

**PRE-DEMOLITION HAZARDOUS
MATERIALS SURVEY**

Former 3M Building 99 Complex

878 Russell Street

St. Paul, Minnesota

AET #03-03262.01

Date:

December 9, 2009

Prepared for:

Port Authority of the City of St. Paul

1900 Landmark Towers

345 St. Peter Street

St. Paul, MN 55102-1661



CONSULTANTS
• ENVIRONMENTAL
• GEOTECHNICAL
• MATERIALS
• FORENSICS

December 9, 2009

Port Authority of the City of St. Paul
1900 Landmark Towers
345 St. Peter Street
St. Paul, MN 55102-1661

Attn: Mr. Monte Hilleman

RE: Pre-Demolition Hazardous Materials Survey
Former 3M Building 99 Complex
878 Russell Street
St. Paul, Minnesota
AET Project No. 03-03262.01

Dear Mr. Hilleman:

American Engineering Testing, Inc. has completed a Pre-Demolition Hazardous Materials Survey at the above-referenced property in St. Paul, Minnesota. This survey was performed in accordance with AET proposal no. 03-03262.01.

We appreciate the opportunity to have been of service to you on this project. If you have any questions regarding the information in this Pre-Demolition Hazardous Materials Survey report, or if we can be of additional service, please contact me.

Sincerely,
American Engineering Testing, Inc.

A handwritten signature in black ink, appearing to read 'Adam P. Zobel', is written over a thin horizontal line.

Adam P. Zobel
Environmental Scientist

Phone: (651) 603-6622
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AET # 03-03262.01

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**PRE-DEMOLITION
HAZARDOUS MATERIALS SURVEY
FORMER 3M BUILDING 99 COMPLEX
878 RUSSELL STREET
ST. PAUL, MINNESOTA**

AET PROJECT NO. 03-03262.01

INTRODUCTION

American Engineering Testing (AET) was authorized by the Port Authority of the City of St. Paul (Port Authority) to conduct a Pre-Demolition Hazardous Materials Survey for the former 3M Building 99 Complex located at 878 Russell Street in St. Paul, Minnesota. The site location is shown on Figure 1.

Project Scope

The scope of our services included the following:

- Observe the buildings and review available building plans to obtain information indicating the presence of hazardous materials.
- Inventory identifiable items that potentially contain hazardous materials such as mercury, poly-chlorinated biphenyls (PCBs), chlorofluorocarbons (CFCs) or other hazardous materials.
- Preparation of a written report.

PROCEDURES AND METHODOLOGY

Hazardous Materials

On November 3, 2009, Adam Zobel and Bill Tomczyk of AET observed the buildings at 878 Russell Street for hazardous materials. Observations for potentially hazardous materials were conducted in general accordance with Minnesota Pollution Control Agency's (MPCA) *Pre-Renovation/Demolition Environmental Checklist* (Revised 07/16/09).

FINDINGS

Hazardous Materials

The following potentially hazardous materials (and quantities) were noted within the buildings and grounds at 878 Russell Street:

Mercury

- Smoke detectors - 1
- Fluorescent lights – 3078 (inventoried)
- Exit signs - 30
- Metal halide/High pressure sodium/Mercury vapor lights – 555 (inventoried)
- Switches - 2
- Mercury containing thermostats - 15

Chlorofluorocarbons

- Fire extinguishers – 4
- Air conditioner units (inside) – 3
- Air conditioner units (outside ground level) – 3
- Air conditioner units (outside roof, based on aerial photograph observation) – 23
- Window air conditioner units – 7

Poly-Chlorinated Biphenyls (PCBs)

- Transformers (pad mounted outside) -2
- Light ballasts – 2094

Other Hazardous Waste Materials

- Hydraulic oil elevator tank – 2 (approximately 100 gallons each)
- Air line filters – 16 (contain about a quart of oil each)
- Air handling equipment – 2 large units
- Solid state thermostats – 44
- Water pump w/motor – 1
- Gel cell 12V batteries – 2
- 5 gallon bucket of waste oil – 1
- 25 gallon oil tank – 1
- Computer – 1
- 1 gallon containers of refrigeration oil – 7
- 1 gallon containers of coolant – 10
- Electrical substation – 1
- Furnace – 1
- Gas/Fuel oil boilers – 3
- Coal boiler – 1

DISCUSSION

Minnesota rule Minn.R.7035.0805 requires all hazardous materials be removed two days prior to demolition.

LIMITATIONS

The information in this report is deemed reliable but does not guarantee that all hazardous materials have been located, identified, and inventoried. Unless specifically noted, our findings are based on visual observations. Materials and conditions, including hazardous materials, which are concealed or inaccessible, may not have been discovered.

CLOSURE

The services performed by American Engineering Testing, Inc. for this project have been conducted in a manner consistent with that level of skill and care ordinarily exercised by other members of the profession currently practicing in this area, under similar budgetary and time constraints.

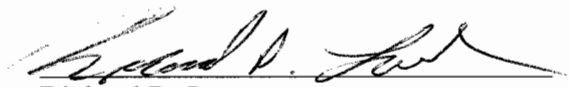
If conditions differing from our original findings are found, AET should be immediately contacted to review these conditions and determine if there are any material impacts on any of our findings.

Report Prepared By:
American Engineering Testing, Inc.

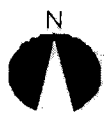
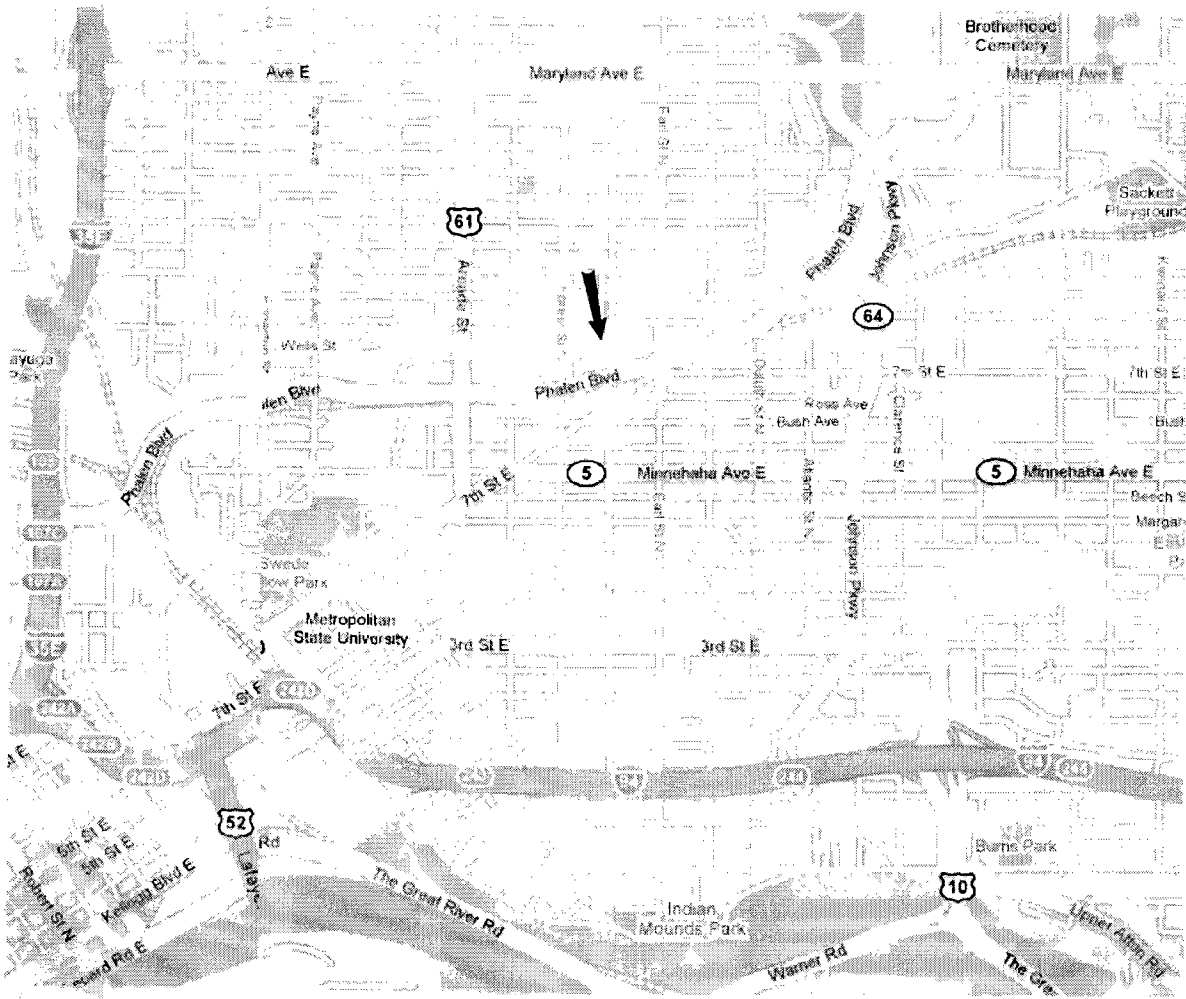


Adam P. Zobel
Environmental Scientist

Reviewed By:
American Engineering Testing, Inc.



Richard D. Lowe
Senior Environmental Scientist



AMERICAN ENGINEERING TESTING, INC.	PROJECT: 878 Russell Street, St. Paul, Minnesota	AET # 03-03262	
	SUBJECT: PROPERTY Location Map	DATE 9/9/08	
	SCALE: --	DRAWN BY: AZ	CHECKED BY: RL