OFFICIAL NOTICE

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

INVITATION FOR BIDS FOR MECHANICAL DEMOLITION PROJECT OPENING 5-21-19

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 two (2) primary buildings located in the city of Milwaukee, Wisconsin, until **9:00 a.m.(central time)** on **Tuesday, May 21, 2019,** at which time all bids will be publicly opened and read. Any bids received after that time may be rejected and returned unopened.

1. Bids shall be awarded to lowest, 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 All bids shall be held open for a period of sixty (60) days subsequent to the opening of bids and no bid may be withdrawn without the written consent of the Commissioner.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.**

PROSPECTIVE BIDDERS ARE REQUIRED TO VIEW THE PROPERTY AT 2249 NORTH HUMBOLDT AVENUE WITH DEPARTMENTAL PERSONNEL ON TUESDAY, MAY 14, 2019, AT 9:00 A.M.
ANY PRIME CONTRACTOR SUBMITTING A BID MUST HAVE BEEN REPRESENTED AT THE ON-SITE INSPECTION.

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 Ordinance 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 Small Business Development at 414-286-5534. More information can be found at www.milwaukee.gov/osbd

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 http://city.milwaukee.gov/Demobids

PRINTED COPIES MAY BE PURCHASED IN PERSON AT THE DEPARTMENT OF NEIGHBORHOOD SERVICES AT THE ADDRESS SHOWN BELOW. THE COST IS $.20 PER PAGE.

Anyone who requires an auxiliary aid or service for this event should contact the City of Milwaukee ADA Coordinator @ (414) 286-3475 or ADACoordinator@milwaukee.gov **as soon as possible but *no later than 72 hours before the scheduled event.***
This material is available in alternative formats for individuals with disabilities upon request. Please contact the City of Milwaukee ADA Coordinator @ (414) 286-3475 or ADACoordinator@milwaukee.gov**. *Provide a 72 hour advance notice for large print and 7 days for braille documents.***

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

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

May 2, 2019
May 3, 2019

BID DOCUMENTS

FOR

MECHANICAL DEMOLITION PROJECT

OPENING TUESDAY, MAY 21, 2019

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 DEMOLITION PROJECT OPENING TUESDAY, MAY 21, 2019

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 — 2926A North 19th Street – 2-story frame 2-family dwelling

Remove dwelling, fences, sidewalks, concrete steps, trees, bushes and shrubs. Contractor shall be responsible for removal of all tree stumps on this parcel as part of the demolition. Prior to demolition, the contractor must meet at the site with the Condemnation Inspector to provide a demolition plan. 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. EXTERIOR TRANSITE SIDING HAS BEEN ABATED (5 days to complete)**

Parcel 2 – 2249 North Humboldt Avenue – 1-story masonry south addition

Carefully remove the entire first floor south masonry addition ONLY down to grade level including masonry slab. Addition is approximately 25’x50’x15’. Take proper precaution so as not to damage 3-story masonry main building. Hand work required close to the meeting point of the two structures with regard to any anchoring and/or tying of the attached wall. Splash guards required to protect the adjacent property to the south. Barricades required to protect the public on the sidewalk and vehicular traffic on Humboldt Avenue. DPW permits required. Metal plates required for any excavation equipment entering the property over City streets, sidewalks or alleys.

After removing the addition, properly and securely fill in with approved methods any and all openings that then become exposed on the remaining 3-story masonry structure. Work must be approved by the City condemnation inspector. Properly final grade and seed the footprint of the addition sloping away from the main building towards the rear of the property so as not to cause run off toward the private property directly adjacent to the south.

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 FOR MECHANICAL DEMOLITION.**

A copy of the Lead-based paint inspection report prepared by Harenda Management Group is attached.

A mandatory pre-bid meeting at the site is being held on May 14, 2019, at 9:00 a.m. (20 days to complete)

Parcels are owned by the City of Milwaukee.

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.
(SEE ATTACHED)

DEPARTMENT OF NEIGHBORHOOD SERVICES DEMOLITION PROJECTS

FORMAL BIDS

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

The demolition contractor must include the plumbing contractor, asbestos abatement contractor, certified CFC reclaimer, licensed waste tire transporter and concrete contractor in the List of Subcontractors.

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 two (2) primary buildings located in the City of Milwaukee, for Demolition Project opening May 21, 2019, 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: _____
Rev. 1/00

3.8.0. BID BOND AFFIDAVIT

STATE OF WISCONSIN)SS
MILWAUKEE COUNTY)

_____,

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

_____

(Attorney-in-fact or agent)

of _____

surety on the within bond executed by

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

Subscribed and sworn to before me this

_____ day of _____, 20_____

_____
Notary Public, Milwaukee County, Wisconsin

My commission expires _____
Rev. 1/00

3.7.0. CERTIFICATE AS TO CORPORATE PRINCIPAL

I, _____, certify that I am the

_____ Secretary of the corporation

named as Principal in the within bond; that

_____, who signed the said bond on

behalf of the Principal was then _____

of said corporation; that I know his signature, and his signature thereto is genuine, and that said bond was duly signed, sealed, and attested to for and in behalf of said corporation by authority of its governing body.

_____(Corporate)

Title _____(Seal)

3.3.0. COMPLETE LIST OF SUBCONTRACTORS

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

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

MECHANICAL DEMOLITION PROJECT OPENING 5-21-19
LOCATION AND DESCRIPTION OF BUILDINGS TO BE DEMOLISHED

Parcel Number	Address	Stories	Construc.	Occupancy	Residential Units	Owner	Cubic Footage
1	2926A North 19th Street	2	frame	dwelling	2	CITY	20,700
2	2249 North Humboldt Avenue	1	masonry	south addition	-	CITY	25,000

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.

CONTRACTOR MUST SUBMIT FORM WITH ALL ORIGINAL SIGNATURES.

BID BOND FORM

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

_____
(Name of Principal)

as PRINCIPAL, and

_____, as SURETY
(Name of Surety)

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

Parcel 1 _____ Dollars $_____

Parcel 2 _____ Dollars $_____

(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 5-21-19
DEMOLITION OF 2 PRIMARY BUILDINGS

NOW THEREFORE, if the Principal shall be awarded the contract and if his/her Bid shall not have been previously withdrawn in accordance with the provisions of the instructions to Bidders, and if the Principal shall enter into a formal contract with the Building Inspector in accordance with the accepted Bids, said Bid shall be accompanied by good and sufficient surety or sureties for the faithful performance of the work, then this obligation is void and of no effect.
However, in the event that the Principal shall be awarded the contract, his/her Bid not being previously withdrawn in accordance with the instructions to Bidders, and if the Principal shall neglect or fail to execute such contract or to give sufficient surety or sureties within the time specified, or if no time be specified, within 14 days, then the Principal and/or surety shall forfeit to the Building Inspector as liquidated damages the amount of this bond.
Revised 1/01

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

In presence of:

_____

_____(SEAL)
(Individual Principal)

_____
(Business Address)

_____

_____(SEAL)
(Individual Principal)

_____
(Business Address)

Attest:

_____

_____(SEAL)
(Corporate Principal)

_____

_____
(Business Address)

By_____ affix corporate seal

_____

_____

Attest:

_____ _____

_____
(Corporate Surety)

Countersigned

by_____
Attorney-in-Fact

By_____ affix corporate Seal

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

FORM B (3/13)

CITY OF MILWAUKEE DEPARTMENT OF NEIGHBORHOOD SERVICES
AFFIDAVIT OF COMPLIANCE WITH THE
SMALL BUSINESS ENTERPRISE (SBE) PROVISIONS

BIDS DUE: 5-21-19

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

REQUIRED OVERALL PROJECT PARTICIPATION			
	SBE	25%	

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

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

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

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

SBE: _____ %

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

_____ _____
Authorized Signature Date

_____ _____
Printed Name Title

_____
Company Name

STATE OF WISCONSIN)
COUNTY OF MILWAUKEE)

Personally came before me this _____ day of _____, ____,

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

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

_____
Notary Public, Milwaukee County, WI

My Commission expires: _____

Dept. of Neighborhood Services
City of Milwaukee
Bid Opening 5-21-19

PRICE BREAKDOWN

NO.	PARCEL ADDRESS	ASBESTOS ABATEMENT	DEMOLITION	SEEDING	TOTAL
1	2926A North 19th Street (dwelling)				
2	2249 North Humboldt Avenue (south addition only)				

Revised December 28, 2016

DEPARTMENT OF ADMINISTRATION
PURCHASING DIVISION

LOCAL BUSINESS ENTERPRISE (LBE) PROGRAM
AFFIDAVIT OF COMPLIANCE

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

Bid/RFP #: _____

Company Name: _____

Address: _____

City, State, Zip _____

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

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

IMPORTANT: **Is your business certified as a Small Business Enterprise (SBE) with the City of Milwaukee?**
Please Select: ____Yes or ___No

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

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

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

Authorized Signature: _____

Printed Name: _____

Date: _____

NOTARIZATION

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

NOTARY PUBLIC SIGNATURE: _____

(SEAL)

PRINT NAME: _____ My commission expires: _____

PLEASE SUBMIT THIS FORM WITH YOUR BID OR PROPOSAL TO:
841 NORTH BROADWAY, ROOM 105
MILWAUKEE, WISCONSIN 53202

City of Milwaukee

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

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 coursescope 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 presentconsistent 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 lawshould 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

Socially-Responsible Contractors (SRC) Application

A. If the bids of two or more socially-responsible contractors do not exceed the lowest bid by more than 5%, the contract shall be awarded to the socially-responsible contractor that submitted a bid that exceeded the lowest bid by the smallest amount.

B. If a bid submitted by a non-socially-responsible contractor and a bid submitted by a socially-responsible contractor are identical, the contract shall be awarded to the socially-responsible contractor, even if the bids are only identical due to the 5% award standard provided for in this chapter.

C. If two bids submitted by two socially-responsible contractors are identical, the winner will be determined in accordance with the process for tie-breakers as established by the City Purchasing Director.

D. If the difference between the low bidder's amount and the lowest socially-responsible contractor amount is within 5% of the low bidder and exceeds $25,000, then the provisions in SRC Application - point A shall not apply.

E. SRC Application – point A shall only be applied to the "base bid".

F. If a bidder or proposer is seeking to qualify for the SRC bid incentive, that bidder or proposer may not also seek to qualify for the City's other bid incentive programs such as the Local Business Enterprise (LBE) bid incentive (city.milwaukee.gov/Purchasing/Programs) or the Buy American bid incentive (city.milwaukee.gov/Purchasing/Programs). Should there be a conflict between multiple bidders that are seeking to qualify for these incentives, precedence shall be given to the bidder seeking to qualify for a bid incentive in the following descending order:

1. LBE bid incentive

2. Buy American bid incentive

3. SRC bid incentive

City of Milwaukee

DEPARTMENT OF ADMINISTRATION-PURCHASING DIVISION

SOCIALLY-RESPONSIBLE CONTRACTORS (SRC) AFFIDAVIT OF COMPLIANCE

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

Bid or RFP #: _____

Company Name: _____

Address, City, State, Zip: _____

A "*Socially-Responsible Contractor*" or "SRC" is an entity submitting a bid as part of the City's formal competitive bidding process that has acted or implemented a program to eliminate, or significantly reduce, barriers to employment for current and prospective employees of the contractor. Actions or implemented programs shall include at least three (3) of the programs listed in **Section I** below. To indicate which programs you have acted or implemented, place a checkmark in the box next to each item pertaining to the business entity as a bidder or proposer for the City of Milwaukee.

I. SRC CRITERIA

☐ A. Hire persons with felony convictions;

☐ B. Assist current or prospective employees with earning their high school diploma;

☐ C. Underwrite or facilitate industry-linked career-assessed pre-employment services and subsidized work experience including: internships, job shadowing, on-the-job training, and summer employment;

☐ D. Partner with an employment service agency to monitor and track individualized employment plans;

☐ E. Provide, underwrite, or facilitate industry-linked career-based instruction to current or prospective employees in areas such as the following: blueprint reading, basic math and measurement, technical math, labor history, construction culture and essential skills, health and safety awareness, manufacturing processes and production, maintenance, and budgeting and financial literacy;

☐ F. Provide or facilitate occupational skills training and related adult mentoring and networking;

☐ G. Underwrite or facilitate subsidized or unsubsidized programs which provide supportive services for current or prospective employees to obtain or fund the following:

- A valid driver's license
- Transportation vouchers to work and home
- Appropriate work attire, work safety gear, and other needed equipment
- Testing and certification fees
- Legal aid services
- Child care and family-related dependent care
- Emergency housing, health care, and short-term emergency assistance
- Career and training services
- School supplies, books, and fees
- Referrals for medical services and exams
- Reasonable accommodations for persons with disabilities

☐ H. Partner with employment agencies to supplement subsidized wages to ensure employees receive a living wage;

☐ I. Provide breast feeding facilities for employees who are nursing children;

☐ J. Provide a minimum of 120 hours of paid sick leave;

☐ K. Provide a minimum of five (5) paid sick days;

☐ L. Provide an employer-assisted housing program providing homebuyer assistance in the form of mortgages, down payment assistance, or homebuyer education for residences within walking distance of their employer;

☐ M. Provide assistance to reduce fees and penalties on tardy child support payments, manage payment of child support arrears, and become current on child support obligations.

Continue to the next page to complete Sections II & III

II. DISCLOSURE

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

_____

_____

_____

_____

_____

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

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

Authorized Signature: _____

Printed Name: _____

Date: _____

III. NOTARIZATION

Subscribed to before me on this _____ day of _____ in the year _____, at

_____ County, _____ State.

NOTARY PUBLIC SIGNATURE: _____

(SEAL)

PRINT NAME: _____ My commission expires: _____

PLEASE SUBMIT THIS FORM WTH YOUR BID OR PROPOSAL TO:
200 E. WELLS STREET, ROOM 601
MILWAUKEE, WISCONSIN 53202
OR FAX TO 414-286-5976

DECONSTRUCTION INSPECTION REPORT
Job Site:

Two Family Dwelling
2926A North 19th Street
Milwaukee, Wisconsin

For:

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

HMG Report No.: 18-400-024.2926A
Inspector: Dean Jacobsen
Contract No.: 360-18-0975

Prepared by:

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

July 2018

Signature Page
Deconstruction Inspection Report
Two Family Dwelling
2926A North 19th Street
Milwaukee, Wisconsin

Dean Jacobsen
Asbestos Inspector No. AII – 14370
Expiration Date: 12/2/18
Harenda Management Group

July 19, 2018

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

RE: Deconstruction Re-Inspection Report
2926A North 19th Street
Milwaukee, WI

Harenda Management Group has completed the deconstruction re-inspection at 2926A North 19th Street, Milwaukee, WI, as per the referral from the City of Milwaukee Department of Neighborhood Services. The inspection and results are described in the following report. Please contact me at (414) 383-4800 if you have any questions.

Sincerely,

HARENDA MANAGEMENT GROUP

Dean Jacobsen
Asbestos Inspector No. AII – 14370

EXECUTIVE SUMMARY

Harenda Management Group was retained by the City of Milwaukee Department of Neighborhood Services to conduct a re-inspection at 2926A North 19th Street, Milwaukee, Wisconsin, prior to deconstruction. The property had previously been inspected for mechanical demolition in August 2016. (Asbestos Inspection Report, September 2, 2016, Harenda Management Group). HMG conducted a visual re-inspection for asbestos and painted masonry. HMG collected asbestos bulk samples and paint samples for laboratory analysis.

Asbestos was detected in aircell insulation in the basement and in exterior gray caulk sampled during the re-inspection. Asbestos was assumed to be in the roof flashing. Results are in Section IV of this report.

Lead was detected in paint on the exterior and interior basement walls. Results are in Section V 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 a re-inspection for suspect asbestos containing materials and potential lead painted masonry surfaces in the two family dwelling at 2926A North 19th Street, Milwaukee, Wisconsin. The dwelling is a two story wood framed structure. The house has tar paper on wood siding with asphalt roofing.

II. ASEBSTOS INSPECTION

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

On June 22, 2018, HMG conducted an asbestos re-inspection and lead inspection of a two family dwelling, scheduled for deconstruction, located at 2926A North 19th Street, Milwaukee, Wisconsin. The inspection was conducted and the report was written by Dean Jacobsen, Wisconsin License No. AII – 14370.

The inspection was comprised of these elements:

1. A visual determination as to the extent of suspect asbestos containing materials remaining 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. Sampling of suspect lead painted masonry surfaces.

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

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

- Asphalt shingle siding
- Floor tile/mastic
- Aircell insulation
- Roof membrane
- Asphalt roofing
- Caulk
- Tar paper
- Roof flashing

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

III. ASEBSTOS 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, crodcidolite, anthophyllite, and actinolite,/tremolite), fibrous non asbestos constituents (mineral wool, paper, etc.), and nonfibrous constituents. Asbestos is identified by refractive indices (obtained by using dispersion staining), morphology, color, pleochroism, birefringence, extinction characteristics, and signs of elongation. The same characteristics are used to identify the non asbestos constituents.

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

IV. ASEBSTOS FINDINGS AND OBSERVATIONS

The following are the laboratory results. The laboratory report is in Appendix A.

Sample #	Location and Description	Results	Homogeneous Code
30	Exterior – east wall center – asphalt shingle siding	Negative	MSS
31	1st floor – front entry top layer – 12” gray and pink floor tile	Negative	MF12yp
32	1st floor – front entry bottom layer – 12” tan and pink floor tile	Negative	MF12tp
33	1st floor – kitchen – top layer west side – 12” tan and brown floor tile	Negative	MF12tn
34	1st floor – kitchen – top layer northeast – 12” tan and brown floor tile	Negative	MF12tn
35	1st floor – kitchen – top layer southeast – 12” tan and brown floor tile	Negative	MF12tn
36a	1st floor – kitchen – 2nd layer west side – 12” white floor tile	Negative	MF12w
36b	1st floor – kitchen – 3rd layer west side – 12” gray floor tile	Negative	MF12y
36c	1st floor – kitchen – 4th layer west side – 12” tan floor tile	Negative	MF12t
36d	1st floor – kitchen – 4th layer west side – under 12” tan floor tile – yellow mastic	Negative	MF12t
37a	1st floor – kitchen – 2nd layer northeast – 12” white floor tile	Negative	MF12w
37b	1st floor – kitchen – 3rd layer northeast – 12” gray floor tile	Negative	MF12y
37c	1st floor – kitchen – 4th layer northeast – 12” tan floor tile	Negative	MF12t
37d	1st floor – kitchen – 4th layer northeast – under 12” tan floor tile – yellow mastic	Negative	MF12t
37e	1st floor – kitchen – 5th layer northeast – tar paper	Negative	MPT
38a	1st floor – kitchen – 2nd layer southeast – 12” white floor tile	Negative	MF12w
38b	1st floor – kitchen – 3rd layer southeast – 12” gray floor tile	Negative	MF12y
38c	1st floor – kitchen – 4th layer southeast – 12” tan floor tile	Negative	MF12t

Sample #	Location and Description	Results	Homogeneous Code
38d	1st floor – kitchen – 4th layer southeast – under 12” tan floor tile – brown mastic	Negative	MF12t
39	1st floor – bathroom bottom layer – 12” gray and white floor tile	Negative	MF12yw
40	**Basement – center on pipe over joist – aircell insulation**	**Positive 60% Chrysotile**	**TA**
41	2nd floor – bathroom 2nd layer – 12” blue and pink floor tile	Negative	MF12bp
42	2nd floor – kitchen – top layer southwest – 12” brown floor tile	Negative	MF12n
43	2nd floor – kitchen – top layer southeast – 12” brown floor tile	Negative	MF12n
44	2nd floor – kitchen – top layer north – 12” brown floor tile	Negative	MF12n
45	2nd floor – kitchen – 3rd layer southwest – 12” tan and white floor tile	Negative	MF12tw
46	2nd floor – kitchen – 3rd layer southeast – 12” tan and white floor tile	Negative	MF12tw
47	2nd floor – kitchen – 3rd layer north – 12” tan and white floor tile	Negative	MF12tw
48	2nd floor – kitchen – 4th layer southwest – 12” brown and black floor tile	Negative	MF12nk
49	2nd floor – kitchen – 4th layer southeast – 12” brown and black floor tile	Negative	MF12nk
50	2nd floor – kitchen – 4th layer north – 12” brown and black floor tile	Negative	MF12nk
51	Roof over front porch – top layer – black membrane	Negative	MRMk
52	Roof over front porch – bottom layer – black membrane #2	Negative	MRMk2
53	Main Roof – top layer southwest – gray asphalt shingle	Negative	MRSy
54	Main Roof – top layer northeast – gray asphalt shingle	Negative	MRSy
55	Main Roof – top layer southeast – gray asphalt shingle	Negative	MRSy
56	Main Roof – 2nd layer southwest – green and white asphalt shingle	Negative	MRSgw
57	Main Roof – 2nd layer northeast – green and white asphalt shingle	Negative	MRSgw
58	Main Roof – 2nd layer southeast – green and white asphalt shingle	Negative	MRSgw
59	Main Roof – bottom layer southwest – brown asphalt shingle	Negative	MRSn
60	Main Roof – bottom layer northeast – brown asphalt shingle	Negative	MRSn
61	Main Roof – bottom layer southeast – brown asphalt shingle	Negative	MRSn
62	**Exterior – around south window – gray caulk**	**Positive 6% Chrysotile**	**MCLKy**
63	Roof – top layer southeast addition – gray asphalt shingle #2	Negative	MRSy2
64	Roof – 2nd layer southeast addition – black asphalt shingle	Negative	MRSk
65	Roof – bottom layer southeast addition – tar paper #2	Negative	MPT2
66a	Roof – northeast addition – black membrane #3	Negative	MRM3
66b	Roof – northeast addition – under black membrane #3 – fiberboard	Negative	MRM3

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

Material	Homogeneous Code	Location	Approximate Quantity	Condition
Aircell Insulation	TA5	Basement – Center on Pipes Near Chimney	1 LF	Poor
Gray Caulk	MCLKy	Exterior Around 1st Floor, 2nd Floor, & Attic Windows & Doors on Tar Paper	26 Windows & 4 Doors	Fair

Assumed Category I Non-Friable Asbestos Containing Material:

Floor Level	Location	Description	Approximate Quantity	Condition
Roof	House at Chimney	Tar Flashing	5 Sq. Ft.	Fair

The roof flashing was not accessible for sampling.

Note #1: The aircell insulation, gray caulk, and roof flashing are friable, category I non friable, and category II non friable asbestos containing materials. NR 447.08 requires the building owner or operator to remove all regulated asbestos containing materials (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 aircell insulation, gray caulk, and roof flashing be abated prior to deconstruction.

Note#2: If additional materials are discovered during deconstruction that are not listed above they are to be assumed to be asbestos containing.

Note#3: A copy of this report should be transmitted to the deconstruction contractor.

Homogeneous Material Codes

MSS	Asphalt Shingle Siding
MF12yp	12” Gray & Pink Floor Tile
MF12tp	12” Tan & Pink Floor Tile
MF12tn	12” Tan & Brown Floor Tile
MF12w	12” White Floor Tile
MF12y	12” Gray Floor Tile
MF12t	12” Tan Floor Tile
MF12yw	12” Gray & White Floor Tile
MF12bp	12” Blue & Pink Floor Tile
MF12n	12” Brown Floor Tile
MF12tw	12” Tan & White Floor Tile
MF12nk	12” Brown & Black Floor Tile
MPT	Tar Paper Interior
MPT2	Tar Paper Exterior
MRMk	Black Roof Membrane
MRMk2	Black Roof Membrane #2
MRMk3	Black Roof Membrane #3
MRSy	Gray Asphalt Shingle
MRSgw	Green & White Asphalt Shingle
MRSn	Brown Asphalt Shingle
MRSy2	Gray Asphalt Shingle #2
MRSk	Black Asphalt Shingle
MCLKy	Gray Caulk
TA	Aircell Insulation

V. LEAD PAINT INSPECTION

A. Methods

A lead paint inspection and sampling are recommended for building materials that may contain surfaces painted before 1978. The inspection determines if lead is in the building paint, the location(s) of lead containing surfaces, and the amount of lead in the paint. If the surfaces will be disturbed or demolished, workers can then prepare proper safety measures to reduce exposure to lead containing dust as required by the Occupational Safety and Health Administration. In addition, the Wisconsin Department of Natural Resources requires determination of lead based paint prior to disposal or recycling of building materials (Concrete Recycling and Disposal Fact Sheet WA-605 2017).

The inspection and sampling at 2926A North 19th Street, Milwaukee, Wisconsin, took place on June 22, 2018. A room by room inspection was conducted of masonry surfaces (block, brick, or concrete) scheduled for deconstruction, noting the location, substrate, and color of these painted surfaces. Not all surfaces were sampled - Representative samples of paint were collected from painted surfaces representing different paint colors and substrates. The results apply only to those surfaces that were sampled.

The OSHA Lead in Construction regulation 29CFR 1926.62 applies whenever workers may be exposed to lead during construction work.

B. Component Testing Results

In an effort to develop a painting history of the building, specific component types were tested for the presence of lead in paint. Reference Paint Test Results below. The laboratory report is in Section IX.

Interior: 2926A North 19th Street, Milwaukee, Wisconsin

- **Painted block was observed on interior basement walls. Lead based paint was not detected.**

Exterior: 2926A North 19th Street, Milwaukee, Wisconsin

- **Painted block was observed on exterior basement walls. Lead based paint was not detected.**

The following are the laboratory results.

Site: 2926A North 19th Street, Milwaukee, Wisconsin **Date: 6/22/18**

Paint Testing Results					
Sample	**Room**	**Component**	**Substrate**	**Color**	**Result (% Lead)**
P1	Exterior	West Wall	Block	Gray	0.139
P2	Basement	North Wall	Block	Blue	0.00603
P3	Basement	South Wall	Block	White	0.0191

Where lead in paint is known or suspected, the owner and contractors must follow the OSHA lead in construction regulation 29CFR 1926.62. This applies if any amount of lead is present, not just

for lead based paint (>0.5% Lead). Workers must take care to limit the amount of lead dust generated and follow OSHA safety requirements for lead exposure. The regulation requires:

- Personal exposure monitoring,
- Use of respiratory protection and protective clothing,
- Hygiene areas,
- Engineering controls to control lead dust,
- Worker training

See the OSHA Lead in Construction booklet (OSHA 3142-09R 2003) for guidance and https://www.osha.gov/SLTC/lead/index.html for regulatory requirements.

According to the WDNR Concrete Recycling and Disposal Fact Sheet, building materials from remodeling or demolition debris that contain lead based paint are considered a solid waste. They may not be recycled unless an exemption is obtained from the Department (DNR Form 4400-274).

VI. EXCLUSIONS

Not all areas within walls and ceilings were accessible, and these areas may contain suspect asbestos containing materials. Only visible or accessible areas were included in the scope of work.

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

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

A limited lead inspection was conducted. The results are representative only of the specific painted locations that were sampled on the building. This report represents the condition of the building and the visible/accessible locations sampled at the date and the time of the onsite inspection.

VII. LIMITATIONS

The care and skill given to our procedures insures the most reliable test results possible. HMG utilizes Quantem Laboratories for our asbestos and paint 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.

VIII. ASBESTOS LABORATORY RESULTS

QuanTEM LABORATORIES
2033 Heritage Park Dr, Oklahoma City, OK 73120 | 1.800.822.1650

Polarized Light Microscopy Asbestos Analysis Report

QuanTEM Lab No. 295991
Account Number: B929
Date Received: 06/25/2018
Received By: Travis Miller
Date Analyzed: 07/02/2018
Analyzed By: Dee Ammerman
Methodology: EPA/600/R-93/116

Client: Harenda Management Group
Dean Jacobsen
1237 West Bruce St.
Milwaukee, WI 53204

Project: DNS
Project Location: Milwaukee, WI
Project Number: 18-400-024.2926A

QuanTEM Sample ID	Client Sample ID	Composition	Color / Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
001	30	Homogeneous	Black Shingle	Asbestos Not Present	Cellulose 70	Tar Sand
002	31	Homogeneous	Gray Floor Tile	Asbestos Not Present	NA	CaCO3 Vinyl
003	32	Homogeneous	Tan Floor Tile	Asbestos Not Present	NA	CaCO3 Vinyl
004	33	Homogeneous	Brown Floor Tile	Asbestos Not Present	NA	CaCO3 Vinyl
005	34	Homogeneous	Brown Floor Tile	Asbestos Not Present	NA	CaCO3 Vinyl
006	35	Homogeneous	Brown Floor Tile	Asbestos Not Present	NA	CaCO3 Vinyl
007	36	Layered	White Floor Tile	Asbestos Not Present	NA	CaCO3 Vinyl

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

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

QuanTEM LABORATORIES
2033 Heritage Park Dr, Oklahoma City, OK 73120 | 1.800.822.1650

Polarized Light Microscopy Asbestos Analysis Report

QuanTEM Lab No. 295991
Account Number: B929
Date Received: 06/25/2018
Received By: Travis Miller
Date Analyzed: 07/02/2018
Analyzed By: Dee Ammerman
Methodology: EPA/600/R-93/116

Client: Harenda Management Group
Dean Jacobsen
1237 West Bruce St.
Milwaukee, WI 53204

Project: DNS
Project Location: Milwaukee, WI
Project Number: 18-400-024.2926A

QuanTEM Sample ID	Client Sample ID	Composition	Color / Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
007a		Layered	White Floor Tile	Asbestos Not Present	NA	CaCO3 Vinyl
007b		Layered	Gray Floor Tile	Asbestos Not Present	NA	CaCO3 Vinyl
007c		Layered	Yellow Mastic	Asbestos Not Present	NA	Glue CaCO3
008	37	Layered	White Floor Tile	Asbestos Not Present	NA	CaCO3 Vinyl
008a		Layered	White Floor Tile	Asbestos Not Present	NA	CaCO3 Vinyl
008b		Layered	White Floor Tile	Asbestos Not Present	NA	CaCO3 Vinyl

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

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QuanTEM LABORATORIES
2033 Heritage Park Dr, Oklahoma City, OK 73120 | 1.800.822.1650

Polarized Light Microscopy Asbestos Analysis Report

QuanTEM Lab No. 295991
Account Number: B929
Date Received: 06/25/2018
Received By: Travis Miller
Date Analyzed: 07/02/2018
Analyzed By: Dee Ammerman
Methodology: EPA/600/R-93/116

Client: Harenda Management Group
Dean Jacobsen
1237 West Bruce St.
Milwaukee, WI 53204

Project: DNS
Project Location: Milwaukee, WI
Project Number: 18-400-024.2926A

QuanTEM Sample ID	Client Sample ID	Composition	Color / Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
008c		Layered	Yellow Mastic	Asbestos Not Present	NA	Glue CaCO3
008d		Layered	Black Tar Paper	Asbestos Not Present	Cellulose 70	Tar
009	38	Layered	White Floor Tile	Asbestos Not Present	NA	CaCO3 Vinyl
009a		Layered	Cream Floor Tile	Asbestos Not Present	NA	CaCO3 Vinyl
009b		Layered	White Floor Tile	Asbestos Not Present	NA	CaCO3 Vinyl
009c		Layered	Brown Mastic	Asbestos Not Present	NA	Glue
010	39	Homogeneous	White Floor Tile	Asbestos Not Present	NA	CaCO3 Vinyl

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QuanTEM LABORATORIES
2033 Heritage Park Dr, Oklahoma City, OK 73120 | 1.800.822.1650

Polarized Light Microscopy Asbestos Analysis Report

QuanTEM Lab No. 295991
Account Number: B929
Date Received: 06/25/2018
Received By: Travis Miller
Date Analyzed: 07/02/2018
Analyzed By: Dee Ammerman
Methodology: EPA/600/R-93/116

Client: Harenda Management Group
Dean Jacobsen
1237 West Bruce St.
Milwaukee, WI 53204

Project: DNS
Project Location: Milwaukee, WI
Project Number: 18-400-024.2926A

QuanTEM Sample ID	Client Sample ID	Composition	Color / Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
011	40	Homogeneous	Gray Insulation	Asbestos Present Chrysotile 60	Cellulose 30	Binder
012	41	Homogeneous	Gray Floor Tile	Asbestos Not Present	NA	CaCO3 Vinyl
013	42	Homogeneous	Gray Floor Tile	Asbestos Not Present	NA	CaCO3 Vinyl
014	43	Homogeneous	Brown Floor Tile	Asbestos Not Present	NA	CaCO3 Vinyl
015	44	Homogeneous	Brown Floor Tile	Asbestos Not Present	NA	CaCO3 Vinyl
016	45	Homogeneous	Tan Floor Tile	Asbestos Not Present	NA	CaCO3 Vinyl

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

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QuanTEM LABORATORIES
2033 Heritage Park Dr, Oklahoma City, OK 73120 | 1.800.822.1650

Polarized Light Microscopy Asbestos Analysis Report

QuanTEM Lab No. 295991
Account Number: B929
Date Received: 06/25/2018
Received By: Travis Miller
Date Analyzed: 07/02/2018
Analyzed By: Dee Ammerman
Methodology: EPA/600/R-93/116

Client: Harenda Management Group
Dean Jacobsen
1237 West Bruce St.
Milwaukee, WI 53204

Project: DNS
Project Location: Milwaukee, WI
Project Number: 18-400-024.2926A

QuanTEM Sample ID	Client Sample ID	Composition	Color / Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
017	46	Homogeneous	Tan Floor Tile	Asbestos Not Present	NA	CaCO3 Vinyl
018	47	Homogeneous	Tan Floor Tile	Asbestos Not Present	NA	CaCO3 Vinyl
019	48	Homogeneous	Brown Floor Tile	Asbestos Not Present	NA	CaCO3 Vinyl
020	49	Homogeneous	Brown Floor Tile	Asbestos Not Present	NA	CaCO3 Vinyl
021	50	Homogeneous	Black Floor Tile	Asbestos Not Present	NA	CaCO3 Vinyl
022	51	Homogeneous	Black Roofing	Asbestos Not Present	Synthetic 20	Tar
023	52	Homogeneous	Black Roofing	Asbestos Not Present	Synthetic 20	Tar

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

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QuanTEM LABORATORIES
2033 Heritage Park Dr, Oklahoma City, OK 73120 | 1.800.822.1650

Polarized Light Microscopy Asbestos Analysis Report

QuanTEM Lab No. 295991
Account Number: B929
Date Received: 06/25/2018
Received By: Travis Miller
Date Analyzed: 07/02/2018
Analyzed By: Dee Ammerman
Methodology: EPA/600/R-93/116

Client: Harenda Management Group
Dean Jacobsen
1237 West Bruce St.
Milwaukee, WI 53204

Project: DNS
Project Location: Milwaukee, WI
Project Number: 18-400-024.2926A

QuanTEM Sample ID	Client Sample ID	Composition	Color / Description	Asbestos (%)	Non-Asbestos Fiber (%)		Non Fibrous
024	53	Homogeneous	Gray Shingle	Asbestos Not Present	Glass Fiber	35	Tar Sand
025	54	Homogeneous	Gray Shingle	Asbestos Not Present	Glass Fiber	35	Tar Sand
026	55	Homogeneous	Gray Shingle	Asbestos Not Present	Glass Fiber	35	Tar Sand
027	56	Homogeneous	Black Shingle	Asbestos Not Present	Cellulose	45	Tar Sand
028	57	Homogeneous	Black Shingle	Asbestos Not Present	Cellulose	45	Tar Sand
029	58	Homogeneous	Gray Shingle	Asbestos Not Present	Cellulose	45	Tar Sand

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

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QuanTEM LABORATORIES
2033 Heritage Park Dr, Oklahoma City, OK 73120 | 1.800.822.1650

Polarized Light Microscopy Asbestos Analysis Report

QuanTEM Lab No. 295991
Account Number: B929
Date Received: 06/25/2018
Received By: Travis Miller
Date Analyzed: 07/02/2018
Analyzed By: Dee Ammerman
Methodology: EPA/600/R-93/116

Client: Harenda Management Group
Dean Jacobsen
1237 West Bruce St.
Milwaukee, WI 53204

Project: DNS
Project Location: Milwaukee, WI
Project Number: 18-400-024.2926A

QuanTEM Sample ID	Client Sample ID	Composition	Color / Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
030	59	Homogeneous	Multi-Color Shingle	Asbestos Not Present	Cellulose 45	Tar Sand
031	60	Homogeneous	Brown Shingle	Asbestos Not Present	Cellulose 45	Tar Sand
032	61	Homogeneous	Black Shingle	Asbestos Not Present	Cellulose 45	Tar Sand
033	62	Homogeneous	Gray Window Glazing	Asbestos Present Chrysotile 6	NA	CaCO3 Binder
034	63	Homogeneous	Black Shingle	Asbestos Not Present	Glass Fiber 35	Tar Sand
035	64	Homogeneous	Black Shingle	Asbestos Not Present	Glass Fiber 35	Tar Sand
036	65	Homogeneous	Black Roofing	Asbestos Not Present	Cellulose 5 Glass Fiber 35	Tar Sand

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

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

QuanTEM LABORATORIES
2033 Heritage Park Dr, Oklahoma City, OK 73120 | 1.800.822.1650

Polarized Light Microscopy Asbestos Analysis Report

QuanTEM Lab No. 295991
Account Number: B929
Date Received: 06/25/2018
Received By: Travis Miller
Date Analyzed: 07/02/2018
Analyzed By: Dee Ammerman
Methodology: EPA/600/R-93/116

Client: Harenda Management Group
Dean Jacobsen
1237 West Bruce St.
Milwaukee, WI 53204

Project: DNS
Project Location: Milwaukee, WI
Project Number: 18-400-024.2926A

QuanTEM Sample ID	Client Sample ID	Composition	Color / Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
037	66	Layered	Black Roofing	Asbestos Not Present	NA	Rubber
037a		Layered	Brown Insulation	Asbestos Not Present	Cellulose	100

Dee Am

Dee Ammerman, Analyst

7/2/2018
Date of Report

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

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

ASBESTOS CHAIN OF CUSTODY

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

LEGAL DOCUMENT - PLEASE PRINT LEGIBLY

For Lab Use Only	
Lab No. 295591	
Accept	Reject

Contact Information			
Company:	Harenda Management Group	Phone:	(414) 383-4800
Contact:	Dean Jacobsen	Cell Phone:	
Account #:	B929	E-mail:	djacobsen@harenda.com
SAMPLED BY:	Name:	Date:	

Project Information	
Project Name:	DNS
Project Location:	Milwaukee, WI
Project ID:	18-400-024.2926A
P.O. Number:	

Report Results (☑ one box)	
☑	QuanTEM Website
☐	Other email

RELINQUISHED BY	DATE & TIME	VIA	RECEIVED BY	DATE & TIME
[signature]	6/22/18 1630	FedEx	[signature]	18-6-25 9:20

REQUESTED SERVICES (Please ☑ the Appropriate Boxes)

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

No.	Sample ID (10 Characters Max)	☑ To Be Analyzed	Color	Description	Volume / Area (as applicable)	Comments / Notes
1	30	☑				
2	31	☐				
3	32	☐				
4	33	☐				
5	34	☐				
6	35	☐				
7	36	☐				
8	37	☐				
9	38	☐				
10	39	☑				

SATURDAY SAMPLE DELIVERY - CALL TO SCHEDULE • Use this address for Saturday Delivery only: 4220 N. Santa Fe Ave., Oklahoma City, OK 73105-8517 • Mark Package "Hold for Saturday Pickup"

QUANTEM LABORATORIES
www.QuanTEM.com

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(800) 822-1650 • (405) 755-7272 • Fax: (405) 755-2058

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For Lab Use Only
Lab No. 245991
Accept Reject

Project Information

Company: Harenda Management Group | Project Name: DNS | Project Location: Milwaukee, WI

No.	Sample ID (10 Characters Max)	☑ To Be Analyzed	Color	Description	Volume / Area (as applicable)	Comments / Notes
11	40	☒				
12	41	☐				
13	42	☐				
14	43	☐				
15	44	☐				
16	45	☐				
17	46	☐				
18	47	☐				
19	48	☐				
20	49	☐				
21	50	☐				
22	51	☐				
23	52	☐				
24	53	☐				
25	54	☐				
26	55	☐				
27	56	☐				
28	57	☐				
29	58	☐				
30	59	☐				

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LEGAL DOCUMENT - PLEASE PRINT LEGIBLY

For Lab Use Only
Lab No. 295591
Accept Reject

Project Information

Company: Harenda Management Group | Project Name: DNS | Project Location: Milwaukee, WI

No.	Sample ID (10 Characters Max)	☑ To Be Analyzed	Color	Description	Volume / Area (as applicable)	Comments / Notes
31	60	☒				
32	61	☐				
33	62	☐				
34	63	☐				
35	64	☐				
36	65	☐				
37	66	☑				
38		☐				
39		☐				
40		☐				
41		☐				
42		☐				
43		☐				
44		☐				
45		☐				
46		☐				
47		☐				
48		☐				
49		☐				
50		☐				

SATURDAY SAMPLE DELIVERY - CALL TO SCHEDULE • Use this address for Saturday Delivery only: 4220 N. Santa Fe Ave., Oklahoma City, OK 73105-8517 • Mark Package "Hold for Saturday Pickup"

IX. LEAD LABORATORY RESULTS

QuanTEM LABORATORIES
2033 Heritage Park Dr, Oklahoma City, OK 73120 | 1.800.822.1650

Environmental Chemistry Analysis Report

QuanTEM Set ID: 295956
Date Received: 06/25/18
Received By: Travis Miller
Date Sampled:
Time Sampled:
Analyst: CR
Date of Report: 07/02/18

AIHA ID: 101352

Client: Harenda Management Group
Dean Jacobsen
1237 West Bruce St.
Milwaukee, WI 53204

Acct. No.: B929

Project: DNS
Location: Milwaukee, WI
Project No.: 18-400-024.2926A

QuanTEM ID	Client ID	Matrix	Parameter	Results	Reporting Limits	Units	Date/Time Analyzed	Method
001	P1	Paint	Lead	0.139	0.00496	%	06/27/18 11:15	P EPA 7000B (1)
002	P2	Paint	Lead	0.00603	0.00488	%	06/27/18 11:15	P EPA 7000B (1)
003	P3	Paint	Lead	0.0191	0.00488	%	06/27/18 11:15	P EPA 7000B (1)

Authorized Signature:_____
Cherry Rossen, Technical Manager

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

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

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

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

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

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

LEAD CHAIN OF CUSTODY

QUANTEM LABORATORIES
www.QuanTEM.com
2033 Heritage Park Drive, Oklahoma City, OK 73120-7502
(800) 822-1650 • (405) 755-7272 • Fax: (405) 755-2058

LEGAL DOCUMENT - PLEASE PRINT LEGIBLY

For Lab Use Only	
Lab No. 295956	
Accept	Reject

Contact Information			
Company:	Harenda Management Group	Phone:	(414) 383-4800
Contact:	Dean Jacobsen	Cell Phone:	
Account #:	B929	E-mail:	djacobsen@harenda.com

Project Information	
Project Name:	DNS
Project Location:	Milwaukee, WI
Project ID:	18-400-024.2926A

Report Results (☑ one box)	
✓	QuanTEM Website
	Other email

Sampled By:	Name:	Date:

RELINQUISHED BY	DATE & TIME	VIA	RECEIVED BY	DATE & TIME
[signature]	6/22/18 1630	FedEx	[signature] 18-6-25 9:20	

REQUESTED SERVICES (Please ☑ the Appropriate Boxes)

No.	Sample ID (10 Characters Max)	Sample Description	Volume (Liters)	Volume Area (Length x Width)	Sample Matrix (see matrix code box)	Analysis: Pb			Units (☑ ONE box only): PPM	Wt %	mg / l	µg /ft²	µg / m³	mg / cm²
1	P1				B	X				X				
2	P2				↓	↓				↓				
3	P3				↓	↓				↓				
4														
5														
6														
7														
8														
9														
10														
11														
12														

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

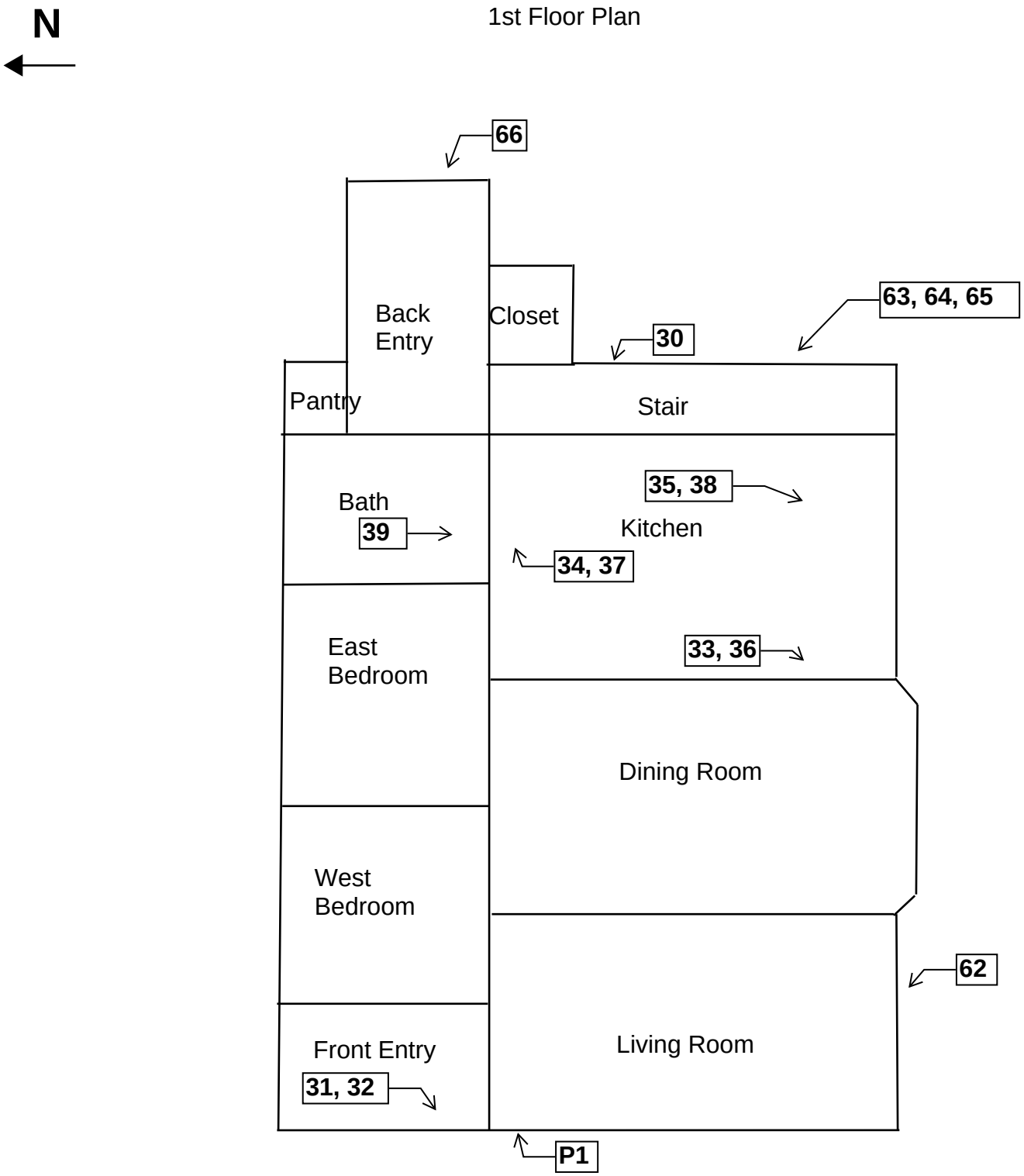
TURNAROUND TIME	
	Same Day
	24 - Hour
	3 - Day
✓	5 - Day

SATURDAY SAMPLE DELIVERY - CALL TO SCHEDULE • Use this address for Saturday Delivery only: 4220 N. Santa Fe Ave., Oklahoma City, OK 73105-8517 • Mark Package "Hold for Saturday Pickup"

X. FLOOR PLANS

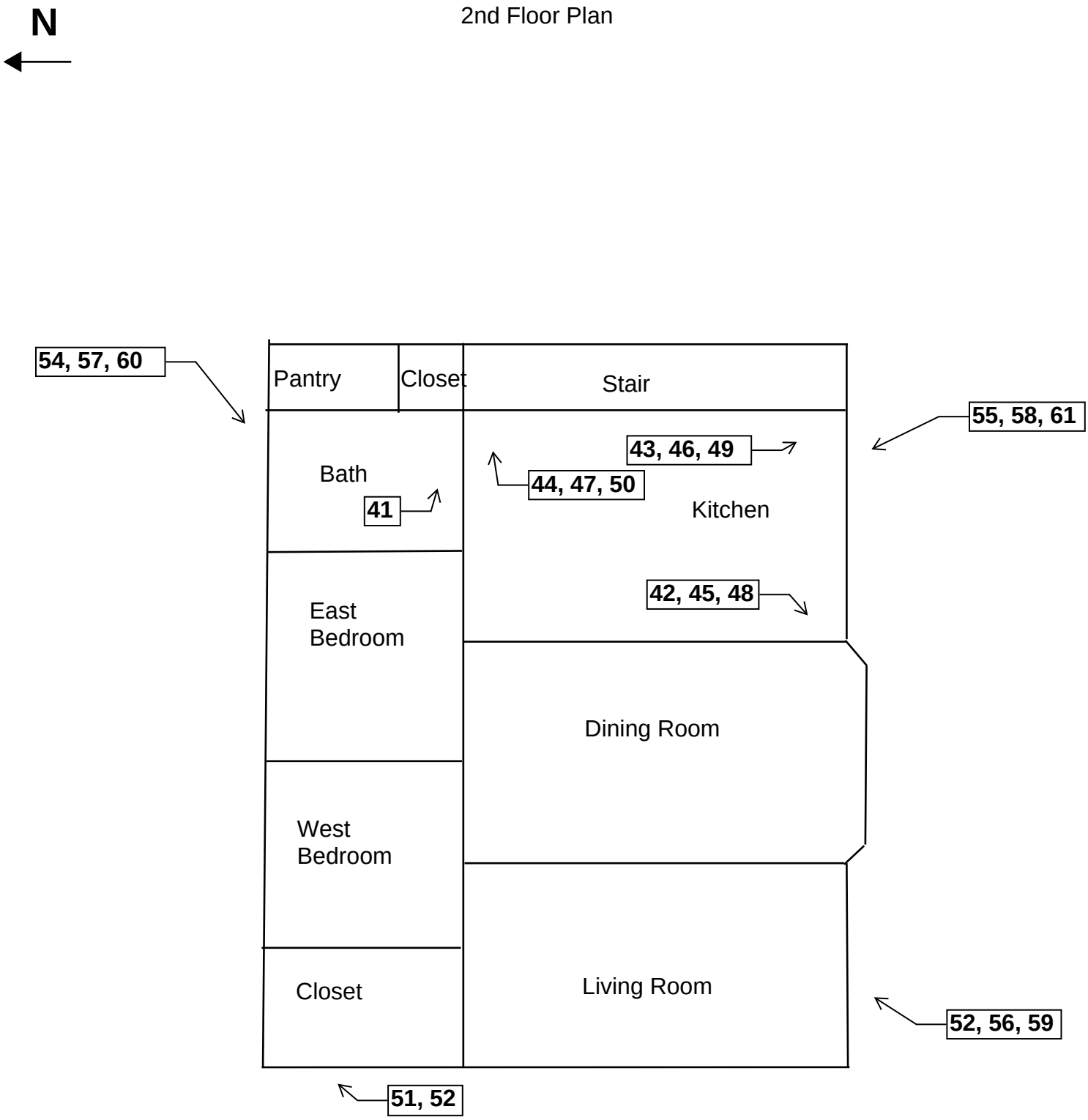
Two Family Dwelling
2926A North 19th Street
Milwaukee, Wisconsin

1st Floor Plan



Two Family Dwelling
2926A North 19th Street
Milwaukee, Wisconsin

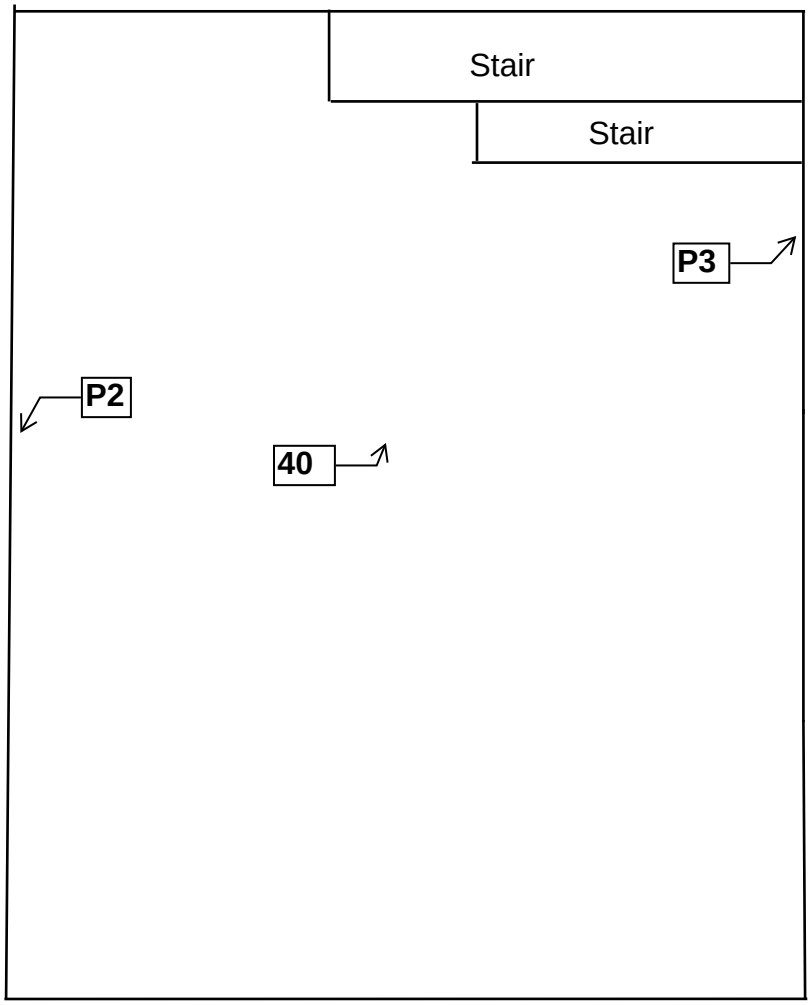
2nd Floor Plan



Two Family Dwelling
2926A North 19th Street
Milwaukee, Wisconsin

N

Basement Floor Plan



XI. HMG CERTIFICATION

Company Certificate

This certifies that

HARENDA MANAGEMENT GROUP

1237 W BRUCE ST
MILWAUKEE WI 53204-1218

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

Asbestos Company - Primary

Certificate Issue Date: 06/23/2017
Expiration Date: 08/31/2019, 12:01 a.m.
Certification #: CAP-480540

Wisconsin Department of Health Services
Division of Public Health
Bureau of Environmental and Occupational Health
Asbestos & Lead Section
PO Box 2659
Madison WI 53701-2659
Phone: (608) 261-6876

Shelley A Bruce,
Unit Supervisor

Scott Walker
Governor

Linda Seemeyer
Secretary

State of Wisconsin
Department of Health Services

DIVISION OF PUBLIC HEALTH
1 WEST WILSON STREET
P O BOX 2659
MADISON WI 53701-2659

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

December 15, 2017

DEAN T JACOBSEN
W131S6781 KIPLING DR
MUSKEGO WI 53150-3401

ID# AII-14370

Congratulations! Your new Wisconsin certification card is enclosed. Call us right away if anything on your blue card is wrong.

Follow Wisconsin law by making sure that you:

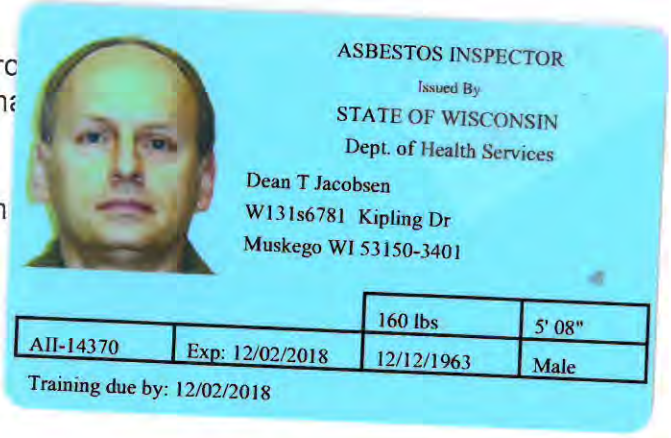
1. Have your blue card with you when doing regulated work.
2. Work safely using the methods you learned in training.
3. Keep your mailing address up to date. We mail a reminder when it's time to renew your blue card. Update your address by emailing DHSAsbestosLead@wi.gov, by using our Lead and Asbestos Online Certification website, www.dhs.wisconsin.gov/waldo, or by mailing a note to:

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

4. Take refresher training well before the "Training due by" date printed on your blue card.
   - Asbestos-certified individuals must refresh in Wisconsin no earlier than **90 days** before the due date to keep the same expiration date.
     Find asbestos training providers at www.dhs.wisconsin.gov/asbestos.
   - Lead-certified individuals can refresh up to **1 year** before the due date.
     Find lead training providers at www.dhs.wisconsin.gov/lead.
5. Apply to renew your card at least **1 month** before the "Exp." date on your blue card.
6. Be associated with a certified company when doing regulated work in Wisconsin. If you work for yourself, you must certify your own company under a name of your choosing. Otherwise, you must be employed by a certified company. Get a company application form at www.dhs.wisconsin.gov/lead or www.dhs.wisconsin.gov/asbestos.
7. **Don't** conduct regulated work after your blue card expires. This could result in an enforcement action.

By getting certified and working safely, you pro
professional responsibility. Contact us if you ha
below and on the back of your blue card.

The Lead and Asbestos Certification Program
(608) 261-6876
DHSAsbestosLead@wi.gov
www.dhs.wisconsin.gov/asbestos
www.dhs.wisconsin.gov/lead



COPY

PRE-DEMOLTION INSPECTION REPORT
Job Site:

South Side Addition on Commercial Building
2249 North Humboldt Avenue
Milwaukee, Wisconsin

For:

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

HMG Report No.: 19-400-037-2249
Inspector: Jazmin Spears
Contract No.: 360-19-0975

Prepared by:

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

April 2019

Signature Page
Pre-Demolition Inspection Report
South Side Addition on Commercial Building
2249 North Humboldt Avenue
Milwaukee, Wisconsin

Dean Jacobsen
Asbestos Inspector No. AII – 14370
Expiration Date: 12/2/18
Harenda Management Group

Jazmin Spears
Asbestos Inspector No. AII – 111055
Expiration Date: 8/10/19
Harenda Management Group

April 10, 2019

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

RE: Pre-Demolition Inspection Report
2249 North Humboldt Avenue
Milwaukee, WI

Harenda Management Group has completed the pre-demolition inspection of the south addition at 2249 North Humboldt Avenue, Milwaukee, Wisconsin, as per the referral from the City of Milwaukee Department of Neighborhood Services. The inspection and results are described in the following report. Please contact me at (414) 383-4800 if you have any questions.

Sincerely,

HARENDA MANAGEMENT GROUP

Dean Jacobsen
Asbestos Inspector No. AII – 14370

EXECUTIVE SUMMARY

Harenda Management Group was retained by the City of Milwaukee Department of Neighborhood Services to conduct an inspection of the south addition at 2249 North Humboldt Avenue, Milwaukee, Wisconsin, prior to demolition. HMG conducted a visual inspection for asbestos and universal wastes. HMG collected asbestos bulk samples for laboratory analysis.

Asbestos was not detected in any material sampled during the inspection. Asbestos was assumed to be in the asphalt roofing. Results are in Section IV 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 for suspect asbestos containing materials in the south side addition on the commercial building at 2249 North Humboldt Avenue, Milwaukee, Wisconsin. The dwelling is a one story wood framed structure. The addition has brick walls with asphalt roofing.

II. ASEBSTOS INSPECTION

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

On April 4, 2019, HMG conducted an asbestos inspection of a south side addition on the commercial building, scheduled for mechanical demolition, located at 2249 North Humboldt Avenue, Milwaukee, Wisconsin. The inspection was conducted by Jazmin Spears, Wisconsin License No. AII – 111055, and the report was written by Dean Jacobsen, Wisconsin License No. AII – 14370.

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.

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

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

- Tar paper
- Drywall/joint compound
- Asphalt roofing

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

III. ASEBSTOS 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, crodcidolite, anthophyllite, and actinolite,/tremolite), fibrous non asbestos constituents (mineral wool, paper, etc.), and nonfibrous constituents. Asbestos is identified by refractive indices (obtained by using dispersion staining), morphology, color, pleochroism, birefringence, extinction characteristics, and signs of elongation. The same characteristics are used to identify the non asbestos constituents.

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

IV. ASEBSTOS FINDINGS AND OBSERVATIONS

The following are the laboratory results. The laboratory report is in Appendix A.

Sample #	Location and Description	Results	Homogeneous Code
1	Exterior – east wall – tar paper	Negative	MPT
2	Exterior – northwest wall – tar paper	Negative	MPT
3	Exterior – southwest wall – tar paper	Negative	MPT
4a	Interior – north wall – drywall	Negative	MDW
4b	Interior – north wall – joint compound	Negative	MDW
5a	Interior – west wall – drywall	Negative	MDW
5b	Interior – west wall – joint compound	Negative	MDW
6a	Interior – south wall – drywall	Negative	MDW
6b	Interior – south wall – joint compound	Negative	MDW

None of the materials sampled contain asbestos.

Assumed Category I Non-Friable Asbestos Containing Material:

Material	Location	Approximate Quantity	Condition
Built up Roofing & Flashing	South Addition	1,500 SF	Fair

Note #1: Asphalt roofing is a category I non friable asbestos containing material and was not friable. Under NR 447 it does not currently meet the definition of regulated asbestos containing material (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.

Note#2: Category I – Non-Friable Asbestos Containing Materials may become RACM during mechanical demolition activities or maybe considered friable prior to demolition activities due to its condition at time of demolition.

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

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

Homogeneous Material Codes

MPT	Tar Paper Exterior
MDW	Drywall/Joint Compound

V. EXCLUSIONS

Not all areas within walls and ceilings were accessible, and these areas may contain suspect asbestos containing materials. Only visible or accessible areas were included in the scope of work.

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

This report represents the condition of the building and its visible/accessible suspect asbestos containing materials at the date and the times of the onsite inspection. Hidden materials or 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 Schneider Laboratories Global, 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:

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

LEAD

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

MERCURY
Products that may contain mercury:

LIGHTING

N/A Fluorescent Lights

N/A High Intensity Discharge
-Metal Halide
-High Pressure Sodium
-Mercury Vapor

N/A Neon

N/A 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

N/A Old Thermostats

N/A Aquastats

N/A Firestats

N/A Manometers

N/A Thermometers

BOILERS, FURNACES, HEATERS AND TANKS

N/A Mercury Flame Sensors by pilot lights

N/A Manometers, Thermometers, Gauges

N/A Pressure-trol

N/A Float or Level Controls

N/A Space Heaters

ELECTRICAL SYSTEMS – 1 Electrical Box on Interior

N/A	Load Meters and Supply Relays
N/A	Phase Splitters
N/A	Microwave Relays
N/A	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 were PCBs may be found:

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

OTHER ENVIRONMENTAL ISSUES

N/A	Hazardous Waste
N/A	Oil Tanks
N/A	Well Abandonment
N/A	Junk Auto Tires
N/A	Junk Vehicles

VIII. ASBESTOS LABORATORY RESULTS

Analysis Report

Schneider Laboratories Global, Inc

2512 W. Cary Street • Richmond, Virginia • 23220-5117
804-353-6778 • 800-785-LABS (5227) • Fax 804-359-1475

Customer: Harenda Management Group (5065)
Address: 1237 West Bruce Street
Milwaukee, WI 53204

Order #: 309435

Received 04/08/19
Analyzed 04/10/19
Reported 04/10/19

Attn:

Project:
Location: Wisconsin
Number: 19-400-037.2249

Method: EPA 600/R-93/116 & 600/M4-82-020

PLM Analysis

Sample ID	Collected	Cust. ID	Location	Asbestos Fibers	Other Materials
309435-001	04/04/19	1	Wisconsin		
Layer 1: Felt Black, Fibrous				None Detected	65% CELLULOSE FIBER 15% MINERAL/GLASS WOOL 20% NON FIBROUS MATERIAL
309435-002	04/04/19	2	Wisconsin		
Layer 1: Felt Black, Fibrous				None Detected	65% CELLULOSE FIBER 15% MINERAL/GLASS WOOL 20% NON FIBROUS MATERIAL
309435-003	04/04/19	3	Wisconsin		
Layer 1: Felt Black, Fibrous				None Detected	65% CELLULOSE FIBER 15% MINERAL/GLASS WOOL 20% NON FIBROUS MATERIAL
309435-004	04/04/19	4	Wisconsin		
Layer 1: Drywall White, Powdery				None Detected	5% CELLULOSE FIBER 95% NON FIBROUS MATERIAL
Layer 2: Joint Compound White, Granular				None Detected	100% NON FIBROUS MATERIAL
309435-005	04/04/19	5	Wisconsin		
Layer 1: Drywall White, Powdery				None Detected	5% CELLULOSE FIBER 95% NON FIBROUS MATERIAL
Layer 2: Joint Compound White, Granular				None Detected	100% NON FIBROUS MATERIAL

Reporting Limit: 1% Gravimetrically Reduced Reporting Limit: 0.01% PLM analysis is based on Visual Estimation and NESHAP recommends that any asbestos content less than 10 percent be verified by PLM Point Count or TEM Analysis. The EPA recommends that any vermiculite should be treated as Asbestos Containing Material (ACM). This report must not be reproduced except in full with the approval of the laboratory. The test results reported relate only to the samples submitted.

Project:
Location: Wisconsin
Number: 19-400-037.2249

Method: EPA 600/R-93/116 & 600/M4-82-020

PLM Analysis

Sample ID	Collected	Cust. ID	Location	Asbestos Fibers		Other Materials
309435-006	04/04/19	6	Wisconsin			
Layer 1: Drywall White, Powdery				None Detected	5% 95%	CELLULOSE FIBER NON FIBROUS MATERIAL
Layer 2: Joint Compound White, Granular				None Detected	100%	NON FIBROUS MATERIAL

EPA Regulatory Limit: 1%
Total layers analyzed on order: 9

309435-04/10/19 04:18 PM

Analyst **Mohammed Hashim**

Reviewed By: **Hind Eldanaf**
Microscopy Supervisor

Reporting Limit: 1% Gravimetrically Reduced Reporting Limit: 0.01% PLM analysis is based on Visual Estimation and NESHAP recommends that any asbestos content less than 10 percent be verified by PLM Point Count or TEM Analysis. The EPA recommends that any vermiculite should be treated as Asbestos Containing Material (ACM). This report must not be reproduced except in full with the approval of the laboratory. The test results reported relate only to the samples submitted.

SCHNEIDER LABORATORIES GLOBAL, INC.
2512 West Cary Street, Richmond, Virginia 23220-5117
804-353-6778 • 800-785-LABS (5227) • Fax 804-359-1475
www.slabinc.com • info@slabinc.com

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V:\309\309435
fghraizi 4/8/2019 9:5 0:37 AM
UPS 1Z2E2899846 1521 24

Submitting Co.	Harenda Management Group	**State of Collection**	WI	**Cert. Required**	☐ YES ☐ NO
1237 West Bruce Street		**Acct #**	5065	**Phone**	(414) 647-1530
Milwaukee, WI 53204		**Email**	dean.jacobsen@kphenvironmenmtal.com		
Project Name		**PO #**			
Project Location	Wisconsin	**Special Instructions:**			
Project Number	19-400-037.2249				
Collected By					

Turn Around Time **	Matrix	Tests/Analytes (Select ALL that Apply) Blank spaces are for additional analytes			
		Asbestos in Bulk	**Metals Total**	**TCLP**	**Microbiology**
☐ 2 Hour *	☐ Air	☒ PLM	☐ Lead	☐ Lead	☐ BACT (MPN/PA)
☐ Same day *	☐ Paint	☐ PLM Qualitative	☐ RCRA 8 Metals	☐ RCRA 8 Metals	☐ Mold Direct Exam
☐ 1 business day	☐ Soil	☐ 400 Point Count	☐ Chromium VI	☐ Full TCLP (w/ organics 10 Day)	☐ Allergens
☑ 2 business days	☐ Wipe	☐ 1000 Point Count	☐ Mercury		**Sub-Contract**
☐ 3 business days	☒ Bulk	☐ Gravimetric Prep	☐ _____		☐ TEM Chatfield
☐ 5 business days	☐ Waste Water	**Asbestos in Air**	**Gravimetric**	**Miscellaneous**	☐ TEM AHERA
* not available for all tests	☐ Ground Water	☐ PCM	☐ Total Dust NIOSH 0500	☐ Silica FTIR (7602)	☐ TEM 7402
** past 3 PM the TAT will begin next business day	☐ Drinking Water	☐ PCM-B Rules	☐ Resp. Dust NIOSH 0600	☐ _____	☐ Silica XRD (7500)
Please schedule rush tests in advance	☐ TSP / PM10				
	☐ _____				

Sample #	Date Sampled	Time Sampled	Sample Identification (Employee, Bldg,Material, Type[1])	Wipe Area	Time[2] Start	Time[2] Stop	Flow Rate[3] Start	Flow Rate[3] Stop	Total Air[4]
1	4/4/19								
2	↓								
3									
4									
5									
6									

For Aqueous and Solid samples ensure enough sample is sent for duplicate and spike analysis

[1]Type: A=Area, B=Blank, P=Personal, E=Excursion [2]Beginning/End of Sample Period [3]Liters/Minute [4]Volume in Liters [time in min × flow in L/min]

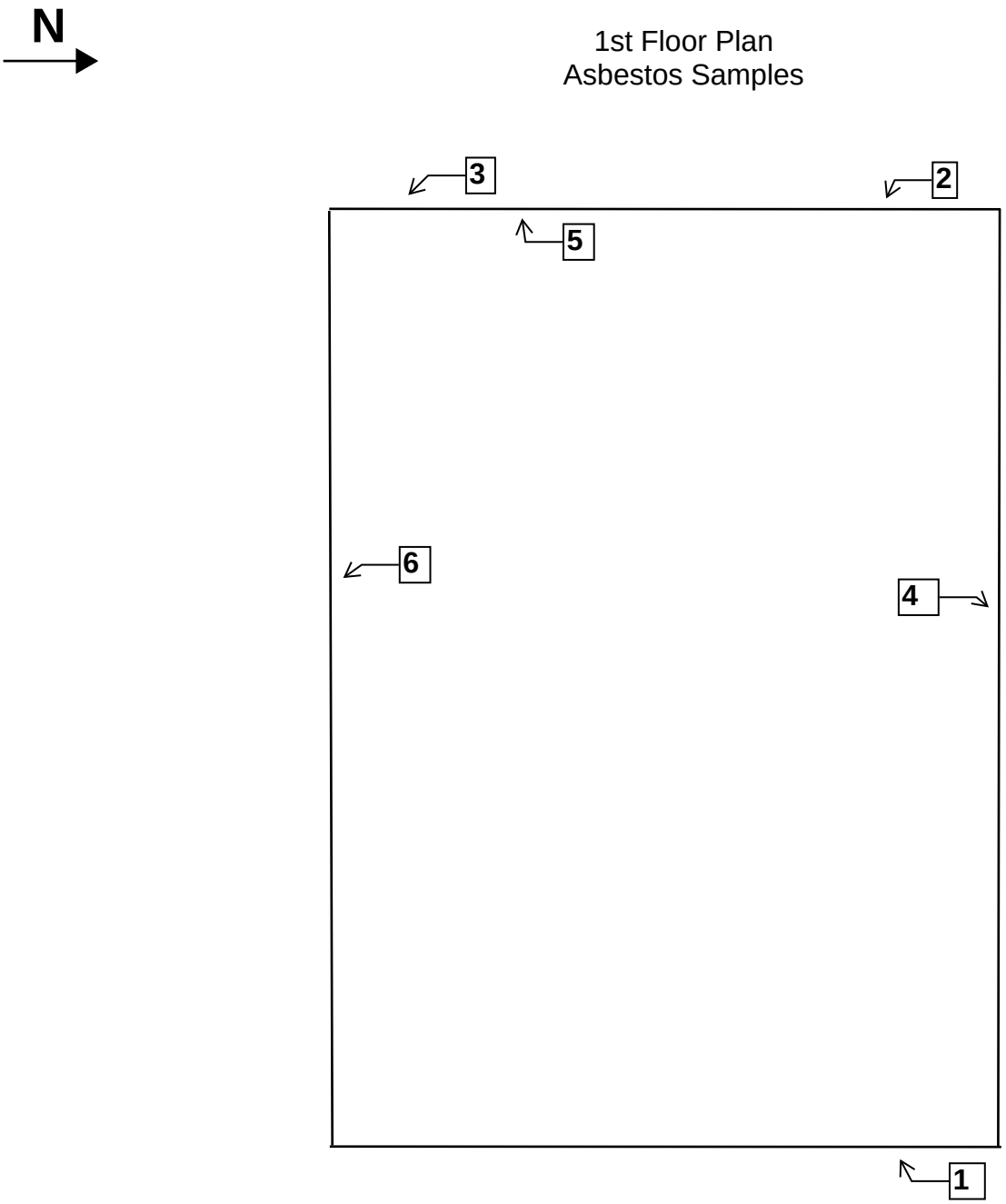
Relinquished By: Dean Jacobsen Signature: [signature] Date/Time 4/4/19 1400

! ALL SHADED FIELDS MUST BE FILLED TO AVOID DELAYS !

IX. FLOOR PLANS

Commercial Building
South Side Addition
2249 North Humboldt Avenue
Milwaukee, Wisconsin

1st Floor Plan
Asbestos Samples



X. HMG CERTIFICATION

Company Certificate

This certifies that

HARENDA MANAGEMENT GROUP

1237 W BRUCE ST
MILWAUKEE WI 53204-1218

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

Asbestos Company - Primary

Certificate Issue Date: 06/23/2017
Expiration Date: 08/31/2019, 12:01 a.m.
Certification #: CAP-480540

Wisconsin Department of Health Services
Division of Public Health
Bureau of Environmental and Occupational Health
Asbestos & Lead Section
PO Box 2659
Madison WI 53701-2659
Phone: (608) 261-6876

Shelley A Bruce,
Unit Supervisor

Scott Walker
Governor

Linda Seemeyer
Secretary

State of Wisconsin
Department of Health Services

DIVISION OF PUBLIC HEALTH
1 WEST WILSON STREET
P O BOX 2659
MADISON WI 53701-2659

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

August 27, 2018

JAZMIN K C SPEARS
1237 W BRUCE ST
MILWAUKEE WI 53204-1218

ID# AII-111055

Congratulations! Your new Wisconsin certification card is enclosed. Call us right away if anything on your blue card is wrong.

Follow Wisconsin law by making sure that you:

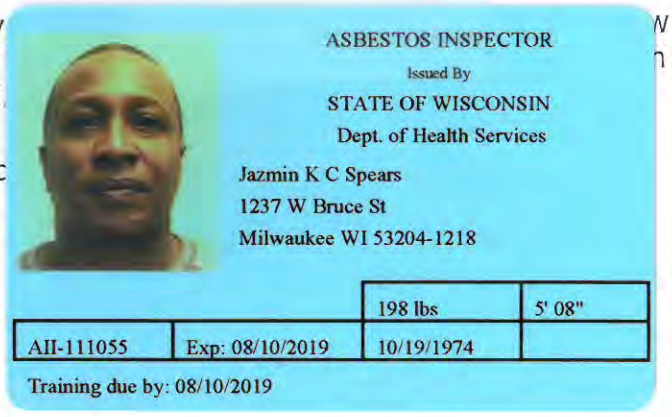
1. Have your blue card with you when doing regulated work.
2. Work safely using the methods you learned in training.
3. Keep your mailing address up to date. We mail a reminder when it's time to renew your blue card. Update your address by emailing DHSAsbestosLead@wi.gov, by using our Lead and Asbestos Online Certification website, www.dhs.wisconsin.gov/waldo, or by mailing a note to:

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

4. Take refresher training well before the "Training due by" date printed on your blue card.
   - Asbestos-certified individuals must refresh in Wisconsin no earlier than **90 days** before the due date to keep the same expiration date.
     Find asbestos training providers at www.dhs.wisconsin.gov/asbestos.
   - Lead-certified individuals can refresh up to **1 year** before the due date.
     Find lead training providers at www.dhs.wisconsin.gov/lead.
5. Apply to renew your card at least **1 month** before the "Exp." date on your blue card.
6. Be associated with a certified company when doing regulated work in Wisconsin. If you work for yourself, you must certify your own company under a name of your choosing. Otherwise, you must be employed by a certified company. Get a company application form at www.dhs.wisconsin.gov/lead or www.dhs.wisconsin.gov/asbestos.
7. **Don't** conduct regulated work after your blue card expires. This could result in an enforcement action.

By getting certified and working safely, y N
professional responsibility. Contact us if n is
below and on the back of your blue card.

The Lead and Asbestos Certification Pro
(608) 261-6876
DHSAsbestosLead@wi.gov
www.dhs.wisconsin.gov/asbestos
www.dhs.wisconsin.gov/lead



COPY

HARENDA MANAGEMENT GROUP
A DIVISION OF KH INDUSTRIES LLC.

LEAD INSPECTION REPORT

Job Site:

South Side Addition on Commercial Building
2249 North Humboldt Avenue
Milwaukee, Wisconsin

For:

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

HMG Report No.: 19-400-0237.2249L
Contract No.: 360-19-0975

Prepared by:

HARENDA MANAGEMENT GROUP
1237 West Bruce Street
Milwaukee, Wisconsin 53204

April 2019

Signature Page
South Side Addition on Commercial Building
Mixed Use Building
2249 North Humboldt Avenue
Milwaukee, Wisconsin

Dean Jacobsen
Lead Risk Assessor # LRA 14370
Expiration Date: 11/19/20
Harenda Management Group

April 10, 2019

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

RE: Lead Inspection Report
2249 North Humboldt Avenue
Milwaukee, WI

Harenda Management Group has completed the lead inspection of the south side addition at 2249 North Humboldt Avenue, Milwaukee, WI, as per the referral from the City of Milwaukee Department of Neighborhood Services. The inspection and results are described in the following report. Please contact me at (414) 383-4800 if you have any questions.

Sincerely,

HARENDA MANAGEMENT GROUP

Dean Jacobsen
Lead Risk Assessor # LRA 14370

EXECUTIVE SUMMARY

Harenda Management Group was retained by the City of Milwaukee Department of Neighborhood Services to conduct a lead inspection of the south side addition at 2249 North Humboldt Avenue, Milwaukee, Wisconsin. HMG conducted a visual inspection for painted masonry and collected paint samples for laboratory analysis.

Interior masonry was not painted. Lead was not detected in paint sampled on the exterior walls. Results are in Section II of this report.

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

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I. INTRODUCTION

Harenda Management Group (HMG) was retained by the City of Milwaukee Department of Neighborhood Services to conduct a preliminary survey for possible Lead Based Paint on the concrete and masonry surfaces at the following location: **2249 North Humboldt Avenue, Milwaukee, Wisconsin, south side addition on a commercial building.** Demolition is planned for the building. Enclosed you will find a summary of the paint testing at the above referenced location. All other areas/materials were excluded from this scope of work.

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

The testing took place on April 4, 2019. Samples of paint were collected from masonry surfaces (block and concrete) representing all observed paint colors. Samples were analyzed at Quantem Laboratories of Oklahoma City, Oklahoma, for total lead content using U.S. EPA Method 7000B (Reference Section II for results).

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

The results of the analysis was classified as follows:

Positive: Any result above the DHS 163 Standard of 0.5% lead.

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

II. COMPONENT TESTING

A. Summary

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

Exterior: 2249 North Humboldt Avenue

- **Painted brick walls were observed on the exterior. Lead based paint was detected in the white paint on the center wall.**

Interior: 2249 North Humboldt Avenue

- **Painted masonry was not observed on interior surfaces.**

Reference Test Results of Components below.

B. Test Results of Components:

Site: 2249 North Humboldt Avenue, Milwaukee, Wisconsin Date: 4/4/18

Paint Testing Results						
Sample	**Location**	**Component**	**Substrate**	**Color**	**PbC (%)**	**Result**
P1	Exterior	South Wall	Brick	White	<0.00329	Negative

The inspection did not find Lead-Based Paint on the property. None of the paints sampled are lead based paint.

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

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

C. Summary of OSHA Lead Regulations

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

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

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

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

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

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

D. Summary of Wisconsin Department of Natural Resources Information

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

III. LIMITATIONS

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

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

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

IV. LABORATORY RESULTS

Analysis Report

Schneider Laboratories Global, Inc

2512 W. Cary Street • Richmond, Virginia • 23220-5117
804-353-6778 • 800-785-LABS (5227) • Fax 804-359-1475

Customer: Harenda Management Group (5065)
Address: 1237 West Bruce Street
Milwaukee, WI 53204

Attn:

Project:
Location: Wisconsin
Number: 19-400-037.2249

Order #: 309436

Matrix Paint
Received 04/08/19
Analyzed 04/08/19
Reported 04/08/19

PO Number:

Sample ID / Parameter	Cust. Sample ID	Location / Method	Sample Date	Weight / Total µg	% / Wt.	Conc.	RL*
309436-001	P1		04/04/19	304 mg			
Lead		EPA 7000B / 3050B		<10.0 µg	<0.00329 %	<32.9 mg/kg	32.9 mg/kg

Analyst: MRS
309436-04/08/19 05:11 PM

Reviewed By: **Jennifer Lee**
Metals Supervisor

Federal Lead Paint Statute

Location	Clearance	Unit
Lead in paint by weight	< 0.50	%
Lead in paint as PPM	< 5000	mg/kg

Minimum reporting limit: 10.0 µg. Concentration and *Reporting Limit (RL) based on weights provided by client. All internal QC parameters were met. Unusual sample conditions, if any, are described. Values are reported to three significant figures. PPM = mg/kg | PPB = µg/kg. The test results reported relate only to the samples submitted. AIHA-LAP, LLC accredited for Lead (Lab ID 100527).

SCHNEIDER LABORATORIES GLOBAL, INC.

2512 West Cary Street, Richmond, Virginia 23220-5117
804-353-6778 • 800-785-LABS (5227) • Fax 804-359-1475
www.slabinc.com • info@slabinc.com

309436 X 1
V:\309\309436
fghraizi 4/8/2019 9:5 0:37 AM
UPS 1Z2E2899846 1521 24

Submitting Co.	Harenda Management Group	State of Collection	WI	Cert. Required	☐ YES ☐ NO
1237 West Bruce Street		Acct #	5065	Phone	(414) 647-1530
Milwaukee, WI 53204		Email	dean.jacobsen@kphenvironmenmtal.com		
Project Name		PO #			
Project Location	Wisconsin	Special Instructions:			
Project Number	19-400-037.2249				
Collected By					

Turn Around Time **	Matrix	Tests/Analytes (Select ALL that Apply) Blank spaces are for additional analytes			
		Asbestos in Bulk	Metals Total	TCLP	Microbiology
☐ 2 Hour *	☐ Air	☐ PLM	☒ Lead	☐ Lead	☐ BACT (MPN/PA)
☐ Same day *	☒ Paint	☐ PLM Qualitative	☐ RCRA 8 Metals	☐ RCRA 8 Metals	☐ Mold Direct Exam
☐ 1 business day	☐ Soil	☐ 400 Point Count	☐ Chromium VI	☐ Full TCLP (w/ organics 10 Day)	☐ Allergens
☑ 2 business days	☐ Wipe	☐ 1000 Point Count	☐ Mercury		Sub-Contract
☐ 3 business days	☐ Bulk	☐ Gravimetric Prep	☐ _____		☐ TEM Chatfield
☐ 5 business days	☐ Waste Water	Asbestos in Air	Gravimetric	Miscellaneous	☐ TEM AHERA
* not available for all tests	☐ Ground Water	☐ PCM	☐ Total Dust NIOSH 0500	☐ Silica FTIR (7602)	☐ TEM 7402
** past 3 PM the TAT will begin next business day	☐ Drinking Water	☐ PCM-B Rules	☐ Resp. Dust NIOSH 0600	☐ _____	☐ Silica XRD (7500)
Please schedule rush tests in advance	☐ TSP / PM10				
	☐ _____				

Sample #	Date Sampled	Time Sampled	Sample Identification (Employee, Bldg,Material, Type[1])	Wipe Area	Time[2] Start	Time[2] Stop	Flow Rate[3] Start	Flow Rate[3] Stop	Total Air[4]
P1	4/4/19								

For Aqueous and Solid samples ensure enough sample is sent for duplicate and spike analysis

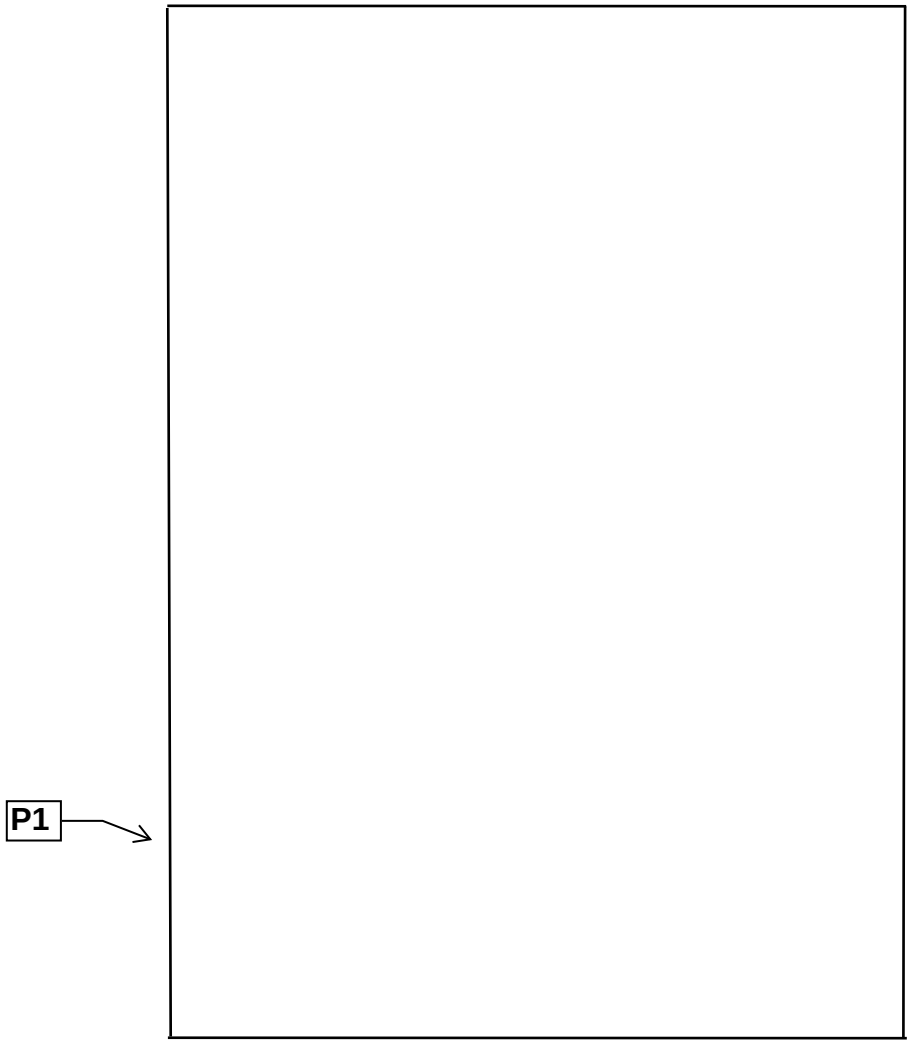
[1]Type: A=Area, B=Blank, P=Personal, E=Excursion [2]Beginning/End of Sample Period [3]Liters/Minute [4]Volume in Liters [time in min × flow in L/min]

Relinquished By: Dean Jacobsen Signature: _____ Date/Time 4/4/19 1400

! ALL SHADED FIELDS MUST BE FILLED TO AVOID DELAYS !

IV. FLOOR PLAN

Commercial Building
South Side Addition
2249 North Humboldt Avenue
Milwaukee, Wisconsin

N

1st Floor Plan
Paint Samples