

Menasha aldermen occasionally attend meetings of this body. It is possible that a quorum of Common Council, Board of Public Works, Administration Committee, Personnel Committee may be attending this meeting. (No official action of any of those bodies will be taken).

**CITY OF MENASHA
PARKS AND RECREATION BOARD
Public Works Facility
455 Baldwin Street, Menasha**

(Enter past two chain link gates, turn left, park along south edge of
Public Works Garage, enter through main office doors.)

September 10, 2012

6:00 PM

AGENDA

A. CALL TO ORDER

B. ROLL CALL/EXCUSED ABSENCES

C. MINUTES TO APPROVE

1. [Minutes of the August 13, 2012 Park Board Meeting](#)

D. PUBLIC COMMENT ON ANY MATTER RELATED TO CITY PARKS AND RECREATION

Five (5) minute time limit for each person

E. REPORT OF DEPARTMENT HEAD/STAFF/OR CONSULTANTS

1. Department Report – PRD Tungate
2. Park, Pool and Vandalism Report – PS Maas

F. DISCUSSION

1. Review of 2012 Moosefest and Potential Future Plans – Ald. Steve Krueger
2. [Revised Policy for Allowing Vending in City Parks](#)

G. ACTION ITEMS

1. [Consent to Use Park Access Points for the Proposed Fox-Wisconsin Heritage Water Trail](#)
2. [Recommendation to Demolish All Buildings on the Army Reserve Building Site and to Return the Area to Park Land](#)
3. Recommend Possible Fence Location Along a Portion of the Friendship Trail on the West Boundary of the Heckrodt Wetland Reserve – Site Visit

H. PUBLIC COMMENT ON ANY MATTER LISTED ON THE AGENDA

Five (5) minute time limit for each person

I. ADJOURNMENT

CITY OF MENASHA
Parks and Recreation Board
Smith Park – 301 Park Street, Menasha
August 13, 2012
DRAFT MINUTES

A. CALL TO ORDER

The meeting was called to order by Chr. Dick Sturm at 6:04 p.m.

B. ROLL CALL/EXCUSED ABSENCES

MEMBERS PRESENT: Chr. Dick Sturm, Ald. Kevin Benner, Sue Pawlowski, Ron Suttner, Nancy Barker, Luke Schiller, Lisa Hopwood

MEMBERS EXCUSED:

OTHERS PRESENT: PRD Tungate, PS Maas, Ald. Dan Zielinski, Ald. Mike Taylor, Paul Feider

C. MINTUES TO APPROVE

1. **Minutes of the July 9, 2012 Park Board Meeting**

Moved by L. Hopwood, seconded by L. Schiller to approve the July 9, 2012 Park Board minutes. Motion carried.

D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA

Five (5) minute time limit for each person.

1. Ald. M. Taylor read into the record a letter from Jim Bartz, Chairman of the Heckrodt Wetland Reserve Board. The letter cited Heckrodt's concerns about vandalism, Reserve rule violations and habitat destruction. Heckrodt is seeking permission to install a fence along the west line of their management area.

E. REPORT OF DEPARTMENT HEADS/STAFF/YOUTH LIAISON OR CONSULTANTS

1. **Department Report – PRD Tungate**

PRD Tungate reported on Council approval of the City's 5-Year Park and Open Space Plan, Grunski Runski held Aug. 11, Pool Dive-In Movie event on Aug. 16, Fall program planning, pool study, Army Reserve building tour and the upcoming 2013 department budget.

2. **Park, Pool and Vandalism Report – PS Maas**

Barker Farm Park restroom was tagged twice by vandals, concrete work done on edge of skatepark, trying to keep the lagoon clear of weeds behind the Memorial Building.

F. DISCUSSION

1. **Recommendation for Army Reserve Buildings and Property (photos available at meeting)**

Staff described a recent tour of the building and the poor condition that it is in. PS Maas had photos showing several problem areas. Asbestos, a non-winterized boiler system, foundation problems, leaky pipes, lead paint, and a roof in poor condition were the most noteworthy issues. Ald. K. Benner and Chair D. Sturm would like to tour the building before next month's meeting and because the Board's recommendation will be discussed at the September Plan Commission meeting.

2. **Heckrodt Wetland Reserve Fence Proposed Along Friendship Trail (aerial photo available at meeting)**

The Board reviewed information contained in Jim Bartz's letter. L. Schiller stated that Heckrodt has seen a loss of species diversity because of human intervention- both legal and not along the west edge of their managed property. D. Sturm summarized that we also must look at the impacts of a fence to the trail user- both aesthetically, loss of access and possible perceived or

real safety concerns by feeling hemmed in between two fences. PRD Tungate will seek a Police perspective on the safety question. Part of the fence would clearly be on HWR managed property, some would be on City land that is considered part of the trail corridor and thus falls under Park Board authority. There was discussion on perhaps bringing in a neutral, third party to help the two sides come to some sort of compromise. The Board would like to make some type of decision on this matter at next month's meeting.

3. **Letter from Paul and Julie Feider – Concerns about Municipal Beach**

Paul Feider explained his concern about Muni Beach users coming on his land and dock during the swimming season. Several alternatives were discussed. Park staff was not in favor of adding more buoys because of past anchor problems and lack of effectiveness. Park staff will pursue placing a sign near the property boundary and will work with Mr. Feider on suggesting some type of sign or method of marking his dock as private property.

4. **Vending in Parks Update- PRD Tungate**

PRD Tungate reported that Street Eats has stopped vending near the pool. This was attempted on a trial basis. Big Pigeons Swim Team was also vending by the pool. Neither vendor was very successful. It was felt that Jefferson Park is not as productive of a site that most vendors think it might be. PRD Tungate will still bring back a park vending policy for the Board's consideration next month.

G. ACTION ITEMS

1. **None**

H. PUBLIC COMMENT ON ANY MATTER LISTED ON THE AGENDA

Five (5) minute time limit for each person

1. **None**

I. ADJOURNMENT

Moved by R. Suttner, seconded by L. Hopwood, to adjourn at 8:07 p.m. Motion carried.

Draft Policy on Allowing Vendors in City Parks

1. Permissible Locations: Jefferson Park, Curtis Reed Square, Marina Terrace, Riverwalk, Marina, Koslo Park and Smith Park.
2. Fee to be established on a daily basis and approved by the Common Council. 50% of the fee is due before vending begins.
3. Non-profit groups will pay half the established rate.
4. Vendor must fill out a Park Reservation Form to include a diagram.
5. Vendor will make a good faith effort to be present at all scheduled events and may terminate a vending agreement by giving the City a minimum of forty-eight (48) hour notice.
6. Policy does not apply to Special Events that arrange for their own vendors (i.e. Seafoodfest, softball tournaments, etc.).
7. Vendor hours of operation will not overlap with another vendor in the same park.
8. Vendor will not be allowed to set up at days/times during events that offer potentially competing concessions, such as food items.
9. A maximum of five (5) permits will be allowed in a calendar year.
10. Any application to vend for more than ten (10) days per year must be approved by the Park Board.
11. Police Department will be notified of any vendors that are permitted to be in a city park.
12. Fermented malt beverages shall not be sold by the vendor.
13. All other city ordinances related to vending, food licensing shall be followed.
14. For-profit vendors must submit an acceptable Certificate of Insurance and Endorsement prior to vending. Non-profit groups (bonafide or otherwise) may either submit a certificate of insurance and endorsement or sign a release and hold harmless agreement with the City.

Greg M. Keil

From: Candice Mortara [candice@fwhp2.onmicrosoft.com]
Sent: Tuesday, August 21, 2012 8:58 PM
To: Greg M. Keil
Subject: FW: FWHP Water Trail Consent Form CRM:0001377
Attachments: Consent to use public landings.doc

Greg,
Please see our official request below and the form attached. Please insert as many sites as are within your city limits. Let me know if you need anything else.
Thank you,
Candice

The Fox-Wisconsin Heritage Parkway (www.heritageparkway.org) is working to achieve National Water Trail designation for the Upper and Lower Fox River and the Lower Wisconsin River, an important historic waterway stretching 280 miles from Green Bay to Portage and on to Prairie du Chien.

With this correspondence we are seeking written consent that acknowledges (1) we have contacted you, (2) you are aware we are seeking National Water Trail status, and (3) there are no objections. WE ARE NOT seeking funding of any kind, nor any restrictions on property rights.

To achieve this National Park Service designation, federal law requires that we seek written consent for all access points along the proposed Fox-Wisconsin Heritage Water Trail. (Said another way, Congress requested that consent be sought so no party is surprised when a trail receives national designation.) The proposed water trail would use one or more landings in your jurisdiction.

We also believe this effort will strengthen relationships with partners and communities and create additional publicity.
Therefore, we are respectfully requesting that you complete the attached Word document and return it to the email below, to the attention of Tom Young.

Thank you for your kind response.
Sincerely,
The Fox-Wisconsin Heritage Water Trail Committee
For more information, please contact Tom Young at 920-380-3489 or info@heritageparkway.org.



Fox-Wisconsin Heritage Parkway Consent for Water Trail Access

The [insert name of county, city, village, town] acknowledges that we have been informed of plans to seek National Water Trail designation for the Fox-Wisconsin Heritage Parkway Water Trail on the Fox River and Lower Wisconsin River. The [insert name of county, city, village, town] also acknowledges that the Fox-Wisconsin Heritage Parkway and users of the Water Trail have permission to access the Fox / Wisconsin Rivers from our boat landing or other access point(s) at the following locations:

1. Nicolet Boulevard - north half (non-motorized)
2. Jefferson Park - East Landing (motorized)
3. Jefferson Park - Green Bay St. (non-motorized)
- Manitowic St. Landing (motorized)
- Park St. LANDING (motorized)
- MENASHKA MARINA (non-motorized)

This acknowledgment in no way commits funding, land ownership, nor control over land uses to the Fox-Wisconsin Heritage Parkway, the National Park Service or any other entity, nor does it exempt the users from paying any applicable user fee.

Signature and Title

Date

→ Government Canal at water st. (non-motorized)
Ninth St. Boat Landing (motorized)
(NON-city locations - MENASHKA Lock site)

From: [Brian Tungate](#)
To: [Kristi Heim](#)
Subject: FW: City of Menasha Launch Sites
Date: Wednesday, August 29, 2012 4:01:29 PM
Attachments: [DOC082912-08292012150934.pdf](#)

Can you copy this for the Sept. 10 Board meeting- color map would be nice. Next meeting will be at the City Garage- note on the agenda how to get in- 455 Baldwin St. Enter past two gates. Turn left, park along south wall of city garage. Enter through the Public Works door which faces east.

-----Original Message-----

From: Greg M. Keil
Sent: Wednesday, August 29, 2012 3:38 PM
To: 'youngsixpack@athenet.net'
Cc: 'mortara@heritageparkway.org'; Brian Tungate
Subject: City of Menasha Launch Sites

Tom: Please see the attached drawing for the launch/access points in the City of Menasha. They include:
Nicolet Boulevard - North Half (non-motorized) Jefferson Park - East Landing (motorized) Jefferson Park - Green Bay Street (non-motorized) Manitowoc Street Landing (motorized) Park Street Landing (motorized) Menasha Marina (non-motorized) US Government Canal at Water and Lush streets (non-motorized) Ninth Street Landing (motorized)

The access points at the Menasha Lock site are not owned by the city.

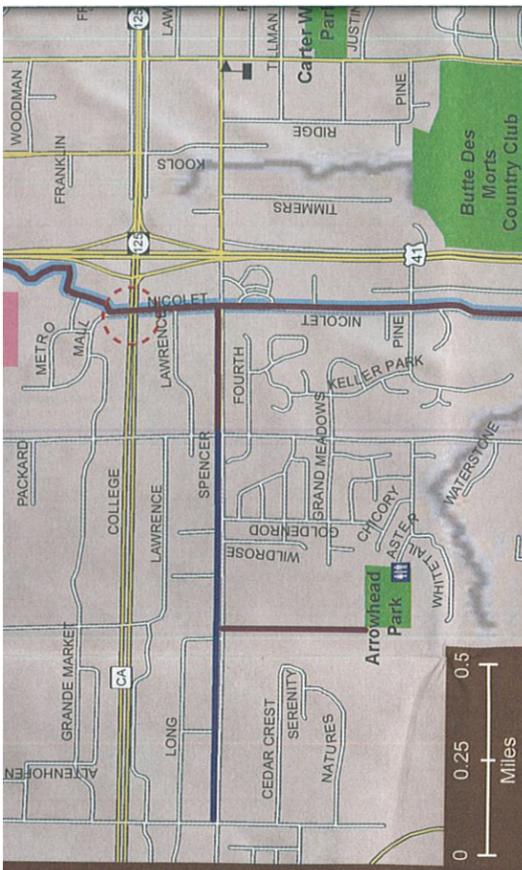
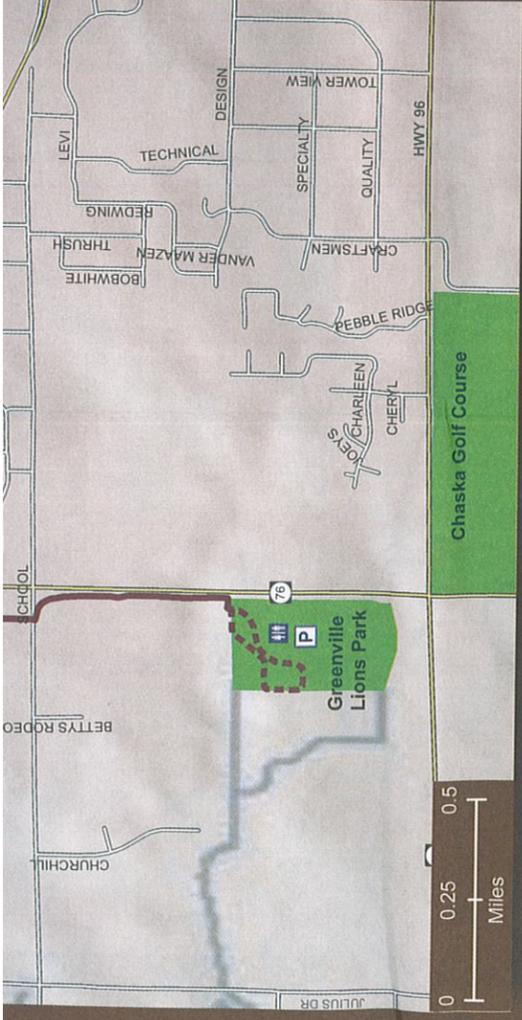
Per direction of the City Attorney, the Park Board will be the entity signing the consent form. Its next meeting is scheduled for September 10.

Greg

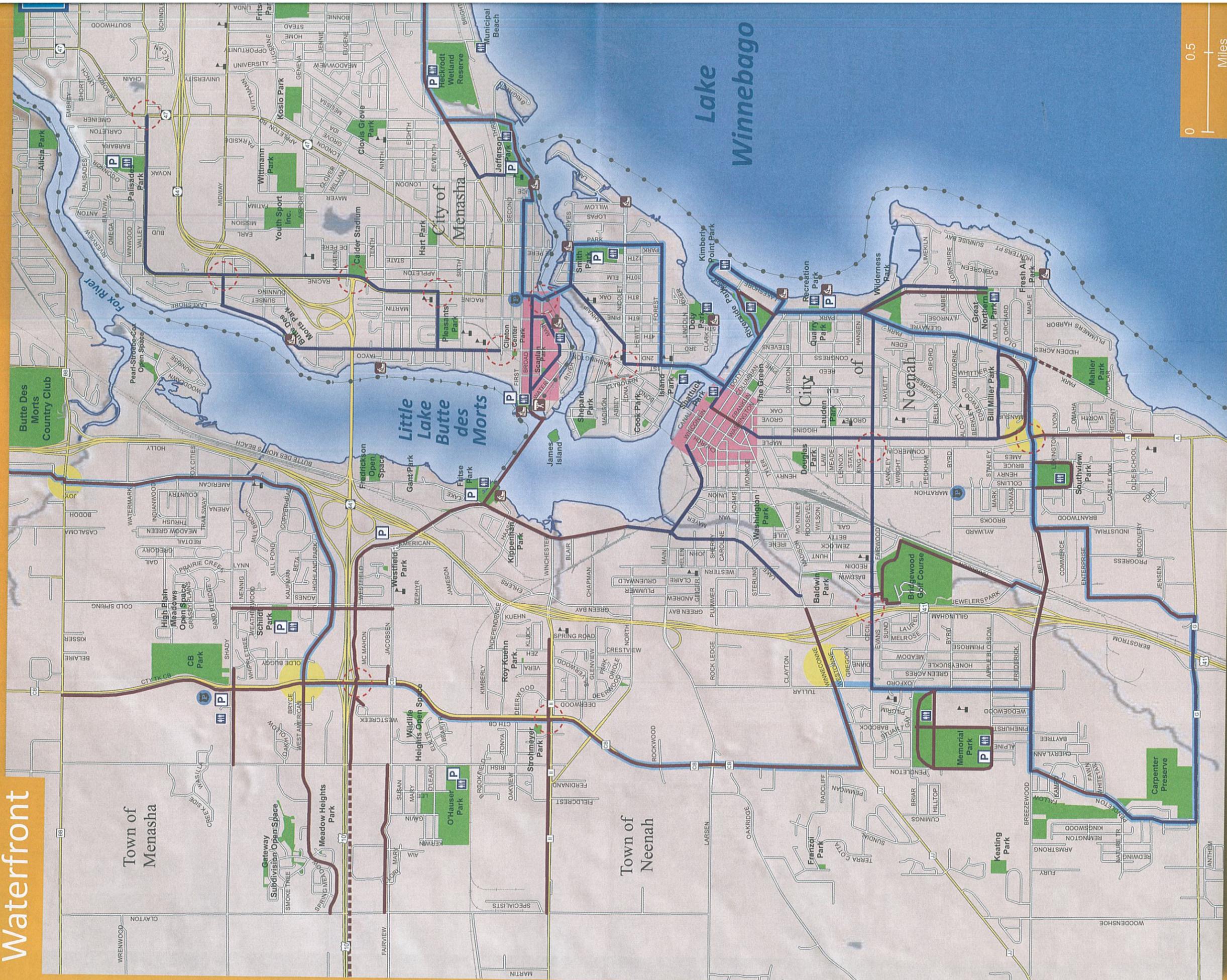
-----Original Message-----

From: Toshiba Color Copier [<mailto:tosh@ci.menasha.wi.us>]
Sent: Wednesday, August 29, 2012 4:10 PM
To: Greg M. Keil
Subject: Document from City of Menasha 08/29/2012 15:09

Scanned from NP-T5520C.
Date: 08/29/2012 15:09
Pages:1
Resolution:200x200 DPI



Waterfront



Brian Tungate

From: Adam Alix
Sent: Tuesday, August 07, 2012 4:23 PM
To: Brian Tungate
Cc: Mark Radtke
Subject: armory evaluation

Hi Brian,

Well having walked thru the facility and had an opportunity to think about the issues seen and suspect, I'm of the opinion that it would take a substantial amount of money to get the building habitable again and even more so to provide for its long term use.

With the building having been unheated for the past several winters and with the building not been winterized I suspect that there are issues with burst pipes based on the mold visible on the walls in the North restroom. And to make matters worse there doesn't appear to be any plumbing chases or access, at least easily accessible, to pipes to inspect or eventually to make repairs.

Likewise the building was heated with a boiler system and according to Ray the system was not drained or moth balled for future use. I too suspect that there will be issues with the system's plumbing even if the boiler were to fire up and burn.

So even after we are able to provide heat and plumbing for the facility there are other concerns that will need to be addressed in the near future. One being the roof. Granted we did not bring a ladder but Ray indicated that the he believed the roof was original, a built up asphalt and tar roof. Even though there didn't appear to be any significant leaks inside I'm sure we would need to replace the roof soon.

And then there are concerns with the structure itself. There is evidence of significant settling throughout the entire facility as several of the room's floors have sunk from their original elevations. The crack in the main hallway between a controlled joint shows that there was quite a bit of movement as the crack isn't only on the mortar joint but the blocks themselves are cracked and broken too. I suspect the building will continue to move/settle due to the unstable soil conditions as I believe the site was once a landfill prior to the Armory being located there.

In addition if we intend to use the facility we would need to then plan for the handling of the suspected asbestos within the facility. Based on the approximate date of the construction the floor tile/mastic and the piping insulation more than likely have asbestos fibers in them and will eventually need to be abated and replaced. Regardless the asbestos will need to be abated even if the facility is demoed however we'll be funding this abatement plus the replacement of tile and insulation if we decide to keep and use the building.

In summary this facility is very much like several of the City's current buildings that we are struggling to obtain the funds to adequate maintain them. So why we would want to add yet another facility that will only add to this our already limited funding?

Adam



Date: August 31, 2012

To: Brian Tungate – Parks and Recreation

From: Todd Drew, RS
Environmental Health Sanitarian
City of Menasha Health Department

Re: Armory Building

A walk thru was conducted at the Armory Building, Third Street, Menasha. The walk thru was done to assess the condition and determine the feasibility of renovating the building vs. demolition of the building based on environmental issues.

The following environmental health issues / concerns were identified:

- ~10,000 square feet of assumed asbestos containing floor tile and mastic in poor condition
- ~ 400 linear feet of assumed asbestos containing pipe insulation. (additional pipe insulation will likely be identified in wall cavities and above ceilings).
- ~ 10,000 square feet of assumed asbestos containing roofing, likely with multiple leaks based on water damage noted inside the building.

Mold growth was identified in areas throughout the building. Significant mold growth was noted in the rest rooms. Growth was most concentrated on the adjoining wall between the bathrooms which probably indicates ruptured plumbing lines in the pipe chase serving both rest rooms.

The asbestos containing materials would likely all require abatement in the event the building is renovated due to condition and likelihood to disturb asbestos containing materials during renovation activities. Inspection and abatement would be required by DNR Asbestos Code NR447 prior to renovation activities which may disturb asbestos containing materials. Additional inspection would have to be conducted in this building to sample all materials including ceiling tile, plaster, drywall, etc. It is likely that additional asbestos containing materials (ACM) would be found. Asbestos abatement costs for just those items specifically noted during the walk through would likely be \$20,000-25,000, not including additional materials that would be found with a comprehensive asbestos inspection.

Mold growth will likely be found throughout the building which would require extensive interior demolition and potential remediation.

If demolished it is my understanding that the Army/ Federal Government absorbs the cost for demolition of the building including pre-demolition asbestos inspection and abatement.

Environmental health issues including the presence of damaged suspect asbestos containing materials and mold would require extensive remediation and expense to the City to renovate this building. It is recommended based on the environmental health risks noted that the building be demolished by the Army per the lease language.

Brian Tungate

From: Nelson, Byron D CTR CTR USAR 88TH RSC ARIM [byron.nelson1@usar.army.mil]
Sent: Wednesday, August 01, 2012 9:32 AM
To: Brian Tungate
Subject: RE: WI - Menasha - Costs (UNCLASSIFIED)

Classification: UNCLASSIFIED
Caveats: NONE

Brian:

The estimated costs for our report stated approx. \$40,000 per year; that includes full-time custodial, lawn and snow and all utilities. I assume our costs would be much more than the cities. I still need to have our budget and contract staff look at past records.

Thank you.

BYRON NELSON
Real Estate Specialist
88th Regional Support Command, DPW (Ft. Snelling)
Contractor (J.M. Waller and Associates)
(612) 713-3170
FAX: (612) 713-3516
byron.nelson1@us.army.mil

If applicable, please click on the ICE link below to comment on service you received today. Thank you.
https://ice.disa.mil/index.cfm?fa=card&service_provider_id=113396&site_id=344&service_category_id=5

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-----Original Message-----

From: Brian Tungate [mailto:btungate@ci.menasha.wi.us]
Sent: Wednesday, August 01, 2012 9:20 AM
To: Nelson, Byron D CTR CTR USAR 88TH RSC ARIM
Subject: RE: WI - Menasha - Site Inspection (UNCLASSIFIED)

Byron: was there supposed to be an attachment to this email- or are there some figures that you will be sending later? I spoke to Ray and he is willing to set some visits up for us. He knows the facility rather well and should be helpful with our assessment of its condition.

-----Original Message-----

From: Nelson, Byron D CTR CTR USAR 88TH RSC ARIM
[mailto:byron.nelson1@usar.army.mil]
Sent: Tuesday, July 31, 2012 2:50 PM

Brian Tungate

From: Lane, Ray M Mr CTR 88TH RSC ARIM/DPW [ray.m.lane@usar.army.mil]
Sent: Wednesday, August 22, 2012 11:43 AM
To: Brian Tungate
Subject: RE: Menasha Reserve Bldg.

Brian,

I do not have a key to the garage yet, lawn will be mowed by the end of the week or early next week.

Just a rough estimate on getting the boiler working is not easy.

1st. The heating system was not drained for a period of time after the building was closed and without heat. This could mean that the boiler is shot and would need replacement.

2nd. The piping in the walls and ceilings would possibly need to be replaced because of freezing.

I would make a rough estimate of 100k to have a system that would properly heat the facility.

Ray Lane
Area Facility Operations Specialist
Northern WI aFOS/JM Waller Assoc.
88th RSC DPW Maintenance/ Repair

ray.m.lane@usar.army.mil
C: 906.235.8202

-----Original Message-----

From: Brian Tungate [mailto:btungate@ci.menasha.wi.us]
Sent: Wednesday, August 22, 2012 10:41 AM
To: Lane, Ray M Mr CTR 88TH RSC ARIM/DPW
Subject: Menasha Reserve Bldg.

Ray: Couple things- grass needs to be cut at the site. Any luck with getting a key for the garage bldg? Lastly, anyway you could make a rough estimate on getting the boiler (and piping) repaired and running- if we even wanted to get the building heated again? All ball park number would be sufficient.

As a local governmental entity, the City of Menasha is subject to Wisconsin statutes relating to open records. Any e-mail received by anyone at the City of Menasha, as well as any e-mail sent by someone from the City of Menasha are subject to these laws. Unless otherwise exempted from the Open Records law, senders and receivers of City e-mail should presume that any e-mail is subject to release upon request. --

















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If you or someone you know is in an emotional crisis
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24/28 400 Pump
in Slave Town

WARNING: High Voltage
Do Not Open
Do Not Touch
Do Not Breathe

WARNING: High Voltage
Do Not Open
Do Not Touch
Do Not Breathe





3.2 EXECUTIVE SUMMARY (PAGES 5-19)

ASBESTOS

Based on ITI's survey of the building, ITI has concluded the following materials contain asbestos:

USARC – MAIN BUILDING

Confirmed Asbestos Containing Materials

- White/tan fibrous Thermal System Insulation on pipes (TSI-1)
 - Located throughout, on elbows, valves, and tees of heat pipes and cold water pipes
- 9" x 9" Floor tile, dark brown with white streaks (VFT-3)
 - Approximately 4,000 square feet, located in hallways, and rooms 1, 2, 5, 6, 9, 13, 14, 15, 16, 17, 18
- Black mastic
 - Approximately 9,000 square feet, located throughout, under floor tiles
- Exterior tan expansion joint material (EJ-1)
 - Located between concrete block sections of building

Presumed Asbestos Containing Materials

- Fire doors
- Electrical wire coating
- Roofing materials
 - Entire roof
- Cloth vibration/expansion joint material (VDC-1)
 - Located on air handler ducts in Drill Hall

OMS BUILDING

Confirmed Asbestos Containing Materials

- White/grey fibrous Thermal System Insulation (TSI-2)
 - Approximately 55 linear feet, located on cold water pipes

Presumed Asbestos Containing Materials

- Fire doors
- Electrical wire coating
- Roofing materials
 - Entire roof
- White cloth vibration/expansion joint material (VDC-2)
 - Located on exhaust blower duct

PCB'S

Based on ITI's survey of the building, ITI has concluded that the following types of transformers are located in the building:

USARC – MAIN BUILDING

- Light ballasts - Advance R-2540-1-TP ("No PCB's" on label)
- Light ballasts - GE 95X934 (Assumed to contain PCB's since there is no label)
- Light ballasts - Universal 446-LR-TC-P ("No PCB's" on label)
- Light ballasts - Universal 446-L-LH-TC-P (Assumed to contain PCB's since there is no label)

OMS BUILDING

- Lights too high to reach

TRANSFORMERS

There are no transformers located on the property.

LEAD BASED PAINTS

Based on ITI's survey for LBP, ITI has concluded that the following building products contain LBP:

USARC – MAIN BUILDING

- Interior door jambs
 - Brown metal, intact condition
- Interior door jambs
 - Cream colored metal, intact condition
- Interior door jambs and casings
 - Beige metal, intact condition
- Interior doors
 - Brown metal, intact condition
- Interior window aprons and wells
 - Yellow wood, intact condition

OMS BUILDING

- Exterior door casings
 - Brown metal, intact condition
- Exterior columns
 - Yellow metal, intact condition

- Interior columns
 - Grey metal, intact condition

SPECIAL NOTE: If any other structural columns, beams, rafters, or joists are discovered that have been painted, they should be assumed to contain lead or be tested for the presence of lead.

RADON

Based on a previous radon survey provided to ITI, which was conducted in 2001 by the 88th RSC using alpha tracks, and ITI's review of the records, ITI has concluded that all radon results are below 4 pCi/l.

The USARC Building was re-tested for radon in 2005 by ITI, as only two readings were available from the previous survey. Five detectors were placed and retrieved in September of 2005, and all were below 4 pCi/l.

See Appendix D for complete radon results.

4.0 PREVIOUS INSPECTIONS

Below are the records for previous inspections conducted at this site.

4.1 ASBESTOS

- No previous inspections

4.2 PCB'S

- No previous inspections

4.3 LEAD BASED PAINT

- No previous inspections

4.4 RADON

- In 2001, radon sampling was conducted by the 88th RSC using alpha tracks. Results were analyzed and reported by Landauer, Inc. of Glenwood, IL. See Appendix D for previous data.

5.0 ASBESTOS CONTAINING MATERIALS

During this survey conducted on 15 September 2004, ITI accredited building inspector Mr. David Tyler (License Number AII-112386), performed a walk-through of the subject building. This was performed in order to identify and delineate locations of homogeneous materials suspected of containing asbestos. A homogeneous material is defined as

WI-041 Inspection Report – rev 60515

material that presents similar distinguishing features such as contents. Once homogeneous materials were identified, Mr. Tyler collected bulk samples from these materials in order to confirm the presence or absence of asbestos. Samples were collected in accordance with U.S. Environmental Protection Agency (EPA) and Occupational Safety and Health Administration (OSHA).

BULK SAMPLES

During the Inspection, sampling locations were recorded on floor plans and are identified in Appendix A of this report.

AESL Environmental Laboratory, located in Tempe, Arizona, is the laboratory ITI used for analysis of bulk samples. This independent laboratory successfully participates in the National Voluntary Laboratory Accreditation Program (NVLAP) for bulk asbestos sample analysis. The samples are analyzed using Polarized Light Microscopy (PLM) analysis methodology coupled with dispersion staining solutions to distinguish the unique optical properties of mineral forms. Employing this method of analysis allows asbestos fiber characteristics to colonize, which enables the microscopist to verify the presence or absence, quantity and type of asbestos in the samples. Any product that contains more than one percent asbestos is considered to be ACM by EPA & OSHA. ITI performed QA/QC sampling for the total collected bulk samples (minimum of 10%). PLM results will be located in Appendix A to this report.

5.1 ASSESSMENT METHODOLOGY

All Asbestos Containing Building Materials (ACBM) were classified into the following three types of suspect materials:

1. Surfacing Materials
2. Thermal System Insulation (TSI)
3. Miscellaneous Materials

ACM identified during the building survey was assessed according to the protocol described in 40 CR 763. The protocol evaluates the risk of exposure to airborne asbestos fibers by assessing the condition of each ACM and potential for that ACM to be disturbed and generate fibers. ACM was assessed according to each of the following factors:

- (1) Damaged or significantly damaged thermal system insulation ACM.
- (2) Damaged friable surfacing ACM.
- (3) Significantly damaged friable surfacing ACM.
- (4) Damaged or significantly damaged friable miscellaneous ACM.

- (5) ACBM with potential for damage.
- (6) ACBM with potential for significant damage.
- (7) Any remaining friable ACBM or friable suspected ACBM.

ASSESSING CONDITION AND FRIABILITY

NATIONAL EMISSIONS FOR HAZARD AIR POLLUTANTS, 40 CFR Part 61, Subpart M, definitions for asbestos:

- Friable (F): ACM that can be crumbled, crushed, or reduced to powder by hand pressure.
- Nonfriable Category 1(NF1): Asbestos containing packing, gaskets, resilient floor coverings, asphalt roofing products, caulks, and mastics. These bituminous materials are assumed to remain nonfriable if demolition is performed using “normal” methods, but will become friable if severely weathered, sanded, or abraded.
- Nonfriable Category 2 (NF2): ACM excluding Category 1 nonfriable ACM, that, when dry and in its present form, cannot be crumbled, pulverized or reduced to powder by hand pressure; however, these materials may become friable during demolition activities. These include Transite board and asbestos cement products.

The condition of ACM including severity and extent of damage is classified into one of the following categories:

- Significantly Damaged: ACM that is crumbled, blistered, gouged, marred, delaminated, or otherwise damaged either uniformly or locally over a substantial portion of its surface area.
- Damaged: ACM that is crumbled, blistered, gouged, marred, delaminated, or otherwise damaged either uniformly or locally over a small portion of its surface area.
- Good: ACM with very little or no damage.
- Potential for Disturbance: The potential for disturbance of each ACM was evaluated with respect to the types and frequency of occupancy, whether the ACM was accessible to area occupants, including vibration and air erosion.

5.2 ASBESTOS CONTAINING MATERIALS

USARC – MAIN BUILDING

Confirmed Asbestos Containing Materials

- White/tan fibrous Thermal System Insulation on pipes (TSI-1)
 - Located throughout, on elbows, valves, and tees of heat pipes and cold water pipes
 - **Damaged condition, friable**

- 9" x 9" floor tile, dark brown with white streaks (VFT-3)
 - Approximately 4,000 square feet, located in hallways, and rooms 1, 2, 5, 6, 9, 13, 14, 15, 16, 17, 18
 - Good condition, non friable
- Black mastic
 - Approximately 9,000 square feet, located throughout, under floor tiles
 - Good condition, non friable
- Exterior tan expansion joint material (EJ-1)
 - Located between concrete block sections of building
 - Good condition, non friable

Presumed Asbestos Containing Materials

- Fire doors
- Electrical wire coating
- Roofing materials
 - Entire roof
- Cloth vibration/expansion joint material (VDC-1)
 - Located on air handler ducts in Drill Hall
 - Good condition, non friable

OMS BUILDING

Confirmed Asbestos Containing Materials

- White/grey fibrous Thermal System Insulation (TSI-2)
 - Approximately 55 linear feet, located on cold water pipes
 - **Damaged condition, friable**

Presumed Asbestos Containing Materials

- Fire doors
- Electrical wire coating
- Roofing materials
 - Entire roof
- White cloth vibration/expansion joint material (VDC-2)
 - Located on exhaust blower duct
 - Good condition, non friable

5.3 NON ASBESTOS CONTAINING MATERIAL

USARC BUILDING

- 12" x 12" Floor tile, tan with beige streaks (VFT-1)
 - Located in rooms 24, 25, 26, and 27
 - Mastic contains asbestos

- 12" x 12" Floor tile, light brown with white and orange streaks (VFT-2)
 - Located in rooms 11 and 12 (Kitchen area)
 - Mastic contains asbestos
- 9" x 9" Floor tile, chocolate brown with white and orange streaks (VFT-4)
 - Located throughout, as patches for VFT-3
 - Mastic contains asbestos
- Plaster walls (PW-1)
 - Located in bathrooms
- Gypsum wallboard walls (PWB-1)
 - Located in rooms 5, 13, 14, 15, 16, 20, 21, 22, 23, 24, 25, 26, 27
- Black vinyl baseboards and dark brown mastic (BB-1)
 - Located in rooms 11, 12, 20, 21, 22, 23, 24, 25, 26, 27
- Gypsum wallboard ceilings (CM-1)
 - Located in rooms 1, 2, 5, 6, 8, 9, 11, 15, 16, and Boiler Room
- Plaster ceilings (CM-2)
 - Located in bathrooms
- Baseboard and mastic (BB-1)
 - Located throughout
- 2' x 4' Tan layin ceiling tile; vinyl textured surface backed with fiberglass (CT-1)
 - Located in room 14
- Blue folding curtain divider with grey cloth backing & brown material (FC-1)
 - Located in room 15
- Green folding curtain divider with tan cloth backing (FC-2)
 - Located between rooms 17 and 18
- Exterior brown expansion joint material (EJ-2)
 - Located between concrete block sections of building
- Exterior brown window caulk (WC-1)
 - Located around window frames

OMS BUILDING

- Exterior white door caulk (DC-1)
 - Located around door frames

6.0 POLYCHLORINATED BIPHENYLS

PCB's are mixtures of chlorinated biphenyls that are relatively nonflammable and have useful heat exchange and dielectric properties. PCB's were used in the electric industry as dielectric fluid in capacitors and transformers until 1976, when PCB's were banned from use because of their carcinogenic properties. PCB's were also used in the formulation of lubricating oils, pesticides, adhesives, plastics, inks, paints, and sealants. ITI inventoried electrical transformers and light ballasts as part of its scope.

The primary uses of potential PCB materials are associated with transformers (i.e., pad-, pole-, or wall-mounted) or light ballast. ITI recorded available information, such as the WI-041 Inspection Report – rev 60515

manufacturer, serial and model number, condition, date of manufacture, and location of potential PCB-containing equipment.

The principal requirements for PCB management are detailed in the Toxic Substances Control Act (TSCA) federal regulatory program, Title 40; Subchapter R, Part 761, Code of Federal Regulations (CFR). CFR Title 40 Part 761 establishes regulations for the use, storage, removal, disposal, and testing of PCB-containing equipment.

ITI used these management requirements regarding onsite PCB management as guidelines during the Site investigation.

6.1 PCB INVENTORY

ITI personnel observed the following: - Refer to drawing in Appendix B for inspection locations.

USARC – MAIN BUILDING

- Light ballasts - Advance R-2540-1-TP (“No PCB’s” on label)
- Light ballasts - GE 95X934 (Assumed to contain PCB’s since there is no label)
- Light ballasts - Universal 446-LR-TC-P (“No PCB’s” on label)
- Light ballasts - Universal 446-L-LH-TC-P (Assumed to contain PCB’s since there is no label)

OMS BUILDING

- Lights too high to reach

TRANSFORMERS

There are no transformers located on the property.

7.0 LEAD BASED PAINT

During this survey, ITI inspector Mr. Narciso Martinez performed a walk-through of the subject building on 19 December, 2002 for LBP. This was performed in order to identify and delineate locations that would be sampled for lead based paint.

During the Inspection, sampling locations were recorded on working drawings and are identified in Appendix C of this report.

Samples were taken using an X-ray Fluorescence (XRF) Analyzer RMD Model LPA-1 (Serial Number 01908) manufactured by RMD, Inc. of Watertown, MA. An XRF analyzer works by exposing a paint surface to radiation emitted from a sealed source

inside the instrument. The source of this radiation is cobalt-57 isotope. This radioactive material spontaneously emits energy in the form of X rays and gamma rays. When these rays are released from an XRF analyzer and hit a painted surface, the elements in the paint matrix - which can include lead - are excited and respond by emitting energy in the form of X rays characteristic of each of the elements. This response is known as Fluorescence.

In 1990, the Department of Housing and Urban Development issued the first comprehensive document addressing lead based paint in housing. This document, Lead based paint: Interim Guidelines for Hazard Identification and Abatement in Public and Indian Housing established criteria for conducting lead based paint inspections in public and Indian housing.

This Interim Guidelines described how to conduct a lead based paint inspection. State and Federal regulations use the XRF analyzer or laboratory analysis and specify a reading of 1.0 milligrams per square centimeter (XRF) and 0.5 percent by weight (Paint Chips) as the levels that require abatement.

See Appendix C for XRF report.

7.1 LEAD BASED PAINT

Based on ITI's survey for LBP, ITI has concluded that the following building products contain LBP:

USARC – MAIN BUILDING

- Interior door jambs
 - Brown metal, intact condition
- Interior door jambs
 - Cream colored metal, intact condition
- Interior door jambs and casings
 - Beige metal, intact condition
- Interior doors
 - Brown metal, intact condition
- Interior window aprons and wells
 - Yellow wood, intact condition

OMS BUILDING

- Exterior door casings
 - Brown metal, intact condition
- Exterior columns
 - Yellow metal, intact condition

- Interior columns
 - Grey metal, intact condition

SPECIAL NOTE: If any other structural columns, beams, rafters, or joists are discovered that have been painted, they should be assumed to contain lead or be tested for the presence of lead.

7.2 RESPONSIBLE AGENCIES

Various groups and governmental bodies have responsibilities for conducting, evaluating the quality of, or developing a hazard control strategy based upon lead based paint testing. These groups include, but not limited to the following:

- State, Indian tribe, and local governments;
- The US Department of Housing and Urban Development (HUD);
- The US Environmental Protection Agency (EPA);
- Housing authorities;
- Homeowners and landlords; and
- Lead based paint inspectors, risk assessors, and hazard control contractors.

8.0 RADON

Radon is formed from the radioactive decay of radium, a breakdown product of uranium found in minute quantities in most soils. Because radon is an inert gas, it does not react with soil; soil merely serves as a channel through which the gas moves. Soil composition alone is not a good indicator of potential indoor radon problems because radon levels can vary considerably, by as much as a factor of 20 to 100, in the same geographic area.

The EPA regulates the maximum allowable exposure levels for radon and recommends that action be taken to reduce the levels if radon concentrations in a structure that exceeds 4 picocuries per liter (pCi/l) in air.

The objective of the Army Radon Reduction Program (ARRP) is to identify and modify all building structures owned or leased by the Army that have indoor radon concentrations greater than 4 pCi/l. According to the ARRP, if the radon concentration is 4 pCi/l or less and the measured building is geologically and structurally representative of the installation, no further action is required. The 88th RSC has conducted radon surveys at this site in 2001 which included placement, retrieval, and analysis of alpha track canisters, which detect alpha particles emitted from radon.

Laboratory results indicate that all radon canisters contain concentrations of less than 4.0 pCi/l. In accordance with AR 200-1 and based on laboratory analysis of the radon canisters provided by the 88th RSC, ITI recommends no further action for the site.

Based on a previous radon survey provided to ITI, which was conducted in 2001 by the 88th RSC using alpha tracks, and ITI's review of the records, ITI has concluded that all radon results are below 4 pCi/l.

The USARC Building was re-tested for radon in 2005 by ITI, as only two readings were available from the previous survey. Five detectors were placed and retrieved in September of 2005, and all were below 4 pCi/l.

See Appendix D for complete radon results.

9.0 ACTION SUMMARY

ASBESTOS

Based on ITI's survey of the building, ITI has concluded the following materials contain asbestos:

USARC – MAIN BUILDING

Confirmed Asbestos Containing Materials

- White/tan fibrous Thermal System Insulation on pipes (TSI-1)
 - Located throughout, on elbows, valves, and tees of heat pipes and cold water pipes
- 9" x 9" floor tile, dark brown with white streaks (VFT-3)
 - Approximately 4,000 square feet, located in hallways, and rooms 1, 2, 5, 6, 9, 13, 14, 15, 16, 17, 18
- Black mastic
 - Approximately 9,000 square feet, located throughout, under floor tiles
- Exterior tan expansion joint material (EJ-1)
 - Located between concrete block sections of building

Presumed Asbestos Containing Materials

- Fire doors
- Electrical wire coating
- Roofing materials
 - Entire roof
- Cloth vibration/expansion joint material (VDC-1)
 - Located on air handler ducts in Drill Hall

OMS BUILDING

Confirmed Asbestos Containing Materials

- White/grey fibrous Thermal System Insulation (TSI-2)
 - Approximately 55 linear feet, located on cold water pipes

Presumed Asbestos Containing Materials

- Fire doors
- Electrical wire coating
- Roofing materials
 - Entire roof
- White cloth vibration/expansion joint material (VDC-2)
 - Located on exhaust blower duct

Based on the findings above, ITI recommends the following:

- Observations for detected asbestos were based on visible and accessible materials; therefore, asbestos containing materials may be present in inaccessible areas such as ceiling plenums, crawl spaces, attics, etc.
- **An imminent asbestos hazard was present in a limited area at the facility, as noted during a recent follow-up site visit performed by David Tyler, on 15 September 2004. In the Drill Hall, there is slight damage on a cold water pipe on the back left wall, which should be repaired immediately. In the OMS Building, some insulation has fallen to the floor from a cold water pipe in the back left corner of the building, which should be cleaned up immediately and repaired.**
- Develop and Implement an O & M Plan.

Based on the asbestos present in the building, ITI recommends the following:

- Develop and implement an O & M Plan for all known and suspect ACM.
- There are three primary objectives of the O & M program: (1) clean up existing contamination (2) minimize further fiber release by controlling access to ACM, and (3) maintain ACM until it is eventually removed. Properly prepared and implemented, this plan will document the building owner's prudence in dealing with asbestos in the building.

PCB'S

Based on ITI's survey of the building, ITI has concluded that the following types of transformers are located in the building:

USARC – MAIN BUILDING

- Light ballasts - Advance R-2540-1-TP ("No PCB's" on label)
- Light ballasts - GE 95X934 (Assumed to contain PCB's since there is no label)
- Light ballasts - Universal 446-LR-TC-P ("No PCB's" on label)
- Light ballasts - Universal 446-L-LH-TC-P (Assumed to contain PCB's since there is no label)

OMS BUILDING

- Lights too high to reach

TRANSFORMERS

There are no transformers located on the property.

Based on the findings above, ITI recommends the following:

- Observations for PCB's were based on visible and accessible materials; therefore, PCB's may be present in other ballasts not observed.
- An imminent PCB hazard was not present at the facility during the site visit.
- Any ballast not labeled "Non PCB's" must be handled according to Federal and State regulations for proper disposal.

Based on the labels found on the transformers, ITI recommends the following:

Several light ballasts do not have a label stating the absence of PCB's. Without this statement, the ballast is presumed to contain PCB's and must be handled accordingly. Additional testing may be required before this ballast is disturbed or disposed. At a minimum, requirements of 40 CFR 761 must be followed should sampling be required.

LEAD BASED PAINTS

Based on ITI's survey for LBP, ITI has concluded that the following building products contain LBP:

USARC – MAIN BUILDING

- Interior door jambs
 - Brown metal, intact condition
- Interior door jambs
 - Cream colored metal, intact condition
- Interior door jambs and casings
 - Beige metal, intact condition
- Interior doors
 - Brown metal, intact condition
- Interior window aprons and wells
 - Yellow wood, intact condition

OMS BUILDING

- Exterior door casings
 - Brown metal, intact condition

- Exterior columns
 - Yellow metal, intact condition
- Interior columns
 - Grey metal, intact condition

SPECIAL NOTE: If any other structural columns, beams, rafters, or joists are discovered that have been painted, they should be assumed to contain lead or be tested for the presence of lead.

Based on the findings above, ITI recommends the following:

- Observations for LBP were based on visible and accessible materials; therefore, LBP may be present in inaccessible areas.
- An imminent LBP hazard was not present at the facility during the site visit.
- Workers need to take appropriate safe guards when working, i.e., cutting, grinding, sanding, welding, etc., on areas identified with LBP.
- Conduct a TCLP for all areas identified with LBP prior to disposal.

RADON

Based on a previous radon survey provided to ITI, which was conducted in 2001 by the 88th RSC using alpha tracks, and ITI's review of the records, ITI has concluded that all radon results are below 4 pCi/l.

The USARC Building was re-tested for radon in 2005 by ITI, as only two readings were available from the previous survey. Five detectors were placed and retrieved in September of 2005, and all were below 4 pCi/l.

See Appendix D for complete radon results.

Based on the findings above, ITI recommends the following:

- An imminent Radon hazard was not present at the facility during the site visit.
- According to the survey data as provided in Appendix D, there were no results over 4 pCi/l for this location.

10.0 WARRANTY

The field and laboratory results reported herein (only if samples are collected and/or analyzed) are considered sufficient in detail and scope to determine the presence of accessible and/or exposed suspect asbestos, PCB's, LBP, or radon gas in the facility. ITI warrants that the findings contained herein have been prepared in general accordance with accepted professional practices at the time of its preparation as applied by similar

professionals in the community. Changes in the state of the art or in applicable regulations cannot be anticipated and have not been addressed into this report.

The survey and analytical methods have been used to provide the client with information regarding the presence of accessible and/or exposed suspect asbestos, lead, PCB's or radon in the facility at the time of the inspection. Test results are valid only for material tested. There is a distinct possibility that conditions may exist which could not be identified within the scope of the study or which were not apparent during the site visit. This inspection covered only suspect accessible materials with no destructive survey techniques. The study is also limited to the information available from the client at the time it was conducted.

This report is not intended to be an asbestos, lead based paint, PCB, or Radon risk assessment, management plan or project design document and should not be used for the purpose of obtaining quotes.