REPORT: Full Building Survey

TO: Ken Almer, Project Development, 400 Shops Building, 319 15th Avenue S.E., Minneapolis, MN 55414

FROM: John Allen, Asbestos Group, Environmental Health and Safety, Suite 153 U-Tech East Building, 2331 University Ave. S.E., Minneapolis, MN 55414

SUBJECT: Asbestos Material Survey - Biological Sciences Building
EH&S Project No: 411-95-075
Client Project No: 411-95-1455

Scope of Work: A full building asbestos material survey was conducted on July 25 through August 31, 1995. 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 nonfriable suspect ACM, identify nonfriable ACM that may become friable under demolition or renovation conditions, and to provide approximate cost estimates for the removal of identified ACM prior to renovation of the Biological Sciences Building.

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 friable or potentially friable materials tested positive as ACM:

- <4" white fibrous pipe insulation and associated pipe fitting insulation
- <4" fibrous pipe fitting insulation on fiberglass
- 4"-8" white fibrous pipe insulation and associated pipe fitting insulation
- 4"-8" fibrous pipe fitting insulation on fiberglass
- 9"-14" white fibrous pipe insulation and associated pipe fitting insulation
- 9"-14" fibrous pipe fitting insulation on fiberglass
- white fibrous tank insulation
- spray-on fireproofing
- 2'x2' ceiling tile, nail hole
- 2'x4' ceiling tile, nail hole
- 9"x9" floor tile, cream custard
- 12"x12" floor tile, cream with beige
- 12"x12" floor tile, olive with white
- tan and beige linoleum
- transite panels

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

- <4" fiberglass with tar pipe insulation
- 4"-8" fiberglass pipe insulation
- 9"-14" fiberglass pipe insulation and associated pipe fitting insulation
- white fibrous duct insulation
- fiberglass duct insulation
- ceiling plaster
- wall plaster
- 2'x2' ceiling tile, pinhole fissure
- 2'x4' ceiling tile, pinhole fissure
- 12"x12" floor tile, cream with brown and white
- red brick mortar
- concrete block mortar
- sheetrock
- baseboard adhesive
- black styrofoam insulation and adhesive
- black lab top/sink top
- fiberglass with tar batting
- pink pipe putty
- column/beam plaster

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

- floor tile adhesive
- grey pipe putty
- beige duct putty
- galbestos duct insulation

For room locations of above noted materials, refer to Appendices.

Observations and Recommendations:

1. Department of Environmental Health & Safety (DEHS);
   Asbestos containing spray-on fireproofing is present above all suspended ceiling tiles. However, since the area above the ceiling is not an air plenum, it does not pose significant health concerns to the building occupants. Please refer to condition assessments for specific damaged areas. In general, the spray-on material was found to be in good shape.

2. Facilities Management;
   The quantities listed reflect the visibility and accessibility at the time of the survey. Actual quantities must be verified by contracting entities.

   In some rooms throughout the building, carpeting is covering the asbestos containing floor tile. This should be noted in case the carpeting is removed during the proposed renovation project. If the floor tile comes up with the carpet, the carpet should then be removed by the Facilities Management Asbestos Abatement Unit or a Minnesota Licensed asbestos abatement contractor.
Asbestos containing ceiling tiles were found throughout the entire building. Proper Operation & Maintenance (O&M) procedures must be followed whenever working on or above these ceiling tiles.

The columns and beams located in the center of the building are covered with plaster that is believed to be entombing an asbestos containing fireproofing. Proper Operation & Maintenance (O&M) procedures should be followed whenever working on the columns and beams.

3. General;
Due to limited access points in the ceilings and walls, some pipe chases and areas above ceilings were completely inaccessible or only slightly visible. As a result, the quantities listed reflect the visibility available at the time of the survey.

In the Appendices, material descriptions followed by a date refer to samples referenced from previous surveys conducted by Delta Environmental Consultants or by the Department of Environmental Health & Safety. The date refers to the original sampling date.

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.

Due to the difficulty associated with identifying or sampling, fire doors and fire hoses were not included in the scope of the survey. Please note that these items frequently contain asbestos.

Refrigerator and incubator units were not surveyed due to access problems.

Rooms 15A, 15B, 74A, 285, 501 and 651 were inaccessible at the time of the survey.

Cost Information: The approximate cost for the removal of all ACM is itemized below. These figures are based on the assumption that all friable and potentially friable ACM are going to be removed. For project specific removal costs, contact this office with your project requirements and unit costs can be calculated for the impacted areas.

<table>
<thead>
<tr>
<th>MATERIAL TYPE</th>
<th>LOW RANGE</th>
<th>HIGH RANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>• spray-on fireproofing insulation</td>
<td>$1,063,062</td>
<td>$1,739,556</td>
</tr>
<tr>
<td>• thermal system insulation</td>
<td>434,677</td>
<td>535,826</td>
</tr>
<tr>
<td>• floor tile &amp; adhesive</td>
<td>223,786</td>
<td>447,572</td>
</tr>
<tr>
<td>• ceiling tile</td>
<td>173,625</td>
<td>347,250</td>
</tr>
<tr>
<td>• transite panels</td>
<td>18,915</td>
<td>28,372</td>
</tr>
<tr>
<td>• galbestos duct insulation</td>
<td>22,190</td>
<td>44,380</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$1,936,255</td>
<td>$3,142,956</td>
</tr>
</tbody>
</table>

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. Environmental Health and Safety (EH&S) is available to provide this service. The estimated cost for EH&S 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. EH&S will provide labor, equipment and project oversight as necessary. Project management and contract administration will be provided by the Facilities Management Project Development Group.

EH&S 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 627-4861.

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