

OFFICIAL NOTICE

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

**INVITATION FOR BIDS FOR MECHANICAL DEMOLITION PROJECT OPENING 6-8-2026**

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 one (1) primary building located in the city of Milwaukee, Wisconsin, until **9:00 a.m. (central time) on Friday, June 5, 2026. 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 8, 2026. 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 [jcheath@milwaukee.gov](mailto:jcheath@milwaukee.gov) with "bid opening "060826" 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 All bids shall be held open for a period of sixty (60) days subsequent to the opening of bids and no bid may be withdrawn without the written consent of the Commissioner.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](mailto: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.

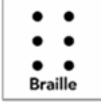

This bid includes Socially-Responsible Contractors (SRC) incentive in accordance with Chapter 310 Milwaukee Code of Ordinances. More information can be found at <https://city.milwaukee.gov/Purchasing/Programs/Socially-Responsible-Contractors-SRC-Program>.

COPIES OF THE CONTRACT DOCUMENTS MAY BE OBTAINED ELECTRONICALLY AT [https://city.milwaukee.gov/DNS/Inspections\\_Sections/Condemnation/Demobids](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](mailto: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](mailto: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 <a href="mailto:ADACoordinator@milwaukee.gov">ADACoordinator@milwaukee.gov</a> .

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

May 13, 2026  
May 14, 2026

BID DOCUMENTS  
FOR  
**MECHANICAL DEMOLITION PROJECT**

**OPENING MONDAY, JUNE 8, 2026**

**BIDS MUST BE RECEIVED IN DROP BOX BY FRIDAY, JUNE 5, 2026, 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 8, 2026**

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 – 500-506 East Burleigh Street – 2-story Masonry Mixed-Use Building

Remove mixed-use building, garage slabs, sidewalks, concrete steps, curb cuts, trees, bushes and shrubs. Remove basement of building. Alley access. The property can be accessed on Holton Street. The city sidewalk and parking lane will need to be closed and secured during the demolition process.

Located on site are (3) groundwater monitoring wells that have been marked on the site and require preservation. It is the responsibility of the contractor to protect and monitor the wells. Any damage associated with demolition including setup, monitoring, demolition, and clean-up will be the responsibility of the contractor including the cost to replace the damaged well(s). A map has been included that shows the location of the wells and are marked MW-1, MW-2 and MW-3.

**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. SPLASH BOARDS OR BARRICADES MUST BE PLACED AT EACH END OF WALK REMOVAL. ANY WINTER PROTECTION OF CONCRETE IS THE RESPONSIBILITY OF THE CONTRACTOR.** 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. (15 days to complete)**

# Map of Groundwater Monitoring Wells



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](mailto: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 one (1) primary building located in the City of Milwaukee, for mechanical Demolition Project opening June 8, 2026, all in accordance with the above-listed documents;

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

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

\_\_\_\_\_ Dollars

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

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

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

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

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

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

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

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

OFFICIAL ADDRESS

By \_\_\_\_\_

\_\_\_\_\_

TITLE \_\_\_\_\_

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

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

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

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

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

\_\_\_\_\_

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

\_\_\_\_\_  
Title

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

**3.8.0.**

**BID BOND AFFIDAVIT**

STATE OF WISCONSIN)SS  
MILWAUKEE COUNTY )

\_\_\_\_\_

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

\_\_\_\_\_

(Attorney-in-fact or agent)

of \_\_\_\_\_

surety on the within bond executed by

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

Subscribed and sworn to before me this

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

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

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

Rev. 1/00

**3.7.0. CERTIFICATE AS TO CORPORATE PRINCIPAL**

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

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

**3.3.0.**

**COMPLETE LIST OF SUBCONTRACTORS**

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

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

MECHANICAL DEMOLITION PROJECT OPENING 6-8-2026  
LOCATION AND DESCRIPTION OF BUILDING TO BE DEMOLISHED

Parcel Number	Address	Stories	Construction	Occupancy	Residential Units	Owner	Cubic Footage
1	500-506 East Burleigh Street	2	Masonry	Mixed-Use	0	PRIVATE	80,000

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.

**PRICE BREAKDOWN**

NO.	PARCEL ADDRESS	ASBESTOS ABATEMENT	DEMOLITION DWELLING	DEMOLITION GARAGE	TOTAL
1	500 – 506 East Burleigh Street				

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

BID BOND FORM

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

\_\_\_\_\_  
(Name of Principal)  
as PRINCIPAL, and

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

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

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

**(bid price in words)**

**(bid price in numerals)**

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

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

dated \_\_\_\_\_, 20 \_\_\_\_, for DNS PROJECT OPENING 6-8-2026  
DEMOLITION OF 1 PRIMARY BUILDING

NOW THEREFORE, if the Principal shall be awarded the contract and if his/her Bid shall not have been previously withdrawn in accordance with the provisions of the instructions to Bidders, and if the Principal shall enter into a formal contract with the Building Inspector in accordance with the accepted Bids, said Bid shall be accompanied by good and sufficient surety or sureties for the faithful performance of the work, then this obligation is void and of no effect. However, in the event that the Principal shall be awarded the contract, his/her Bid not being previously withdrawn in accordance with the instructions to Bidders, and if the Principal shall neglect or fail to execute such contract or to give sufficient surety or sureties within the time specified, or if no time be specified, within 14 days, then the Principal and/or surety shall forfeit to the Building Inspector as liquidated damages the amount of this bond.

Revised 1/01

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

In presence of:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

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

Attest:

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
(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



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.



# 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



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.
2. A residential address may suffice to establish compliance as a Local Business Enterprise, but only if the business does not operate another business...
3. Leased property shall not suffice to establish compliance as a Local Business Enterprise unless at least half of the acreage...
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...
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...

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...

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

## **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](mailto:OEI@milwaukee.gov) if you have any questions regarding the training and reporting process.

**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.**



**PRE-DEMOLITION INSPECTION REPORT**

**Job Site:**

**Commercial Building  
500-06 East Burleigh Street  
Milwaukee, Wisconsin**

**For:**

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

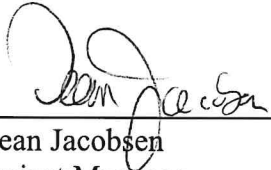
**HMG Project No.: 26-400-037.500  
Inspector: Jesus Silva  
Contract No.: C360261100**

**By:**

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

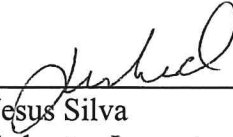
**May 2026**

**Signature Page**  
Pre-Demolition Inspection Report  
Commercial Building  
500-06 East Burleigh Street  
Milwaukee, Wisconsin



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Dean Jacobsen  
Project Manager  
Asbestos Inspector No. AII-14370  
Expiration Date: 5/29/27  
Harenda Management Group



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Jesus Silva  
Asbestos Inspector No. AII-111297  
Expiration Date: 10/13/26  
Harenda Management Group

May 6, 2026

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

RE: Pre-Demolition Inspection Report  
500-06 East Burleigh Street  
Milwaukee, WI

Harenda Management Group has completed the pre-demolition inspection of a commercial building at 500-06 East Burleigh 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 500-06 East Burleigh 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 exterior caulk, tar flashing near the 506 address roof, floor tile in the south room of the 500 address, pipe insulation on the 1<sup>st</sup> floor of the 500 address, and pipe insulation and flue packing in the basement. Asbestos was detected at less than 1% in 1<sup>st</sup> floor plaster and window glazing compound. 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 wood 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.

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## 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 500-06 East Burleigh Street, Milwaukee, Wisconsin, prior to demolition. The south portion of these buildings are two story brick walled structure with basement. The north portions have concrete block walls. The buildings have asphalt shingled roofing and built up asphalt roofing.

## 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 April 27, 2025, HMG conducted an asbestos inspection of a commercial building, scheduled for mechanical demolition, located at 500-06 East Burleigh Street, Milwaukee, Wisconsin. The inspection was conducted by Jesus Silva, Wisconsin License No. AII-111297.**

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:

- Caulk
- Window glazing compound
- Tar flashing
- Tar paper
- Ceiling tile
- Plaster
- Floor tile
- Cardboard pipe insulation
- Drywall/joint compound
- Ceramic tile
- Aircell pipe insulation
- Flue packing
- Asphalt roofing

- 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 – 506 address – at northwest window – black caulk	Negative	MCLKk
2	Exterior – 506 address – on northwest wall – gray caulk	Negative	MCLKy
3	Exterior – 500 address – at north garage door – gray caulk	Negative	MCLKy
4	Exterior – 500 address – on northwest wall at door – gray and tan caulk	Negative	MCLKyt
5	Exterior – 500 address – at west window – gray and tan caulk	Negative	MCLKyt
6	Exterior – 500 address – on west window – glazing compound	Negative	MPG
7	<b>Exterior – 500 address – at south window – light gray caulk</b>	<b>Positive 2% Chrysotile</b>	<b>MCLKylight</b>
7	<b>Point Count Result</b>	<b>Positive 1.8% Chrysotile</b>	<b>MCLKylight</b>
8	<b>Exterior – 506 address – at south window – light gray caulk</b>	<b>Positive 2% Chrysotile</b>	<b>MCLKylight</b>
8	<b>Point Count Result</b>	<b>Positive 1.6% Chrysotile</b>	<b>MCLKylight</b>

Sample #	Location and Description	Results	Homogenous Code
9	Exterior – 506 address – roof area on wall – black tar flashing	Positive 5% Chrysotile	MTar
10	Exterior – on south wall near roof – tar paper	Negative	MPT
11	Exterior – on west wall near roof – tar paper	Negative	MPT
12	Exterior – on north wall near roof – tar paper	Negative	MPT
16	1 <sup>st</sup> floor – 506 address – southwest room – on northwest wall – yellow mastic	Negative	MWMI
17	1 <sup>st</sup> floor – 506 address – southwest room – on west wall – yellow mastic	Negative	MWMI
18	1 <sup>st</sup> floor – 506 address – southwest room – on east wall – yellow mastic	Negative	MWMI
19	1 <sup>st</sup> floor – 506 address – southwest room – south center – 2' x 4' ceiling tile	Negative	MSCT24
20	1 <sup>st</sup> floor – 506 address – hall – on north wall – black mastic	Negative	MWMk
21	1 <sup>st</sup> floor – 506 address – west break room – west wall – plaster	Trace <1% Chrysotile	SPI
21	Point Count Result	Trace 0.5% Chrysotile	SPI
22	1 <sup>st</sup> floor – 506 address – west break room – on west window – glazing compound	Trace <1% Chrysotile	MPG
22	Point Count Result	Trace 0.4 Chrysotile	MPG
23a	2 <sup>nd</sup> floor – 506 address – southwest room – south wall – plaster base coat	Negative	SPI
23b	2 <sup>nd</sup> floor – 506 address – southwest room – south wall – plaster skim coat	Negative	SPI
24a	2 <sup>nd</sup> floor – 506 address – kitchen – east wall – plaster base coat	Negative	SPI
24b	2 <sup>nd</sup> floor – 506 address – kitchen – east wall – plaster skim coat	Negative	SPI
25a	2 <sup>nd</sup> floor – 500 address – southwest stair – west wall – plaster base coat	Negative	SPI
25b	2 <sup>nd</sup> floor – 500 address – southwest stair – west wall – plaster skim coat	Negative	SPI
26	2 <sup>nd</sup> floor – 506 address – play area – on east window – glazing compound	Trace <1% Chrysotile	MPG
26	Point Count Result	Trace 0.4 Chrysotile	MPG
27	Attic – on south window – glazing compound	Negative	MPG
28a	1 <sup>st</sup> floor – 500 address – southeast room – southeast – 9” brown and gray floor tile on concrete	Positive 3% Chrysotile	MF9ny
28b	1 <sup>st</sup> floor – 500 address – southeast room – southeast – under 9” brown and gray floor tile – black mastic	Negative	MF9ny
29a	1 <sup>st</sup> floor – 500 address – southeast room – southwest – 9” brown and gray floor tile on concrete	Positive 3% Chrysotile	MF9ny
29b	1 <sup>st</sup> floor – 500 address – southeast room – southwest – under 9” brown and gray floor tile – black mastic	Negative	MF9ny
30a	1 <sup>st</sup> floor – 500 address – southeast room – center – 9” brown and gray floor tile on concrete	Positive 3% Chrysotile	MF9ny
30b	1 <sup>st</sup> floor – 500 address – southeast room – center – under 9” brown and gray floor tile – black mastic	Negative	MF9ny
31	1 <sup>st</sup> floor – 500 address – southeast room – near west wall - <5” diameter cardboard pipe insulation	Negative	TC5

Sample #	Location and Description	Results	Homogenous Code
32a	1 <sup>st</sup> floor – 500 address – north room – near south wall - <5” diameter cardboard pipe insulation black layer	Negative	TC5
32b	1 <sup>st</sup> floor – 500 address – north room – near south wall - <5” diameter cardboard pipe insulation gray layer	Negative	TC5
<b>33a</b>	<b>1<sup>st</sup> floor – 500 address – north room – near east wall - &lt;5” diameter cardboard pipe insulation wrap</b>	<b>Positive 10% Chrysotile</b>	<b>TC5</b>
33b	1 <sup>st</sup> floor – 500 address – north room – near east wall - <5” diameter cardboard pipe insulation wrap gray layer	Negative	TC5
34a	1 <sup>st</sup> floor – 500 address – north room – west wall – plaster base coat	Negative	SPI
34b	1 <sup>st</sup> floor – 500 address – north room – west wall – plaster skim coat	Negative	SPI
35a	2 <sup>nd</sup> floor – 500 address – south bathroom – south wall – drywall	Negative	MDW
35b	2 <sup>nd</sup> floor – 500 address – south bathroom – south wall – joint compound	Negative	MDW
36	2 <sup>nd</sup> floor – 500 address – south bathroom floor – gray ceramic tile	Negative	MCTMy
37a	2 <sup>nd</sup> floor – 500 address – south bathroom – on west wall – tan ceramic tile	Negative	MCTMt
37b	2 <sup>nd</sup> floor – 500 address – south bathroom – on west wall – under tan ceramic tile – tan mastic	Negative	MCTMt
38a	2 <sup>nd</sup> floor – 500 address – north bathroom floor – cream ceramic tile	Negative	MCTMc
38b	2 <sup>nd</sup> floor – 500 address – north bathroom floor – grout	Negative	MCTMc
39a	2 <sup>nd</sup> floor – 500 address – north bathroom – ceiling – plaster base coat	Negative	SPI
39b	2 <sup>nd</sup> floor – 500 address – north bathroom – ceiling – plaster skim coat	Negative	SPI
40	2 <sup>nd</sup> floor – 500 address – south office area – south ceiling – drywall	Negative	MDW
41	2 <sup>nd</sup> floor – 500 address – south office area – northwest ceiling – drywall	Negative	MDW
42	2 <sup>nd</sup> floor – 500 address – south office area – northeast – 2’ x 4’ ceiling tile	Negative	MSCT24
43	2 <sup>nd</sup> floor – 500 address – kitchen – north wall – plaster	Negative	SPI
44	2 <sup>nd</sup> floor – 500 address – kitchen – 2’ x 4’ ceiling tile	Negative	MSCT24
<b>45</b>	<b>Basement – west center - &lt;5” diameter aircell pipe insulation</b>	<b>Positive 50% Chrysotile</b>	<b>TA5</b>
<b>46</b>	<b>Basement – northeast - &lt;5” diameter aircell pipe insulation</b>	<b>Positive 50% Chrysotile</b>	<b>TA5</b>
<b>47</b>	<b>Basement – southwest - &lt;5” diameter aircell pipe insulation</b>	<b>Positive 50% Chrysotile</b>	<b>TA5</b>
<b>48</b>	<b>Basement – west side on chimney – flue packing</b>	<b>Positive 50% Chrysotile</b>	<b>TFP</b>

Six (6) of the materials sampled contain greater than 1% asbestos and are asbestos containing material (ACM):

Material	Homogeneous Code	Location	Approximate Quantity	Material Type
Black Tar Flashing	MTar	Exterior 506 Roof Area on Wall	100 LF	Category II Non-Friable

Material	Homogeneous Code	Location	Approximate Quantity	Material Type
Light Gray Caulk	MCLKylight	Exterior 500 Address 1 <sup>st</sup> Floor South Windows Exterior 506 Address 1 <sup>st</sup> & 2 <sup>nd</sup> Floor South Windows	20 Windows	Category II Non-Friable
9" Brown and Gray Floor Tile	MF9ny	500 Address 1 <sup>st</sup> Floor South Room	460 SF	Category I Non-Friable
<5" Diameter Cardboard Pipe Insulation	TC5	500 Address 1 <sup>st</sup> Floor South Room & North Room	120 LF	Friable
<5" Diameter Aircell Pipe Insulation	TA5	Basement	200 LF	Friable
Flue Packing	TFP	Basement West Side	2 SF	Friable

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

Material	Location	Approximate Quantity	Material Type
Asphalt Shingles & Flashing	Building Roof	3,400 SF	Category I Non-Friable
Built up Asphalt Roofing & Flashing	Building Roof	2,500 SF	Category I Non-Friable
Floor Tile & Mastic on Wood	1 <sup>st</sup> Floor South Office/Hall/Break Room/Bath 2 <sup>nd</sup> Floor All Rooms	1,750 SF	Category I Non-Friable

Two (2) of the materials sampled contain less than 1% asbestos, and are not ACM:

Material	Homogeneous Code	Location	Material Type
Plaster	SPI	1 <sup>st</sup> Floor Break Room Walls	Category II Non-Friable
Window Glazing Compound	MPG	1 <sup>st</sup> Floor Windows	Category II Non-Friable

The pipe insulations and flue packing are friable ACM and meet the definition of regulated asbestos containing material (RACM) as defined in NR 447 of the Wisconsin Administrative Code. The light gray caulk and tar flashing is a category II non-friable asbestos containing material. It may meet the definition of RACM, if it is crumbled or reduced to powder by the demolition equipment. The 9" brown and gray floor tile on concrete is a category I non-friable ACM. It was in non-friable condition at the time of this inspection.

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 pipe insulations, flue packing, windows with light gray caulk, and tar flashing be abated prior to demolition. If the 9" brown and gray floor tile is sanded, ground, cut, or abraded during demolition, or if the underlying concrete will be recycled, it should also be abated prior to building demolition.

The asphalt roofing and floor tile/mastic on wood 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 or floor tile/mastic on wood 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 pipe insulation may be within walls and ceilings.

#### **Homogeneous Material Codes**

SP1	Plaster
MCLKk	Black Caulk
MCLKy	Gray Caulk
MCLKyt	Gray & Tan Caulk
MPG	Window Glazing Compound
MTar	Tar Flashing
MPT	Tar Paper
MWMI	Yellow Wall Mastic
MWMk	Black Wall Mastic
MSCT24	2' x 4' Ceiling Tile
MF9ny	9" Brown & Gray Floor Tile
MDW	Drywall/Joint Compound
MCTMy	Gray Ceramic Tile
MCTMc	Cream Ceramic Tile
MCTMt	Tan Ceramic Tile
TC5	<5" Diameter Cardboard Pipe Insulation
TA5	<5" Diameter Aircell Pipe Insulation
TFP	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 buildings and the 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 San Air 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>3</u>	Fire Extinguishers (both <b>portable</b> and installed HALON suppression systems – 2 <sup>nd</sup> Floor Dining Room, Basement)

## 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>135</u>	Fluorescent Lights – Exterior Signs, 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>2</u>	Old Thermostats – 2 <sup>nd</sup> Floor Dining Room
<u>N/A</u>	Aquastats
<u>N/A</u>	Firestats
<u>N/A</u>	Manometers
<u>N/A</u>	Thermometers

### BOILERS, FURNACES, HEATERS AND TANKS – 1 Boiler & 3 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 – 12 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>96</u>	Ballasts – 1 <sup>st</sup> & 2 <sup>nd</sup> Floor Rooms, Exterior Signs, Basement
<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>215</u>	Gallons Paint – Basement
<u>4</u>	Gas Meters – Basement

## **VIII. ASBESTOS LABORATORY RESULTS**



**The Identification Specialists**

Analysis Report  
prepared for  
Harenda Management Group

**Report Date: 5/4/2026**

**Project Name: Milwaukee DNS**

**Project #: 26-400-037.500**

**SanAir ID#: 26025063**



NVLAP LAB CODE 600227-0

11709 Chesterdale Road, Cincinnati, Ohio 45246  
888.895.1177 | 513.438.6006 | [LabReports@SanAir.com](mailto:LabReports@SanAir.com) | [SanAir.com](http://SanAir.com)



SanAir ID Number  
26025063  
FINAL REPORT  
5/4/2026 12:18:44 PM

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

**Project Number:** 26-400-037.500  
**P.O. Number:**  
**Project Name:** Milwaukee DNS  
**Collected Date:** 4/27/2026  
**Received Date:** 4/29/2026 9:30:00 AM

Dear Dean Jacobsen,

We at SanAir would like to thank you for the work you recently submitted. The 45 sample(s) were received on Wednesday, April 29, 2026 via FedEx. The final report(s) is enclosed for the following sample(s): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48.

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". The signature is written in a cursive style.

Maureen Y. Haley  
Asbestos Laboratory Manager  
SanAir Technologies Laboratory

Final Report Includes:

- Cover Letter
- Analysis Pages
- Disclaimers and Additional Information

Sample conditions:

- 45 samples in Good condition.



SanAir ID Number  
**26025063**  
 FINAL REPORT  
 5/4/2026 12:18:44 PM

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**Phone:** 414-383-4800

**Project Number:** 26-400-037.500  
**P.O. Number:**  
**Project Name:** Milwaukee DNS  
**Collected Date:** 4/27/2026  
**Received Date:** 4/29/2026 9:30:00 AM

Analyst: Hedge, Emily

### Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic Components			Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
1 / 26025063-001	Black Non-Fibrous Homogeneous	2% Cellulose	98% Other	None Detected
2 / 26025063-002	Grey Non-Fibrous Homogeneous		100% Other	None Detected
3 / 26025063-003	Grey Non-Fibrous Homogeneous		100% Other	None Detected
4 / 26025063-004	Grey Non-Fibrous Homogeneous		100% Other	None Detected
5 / 26025063-005	Grey Non-Fibrous Homogeneous		100% Other	None Detected
6 / 26025063-006	Black Non-Fibrous Homogeneous	2% Cellulose	98% Other	None Detected
7 / 26025063-007	Grey Non-Fibrous Homogeneous		98% Other	2% Chrysotile
8 / 26025063-008	Grey Non-Fibrous Homogeneous		98% Other	2% Chrysotile
9 / 26025063-009	Black Non-Fibrous Homogeneous	10% Cellulose	85% Other	5% Chrysotile
10 / 26025063-010	Brown Fibrous Homogeneous	90% Cellulose	10% Other	None Detected

Analyst:

Approved Signatory:

Analysis Date: 4/29/2026

Date: 5/4/2026



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Analyst: Hedge, Emily

### Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
11 / 26025063-011	Brown Fibrous Homogeneous	90% Cellulose	10% Other	None Detected
12 / 26025063-012	Brown Fibrous Homogeneous	90% Cellulose	10% Other	None Detected
16 / 26025063-013	Tan Non-Fibrous Homogeneous		100% Other	None Detected
17 / 26025063-014	Tan Non-Fibrous Homogeneous		100% Other	None Detected
18 / 26025063-015	Tan Non-Fibrous Homogeneous		100% Other	None Detected
19 / 26025063-016	White Fibrous Homogeneous	45% Cellulose 10% Glass	45% Other	None Detected
20 / 26025063-017	Black Non-Fibrous Homogeneous		100% Other	None Detected
21 / 26025063-018	Tan Non-Fibrous Homogeneous		100% Other	< 1% Chrysotile
22 / 26025063-019	Tan Non-Fibrous Homogeneous		100% Other	< 1% Chrysotile
23 / 26025063-020 , Plaster	Grey Non-Fibrous Homogeneous		100% Other	None Detected

Analyst:

Approved Signatory:

Analysis Date: 4/29/2026

Date: 5/4/2026



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Analyst: Hedge, Emily

### Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic Components		Asbestos Fibers
	Appearance	% Fibrous / % Non-fibrous	
23 / 26025063-020 , Skim Coat	White Non-Fibrous Homogeneous	100% Other	None Detected
24 / 26025063-021 , Plaster	Grey Non-Fibrous Homogeneous	100% Other	None Detected
24 / 26025063-021 , Skim Coat	White Non-Fibrous Homogeneous	100% Other	None Detected
25 / 26025063-022 , Plaster	Grey Non-Fibrous Homogeneous	100% Other	None Detected
25 / 26025063-022 , Skim Coat	White Non-Fibrous Homogeneous	100% Other	None Detected
26 / 26025063-023	Grey Non-Fibrous Homogeneous	100% Other	< 1% Chrysotile
27 / 26025063-024	White Non-Fibrous Homogeneous	100% Other	None Detected
28 / 26025063-025 , Floor Tile	Grey Non-Fibrous Homogeneous	97% Other	3% Chrysotile
28 / 26025063-025 , Mastic	Black Non-Fibrous Homogeneous	100% Other	None Detected
29 / 26025063-026 , Floor Tile	Grey Non-Fibrous Homogeneous	97% Other	3% Chrysotile

Analyst:

Approved Signatory:

Analysis Date: 4/29/2026

Date: 5/4/2026



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Analyst: Hedge, Emily

### Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic		Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous		
29 / 26025063-026 , Mastic	Black Non-Fibrous Homogeneous		100% Other		None Detected
30 / 26025063-027 , Floor Tile	Grey Non-Fibrous Homogeneous		97% Other		3% Chrysotile
30 / 26025063-027 , Mastic	Black Non-Fibrous Homogeneous		100% Other		None Detected
31 / 26025063-028	Grey Fibrous Homogeneous	90% Cellulose	10% Other		None Detected
32 / 26025063-029 , Tar Paper	Black Fibrous Homogeneous	65% Cellulose	35% Other		None Detected
32 / 26025063-029 , Felt	Grey Fibrous Homogeneous	90% Cellulose	10% Other		None Detected
33 / 26025063-030 , Wrap	Various Non-Fibrous Homogeneous	15% Cellulose	75% Other		10% Chrysotile
33 / 26025063-030 , Felt	Grey Fibrous Homogeneous	90% Cellulose	10% Other		None Detected
34 / 26025063-031 , Plaster	Grey Non-Fibrous Homogeneous		100% Other		None Detected
34 / 26025063-031 , Skim Coat	White Non-Fibrous Homogeneous		100% Other		None Detected

Analyst:

Approved Signatory:

Analysis Date: 4/29/2026

Date: 5/4/2026



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Analyst: Hedge, Emily

### Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
35 / 26025063-032 , Drywall	Grey Non-Fibrous Homogeneous	5% Cellulose	95% Other	None Detected
35 / 26025063-032 , Joint Compound	Off-White Non-Fibrous Homogeneous		100% Other	None Detected
36 / 26025063-033	Brown Non-Fibrous Homogeneous		100% Other	None Detected
37 / 26025063-034 , Tile	Off-White Non-Fibrous Homogeneous		100% Other	None Detected
37 / 26025063-034 , Mastic	Tan Non-Fibrous Homogeneous		100% Other	None Detected
38 / 26025063-035 , Tile	Off-White Non-Fibrous Homogeneous		100% Other	None Detected
38 / 26025063-035 , Grout	Grey Non-Fibrous Homogeneous		100% Other	None Detected
39 / 26025063-036 , Plaster	Grey Non-Fibrous Homogeneous		100% Other	None Detected
39 / 26025063-036 , Skim Coat	White Non-Fibrous Homogeneous		100% Other	None Detected
40 / 26025063-037	White Non-Fibrous Homogeneous	5% Cellulose	95% Other	None Detected

Analyst:

Approved Signatory:

Analysis Date: 4/29/2026

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Analyst: Hedge, Emily

### Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
41 / 26025063-038	White Non-Fibrous Homogeneous	5% Cellulose	95% Other	None Detected
42 / 26025063-039	White Fibrous Homogeneous	45% Cellulose 10% Glass	45% Other	None Detected
43 / 26025063-040	Grey Non-Fibrous Homogeneous		100% Other	None Detected
44 / 26025063-041	White Fibrous Homogeneous	45% Cellulose 10% Glass	45% Other	None Detected
45 / 26025063-042	Grey Fibrous Homogeneous	5% Cellulose	45% Other	50% Chrysotile
46 / 26025063-043	Grey Fibrous Homogeneous	5% Cellulose	45% Other	50% Chrysotile
47 / 26025063-044	Grey Fibrous Homogeneous	5% Cellulose	45% Other	50% Chrysotile
48 / 26025063-045	Grey Fibrous Homogeneous	5% Cellulose	45% Other	50% Chrysotile

Analyst:

Approved Signatory:

Analysis Date: 4/29/2026

Date: 5/4/2026

### **Disclaimer and Additional Information**

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Fibers smaller than 5-microns cannot be seen with this method due to scope limitations. 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. Samples are held for a period of 60 days.

#### Asbestos Accreditations, Certifications, and Licenses

National Voluntary Laboratory Accreditation Program (NVLAP) Lab Code 600227-0

State of Connecticut Department of Public Health Registration Number: PH-0817

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

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

Texas Department of State Health Services License Number: 300510



10501 Trade Ct., Suite 100  
 N. Chesterfield, VA 23236  
 804.897.1177 / 888.895.1177  
 Fax 804.897.0070  
[sanair.com](http://sanair.com)

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

SanAir ID Number  
**26025063**

Received by RB on 4/29/26 at 9:30 AM  
 Page 1 of 3

Company: <b>Harenda Management Group</b>		Project #: <b>26-400-037.500</b>		Collected by:	
Address: <b>1237 West Bruce Street</b>		Project Name: <b>Milwaukee DNS</b>		Phone #: <b>(414) 383-4800</b>	
City, St., Zip: <b>Milwaukee, WI 53204</b>		Date Collected: <b>4/27/26</b>		Fax #: <b>(414) 647-1540</b>	
State of Collection: <b>WI</b> Account#: <b>3904</b>		P.O. Number:		Email: <b>dean.jacobsen@kphenvironmental.com</b>	

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"/>	<b>Vermiculite</b>		
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"/>
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"/>	<b>Dust</b>		
ABBTM	TEM EPA NOB**	<input type="checkbox"/>	<b>New York ELAP</b>			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"/>	<b>Matrix Other</b>		
			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

Water		
ABHE	EPA 100.2	<input type="checkbox"/>

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 checked="" 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*
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

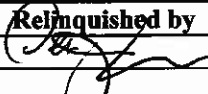
Relinquished by	Date	Time	Received by	Date	Time
<i>[Signature]</i>	4/28/26	1700			

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.

Page 1 of 2

Sample #	Sample Identification/Location	Volume or Area	Sample Date	Flow Rate*	Start - Stop Time*
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					
26					
27					
28					
29					
30					
31					
32					
33					
34					
35					
36					
37					
38					
39					
40					
41					
42					
43					
44					
45					
46					

<b>Special Instructions</b>		SanAir ID Number <b>26025063</b>
-----------------------------	--	-------------------------------------

Relinquished by	Date	Time	Received by
	4/29/26	1700	

Received by RB on 4/29/26 at 9:30 AM  
Page 2 of 3

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. Page 2 of 3





**The Identification Specialists**

Analysis Report  
prepared for  
Harenda Management Group

**Report Date: 5/4/2026**

**Project Name: Milwaukee DNS**

**Project #: 26-400-037.500**

**SanAir ID#: 26026026**



NVLAP LAB CODE 600227-0

11709 Chesterdale Road, Cincinnati, Ohio 45246  
888.895.1177 | 513.438.6006 | [LabReports@SanAir.com](mailto:LabReports@SanAir.com) | [SanAir.com](http://SanAir.com)



SanAir ID Number  
26026026  
FINAL REPORT  
5/4/2026 4:58:49 PM

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

**Project Number:** 26-400-037.500  
**P.O. Number:**  
**Project Name:** Milwaukee DNS  
**Collected Date:** 4/27/2026  
**Received Date:** 5/4/2026 1:17:00 PM

Dear Dean Jacobsen,

We at SanAir would like to thank you for the work you recently submitted. The 1 sample(s) were received on Monday, May 04, 2026 via Fax or Email request. The final report(s) is enclosed for the following sample(s): 21.

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". The signature is written in a cursive style.

Maureen Y. Haley  
Asbestos Laboratory Manager  
SanAir Technologies Laboratory

Final Report Includes:

- Cover Letter
- Analysis Pages
- Disclaimers and Additional Information

Sample conditions:

- 1 samples in Good condition.



SanAir ID Number  
26026026  
FINAL REPORT  
5/4/2026 4:58:49 PM

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

**Project Number:** 26-400-037.500  
**P.O. Number:**  
**Project Name:** Milwaukee DNS  
**Collected Date:** 4/27/2026  
**Received Date:** 5/4/2026 1:17:00 PM

Analyst: Pinkerton, Sid

### Asbestos Bulk EPA PLM 400 Point Count

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
21 / 26026026-001	Grey Non-Fibrous Homogeneous		99.5% Other	0.5% Chrysotile

Analyst: 

Approved Signatory: 

Analysis Date: 5/4/2026

Date: 5/4/2026

## **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

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#### Asbestos Accreditations, Certifications, and Licenses:

National Voluntary Laboratory Accreditation Program (NVLAP) Lab Code 600227-0

State of Connecticut Department of Public Health Registration Number: PH-0817

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

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

Texas Department of State Health Services License Number: 300510





**The Identification Specialists**

Analysis Report  
prepared for  
Harenda Management Group

**Report Date: 5/5/2026**

**Project Name: Milwaukee DNS**

**Project #: 26-400-037.500**

**SanAir ID#: 26026027**



NVLAP LAB CODE 600227-0

11709 Chesterdale Road, Cincinnati, Ohio 45246  
888.895.1177 | 513.438.6006 | [LabReports@SanAir.com](mailto:LabReports@SanAir.com) | [SanAir.com](http://SanAir.com)



SanAir ID Number  
26026027  
FINAL REPORT  
5/5/2026 2:01:41 PM

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

**Project Number:** 26-400-037.500  
**P.O. Number:**  
**Project Name:** Milwaukee DNS  
**Collected Date:** 4/27/2026  
**Received Date:** 5/4/2026 1:17:00 PM

Dear Dean Jacobsen,

We at SanAir would like to thank you for the work you recently submitted. The 4 sample(s) were received on Monday, May 04, 2026 via Fax or Email request. The final report(s) is enclosed for the following sample(s): 7, 8, 22, 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:

- 4 samples in Good condition.



SanAir ID Number

26026027

FINAL REPORT

5/5/2026 2:01:41 PM

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

Project Number: 26-400-037.500
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: 4/27/2026
Received Date: 5/4/2026 1:17:00 PM

Analyst: Hedge, Emily

Asbestos Bulk EPA PLM NOB EPA 600/R-93/116

Table with 6 columns: SanAir ID / Description, Appearance, % Fibrous, % Non Fibrous, Asbestos Types, % Total Asbestos. Contains 4 rows of data for different sample IDs.

EPA 400 Point Count with Gravimetric Reduction.

Analyst:

[Handwritten signature]

Approved Signatory:

[Handwritten signature]

Analysis Date:

5/5/2026

Date:

5/5/2026

**Disclaimer and Additional Information:**  
**Method for the Determination of Asbestos in Bulk Building Materials**  
**EPA 600/R-93/116 July 1993 PLM EPA NOB**

This report is the sole property of the client named on the SanAir Technologies Laboratory, Inc. (SanAir) 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 maintain client confidentiality. The final report cannot be reproduced, except in full, without written authorization from SanAir 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. When the client requires samples to be tested that deviates from a specific method or condition, all reported results may be affected by the deviation. Where noted on the COC, 400 point count with gravimetric reduction was employed with this analysis. 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. 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, which includes the project name, project number, P.O. 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, process, system, or person certification, approval, or endorsement by NVLAP, NIST, NELAC, AIHA LAP, LLC or any other agency of the U.S. government; all or some tests contained in this report may not be accredited by every local, state, and federal regulatory agency. Refer to the SanAir website at [www.sanair.com](http://www.sanair.com) for copies of current certificates and scopes of various accreditations, certifications, and licenses or contact the laboratory at [iaq@sanair.com](mailto:iaq@sanair.com) for inquiries regarding the status or scope of an accreditation or certification.

Fibers smaller than 5 microns cannot be seen with this method due to scope limitations. Samples are held for a period of 60 days.

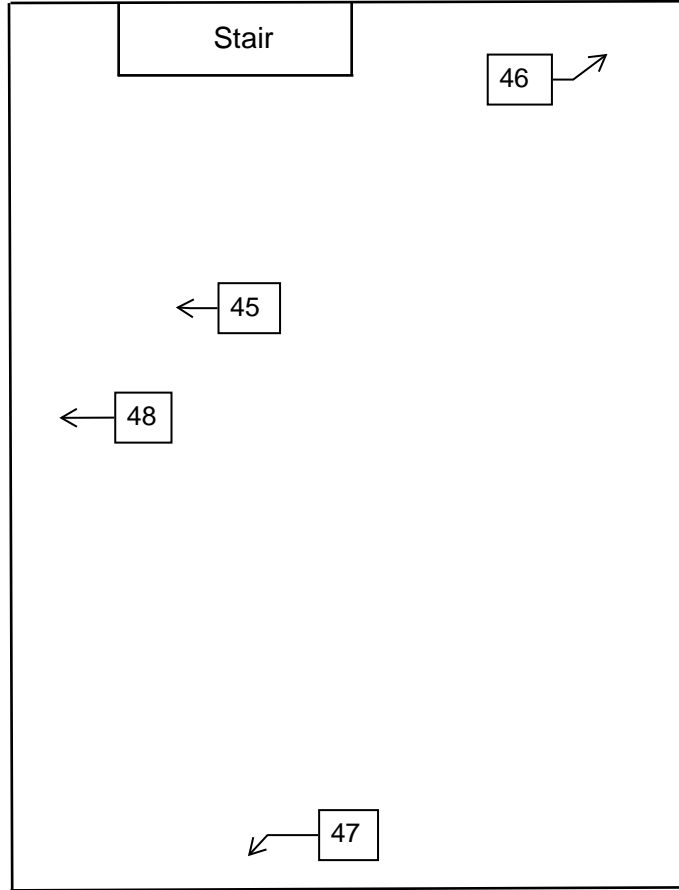


## IX. FLOOR PLANS



**Commercial Building  
500-06 East Burleigh Street  
Milwaukee, Wisconsin**

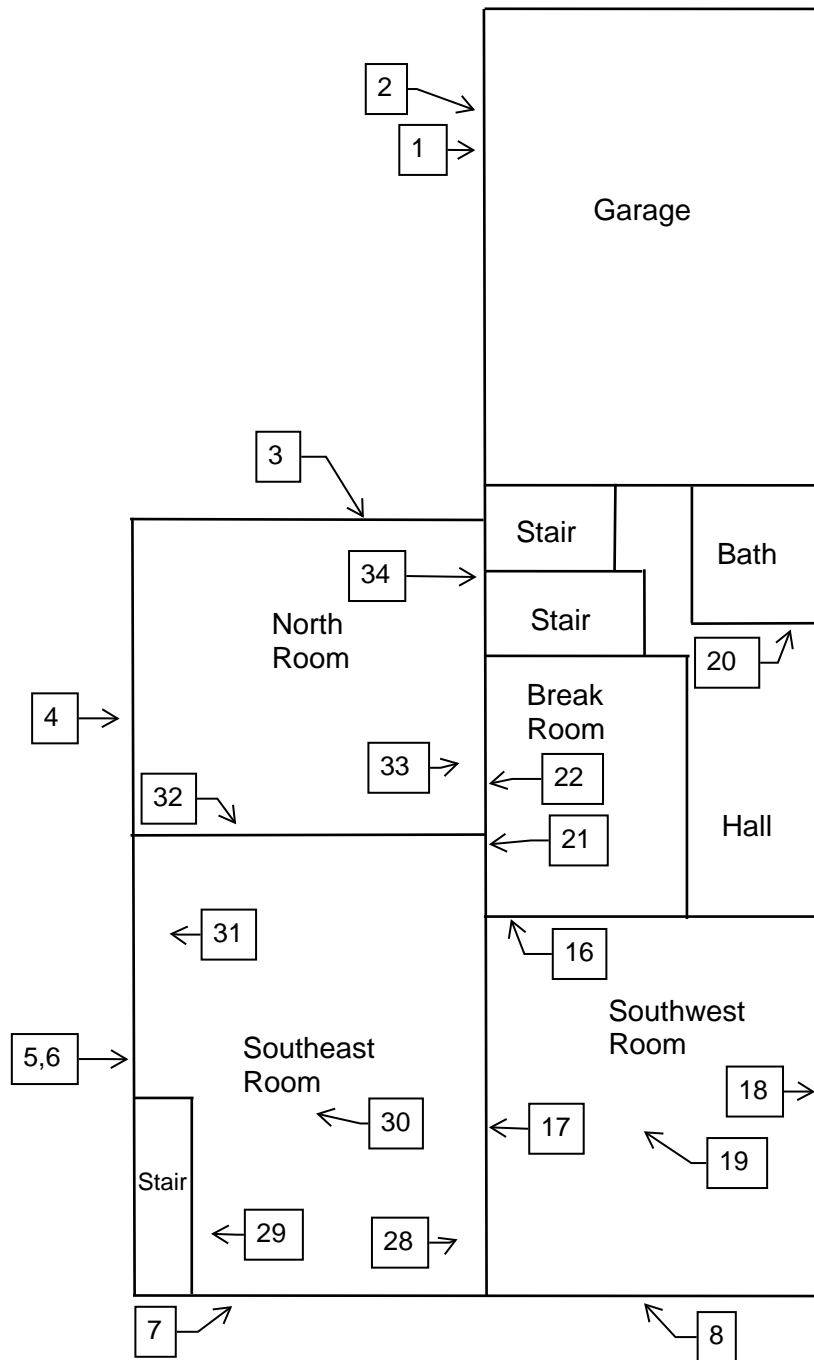
Basement Floor Plan



**Commercial Building**  
**500-06 East Burleigh Street**  
**Milwaukee, Wisconsin**



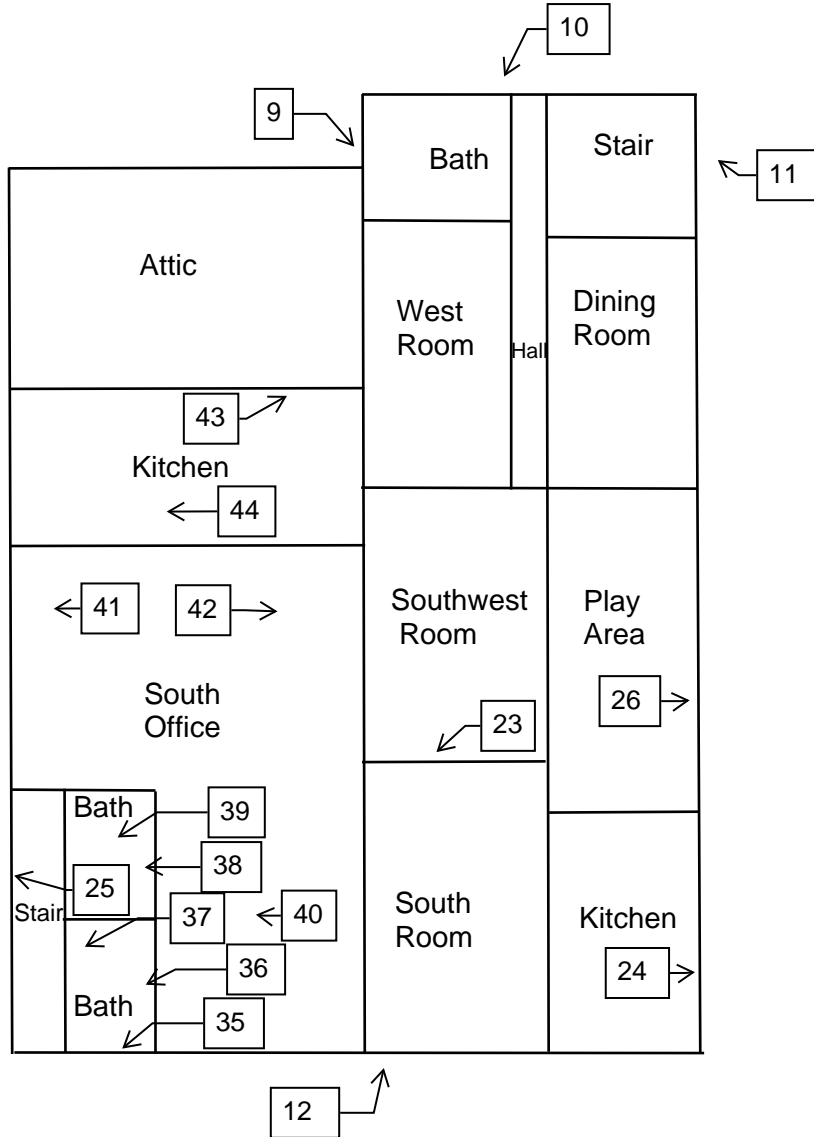
1st Floor Plan



**Commercial Building  
500-06 East Burleigh Street  
Milwaukee, Wisconsin**



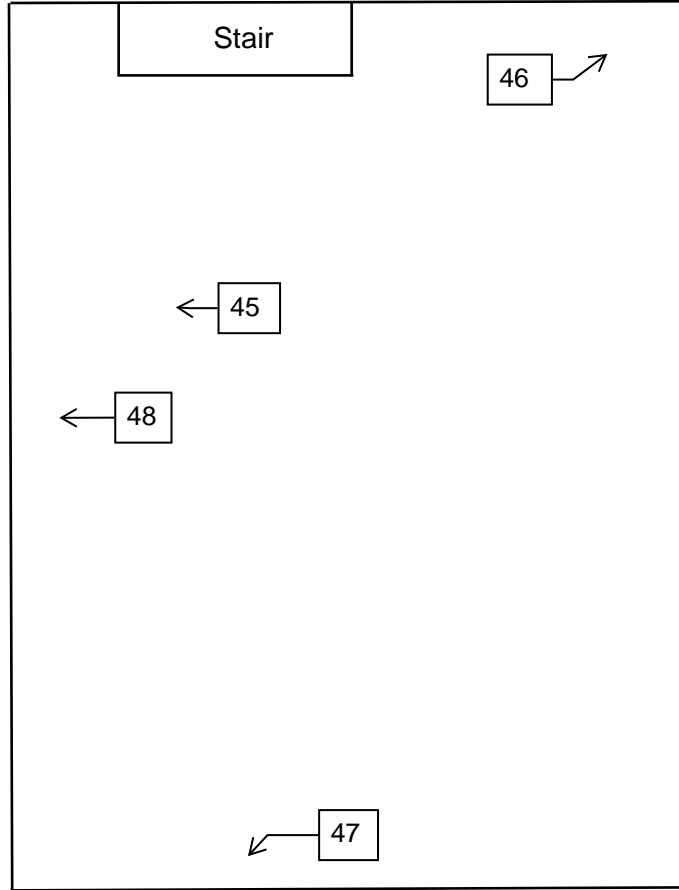
2nd Floor Plan





**Commercial Building  
500-06 East Burleigh Street  
Milwaukee, Wisconsin**

Basement Floor Plan



## **X. HMG CERTIFICATION**

# HARENDA MANAGEMENT GROUP

1237 W BRUCE ST, MILWAUKEE, WI 53204-1218 | (414) 383-4800

is a

## Certified Asbestos Company DHS ID 480540

under Wisconsin Admin. Code ch. DHS 159.

Issued Date: April 28, 2025  
Expiration Date: August 31, 2027



*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](mailto:dhsasbestoslead@dhs.wisconsin.gov)



**ASBESTOS INSPECTOR**

Issued By

**STATE OF WISCONSIN**

Dept. of Health Services

Jesus Eduardo Silva

1237 W Bruce St

Milwaukee WI 53204-1218

		157 lbs	5' 07"
AII-117297	Exp: 10/13/2026	02/27/1983	

Training due by: 10/13/2026