Request for Proposal

Civil Engineering Services

1. Project Overview & Background

- **Project Name:** Crystal Lake Estates Second Addition Demolition and Utility Project (Former ISD 318 Administration Building)
- **Issuing Agency/Organization:** Grand Rapids Economic Development Authority
- **Project Location:** 802 NW 1st Ave., Grand Rapids, MN
- **Objective:** The Grand Rapids Economic Development Authority (GREDA) is seeking proposals from qualified civil engineering firms for the scope of work described below in connection with the demolition of the former ISD #318 Administration Building and the extension of utilities to eight single family home sites within the newly platted Crystal Lakes Second Addition, as a single project. The expected completion of this construction project is no later than August 15, 2026.

2. Scope of Work

- **Project Detail:** Project includes the following:
    - Demolition and removal of existing infrastructure within the site
    - Site grading necessary to achieve proper drainage
    - Extension of sanitary sewer and water services
    - Installation of electric service primaries as needed to serve new homes
- **Preparation of Bidding Documents:** The consultant will be responsible for preparing plans and specifications with a level of detail that is sufficient for prospective bidders to prepare an accurate and complete bid. The specifications and contract documents must sufficiently identify the contractual obligations of both the Grand Rapids Economic Development Authority (GREDA) and the contractor, including but not limited to addressing things such as; the right to reject all bids, liquidated damages, how conflicts will be resolved, the period of time which the bidders bid is to be firm, bid bonds, performance and payment bonds, prevailing wage rates, etc.
- **Procurement of Bids:** The consultant will be responsible for advertising and conducting a sealed, competitive bidding process that is compliant with Minnesota public bidding requirements and coordinating a pre-bid on-site meeting and tour. The consultant will

tabulate the bids received and make a recommendation to GREDA for a contract award to the lowest responsible bidder.

- **Construction Administration:** The consultant will provide on-site representation, as necessary to ensure the project is completed in accordance with the plans and specifications. The on-site representation shall also include construction staking services, materials testing and compaction testing at ASTM recommended intervals. The consultant will prepare monthly certificates of payment and as needed change orders and submit them to GREDA. The consultant will be responsible for collecting certified payroll reports and lien waivers. Upon project completion, the consultant will provide as-built construction plans and testing reports in electronic format.

3. Available Records/Resources: In addition to City GIS data layers, the following electronic and paper documents will be made available to aid in the development of your proposal.

- Preliminary and Final Plat of Crystal Lakes Estates Second Addition (attached)
- Pre-Demolition Hazardous Building Materials Survey (Braun Intertec, 2-7-25) (attached)
- Preliminary design of proposed improvements and demolition (SEH 3/4/25) (attached)
- Preliminary layout of proposed electric service primary lines (GRPUC) (attached)

The following paper format architectural plans are available for viewing in the Community Development Department Office in City Hall.

- Addition to Senior High School and Vocational Shops Building – Melander, Fugelso & Assoc. 7/29/1959.
- Renovation to Middle Schol of ISD #318 Administration Offices – Damberg, Scott, Gerzina & Wagner Architects 5/11/1998
- Phase II Remodeling for District Administration Middle School West Building – Damberg, Scott, Gerzina & Wagner Architects 4/8/1999
- Remodeling for Success Program, District Administration Building - Damberg, Scott, Gerzina & Wagner Architects 10/24/2003
- Remodeling for Early Childhood Program, District Administration Building - Damberg, Scott, Gerzina & Wagner Architects 5/19/2006

4. Proposal Submission Instructions

- **Due Date & Time:** February 17, 2026, no later than 11:00 AM, Grand Rapids City Hall, attn: Rob Mattei
- **Contract Award:** GREDA will consider proposals on February 26, 2026, at their regular meeting
- **Delivery Method:** Mailed or hand delivered in a sealed envelope to Rob Mattei, 420 N. Pokegama Avenue, Grand Rapids, MN

- **Primary Contact:** Rob Mattei, Director of Community Development/GREDA Executive Director, Cell (218) 244-2924, email: rmattei@grandrapidsmn.gov
- **Inquiry Period:** Written questions are due by February 4, 2026, no later than 11:00 AM, submitted via email to Rob Mattei

5. Firm & Personnel Qualifications

Request the following to evaluate expertise:

- **Firm Information:** Year organized, legal name, and primary office location.
- **Key Staff:** Resumes of the Project Manager, Professional Engineers (PEs), surveyors and field staff assigned to the account. Staff submitted must be employee's that will be directly working on the project.
- **Relevant Experience:** Summary of at least two similar projects completed in the last five years.
- **References:** Upon request

6. Technical Approach & Schedule

- **Project Approach:** Description of how the firm will execute the specific Scope of Work.
- **Timeline:** A realistic schedule outlining major milestones ending with project completion

7. Cost Proposal

- **Fee Structure:** The cost proposal shall be in the form of an "hourly, not to exceed fee". The cost proposal shall include a listing of hourly rates for each position within the consultant team and an estimate of staff hours for each task within the proposed work plan.

8. Evaluation Criteria

The proposal will be evaluated in the following categories and applying their weighted percentages:

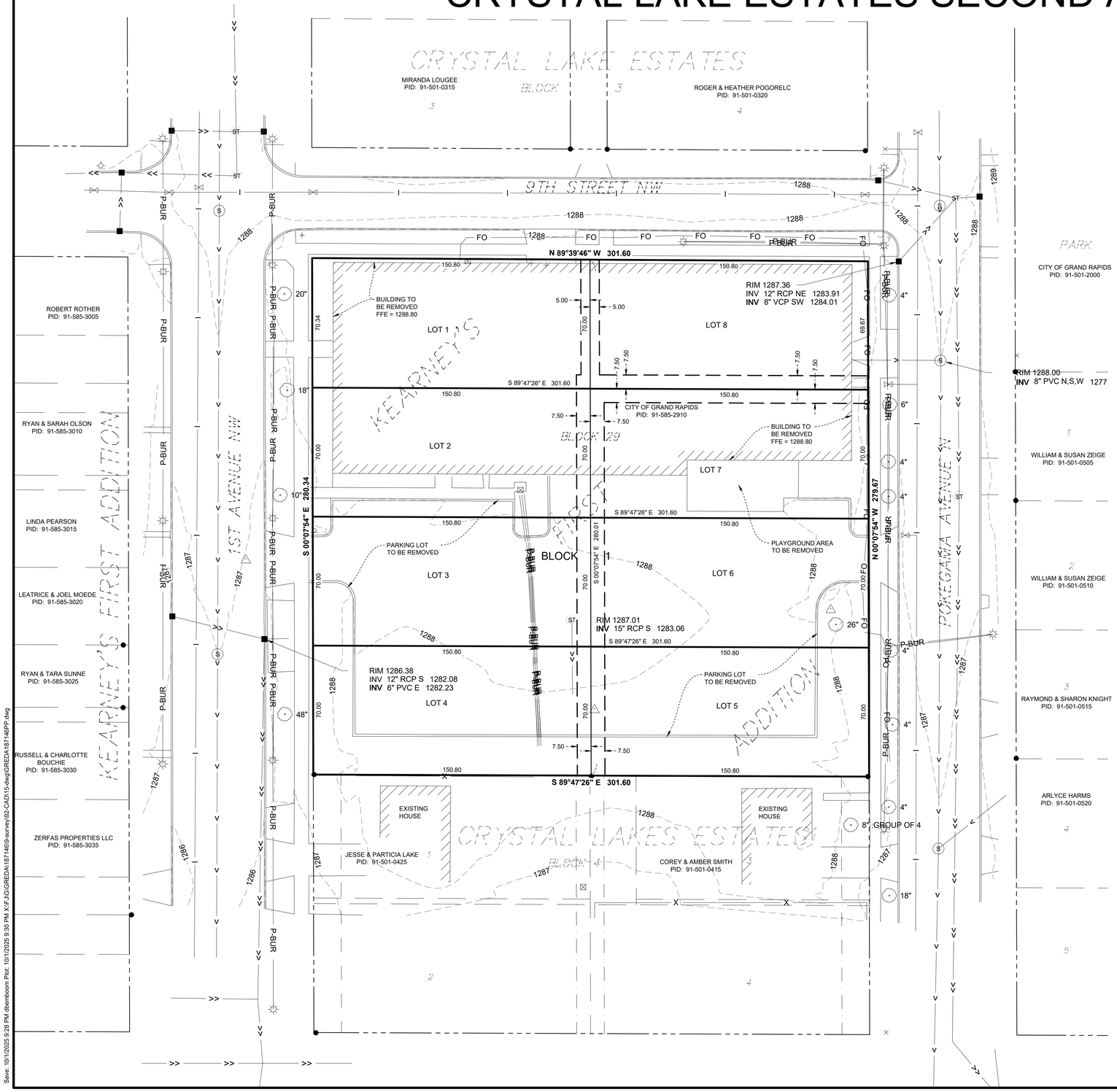
- **Qualifications and Experience:** [20%]
- **Technical Approach/Project Understanding:** [10%]
- **Ability to Meet Schedule:** [15%]
- **Cost-Effectiveness:** [55%]

PRELIMINARY PLAT OF

CRYSTAL LAKE ESTATES SECOND ADDITION

PROJECT AREA
1.45 ACRES

BLOCK 1	63,337 SF
LOT 1	10,582 SF
LOT 2	10,556 SF
LOT 3	10,556 SF
LOT 4	10,556 SF
LOT 5	10,556 SF
LOT 6	10,556 SF
LOT 7	10,556 SF
LOT 8	10,531 SF



LEGAL DESCRIPTION OF RECORD: (Document No. xxxx)

Block 29 in Kearney's First Addition, Grand Rapids, according to the plat thereof on file in the office of the Register of Deeds for Itasca County, Minnesota, EXCEPT the South One Hundred Forty Feet (S. 140.0') of Block Twenty-nine (29), KEARNEY'S FIRST ADDITION TO GRAND RAPIDS

30 0 30 60
scale 15 in feet

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE ITASCA COUNTY SOUTH COORDINATE SYSTEM, NAD83 (2011 ADJ)

SURVEY NOTES:

1. The property described hereon is the same as the property described in the title commitment prepared by Stewart Title Guaranty Company, Policy No. O-9010-000230727, Policy Dated: October 25, 2025.
2. SEH has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
3. The field work for this survey was conducted on or before September 30, 2025.
4. The exact location of underground utilities such as gas, telephone, fiber optic,electric, cable tv, and pipe lines are unknown. The contractor shall contact Gopher State One Call before commencing excavation. Gopher State One Call System.....1-800-252-1166
5. The location of subsurface utilities were requested using the Gopher State One Call system and are shown to the accuracy of the markings. Short Elliott Hendrickson, Inc, is not responsible for unmarked or miss-marked utilities. Gopher State One Call ticket number 252650601.

DEVELOPER: CITY OF GRAND RAPIDS
420 N. POKEGAMA AVE
GRAND RAPIDS, MN 55744

SURVEYOR: SHORT ELLIOTT HENDRICKSON, INC.
DANIEL J. BEMBOOM
MN REG. NO. 46562
1200 SE 4TH AVE STE.200
GRAND RAPIDS, MN 55744

PROJECT AREA: 63,337 SQ FT (1.45 ACRES)

DATE OF SURVEY: SEPTEMBER 20 2025

WARNING
LOCATION OF UNDERGROUND UTILITIES TO BE VERIFIED BY GOPHER STATE ONE CALL
CALL BEFORE DIGGING,
1-800-252-1166
REQUIRED BY LAW

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND MAY NOT HAVE BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE.

LEGEND

- FOUND IRON MONUMENT
- BENCHMARK
- SANITARY MANHOLE
- SANITARY GRAVITY MAINLINE
- STORM MANHOLE AND CATCH BASIN
- STORM SEWER GRAVITY MAINLINE
- CULVERT
- WATER MANHOLE, GATE VALVE, HYDRANT, CURB STOP AND METER
- WATER MAIN LINE
- POWER POLE, ANCHOR, LIGHT POLE AND ELECTRIC METER
- P-BUR — BURIED ELECTRIC CABLE
- ELECTRIC PEDESTAL, MANHOLE, SIGN AND VAULT
- P-OH — OVERHEAD POWER
- TELEPHONE PEDESTAL, SIGN, MANHOLE AND VAULT
- T-BUR — T-BUR — BURIED TELEPHONE CABLE
- CABLE TV PEDESTAL, MANHOLE, SIGN AND VAULT
- TV-BUR — BURIED CABLE TV CABLE
- FIBER OPTIC PEDESTAL AND SIGN
- FO — FO — BURIED FIBER OPTIC CABLE
- GAS SIGN, METER, VALVE, RISER AND VAULT
- G — BURIED GAS LINE
- ROAD SIGN, STREET NAME SIGN, SIGNAL BOX
- DECIDUOUS TREE, CONIFEROUS TREE, STUMP AND BUSH
- BOUNDARY LINE
- ADJACENT DEED OR PLAT LINE
- ROAD RIGHT OF WAY LINE
- RAILROAD RIGHT OF WAY LINE
- SECTION LINE
- QUARTER SECTION LINE
- QUARTER-QUARTER SECTION LINE
- PERMANENT EASEMENT LINE
- UTILITY EASEMENT LINE
- MAJOR CONTOUR LINE AND LABEL
- MINOR CONTOUR LINE AND LABEL

SEH
PHONE: 218.322.4500
1200 SE 4TH AVE, STE 200
GRAND RAPIDS, MN 55744
www.sehinc.com

Save: 10/17/2025 9:28 PM dbemboom Plot: 10/17/2025 9:30 PM X:\P-I\GG\GRED\A187146\9-survey\92-CAD\15-dwg\GREDA187146PP.dwg

CRYSTAL LAKE ESTATES SECOND ADDITION

PROJECT AREA
1.45 ACRES

BLOCK 1	63,337 SF
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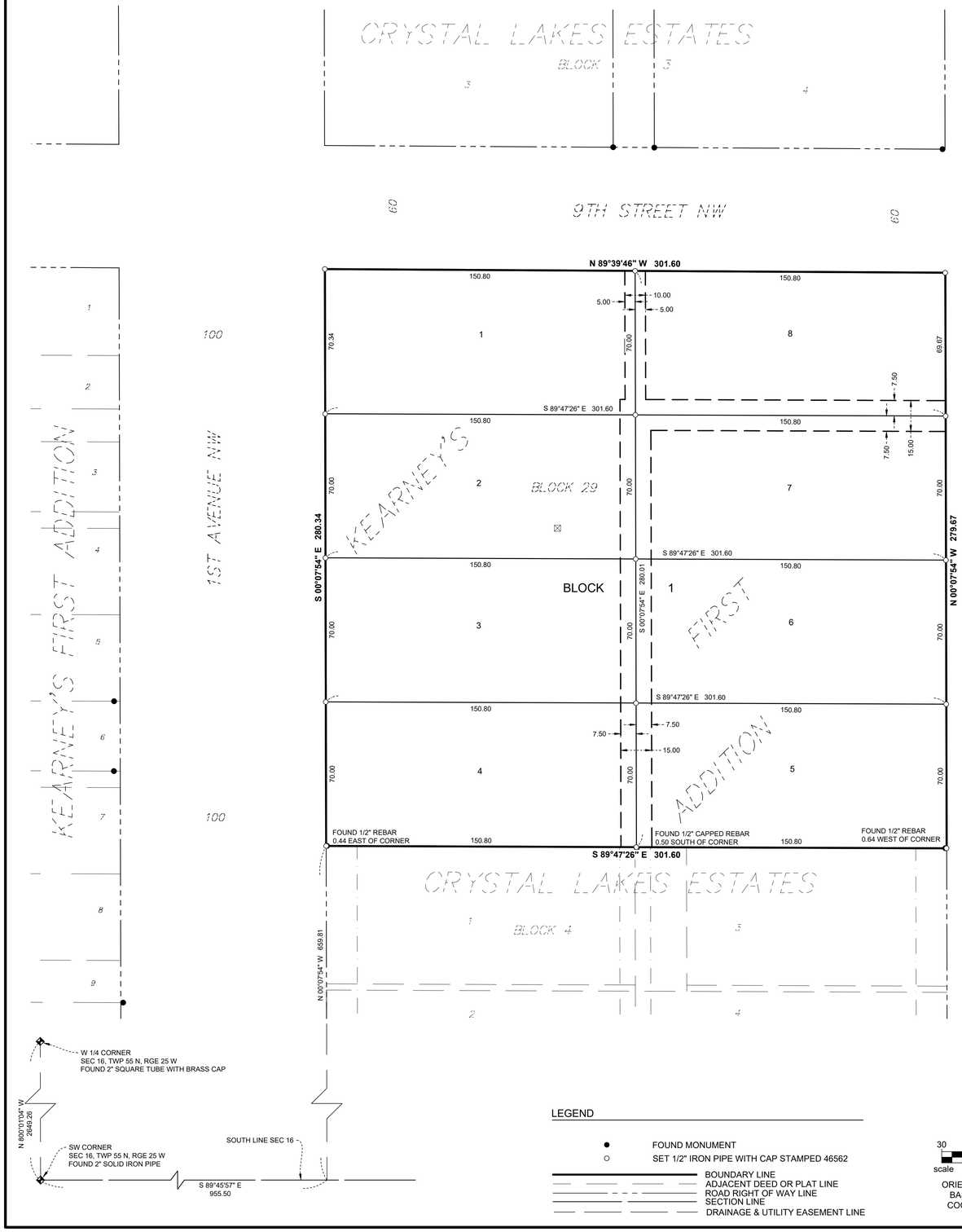


W 1/4 CORNER
SEC 16, TWP 55 N, RGE 25 W
FOUND 2" SQUARE TUBE WITH BRASS CAP

N 80°01'04" W
2647.26

SW CORNER
SEC 16, TWP 55 N, RGE 25 W
FOUND 2" SOLID IRON PIPE

SOUTH LINE SEC 16

S 89°45'57" E
955.50

LEGEND

- FOUND MONUMENT
- SET 1/2" IRON PIPE WITH CAP STAMPED 46562
- BOUNDARY LINE
- ADJACENT DEED OR PLAT LINE
- ROAD RIGHT OF WAY LINE
- SECTION LINE
- DRAINAGE & UTILITY EASEMENT LINE

N

30 0 30 60
scale 15 in feet

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE ITASCA COUNTY SOUTH COORDINATE SYSTEM, NAD83 (2011 ADJ)

KNOW ALL PERSONS BY THESE PRESENTS: That the Grand Rapids Economic Development Authority, a public economic development authority, fee owner of the following described property:

Block 29, KEARNEY'S FIRST ADDITION, GRAND RAPIDS, according to the plat thereof on file in the office of the Register of Deeds for Itasca County, Minnesota, EXCEPT the South One Hundred Forty Feet (S. 140.0') of Block Twenty-nine (29), KEARNEY'S FIRST ADDITION TO GRAND RAPIDS.

Has caused the same to be surveyed and platted as CRYSTAL LAKE ESTATES SECOND ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Grand Rapids Economic Development Authority,a public body corporate and politic, has caused these presents to be signed by its proper officer on this _____ day of _____, 20____.

_____
Sholom Blake, President

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20___ by Sholom Blake as President of the Grand Rapids Economic Development Authority.

_____ _____ _____
(Notary Signature) (Notary Printed Name)
NOTARY PUBLIC, _____ COUNTY, STATE OF _____
MY COMMISSION EXPIRES _____

LAND SURVEYOR

I Daniel J. Bemboom do hereby certify that this plat was prepared by me or under direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20___.

_____
Daniel J. Bemboom, Licensed Land Surveyor
Minnesota License No. 46562

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20___ by Daniel J. Bemboom

_____ _____
(Notary Signature) (Notary Printed Name)
NOTARY PUBLIC, _____ COUNTY, STATE OF MINNESOTA.
MY COMMISSION EXPIRES _____

CITY OF GRAND RAPIDS, MINNESOTA

We do hereby certify that on this _____ day of _____, 20___, the City of Grand Rapids approved this plat.
Signed: City of Grand Rapids

By _____ By _____
Mayor City Clerk

COUNTY AUDITOR / TREASURER, ITASCA COUNTY, MINNESOTA

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20___ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20___.

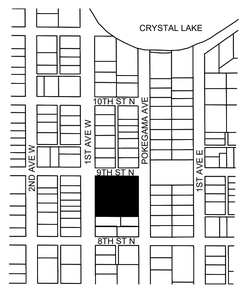
_____
Itasca County Auditor / Treasurer
91-585-2910
Tax Parcel Number

COUNTY RECORDER, ITASCA COUNTY, MINNESOTA

I hereby certify that this plat of CRYSTAL LAKE ESTATES SECOND ADDITION was filed in the office of the County Recorder for public record on this _____ day of _____, 20____, at _____ o'clock ___M and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

_____
Itasca County Recorder

VICINITY MAP
(NOT TO SCALE)
GRAND RAPIDS, MN



SEH
PHONE: 218.322.4500
1200 SE 4TH AVE, STE 200
GRAND RAPIDS, MN 55744
www.sehinc.com

Pre-Demolition Hazardous Building Materials Survey Report

Former ISD 318 Administrative Building
820 NW 1st Avenue
Grand Rapids, Minnesota

Prepared for

City of Grand Rapids

Project B2411385
February 7, 2025

Braun Intertec Corporation

BRAUN INTERTEC
The Science You Build On.

Braun Intertec Corporation
3404 15th Avenue East, Suite 9
Hibbing, MN 55746

Phone: 218.263.8869
Fax: 952.995.2020
Web: braunintertec.com

February 7, 2025 Project B2411385

Mr. Robert Mattei, Community Development Director
City of Grand Rapids
420 North Pokegama Avenue
Grand Rapids, MN 55744

Re: Pre-Demolition Hazardous Building Materials Survey
Former ISD 318 Administrative Building
820 NW 1st Avenue
Grand Rapids, Minnesota

Dear Mr. Mattei:

The enclosed report provides the results of Pre-Demolition hazardous building materials survey conducted on January 15-16, 2025 at the above referenced site (Site). Braun Intertec Corporation was authorized to conduct this inspection in accordance with our Proposal QTB205905 dated October 31, 2024, and the Braun Intertec General Conditions.

If you have any questions or need further assistance, please contact Ted Hubbes at 218.263.8869 or thubbes@braunintertec.com.

Sincerely,

BRAUN INTERTEC CORPORATION

Shawn J. Cazett
Environmental Scientist

Ted R. Hubbes, PG, CHMM
Senior Manager, Senior Scientist

Attachments:
Pre-Demolition Hazardous Building Materials Survey Report

AA\EOE

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Tables

Appendices

A. Introduction

Braun Intertec Corporation received authorization from Mr. Robert Mattei, of the City of Grand Rapids to conduct a Pre-Demolition Hazardous Building Materials Survey, of the Former ISD 318 Administrative Building located at 820 NW 1st Avenue in Grand Rapids, Minnesota (Site), in accordance with the scope of services described in the Braun Intertec proposal dated October 31, 2024. The Pre-Demolition Hazardous Building Materials Survey was prepared in association with the purpose of demolition of the site.

B. Site Background

B.1. Site Description

The subject of the survey and general construction information for the structures assessed on the property include:

Building Description

Former ISD 318 Administrative Building– 820 NW 1st Avenue Grand Rapids, Minnesota			
Building Use:	Commercial	Occupancy Status:	Unoccupied
Number of Floors	One story with a basement	Estimate Building Square Footage:	28000
Date of Construction:	1955		
Main Structure:	Wood, concrete, and concrete block foundation walls		
Interior Finishes:	Plaster/sheetrock and joint compound/type paneling, floor tile, lay-in ceiling panels and vinyl floor tiles/ceramic tile/terrazzo/concrete flooring		
Exterior Finishes:	Brick exterior materials with an asphalt built-up roof system		

B.2. Previous Reports

The following previous inspection/survey/assessment reports were reviewed as part of this survey:

- "Six Month Periodic Surveillance Report" for the building prepared by IEA, Inc., and dated February 15, 2024.Report 2

The report describes various building materials present in the Site building. 142 materials were described and the report indicates that 70 of the described materials were assumed to contain asbestos. No recent or previous testing results were provided in the report. Therefore, we assume that all suspect asbestos-containing materials (ACM) will require sampling.

C. Scope of Services

The scope of our services was limited to:

- Review available documentation provided by current owner with regard to asbestos-containing materials (ACM), lead-based paint (LBP), poly-chlorinated biphenyls (PCBs), mercury, and other miscellaneous hazardous material. Existing sample data provided by current owner was utilized, where possible, to determine the presence or absence of ACM.

- Visual examination of accessible areas and identification of locations of suspect ACM, LBP, PCBs, mercury, and other miscellaneous hazardous material.

- Collect and analyze representative bulk samples of materials suspected of containing asbestos. Examples of materials to be collected for analysis include, but are not limited to: floor tile, linoleum flooring, wall and ceiling plaster, suspended and acoustical ceiling tile, sheetrock, thermal system insulation, textured ceiling material and fireproofing.

- Assigning a hazard rating based on asbestos content with respect to the materials condition, friability, accessibility, and hazard potential.

- Documenting the current conditions and estimated ACM quantities of the suspect ACM based on visual observations.

- Generate a final report, documenting the sample locations, analysis results, conditions, and ACM estimated quantities.

C.1. 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.

The limited LBP testing is not intended to represent a comprehensive LBP inspection or lead risk assessment, or to fulfill the testing protocols required by the Department of Housing and Urban Development (HUD) 24 CFR part 35, et al., "Requirements for Notification, Evaluation and Reduction of Lead-Based Paint Hazards in Federally Owned Residential Property and Housing Receiving Federal Assistance, Final Rule," June 21, 2004. Additional LBP testing may be required.

Braun Intertec will not be liable for any past, existing, or future damage to the roofing systems, the building structures, or the contents of the building.

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.

D. Methods and Procedures

D.1. Asbestos

Thirty-six bulk samples were collected on January 15-16, 2025, and submitted to EMSL Analytical, Inc. (EMSL), a microscopy laboratory that is fully accredited for bulk analysis.

The bulk samples were analyzed for asbestos using polarized light microscopy (PLM) and dispersion staining techniques utilizing the U.S. Environmental Protection Agency (EPA)-approved methodology 600/R-93/116 dated July 1993. This method estimates the amount of asbestos present and distinguishes between the following types of asbestos: chrysotile, amosite, crocidolite, tremolite, actinolite, and anthophyllite. The lower limit of detection for asbestos using this procedure is 1 percent asbestos by volume. Results are presented as estimates based on this method for the portions of the samples analyzed.

The samples were analyzed under normal turnaround conditions. The attached results are based on analysis in accordance with currently accepted industrial hygiene practices at this time and location. Other than this, no guarantee is implied or intended.

D.2. Lead-Based Paint

Testing of limited building components for LBP was conducted utilizing a Niton XL X-ray Fluorescence (XRF) field portable analyzer, SciAps XRF field analyzer model IX550Pb (Au), Serial number 02482.

Analysis decision-making protocols were based on general compliance with the EPA and Minnesota Department of Health (MDH), which consider any XRF result of 1.0 milligram per square centimeter (mg/cm^2) or greater to be LBP.

D.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 survey.

E. Results

E.1. Asbestos

E.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):

Confirmed Asbestos-Containing Materials	
Mastic associated with 12-inch by 12-inch floor tile (tan with tan fleck)	Residual material in pipe penetration (tan fibrous)

Suspect homogeneous materials identified and subsequently sampled for asbestos content during the survey that contain greater than one percent asbestos (ACM by regulatory definition) are listed in Table 1 and the laboratory analytical report and associated Chain of Custody provided in Appendix A. Figure 1 includes the locations of the bulk samples collected as part of this survey.

E.1.b. Non-Asbestos-Containing Materials

Suspect homogeneous materials identified and subsequently sampled for asbestos content during the survey that were found to contain no asbestos or contain one percent or less asbestos (non-ACM by regulatory definition) are listed in the Table 1 and the laboratory analytical report and associated Chain of Custody provided in Appendix A.

E.2. Miscellaneous Regulated Waste

Refer to Table 3 for a summary of items and estimated quantities documented at the Site.

F. Discussion

F.1. Asbestos

According to EPA 40 CFR Part 61 National Emission Standard for Hazardous Air Pollutants (NESHAPs) ACM must be the identified and classified according to friability prior to planned demolition or renovation activity.

Regulated asbestos-containing material (RACM) means a friable asbestos material, Category I non-friable ACM that has become friable, Category I non-friable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading, or Category II non-friable ACM that has a high potential of becoming or has become crumbled, pulverized, or reduced to powder by forces expected to act on the material in the course of demolition or renovation operations regulated by the subpart.

These categories are shown on Table 1 for each material. State and federal regulations manage these categories differently when regulating disturbance and abatement activities; ACMs can vary in relative hazard for this reason.

F.1.a. Regulated Asbestos-Containing Material

RACM was identified at the building included as part of this survey. All friable ACM is considered RACM, along with Category I and Category II non-friable ACM that has become or has a high probability of becoming friable. RACM must be maintained in good condition. If demolition or renovation will disturb RACM, it must be removed prior to disturbance.

F.1.b. Category II Non-Friable Asbestos-Containing Materials

Category II non-friable ACMs were identified at the building included as part of this survey. Category II non-friable ACMs are all other non-friable materials other than Category I non-friable ACMs that contain more than 1% asbestos. Refer to Table I for each material location. Category II non-friable ACMs are not considered a hazard unless they are cut, drilled, sanded, or otherwise abraded. Category II non-friable ACMs must be assessed on a material-by-material basis and considering the characteristics of the material and the anticipated removal method or disturbance to evaluate the probability of them becoming friable during renovation or demolition activities.

F.2. Miscellaneous Regulated Waste

In the case of building demolition, any of the miscellaneous regulated waste items listed on Table 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.

G. 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 B.

Signature: _____ Date: February 7, 2025

Shawn Cazett
Environmental Scientist
Minnesota Department of Health Asbestos Inspector No: AI10276

Tables

BRAUN INTERTEC
The Science You Build On.

Table 1
Asbestos Building Survey Results

Client: City of Grand Rapids
Location: Former ISD 318 Administrative Building - 820 NW 1st Avenue Grand Rapids, Minnesota
Date of Survey: January 15-16, 2025
Project: B2411385

ACBM Location		ACBM Characteristics						
Homogeneous Area	**Functional Space**	**Homogeneous Material Description**	**Ref. Client Sample No.**	**Asbestos Content (%)[1]**	**ACBM Type**	**Category[2]**	**Estimated Quantity, Units[3]**	**Material Condition[4]**
North classrooms	Rooms 130-150	Drywall/joint compound	1	ND	---	---	Throughout	G
North classrooms	Rooms 130-150	2-foot by 2-foot ceiling panel (pocked with pinhole)	2	ND	---	---	2,400 Ft²	G
North classrooms	Rooms 130-150	Vinyl baseboard (gray) with adhesive (tan)	3	ND	---	---	175 LF	G
North classrooms	Rooms 130-150	12-inch by 12-inch floor tile (gray with gray fleck) with adhesive (tan)	4	ND	---	---	250 Ft²	G
North classrooms	Rooms 130-150	12-inch by 12-inch floor tile (blue with blue fleck) with adhesive (tan)	5	ND	---	---	20 Ft²	G
North classrooms	Rooms 130-150	Carpet adhesive (tan)	6	ND	---	---	1,875 Ft²	G
North classrooms	Rooms 130-150	Fire door insulation (white fibrous)	7	ND	---	---	1 EA	G
North classrooms	Rooms 130-150	12-inch by 12-inch floor tile (white with multi-color specks) with adhesive (tan)	8	ND	---	---	310 Ft²	G
North classrooms	Rooms 130-150	12-inch by 12-inch floor tile (white with gray fleck) with adhesive (tan)	9	ND	---	---	110 Ft²	G
North classrooms	Rooms 130-151	Sink undercoating (gray)	10	ND	---	---	1 EA	G
North classrooms	Room 155B	Drywall/joint compound	1	ND	---	---	Throughout	G
North classrooms	Room 155B	2-foot by 2-foot ceiling panel (pocked with pinhole)	2	ND	---	---	590 Ft²	G
North classrooms	Room 155B	Carpet adhesive (tan)	6	ND	---	---	590 Ft²	G
North classrooms	Rooms 160-165A	Drywall/joint compound	1	ND	---	---	Throughout	G
North classrooms	Rooms 160-165A	2-foot by 2-foot ceiling panel (pocked with pinhole)	2	ND	---	---	3,170 Ft²	G
North classrooms	Rooms 160-165A	Carpet adhesive (tan)	6	ND	---	---	3,170 Ft²	G
North classrooms	**Rooms 160-165A**	**12-inch by 12-inch floor tile (tan with tan fleck)**	**11**	**7% (Mastic only)**	**Misc.**	**Cat. II**	**35 Ft²**	**G**
North classrooms	Rooms 160-165A	1-inch to 6-inch pipe insulation (fiberglass)	12	ND	---	---	Throughout	G
South central classrooms	170B, 175B,190, and 162	Drywall/joint compound	1	ND	---	---	Throughout	G
South central classrooms	170B, 175B,190, and 162	12-inch by 12-inch floor tile (light blue with blue fleck)	13	ND	---	---	2,150 Ft²	G
South central classrooms	170B, 175B,190, and 162	Vinyl baseboard (red) with adhesive (tan)	14	ND	---	---	150 LF	G
South central classrooms	170B, 175B,190, and 162	2-foot by 2-foot ceiling panel (rough texture)	15	ND	---	---	1,600 Ft²	G

ACBM Location		ACBM Characteristics						
Homogeneous Area	**Functional Space**	**Homogeneous Material Description**	**Ref. Client Sample No.**	**Asbestos Content (%)[1]**	**ACBM Type**	**Category[2]**	**Estimated Quantity, Units[3]**	**Material Condition[4]**
South central classrooms	170B, 175B,190, and 162	12-inch by 12-inch floor tile (red white and dark blue fleck) accent tiles	16	ND	---	---	350 Ft²	G
South central classrooms	170B, 175B,190, and 162	2-foot by 2-foot ceiling panel (pocked with pinhole)	2	ND	---	---	1,500 Ft²	G
South central classrooms	170B, 175B,190, and 162	Sink undercoating (gray)	10	ND	---	---	3 EA	G
South central classrooms	170B, 175B,190, and 162	Epoxy flooring (blue)	17	ND	---	---	40 Ft²	G
Southeast classrooms	Rooms 160,161,194,187-193	Drywall/joint compound	1	ND	---	---	Throughout	G
Southeast classrooms	Rooms 160,161,194,187-193	12-inch by 12-inch floor tile (light blue with blue fleck)	13	ND	---	---	1,850 Ft²	G
Southeast classrooms	Rooms 160,161,194,187-193	Vinyl baseboard (red) with adhesive (tan)	14	ND	---	---	170 LF	G
Southeast classrooms	Rooms 160,161,194,187-193	2-foot by 2-foot ceiling panel (rough texture)	15	ND	---	---	3,100 Ft²	G
Southeast classrooms	Rooms 160,161,194,187-193	12-inch by 12-inch floor tile (red white and dark blue fleck) accent tiles	16	ND	---	---	200 Ft²	G
Southeast classrooms	Rooms 160,161,194,187-193	2-foot by 2-foot ceiling panel (pocked with pinhole)	2	ND	---	---	3,100 Ft²	G
Southeast classrooms	Rooms 160,161,194,187-193	Sink undercoating (gray)	10	ND	---	---	4 EA	G
Southeast classrooms	Rooms 160,161,194,187-193	Epoxy flooring (blue)	17	ND	---	---	40 Ft²	G
Southeast classrooms	Hallway	Drywall/joint compound	1	ND	---	---	Throughout	G
Southeast classrooms	Hallway	12-inch by 12-inch floor tile (light blue with blue fleck)	13	ND	---	---	1,200 Ft²	G
Southeast classrooms	Hallway	Vinyl baseboard (red) with adhesive (tan)	14	ND	---	---	170 LF	G
Southeast classrooms	Hallway	12-inch by 12-inch floor tile (red white and dark blue fleck) accent tiles	16	ND	---	---	100 Ft²	G
Central Mechanical Room	---	Fire door insulation (white fibrous)	7	ND	---	---	2 EA	G
Central Mechanical Room	---	1-inch to 6-inch pipe insulation (fiberglass)	12	ND	---	---	Throughout	G
Central Mechanical Room	---	Drywall/joint compound	1	ND	---	---	Throughout	G
Main Office	Rooms 110,120	Drywall/joint compound (pink)	18	ND	---	---	Throughout	G
Main Office	Rooms 110,120	2-foot by 2-foot ceiling panel (pocked with pinhole)	2	ND	---	---	2,400 Ft²	G
Main Office	Rooms 110,120	Vinyl baseboard (brown) with adhesive (tan)	19	ND	---	---	130 LF	G

ACBM Location		ACBM Characteristics						
Homogeneous Area	**Functional Space**	**Homogeneous Material Description**	**Ref. Client Sample No.**	**Asbestos Content (%)[1]**	**ACBM Type**	**Category[2]**	**Estimated Quantity, Units[3]**	**Material Condition[4]**
Main Office	Rooms 110,120	Carpet adhesive (tan)	6	ND	---	---	1,850 Ft^2	G
Main Office	**Rooms 110,120**	**12-inch by 12-inch floor tile (tan with tan fleck)**	**11**	**7% (Mastic only)**	**Misc.**	**Cat. II**	**570 Ft^2**	**G**
Main Office	Rooms 110,120	Adhesive (tan) associated with the countertop	20	ND	---	---	250 Ft^2	G
Main Office	Rooms 110,120	Sink undercoating (gray)	10	ND	---	---	1 EA	G
Southwest offices	Rooms 115 and 105	Drywall/joint compound (pink)	18	ND	---	---	Throughout	G
Southwest offices	Rooms 115 and 105	2-foot by 2-foot ceiling panel (pocked with pinhole)	2	ND	---	---	3,250 Ft^2	G
Southwest offices	Rooms 115 and 105	Vinyl baseboard (brown) with adhesive (tan)	19	ND	---	---	180 LF	G
Southwest offices	Rooms 115 and 105	Carpet adhesive (tan)	6	ND	---	---	3,100 Ft^2	G
Southwest offices	**Rooms 115 and 105**	**12-inch by 12-inch floor tile (tan with tan fleck)**	**11**	**7% (Mastic only)**	**Misc.**	**Cat. II**	**110 Ft^2**	**G**
Southwest offices	Rooms 115 and 105	Adhesive (tan) associated with the countertop	20	ND	---	---	100 Ft^2	G
Southwest offices	Rooms 115 and 105	Sink undercoating (gray)	10	ND	---	---	1 EA	G
Main Hallways	---	Drywall/joint compound	1	ND	---	---	Throughout	G
Main Hallways	---	2-foot by 2-foot ceiling panel (pocked with pinhole)	2	ND	---	---	3,400 Ft^2	G
Main Hallways	---	Vinyl baseboard (gray) with adhesive (tan)	3	ND	---	---	375 LF	G
Main Hallways	---	12-inch by 12-inch floor tile (gray with gray fleck) with adhesive (tan)	4	ND	---	---	3,000 Ft^2	G
Main Hallways	---	12-inch by 12-inch floor tile (blue with blue fleck) with adhesive (tan)	5	ND	---	---	100 Ft^2	G
Main Hallways	---	Carpet adhesive (tan)	6	ND	---	---	340 Ft^2	G
Main Hallways	---	4-inch by 4-inch Ceramic floor tile (tan) with grout and bedding	21	ND	---	---	400 Ft^2	G
Main hallway restrooms	---	Drywall/joint compound	1	ND	---	---	Throughout	G
Main hallway restrooms	---	2-foot by 2-foot ceiling panel (pocked with pinhole)	2	ND	---	---	400 Ft^2	G
Main hallway restrooms	---	2-inch to 2-inch ceramic floor tile (brown) with grout and bedding	22	ND	---	---	480 Ft^2	G
Main hallway restrooms	---	3-inch by 3-inch ceramic wall tile (white) with grout	23	ND	---	---	550 Ft^2	G
Custodial room and kitchen	---	Drywall/joint compound	1	ND	---	---	Throughout	G
Custodial room and kitchen	---	2-foot by 2-foot ceiling panel (pocked with pinhole)	2	ND	---	---	130 Ft^2	G
Custodial room and kitchen	---	1-inch to 1-inch ceramic floor tile (brown multi-color) with grout and bedding	24	ND	---	---	130 Ft^2	G

ACBM Location		ACBM Characteristics						
Homogeneous Area	**Functional Space**	**Homogeneous Material Description**	**Ref. Client Sample No.**	**Asbestos Content (%)[1]**	**ACBM Type**	**Category[2]**	**Estimated Quantity, Units[3]**	**Material Condition[4]**
Custodial room and kitchen	---	3-inch by 3-inch ceramic wall tile (pink) with grout	25	ND	---	---	250 Ft^2	G
Custodial room and kitchen	---	Adhesive (tan) associated with fiberglass wall panel	26	ND	---	---	450 Ft^2	G
Basement and tunnels	---	1-inch to 6-inch pipe insulation (fiberglass)	27	ND	---	---	Throughout	G
Basement and tunnels	---	Firestop Caulk (red)	28	ND	---	---	Throughout	G
Basement and tunnels	**---**	**Residual material in pipe penetration (tan fibrous)**	**29**	**15%**	**TSI**	**F**	**1 Ft^2 observed**	**G**
Entire building	---	Roof deck insulation material (fiberglass with tar)	30	ND	---	---	28,000 Ft^2	G
Exterior	---	Roof base material	31	ND	---	---	28,000 Ft^2	G
Exterior	---	Rubberized material on roof vents	32	ND	---	---	125 Ft^2	G
Exterior	---	Wall paneling (cementitious material)	33	ND	---	---	2400 Ft^2	G
Exterior	---	Caulking associated with Window systems (gray)	34	ND	---	---	21 Wind. 22 LF/Wind.	G
Exterior	---	Caulking associated with door systems (gray)	35	ND	---	---	4 Doors 18 LF/Door	G
Exterior	---	Caulking associated with expansion joint (gray)	36	ND	---	---	150 LF est.	G

1. Asbestos Content

- Asbestos content is indicated as an approximate percent by area.
- ND = None Detected
- NA = Not Analyzed
- "<" = less than

2. RACM Category

F = Friable ACM

Cat. I = Category I non-friable ACM

Cat. II = Category II non-friable ACM

3. Units

Ft^2 = square feet

LF = linear feet

EA = each

4. Condition of ACM:

G = Good/Not Damaged

D= Damaged

SD= Significantly Damaged

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The Science You Build On.

Table 2
Lead-Based Paint Testing

Client: City of Grand Rapids
Location: Former ISD 318 Administrative Building - 820 NW 1st Avenue Grand Rapids, Minnesota
Date of Survey: January 15-16, 2025
Project: B2411385

Sample I.D. No.	Room/Area	Component Description			Results (mg/cm^2)	Paint Condition[1]
1	Pre Calibration	Surface			1.1	---
2	Pre Calibration	Buried			1.1	---
3	Pre Calibration	Surface			1.0	---
4	Main Hallway	Brown	Metal	Door frame	0.00	G
5	Main Hallway	Brown	Metal	Window frame	0.00	G
6	Main Hallway	White	Drywall	Wall	0.00	G
7	Main Hallway	White	Drywall	Wall	0.00	G
8	Main Hallway	Tan	Drywall	Wall	0.00	G
9	Main Hallway	Gray	Block	Wall	0.00	G
10	Main Hallway	Gray	Block	Wall	0.00	G
11	Main Hallway	Gray	Block	Wall	0.00	G
12	Main Hallway	Gray	Block	Wall	0.00	G
13	Main Hallway	Gray	Block	Wall	0.00	G
14	Classrooms	White	Drywall	Wall	0.00	G
15	Classrooms	White	Drywall	Wall	0.00	G
16	Classrooms	White	Drywall	Wall	0.00	G
17	Basement	Green	Block	Wall	0.00	G
18	Basement	Green	Block	Wall	0.00	G
19	Basement	Green	Block	Wall	0.00	G
20	Basement	Green	Concrete	Wall	0.00	G
21	Basement	Green	Concrete	Wall	0.00	G
22	Basement	Green	Concrete	Wall	0.00	G
23	Basement	Green	Concrete	Wall	0.00	G
24	Basement	Green	Concrete	Column	0.00	G
25	Basement	Green	Concrete	Column	0.00	G
26	Basement	Gray	Concrete	Stairs	0.00	G
27	Basement	Gray	Concrete	Floor	0.00	G
28	Basement	Gray	Metal	Handrail	0.00	G
29	Post Calibration	Surface			1.1	---
30	Post Calibration	Buried			1.1	---
31	Post Calibration	Surface			1.0	---

Notes:
mg/cm^2 = milligrams of lead per square centimeter of paint.
1 = Paint condition is either "G" for good or "P" for peeling.

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Table 3
Miscellaneous Regulated Waste

Client: City of Grand Rapids
Location: Former ISD 318 Administrative Building - 820 NW 1st Avenue Grand Rapids, Minnesota
Date of Survey: January 15-16, 2025
Project: B2411385

Mercury	QTY
Batteries	X
Elevator Control Panels	
Emergency Lighting Systems	1
Exit Signs	8
Security Systems and Alarms	1
Smoke Detectors	6

Lighting	QTY
Fluorescent Lights	1311
"Silent" Wall Switches	
High Intensity Discharge Lamps	
High Pressure Sodium	
Mercury Relays	
Mercury Vapor	
Metal Halide	
Neon	

Electrical	QTY
Electrical Panels	4
Fuses	
Motors	4
Pumps	2
Switch Gears	
Appliances (*must be recycled by an appliance recycler*)	

Chlorofluorocarbons (CFCs)	QTY
Central Air Conditioner	x
Chillers	
Dehumidifiers	
Fire Extinguishers	
Fire Suppression System	x
Food Display Cases	
Freezers	
Heat Pumps	
Refrigerators	
Roof-top Air Conditioner	x
Vending Machines	
Walk in Coolers	
Water Fountains	
Window Air Conditioner	

Polychlorinated Biphenyls (PCBs)	QTY
Capacitors	
Heat Transfer Equipment	
Light Ballasts	437
Transformers	

HVAC Systems/Boilers/Furnaces	QTY
Aquastats	
Firestats	
Gauges	
Manometer	
Space Heater Controls	1
Thermometers	4
Thermostats	4

Lead	QTY
Exit Signs	
Lead Flashing Molds	
Lead Ring Caps (Roof vent pipe)	
Lead-Acid Batteries	
Lead-lined X-ray Rooms	

Oils	QTY
Door Closers	2
Fuel Oil Tanks	
Grease	
Misc. containers (*drums, pails, etc.):*	
Motors	
Oil Storage Tanks	

Radioactive Material	QTY
Tritium Exit Signs	
X-ray Equipment	

Miscellaneous Materials	QTY
Aerosol spray cans	
Air Compressor	
Automotive Parts	
Clothes Dryer	
Clothes Washer	
Computer Equipment	4
Electronic Thermostats	6
Gasoline Containers	
Gasoline Tanks	
Meters	
Microwave oven	
Misc. Cleaning Supplies	
Misc. Lawn Equipment	
Overhead Garage Openers	1
Paint	
Paint Thinner	
Polyurethane	
Solid Waste	
Solvents	
Spray Paint	
Stains	
Stove/Oven	
Televisions	
Tires	
Water Heater	2
Water Softener	1

(All non-building components such as unattached carpet, files, books, trash, desks, chairs, etc. must be removed prior to demolition.)

Appendix A

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:	352500890
Customer ID:	BRAU50
Customer PO:	B2411385
Project ID:	

Attention:	Shawn Cazett	**Phone:**	(952) 995-2000
	Braun Intertec	**Fax:**	(952) 995-2020
	11001 Hampshire Avenue South	**Received Date:**	01/17/2025 5:11 PM
	Bloomington, MN 55438	**Analysis Date:**	01/22/2025
		Collected Date:	01/16/2025
Project:	B2411385		

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
1-Drywall *352500890-0001*	North Classrooms - Rooms 130-150 - Drywall/joint compound	White Non-Fibrous Homogeneous	3% Cellulose	97% Non-fibrous (Other)	None Detected
1-Joint Compound *352500890-0001A*	North Classrooms - Rooms 130-150 - Drywall/joint compound	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2 *352500890-0002*	North Classrooms - Rooms 130-150 - 2-foot by 2-foot ceiling panel (pocked with pinhole)	Beige Fibrous Homogeneous	35% Cellulose 30% Glass	30% Perlite 5% Non-fibrous (Other)	None Detected
3-Baseboard *352500890-0003*	North Classrooms - Rooms 130-150 - Vinyl baseboard (gray) with adhesive (tan)	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3-Adhesive *352500890-0003A*	North Classrooms - Rooms 130-150 - Vinyl baseboard (gray) with adhesive (tan)	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
4-Floor Tile *352500890-0004*	North Classrooms - Rooms 130-150 - 12-inch by 12-inch floor tile (gray with gray fleck) with adhesive (tan)	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
4-Mastic *352500890-0004A*	North Classrooms - Rooms 130-150 - 12-inch by 12-inch floor tile (gray with gray fleck) with adhesive (tan)	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
5-Floor Tile *352500890-0005*	North Classrooms - Rooms 130-150 - 12-inch by 12-inch floor tile (blue with blue fleck) with adhesive (tan)	Blue Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
5-Mastic *352500890-0005A*	North Classrooms - Rooms 130-150 - 12-inch by 12-inch floor tile (blue with blue fleck) with adhesive (tan)	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
6 *352500890-0006*	North Classrooms - Rooms 130-150 - Carpet adhesive (tan)	Yellow/Green Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

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			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
7 *352500890-0007*	North Classrooms - Rooms 130-150 - Firedoor insualtion (white fibrous)	White Non-Fibrous Homogeneous	15% Cellulose	15% Mica 70% Non-fibrous (Other)	None Detected
8-Floor Tile *352500890-0008*	North Classrooms - Rooms 130-150 - 12-inch by 12-inch floor tile (white with multi-color specks) with adhesive (tan)	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
8-Mastic *352500890-0008A*	North Classrooms - Rooms 130-150 - 12-inch by 12-inch floor tile (white with multi-color specks) with adhesive (tan)	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
9-Floor Tile *352500890-0009*	North Classrooms - Rooms 130-150 - 12-inch by 12-inch floor tile (white with gray fleck) with adhesive (tan)	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
9-Mastic *352500890-0009A*	North Classrooms - Rooms 130-150 - 12-inch by 12-inch floor tile (white with gray fleck) with adhesive (tan)	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
10 *352500890-0010*	North Classrooms - Rooms 130-150 - Sink undercoating (gray)	Gray Non-Fibrous Homogeneous	17% Cellulose	83% Non-fibrous (Other)	None Detected
11-Floor Tile *352500890-0011*	North Classrooms - Rooms 160-165A - 12-inch by 12-inch floor tile (tan with tan fleck)	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
11-Mastic *352500890-0011A*	North Classrooms - Rooms 160-165A - 12-inch by 12-inch floor tile (tan with tan fleck)	Black Non-Fibrous Homogeneous		93% Non-fibrous (Other)	**7% Chrysotile**
12-Insulation *352500890-0012*	North Classrooms - Rooms 160-165A - 1-inch to 6-inch pipe insulation (fiberglass)	Yellow Fibrous Homogeneous	98% Glass	2% Non-fibrous (Other)	None Detected
12-Tar *352500890-0012A*	North Classrooms - Rooms 160-165A - 1-inch to 6-inch pipe insulation (fiberglass)	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
13-Floor Tile *352500890-0013*	South central classrooms - 170B, 175B,190, and 162 - 12-inch by 12-inch floor tile (light blue with blue fleck)	Blue Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

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Project ID:	

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
13-Mastic *352500890-0013A*	South central classrooms - 170B, 175B,190, and 162 - 12-inch by 12-inch floor tile (light blue with blue fleck)	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
14-Baseboard *352500890-0014*	South central classrooms - 170B, 175B,190, and 162 - Vinyl baseboard (red) with adhesive (tan)	Purple Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
14-Adhesive *352500890-0014A*	South central classrooms - 170B, 175B,190, and 162 - Vinyl baseboard (red) with adhesive (tan)	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
15 *352500890-0015*	South central classrooms - 170B, 175B,190, and 162 - 2-foot by 2-foot ceiling panel (rough texture)	White Fibrous Homogeneous	90% Glass	10% Non-fibrous (Other)	None Detected
16-Blue Floor Tile *352500890-0016*	South central classrooms - 170B, 175B,190, and 162 - 12-inch by 12-inch floor tile (red white and dark blue fleck) accent tiles	Blue Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
16-Purple Floor Tile *352500890-0016A*	South central classrooms - 170B, 175B,190, and 162 - 12-inch by 12-inch floor tile (red white and dark blue fleck) accent tiles	Purple Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
16-White Floor Tile *352500890-0016B*	South central classrooms - 170B, 175B,190, and 162 - 12-inch by 12-inch floor tile (red white and dark blue fleck) accent tiles	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
16-Mastic *352500890-0016C*	South central classrooms - 170B, 175B,190, and 162 - 12-inch by 12-inch floor tile (red white and dark blue fleck) accent tiles	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
17 *352500890-0017*	South central classrooms - 170B, 175B,190, and 162 - Epoxy flooring (blue)	Blue/Clear Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
18 *352500890-0018*	Main Office - Rooms 110,120 - Drywall/joint compound	Pink Non-Fibrous Homogeneous	4% Cellulose 2% Glass	94% Non-fibrous (Other)	None Detected
Drywall only, no joint compound found on sample.					
19-Baseboard *352500890-0019*	Main Office - Rooms 110,120 - Vinyl baseboard (brown) with adhesive (tan)	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

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			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
19-Adhesive *352500890-0019A*	Main Office - Rooms 110,120 - Vinyl baseboard (brown) with adhesive (tan)	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
20 *352500890-0020*	Main Office - Rooms 110,120 - Adhesive (tan) associated with the countertop	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
21-Ceramic Tile *352500890-0021*	Main Hallways - 4-inch by 4-inch Ceramic floor tile (tan) with grout and bedding	Orange Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
21-Grout *352500890-0021A*	Main Hallways - 4-inch by 4-inch Ceramic floor tile (tan) with grout and bedding	Gray/Various Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
22-Ceramic Tile *352500890-0022*	Main Restrooms - 2-inch to 2-inch ceramic floor tile (brown) with grout and bedding	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
22-Grout *352500890-0022A*	Main Restrooms - 2-inch to 2-inch ceramic floor tile (brown) with grout and bedding	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
22-Bedding *352500890-0022B*	Main Restrooms - 2-inch to 2-inch ceramic floor tile (brown) with grout and bedding	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
23-Ceramic Tile *352500890-0023*	Main Restrooms - 3-inch by 3-inch ceramic wall tile (white) with grout	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
23-Adhesive *352500890-0023A*	Main Restrooms - 3-inch by 3-inch ceramic wall tile (white) with grout	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
23-Grout *352500890-0023B*	Main Restrooms - 3-inch by 3-inch ceramic wall tile (white) with grout	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
24-Ceramic Tile *352500890-0024*	Custodial room and kitchen - 1-inch to 1-inch ceramic floor tile (brown multi-color) with grout and bedding	Brown/White/Pink Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
24-Grout *352500890-0024A*	Custodial room and kitchen - 1-inch to 1-inch ceramic floor tile (brown multi-color) with grout and bedding	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 01/22/2025 14:27:11

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:	352500890
Customer ID:	BRAU50
Customer PO:	B2411385
Project ID:	

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
25-Ceramic Tile *352500890-0025*	Custodial room and kitchen - 3-inch by 3-inch ceramic wall tile (pink) with grout	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
25-Adhesive *352500890-0025A*	Custodial room and kitchen - 3-inch by 3-inch ceramic wall tile (pink) with grout	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
25-Grout *352500890-0025B*	Custodial room and kitchen - 3-inch by 3-inch ceramic wall tile (pink) with grout	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
26 *352500890-0026*	Custodial room and kitchen - Adhesive (tan) associated with fiberglass wall panel	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
27-Insulation *352500890-0027*	Basement and tunnels - 1-inch to 6-inch pipe insulation (fiberglass)	Yellow Fibrous Homogeneous	98% Glass	2% Non-fibrous (Other)	None Detected
27-Tar *352500890-0027A*	Basement and tunnels - 1-inch to 6-inch pipe insulation (fiberglass)	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
28 *352500890-0028*	Basement and tunnels - Firestop caulk (red)	Red Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
29 *352500890-0029*	Basement and tunnels - Residual material in pipe penetration (tan fibrous)	Tan Fibrous Homogeneous	15% Glass	70% Non-fibrous (Other)	**15% Chrysotile**
30-Insulation *352500890-0030*	Entire building - Roof deck insulation material (fiberglass with tar)	Yellow Fibrous Homogeneous	98% Glass	2% Non-fibrous (Other)	None Detected
30-Tar *352500890-0030A*	Entire building - Roof deck insulation material (fiberglass with tar)	Black Non-Fibrous Homogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
31-Fibrous Layer *352500890-0031*	Exterior - Roof base material	Tan Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (Other)	None Detected
31-Rubber Membrane *352500890-0031A*	Exterior - Roof base material	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
32 *352500890-0032*	Exterior - Ruberized material on roof vents	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
33 *352500890-0033*	Exterior - Wall paneling (cementitious material)	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
34 *352500890-0034*	Exterior - Caulking associated with window systems	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
35 *352500890-0035*	Exterior - Caulking associated with door systems (gray)	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

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EMSL Order:	352500890
Customer ID:	BRAU50
Customer PO:	B2411385
Project ID:	

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
36 *352500890-0036*	Exterior - Caulking associated with expansion joint (gray)	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Analyst(s)
Andrew Capaul (61)

Rachel Travis, Laboratory Manager
or Other Approved Signatory

Initial report from: 01/22/2025 14:27:11

OrderID: 352500890

EMSL Analytical, Inc.
3410 Winnetka Avenue North
New Hope, MN 55427
Phone (763) 449-4922
Fax (763) 449-4924

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Asbestos Bulk Building Material Chain of Custody

EMSL Order Number *(lab use only)*: 00890

Company Name : Braun Intertec		**EMSL Customer ID:** Brau50	
Street: 11001 Hampshire Avenue South		**City:** Bloomington	**State or Province:** MN
Zip/Postal Code: 55438	**Country:** US	**Telephone #:** 9529952000	**Fax #:**
Report To (Name): Shawn Cazett		**Please Provide Results via:** ☐ Fax ■ Email	
email Address: scazett@braunintertec.com		**Purchase Order Number:** N/A	
Client Project ID: B2411385		**EMSL Project ID** *(internal use only)*:	
State or Province Collected: MN		**CT only** ☐ **Commercial/Taxable** ☐ **Residential/Tax Exempt**	

EMSL-Bill to: ☐ Same ☑ Different - *If bill to is different note instructions in comment. Third party billing requires written authorization from third party*

Turnaround Time (TAT) Options Please Check

☐ 3 Hour	☐ 6 Hour	☐ 24 Hour	☐ 32 Hour*	☐ 48 Hour	■ 72 Hour	☐ 96 Hour	☐ 1 Week	☐ 2 Week

**32 Hour TAT available for select tests only; samples must be submitted by 11:30am. Please call ahead for large projects and/or turnaround times 6 hours or less.*

PLM - Bulk (reporting limit)	TEM – Bulk
■ PLM EPA 600/R-93/116 (<1%)	☐ TEM EPA NOB – EPA 600/R-93/116 Section 2.5.5.1
☐ PLM EPA NOB (<1%)	☐ NY ELAP Method 198.4 non-friable - NY
Point Count ☐ 400 (<0.25%) ☐ 1000 (<0.1%)	☐ Chatfield Protocol (semi-quantitative)
Point Count w/Gravimetric ☐ 400 (<0.25%) ☐ 1000 (<0.1%)	☐ TEM % by Mass – EPA 600/R-93/116 Section 2.5.5.2
☐ NIOSH 9002 (<1%)	☐ TEM Qualitative via Filtration Prep Technique
☐ NY ELAP Method 198.1- friable - NY	☐ TEM Qualitative via Drop Mount Prep Technique
☐ NY ELAP Method 198.6 NOB- non-friable - NY	**Other tests (please specify)**
☐ NY ELAP Method 198.8- Vermiculite Surfacing Material	
☐ OSHA ID-191 Modified	☐
☐ EMSL Standard Addition Method	

☐ **Positive Stop – Clearly Identify Homogenous Areas (HA)** **Date Sampled:** 1/16/25

Sampler's Name: Shawn Cazett (AI10276) **Sampler's Signature:**

Sample #	HA #	Sample Location	Material Description
		See table II	

Client Sample # (s): **Total # of Samples:**

Relinquished by (Client): Shawn C. **Date:** 1/17/25 **Time:** 2:30

Received by (Lab): **Date:** 1/17/25 **Time:** 4:00 pm (WI)

Comments/Special Instructions:
If any sample is detected <1%, call for direction with respect to Point Counting for samples reported as <1% SR/JC-Test report all layers plus composite. *** do not send to other labs without approval***

Page 1 of

Appendix B

Certificate No: 5LM06032401IR

Expiration Date: June 3, 2025

This is to certify that

Shawn J. Cazett

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.

Attended Remotely on June 3, 2024
Examination Date: June 3, 2024

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

Grant J Grasse

Training Instructor

9TH STREET NW

1ST AVENUE NW

POKEGAMA AVENUE N

REMOVE CONCRETE PAVEMENT (TYPICAL)

SAWING BITUMINOUS PAVEMENT (FULL DEPTH) (TYPICAL)

REMOVE BITUMINOUS PAVEMENT (TYPICAL)

BUILDING, BASEMENT, AND TUNNEL TO BE DEMOLISHED

DO NOT DISTURB EXISTING LIGHTING UNITS

REMOVE SEWER PIPE (SANITARY))

REMOVE WATER SERVICE PIPE (INCLUDES REMOVING CURB STOP BOX)

PROPOSED LOT LINE (TYPICAL)

PLAYGROUND EQUIPMENT REMOVAL (BY OTHERS)

DO NOT DISTURB RAIN GARDEN

REMOVE CURB & GUTTER (TYPICAL)

SAWING CONCRETE PAVEMENT (FULL DEPTH) (TYPICAL)

CLEAR AND GRUB TREE (TYPICAL)

DO NOT DISTURB EXISTING FENCE

N

20 0 20 40

scale 10 feet

SEH	PROJECT NO. GREDA183147 DATE: 3/4/25	**REMOVAL EXHIBIT - OPTION 4** **ISD 318 ADMIN BUILDING SITE** **GRAND RAPIDS, MINNESOTA**

FIGURE NO. 7

Save: 3/4/2025 11:51 AM jengstrom Plot: 3/4/2025 11:52 AM X:\F-J\GVGREDA\183147\ISD 318 Admin Building\5-final-design\51-drawings\10-Civil\cad\dwg\exhibit\GREDA183147EX7.dwg

9TH STREET NW

1ST AVENUE NW

POKEGAMA AVENUE N

PROPOSED 1" CORPORATION STOP (TYPICAL)

PROPOSED CONCRETE CURB & GUTTER DES B618 (TYPICAL)

PROPOSED SANITARY SERVICE (TYPICAL)

PROPOSED LOT LINE (TYPICAL)

PROPOSED UTILITY EASEMENT (TYPICAL)

PROPOSED WATER SERVICE (CONNECTED TO EXISTING 1" COPPER SERVICE)

CONNECT TO EXISTING 8" PVC SANITARY SEWER

PROPOSED 8" PVC PIPE SEWER (TYPICAL)

PROPOSED HYDRANT CONNECT TO EXISTING WATER MAIN (PLACED ON EXISTING 6" WATER MAIN)

PROPOSED WATER SERVICE (CONNECTED TO EXISTING 6" WATER MAIN)

PROPOSED WATER SERVICE (CONNECTED TO EXISTING 6" WATER MAIN)

DO NOT DISTURB EXISTING RAIN GARDEN

PROPOSED 4" CONCRETE WALK (TYPICAL)

PROPOSED BITUMINOUS PATCH SPECIAL 1 (TYPICAL)

PROPOSED WATER SERVICE (TYPICAL)

PROPOSED SANITARY MANHOLE (TYPICAL)

TEMPORARY STABILIZATION (DISPLAY PURPOSES ONLY)

N

20 0 20 40

scale 10 feet

SEH	PROJECT NO. GREDA183147 DATE: 3/4/25	**PROPOSED IMPROVEMENTS EXHIBIT OPTION 4 ISD 318 ADMIN BUILDING SITE GRAND RAPIDS, MINNESOTA**	FIGURE NO. 8

Save: 3/4/2025 11:49 AM jengstrom Plot: 3/4/2025 11:49 AM X:\F-J\GGREDA\183147\ISD 318 Admin Building\5-final-dsgn\51-drawings\10-Civil\cad\dwg\exhibit\GREDA183147EX8.dwg


820 NW 1ST AVE
Transformer Box Pads
Underground Primary
806 NW 1ST AVE
805 N POKEGAMA AVE
803 N POKEGAMA AVE
802 NW 1ST AVE
NW 1st Ave
Pokegama Ave N
NW 8th St