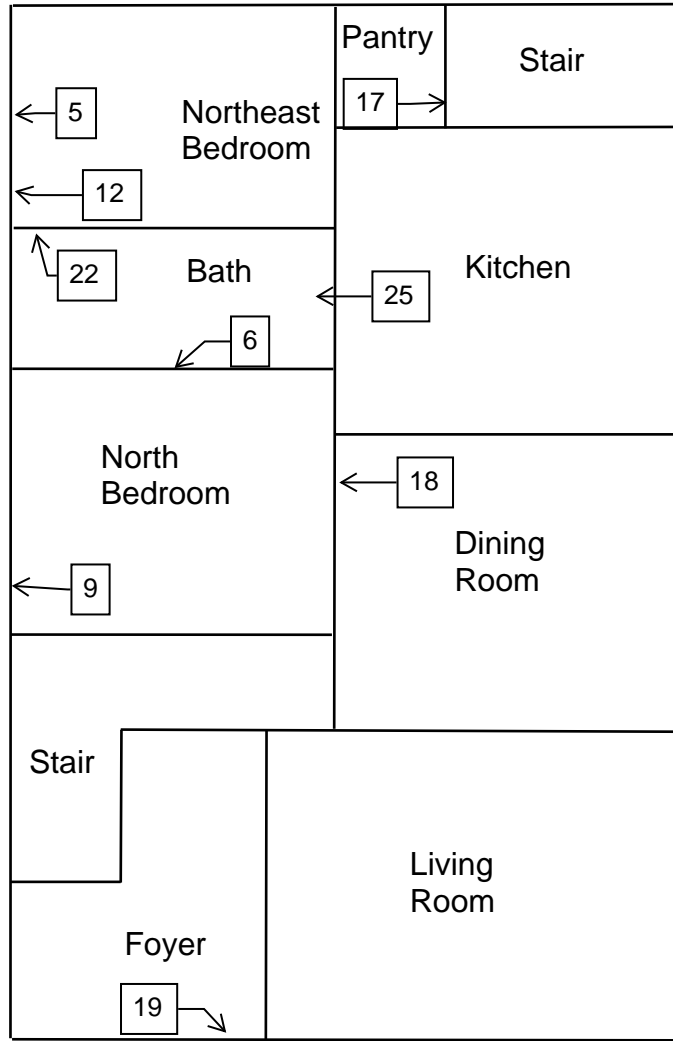
1st Floor Plan





**Two Family Dwelling
2458 North 38th Street
Milwaukee, Wisconsin**

2nd Floor Plan



X. HMG CERTIFICATION

HARENDA MANAGEMENT GROUP

1237 W BRUCE ST, MILWAUKEE, WI 53204-1218 | (414) 727-7900

is a

Certified Asbestos Company DHS ID 480540

under Wisconsin Admin. Code ch. DHS 159.

Issued Date: June 21, 2023

Expiration Date: August 31, 2025



Miriam Hasan

Miriam Hasan

Supervisor, Lead & Asbestos Certification Unit

Wisconsin Department of Health Services

1 W Wilson Street

Madison, WI 53701

608-261-6876 | dhsasbestoslead@dhs.wisconsin.gov



ASBESTOS INSPECTOR

Issued By

STATE OF WISCONSIN

Dept. of Health Services

Cecil James Trawick Jr

5624 N 97th St

Milwaukee WI 53225-2502

206 lbs	5' 08"
---------	--------

AI-104769	Exp: 10/02/2024	07/09/1971
-----------	-----------------	------------

Training due by: 10/02/2024



PRE-DEMOLITION INSPECTION REPORT

Job Site:

**One Family Dwelling & Garage
5253 North 50th Street
Milwaukee, Wisconsin**

For:

City of Milwaukee
Department of Neighborhood Services
Attn: Chris Kraco
841 North Broadway 1st Floor
Milwaukee, Wisconsin 53202-3613


**HMG Project No.: 24-400-008.5253
Inspector: Cecil Trawick
Contract No.: C360241100**

By:

**HARENDA MANAGEMENT GROUP
1237 West Bruce Street
Milwaukee, Wisconsin 53204
(414) 383-4800**

April 2024

Signature Page
Pre-Demolition Inspection Report
One Family Dwelling & Garage
5253 North 50th Street
Milwaukee, Wisconsin



Dean Jacobsen
Project Manager
Asbestos Inspector No. AII-14370
Expiration Date: 5/29/24
Harenda Management Group



Cecil Trawick
Asbestos Inspector No. AII-104769
Expiration Date: 10/2/24
Harenda Management Group

April 10, 2024


City of Milwaukee
Department of Neighborhood Services
Attn: Chris Kraco
841 North Broadway 1st Floor
Milwaukee, Wisconsin 53202-3613

RE: Pre-Demolition Inspection Report
5253 North 50th Street
Milwaukee, WI

Harenda Management Group has completed the pre-demolition inspection of a one family dwelling and garage at 5253 North 50th Street Milwaukee, Wisconsin, as per the referral from the City of Milwaukee Department of Neighborhood Services. The inspection and results are described in the following report.

Sincerely,

HARENDA MANAGEMENT GROUP



Dean Jacobsen
Project Manager
Asbestos Inspector No. AII-14370

EXECUTIVE SUMMARY

Harenda Management Group (HMG) was retained by the City of Milwaukee Department of Neighborhood Services to conduct an inspection of a one family dwelling and garage located at 5253 North 50th Street, Milwaukee, Wisconsin, prior to demolition. HMG conducted a visual inspection for asbestos and universal wastes and collected asbestos bulk samples for laboratory analysis.

Asbestos was detected over 1% in 1st floor and basement duct wrap and in kitchen linoleum, sampled during this inspection. Asbestos was not detected in any other materials sampled at this location. Asbestos is assumed to be in the category I non-friable asphalt roofing and floor tile/mastic on the dwelling and garage.

Specific results and recommendations are in Section IV of this report.

Universal wastes were also observed in the dwelling. Specific materials listed are in Section VII of this report.

TABLE OF CONTENTS
Pre-Demolition Inspection Report

I. Introduction.....1

II. Asbestos Inspection1

III. Asbestos Laboratory2
A. Method of Analysis

IV. Asbestos Findings and Observations2

V. Exclusions4

VI. Limitations4

VII. Pre-Demolition Environmental Checklist.....5

VIII. Asbestos Laboratory Results.....9

IX. Floor Plans10

X. HMG Certifications11

I. INTRODUCTION

Harenda Management Group (HMG) was retained by the City of Milwaukee Department of Neighborhood Services to conduct an inspection of a one family dwelling and garage at 5253 North 50th Street Milwaukee, Wisconsin, prior to demolition. This dwelling is a one-story wood framed structure with a basement and vinyl and wood walls. There is no roof on this building. The garage has vinyl and wood walls with an asphalt shingled roof.

II. ASBESTOS INSPECTION

Heather Gaworski, 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 March 18, 2024, HMG conducted an asbestos inspection of a one family dwelling and garage, scheduled for mechanical demolition, located at 5253 North 50th Street, Milwaukee, Wisconsin. The inspection was conducted by Cecil Trawick, Wisconsin License No. AII-104769.

The inspection was comprised of these elements:

1. A visual determination as to the extent of suspect asbestos containing materials within the buildings.
2. Sampling and documentation of observable suspect asbestos containing materials.
3. Quantification of observable asbestos containing materials existing within the spaces.
4. Quantification of observable universal wastes within space.

The results of the inspection integrated with the Polarized Light Microscopy with Dispersion Staining (PLM/DS) analysis of asbestos bulk samples collected are outlined in this document.

The following types of suspect materials were observed and inspected to determine if asbestos containing materials were present in each building as required by U.S. EPA NESHAP regulation 40 CFR 61 Subpart M, and NR 447 of the Wisconsin Administrative Code:

- Duct wrap
- Drywall/joint compound
- Linoleum
- Ceramic tile
- Flue packing
- Asphalt roofing
- Floor tile
- Mastic

A listing of specific homogeneous materials and homogeneous material codes are in the Findings and Observations section following the results table.

III. ASBESTOS LABORATORY

A. METHOD OF ANALYSIS

Analysis is performed by using 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 federal and Wisconsin regulations state asbestos containing material 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. Refer to 29 CFR 1926.1101 (Construction) and 29 CFR 1910.1001 (General Industry) for specific OSHA requirements.

IV. ASBESTOS FINDINGS AND OBSERVATIONS

The following are the laboratory results. The laboratory report is in Section VIII.

Sample #	Location and Description	Negative Results	Homogenous Code
1	1 st floor – living room – on southwest wall boot – duct wrap	Positive 70% Chrysotile	TDW
2	1 st floor – living room – on northwest wall boot – duct wrap	Positive 70% Chrysotile	TDW
3	Basement – on boot north of chimney– duct wrap	Positive 70% Chrysotile	TDW
4a	1 st floor – bathroom – north wall – drywall	Negative	MDW
4b	1 st floor – bathroom – north wall – joint compound	Negative	MDW
5	1 st floor – kitchen – near south entry door – yellow linoleum	Positive 7% Chrysotile	MFLI
6	1 st floor – kitchen – near south entry door – white and cream linoleum	Negative	MFLwc
7	1 st floor – bathroom – on north wall – pink ceramic tile	Negative	MCTMp
8a	1 st floor – bathroom floor – white ceramic tile	Negative	MCTMw
8b	1 st floor – bathroom floor – under white ceramic tile – brown mastic	Negative	MCTMw
8c	1 st floor – bathroom floor – under mastic – black felt	Negative	MCTMw
9a	1 st floor – bathroom – on north wall – tan ceramic tile	Negative	MCTMt
9b	1 st floor – bathroom – on north wall – under tan ceramic tile – yellow mastic	Negative	MCTMt
10	Basement – on west side of chimney – flue packing	Negative	TFP

Two (2) of the materials sampled contain greater than 1% asbestos and are asbestos containing material (ACM).

Material	Homogeneous Code	Location	Approximate Quantity	Material Type
Duct Wrap	TDW	Wall Boots in Living Room, Northwest Room, & Kitchen, and on Basement Boots	20 SF	Friable
Yellow Linoleum	MFLI	1 st Floor Kitchen Near South Entry Door	5 SF	Friable

Assumed Category I Non-Friable Asbestos Containing Material:

Material	Location	Approximate Quantity	Material Type
Asphalt Shingle Roofing & Flashing	Garage Roof	600 SF	Category I Non-Friable
Floor Tile and Mastic	Living Room, Hall, and Kitchen	600 SF	Category I Non-Friable

The duct wrap and yellow linoleum are friable ACM and meet the definition of regulated asbestos containing materials (RACM) as defined in NR 447 of the Wisconsin Administrative Code.

NR 447.08 requires the building owner or operator to remove all RACM from a facility being demolished or renovated before any activity begins that would break up, dislodge, or similarly disturb the material. DHS 159 requires that only a certified asbestos company with certified asbestos abatement personnel may remove ACMs from a building. Harenda Management Group recommends that the linoleum and transite be abated prior to demolition.

The asphalt roofing and floor tile are category I nonfriable asbestos containing material. Under NR 447 they do not currently meet the definition of RACM and need not be removed before demolition if the demolition debris does not become RACM and will be disposed at a Wisconsin licensed landfill. The asphalt roofing and floor tile/mastic may become RACM during mechanical demolition activities or may be considered friable prior to demolition activities due to its condition at time of demolition.

Note#1: If additional materials are discovered during demolition that are not listed above, they are to be assumed to be asbestos containing.

Note#2: A copy of this report should be transmitted to the demolition contractor.

Note#3: Additional duct wrap may be within walls and ceiling.

Homogeneous Material Codes

- MDW Drywall/Joint Compound
- MFLI Yellow Linoleum
- MFLwc White and Cream Linoleum
- MCTMp Pink Ceramic Tile
- MCTMw White Ceramic Tile
- MCTMt Tan Ceramic Tile
- TFP Flue Packing
- TDW Duct Wrap

V. EXCLUSION

HMG is not and shall not represent the building owner as its agent or representative for the purpose of the U.S. 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 inaccessible 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 SanAir Technologies Laboratory, Inc., for our asbestos testing. 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.

This report and the information contained herein are 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.

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>N/A</u>	Refrigerators, Freezers, Chillers
<u>N/A</u>	Vending Machines, Food Display Cases
<u>N/A</u>	Walk-in Coolers
<u>N/A</u>	Water Fountains (bubblers)
<u>N/A</u>	Fire Extinguishers (both portable and installed HALON suppression systems)
<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>2</u>	Fluorescent Lights – Basement
<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 Furnace & 1 Water Heater in Basement

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

ELECTRICAL SYSTEMS – 1 Electrical Box in Basement

<u>1</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>N/A</u>	Ballasts
<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 – Basement
<u>N/A</u>	Well Abandonment
<u>N/A</u>	Junk Auto Tires
<u>N/A</u>	Junk Vehicles
<u>5</u>	Paint – Basement

VIII. ASBESTOS LABORATORY RESULTS



SanAir ID Number

24016567

FINAL REPORT

3/27/2024 11:18:55 AM

Name: Harenda Management Group
Address: 1237 West Bruce Street
Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 24-400-008.5253
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: 3/18/2024
Received Date: 3/21/2024 9:50:00 AM

Dear Dean Jacobsen,

We at SanAir would like to thank you for the work you recently submitted. The 10 sample(s) were received on Thursday, March 21, 2024 via UPS. The final report(s) is enclosed for the following sample(s): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

A handwritten signature in black ink that reads "Sandra Sobrino". The signature is written in a cursive, flowing style.

Sandra Sobrino
Asbestos & Materials Laboratory Manager
SanAir Technologies Laboratory

Final Report Includes:

- Cover Letter
- Analysis Pages
- Disclaimers and Additional Information

Sample conditions:

- 10 samples in Good condition.



SanAir ID Number
24016567
 FINAL REPORT
 3/27/2024 11:18:55 AM

Name: Harenda Management Group
Address: 1237 West Bruce Street
 Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 24-400-008.5253
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: 3/18/2024
Received Date: 3/21/2024 9:50:00 AM

Analyst: Mayes, Jean

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic		Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous		
1 / 24016567-001 , Paper	Grey Fibrous Homogeneous		30% Other		70% Chrysotile
2 / 24016567-002 , Paper	Grey Fibrous Homogeneous		30% Other		70% Chrysotile
3 / 24016567-003 , Paper	Grey Fibrous Homogeneous		30% Other		70% Chrysotile
4 / 24016567-004 , Drywall	Various Non-Fibrous Heterogeneous	10% Cellulose	90% Other		None Detected
4 / 24016567-004 , Joint Compound	White Non-Fibrous Homogeneous		100% Other		None Detected
5 / 24016567-005 , Flooring	Yellow Non-Fibrous Heterogeneous		93% Other		7% Chrysotile
6 / 24016567-006 , Flooring	Tan Non-Fibrous Heterogeneous	10% Cellulose 5% Synthetic	85% Other		None Detected
7 / 24016567-007 , Ceramic Tile	Pink Non-Fibrous Homogeneous		100% Other		None Detected
8 / 24016567-008 , Ceramic Tile	White Non-Fibrous Heterogeneous		100% Other		None Detected
8 / 24016567-008 , Mastic	Brown Non-Fibrous Homogeneous		100% Other		None Detected

Analyst: *Jean Mayes*

Approved Signatory: *Johnathan Wilson*

Analysis Date: 3/27/2024

Date: 3/27/2024



SanAir ID Number
24016567
 FINAL REPORT
 3/27/2024 11:18:55 AM

Name: Harenda Management Group
Address: 1237 West Bruce Street
 Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 24-400-008.5253
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: 3/18/2024
Received Date: 3/21/2024 9:50:00 AM

Analyst: Mayes, Jean

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
8 / 24016567-008 , Felt	Black Fibrous Heterogeneous	70% Cellulose	30% Other	None Detected
9 / 24016567-009 , Ceramic Tile	Off-White Non-Fibrous Heterogeneous		100% Other	None Detected
9 / 24016567-009 , Mastic	Yellow Non-Fibrous Homogeneous		100% Other	None Detected
10 / 24016567-010 , Mortar	Grey Non-Fibrous Heterogeneous		100% Other	None Detected

Analyst: *Jean Mayes*

Approved Signatory: *Johnathan Wilson*

Analysis Date: 3/27/2024

Date: 3/27/2024

Disclaimer

This report is the sole property of the client named on the SanAir Technologies Laboratory chain-of-custody (COC). Results in the report are confidential information intended only for the use by the customer listed on the COC. Neither results nor reports will be discussed with or released to any third party without our client's written permission. The final report shall not be reproduced except in full without written approval of the laboratory to assure that parts of the report are not taken out of context. This report and any information contained within shall not be edited, altered, or modified in any way by any persons or agencies receiving, viewing, distributing, or otherwise possessing a copy of this final report. The laboratory reserves the right to perform amendments to any finalized report, of which shall supersede and make obsolete any previous editions. Such changes, modifications, additions, or deletions shall be effective immediately upon notice thereof, which may be given by means including but not limited to posting on the SanAir client portal website, electronic or conventional mail, or by any other means. The information provided in this report applies only to the samples submitted and is relevant only for the date, time, and location of sampling. The accuracy of the results is dependent upon the client's sampling procedure and information provided to the laboratory by the client on the COC. SanAir assumes no responsibility for the sampling procedure and will provide evaluation reports based solely on the sample(s) in the condition in which they arrived at the laboratory and information provided by the client on the COC, such as: project number, project name, collection dates, po number, special instructions, samples collected by, sample numbers, sample identifications, sample type, selected analysis type, flow rate, total volume or area, and start stop times that may affect the validity of the results in this report. Samples were received in good condition unless otherwise noted on the report. SanAir assumes no responsibility or liability for the manner in which the results are used or interpreted. This report does not constitute nor shall not be used by the client to claim product, process, system, or person certification, approval, or endorsement by NVLAP, NIST, NELAC, AIHA LAP, LLC or any other U.S. governmental agencies and may not be accredited by every local, state, and federal regulatory agencies. Samples are held for a period of 60 days. Fibers smaller than 5 microns cannot be seen with this method due to scope limitations. For NY state samples, method EPA 600/M4-82-020 is performed.

NYELAP Disclaimer:

Polarized- light microscopy is not consistently reliable in detecting asbestos in floor covering and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.

Asbestos Accreditations

National Voluntary Laboratory Accreditation Program (NVLAP) Lab Code 200870-0
City of Philadelphia Department of Public Health Air Management Services, Certification#ALL-460
Commonwealth of Pennsylvania Department of Environmental Protection Number 68-05397
California State Environmental Laboratory Accreditation Program Certificate Number 2915
Colorado Department of Public Health and Environment Registration Number AL-23143
Connecticut Department of Public Health Environmental Laboratory Registration Number PH-0105
Massachusetts Department of Labor Standards Asbestos Analytical Services License Number: AA000222
State of Maine Department of Environmental Protection License Number: LB-0075, LA-0084
New York State Department of Health Laboratory ID: 11983
State of Rhode Island Department of Health Certification No.: PCM00126, PLM00126, TEM00126
Texas Department of State Health Services License Number: 300440
Commonwealth of Virginia Department of Professional and Occupational Regulation Number: 3333000323
State of Washington Department of Ecology Laboratory ID: C989
State of West Virginia Bureau for Public Health Analytical Laboratory Number: LT000616
Vermont Department of Health License Number: Asb-Co-An-000006
Louisiana Department of Environmental Quality AI Number 212253, Certificate #05088



10501 Trade Ct., Suite 100
 N. Chesterfield, VA 23236
 804.897.1177 / 888.895.1177
 Fax 804.897.0070
sanair.com

Asbestos
Chain of Custody
 Form 140, Rev 7, 10/20/2022

SanAir ID Number
 240165642
 24016567542

Company: Harena Management Group		Project #: 24-400-008.5253	Collected by:
Address: 1237 West Bruce Street		Project Name: Milwaukee DNS	Phone #: (414) 383-4800
City, St., Zip: Milwaukee, WI 53204		Date Collected: 03-18-24	Fax #: (414) 647-1540
State of Collection: WI	Account#: 3904	P.O. Number:	Email: dean.jacobsen@kphenvironmental.com

Bulk		Air		Soil	
ABB	PLM EPA 600/R-93/116 <input checked="" type="checkbox"/>	ABA	PCM NIOSH 7400 <input type="checkbox"/>	ABSE	PLM EPA 600/R-93/116 (Qual.) <input type="checkbox"/>
	Positive Stop <input type="checkbox"/>	ABA-2	OSHA w/ TWA* <input type="checkbox"/>	Vermiculite	
ABEPA	PLM EPA 400 Point Count <input type="checkbox"/>	ABTEM	TEM AHERA <input type="checkbox"/>	ABB	PLM EPA 600/R-93/116 <input type="checkbox"/>
ABB1K	PLM EPA 1000 Point Count <input type="checkbox"/>	ABATN	TEM NIOSH 7402 <input type="checkbox"/>	ABEPA3	PLM EPA 400 Point Count <input type="checkbox"/>
ABBEN	PLM EPA NOB** <input type="checkbox"/>	ABT2	TEM Level II <input type="checkbox"/>	ABCM	Cincinnati Method <input type="checkbox"/>
ABBCH	TEM Chatfield** <input type="checkbox"/>	Other:	<input type="checkbox"/>	Dust	
ABBTM	TEM EPA NOB** <input type="checkbox"/>	New York ELAP		ABWA	TEM Wipe ASTM D-6480 <input type="checkbox"/>
ABQ	PLM Qualitative <input type="checkbox"/>	ABEPA2	NY ELAP 198.1 <input type="checkbox"/>	ABDMV	TEM Microvac ASTM D-5755 <input type="checkbox"/>
Water		ABENY	NY ELAP 198.6 PLM NOB <input type="checkbox"/>	Matrix Other	
ABHE	EPA 100.2 <input type="checkbox"/>	ABBNY	NY ELAP 198.4 TEM NOB <input type="checkbox"/>		<input type="checkbox"/>
			Positive Stop <input type="checkbox"/>		<input type="checkbox"/>

** Available on 24-hr. to 5-day TAT

Turn Around Times	3 HR (4 HR TEM) <input type="checkbox"/>	6 HR (8HR TEM) <input type="checkbox"/>	12 HR <input type="checkbox"/>	1 Day <input type="checkbox"/>
	<input type="checkbox"/> 2 Days	<input type="checkbox"/> 3 Days	<input type="checkbox"/> 4 Days	<input checked="" type="checkbox"/> 5 Days

Special Instructions

Sample #	Sample Identification/Location	Volume or Area	Sample Date	Flow Rate*	Start - Stop Time*
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

Relinquished by	Date	Time	Received by	Date	Time
			SNL	3/21/24	7:09:50 AM SNL

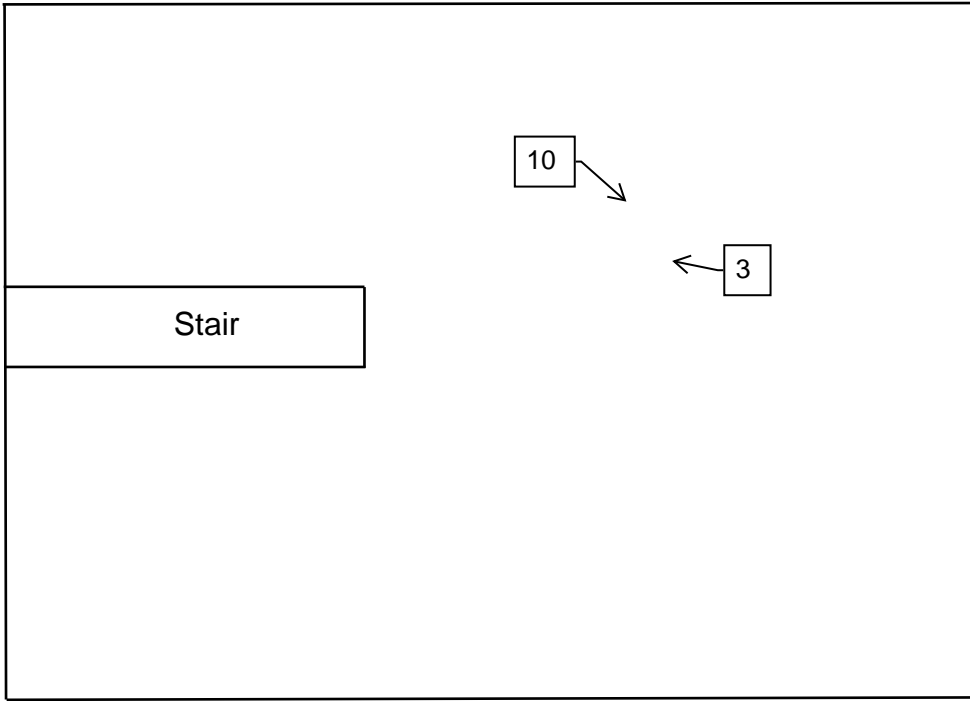
If no technician is provided, then the primary contact for your account will be selected. Unless scheduled, the turnaround time for all samples received after 3 pm EST will be logged in the next business day. Weekend or holiday work must be scheduled ahead of time and is charged at 150% of the 3hr TAT or a minimum charge of \$150. A courier charge will be applied for same day and one-day turnaround times for offsite work. SanAir covers Ground and Next Day Air shipping. Shipments billed to SanAir with a faster shipping rate will result in additional charges.

IX. FLOOR PLANS



**One Family Dwelling & Garage
5253 North 50th Street
Milwaukee, Wisconsin**

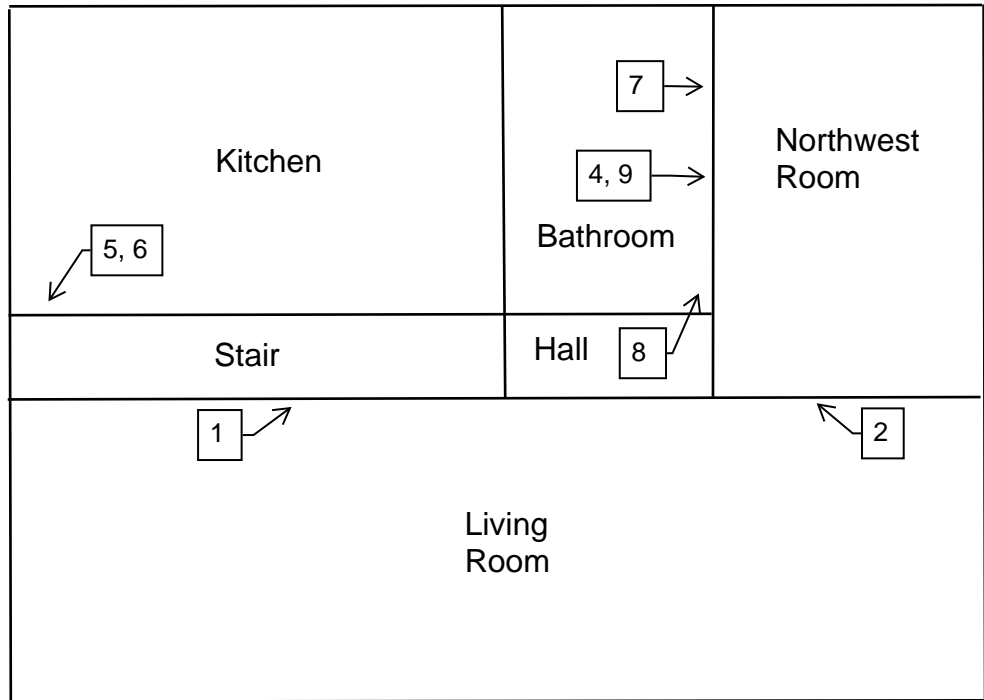
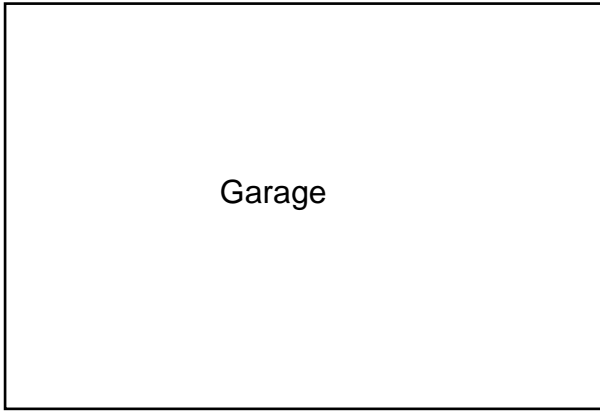
Basement Floor Plan



One Family Dwelling & Garage
5253 North 50th Street
Milwaukee, Wisconsin



1st Floor Plan



X. HMG CERTIFICATION

HARENDA MANAGEMENT GROUP

1237 W BRUCE ST, MILWAUKEE, WI 53204-1218 | (414) 727-7900

is a

Certified Asbestos Company DHS ID 480540

under Wisconsin Admin. Code ch. DHS 159.

Issued Date: June 21, 2023

Expiration Date: August 31, 2025



Miriam Hasan

Miriam Hasan

Supervisor, Lead & Asbestos Certification Unit

Wisconsin Department of Health Services

1 W Wilson Street

Madison, WI 53701

608-261-6876 | dhsasbestoslead@dhs.wisconsin.gov



ASBESTOS INSPECTOR

Issued By

STATE OF WISCONSIN

Dept. of Health Services

Cecil James Trawick Jr

5624 N 97th St

Milwaukee WI 53225-2502

206 lbs	5' 08"
---------	--------

AI-104769	Exp: 10/02/2024	07/09/1971
-----------	-----------------	------------

Training due by: 10/02/2024



Policy Prohibiting Firearms and Dangerous Weapons in the Workplace

Department of Employee Relations

November 10, 2011

Revised February 27, 2012



Policy Statement

The City of Milwaukee has a zero tolerance policy for firearms and dangerous weapons in the workplace. Accordingly, the City of Milwaukee prohibits employees from carrying or possessing a firearm or dangerous weapon while acting in the course and scope of their employment for and on behalf of the City of Milwaukee. This policy applies to all general city employees, including students, volunteers, staffing agency workers or contractors working in the course and scope of their employment with the City of Milwaukee.

Definitions

Employee - Employee includes any person, excluding law enforcement personnel, who performs services for the City of Milwaukee, either compensated or uncompensated.

Firearm or dangerous weapon - for purposes of this policy a firearm or dangerous weapon includes, but is not limited to, the following:

- (1) A firearm, whether loaded or unloaded, from which a shot may be discharged including but not limited to handguns, pistols, revolvers, shotguns, rifles, and bb guns;
- (2) A gun that can discharge a shot or a projectile by means of an explosive or gas, or compressed air;
- (3) A device designed to be used as a weapon, from which can be expelled a projectile by the force of any explosion or force of combustion;
- (4) Any weapon (including a starter gun) which will or is designed to or may readily be converted to expel a projectile by the action of an explosive;
- (5) Any destructive device;
- (6) Any device designed as a weapon and capable of producing great bodily harm, including but not limited to, stun guns, stun batons;
- (7) An electric weapon such as a taser gun;
- (8) Any combustible or flammable liquid, or other substance, device, or instrumentality that, in a manner it is used or intended to be used, is calculated or likely to produce death or great bodily harm, or any fire that is used to produce death or great bodily harm; and,
- (9) Any knife *that is carried with intention or calculation to produce death or great bodily harm. Switchblades are specifically prohibited. (A Leatherman or other small pocket knife is permissible, as long as the blade is 3 inches or less in length. Knives intended to be used as eating utensils, and stored or maintained in office kitchens or lunchrooms do not represent a violation of this policy.)*

Prohibitions

Regardless of whether a city employee possesses a concealed weapons license or is allowed by law to possess a weapon, all employees are prohibited from possessing, transferring, carrying, selling and storing firearms or dangerous weapons while working on city property or while acting within the course of their employment when not on City of Milwaukee property. This prohibition applies anywhere City business is conducted as summarized below:

- working on property owned, leased or controlled by the City;
- performing work for the City at any location including private residences and commercial establishments and other customer or client locations;
- driving or riding as a passenger in a city vehicle;
- attending trade shows, conferences, or training on behalf of the City;
- attending City of Milwaukee directed or sponsored activities or events (intended for city employees only and not the general public) independent of venue;
- Riding any type of mass transit while on City business;
- Working off-site on behalf of the City (excluding the employee's residence);
- performing emergency or on-call work for the City after normal business hours and on weekends;
- Attending training or conferences on behalf of the City.

City employees may possess, carry and store a firearm or dangerous weapon in their own motor vehicles if they have obtained the appropriate license as required by applicable state and federal laws. Employees who use a personal vehicle in the course and scope of their employment are required to keep the permitted firearm or dangerous weapon stored out of sight and in a secure location.

Violation of this Policy is considered a serious offense that endangers the safety of employees and others. Therefore, this any offense may result in severe disciplinary action up to and including discharge from employment. When appropriate a referral to law enforcement may be made which may result in criminal charges.

Safety First

In applying this policy, no employee shall take any action that will risk his or her own safety or the safety of other individuals. No attempt should ever be made by an employee to restrain or forcibly evict an armed person from City premises. Employees in facilities without a designated Police or security force may inform individuals carrying weapons of the law and ask for their compliance. This should be done in an informative, calm and non-confrontational manner. An individual's continued non-compliance after being properly informed of the law should result in notification to the Police Department. Employees in facilities with a designated Police or security force should make all attempts to defer intervention in concealed or open carry situations to those groups by contacting designated security personnel via established reporting mechanisms.

An employee who feels an immediate risk to his or her own safety or the safety or security of others, should avoid any interaction with the individual. Steps should be taken to secure their area

and immediately contact the Police Department by calling 9-911 and their assigned building security (where applicable).

Report of Violations

Employee Violations

Employees are required to report violations of this Policy without regard to the relationship between the individual who initiates the prohibited behavior and the individual reporting it.

An employee who believes that another employee may be in violation of this policy should report the alleged violation to the employee's manager or supervisor, the department head, or the appropriate departmental Human Resources representative.

The City will promptly investigate allegations of violations of this policy. Supervisors and managers are responsible for establishing and modifying procedures as necessary to carry out and comply with this Policy in accordance with applicable laws and City ordinances. Departments are responsible for implementing protocols for handling a prohibited weapon upon discovery.

The City reserves the right to authorize searches for prohibited weapons on its property when a violation is reported or when probable cause or reasonable suspicion is present consistent with law. Employees should be aware that there is no reasonable expectation of privacy with respect to weapons in the workplace. The City's right to conduct searches includes, but is not limited to, such areas and items as lockers, desks, workstations, purses, briefcases, bags, and toolboxes, and lunch bags. Searches of the employee's work area and belongings, as described above, *may* be conducted by the employee's supervisor and another member of management. Searches of all types, including surrounding City property, personal property and the employee may be conducted by law enforcement in accordance with law should reasonable suspicion be present. Any weapon found in violation of this Policy may be confiscated. Refusal to permit a search may result in discipline up to an including discharge.

Visitor Violations

Visitors to posted no-carry City facilities are not allowed to carry a weapon on the premises. If a visitor does bring a weapon into a City facility a determination will need to be made as to the level of risk the visitor carries.

Any visitor carrying a weapon into a posted no-carry City facility is creating an elevated risk to security and safety that warrants a response leading to compliance with the law. If the visitor poses an immediate risk to security or safety the Police Department should be notified immediately by calling 9-911. The visitor should be considered an immediate risk to safety and security if he/she is acting in an aggressive, belligerent, confrontational, suspicious or in an otherwise questionable manner while carrying a weapon.

Anti-Retaliation Provision

No employee or City official may retaliate against an employee who has reported a possible violation of this policy.

Roles and Responsibilities

Employees are responsible for understanding and complying with the Policy Prohibiting Firearms and Dangerous Weapons in the Workplace. Whenever there is a question as to whether an instrument, article or substance is considered a weapon in violation of this policy, it is the employee's responsibility to seek clarification. Employees seeking clarification should direct their questions to their Department Head or the City's Security Operations Manager at 286-2145 prior to bringing the item(s) to City work sites and events, as well as City-owned or leased facilities or vehicles.

City departments shall ensure that employees complete a statement acknowledging receipt and understanding of this policy.

175232