

A & A Environmental, Inc.

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Inspection Revised 11/12/14

November 12, 2014

Bryan Cooper
City of Madison Engineering
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RE: 215 Martin Luther King, Jr. Blvd, Madison, WI

On October 12, 2014 through October 24, 2014 an asbestos inspection for renovation and XRF sampling for lead based paint was completed on Madison Municipal Building located at 215 Martin Luther King, Jr. Blvd in Madison, WI.

Asbestos Inspection

Bulk samples collected and analyzed for asbestos content by polarized light microscopy (PLM). The following building materials were reported > 1% asbestos or are assumed to contain RACM - Category I and Category II non-friable asbestos. These materials must be properly removed prior to renovation.

Lower Level

Zoning
388 fittings above the ceilings

Public Exit
158 fittings above the ceilings

Planning Department Storage
37 fittings above the ceilings

Women's Restroom
31 fittings above the ceilings
40 fittings in the chase

Men's Restroom
58 fittings above the ceilings
40 fittings in the chase

Systems Furniture Storage
39 fittings

Housekeeping
38 fittings
192 Sq Ft of 12 x 12 floor tile and mastic - Samples #128, 129

Housing Storage
196 Sq Ft of 12 x 12 floor tile and mastic

B.I. Storage
96 Sq Ft of 12 x 12 floor tile and mastic

Conference Room LL130
22 fittings above the ceilings

Word Processing
18 fittings above the ceilings
396 Sq Ft of 12 x 12 floor tile and mastic under carpet - Samples #125,126

Maintenance Office and Break Room
42 fittings above the ceilings
192 Sq Ft of 12 x 12 floor tile and mastic - Samples #113, 114

Men's and Women's Restrooms Next to Elevator
41 fittings in the walls

Water Meter Room
21 fittings

Housekeeping Storage
18 fittings

Maintenance Shop
48 fittings
Unknown amount in pipe chases - estimate 80 Lin Ft

Boiler Room [Mechanical Room](#)
197 fittings 6" OD or larger
293 fittings less than 6" OD
2 large tanks - 10 Ft x 30 Ft long, each
2 expansion tanks - 2 Ft x 6 Ft long, each
1 tank 4 Ft x 6 ft long
Boiler insulation on 2 boilers - 394 Sq Ft each
Refractory and gaskets (assumed), not quantified
Boiler insulation on 1 boiler (assumed) - 270 Sq Ft
Refractory and gaskets (assumed), not quantified
Boiler breaching - 1,188 Sq Ft
All electrical boxes (assumed), not quantified. Most have been replaced therefore most likely not going to contain asbestos when opened.

The heating plan shows heating lines running throughout the lower level. It appears the ACM has been removed from the heating lines and re-insulated with fiberglass and asbestos/non-asbestos insulating cement. A&A Environmental, Inc. was unable to verify all of the ACM was removed in the parameter walls. The quantities of pipe insulation and fittings on the lower level and first floor were quantified unless stated otherwise.

First Floor

Transportation

230 fittings above the ceilings
6,074 Sq Ft of yellow carpet mastic throughout the transportation area.
Sample # 104 was negative, sample #108 was reported to contain asbestos. Both types of mastic appear to be present throughout the transportation work space.

Wilson Street Corridor

198 Sq Ft of 12 x 12 floor tile and mastic - Samples #163, 164
32 Sq Ft of transite above the entry door

Martin Luther King, Jr. Blvd Vestibule and Lobby

220 fittings above the ceilings
96 Sq Ft of transite above three entry doors

Traffic Engineering, Room 130

178 fittings above the ceilings

Doty Street Vestibule

32 Sq Ft of transite above the exterior door
37 fittings above the ceilings

Doty Street Stairs

6 fittings

Post Office Boxes and Corridor

60 Lin Ft of TSI
43 fittings above the ceilings
1,176 Sq Ft of 12 x 12 floor tile and mastic

Mailroom/Shipping and Receiving

196 fittings
2,670 Sq Ft of 12 x 12 floor tile and mastic
3 x 3 metal panel above the exterior door next to the dock

Mailroom Restrooms

49 fittings above ceilings and in the chases

US Post Office Lobby

97 fittings above the ceilings

Men's Restroom in Front of the Credit Union

43 fittings above the ceilings and in the chases

Women's Restroom in Front of the Credit Union

57 fittings above the ceilings and in the chases

Housing Unit

186 fittings above the ceilings
Black floor tile mastic appears to be only around columns and appears to be residue material under non-asbestos yellow mastic. Quantity is unknown - Samples #189,190

The heating plan shows heating lines running through the center of the first floor. It appears the ACM has been removed and replaced with fiberglass and asbestos/non-asbestos insulating cement. The ACM shown on the plan in the walls going to the second floor unit heaters in front of each window could not be verified. Estimate 840 Lin Ft and 420 fittings.

Second Floor

Room 202

456 Sq Ft of floor tile and mastic under carpet on wood
80 Lin Ft and 24 fittings of pipe insulation (assumed) in the walls
Window glazing and caulking on two metal framed windows -
Samples #13, 78

Room 203

600 Sq Ft of floor tile and mastic under carpet on wood
80 Lin Ft and 24 fittings of pipe insulation (assumed) in the walls
Window glazing and caulk on two metal framed windows

Room 205

462 Sq Ft of floor tile and mastic under carpet on wood
80 Lin Ft and 24 fittings of pipe insulation (assumed) in the walls
Window glazing and caulk on two metal framed windows

Room 206

220 Sq Ft of floor tile and mastic under carpet on wood
40 Lin Ft and 12 fittings of pipe insulation (assumed) in the walls
Window glazing and caulk on one metal framed window

Room 207

462 Sq Ft of floor tile and mastic under carpet on wood
80 Lin Ft and 24 fittings of pipe insulation (assumed) in the walls
Window glazing and caulk on two metal framed windows

Room 208

484 Sq Ft of floor tile and mastic under carpet on wood -
Samples #161, 162
80 Lin Ft and 24 fittings of pipe insulation (assumed) in the walls
Window glazing and caulk on two metal framed windows

Room 209

462 Sq Ft of floor tile and mastic under carpet on wood
80 Lin Ft and 24 fittings of pipe insulation (assumed) in the walls
Window glazing and caulk on two metal framed windows

Room 210

220 Sq Ft of floor tile and mastic under carpet on wood

Room 211

110 Sq Ft of floor tile and mastic under carpet on wood

Room 212

212 Sq Ft of floor tile and mastic under carpet on wood

Room 213

264 Sq Ft of floor tile and mastic under raised floor
40 Lin Ft and 12 fittings of pipe insulation (assumed) in the walls

Room 214

100 Sq Ft of floor tile and mastic under carpet on wood

Room 215

130 Sq Ft of floor tile and mastic under caret on wood
80 Lin Ft and 24 fittings of pipe insulation (assumed) in walls

Room 216

130 Sq Ft of floor tile and mastic under caret on wood

Room 218

40 Lin Ft and 12 fittings of pipe insulation (assumed) in walls
Window glazing and caulk on one metal framed window

Room 220

40 Lin Ft and 12 fittings of pipe insulation (assumed) in walls

Room 221

80 Lin Ft and 24 fittings of pipe insulation (assumed) in walls
589 Sq Ft of glue pods on ceiling - Sample #58
Window glazing and caulk on one metal framed window

Room 222

40 Lin Ft and 12 fittings of pipe insulation (assumed) in walls

Room 223

80 Lin Ft and 24 fittings of pipe insulation (assumed) in walls
12 Lin Ft and 8 fittings of pipe insulation exposed
Window glazing and caulk on two metal framed windows

Room 224

40 Lin Ft and 12 fittings of pipe insulation (assumed) in walls

Room 225

420 Sq Ft of floor tile and mastic under carpet on wood
80 Lin Ft and 24 fittings of pipe insulation (assumed) in walls

Room 226

80 Lin Ft and 24 fittings of pipe insulation (assumed) in walls
86 Lin Ft and 18 fittings of pipe insulation exposed

Room 230

140 Sq Ft of floor tile and mastic under carpet on wood

Room 232

165 Sq Ft of floor tile and mastic under carpet on wood
40 Lin Ft and 12 fittings of pipe insulation (assumed) in walls

Room 233

209 Sq Ft of floor tile and mastic under carpet on wood
40 Lin Ft and 12 fittings of pipe insulation (assumed) in walls
Window glazing and caulk on one metal framed window

Room 249

90 Lin Ft and 40 fittings on plumbing lines above the ceiling
40 Lin Ft on water lines in plumbing chase in the wall behind the door
40 Lin Ft and 12 fittings of pipe insulation (assumed) in walls
Window glazing and caulk on one metal framed window

Room 260

Window glazing and caulk on ten metal framed windows

Room 270

90 Lin Ft and 31 fittings of pipe insulation above the ceiling
60 Lin Ft of insulation in plumbing chase
40 Lin Ft and 12 fittings of pipe insulation (assumed) in walls
Window glazing and caulk on one metal framed window

Room 272

40 Lin Ft and 12 fittings of pipe insulation (assumed) in walls
Window glazing and caulk on one metal framed window

Room 274B

40 Lin Ft and 12 fittings of pipe insulation (assumed) in walls
Window glazing and caulk on one metal framed window

Room 278

18 Lin Ft of pipe insulation on heating lines

Room 279

40 Lin Ft and 12 fittings of pipe insulation (assumed) in walls
Window glazing and caulk on two metal framed windows

Room 284

40 Lin Ft and 12 fittings of pipe insulation (assumed) in walls
Window glazing and caulk on one metal framed window

Room 285

40 Lin Ft and 12 fittings of pipe insulation (assumed) in walls
Window glazing and caulk on one metal framed window

Room 286

40 Lin Ft and 12 fittings of pipe insulation (assumed) in walls
Window glazing and caulk on one metal framed window

Third Floor

Room 300

1,512 Sq Ft of floor tile and mastic under carpet on wood
1,081 Sq Ft of ceiling glue pods
Window glazing and caulk on three metal framed windows

Room 301

464 Sq Ft of floor tile and mastic under carpet on wood
464 Sq Ft of ceiling glue pods
Window glazing and caulk on two metal framed windows

Room 302

256 Sq Ft of floor tile and mastic under carpet on wood
256 Sq Ft of ceiling glue pods

Room 302A

204 Sq Ft of floor tile and mastic under carpet on wood
204 Sq Ft of ceiling glue pods
Window glazing and caulk on one metal framed window

Room 302B

230 Sq Ft of floor tile and mastic under carpet on wood
230 Sq Ft of ceiling glue pods
Window glazing and caulk on one metal framed window

Room 302C

160 Sq Ft of floor tile and mastic under carpet on wood
160 Sq Ft of ceiling glue pods
Window glazing and caulk on one metal framed window

Room 303

418 Sq Ft of floor tile and mastic under carpet on wood
418 Sq Ft of ceiling glue pods

Room 304

273 Sq Ft of floor tile and mastic under carpet on wood
273 Sq Ft of ceiling glue pods
Window glazing and caulk on one metal framed window

Room 305

264 Sq Ft of floor tile and mastic under carpet on wood
264 Sq Ft of ceiling glue pods above drop in ceiling

Room 306

294 Sq Ft of floor tile and mastic under carpet on wood
294 Sq Ft of ceiling glue pods
Window glazing and caulk on one metal framed window

Room 307

Window glazing and caulk on one metal framed window

Room 308

256 Sq Ft of floor tile and mastic under carpet on wood
256 Sq Ft of ceiling glue pods
Window glazing and caulk on one metal framed window

Room 309

308 Sq Ft of floor tile and mastic under carpet on wood
308 Sq Ft of ceiling glue pods

Room 310

231 Sq Ft of floor tile and mastic under carpet on wood
231 Sq Ft of ceiling glue pods
Window glazing and caulk on one metal framed window

Room 312

399 Sq Ft of floor tile and mastic under carpet on wood
Window glazing and caulk on two metal framed windows

Room 314

210 Sq Ft of floor tile and mastic under carpet on wood
Window glazing and caulk on one metal framed window

Room 316

273 Sq Ft of floor tile and mastic under carpet on wood
Window glazing and caulk on one metal framed window

Room 317

60 Lin Ft of pipe insulation in pipe chase - unverified

Room 318

441 Sq Ft of floor tile and mastic under carpet on wood
Window glazing and caulk on two metal framed windows

Room 320

210 Sq Ft of floor tile and mastic under carpet on wood
Window glazing and caulk on one metal framed window

Room 322

210 Sq Ft of floor tile and mastic under carpet on wood
Window glazing and caulk on one metal framed window

Room 324

910 Sq Ft of floor tile and mastic under carpet on wood
Window glazing and caulk on two metal framed windows

Room 326

40 Lin Ft of pipe insulation in wall chase
Window glazing and caulk on one metal framed window

Room 328

Window glazing and caulk on one metal framed window

Room 330

Window glazing and caulk on one metal framed window

Room 332

414 Sq Ft of ceiling glue pods
Window glazing and caulk on one metal framed window

Room 334

638 Sq Ft of ceiling glue pods
Window glazing and caulk on two metal framed windows

Room 350

6 fittings on pipe insulation
Window glazing and caulk on two metal framed windows

Room 354

6 fittings on pipe insulation
Window glazing and caulk on one metal framed window

Elevator Doors

8 doors (assumed)

Penthouse

85 Lin Ft and 14 fittings of pipe insulation

Interstitial Space between Third Floor and Roof Access through Penthouse

280 Lin Ft and 35 fittings of pipe insulation

600 Sq Ft of clean up of broken pipe insulation

Fire Doors

Lower Level

Boiler Room - 4

Maintenance Office - 1

Stairway - 3

First Floor Stairway - 2

Second Floor Stairway - 2

Third Floor Stairway - 3

Penthouse - 1

All fire doors were assumed

Roof

506 Lin Ft of caulking on parapets, roof caps, and brick - Sample #04

Roofing material on the entire building

Ground Floor/Lower Level Exterior Caulking

414 Lin Ft of caulking on Wilson Street stairs and walls beside the stairs -

Sample #171

Exterior Door Frame Caulking

156 Lin Ft of door frame caulking on entrance doors, one on Wilson Street, three on Martin Luther King, Jr. Blvd, and one on Doty Street

20 Lin Ft on Post Office overhead door frame facing Pinckney Street

There is black material on the maintenance storage room wall of the lower level annex. A&A Environmental, Inc. was unable to collect a bulk sample from this material.

There are several pipe chases noted on the drawings without access. Once the building is vacated more investigation needs to be completed. This also holds true for the supply lines going to the heating units in front of each window.

All roofing materials are assumed to contain asbestos until sampled.

The following building materials tested <1% asbestos by PLM 400 point count:

None

The following building materials were bulk sampled and reported as **no asbestos detected**:

- White/gray roof insulation mastic
- Roof caulking
- Caulking on ductwork
- Exterior stucco - topcoat/basecoat
- Gray window caulking
- Ductwork vibration dampers
- Black caulking on metal window frames
- White wall paint
- Tan wall paint
- Topcoat plaster
- Basecoat plaster
- Drywall
- Drywall compound
- Ceramic floor tile grout
- Yellow carpet mastic - except first floor traffic
- Floor leveler
- 12 x 12 ceiling tiles
- 2 x 2 ceiling tiles
- 2 x 4 ceiling tiles
- Black/dark brown vinyl flooring
- Yellow vinyl floor mastic
- Black vinyl flooring mastic
- Green carpet mastic
- Base cove
- Yellow/brown base cove mastic
- Ceramic wall tile grout
- Ceramic wall tile glue
- Ceramic wall tile thinset
- Ceramic floor tile thinset
- Sheet vinyl
- Gray sink mastic
- Gray duct sealer
- Clear carpet mastic
- Vapor barrier under floor tile on second floor
- Clay wall bricks
- Window glazing on internal windows
- Red fire stop material
- Tuff bond on stick clips on annex ceilings
- Black tar on wall in lower level annex
- Stair treads
- Stair tread mastic
- Brown exterior caulking in lower level, first, second, and third floors

XRF Sampling for Lead in Paint

As a result of the XRF sampling only the previously renovated areas of the building should be considered for renovation without using lead safe work practices. Once the newer construction materials are removed the original plaster will be exposed requiring lead safe work practices.

A&A Environmental Inc.'s inspectors are only able to inspect open, safe, and accessible areas inside and outside of the building. Inaccessible suspect material may be hidden throughout this building. Any additional suspect materials discovered during the course of abatement/demolition/remodeling must be assumed to be ACM until sampled by and EPA/State of Wisconsin certified asbestos inspector and proven negative.

If you have any questions concerning this report or the sampling performed please feel free to contact me.

Sincerely,


Kim Sopha

President/Inspector #AII01851

Encl

KAS/bls

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January 8, 2008

Mr. James C. Whitney

City of Madison

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Madison, WI 53703

(608) 266-4563, Fax (608) 264-9275, Cell (608) 575-5269

RE: 215 Martin Luther King Jr. Blvd, Madison, WI

MMB

MADISON MUNICIPAL BUILDING

On December 20, 2007 an asbestos inspection for renovation was completed in specified areas of the building as shown on the renovation drawings provided by Mr. Jim Whitney. Bulk samples were collected of building materials that will be disturbed during renovation and were analyzed for asbestos content. The following building materials tested positive for asbestos.

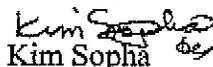
1. Floor tile and mastic – room 321/309 (600 Sq Ft).
2. Floor tile and mastic rooms 313A, 308A, and 302A (1,800 Sq Ft).
3. Floor tile, mastic, and tar paper from room 203 (1,440 Sq Ft).
4. Black mastic under carpet and yellow carpet glue in room 115, amount unknown without removing the carpet (could be 2,400 Sq Ft).

Other building materials sampled include clear/blue carpet glue, yellow carpet mastic, floor filler, topcoat plaster, base coat plaster, glue pods, 2 x 4 ceiling tiles, paneling glue (tan), black tar flooring, and drywall which when analyzed for asbestos were reported as no asbestos detected.

If TSI is found behind walls or above ceilings on the piping, the material should be assumed to contain asbestos.

If you have any questions concerning this report or the sampling performed please feel free to contact me.

Sincerely,


Kim Sopha

President/Inspector #AII01851

Encl

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