REPORT: Full Building Survey

TO: Ken Almer, Owner’s Representative, 400 Donhowe Building, 319 15th Ave. SE, Minneapolis, MN 55455

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

SUBJECT: Asbestos Material Survey – 2221 University Ave. – University Office Plaza #192
FM Work Order No.: W000712996

Scope of Work: A full building asbestos material survey was conducted on August 27 through September 10, 2004. 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 or demolition of the University Office Plaza.

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. Appendix II is a room by room listing of only those suspect materials that tested >1% asbestos. 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 non-friable with low potential to become friable materials tested positive as ACM:

- white sink undercoating

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

- <4" fiberglass pipe insulation and associated pipe fitting insulation
- 4"-8" fiberglass pipe insulation and associated pipe fitting insulation
- spray-on fireproofing
- fiberglass duct insulation
- textured ceiling plaster
- concrete block mortar
- brick mortar
- sheetrock and taping compound
- baseboard adhesive
• 12”x12” floor tile, white with blue and grey
• 12”x12” floor tile, tile/flower pattern
• 12”x12” floor tile, tan with beige and white
• 12”x12” floor tile, dark grey with grey and peach
• 12”x12” floor tile, grey with blue and red
• 12”x12” floor tile, white with tan
• 12”x12” floor tile, cream with beige and white
• 12”x12” floor tile, black and white patterned
• 12”x12” floor tile, light green with green and white
• 12”x12” floor tile, beige with brown and tan
• 12”x12” floor tile, grey with red, blue and green
• 12”x12” floor tile, black and cream
• 12”x12” floor tile, white and grey
• 12”x12” floor tile, maroon and gold
• 12”x12” floor tile, grey with white
• floor tile adhesive
• 2’x2’ ceiling tile, sheetrock
• 2’x2’ ceiling tile, white textured
• 2’x2’ ceiling tile, fissure pinhole
• 2’x2’ ceiling tile, fiberglass
• 2’x2’ ceiling tile, mini-fissure pinhole
• 2’x2’ ceiling tile, pinhole crater
• grey sink undercoating
• black sink undercoating
• green sink undercoating
• grey duct putty
• brown window putty

Observations and Recommendations: Although no roof sampling was done, complete roof sampling is recommended at a time when a qualified roofing contractor is on-site to patch core sample holes in roofing, or prior to roof removal or demolition.

Because not all rooms had numbers posted, the room numbers in the Appendices refer to the room numbers in the map at the back of this report.

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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