

March 28, 2017

Project Reference #16863

Sent via e-mail

Mr. David Misky
Assistant Executive Director
Redevelopment Authority of the City of Milwaukee
809 N. Broadway
Milwaukee, WI 53202

**Re: Proposal for Asbestos, Lead-Based Paint,
and Hazardous Materials Assessment Services
Former State Street Theater, Milwaukee, Wisconsin**

Dear Mr. Misky:

The Sigma Group, Inc. (Sigma) appreciates the opportunity to assist the Redevelopment Authority of the City of Milwaukee (RACM) by providing this proposal to conduct asbestos, lead-based paint (LBP), and hazardous materials inspections at the former State Street Theater, located at 2616 W. State Street, Milwaukee, WI 53208. This proposal and cost estimate were prepared in response to your recent request and are based on Sigma's experience with similar projects.

PROJECT UNDERSTANDING

The former State Street Theater, which has been vacant and unused for several years, is currently owned by RACM. The building includes a two-story entry/lobby area on the first floor and apartments on the second floor along State Street. A two-story open performance/theater area comprises the back 2/3rds of the building. There is reportedly a basement below a portion of the building.

A fire occurred at the theater in early February 2017. The fire likely originated and therefore caused the greatest damage within the front portion of the building. The roof in this area has collapsed and is open to the weather. The extent of fire-damage to the first and second floor structural framing and floor decks is unknown. Based on photographs that were taken by others immediately following the fire, apparent asbestos thermal insulation has fallen from pipes and is mixed in with debris from the fire. Considering the potential structural concerns and friable asbestos present within the building access to the structure has been limited.

During an onsite meeting with the Milwaukee Department of Neighborhood Services (DNS), the Wisconsin Department of Natural Resources (WDNR), and RACM, the DNS and WDNR expressed an opinion that asbestos inspection should be performed in accessible/safe areas of the building prior to disturbing suspect ACBMs. This proposal has been prepared to provide a cost to complete the recommended inspection activities.

Asbestos-containing building materials (ACBMs), lead-based paint (LBP), and other items of environmental concern must be identified and defined prior to building renovation or demolition. Pre-renovation/demolition asbestos inspections are required by USEPA National Emission Standards for Hazardous Air Pollutants (NESHAP) provided in 40 CFR 61, State of

Wisconsin Department of Natural Resources (WDNR) Control of Asbestos Emissions defined in Chapter NR 447, and the City of Milwaukee Department of Neighborhood Services Code of Ordinances Chapter 66. OSHA also requires that materials containing asbestos or lead be identified and workers be notified prior to disturbing the material. The Owner is required to perform a thorough asbestos inspection of the affected facility or part of the facility where the renovation or demolition activities will occur prior to disturbing suspect ACBM.

SCOPE OF SERVICES

The scope of work consists of performing an inspection and evaluation for ACBMs, LBP, and other hazardous materials (in accessible and reasonably safe areas) that would require unique handling and disposal procedures prior to renovation or demolition. Sigma proposes to complete the following tasks:

- Task 1 – Asbestos Inspection
- Task 2 – Lead-Based Paint Inspection
- Task 3 – Hazardous Materials Assessment

The remainder of this proposal provides a detailed scope of work associated with the three proposed tasks. Due to safety concerns inside the building, inspections will be performed using two personnel. Roofs will not be accessed and roofing materials will be assumed to contain asbestos.

Task 1 –Asbestos Inspection

Sigma will perform an asbestos inspection in reasonably accessible and safe areas of the structure where the fire does not appear to have damaged structural members of the building.

The asbestos inspection will be completed in substantial compliance with the USEPA NESHAP, WDNR NR 447, and City of Milwaukee Inspection and Sampling Protocol requirements for building renovation/demolition and management of associated renovation/demolition debris. The asbestos inspection will be performed by a State of Wisconsin certified asbestos inspector and will include the following activities:

- A visual inspection of all reasonably accessible and safe areas within the above referenced structure. Limited destructive investigation methods will be employed to identify additional materials not readily visible.
- Considering the presence of friable material loose within the structure the inspection activities, where appropriate, will be conducted in level C personal protective equipment (PPE).
- The collection of bulk samples of all identified suspect asbestos-containing materials using appropriate sampling protocols. Samples will be submitted to a National Voluntary Laboratory Accreditation Program (NVLAP) and American Industrial Hygiene Association (AIHA) approved laboratory for asbestos content analysis by USEPA polarized light microscopy (PLM) methodology. Samples identified as having less than 10 percent asbestos using PLM analysis may be further analyzed by point counting in accordance with USEPA analysis methodology. *It is estimated that 60 to 80 samples will be collected. Laboratory analysis fees will be billed at cost.*
- Documentation of the type, location, condition and general quantities of identified ACBM.

Deliverable

Upon completion of the asbestos inspection activities, Sigma will provide a report which can be used as part of the renovation/demolition and materials management planning and decision-making process. The asbestos inspection report will include the following information:

- Floor plans/field sketches for each floor and roof indicating accessible rooms/areas;
- Tables summarizing the location, type, condition, and asbestos content of ACBM materials;
- Estimated quantities of identified ACBM; and
- Recommendations relative to the abatement and material management of identified ACBM.

Task 2 – Lead-Based Paint Inspection

During Sigma’s site visit, it was observed that portions of the building’s structure were concrete and masonry. Potential significant cost savings could be realized for recycling/crushing masonry materials. A demolition strategy for these buildings should consider recycling of concrete and masonry as an alternative to landfill disposal. The WDNR does not allow crushing or recycling of LBP-coated masonry products without special approval. The WDNR fact sheet WA-605 2004, “Concrete Recycling and Disposal Fact Sheet”, provides guidance regarding the sampling and management of potential LBP coated concrete materials.

Additionally, OSHA may require specific work practices, personal protective equipment, monitoring, and jobsite engineering controls to reduce lead exposure when conducting activities involving cutting, grinding, and shot blasting of LBP and lead-bearing materials. The building owner should evaluate proposed work practices and intended material management where potential LBP could be encountered.

The limited LBP inspection will include a general paint condition assessment of readily accessible painted surfaces on concrete and masonry. The inspection will include field performed lead analysis using an X-ray Florescence (XRF) instrument. The LBP inspection will provide a general evaluation of the presence of LBP by various coated media. This inspection is not intended to identify and sample every painted surface but rather to characterize painted concrete, masonry, and some interior coated surfaces that have the potential to be recycled.

Deliverable:

The LBP inspection will be summarized in a report which will include the following:

- Floor plans/field sketches for each floor and roof indicating rooms/areas;
- Table summarizing paint sample lead analysis results; and
- Recommendations relative to the abatement and material management of identified LBP-coated concrete; and

Task 3 – Hazardous Material Assessment

Hazardous material management and disposal is required by the USEPA and WDNR as defined in NR Chapters 100, 400, 500, and 600. The WDNR publication WA-651-03, “Pre-Demolition Environmental Checklist” provides guidance regarding potential hazardous materials which must be identified and properly managed prior to building demolition.

In conjunction with the asbestos and LBP inspections, Sigma will complete a hazardous material assessment of the structure for the presence of other potential hazardous/regulated materials in general accordance with the Wisconsin Department of Natural Resources’ (WDNR) “*Planning Your Demolition Or Renovation Project: A Guide to Hazard Evaluation, Recycling and Waste Disposal*” (Publication WA-651 Revised 2013). The hazardous material assessment will consist of a visual evaluation of reasonably accessible areas and general inventory of batteries, electrical transformers, fire extinguishers, fluorescent light bulbs, high intensity discharge light bulbs, hydraulic fluids/oils, lighting ballasts and other PCB-containing devices, mercury-containing devices, oils, pesticides, pits/sumps/catch basins, radioactive devices (smoke alarms/exit signs), refrigerants, and solvents/cleaners. The intent of the assessment is to develop a general inventory of hazardous materials present in the structure that will require unique handling, disposal, and or recycling procedures.

Deliverable:

The findings of the hazardous material assessment will be summarized in a report which will include the following elements:

- Floor plans/field sketches for each floor and roof indicating rooms/areas;
- Tables summarizing and approximating the location, type, and quantity of materials identified by the hazardous materials assessment;
- Recommendations relative to the material management of identified hazardous materials; and
- Additional recommendations regarding further evaluation of materials or building systems relative to hazardous materials necessary to facilitate proper building abatement, demolition, and material management planning.

COST ESTIMATE AND SCHEDULE

The estimated cost to complete the above scope of work is as follows:

• Asbestos Inspection	\$4,110
• LBP Assessment	\$ 780
• Hazardous Materials Inventory	\$ 630
	<u> </u>
Total:	\$5,520

Actual invoicing will be on a time and materials basis. Additional services beyond the scope of services presented herein would be immediately identified as the need arises and would be invoiced on a time and materials basis consistent with the terms of Sigma’s current agreement with RACM and the City of Milwaukee. The anticipated project schedule for completion of the proposed work is two weeks from the date Sigma receives authorization to proceed.

Sigma looks forward to assisting RACM on this project. It is understood that the delivery of an executed Work Authorization or purchase order would constitute a notice for Sigma to proceed with the proposed scope of work.

Please call us at (414) 643-4200 should you have any questions or require additional information.

Respectfully submitted,

THE SIGMA GROUP, INC.



Ross M. Creighton, P.G.
Senior Project Manager



Kristin Kurzka, P.E.
Senior Project Manager

Enclosures

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Attachment A

Specific Terms and Conditions of Proposal

Asbestos, Lead-Based Paint, and Hazardous Material Inspection

Redevelopment Authority of the City of Milwaukee

Former State Street Theater

Site Location:

2616 W. State Street

Milwaukee, WI 53208

Proposal #16863

Terms and Conditions of Proposal:

General

1. Proposed costs are valid for 45 days from date of proposal.
2. Additional requested services will be addressed at the time they arise to determine scope and fee of such services prior to commencing such work. Additional services approved by the Client will be provided on a time and materials basis consistent with Sigma's current agreement with RACM. Sigma will reasonably exercise its professional judgment in performing additional services in a manner that is efficient and cost effective, and shall, to the extent feasible, obtain the Client's written approval prior to performance of the additional work.
3. Sigma requires the receipt of an executed Agreement and Work Authorization or purchase order number prior to scheduling any work. If Sigma is given verbal notice to proceed without first receiving the executed contract or purchase order, it will be mutually understood that both Sigma and the Client will, nonetheless, be contractually bound by the terms and conditions of this proposal even in the absence of a signed contract or purchase order.

Asbestos, Lead-Based Paint, and Hazardous Material Assessment Inspection

1. An assessment/inspection of non-building components including but not limited to office equipment, chairs, desks, tables, cabinets, wall hangings, safe door, and other equipment and materials used or stored by the former/current occupant will not be conducted. **If the client has certain building materials or systems that the client does not want damaged, the client shall provide a list of building materials or systems prior to the start of field work which should not be damaged.**
2. Homogeneous material samples will be collected from reasonably accessible areas only. Limited destructive investigation methods may be employed at the discretion of the inspector to identify materials not readily visible. **Please note that hidden materials may still be present which were not identified or quantified during the inspection, and subsequently revealed during renovation/demolition. Any previously unidentified materials or additional ACBM discovered after this inspection are the responsibility of the building owner to characterize, manage, handle and dispose of in accordance with applicable rules and regulations.**

3. The inspection does not include inspection of the roof. The roofing systems will be assumed to contain asbestos and must be managed accordingly. If it is later determined that there would be an economic advantage to determining if the roofing systems contain asbestos, Sigma will provide a separate scope of work and cost estimate.
4. Inspection of the exterior structure and roof may not be conducted in inclement weather if deemed to pose employee safety issues. Inclement weather may include but is not limited to electrical storms, conditions which may cause excessive wind, and blizzard or white-out conditions. Additionally, roof inspections may be limited due to snow and ice accumulation.
5. Inspection of areas within or associated with the building may not be conducted if deemed to be unsafe or pose employee safety issues. Unsafe conditions which may prevent inspection include but are not limited to structurally damaged roofing and load bearing systems, and partial or entire building damage caused by fire, natural disaster, vandalism, or other damaging forces.
6. Energized building systems are excluded from the scope of this inspection. Energized building systems may include the following:
 - Electrical;
 - Boiler/furnace heating; and
 - Mechanical (including but not limited to elevator, air handling units, and conveyors).

An evaluation of the electrical system can only be conducted upon receipt of written documentation by the local electrical company confirming termination of electrical service to the structure has been completed. An evaluation of the electrical system will result in permanent damage to the electrical system. The structure's electrical system should not be energized following the asbestos inspection unless tested and approved by a certified electrician. The evaluation of the electrical system should be completed prior to demolition of the structure.

An evaluation of the boiler/furnace heating and other mechanical systems can only be conducted upon receiving written authorization as inspection may result in permanent damage to the systems. The boiler/furnace heating and other mechanical systems should not be energized following the asbestos inspection unless tested and approved by a certified technician. The evaluation of the boiler/furnace heating and other mechanical systems should be completed prior to demolition of the structure.

7. The proposal assumes that 80 or less samples will be collected for asbestos analysis and up to 25 painted surfaces will be evaluated for lead. The estimate is based upon our experience on similar sites. It may be determined during the field inspection that additional samples are necessary to evaluate the facility. The cost estimate also assumes a standard analysis turn around time of seven days. Additional sample layers and/or faster turn around time will result in additional analytical costs.
8. If electronic or paper building floor plans are not available, Sigma will prepare approximate floor plan field sketches for the building. Floor plans created by Sigma will not be created electronically, will not be to scale and will provide only approximate dimensions.

Deliverables:

1. Asbestos Inspection Report
2. Lead Inspection Report
3. Hazardous Material Assessment Report

**EXHIBIT A
COST ESTIMATE**

Pre-Demolition Asbestos, LBP, and Hazardous Material Inspection

RACM

STATE STREET THEATER

Proposal #16863

						Consulting Costs		Commodity Services		Total Cost
	QA/QC Officer \$120	Sr Proj. Mngr \$120	Staff Engr \$75	Field Techs \$65	Clerical \$55	Total Labor Costs	Equipment & Expenses	Sub-Contracting Expenses	Analytical Expenses	
Task 1 - Asbestos Inspection										
Pre-Fieldwork Records Review & Development of Sampling Plan						\$0				\$0
Field Inspection		2		32	4	\$2,540				\$2,540
Material Sampling						\$0			\$800	\$800
Sample Submittal & Laboratory Analysis			2			\$150				\$150
Data Compilation & Report Preparation	1	2	2		2	\$620				\$620
Subtotal Task 1	1	4	4	32	6	\$3,310	\$0	\$0	\$800	\$4,110
Task 2 - Lead-Based Paint Inspection										
Development of Sampling Plan/ Project Coordination						\$0				\$0
Field Inspection				2		\$130	\$0		\$0	\$130
XRF Analysis						\$0	\$300			\$300
Data Compilation & Report Preparation		2			2	\$350				\$350
Subtotal Task 2	0	2	0	2	2	\$480	\$300	\$0	\$0	\$780
Task 3 - Hazardous Material Assessment										
Project Planning & Management						\$0				\$0
Field Inspection/Inventory				2		\$130				\$130
Data Compilation & Report Preparation		2	2		2	\$500				\$500
Subtotal Task 3	0	2	2	2	2	\$630	\$0	\$0	\$0	\$630
Proposed Sigma Consulting Costs										\$4,720
Proposed Commodity Services Costs										\$800
Total Proposed Project Costs for Completion of Proposed Work (Rounded to nearest 10 dollars)										\$5,520