

# Pre-Demolition Hazardous Building Materials Inspection Report

Former Hillcrest Golf Course Clubhouse and Outbuildings  
2200 Larpenteur Avenue East  
Saint Paul, Minnesota

*Prepared for*

## Saint Paul Port Authority



January 8, 2020

Project B1903316.00

Mr. Monte Hilleman  
Saint Paul Port Authority  
380 St. Peter Street, Suite 850  
Saint Paul, MN 55102

Re: Pre-Demolition Hazardous Building Materials Inspection Report  
Former Hillcrest Golf Course Clubhouse and Outbuildings  
2200 Larpenteur Avenue East  
Saint Paul, Minnesota

Dear Mr. Hilleman:

The enclosed report provides the results of the pre-demolition hazardous building materials inspection activities conducted on May 2 and December 20, 2019 for the clubhouse and outbuildings at the Former Hillcrest Golf Course Site located at 2200 Larpenteur Avenue East in St. Paul, Minnesota (the Site).

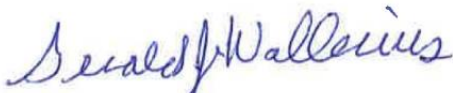
The following outline provides the structure of the report.

- Scope of Services
- Site Description
- Results
- Discussion
- Limitations

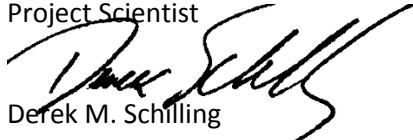
If you have any questions or need further assistance, please call Jerry Wallerius at 952.995.2478 or Mark Keefer at 952.995.2493.

Sincerely,

BRAUN INTERTEC CORPORATION



Gerald J. Wallerius, CHMM  
Project Scientist



Derek M. Schilling  
Senior Scientist

Attachments:

Pre-Demolition Hazardous Building Materials Inspection Report

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## A. Scope of Services

The scope of our services was limited to:

- Visually examine accessible areas of the clubhouse and various outbuildings to identify locations of suspect asbestos-containing materials (ACM), lead-based paint (LBP), polychlorinated biphenyls (PCBs), mercury, and other miscellaneous hazardous materials.
- Collect and analyze representative bulk samples of materials suspected of containing asbestos.
- Conduct limited LBP testing of potential re-useable components with painted surfaces suspected of containing lead (where applicable). Testing will be accomplished using a Niton X-ray fluorescence (XRF) spectrum analyzer. The Niton is a portable, non-destructive, in-situ test and measurement instrument.
- Assign a hazard rating based on asbestos content with respect to the materials condition, friability, accessibility, and hazard potential.
- Document the various materials' current conditions and ACM quantities.
- Generate a final report documenting the sample locations, analysis results, conditions, and ACM quantities.

## B. Site Description

The subject of the inspection is the former clubhouse and various outbuildings at the Former Hillcrest Golf Course located at 2200 Larpenteur Avenue East in St. Paul, Minnesota (Site). The former clubhouse building is a two-level structure constructed of mainly of wood, concrete slab and concrete block. It was constructed in 1999 and has an approximate footprint of 11,250 square feet. The typical interior finishes included sheetrock/joint compound, lay-in ceiling panels, stained wood beams/columns/wainscot, floor tile, ceramic tile, and carpeting. The typical exterior finishes included wood siding/soffits/fascia, concrete block, concrete decking, wood framed windows, metal and wood doors. The roofing materials consisted of asphalt shingles. The clubhouse building was unoccupied at the time of this inspection.

The outbuildings included as part of the inspection were the pool house, NW parking lot garage, west storage building, north and south cart corral buildings, 1475 maintenance building, agricultural chemical storage shed (Haz Mat storage shed), maintenance building #2, maintenance garage #3, and well pump shed. A site diagram is provided as Figure 1.

## **C. Results**

### **C.1. Asbestos**

A total of forty-two (42) bulk samples were collected on May 2, 2019 as part of the initial Non-Destructive Hazardous Building Materials Inspection, and an additional sixteen (16) bulk samples were collected on December 20, 2019 as part of the Pre-Demolition Hazardous Building Materials Inspection and submitted to EMSL Analytical, Inc., a microscopy laboratory that is fully accredited for asbestos bulk analysis.

#### **C.1.a. Asbestos-Containing Materials**

The following is a summary of building materials found or assumed to contain greater than one percent asbestos (ACM by regulatory definition):

##### **Former Clubhouse Building**

- No suspect ACM observed at the time of the inspection. However, it is noted that foundation waterproofing, if encountered during demolition, would be considered suspect ACM. If encountered during demolition, foundation waterproofing should be sampled and tested for asbestos prior to removal to determine proper material handling and disposal procedures.

##### **Pool House**

- No suspect ACM observed at the time of the inspection

##### **NW Parking Lot Garage**

- No suspect ACM observed at the time of the inspection

##### **West Storage Building**

- No suspect ACM observed at the time of the inspection

##### **North and South Cart Corral Buildings**

- No suspect ACM observed at the time of the inspection

##### **1475 Maintenance Building**

- 12-inch by 12-inch floor tile (brown) contains 1.25 percent (%) chrysotile (asbestos)

##### **Agricultural Chemical storage Shed (Haz Mat Storage Shed)**

- No suspect ACM observed at the time of the inspection

##### **Maintenance Building #2**

- No suspect ACM observed at the time of the inspection

##### **Maintenance Garage #3**

- Transite panels (gray) stored in ceiling rafters contains 25% chrysotile

##### **Well Pump Shed**

- No suspect ACM observed at the time of the inspection

### **C.1.b. Non-Asbestos-Containing Materials**

The following is a summary of building materials found to contain no asbestos or materials that contain one percent or less asbestos (non-ACM by regulatory definition):

#### **Former Clubhouse Building**

- 12-inch by 12-inch ceiling tile (white) spline
- 12-inch by 12-inch ceramic floor tile (brown-gray) with grout
- 12-inch by 12-inch ceramic floor tile (tan) with grout and bedding
- 12-inch by 12-inch ceramic wall tile (tan) with grout and adhesive (tan)
- 12-inch by 12-inch floor tile (tan) with adhesive (tan)
- 1-inch by 1-inch ceramic floor tile (tan) with grout and bedding
- 2-foot by 2-foot ceiling panels (textured, fissured, sheetrock)
- 2-foot by 4-foot ceiling panel (sheetrock)
- 4-inch by 4-inch ceramic floor tile (brown) with grout and adhesive (tan) and bedding
- Adhesive (tan) on plastic wall panel
- Adhesive (tan) under carpet
- Asphalt shingles (brown) with tar paper
- Blown-in cellulose attic insulation (white)
- Caulk (black) on doors and window frames
- Caulk (gray) on copper ledge
- Caulk (red) fire stop
- Caulk (tan) on siding
- Floor leveler (gray)
- Sheetrock/joint compound
- Tar paper under exterior wood siding
- Vinyl base (beige) with adhesive (tan)
- Wall panel adhesive (tan)

#### **Pool House**

- 4-inch by 4-inch ceramic floor tile (brown-gray) with grout
- Adhesive (tan) on plastic wall panel
- Asphalt shingles (gray) with tar paper
- Caulk (gray) on door frame
- Sealant (gray) on pool deck
- Vinyl base (tan) with adhesive (yellow)
- Wall paneling (tile pattern) with adhesive (tan)

#### **NW Parking Lot Garage**

- Asphalt shingles (gray, red, green) with tar paper
- Caulk (white) on garage door frame

#### **West Storage Building**

- 12-inch by 12-inch ceiling tile (white) cellulose
- Asphalt shingles (gray, red, green) with tar paper
- Caulk (white) on door frame
- Cellulose board

**North and South Cart Corral Buildings**

- 12-inch by 12-inch ceiling tile (white) hole pattern
- Asphalt shingles (gray, red, green) with tar paper
- Cellulose board

**1475 Maintenance Building**

- 12-inch by 12-inch ceiling tile (fissured)
- 2-foot by 2-foot ceiling panel (pitted)
- Adhesive (tan) on wall panel
- Gasket (green, white)
- Sheetrock/joint compound

**Agricultural Chemical storage Shed (Haz Mat Storage Shed)**

- Asphalt shingles (black) with tar paper

**Maintenance Building #2**

- Asphalt shingles (gray) with tar paper
- Adhesive pucks (tan) on wall panel
- Cellulose board
- Sheetrock

**Maintenance Garage #3**

- Asphalt shingles (gray) with tar paper
- Cellulose board

**Well Pump Shed**

- 12-inch pipe gasket (white)
- Asphalt shingles (gray) with tar paper

Refer to Table I in Appendix A, which lists individual functional spaces of the building, the suspect materials identified in that functional space, whether the suspect material was identified by analysis to be ACM, an estimated amount of each suspect material for the functional space, material conditions, assessment categories, and hazard ratings based on subjective observations made by our representatives.

Refer to Table II in Appendix B, which lists the homogenous material sample numbers, sample locations, suspect material descriptions, and the analysis results for each sample. This table summarizes the results from the Bulk Asbestos Laboratory Reports, which is attached in Appendix D.

Bulk asbestos analysis was conducted in accordance with EPA Method 40 CFR, Chapter 1, Part 763, Subpart F, and Appendix A (7/1/87 Edition).

## C.2. Lead-Based Paint

Testing of limited building components for LBP was accomplished utilizing a Niton XL XRF field portable analyzer, Model No. XLP703A - Serial No. 26139, equipped with a 40-milcurie CD-109 source - Serial No. TR3979, installed on May 15, 2017. Analysis decision-making protocols were based on compliance with the EPA and Minnesota Department of Health (MDH), which consider any XRF result of 1.0 milligram per square centimeter (mg/cm<sup>2</sup>) or greater to be LBP.

The following is a list of confirmed LBPs that were found on the limited building components tested:

### **NW Parking Lot Garage**

- Tan painted horizontal wood siding
- Tan painted wood soffits

### **West Storage Building**

- Tan painted vertical wood siding
- Tan painted wood soffits and fascia

### **North and South Cart Corral Buildings**

- Tan painted vertical and horizontal wood siding
- Tan painted wood soffits

### **Maintenance Building #2**

- Tan painted wood soffit
- Tan painted wood window casing and sash
- Tan painted wood door frame
- White painted wood door
- White painted wood window casing and sash

### **Maintenance Garage #3**

- Tan painted wood siding

The U.S. Occupational Safety and Health Administration (OSHA) Lead in Construction Standard 29 CFR 1926.62 applies to all situations where employees are engaged in the disturbance of lead-containing coatings, regardless of the quantity of lead involved. Therefore, any XRF result above 0.0 mg/cm<sup>2</sup> is considered "lead-containing coatings" in order to be in compliance with the OSHA standard. Demolition of the building may involve disturbing lead-containing coatings. Contractors should be informed of the presence of lead coatings and that they will be required to comply with the OSHA lead standard.

The following is a list of surfaces with lead-containing paint:

### **West Storage Building**

- Tan painted horizontal wood siding
- Tan painted wood window frame and sill



**North and South Cart Corral Buildings**

- Tan painted wood fascia

**Maintenance Building #2**

- White painted steel beam

**Maintenance Garage #3**

- Tan painted wood garage door frame
- Tan painted wood window frame and sash

Refer to Table III in Appendix C, which lists the sample numbers, sample locations, component descriptions, XRF field results, and the paint condition for each sample.

### **C.3. Miscellaneous Regulated Waste**

A visual inspection for miscellaneous regulated waste materials that require separate handling and disposal prior to disturbance during building demolition was also performed as part of this assessment.

The following is a list of items documented at the Site during the site visit on December 20, 2019:

**C.3.a. Electrical**

- Transformers

**C.3.b. Oils**

- Door closers in the former clubhouse building
- Elevator hydraulic fluid (potential) in the former clubhouse building
- Hydraulic fluid container located inside the north-west parking lot garage
- Water present in oil water separator pit located in the 1475 maintenance building

**C.3.c. Miscellaneous**

- 1-lead acid battery located outside the South Cart Corral Building
- Treated timber

The items listed above still remain in association with the respective buildings.

In September 2019, the majority of other items in the clubhouse and outbuildings that were considered to be hazardous materials and/or wastes (including but not limited to fluorescent light bulbs, ballasts, mercury switches, discarded chemicals/containers) were removed and properly disposed of/recycled by J&J Contracting, LLC. (J&J Contracting) of Shoreview, Minnesota. Following completion of that work, a hazardous waste closure inspection was completed for the Site by Ramsey County on September 30, 2019. Following the inspection, the previous U.S. Environmental Protection Agency (EPA) Identification Number for the Former Hillcrest Golf Course Site was closed (i.e., EPA ID MND076510486).

## **D. Discussion**

### **D.1. Asbestos**

#### **D.1.a. Category I Non-Friable Asbestos-Containing Materials**

The following ACM is classified as a Category I non-friable ACM according to EPA 40 CFR Part 61 National Emission Standard for Hazardous Air Pollutants (NESHAPs):

##### **1475 Maintenance Building**

- 12-inch by 12-inch floor tile (brown)

The above Category I non-friable ACM was observed to be in good condition at the time of our inspection. This material should be maintained in good condition to prevent potential exposure to asbestos. Category I non-friable ACMs are not considered a hazard unless cut, drilled, sanded, or otherwise abraded. However, any Category I material that may become friable during demolition must be removed prior to that activity. Secondly, if left in place, the crushing or recycling of demolition debris is strictly prohibited. In addition, all demolition debris containing Category I materials must be disposed of at a landfill specifically permitted to accept this type of waste.

#### **D.1.b. Category II Non-Friable Asbestos-Containing Materials**

The following identified and confirmed ACM is classified as Category II non-friable ACMs according to EPA NESHAPs:

##### **Maintenance Garage #3**

- Transite panels stored in building rafters (gray)

The transite panels in Maintenance Garage #3 were observed to be in good condition at the time of our inspection. These materials should be maintained in good condition and are not considered a hazard unless crushed, cut, drilled, sanded, or otherwise abraded. Consequently, the transite panels must be removed prior to demolition.

It is noted that foundation waterproofing, if encountered during demolition, would be considered suspect ACM. If encountered during demolition, foundation waterproofing should be sampled and tested for asbestos prior to removal to determine proper material handling and disposal procedures.

### **D.2. Lead-Based Paint**

Building components with LBP should be maintained in good condition. If the building were to be demolished in its entirety, building components with lead paint are not required to be removed or disposed of as lead or hazardous waste. Any LBP-containing demolition waste and/or debris generated during building demolition should be handled and disposed of in a manner consistent with applicable regulations and requirements.

### **D.3. Miscellaneous Regulated Waste**

In the case of building demolition, any of the miscellaneous regulated waste items listed in Section C.3 that will be disturbed, must be removed prior to disturbance and must be recycled or disposed of in accordance with state and federal guidelines. As stated in Section C.3, the previous EPA ID Number for the Site was closed following a closure inspection conducted by Ramsey County on September 30, 2019. Consequently, a new EPA ID Number for the Site will be needed if one is required for proper disposal of the remaining items/materials identified in this report.

## **E. Limitations**


In any building, the potential exists for hazardous building materials to be located inside walls, above ceilings, under floors, and other inaccessible areas. Destructive investigation was performed in an attempt to locate hazardous materials in inaccessible areas of the building. However, it was not feasible to inspect 100 percent of these areas. Also, the potential exists for hazardous materials to be found outside the building buried underground. Braun Intertec cannot be held responsible for the presence of any such hidden materials. In the case of building demolition, contractors involved in the project should be made aware of this potential. If previously unidentified suspect hazardous building materials are exposed during their activities they should be sampled and analyzed for content prior to any disturbance.


**Note:** The potential exists for waterproofing materials, sealants and adhesives may be present on the exterior foundation walls and/or below grade footings. For the purpose of this report, all insulation, sealants and adhesives associated the below grade foundation/footing systems shall be assumed to contain asbestos until proven otherwise by sampling and analysis.

In performing its services, Braun Intertec used that degree of care and skill ordinarily exercised under similar circumstances by reputable members of its profession currently practicing in the same locality. No warranty, express or implied, is made.

## F. Asbestos Inspector Certification

I, the undersigned, do hereby certify that I am an accredited Asbestos Inspector in the State of Minnesota. A photocopy of my current asbestos inspector certificate is attached in Appendix E.

Signature:  Date: 01/08/20  
Derek M. Schilling  
Senior Scientist  
Minnesota Department of Health Asbestos Inspector No: AI8539

Signature:  Date: 01/08/20  
Gerald J. Wallerius, CHMM  
Project Scientist  
Minnesota Department of Health Asbestos Inspector No: AI2305

## Figures

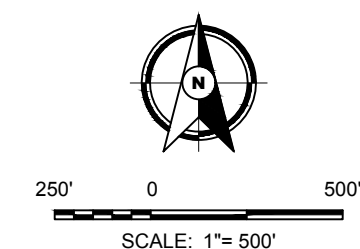




INSET 1: CLUBHOUSE AREA  
SCALE: 1" = 120'



INSET 2: MAINTENANCE FACILITY  
SCALE: 1" = 200'





## **Appendix A**

### **Table I. Asbestos Building Inspection Results**

**Table I. Asbestos Building Inspection Results**

Client: Saint Paul Port Authority

Location: Former Hillcrest Golf Course Clubhouse and Outbuildings, 2200 Larpenteur Avenue E, Maplewood, Minnesota

Date of Inspection: May 2 and December 20, 2019

Project: B1903316.00

Functional Space	Homogeneous Material Description	Contains Asbestos (Yes/No)	Ref. Client Sample No. (See Table II)	Estimated Quantity Units	Material Condition <sup>1</sup>	Hazard Category <sup>2</sup>
Lower Level- Mechanical Room	Sheetrock/joint compound	No	1	Not Quantified	ND	0
Lower Level- Mechanical Room	Furnace tape (black) tarry	No	2	<1 ft <sup>2</sup>	ND	0
Lower Level- All Areas	Adhesive (tan) on carpet	No	3	9,000 ft <sup>2</sup>	ND	0
Lower Level- All Areas	Sheetrock/joint compound	No	1	Not Quantified	ND	0
Lower Level- Conference Room	2-foot x 2-foot Ceiling panels (textured)	No	4	160 ft <sup>2</sup>	ND	0
Lower Level- Swing Room	2-foot x 2-foot Ceiling panels (textured)	No	4	160 ft <sup>2</sup>	ND	0
Lower Level- Swing Room	2-foot x 2-foot Ceiling panels (fissured)	No	5	240 ft <sup>2</sup>	ND	0
Lower Level- Swing Room	Vinyl base (beige) with adhesive (tan)	No	6	100 lin. ft	ND	0
Lower Level- Club Room	2-foot x 2-foot Ceiling panels (textured)	No	4	900 ft <sup>2</sup>	ND	0
Lower Level- Club Room	Caulk - fire stop (red)	No	7	32 lin. ft	ND	0
Lower Level- Club Room	12-inch x 12-inch Floor tile (tan) with adhesive (tan)	No	8	350 ft <sup>2</sup>	ND	0
Lower Level- Club Room	Vinyl base (beige) with adhesive (tan)	No	6	80 lin. ft	ND	0
Lower Level- Caddy Shack	Sheetrock/joint compound	No	1	Not Quantified	ND	0
Lower Level- Caddy Shack	Vinyl base (beige) with adhesive (tan)	No	6	40 lin. ft	ND	0
Lower Level- Conference Room, Laundry Room,	2-foot x 2-foot Ceiling panels (textured)	No	4	2,182 ft <sup>2</sup>	ND	0
Lower Level- Laundry Room	12-inch x 12-inch Floor tile (tan) with adhesive (tan)	No	8	320 ft <sup>2</sup>	ND	0
Lower Level- Laundry Room	Vinyl base (beige) with adhesive (tan)	No	6	80 lin. ft	ND	0
Lower Level- Laundry Room	Caulk - (red) fire stop	No	7	30 lin. ft	ND	0
Lower Level- Women's Locker Room	12-inch x 12-inch Ceramic floor tile (tan) with grout and bedding	No	57	800 ft <sup>2</sup>	ND	0
Lower Level- Women's Locker Room	12-inch x 12-inch Ceramic wall tile (tan) with grout and adhesive (tan)	No	58	800 ft <sup>2</sup>	ND	0

Table I. Asbestos Building Inspection Results



Functional Space	Homogeneous Material Description	Contains Asbestos (Yes/No)	Ref. Client Sample No. (See Table II)	Estimated Quantity Units	Material Condition <sup>1</sup>	Hazard Category <sup>2</sup>
Lower Level- Women's Locker Room	1-inch x 1-inch Ceramic floor tile (tan) with grout and bedding	No	56	200 ft <sup>2</sup>	ND	0
Lower Level- Men's Locker Room	12-inch x 12-inch Ceramic floor tile (tan) with grout and bedding	No	57	800 ft <sup>2</sup>	ND	0
Lower Level- Men's Locker Room	12-inch x 12-inch Ceramic wall tile (tan) with grout and adhesive (tan)	No	58	800 ft <sup>2</sup>	ND	0
Lower Level- Men's Locker Room	1-inch x 1-inch Ceramic floor tile (tan) with grout and bedding	No	56	200 ft <sup>2</sup>	ND	0
Lower Level- Beverage Station	Adhesive (tan) on plastic wall panel	No	9	800 ft <sup>2</sup>	ND	0
Lower Level- Beverage Station	2-foot x 2-foot Ceiling panel (sheetrock)	No	10	225 ft <sup>2</sup>	ND	0
Lower Level- Beverage Station	4-inch x 4-inch Ceramic floor tile (brown) with grout, adhesive (tan) and bedding	No	11	300 ft <sup>2</sup>	ND	0
Upper Level- Kitchen	2-foot x 4-foot Ceiling panel (sheetrock)	No	12	2,500 ft <sup>2</sup>	ND	0
Upper Level- Kitchen	4-inch x 4-inch Ceramic floor tile (brown) with grout, adhesive (tan) and bedding	No	11	3,100 ft <sup>2</sup>	ND	0
Upper Level- Kitchen	Adhesive (tan) on plastic wall panel	No	9	5,000 ft <sup>2</sup>	ND	0
Upper Level- Kitchen	Sheetrock/joint compound	No	1	Not Quantified	ND	0
Upper Level- Bar & Entry	12-inch x 12-inch Ceramic floor tile (brown-gray) with grout	No	13	140 ft <sup>2</sup>	ND	0
Upper Level- Bar	4-inch x 4-inch Ceramic floor tile (brown) with grout, adhesive (tan) and bedding	No	11	200 ft <sup>2</sup>	ND	0
Upper Level- Bar	2-foot x 2-foot Ceiling panel (sheetrock)	No	10	200 ft <sup>2</sup>	ND	0
Upper Level- Janitor's Closet	2-foot x 4-foot Ceiling panel (sheetrock)	No	12	100 ft <sup>2</sup>	ND	0
Upper Level- All Areas	Sheetrock/joint compound	No	15	Not Quantified	ND	0
Upper Level- All Areas	Adhesive (tan) under carpet with floor leveler (gray)	No	14	6,000 ft <sup>2</sup>	ND	0
Upper Level- Dining Areas	12-inch x 12-inch Ceiling tile (white) spline	No	51	1,900 ft <sup>2</sup>	ND	0
Upper Level- Restrooms (3)	12-inch x 12-inch Ceramic floor tile (tan) with grout and bedding	No	54	850 ft <sup>2</sup>	ND	0

Functional Space	Homogeneous Material Description	Contains Asbestos (Yes/No)	Ref. Client Sample No. (See Table II)	Estimated Quantity Units	Material Condition <sup>1</sup>	Hazard Category <sup>2</sup>
Upper Level- Restrooms (3)	12-inch x 12-inch Ceramic wall tile (tan) with grout and adhesive (tan)	No	55	850 ft <sup>2</sup>	ND	0
Upper Level- All Areas	Adhesive (tan) behind wall panel	No	53	Not Quantified	ND	0
Upper Level - Attic	Blown-in insulation (white) cellulose	No	52	Not Quantified	ND	0
Exterior- Front North	Caulk (tan) on siding	No	16	Not Quantified	ND	0
Exterior- Front North	Caulk (black) on doors and window frames	No	17	Not Quantified	ND	0
Exterior- Front North	Caulk (gray) on copper ledge	No	18	Not Quantified	ND	0
<b>Exterior- Foundation</b>	<b>Foundation waterproofing</b>	<b>Assumed</b>	<b>No Sample</b>	<b>2,200 ft<sup>2</sup></b>	<b>ND</b>	<b>1</b>
Exterior - Front - Under Siding	Tar Paper	No	49	Not Quantified	ND	0
Exterior- Roof	Asphalt shingles (brown) with tar paper	No	50	15,000 ft <sup>2</sup>	ND	0
Pool House- Exterior	Asphalt shingles (gray) with tar paper	No	19	800 ft <sup>2</sup>	ND	0
Pool House- Exterior	caulk (gray) on door frame	No	20	50 lin. ft	ND	0
Pool House- Exterior	Sealant (gray) on pool deck	No	21	75 lin. ft	ND	0
Pool House- Interior Snack Bar	4-inch x 4-inch Ceramic floor tile (brown-gray) with grout	No	43	120 ft <sup>2</sup>	ND	0
Pool House- Interior Snack Bar	Adhesive (tan) on plastic wall panel	No	44	540 ft <sup>2</sup>	ND	0
Pool House- Interior Men's Restroom	Wall paneling (tile pattern) with adhesive (tan)	No	45	1,600 ft <sup>2</sup>	ND	0
Pool House- Interior Men's Restroom	Vinyl base (tan) with adhesive (yellow)	No	46	200 ft <sup>2</sup>	ND	0
Northwest Parking Lot Garage- Exterior	Asphalt shingles (gray, red, green) with tar paper	No	22	400 ft <sup>2</sup>	ND	0
Northwest Parking Lot Garage- Exterior	Caulk (white) on garage door frame	No	23	30 lin. ft	ND	0
West Storage Building- Exterior	Asphalt shingles (gray, red, green) with tar paper	No	22	700 ft <sup>2</sup>	ND	0
West Storage Building- Exterior	Caulk (white) on garage door frame	No	23	15 lin. ft	ND	0
West Storage Building- Exterior	Cellulose board	No	24	800 ft <sup>2</sup>	ND	0
West Storage Building- Interior	12-inch x 12-inch Ceiling tile (white) cellulose	No	47	100 ft <sup>2</sup>	ND	0

**Table I. Asbestos Building Inspection Results**  
2200 Larpenteur Avenue E, Maplewood, Minnesota  
Project B1903316.00  
Page 4

Functional Space	Homogeneous Material Description	Contains Asbestos (Yes/No)	Ref. Client Sample No. (See Table II)	Estimated Quantity Units	Material Condition <sup>1</sup>	Hazard Category <sup>2</sup>
North Cart Corral-Exterior	Asphalt shingles (gray, red, green) with tar paper	No	22	2,000 ft <sup>2</sup>	ND	0
North Cart Corral-Exterior	Cellulose board	No	24	1,600 ft <sup>2</sup>	ND	0
South Cart Corral-Exterior	Cellulose board	No	24	1,600 ft <sup>2</sup>	ND	0
South Cart Corral-Exterior	Asphalt shingles (gray, red, green) with tar paper	No	22	2,000 ft <sup>2</sup>	ND	0
South Cart Corral-Interior	12-inch x 12-inch Ceiling tile (white) hole pattern	No	48	100 ft <sup>2</sup>	ND	0
Debris Pile - On Pavement	Sheetrock	No	26	20 ft <sup>2</sup>	ND	0
1475 Maintenance Building- Interior	Sheetrock/joint compound	No	27	3,500 ft <sup>2</sup>	ND	0
1475 Maintenance Building- Interior	2-foot x 2-foot Ceiling panel (pitted)	No	28	150 ft <sup>2</sup>	ND	0
1475 Maintenance Building- Interior	12-inch x 12-inch Ceiling tile (fissured)	No	29	150 ft <sup>2</sup>	ND	0
<b>1475 Maintenance Building- Interior</b>	<b>12-inch x 12-inch Floor tile (brown) with mastic (black)</b>	<b>Yes (Floor Tile Only)</b>	<b>30</b>	<b>150 ft<sup>2</sup></b>	<b>ND</b>	<b>1</b>
1475 Maintenance Building- Interior	Adhesive (tan) on wall panel	No	31	150 ft <sup>2</sup>	ND	0
1475 Maintenance Building- Interior	Gasket (green)	No	32	2 each	ND	0
1475 Maintenance Building- Interior	Gasket (white)	No	33	2 each	ND	0
Haz Mat Storage Shed-Roof	Asphalt shingles (black) with tar paper	No	34	100 ft <sup>2</sup>	ND	0
Maintenance Building #2- Exterior	Asphalt shingles (gray) with tar paper	No	35	3,000 ft <sup>2</sup>	ND	0
Maintenance Building #2- Exterior	Adhesive pucks (tan) on wall	No	36	5 ft <sup>2</sup>	ND	0
Maintenance Building #2- Interior	Sheetrock	No	37	900 ft <sup>2</sup>	ND	0
Maintenance Building #2- Interior	Cellulose board	No	38	10 ft <sup>2</sup>	ND	0
Maintenance Garage #3- Exterior	Asphalt shingles (gray) with tar paper	No	35	700 ft <sup>2</sup>	ND	0
<b>Maintenance Garage #3- Interior</b>	<b>Transite (gray)</b>	<b>Yes</b>	<b>39</b>	<b>120 ft<sup>2</sup></b>	<b>ND</b>	<b>1</b>
Maintenance Garage #3- Interior	Cellulose board	No	40	1,200 ft <sup>2</sup>	ND	0

Functional Space	Homogeneous Material Description	Contains Asbestos (Yes/No)	Ref. Client Sample No. (See Table II)	Estimated Quantity Units	Material Condition <sup>1</sup>	Hazard Category <sup>2</sup>
Well Pump Shed-Exterior	12-inch pipe gasket (white)	No	41	1 each	ND	0
Well Pump Shed-Exterior	Asphalt shingles (gray) with tar paper	No	42	200 ft <sup>2</sup>	ND	0

1. Condition of ACM:

ND = Not Damaged

D = Damaged

SD = Significantly Damaged

2. Hazard Category:

0 = No hazard - material does not contain asbestos

1 = ACM with potential for damage

2 = ACM with potential for significant damage

3 = Damaged or significantly damaged asbestos-containing miscellaneous material

4 = Damaged or significantly damaged friable asbestos-containing thermal system insulation

5 = Damaged or significantly damaged friable asbestos-containing surfacing material

## **Appendix B**

### **Table II. Bulk Asbestos Analytical Results**

**Table II. Bulk Asbestos Analytical Results**

Client: Saint Paul Port Authority

Location: Former Hillcrest Golf Course Clubhouse and Outbuildings, 2200 Larpenteur Avenue E, Maplewood, Minnesota

Date of Inspection: May 2 and December 20, 2019

Project: B1903316.00

Sample No.	Sample Location			Material	Asbestos Content (%) <sup>1</sup>
1	Clubhouse Bldg.	Lower Level	Mechanical Room	Sheetrock/joint compound	ND <sup>2</sup>
2	Clubhouse Bldg.	Lower Level	Mechanical Room	Furnace tape (black) tarry	ND
3	Clubhouse Bldg.	Lower Level	Hallway	Adhesive (tan) on carpet	ND
4	Clubhouse Bldg.	Lower Level	Conference Room	2-foot x 2-foot Ceiling panels (textured)	ND
5	Clubhouse Bldg.	Lower Level	Swing Room	2-foot x 2-foot Ceiling panels (fissured)	ND
6	Clubhouse Bldg.	Lower Level	Swing Room	Vinyl base (beige) with adhesive (tan)	ND
7	Clubhouse Bldg.	Lower Level	Club Room	Caulk (red) fire stop	ND
8	Clubhouse Bldg.	Lower Level	Club Room	12-inch x 12-inch Floor tile (tan) with adhesive (tan)	ND
9	Clubhouse Bldg.	Lower Level	Beverage Station	Adhesive (tan) on plastic wall panel	ND
10	Clubhouse Bldg.	Lower Level	Beverage Station	2-foot x 2-foot Ceiling panel (sheetrock)	ND
11	Clubhouse Bldg.	Lower Level	Beverage Station	4-inch x 4-inch Ceramic floor tile (brown) with grout, adhesive (tan) and bedding	ND
12	Clubhouse Bldg.	Upper Level	Kitchen	2-foot x 4-foot Ceiling panel (sheetrock)	ND
13	Clubhouse Bldg.	Upper Level	Bar	12-inch x 12-inch Ceramic floor tile (brown-gray) with grout	ND
14	Clubhouse Bldg.	Upper Level	Main Dining	Adhesive (tan) under carpet with floor leveler (gray)	ND
15	Clubhouse Bldg.	Upper Level	Janitor's Closet	Sheetrock/joint compound	ND
16	Clubhouse Bldg.	Exterior - Front	North	Caulk (tan) on siding	ND
17	Clubhouse Bldg.	Exterior - Front	North	Caulk (black) on doors and window frames	ND
18	Clubhouse Bldg.	Exterior - Front	North	Caulk (gray) on copper ledge	ND
19	Pool House	Exterior	North	Asphalt shingles (gray) with tar paper	ND
20	Pool House	Exterior	North	Caulk (gray) on door frame	ND
21	Pool House	Exterior	North	Sealant (gray) on pool deck	ND
22	NW Parking Lot Garage	Exterior	Northwest	Asphalt shingles (gray, red, green) with tar paper	ND
23	NW Parking Lot Garage	Exterior	Northwest	Caulk (white) on garage door frame	ND
24	West Storage Building	Exterior	West	Cellulose board	ND

Sample No.	Sample Location			Material	Asbestos Content (%) <sup>1</sup>		
25	Debris Pile	On Pavement	Between cart corrals	2-foot x 4-foot Ceiling panel (fissured)	Ceiling Tile:	Chrysotile	4.25
26	Debris Pile	On Pavement	Between cart corrals	Sheetrock	ND		
27	1475 Maintenance Building		Interior	Sheetrock/joint compound	ND		
28	1475 Maintenance Building		Interior	2-foot x 2-foot Ceiling panel (pitted)	ND		
29	1475 Maintenance Building		Interior	12-inch x 12-inch Ceiling tile (fissured)	ND		
30	1475 Maintenance Building		Interior	12-inch x 12-inch Floor tile (brown) with mastic (black)	Floor Tile:	Chrysotile	1.25
31	1475 Maintenance Building		Interior	Adhesive (tan) on wall panel	Mastic:	N.D.	
32	1475 Maintenance Building		Interior	Gasket (green)	ND		
33	1475 Maintenance Building		Interior	Gasket (white)	ND		
34	Haz Mat Storage Building		Roof	Asphalt shingles (black) with tar paper	ND		
35	Maintenance Building #2		Roof	Asphalt shingles (gray) with tar paper	ND		
36	Maintenance Building #2		Exterior	Adhesive pucks (tan) on wall	ND		
37	Maintenance Building #2		Interior	Sheetrock	ND		
38	Maintenance Building #2		Interior	Cellulose board	ND		
39	Maintenance Building Garage #3		Interior	Transite (gray)	Transite:	Chrysotile	25
40	Maintenance Building Garage #3		Interior	Cellulose board	ND		
41	Well Pump Shed		Exterior	12-inch pipe (white)	ND		
42	Well Pump Shed		Exterior	Asphalt shingles (gray) with tar paper	ND		
43	Pool House	Interior	Snack Bar	4-inch x 4-inch Ceramic floor tile (brown-gray) with grout	ND		
44	Pool House	Interior	Snack Bar	Adhesive (tan) on plastic wall panel	ND		
45	Pool House	Interior	Men's Restroom	Wall paneling (tile pattern) with adhesive (tan)	ND		
46	Pool House	Interior	Men's Restroom	Vinyl base (tan) with adhesive (yellow)	ND		
47	West Storage Building		Interior	12-inch x 12-inch Ceiling tile (white) cellulose	ND		
48	South Cart Corral		Interior	12-inch x 12-inch Ceiling tile (white) hole pattern	ND		
49	Clubhouse Bldg.	Exterior - Front	Under Siding	Tar paper	ND		
50	Clubhouse Bldg.	Exterior	Roof	Asphalt shingles (brown) with tar paper	ND		
51	Clubhouse Bldg.	Upper Level	Dining	12-inch x 12-inch Ceiling tile (white) spline	ND		
52	Clubhouse Bldg.	Upper Level	Attic	Blown-in insulation (white) cellulose	ND		

Sample No.	Sample Location			Material	Asbestos Content (%) <sup>1</sup>
53	Clubhouse Bldg.	Upper Level	Dining	Adhesive (tan) behind wall panel	ND
54	Clubhouse Bldg.	Upper Level	Men's Restroom	12-inch x 12-inch Ceramic floor tile (tan) with grout and bedding	ND
55	Clubhouse Bldg.	Upper Level	Men's Restroom	12-inch x 12-inch Ceramic wall tile (tan) with grout and adhesive (tan)	ND
56	Clubhouse Bldg.	Lower Level	Womens Locker Room	1-inch x 1-inch Ceramic floor tile (tan) with grout and bedding	ND
57	Clubhouse Bldg.	Lower Level	Womens Locker Room	12-inch x 12-inch Ceramic floor tile (tan) with grout and bedding	ND
58	Clubhouse Bldg.	Lower Level	Womens Locker Room	12-inch x 12-inch Ceramic wall tile (tan) with grout and adhesive (tan)	ND

\* Materials containing 1 percent of asbestos or less are not considered to be asbestos-containing materials by the U.S.EPA.

1. Asbestos content is indicated as an approximate percent by area.
2. ND = None Detected



## **Appendix C**

### **Table III. Lead-Based Paint Testing Results**

**Table III. Lead-Based Paint Testing**

Client: Saint Paul Port Authority

Location: Former Hillcrest Golf Course Clubhouse and Outbuildings, 2200 Larpenteur Avenue E, Maplewood, Minnesota

Date of Inspection: May 2 and December 20, 2019

Project: B1903316.00

Sample I.D. No.	Room/Area		Component Description			Results	Paint Condition G = Good P = Peeling
1	Calibration		Surface			1.00	---
2	Calibration		Buried			0.90	---
3	Calibration		Surface			0.90	---
4	NW Parking Lot Garage	Exterior	Siding- Vertical	Wood	Tan	0.00	P
5	NW Parking Lot Garage	Exterior	Soffit	Wood	Tan	1.60	P
6	NW Parking Lot Garage	Exterior	Fascia	Wood	Tan	0.00	P
7	NW Parking Lot Garage	Exterior	Garage Door Frame	Wood	Tan	0.00	P
8	NW Parking Lot Garage	Exterior	Siding- Horizontal	Wood	Tan	3.30	P
9	West Storage	Exterior	Siding- Horizontal	Wood	Tan	0.60	P
10	West Storage	Exterior	Siding- Horizontal	Wood	Tan	0.80	P
11	West Storage	Exterior	Siding- Vertical	Wood	Tan	1.10	P
12	West Storage	Exterior	Soffit	Wood	Tan	1.80	P
13	West Storage	Exterior	Fascia	Wood	Tan	1.60	P
14	West Storage	Exterior	Door Frame	Wood	Tan	0.00	P
15	West Storage	Exterior	Door	Wood	Tan	0.00	P
16	West Storage	Exterior	Window Frame	Wood	Tan	0.70	P
17	West Storage	Exterior	Window Sill	Wood	Tan	0.10	P
18	North Cart Corral	Exterior	Siding- Horizontal	Wood	Tan	1.90	P
19	North Cart Corral	Exterior	Siding- Vertical	Wood	Tan	0.00	P
20	North Cart Corral	Exterior	Soffit	Wood	Tan	0.00	P
21	North Cart Corral	Exterior	Fascia	Wood	Tan	0.10	P
22	North Cart Corral	Exterior	Siding- Vertical (West)	Wood	Tan	0.00	P
23	South Cart Corral	Exterior	Siding	Wood	Tan	0.00	P
24	South Cart Corral	Exterior	Siding- Vertical	Wood	Tan	1.60	P
25	South Cart Corral	Exterior	Fascia	Wood	Tan	0.40	P
26	South Cart Corral	Exterior	Soffit	Wood	Tan	2.10	P
27	Fence	Exterior	Fence	Wood	Tan	0.00	P
28	South Cart Corral	Exterior	Garage Door Frame	Wood	Tan	0.00	P

Sample I.D. No.	Room/Area		Component Description			Results	Paint Condition G = Good P = Peeling
29	1475 Maintenance Building	Interior	Wall	Sheetrock	White	0.00	P
30	1475 Maintenance Building	Interior	Door	Wood	Tan	0.00	G
31	1475 Maintenance Building	Interior	Door Frame	Wood	Tan	0.00	G
32	1475 Maintenance Building	Exterior	Siding	Metal	Tan	0.00	G
33	1475 Maintenance Building	Exterior	Overhead Door	Wood	Tan	0.00	G
34	1475 Maintenance Building	Exterior	Door Frame	Metal	Tan	0.00	G
35	1475 Maintenance Building	Exterior	Diesel Tank	Metal	Green	0.00	G
36	1475 Maintenance Building	Exterior	Gasoline Tank	Metal	White	0.00	G
37	1475 Maintenance Building	Exterior	Post	Metal	Brown	0.00	G
38	Haz Mat Storage	Exterior	Siding	Wood	Tan	0.00	G
39	Haz Mat Storage	Exterior	Soffit	Wood	Tan	0.00	G
40	Haz Mat Storage	Exterior	Fascia	Wood	Tan	0.00	G
41	Maintenance Building #2	Exterior	Wall	Cement Block	Tan	0.00	P
42	Maintenance Building #2	Exterior	Window Casing	Wood	Tan	1.20	P
43	Maintenance Building #2	Exterior	Window Sash	Wood	Tan	1.30	P
44	Maintenance Building #2	Exterior	Door Frame	Wood	Tan	1.90	P
45	Maintenance Building #2	Exterior	Soffit	Wood	Tan	2.90	P
46	Maintenance Building #2	Exterior	Fascia	Wood	Tan	0.00	P
47	Maintenance Building #2	Interior	Wall	Cement Block	White	0.00	G
48	Maintenance Building #2	Interior	Ceiling	Sheetrock	White	0.00	G
49	Maintenance Building #2	Interior	Beam	Steel	White	0.10	G
50	Maintenance Building #2	Interior	Column	Steel	White	0.00	G
51	Maintenance Building #2	Interior	Window Casing	Wood	White	1.60	G
52	Maintenance Building #2	Interior	Window Sash	Wood	White	1.60	G
53	Maintenance Building #2	Interior	Door	Wood	White	2.20	G
54	Maintenance Garage #3	Exterior	Siding	Wood	Tan	1.80	P
55	Maintenance Garage #3	Exterior	Garage Door Frame	Wood	Tan	0.50	P
56	Maintenance Garage #3	Exterior	Garage Door	Wood	Tan	0.00	P
57	Maintenance Garage #3	Exterior	Window Frame	Wood	Tan	0.13	P
58	Maintenance Garage #3	Exterior	Window Sash	Wood	Tan	0.40	P
59	Well Pump Shed	Exterior	Siding	Wood	Tan	0.00	G
60	Well Pump Shed	Exterior	Soffit	Wood	Gray	0.00	G
61	Well Pump Shed	Exterior	Fascia	Wood	Gray	0.00	G

Sample I.D. No.	Room/Area	Component Description	Results	Paint Condition G = Good P = Peeling
62	Well Pump Shed Exterior	Pipe Steel Green	0.00	G
63	Calibration	Surface	1.00	---
64	Calibration	Buried	1.10	---
65	Calibration	Surface	0.90	---

mg/cm<sup>2</sup> = milligrams of lead per square centimeter of paint

## **Appendix D**

### **Bulk Asbestos Laboratory Report and Chain of Custody Record**



# EMSL Analytical, Inc.

3410 Winnetka Avenue North New Hope, MN 55427

Tel/Fax: (763) 449-4922 / (763) 449-4924

<http://www.EMSL.com / minneapolislab@emsl.com>

EMSL Order: 351912146

Customer ID: BRAU50

Customer PO: B1903316

Project ID:

Attention: Jerry Wallerius

Braun Intertec

11001 Hampshire Avenue South

Bloomington, MN 55438

Phone: (952) 995-2478

Fax: (952) 995-2020

Received Date: 12/23/2019 11:55 AM

Analysis Date: 12/27/2019

Collected Date: 12/20/2019

Project: B1903316

## Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
43-Ceramic Tile 351912146-0001	POOL HOUSE- SNACK BAR - 4" X 4" CERAMIC FLOOR TILE (TAN) WITH GROUT AND THINSET	Tan Non-Fibrous Homogeneous	2% Cellulose	98% Non-fibrous (Other)	None Detected
43-Grout 351912146-0001A	POOL HOUSE- SNACK BAR - 4" X 4" CERAMIC FLOOR TILE (TAN) WITH GROUT AND THINSET	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
43-Thinset 351912146-0001B	POOL HOUSE- SNACK BAR - 4" X 4" CERAMIC FLOOR TILE (TAN) WITH GROUT AND THINSET	Gray/White Non-Fibrous Homogeneous	2% Cellulose	98% Non-fibrous (Other)	None Detected
44 351912146-0002	POOL HOUSE- SNACK BAR - ADHESIVE (TAN) ON PLASTIC WALL PANELS	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
45-Paneling 351912146-0003	POOL HOUSE- MENS RESTROOM - WALL PANELING (TILE PATTERN) WITH ADHESIVE	Brown/Beige Fibrous Homogeneous	95% Cellulose	5% Non-fibrous (Other)	None Detected
45-Adhesive 351912146-0003A	POOL HOUSE- MENS RESTROOM - WALL PANELING (TILE PATTERN) WITH ADHESIVE	Tan Fibrous Homogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
46-Baseboard 351912146-0004	POOL HOUSE- MENS RESTROOM - VINYL BASE (TAN) WITH ADHESIVE	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
46-Adhesive 351912146-0004A	POOL HOUSE- MENS RESTROOM - VINYL BASE (TAN) WITH ADHESIVE	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
47 351912146-0005	WEST STORAGE BUILDING- INTERIOR - 12" X 12" CEILING TILE (WHITE) CELLULOSE	Tan/White Fibrous Homogeneous	98% Cellulose	2% Non-fibrous (Other)	None Detected

Initial report from: 12/27/2019 12:49:30



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EMSL Order: 351912146

Customer ID: BRAU50

Customer PO: B1903316

Project ID:

## Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
48 351912146-0006	SOUTH CART CORRAL- INTERIOR - 12" X 12" CEILING TILE (WHITE) HOLE PATTERN	Brown/White Fibrous Homogeneous	98% Cellulose	2% Non-fibrous (Other)	None Detected
49 351912146-0007	CLUB HOUSE- EXTERIOR- UNDER SIDING - TAR PAPER	Black Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (Other)	None Detected
50-Shingle 351912146-0008	CLUB HOUSE- EXTERIOR- ROOF - ASPHALT SHINGLES (BROWN) WITH TAR PAPER	Black Fibrous Homogeneous	12% Glass	88% Non-fibrous (Other)	None Detected
50-Tar Paper 351912146-0008A	CLUB HOUSE- EXTERIOR- ROOF - ASPHALT SHINGLES (BROWN) WITH TAR PAPER	Black Fibrous Homogeneous	15% Glass	85% Non-fibrous (Other)	None Detected
51 351912146-0009	CLUB HOUSE- UPPER LEVEL- DINING - 12" X 12" CEILING TILE (WHITE) SPLINE	White Fibrous Homogeneous	35% Cellulose 50% Min. Wool	5% Perlite 10% Non-fibrous (Other)	None Detected
52 351912146-0010	CLUB HOUSE- ATTIC - BLOWN-IN INSULATION (WHITE) CELLULOSE	White Fibrous Homogeneous	98% Glass	2% Non-fibrous (Other)	None Detected
53-Adhesive 351912146-0011	CLUB HOUSE- UPPER LEVEL- DINING - ADHESIVE (TAN) BEHIND WALL PANEL	Tan Non-Fibrous Homogeneous	3% Cellulose	97% Non-fibrous (Other)	None Detected
53-Sheetrock 351912146-0011A	CLUB HOUSE- UPPER LEVEL- DINING - ADHESIVE (TAN) BEHIND WALL PANEL	Brown/White Fibrous Homogeneous	12% Cellulose 3% Glass	85% Non-fibrous (Other)	None Detected
54-Ceramic Tile 351912146-0012	CLUB HOUSE- UPPER LEVEL- MENS - 12" X 12" CERAMIC FLOOR TILE (TAN) WITH GROUT AND BEDDING	Brown/Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
54-Grout 351912146-0012A	CLUB HOUSE- UPPER LEVEL- MENS - 12" X 12" CERAMIC FLOOR TILE (TAN) WITH GROUT AND BEDDING	Tan Non-Fibrous Homogeneous	2% Cellulose	98% Non-fibrous (Other)	None Detected
54-Bedding 351912146-0012B	CLUB HOUSE- UPPER LEVEL- MENS - 12" X 12" CERAMIC FLOOR TILE (TAN) WITH GROUT AND BEDDING	Gray Non-Fibrous Homogeneous	4% Cellulose	96% Non-fibrous (Other)	None Detected

Initial report from: 12/27/2019 12:49:30



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EMSL Order: 351912146

Customer ID: BRAU50

Customer PO: B1903316

Project ID:

## Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
55-Ceramic Tile 351912146-0013	CLUB HOUSE- UPPER LEVEL- MENS - 12" X 12" CERAMIC WALL TILE (TAN) WITH GROUT AND ADHESIVE	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
55-Grout 351912146-0013A	CLUB HOUSE- UPPER LEVEL- MENS - 12" X 12" CERAMIC WALL TILE (TAN) WITH GROUT AND ADHESIVE	Brown/Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
55-Adhesive 351912146-0013B	CLUB HOUSE- UPPER LEVEL- MENS - 12" X 12" CERAMIC WALL TILE (TAN) WITH GROUT AND ADHESIVE	Tan Non-Fibrous Homogeneous	8% Cellulose	92% Non-fibrous (Other)	None Detected
56-Ceramic Tile 351912146-0014	CLUB HOUSE- LOWER LEVEL- WOMENS - 1" X 1" CERAMIC FLOOR TILE (TAN) WITH GROUT AND BEDDING	Tan/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
56-Grout 351912146-0014A	CLUB HOUSE- LOWER LEVEL- WOMENS - 1" X 1" CERAMIC FLOOR TILE (TAN) WITH GROUT AND BEDDING	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
56-Bedding 351912146-0014B	CLUB HOUSE- LOWER LEVEL- WOMENS - 1" X 1" CERAMIC FLOOR TILE (TAN) WITH GROUT AND BEDDING	Gray/White Non-Fibrous Homogeneous	2% Cellulose	98% Non-fibrous (Other)	None Detected
56-Adhesive 351912146-0014C	CLUB HOUSE- LOWER LEVEL- WOMENS - 1" X 1" CERAMIC FLOOR TILE (TAN) WITH GROUT AND BEDDING	Tan/Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
57-Ceramic Tile 351912146-0015	CLUB HOUSE- LOWER LEVEL- WOMENS - 12" X 12" CERAMIC FLOOR TILE (TAN) WITH GROUT AND BEDDING	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 12/27/2019 12:49:30





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EMSL Order: 351912146

Customer ID: BRAU50

Customer PO: B1903316

Project ID:

## Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
57-Grout 351912146-0015A	CLUB HOUSE- LOWER LEVEL- WOMENS - 12" X 12" CERAMIC FLOOR TILE (TAN) WITH GROUT AND BEDDING	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
57-Bedding 351912146-0015B	CLUB HOUSE- LOWER LEVEL- WOMENS - 12" X 12" CERAMIC FLOOR TILE (TAN) WITH GROUT AND BEDDING	Gray Non-Fibrous Homogeneous	2% Cellulose	98% Non-fibrous (Other)	None Detected
57-Coating on Bedding 351912146-0015C	CLUB HOUSE- LOWER LEVEL- WOMENS - 12" X 12" CERAMIC FLOOR TILE (TAN) WITH GROUT AND BEDDING	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
58-Ceramic Tile 351912146-0016	CLUB HOUSE- LOWER LEVEL- WOMENS - 12" X 12" CERAMIC WALL TILE WITH GROUT AND ADHESIVE	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
58-Grout 351912146-0016A	CLUB HOUSE- LOWER LEVEL- WOMENS - 12" X 12" CERAMIC WALL TILE WITH GROUT AND ADHESIVE	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
58-Adhesive 351912146-0016B	CLUB HOUSE- LOWER LEVEL- WOMENS - 12" X 12" CERAMIC WALL TILE WITH GROUT AND ADHESIVE	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
58-Coating on Adhesive 351912146-0016C	CLUB HOUSE- LOWER LEVEL- WOMENS - 12" X 12" CERAMIC WALL TILE WITH GROUT AND ADHESIVE	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Analyst(s)

Craig Santangelo (35)

Rachel Travis, Laboratory Manager  
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method"), but augmented with procedures outlined in the 1993 ("final") version of the method. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. All samples received in acceptable condition unless otherwise noted. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. EMSL recommends gravimetric reduction for all non-friable organically bound materials prior to analysis. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. New Hope, MN NVLAP Lab Code 200019-0; Colorado AL-24478

Initial report from: 12/27/2019 12:49:30

EMSL ANALYTICAL, INC.  
LABORATORY PRODUCTS TRAINING

## Asbestos Chain of Custody

EMSL Order Number (Lab Use Only):

12146

EMSL ANALYTICAL, INC.  
3410 WINNETKA AVE. NORTH  
NEW HOPE, MN 55427  
PHONE: (763) 449-4922  
FAX: (763) 449-4924

Company Name: <u>BRAUN INTERTEC</u>		EMSL Customer ID:	
Street: <u>11001 HAMPSHIRE AVENUE SOUTH</u>		City: <u>BLAUMINGTON</u>	State/Province: <u>MN</u>
Zip/Postal Code: <u>55438</u>	Country: <u>U.S.A</u>	Telephone #: <u>612-360-0733</u>	Fax #:
Report To (Name): <u>JERRY WALLERUS</u>		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
Email Address: <u>JWALLERUS@BRAUNINTERTEC.COM</u>		Purchase Order:	
Project Name/Number: <u>B1903316</u>		EMSL Project ID (Internal Use Only):	
U.S. State Samples Taken: <u>MINNESOTA</u>		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	

EMSL-Bill to: ☒ Same ☐ Different - If Bill to is Different note instructions in Comments\*\*

Third Party Billing requires written authorization from third party

## Turnaround Time (TAT) Options\* - Please Check

☐ 3 Hour ☐ 6 Hour ☐ 24 Hour ☐ 48 Hour ☒ 72 Hour ☐ 96 Hour ☐ 1 Week ☐ 2 Week

\*For TEM Air 3 hr through 6 hr, please call ahead to schedule \*There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.

PCM - Air ☐ Check if samples are from NY☐ NIOSH 7400☐ w/ OSHA 8hr. TWA

PLM - Bulk (reporting limit)

☒ PLM EPA 600/R-93/116 (<1%)☐ PLM EPA NOB (<1%)

Point Count

☐ 400 (<0.25%) ☐ 1000 (<0.1%)

Point Count w/Gravimetric

☐ 400 (<0.25%) ☐ 1000 (<0.1%)☐ NYS 198.1 (friable in NY)☐ NYS 198.6 NOB (non-friable-NY)☐ NYS 198.8 SOF-V☐ NIOSH 9002 (<1%)TEM - Air ☐ 4-4.5hr TAT (AHERA only)☐ AHERA 40 CFR, Part 763☐ NIOSH 7402☐ EPA Level II☐ ISO 10312

TEM - Bulk

☐ TEM EPA NOB☐ NYS NOB 198.4 (non-friable-NY)☐ Chatfield SOP☐ TEM Mass Analysis-EPA 600 sec. 2.5

TEM - Water: EPA 100.2

Fibers >10µm ☐ Waste ☐ DrinkingAll Fiber Sizes ☐ Waste ☐ Drinking

TEM- Dust

☐ Microvac - ASTM D 5755☐ Wipe - ASTM D6480☐ Carpet Sonication (EPA 600/J-93/167)

Soil/Rock/Vermiculite

☐ PLM EPA 600/R-93/116 with milling prep (<1%)☐ PLM EPA 600/R-93/116 with milling prep (<0.25%)☐ TEM EPA 600/R-93/116 with milling prep (<0.1%)☐ TEM Qualitative via Filtration Prep☐ TEM Qualitative via Drop Mount Prep☐ Cincinnati Method EPA 600/R-04/004 - PLM/TEM (BC only)

Other:

☐☐ Check For Positive Stop - Clearly Identify Homogenous GroupFilter Pore Size (Air Samples): ☐ 0.8µm ☐ 0.45µmSamplers Name: JERRY WALLERUS / STEVE LUTHSamplers Signature: [Signature]

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
43 → SB	"SEE TABLE II"	Bulk	12-20-19

Client Sample # (s): 43 THROUGH SBTotal # of Samples: 16Relinquished (Client): [Signature] Date: 12-20-19Time: 2:45pmReceived (Lab): Alinda E-Courier Date: 12-23-19Time: 11:55Comments/Special Instructions: PLEASE POINT COUNT CF 1% OR LESS

INTERTEC

# Table II. Bulk Asbestos Analytical Results

Providing engineering and environmental solutions since 1957

Client: SAINT PAUL PORT AUTHORITY

Location: 2200 LARSEN TOWER AVENUE EAST, MAPLEWOOD, MN

Date of Inspection 12-20-2019

Project No.: B1903316

Sample No.	Sample Location	Material	Asbestos Content (%) <sup>1</sup>
43	POOL HOUSE - SNACK BAR	4" X 4" CERAMIC FLOOR TILE (TAN) WITH GROUT AND THIN SET	
44	↓ - ↓	ADHESIVE (TAN) ON PLASTIC WALL PANELS	
45	↓ - MEN'S RESTROOM	WALL PANELING (TILE PATTERN) WITH ADHESIVE	
46	↓ - ↓	VINYL BASE (TAN) WITH ADHESIVE	
47	WEST STORAGE BUILDING - INTERIOR	12" X 12" CEILING TILE (WHITE) CELLULOSE	
48	SOUTH CART LIFTAL	12" X 12" CEILING TILE (WHITE) HOLE PATTERN	
49	CLUB HOUSE - EXTERIOR - UNDER SIDING	TAR PAPER	
50	↓ - EXTERIOR - ROOF	ASPHALT SHINGLES (BROWN) WITH TAR PAPER	
51	↓ - UPPER LEVEL - DINING	12" X 12" CEILING TILE (WHITE) SPACER	
52	↓ - ATTIC	BROWN-IN INSULATION (WHITE) CELLULOSE	
53	↓ - UPPER LEVEL - DINING	ADHESIVE (TAN) BEHIND WALL PANEL	
54	↓ - ↓ - MEN'S	12" X 12" CERAMIC FLOOR TILE (TAN) WITH GROUT AND BEDDING	
55	↓ - ↓ - ↓	12" X 12" CERAMIC WALL TILE (TAN) WITH GROUT AND ADHESIVE	
56	↓ - LOWER LEVEL - WOMEN'S	1" X 1" CERAMIC FLOOR TILE (TAN) WITH GROUT AND ADHESIVE	
57	↓ - ↓ - ↓	12" X 12" CERAMIC FLOOR TILE (TAN) WITH GROUT AND BEDDING	
58	↓ - ↓ - ↓	12" X 12" CERAMIC WALL TILE WITH GROUT AND ADHESIVE	

Materials containing 1 percent of asbestos or less are not considered to be asbestos-containing materials by the U.S. EPA.

1. Asbestos content is indicated as an approximate percent by area.
2. N.D. = None Detected.
3. N.A. = Not Analyzed.
4. < = Less Than.

2 of 2

**Appendix E**

**Asbestos Inspector Certificates**

Certificate No: 5LM10021912IR

Expiration Date: October 2, 2020

*This is to certify that*  
**Derek Schilling**  
*has attended and successfully completed an*  
**ASBESTOS INSPECTOR**  
**REFRESHER TRAINING COURSE**

*permitted by*  
*the State of Minnesota under Minnesota Rules 4620.3702 to 4620.3722*  
*and meets the requirements of*  
*Section 206 of Title II of the Toxic Substances Control Act (TSCA)*  
*conducted by*

**Lake States Environmental, Ltd.**

*in*  
**White Bear Lake, MN on October 2, 2019**

**Examination Date: October 2, 2019**

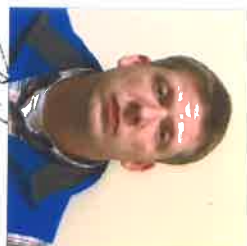
*Grant / Grasse*  
Training Instructor

Lake States Environmental, Ltd  
P. O. Box 645, Rice Lake, WI 54868  
(800) 254-9811

Director, Env. Health Div.

No. A18539

Issued: 10/07/2019



**ASBESTOS**  
**INSPECTOR**

DEPARTMENT  
OF HEALTH

Certified by:

State of Minnesota  
Department of Health

Expires: 10/02/2020

Derek M Schilling  
1420 Cutters Ln  
Eagan, MN 55122



Certificate No: 5LM11051904IR

Expiration Date: November 5, 2020

Director, Env. Health Div.



No. AI2305

Issued: 11/12/2019

**m** ASBESTOS  
INSPECTOR  
Certified by:  
State of Minnesota  
Department of Health  
Expires: 11/05/2020  
Gerald J Wallerius  
3010 Garland Ln N  
Plymouth, MN 55447

*This is to certify that*  
**Gerald J. Wallerius**  
*has attended and successfully completed an*  
**ASBESTOS INSPECTOR**  
**REFRESHER TRAINING COURSE**

*permitted by*  
*the State of Minnesota under Minnesota Rules 4620.3702 to 4620.3722*  
*and meets the requirements of*  
*Section 206 of Title II of the Toxic Substances Control Act (TSCA)*  
*conducted by*

**Lake States Environmental, Ltd.**

*in*  
**Hudson, WI on November 5, 2019**  
**Examination Date: November 5, 2019**

Lake States Environmental, Ltd  
P. O. Box 645, Rice Lake, WI 54868  
(800) 254-9811

*Grant J. Grasse*  
Training Instructor