

ASBESTOS SURVEY
PARCEL 3 BUILDINGS
Forest and East 7th Street Site
St. Paul, Minnesota

AET Project No. 03-03262.02

Date:

May 18, 2009

Prepared for:

Saint Paul Port Authority
345 St. Peter Street
St. Paul, Minnesota 55102-1661



AMERICAN
ENGINEERING
TESTING, INC.

CONSULTANTS
• ENVIRONMENTAL
• GEOTECHNICAL
• MATERIALS
• FORENSICS

May 18, 2009

Saint Paul Port Authority
345 St. Peter Street
St. Paul, Minnesota 55102-1661

Attn: Mr. Monte Hilleman

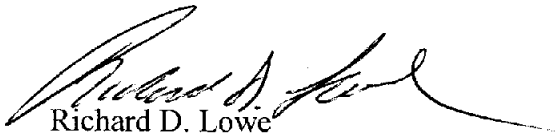
RE: Asbestos Survey
Parcel 3 Buildings
Forest and East 7th Street Site
AET Project No. 03-03262.02

Dear Mr. Hilleman:

American Engineering Testing, Inc. has completed an Asbestos Survey at the above-referenced site in St. Paul, Minnesota.

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

Sincerely,
American Engineering Testing, Inc.



Richard D. Lowe
Senior Environmental Scientist

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**ASBESTOS SURVEY
PARCEL 3 BUILDINGS
FOREST AND EAST 7TH STREET SITE
ST. PAUL, MINNESOTA**

AET PROJECT NO. 03-03262.02

INTRODUCTION

American Engineering Testing, Inc. (AET) was authorized by the Port Authority of the City of St. Paul (Port Authority) to conduct this Asbestos Survey of the buildings on Parcel 3 at the Forest and East 7th Street Site addressed at 900 Bush Avenue in St. Paul (Figure 1).

PROJECT SCOPE

Buildings 1, 2, 3, 14, 20, 21 and 41

The scope of our services concerning these buildings includes the following:

- Observe the buildings and review building plans to obtain information indicating the existence of asbestos containing material (ACM).
- Verify information within the previous Industrial Hygiene Services Corporation (IHSC) asbestos surveys.
- Locate and sample as needed thermal system insulation, surfacing material, and miscellaneous material identified as suspect ACM and not previously sampled and analyzed for asbestos.
- Analyze the suspect ACM samples for asbestos content.
- Assess the condition and estimate the quantities of any confirmed ACM.
- Prepare a written report.

Building 42

The scope of our services in Building 42 includes the following:

- Observe the building and review building plans to obtain information indicating the existence of asbestos containing material (ACM).

- Locate and sample, where accessible, wall plaster and sheetrock or other thermal system insulation, surfacing material, and miscellaneous material identified as suspect ACM and not previously sampled and analyzed for asbestos.
- Verify information within the previous IHSC asbestos survey.
- Analyze the suspect ACM samples for asbestos content.
- Assess the condition and estimate the quantities of any confirmed ACM.
- Prepare a written report.

PROCEDURES AND METHODOLOGY

Between March 25, and April 2, 2009, Richard Lowe and Adam Zobel of American Engineering Testing, Inc., (AET) collected 117 representative suspect ACM samples from the interior of Buildings 1, 2, 14, 20, 21, 41, and 42. *Note: No samples were collected from Building 3 since suspect materials in addition to those identified in the IHSC surveys were not noted and additional sampling to verify previously noted ACM was not needed.* The locations of the suspect ACM samples are depicted on Figures 2 through 8. A copy of Richard Lowe's and Adam Zobel's asbestos inspector accreditation certificates are attached at Appendix A.

Bulk samples of suspect ACM were collected by physically excising part of a representative material. Each sample was placed in a separate Whirlpack plastic bag numbered in sequence of collection. The sample numbers and descriptions of the sample locations were recorded separately. The samples were then submitted to Legend Technical Services, Inc. (Legend) for analysis.

ACM sampling was conducted according to the EPA Guidance Document *Asbestos in Buildings: Simplified Sampling Scheme for Friable Surfacing Materials* (EPA 560/5-85-030a, October 1985). Asbestos analysis was performed using EPA Method 600/R-93/116, July 1993.

FINDINGS

The Legend report and the chain-of-custody are included in Appendix B. Refer to Tables 1-7 for a summary of asbestos results, estimated quantities and a description of sample locations. This asbestos survey noted the following findings as they relate to the previous IHSC asbestos surveys:

- For Buildings 1, 3, 21 and 41, our asbestos survey confirms the results of the previous IHSC asbestos surveys.
- For Building 2, our asbestos survey confirms the results of the previous IHSC asbestos survey except for the following:
 - We identified an additional 70 square feet of asbestos containing transite in basement room 51.
 - We identified an additional 340 square feet of asbestos containing ceiling tile adhesive (pucks) in room 29 on the first level.
- For Building 14, our asbestos survey confirms the results of the previous IHSC asbestos survey except for the following:
 - We identified asbestos containing window glaze on an additional 48 windows. Based on the results of our survey, the window glaze on the older windows of Building 14 is considered ACM.
- For Building 20, our asbestos survey confirms the results of the previous IHSC asbestos survey except for the following:
 - We identified an additional 120 square feet of asbestos containing 12" x 12" tan floor tile and associated asbestos containing black mastic.
- For Building 42, our asbestos survey confirms the results of the previous IHSC asbestos survey except for the following:
 - We identified an additional 86,519 square feet of asbestos containing ceiling tile adhesive. We conclude all ceiling tile adhesive in Building 42 as ACM.
 - We identified an additional 1,100 square feet of asbestos containing 2' x 4' ceiling tile.

- Wall plaster throughout the building was previously assumed to be asbestos containing in the IHSC survey. Our survey did not detect asbestos within 30 wall and ceiling plaster samples collected and analyzed from throughout Building 42. However, the IHSC survey previously identified asbestos in the wall plaster in the basement of Building 42. Based on the results of the IHSC survey, we conclude the wall plaster in the basement of Building 42 is asbestos containing, and the wall plaster on the remaining eight floors does not contain asbestos. Therefore, we estimate approximately 10,358 square feet of wall plaster is asbestos containing.
- Sheetrock throughout the building was previously assumed to be asbestos containing in the IHSC survey. Our survey did not detect asbestos within 21 sheetrock samples collected from within Building 42. We conclude sheetrock in Building 42 does not contain asbestos.

DISCUSSION

Asbestos Containing Material (ACM)

A building material is considered ACM when it contains more than 1% asbestos.

Friable and Non-Friable

Non-friable ACM in good condition poses a very low risk of releasing airborne asbestos fibers. However, non-friable ACM poses a risk of releasing airborne asbestos fibers when cut, sanded, drilled, burned, etc. or when present in damaged condition. Transite, ceiling tile adhesive, window glaze, floor tile, and floor tile adhesive (mastic) are considered non-friable.

A material is considered friable when it can be crushed under hand pressure. These materials are likely to generate asbestos fibers when disturbed and can also pose a threat to human health if they are in poor condition. Ceiling tile is considered friable.

LIMITATIONS

The information in this report is deemed reliable but does not guarantee that all ACM has been located or identified. Some reasons for this are:

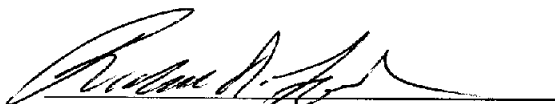
- For each suspected ACM, sampling was performed randomly and the material was assumed to be homogeneous. The possibility exists that material composition may be different at locations other than from where the samples were collected.
- Unless specifically noted, our findings and the areas we selected to be sampled were based on visual observations. Materials and conditions, 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, conclusions, and recommendations.

Report Prepared by:
American Engineering Testing, Inc.



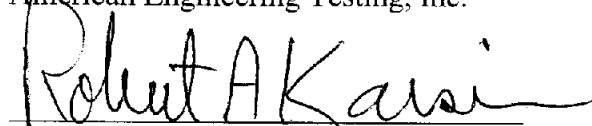
Richard D. Lowe
Senior Environmental Scientist

Report Prepared by:
American Engineering Testing, Inc.

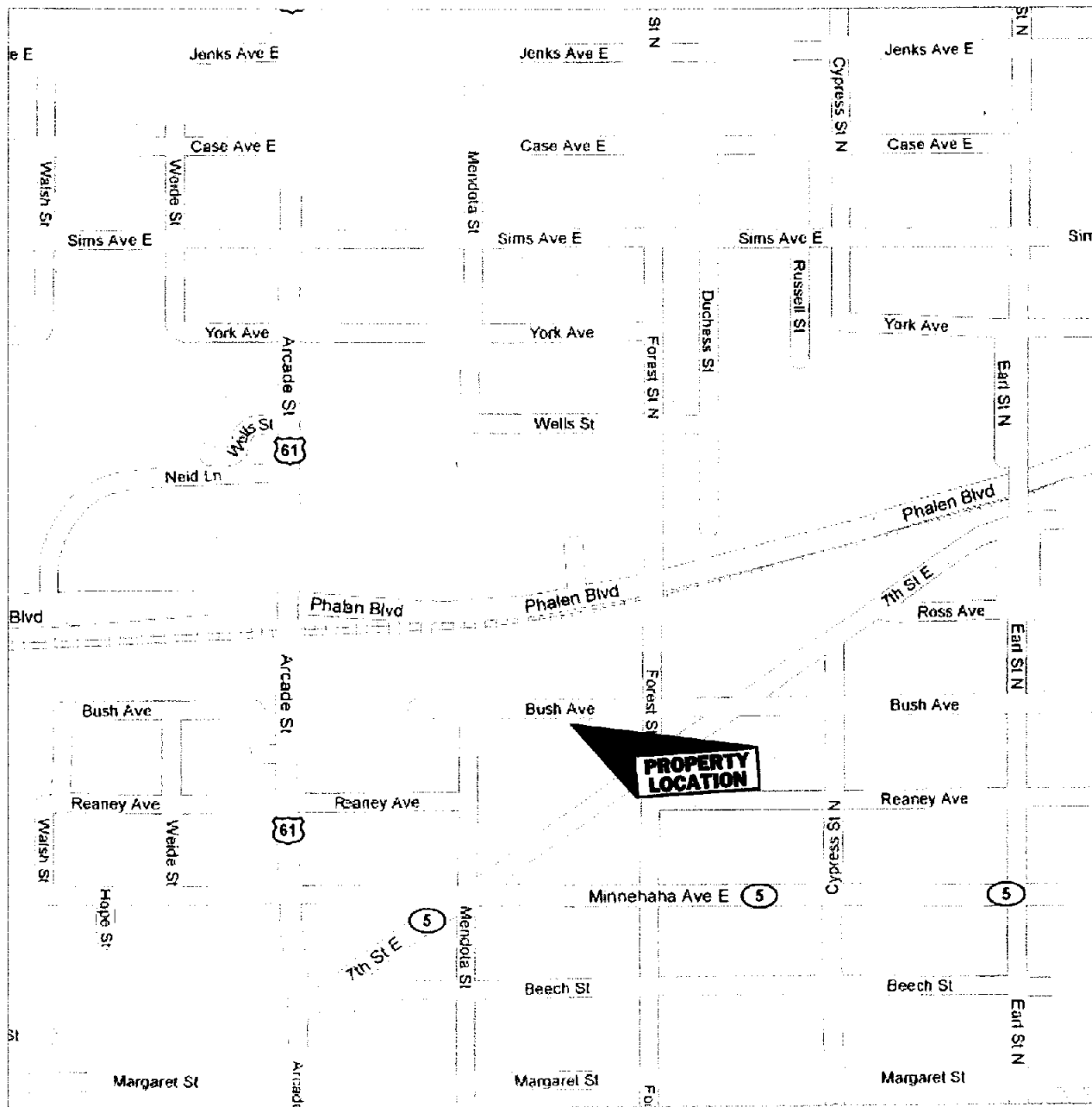


Adam P. Zobel
Environmental Scientist

Report Reviewed by:
American Engineering Testing, Inc.



Robert A. Kaiser, Vice President
Environmental Division



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TESTING, INC.**

PROJECT:
Asbestos Survey, 3M, Parcel 3, Forest and East 7th Street
Site, St. Paul, MN

SUBJECT: Site Location Map

SCALE: --

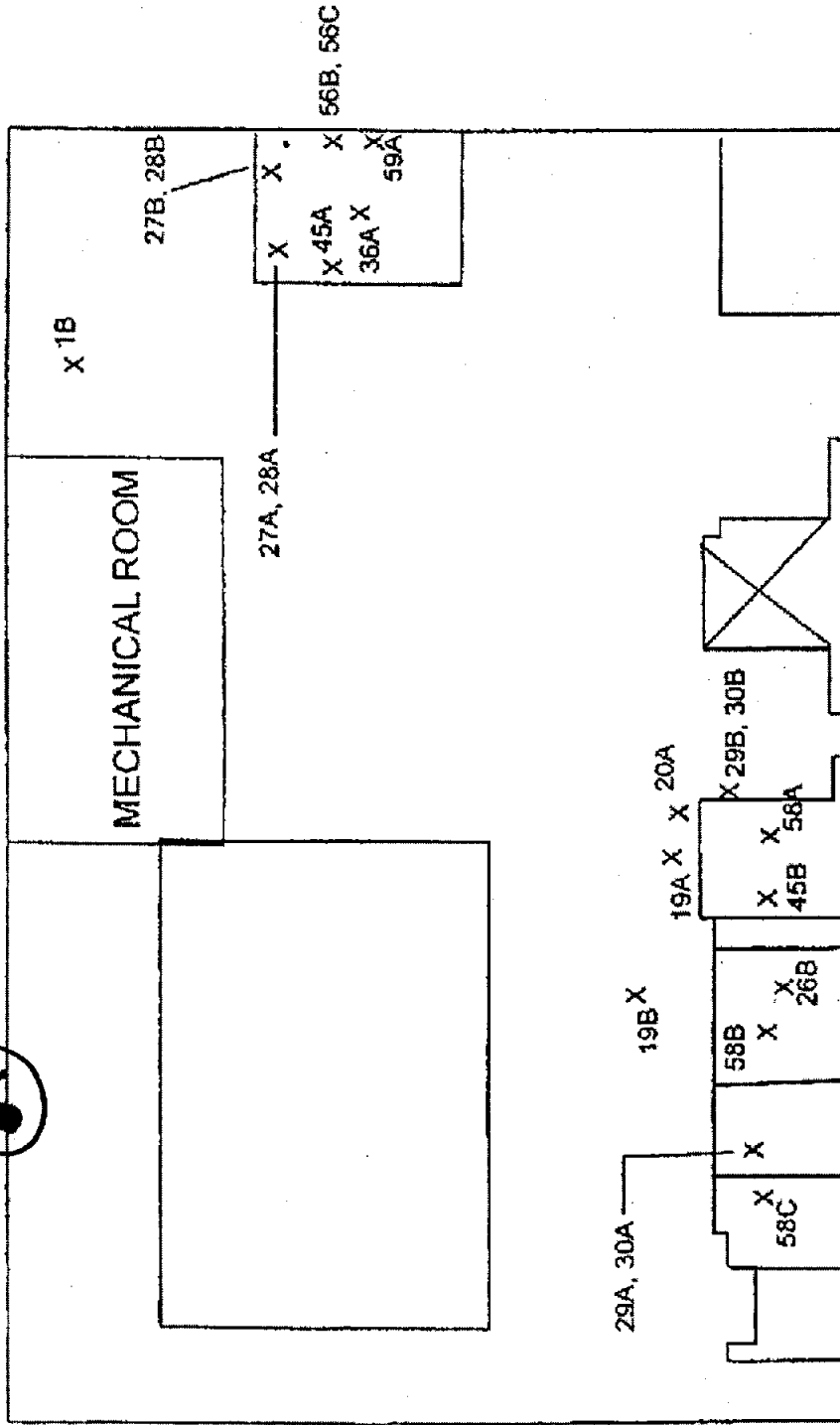
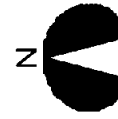
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RL

AET Project No.
03-03262.02

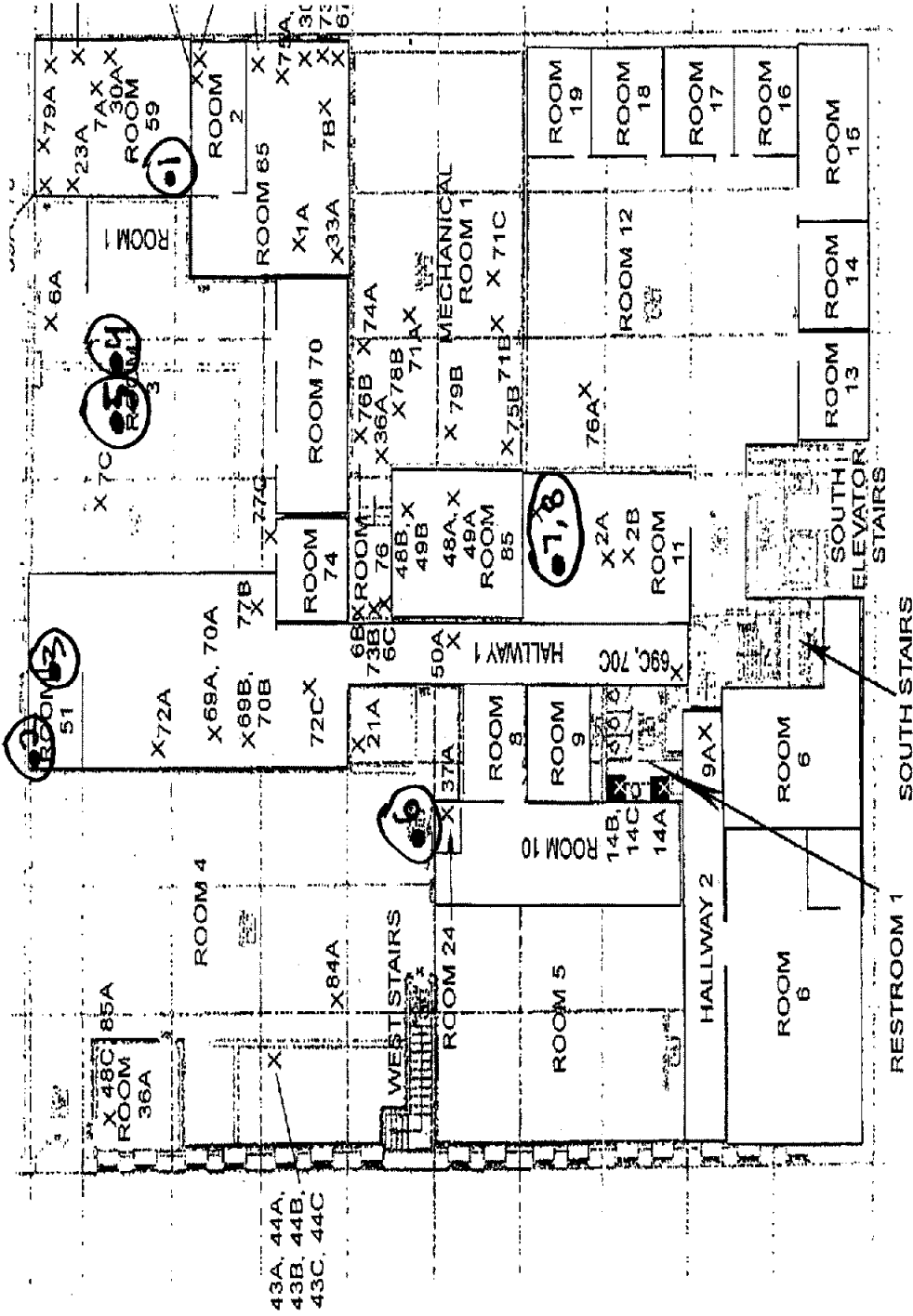
DATE May 8, 2009

FIGURE 1



AMERICAN ENGINEERING TESTING, INC.	PROJECT: Asbestos Survey, 3M, Parcel 3, Forest and East 7 th Street Site, St. Paul, MN	AET Project No. 03-03262.02
	SUBJECT: Building 1, Floor B	DATE May 8, 2009
	SCALE: --	CHECKED BY: RL

FIGURE 2



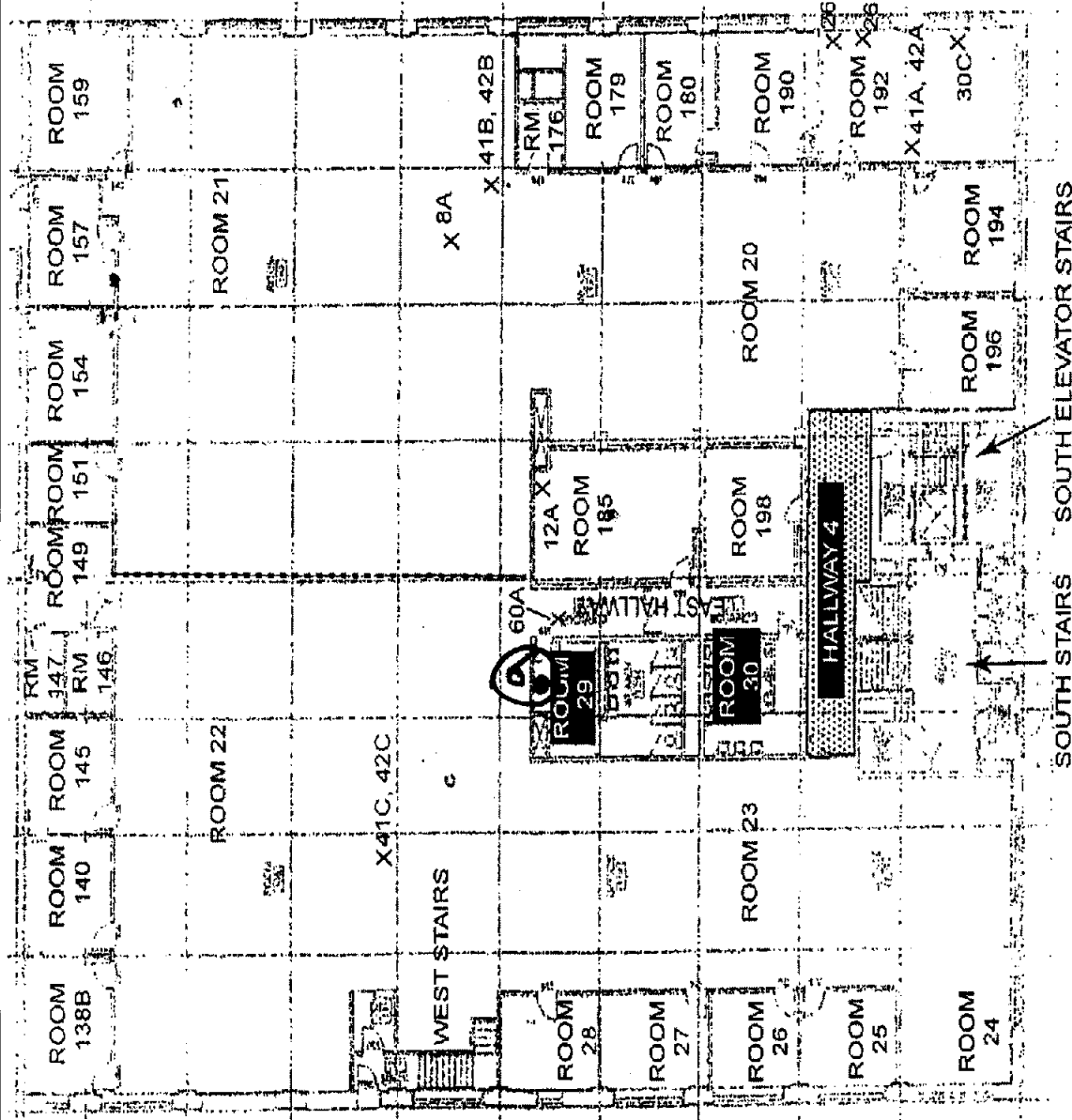
PROJECT:
 Asbestos Survey, 3M, Parcel 3, Forest and East 7th Street Site, St. Paul, MN
 SUBJECT: Building 2, Floor B
 SCALE: --

AET Project No.
 03-03262.02
 DATE May 8, 2009

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FIGURE 3A



AET Project No.
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DATE May 8, 2009

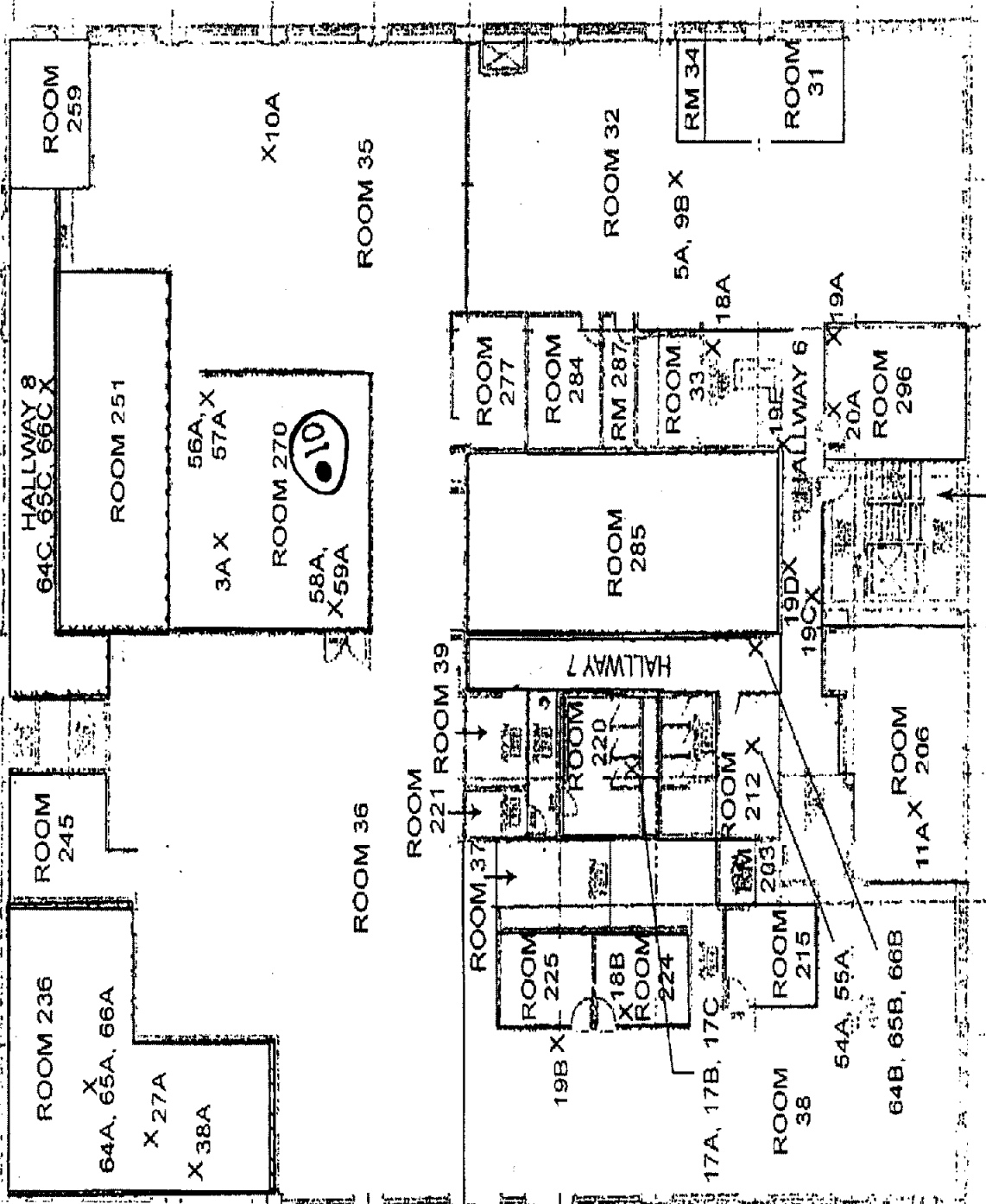
PROJECT:
Asbestos Survey, 3M, Parcel 3, Forest and East 7th Street Site, St. Paul, MN
SUBJECT: Building 2, Floor 1
SCALE: --

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ENGINEERING
TESTING, INC.**

CHECKED BY: RL

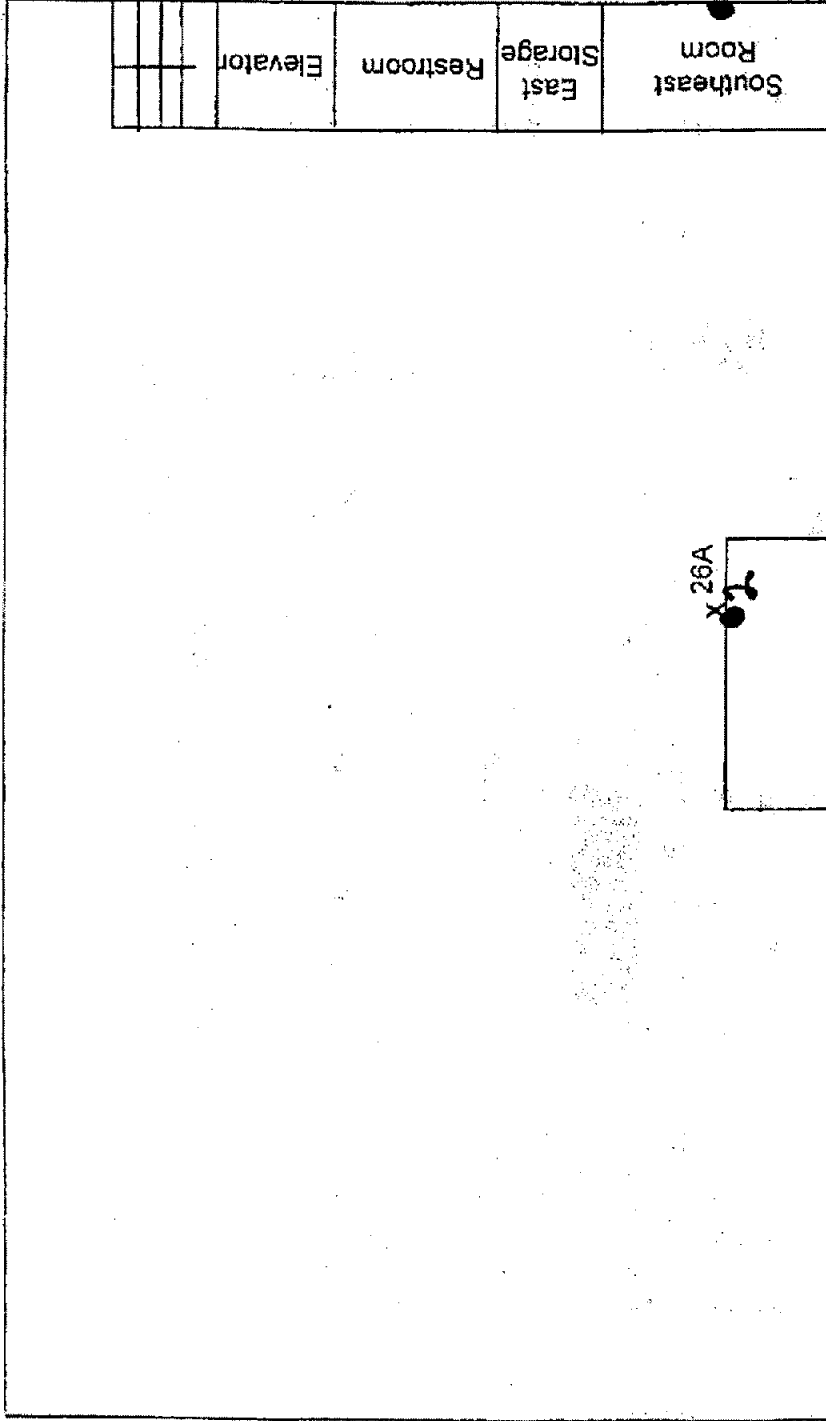
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FIGURE 3B

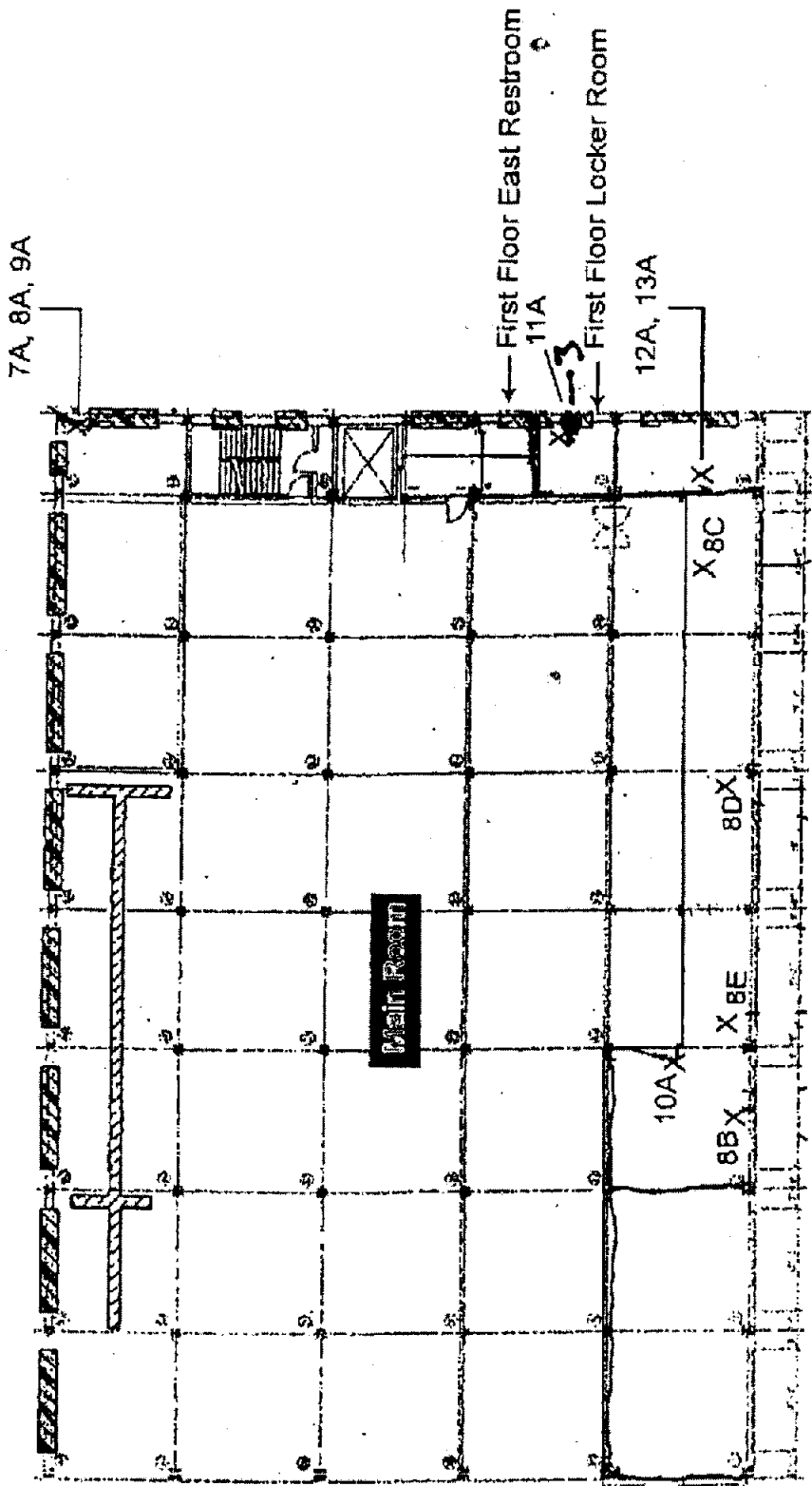


SOUTH ELEVATOR STAIRS

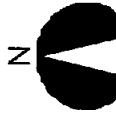
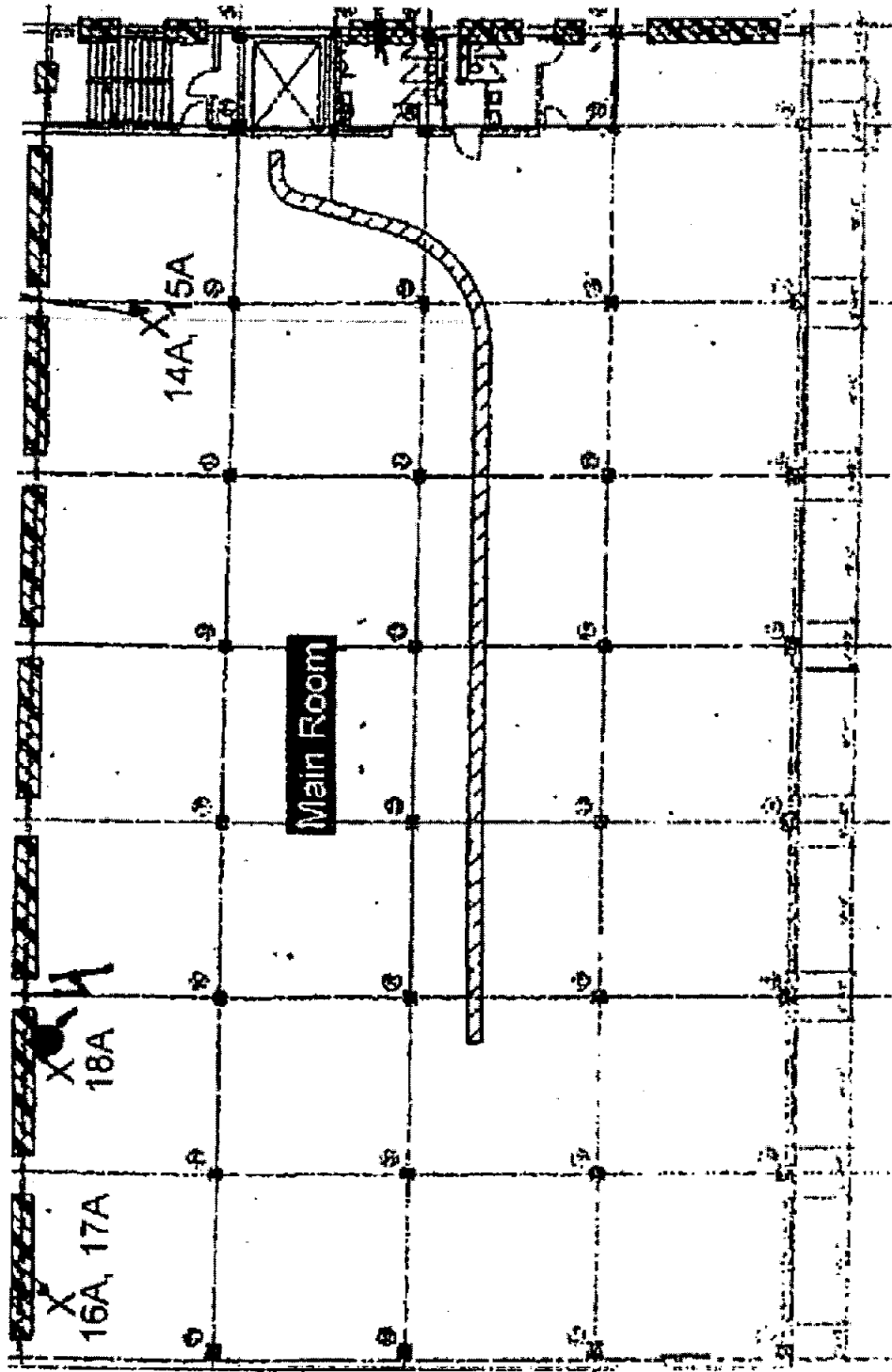
AMERICAN ENGINEERING TESTING, INC.	PROJECT:	Asbestos Survey, 3M, Parcel 3, Forest and East 7 th Street Site, St. Paul, MN	AET Project No. 03-03262.02
	SUBJECT:	Building 2, Floor 2	DATE May 8, 2009
	SCALE:	--	CHECKED BY: RL



AMERICAN ENGINEERING TESTING, INC.	PROJECT: Asbestos Survey, 3M, Parcel 3, Forest and East 7 th Street Site, St. Paul, MN	AET Project No. 03-03262-02
	SUBJECT: Building 14, Floor B	DATE May 8, 2009
	SCALE: --	DRAWN BY: AZ
FIGURE 4A		



AMERICAN ENGINEERING TESTING, INC.	PROJECT: Asbestos Survey, 3M, Parcel 3, Forest and East 7 th Street Site, St. Paul, MN		AET Project No. 03-03262-02
	SUBJECT: Building 14, Floor 1		DATE May 8, 2009
	SCALE: --	DRAWN BY: AZ	CHECKED BY: RL
			FIGURE 4B



AMERICAN ENGINEERING TESTING, INC.	PROJECT: Asbestos Survey, 3M, Parcel 3, Forest and East 7 th Street Site, St. Paul, MN		AET Project No. 03-03262.02
	SUBJECT: Building 14, Floor 2		DATE May 8, 2009
	SCALE: --	DRAWN BY: AZ	CHECKED BY: RL
FIGURE 4C			