October 25, 2007

REPORT: Full Building Survey

TO: Chuck Koncker, Project Manager, CPPM, 300 Donhowe Building, 319 15th Avenue SE, Minneapolis, MN 55455

FROM: John Allen, Facilities Management Hazardous Materials Program (FMHMP), 1521 4th Street SE, Minneapolis, MN 55455

SUBJECT: Asbestos Material Survey – Building 088 – 717 East River Road
FM Project No.: NA

Scope of Work: A full building asbestos material survey was conducted on October 23, 2007. The purpose of the survey was to identify asbestos-containing materials (ACM) as defined by the Environmental Protection Agency (EPA). Any material that is greater than 1% asbestos is considered to be ACM. The intent of the survey was to identify both friable and non-friable suspect ACM, identify non-friable ACM that may become friable under demolition or renovation conditions, and provide approximate cost estimates for the removal of identified ACM prior to renovation of Building 088 at 717 East River Road.

Project Description: Bulk samples of suspect ACM were collected on-site and analyzed via polarized light microscopy (PLM) for asbestos content. Results of analyses are listed in Appendix I of this report. Appendix I is formatted to provide a room by room inventory of suspect ACM, the asbestos content of each material listed, and friability. An explanation of the tables and abbreviations used in the tables is included with Appendix I. Minnesota Department of Health (MDH) Asbestos Rules regulate only friable ACM (material may be reduced to powder or dust under hand pressure) while the EPA regulates ACM that may become friable under demolition or renovation conditions.

The following friable or potentially friable materials tested positive as ACM:

• <4” felt with tar pipe insulation
• 9”x9” floor tile, beige with brown

The following suspect materials tested none detected (ND) as ACM in the building:

• <4” fiberglass pipe insulation
• ceiling plaster
• wall plaster
• brick mortar
• sheetrock and taping compound
• 2’x2’ ceiling tile, fissured pinhole
• 12”x12” floor tile, beige with brown and white
• 12”x12” floor tile, brown with tan
• 12”x12” floor tile, light brown with brown and white
• 12”x12” floor tile, white pebbled
• white cellulose insulation
• white insulation board
• floor tile adhesive

The following non-friable with low potential to become friable materials tested positive as ACM:

• black floor tile adhesive

**Observations and Recommendations:** Due to limited access points in the ceilings and walls, some pipe chases were completely inaccessible or only slightly visible. As a result, the quantities listed reflect the visibility available at the time of the survey.

All ACM removal must be performed by a Minnesota licensed asbestos abatement contractor. All asbestos removal shall be performed within the specified procedures as outlined in the [University of Minnesota Technical Specification for Asbestos Abatement](#). Please note that removal costs are highly variable and dependent on such factors as contractor availability, accessibility of work areas and site specific work plans.

Air monitoring is required for many asbestos-related projects. The Asbestos Group of the Facilities Management Hazardous Materials Program (FMHMP) is available to provide this service. The estimated cost for FMHMP to complete air monitoring requirements for specific projects will be made available upon request. The cost of air monitoring is a function of contractor on-site days and may vary dependent upon project specific scope of work. FMHMP will provide labor, equipment and project oversight as necessary. Project management and contract administration will be provided by the FMHMP.

FMHMP also recommends that throughout the general renovation activities associated with this building, precautions and work practices should be implemented to minimize nuisance dust levels. Dust suppression techniques (misting the air with water and keeping materials wet) should be required of the general contractor.

If there is any further information required, or other questions arise regarding this request, please contact John Allen at (612) 625-6311.

Written By:

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