AGREEMENT FOR THE DEMOLITION OF STRUCTURES AND ASSOCIATED SITE RESTORATION LOCATED AT 930 NORTH 8TH STREET, SHEBOYGAN, WI 53081

This Agreement ("Agreement") is made and entered into effective this ___th day of_____ 2025 (the "Effective Date"), by and between the City of Sheboygan (the "City"), a municipal corporation, with principal offices located at 828 Center Ave., Sheboygan, Wisconsin 53081, and Scott's Excavating, Inc. of Sheboygan Falls, WI_("Contractor") for the demolition of structures and associated site restoration at 930 North 8th Street, Sheboygan WI 53081

WITNESSETH:

WHEREAS, the City owns the buildings and real property located at 930 North 8th Street and all contiguous parcels north of the east-west City alley east of North 9th Street and West of North 8th Street (formerly known as The Inn of Sheboygan and Fountain Park Family Restaurant); and

WHEREAS, the City desires to raze the main structure, including the below-grade basements, and detached two-car garage in order to clear and prepare the site for new construction; and

WHEREAS, the City issued Request for Bids # 2075-25 to obtain bids from qualified providers of demolition and site restoration services ("Services"); and

WHEREAS, upon review, the City has determined that Contractor's bid is the lowest responsive and responsible bid for the Services; and

WHEREAS, Contractor desires to provide the City with the necessary services under the terms set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants herein contained , the parties hereto agree as follows :

Article 1. <u>Scope of Services</u>

Contractor shall provide all labor , machinery, equipment, licensure, permits, bonds, and travel expenses to safely and skillfully complete the Services as set forth in Exhibit 1, and shall dispose of all materials generated in the provision of Services in a lawful manner (the "Disposal") . Contractor shall be responsible for obtaining any and all applicable City permits and paying any and all applicable permit fees prior to beginning work. The City of Sheboygan does not waive permitting fees for City of Sheboygan projects.

Contractor shall be responsible for furnishing, erecting, and maintaining suitable barricades, warning signs, flashers , fencing, and other protective equipment to properly protect and safeguard its personnel and the public during all phases of the Services.

Contractor will need to plan the work in advance of mobilization and coordinate with the City's Representative. The public right-of-way impacted by the project shall remain open to traffic during the project with possible temporary closures of a portion of the East-West Alley and parking lane closures, as well as sidewalk closures to accommodate replacement of concrete curb and gutter and ensure safety of the general public.

For the avoidance of doubt, the scope of services to be provided includes:

- Provision of all permits, licensing, insurance and bonding necessary for the project.
- Complete demolition and disposal of the primary structure Hotel/Restaurant structure including all foundations, basement walls and floors, and any remaining property, furnishings , equipment, and machinery.
- Fencing of the worksite to protect the public from accidental injury while the work is underway and during non-work hours.
- Complete demolition and disposal of the detached two-car garage including slab and any remaining property, furnishings, equipment and machinery.
- The proper placement of erosion controls and inlet protections to ensure that stray materials do not impact the proper flow or drainage of stormwater in City-owned catch basins.
- The placement and subsequent removal of a "tracking pad" if determined to be necessary.
- The proper handling of all materials generated during the demolition process, which may include on-site crushing of cementitious materials in accordance with all existing regulations as detailed in the Request for Bids.
- If onsite crushing of materials is undertaken, adequate dust and noise controls shall be provided.
- The removal and lawful disposal of all materials identified to contain asbestos and/or lead in a licensed landfill. The regulations governing this handling can be found in the Request for Proposals.
- The removal and lawful disposal of all concrete paving, asphaltic paving, and various concrete structures in the entire one-half block north of the east-west alley including but not limited to concrete foundations, abutments, barrier walls, pipe bollards, curbing and both asphaltic and concrete pavement.
- Replacement of all City sidewalks and alley pavement damaged or removed during the demolition and or restoration phases in accordance with City of Sheboygan Specifications.
- The removal and lawful disposal of all materials and equipment such as fluorescent tubes, thermostats, oils, lubricants, and chemicals as called out in the Northstar Environmental Testing Report that was included with the Request for Bids and is attached for reference to this document.
- The removal and disposal of various trees, shrubs and plantings on the property including stumps, roots, and the associated restoration following removal.
- The proper disconnection of storm sewers, sanitary sewers, and water service laterals as identified in the Request for Bids as well as restoration of the street pavement disturbed to the

satisfaction of the Department of Public Works.

- For avoidance of doubt, there are a total of (4) Water Service Laterals which will need to be disconnected at the water main including pavement replacement in the street(s) in accordance with City of Sheboygan Standards.
- Furnishing and proper compaction of materials necessary to infill basements and depressions from their base to the level of existing grades on the site to assure that future structures may be constructed on sound soils to the satisfaction of the City's third-party engineering firm.
- Final grading or smoothing of the **entire one-half block site** to prevent standing water.
- The complete removal of five (5) large driveway approaches and replacement of concrete curb and gutter to the satisfaction of the City Engineer.
- Upon completion of the work, the City expects to have a site devoid of any and all improvements and graded smooth to assure no undue runoff onto contiguous parcels or ponding of water.
- As of the contract date, the developer anticipates commencement of construction in the Spring of 2026. Should those plans change significantly, the City reserves the option to exercise the alternate bid whereby the entire site is treated with topsoil, seed and mulch by the Contractor and at additional cost to the City of Sheboygan not to exceed the alternate bid amount..

Article 2. Standard of Care

Contractor shall be responsible for completing the Services in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances ("Standard of Care"). The City's Representative shall be the sole judge of the adequacy of Contractor's work in meeting the Standard of Care; however, the City's Representative shall not unreasonably withhold its approval as to the adequacy of Contractor's performance. Upon notice to Contractor, Contractor will, without additional compensation, correct or replace any and all Services not meeting the Standard of Care which appear within a period of one year from the date of final payment of the Contract.

Contractor shall be solely responsible for all construction means, methods , techniques, sequences, and procedures, and for coordinating all portions of the Work under this Agreement.

Article 3. City's Representative

The City designates Bernard Rammer, Purchasing Agent, as the City's Representative for purposes of this Agreement. If the City's Representative deems it appropriate, the City's Representative may consult with other employees of the City, or may retain an appropriate outside expert to assist with the management of this Project.

If the City's Representative or Engineer observes any work performed by the Contractor to not be in conformity with the Agreement , the City's Representative(s) will report that to the Contractor. The City's Representative(s) will have authority to stop any portion of the work not in conformity with the Agreement until the City has investigated and decided upon an appropriate procedure.

Article 4. Compensation

The City shall pay Contractor for the Services an amount not to exceed $ 253,800.00 ("Contract Amount").

For avoidance of doubt, should complete site restoration to include topsoil, seed and mulch be found to be required, the City may choose to exercise its option for same in the Spring of 2026 at an additional cost of $ 14,000.00 to be paid to the Contractor in lump sum fashion upon satisfactory completion of the work.

Invoices shall be sent via first class mail postage prepaid or via email. Payment will be remitted to Contractor within sixty (60) days of invoice receipt. Contractor shall submit an invoice to the City on a monthly basis that is based on the percentage of each quadrant completed. The invoice shall be sent to:

Bernard Rammer
City of Sheboygan
828 Center Ave.
Sheboygan, Wisconsin 53081

Contractor shall be required to file lien waivers from all suppliers and subcontractors with the City prior to receiving payment. The submission of any Request for Payment shall be deemed a waiverand release by Contractor of all liens and claims with respect to the work and period to which such payment request pertains except as specifically reserved and noted on such request.

Contractor shall deliver to the City a complete release of all liens arising out of this Agreement before the retained percentage or the Final Payment is paid. If any lien remains unsatisfied after the retained percentage or the Final Payment is paid, Contractor shall refund to the City such amounts as the City may have been compelled to pay in discharging such liens (including any costs and reasonable legal fees).

Additional or modified services not set forth in Article 1 must be authorized in writing by the City or its Representative prior to such work being performed, or expenses incurred. The City shall not make payment for any unauthorized work or expenses.

The City may withhold payment, in whole or in part, to the extent necessary to protect itself from a loss on account of any of the following:

- Payments that may be earned or due for just claims for labor or materials furnished in and about the work.
- Defective work.
- Failure of Contractor to make payments due to subcontractors, material suppliers, or employees.
- Damage to the City or a third party.
- The probable filing of claims by other parties against Contractor which may adversely affect the City.
- Reasonable doubt that the Agreement can be completed for the balance then unpaid.
- Liquidated damages due to the City.

The City will disburse, and shall have the right to act as agent for Contractor in disbursing the Withheld

Amounts to the party or parties who are entitled to payment. The City will provide the Contractor with a proper accounting of all such funds disbursed on behalf of the Contractor.

The City also reserves the right to refuse payment of the final 10% due to Contractor until the City's Representative is satisfied that all subcontractors, material suppliers, and employees of the Contractor have been paid in full.

Partial payment made under this Agreement is not evidence of the proper performance by Contractor either in whole or in part, and no payment made by the City shall be construed to be an acceptance of defective or improper work. Acceptance of the work by the City shall occur only upon Final Payment by the City which will occur after Final Acceptance. The Parties recognize that more than 45 days may elapse between the submission of the last invoice and Final Acceptance or Final Payment. The City agrees to make reasonable efforts to schedule its Final Inspection in a timely manner and to process the Final Payment in a timely manner upon Final Acceptance. (For the avoidance of doubt, the warranties and guarantees in this Agreement shall continue to apply even after Final Payment by the City.)

Article 5. Appropriation of Funds

Notwithstanding any other provision of this Agreement, if funds for the continued fulfillment of this Agreement by the City are at any time not forthcoming or are insufficient, through failure of any entity, including the City itself, to appropriate funds or otherwise, then the City shall have the right to terminate this Agreement without penalty. The City agrees that it will make its best effort to obtain sufficient funds for the Agreement to meet its obligations hereunder in full.

Article 6. Performance and Payment Bond

Contractor shall, within ten (10) days of the execution of this Agreement by the Common Council of the City of Sheboygan, provide the City with a Performance Bond and a Payment Bond in the amount of one hundred percent (100%) of the contract amount.

Failure by Contractor to perform the work in a timely or satisfactory fashion may result in forfeiture of Contractor's Performance Bond. Failure by Contractor to make necessary payments to suppliers or subcontractors may result in forfeiture of Contractor's Payment Bond.

If the Surety on any bond furnished by Contractor becomes a party to supervision or liquidation, or its right to do business in the State of Wisconsin is terminated, Contractor shall, within thi1ty (30) calendar days thereafter, substitute another bond or surety, both of which must be acceptable to the City.

Article 7. **Schedule**

Contractor shall commence work after receiving a Notice to Proceed from the City. All work shall be coordinated with the City's Representative. No work may occur on weekends or holidays without prior approval from the City's Representative.

Contractor shall complete the services within 160 calendar days of commencement, or within such extra time as may have been allowed by a mutually agreed extension (the "Deadline"). Due primarily to weather conditions which may limit the ability to properly and safely perform the work, the City's Representative shall have the authority to consent to an extension of the Deadline on behalf of the City and waive any associated penalties with liquidated damages.

Article 8. Liquidated Damages

In the event that Contractor does not complete the Services by the Deadline or the alternative final agreed upon completion date, there shall be deducted from any monies due or that may become due to Contractor, for each and every calendar day that the work remains uncompleted, a sum of One Hundred and 00/100 Dollars ($100.00) per calendar day.

This sum shall be considered and treated not as a penalty but as fixed, agreed, and liquidated damages due the City from Contractor by reason of inconvenience to the public, added cost of supervision, and other items which have caused an expenditure of public funds resulting from his failure to complete the work.

Article 9. Quality of Materials

All material used shall be clean and appropriate for such use. Fill materials shall not include hazardous materials or materials that reasonably could be expected to negatively impact construction activities at the Property. Equipment used in the performance of Services shall be appropriate for the activities undertaken therewith.

Article 10. Safety Requirements

All materials, equipment, and supplies provided to the City must comply fully with all safety requirements set forth under state and federal law.

Contractor shall be responsible for the safety of its employees at all times and shall provide all equipment necessary to insure their safety. Contractor shall ensure the enforcement of all applicable safety rules, regulations, ordinances and laws, whether federal, state, or local.

Contractor shall provide the necessary safeguards including, but not limited to, warning signs and barricades, to avoid all necessary hazards and protect the public, the work, and the property at all times, including on days when no work is being done. The City shall not be responsible for any loss or damage to the project materials prior to their installation or to Contractor's tools and equipment from any cause whatsoever. Further, the City shall not be responsible to any damage to the work in process or any materials or equipment associated with the work.

Article 11. Open Records

Both parties understand that the City is bound by the Wisconsin Public Records Law and, as such, this contract is subject to that law. Contractor acknowledges that it is obligated to assist the City in retaining and producing records that are subject to Wisconsin Public Records Law, and that the failure to do so shall constitute a material breach of the contract, and that Contractor must defend and hold the City harmless from liability under that law. Except as otherwise authorized, those records shall be maintained for a period of seven (7) years after receipt of Final Payment under the Agreement.

Article 12. Termination

The City may terminate or suspend performance of this Agreement at the City's prerogative at any time upon written notice to Contractor. The City's Representative shall have the authority to provide this written notice. Contractor shall terminate or suspend performance of the Services on a schedule acceptable to the City and the City shall pay Contractor for all the Services performed up to the date

that written notice is received, plus reasonable termination or suspension expenses. Upon restart, an equitable adjustment shall be made to Contractor's compensation and the schedule of services.

If the City fails to make payment through no fault of the Contractor for a period of 30 days after such payment is due in accordance with the Contract Documents, the Contractor may, upon 7 days written notice to the City, terminate the Agreement and recover from the City payment for all work executed and for any proven loss sustained upon any materials, equipment, tools, and construction equipment and machinery, including reasonable profit and damages.

If Contractor defaults or fails to fulfill in a timely and proper manner its obligations pursuant to this Agreement, the City may, seven (7) days after written notice has been delivered to Contractor, and without prejudice to any other remedy it may have, make good such deficiencies and may deduct the cost thereof from the payment then or thereafter due to Contractor. In the alternative the City may, at its option, terminate this Agreement and take possession of the site and of all materials, equipment, tools, and construction equipment and machinery thereon owned by Contractor, and may finish the project by whatever method it may deem expedient. In case the expenses incurred by the City (including payments previously made to Contractor) shall be less than the sum which would have been payable under the Agreement if it had been completed by Contractor, Contractor shall be entitled to receive the difference. However, in case such expense shall exceed the sum which would have been payable under the Agreement, Contractor will be liable and shall pay to the City the amount of said excess. By taking over prosecution of the work, the City does not forfeit the right to recover damages from Contractor or its surety for failure to complete the work in the time specified.

For the avoidance of doubt, the specific remedies identified in this Article 11 are not exclusive. In other words, the City may pursue any remedy in law or equity in the event that Contractor defaults under this Agreement.

Article 13. <u>Default</u>

If Contractor breaches this Agreement or fails to perform the work in an acceptable manner, it shall be considered in default. Any one or more of the following will be considered a default:

- Failure to begin the work under this Agreement within the time specified.
- Failure to perform the work with sufficient supervision, workers, equipment and materials to ensure prompt completion of said work within the time limits allowed.
- Unsuitable performance of the work as determined by City.
- Neglecting or refusing to remove defective materials or failure to perform anew such work as shall have been rejected.
- Discontinuing the prosecution of the work or any part of it.
- Inability to finance the work adequately.
- If, for any other reason, Contractor breaches this Agreement or fails to carry out the work in an acceptable manner.

The City shall send Contractor a written notice of default. If Contractor, within a period of seven (7) days after such notice, fails to remedy the default, then the City shall have full power and authority, without violation of the Agreement, to take the prosecution of the work out of the hands of Contractor, as set fo1th in this Agreement.

Article 14. Identity of Contractor

Contractor acknowledges that one of the primary reasons for its selection by the City to perform the Services is the qualifications and experience of Contractor. Contractor thus agrees that the Services to be perfom1ed pursuant to this Agreement shall be performed by Contractor. Contractor shall not subcontract any part of the Services without the prior written permission of the City. The City's Representative shall have the ability to provide this written permission. The City reserves the right to reject any of the Contractor ' s personnel or proposed outside professional sub-consultants , and the City reserves the right to request that acceptable replacement personnel be assigned to the project.

Article 15. Independent Contractor Status

During the entire term of this Agreement, Contractor shall be an independent contractor, and in no event shall any of its personnel, agents or sub-contractors be construed to be, or represent themselves to be, employees of the City. Contractor shall be solely responsible for the payment and reporting of all employee and employer taxes, including social security, unemployment, and any other federal, state, or local taxes required to be withheld from employees or payable on behalf of its employees.

Article 16. Indemnification

Contractor is responsible to the City for the acts and omissions of its employees, subcontractors, and any other persons performing any of the work under a contract with Contractor.

As such, to the extent permitted by law, Contractor shall defend and hold the City, including its officials, agents, and employees, harmless from all liability, including, but not limited to, losses, damages, costs, attorney's fees, expenses, causes of action, claims, or judgments resulting from claimed injury, death, damage to prope1ty, or loss of use of property or any person or legal entity arising out of or in any way connected with the perf01mance of work or work to be performed under this Agreement.

Contractor shall reimburse the City for any costs, expenses, judgments, and attorney's fees paid or incurred, by or on behalf of the City, its officials, agents, or employees, or paid for on behalf of the City, its officials, agents, or employees by insurance purchased or self-insurance provided by the City.

For the avoidance of doubt, Contractor shall further hold the City, its officials, agents, and employees harmless from liability or claims for any injuries to or death of Contractor's employees (or the employees of any authorized subcontractor) arising out of or in any way connected with the work or work to be performed under this Agreement, including protection against any claim of the contractor or subcontractor for any payments under any worker's compensation law or any expenses of or any payments made by any worker's compensation insurance carrier on behalf of said contractor or sub-contractor, and the contractor shall hold the City harmless from any costs, expenses, judgments, and attorney's fees with respect to any above referenced workers' compensation claims made or paid by the City or paid on its behalf or on behalf of its Officials, Agents, or Employees by insurance purchased or self-insurance provided by the City.

Article 17. Insurance

Contractor shall not commence work under this Agreement until it has obtained all insurance required under this Article. Additionally, Contractor shall not allow any approved subcontractor to commence

work on its subcontract until the subcontractor has obtained all insurance required under this A1ticle.

During the performance of any and all Services under this Agreement , Contractor shall maintain the following insurance in full force and effect, and shall provide proof of insurance to the City's Representative listing the City of Sheboygan as an additional insured:

a. Workers' Compensation Insurance - Contractor shall acquire and maintain, for the duration of the Agreement, Workers' Compensation Insurance that meets all statutory requirements. In the event this Agreement authorizes any work to be subcontracted , Contractor shall require

   any subcontractor to similarly provide Workers' Compensation Insurance in accordance with all statutory requirements.

b. Commercial General Liability Insurance - Contractor shall acquire and maintain, for the duration of this Agreement, Commercial General Liability Insurance with a policy limit of at least $2,000,000 per occurrence and $2,000,000 in the aggregate.

The proof of insurance referenced above shall require the insurance company to notify the City at least thirty (30) days prior to the expiration, cancellation, non-renewal, or material change in the coverage. The Certificate Holder on the proof of insurance should be listed as:

City of Sheboygan, Wisconsin
828 Center Ave., Suite 110
Sheboygan, Wisconsin 53081

The proof of insurance must contain an original signature.

Approval of the insurance by the City shall not relieve or decrease the extent to which Contractor may be held responsible for payment of damages resulting from Contractor's provision of the Services or its operations under this Agreement. If Contractor fails or refuses to procure or maintain the insurance required by these provisions, or fails or refuses to furnish the City the required proof that the insurance has been procured and is in force and paid for, the City shall have the right at its election to terminate the Agreement.

Article 18. Conflict of Interest

Contractor declares that it has no present interest , nor shall it acquire any interest, direct or indirect, which would conflict with the performance of Services under this Agreement. Contractor agrees that no person having any such interest shall be employed in the performance of this Agreement.

Article 19. Waiver

No failure of either party to enforce a term of this Agreement against the other shall be construed as a waiver of that term, nor shall it in any way affect the party's right to enforce that term. No waiver by any party of any term of this Agreement shall be considered to be a waiver of any other term or breach thereof.

Article 20. Severability

The invalidity, illegality or unenforceability of any provision of this Agreement or the occurrence of

any event rendering any portion or provision of this Agreement void shall in no way affect the validity or enforceability of any other portion or provision of this Agreement. Any void provision shall be deemed severed from this Agreement , and the balance of the Agreement shall be construed and enforced as if it did not contain the particular provision held to be void. The parties further agree to amend this Agreement to replace any stricken provision with a valid provision that comes as close as possible to the intent of the stricken provision. The provisions of this Article shall not prevent this entire Agreement from being void should a provision which is of the essence of this Agreement be determined void .

Article 21. Assignment

Neither the City nor Contractor shall assign any rights or duties under this Agreement without the prior written consent of the other party. Such written approval by the City shall not relieve the Contractor of the obligations incurred by the Contractor under the terms of this Agreement.

Article 22. Third Party Rights

Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the City and Contractor.

Nothing in this Agreement shall create any contractual relationship between any subcontractor and the City. Contractor agrees to bind every approved subcontractor (and every subcontractor of a subcontractor) by the terms of this Agreement as far as applicable to that subcontractor's work, unless specifically noted to the contrary in a subcontract approved in writing as adequate by the City. The City's Representative shall have the authority to consent to a subcontract as being adequate.

Article 23. Governing Law and Venue

This Agreement shall be governed by the laws of the State of Wisconsin. Venue of any disputes arising under this Agreement shall be in the Sheboygan County Circuit Court, Wisconsin .

Article 24. Non-Discrimination

In connection with the performance of work under this Agreement, Contractor agrees not to discriminate against any employee or applicant for employment because of age, race, religion, color, handicap, sex, physical condition, developmental disability (as defined in Wis. Stat. § 51.0 l (5)), sexual orientation (as defined in Wis. Stat. § l 1l.32(13m)), or national origin. This provision shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. Contractor further agrees to take affirmative action to ensure equal employment opportunities.

Article 25. Compliance with Laws

In performing the Services under this Agreement, Contractor shall comply with any and all applicable federal, state and local statutes, ordinances , plans, and regulations. This includes all safety requirements as set forth by the Wisconsin Administrative Code and all applicable OSHA Standards.

The City reserves the right to cancel this Agreement if Contractor fails to follow the requirements of Wis. Stat. § 77.66 and related statutes regarding certification for collection of sales and use tax . The City also reserves the right to cancel this Agreement with any state or federally debarred contractor.

Contractor shall have any and all licenses and permits required to perform the work specified, and shall furnish proof of such licensing authorization and permits upon request.

Article 26. Notices

Any notice required by this Agreement shall be made in writing to the individuals/addresses specified below:

City:		**Contractor:**
City Clerk		Scott's Excavating Inc.
City of Sheboygan		W3234 County Road J
828 Center Ave.		Sheboygan Falls, WI 53085
Sheboygan, Wisconsin 53083		

Nothing contained in this Article shall be construed to restrict the transmission of routine communications between representatives of the City and Contractor.

Article 27. Intent to be Bound

The City and Contractor each binds itself and its successors, executors, administrators, permitted assigns, legal representatives and, in the case of a partnership, its partners to the other party to this Agreement, and to the successors, executors, administrators, permitted assigns, legal representatives and partners of such other party in respect to all provisions of this Agreement.

Article 28. Force Majeure

Neither party shall be in default by reason of any failure in performance of this Agreement in accordance with reasonable control and without fault or negligence on their part. Such causes may include, but are not restricted to, acts of nature or the public enemy, acts of the government in either its sovereign or contractual capacity, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, and unusually severe weather. In every case, the failure to perform must be beyond the reasonable control and without the fault or negligence of the party.

Article 29. Integration and Modification

This Agreement may be modified only by a written amendment signed by both parties hereto.

This Agreement consists of the following parts, each of which is as fully a part of this Agreement as if fully set out herein :

1. This Agreement and its Attachments and Exhibits
2. Any Written Amendment to the Agreement which may be delivered or issued after the Effective Date of the Agreement (including Change Orders)
3. The Request for Bids (including all attachments and exhibits)
4. All Addenda to the Request for Bids
5. All Other Submittals by Contractor
6. The Performance and Payment Bonds

(collectively "the Contract"). This Contract is the entire and integrated agreement between the City and Contractor regarding the subject matter of this Contract. It supersedes all prior and contemporaneous

communications, representations and agreements that are not part of this Contract.

In resolving conflicts, errors, discrepancies and disputes concerning the Scope of Work to be performed by Contractor, the document expressing the greater quantity, quality, or other scope of work in question, or imposing the greater obligation upon Contractor and affording the greater right or remedy to the City shall govern. Otherwise, the documents shall be given precedence in the order set forth above.

Article 30. Non-Collusion

Contractor is certifying, under penalty of perjury, that to the best of its knowledge and belief:

1. The prices in its bid were arrived at independently, without collusion, consultation, communication, or agreement for the purpose of restricting competition as to any other matter relating to such prices with any other bidder, or with any other competitor.
2. The prices quoted in its bid were not knowingly disclosed-directly or indirectly-by the bidder prior to bid opening.
3. No attempt was made to induce any other person, partnership, or corporation to submit or not submit a bid for the purpose of restricting competition.

Article 31. Other Provisions

1. Material Safety Data Sheet. If any item(s) on an order(s) resulting from this Agreement is a hazardous chemical, as defined under 29 C.F.R. 1910.1200, Contractor shall provide one (1) copy of a Material Safety Data Sheet for each item with the shipped container(s) and one (1) copy with the invoice(s).

2. Advertising and News Releases. Reference to or use of the City, or any of its departments, officials, or employees, for commercial promotion is prohibited. News releases pe1taining to this procurement shall not be made without prior approval of the City's Representative. Release of broadcast e-mails pe11aining to this procurement shall not be made without prior written authorization of the City's Representative.

3. Foreign Corporation . A foreign corporation (any corporation other than a Wisconsin corporation) which becomes a party to this Agreement is required to confo1m to all the requirements of Wis. Stat. Ch. 180 relating to a foreign corporation, and must possess a certificate of authority from the Wisconsin Department of Financial Institutions, unless the corporation is transacting business in interstate commerce or is otherwise exempt from the requirement of obtaining a certificate of authority.

4. Guaranteed Delivery. Failure of the Contractor to adhere to delivery schedules as specified or to promptly replace rejected materials shall render the Contractor liable for all costs in excess of the Agreement price when alternate procurement is necessary. Excess costs shall include the administrative costs and other costs attributable to the delay.

5. Authority. Each person executing this Agreement on behalf of a patty hereto represents and warrants to the other party: That the execution and delivery of this Agreement has been duly authorized, that the person or persons executing this Agreement have the full power, authority,

and right to do so, and that such execution is sufficient and legally binding on such party to enable this Agreement to be enforceable in accordance with its terms.

6. Intent of Contract Documents.

   a. The intent of this Agreement is to include in the contract price the cost of all labor and materials, water, fuel, tools, plants, equipment, light, transportation, and any other expenses that may be necessary for the proper execution and completion of the work included in the Agreement.
   b. In interpreting the Agreement, words describing materials that have a well-known technical or trade meaning shall be construed m accordance with such well known meanings unless otherwise specifically defined

Article 33: Exhibits
The following Exhibits are attached hereto and made part of this agreement:

Exhibit# **1** Northstar Environmental Testing Reports
Exhibit# 2 Request for Bids# 2075-25 Demolition and all Exhibits
Exhibit# 3 Bid submission by Contractor including Bid Security
Exhibit# 4 Performance and Payment Bonds

IN WITNESS WHEREOF, the patties hereto have caused this Agreement to be executed the day and year first written above.

CITY OF SHEBOYGAN, WISCONSIN

BY:_____
Ryan Sorenson, Mayor

ATTEST _____
Meredith DeBruin, City Clerk

SCOTT'S EXCAVATING, INC.

BY:_____

ATTEST_____

State of Wisconsin Department of Natural Resources
Bureau of Air Management

CONTRACTOR INFORMATION

CONTRACTOR TYPE	CONTRACTOR NAME	ADDRESS	CONTACT	PROJECT CONTACT
ABATEMENT	Advanced Asbestos Removal Inc	PO Box 307 6409 WI-44 PICKETT WI 54964	Jesse Zempel 920-589-5077 advasbestos@gmail.com	Jesse Zempel 9209043410
DEMOLITION	** Owner/Operator		Owner/Operator	Bernie Rammer 920-459-3469
GENERAL				
TRANSPORTER	Van Handel Waste & Recycling	1830 E Edgewood APPLETON WI 54913	Rick Van Handle 920-735-1221 rick@tomvanhandlecorp.com	Rick Van Handle 920-735-1221
WASTE DISP	GFL Environmental - Hilbert (prev Advanced Disposal)	W3105 Schneider Rd HILBERT WI 54129	Mark Manske 920-853-8553	Mark Manske 920-853-8553

State of Wisconsin Department of Natural Resources

Bureau of Air Management

ASBESTOS REPORT

NAME	A. Friable RACM to be Removed	B. NonFriable to be Removed CAT I	B. NonFriable to be Removed CAT II	C. Nonfriable not removed CAT I	C. Nonfriable not removed CAT II
Pipes (linear feet)	1600	0	0	0	0
Surface (square feet)	1417	0	1708	21280	1882
Volume (cubic feet)	0	0	0	0	0

Inspection Procedures: PLM

Description of ACM:

Remove from 922 N 8th St
1472 LF of pipe wrap and pipe insulation and pipe fittings throughout basement.
432 pipe fittings throughout.
Remove Approx. 25 Sf asbestos sheet flooring from bathroom in basement.
Approx. 1100 SF asbestos texture on drywall throughout 1st floor.
Approx. 2 SF asbestos light fixture heat shield basement.
Approx. 40 Sf asbestos putty/caulk from boiler.
Approx. 250 Sf asbestos wrap over Duct insulation 1st floor.
Electrical panels.
Approx. 1570 SF asbestos floor tile and asbestos black mastic from basement.
Approx. 100 SF ceramic floor tile adhesive form basement.
Approx. 38 SF door frame caulk basement.

To go to licensed landfill by licensed hauler
1660 Sf wall panel adhesive 1st floor rooms 103,104,111,114,115.
4200 Sf roofing materials.

Remove from 930 N 8th St
Approx. 128 LF asbestos pipe fittings, pipe wrap and pipe insulation from 1st and 2nd floors. And roof drain insulation 2nd floor.
Electrical panels various locations.
To go to licensed landfill by licensed hauler.
150 Sf walkway coating coating east walkway.
72 SF HVAC drip pans throughout.
17,080 roofing materials from motel and garage.

Description of work: Wet hand methods. Negative pressure enclosures. Glovebag, Hepa vacuum areas.

Work Practices: Post signs, regulate areas, decon, double bag waste and label. Take waste to licensed landfill by licensed hauler

If new ACM discovered: Place friable work practices and engineering controls into operation. Renotify proper agencies.

R1

7/9/2025 2:24:41 PM

Asbestos Notification Summary

State of Wisconsin Department of Natural Resources
Bureau of Air Management

PROJECT INFORMATION

Notification ID:	25-1701	**Notification Status:**	Submitted
Notification Type:	Revised		
Project Type:	Abatement and demolition		
Inspector:	TEN HAKEN BRUCE [#15079]		
Insp Start Date:	03/17/2025	**Insp End Date:**	05/25/2025
Postmark Date:	06/26/2025		
Abtment Start Date:	07/14/2025	**Abtment End Date:**	08/08/2025
Demolition or Renovation Start Date:	08/11/2025	**Demolition or Renovation End Date:**	12/31/2025
Working Days:	Mo,Tu,We,Th		
Start Hours:	7:00 AM	**End Hours:**	5:30 PM
Ordered Demolition:	N/A		
Emergency:	N/A	**Emergency Date:**	N/A
Schedule/Comments:	Project # 250626-101 R1		

Submitted By: ammeilahn@gmail.com

FACILITY INFORMATION

Name:	Former Restaurant and Motel		
Address 1:	930 N. 8th Street		
Address 2:	922 N. 8th Street		
City:	SHEBOYGAN	**County:**	SHEBOYGAN
Zip Code:	53081		
Prior Use:	Commercial	**Current Use:**	Vacant
Age:	66	**Size (sqft):**	39500
Stories No:	2	**Structures Demolished:**	3

Owner Name:	City of Sheboygan		
Address 1:	828 Center Avenue, Ste 110		
Address 2:			
City:	SHEBOYGAN	**State:**	WI
Zip Code:	53081		
Contact:	Bernie Rammer	**Phone No:**	920-459-3469
Email:			

894452

WASTE SHIPMENT RECORD / ASBESTOS MANIFEST

WSR.# 23053

Generator

1.-A. Special Waste Profile # ~~Friable Asbestos~~ (circle one) **Non-Friable Asbestos**

1-B. 24-Hour Response Telephone Number: 920-459-3469

1. Work Site Name and Mailing Address: Former Restaurant and Motel, 930 + 922 N 8th St, Sheboygan 53081
Owner's Name: City of Sheboygan, Bernie Ramner
Owner's Phone No.: 920-459-3469

2. Operator's Name and Address: Advanced Asbestos Removal, P.O. Box 307, Pickett, WI 54964-0307
Operator's Phone No.: 920 / 589-5077

3. Waste Disposal Site (WDS) Name, Mailing Address, and Physical Site Location: Hickory Meadows Landfill, LLC, W3105 Schneider Road; Hilbert, WI 54129
WDS Phone No.: 920 / 853-8553

4. Name, and Address of Responsible Agency: Asbestos Coordinator, Wisconsin Department of Natural Resources, 141 NW Barstow St., Waukesha, WI 53188

5. Description of Materials	6. Containers No.	Type	7. Total Quantity m^3	(yd^3)
Sheet flooring, pipe fittings, caulk, Boiler cast Drywall, Lights, Mastics, Dirt **Friable Asbestos** **RQ, NA 2212, Asbestos, 9, PG III**	91	bags	21	yd 3
Non-Friable Asbestos (Circle One) **Category I** **Category II**				

8. Special Handling Instructions and Additional Information: **Asbestos Requires 24-Hour Notification**

9. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and government regulations.

Printed / Typed Name & Title	Signature	Month	Day	Year
Jamie Lietz Sup		8	4	25

Transporter

10. Transporter 1 (Acknowledgment of Receipt of Materials)

Printed / Typed Name & Title	Signature	Month	Day	Year
Tony Spanos Address and Telephone No. 1830 Edgewood Ave WI 54915 Ultimate Waste 920 735 1221		8	14	25

11. Transporter 2 (Acknowledgment of Receipt of Materials)

Printed / Typed Name & Title	Signature	Month	Day	Year
Address and Telephone No.				

Disposal Site

12. Discrepancy Indication Space

13. Waste Disposal Site Owner or Operator
Certification of receipt of asbestos materials covered by this manifest except as noted in item 12. HML GFL

Printed / Typed Name & Title	Signature	Month	Day	Year
Thomas Sage / Gate Attendant	TS	8	14	25

North 771344 East 2443511 Elevation 988

WHITE - Waste Disposal Site CANARY - Generator / Operator PINK - Transporter GOLD - Generator/Operator

CITY OF SHEBOYGAN
Bid # 2075-25
Razing of Former Motel and Restaurant
BID Submission Form
Bids Due Thursday August 21, 20254 at 1:00 PML

TO: City of Sheboygan

By signing below, we certify that we have read and understand all of the specifications and requirements associated with the razing of the former Wells Fargo Bank Building and all site improvements in the City of Sheboygan and as such wish to enter a lump sum, all -inclusive bid (Base Bid) for the project as stated below:

BASE BID

For the razing of the approximate 40,000 square foot structure and detached two car garage including all necessary permits for the work, bonding, insurance, mobilization, site environmental protection, Site fencing, Utility disconnection, proper handling and disposal of remaining asbestos and lead based or Lead Bearing materials, proper handling and disposal of un-regulated hazardous items as identified in the Northstar Environmental Testing Report, machine demolition, removal of all materials from the site, disposal of all remaining materials required to be disposed of in a licensed landfill, backfilling of the sub-grade areas including accommodations necessary to allow for certification of proper compaction by others, removal of the driveway aprons, final grading, placement of clean cover materials, restoration of concrete curb and gutter in-fills and project close-out we wish to enter an ALL INCLUSIVE bid price of:
$ 253,800.00

As surety, we also are enclosing a bid bond or Cashiers check in the amount of $ 12,690.00 which represents not less than 5% of the total BASE BID to ensure that if awarded the project, we will proceed to execution of the contract for the work.

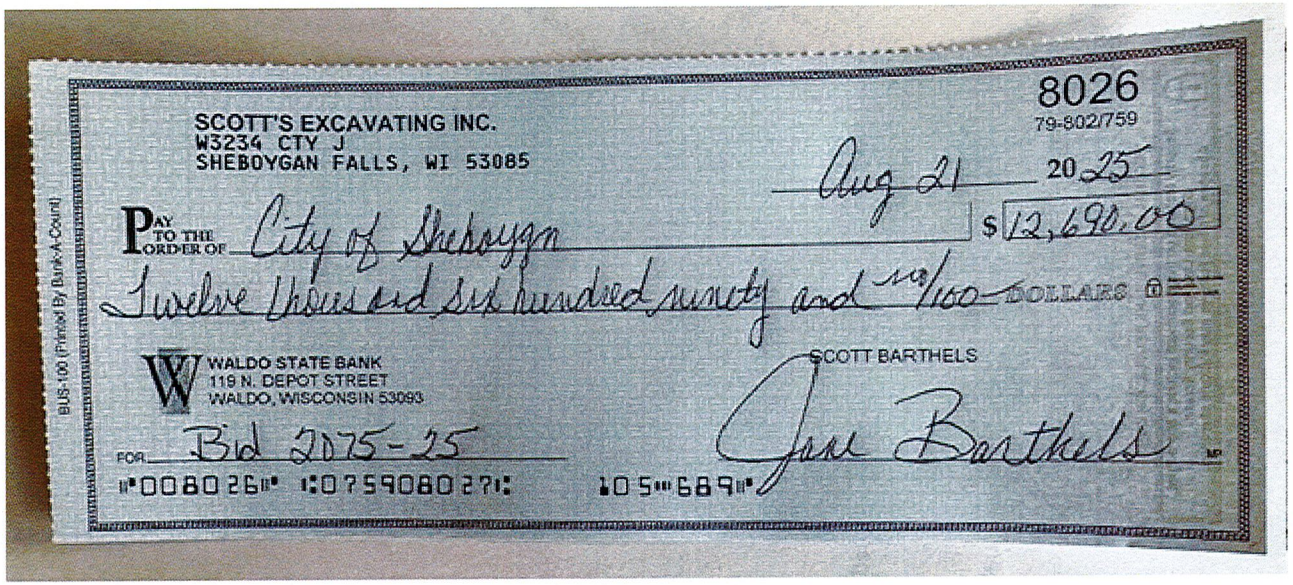
In addition, prior to the start of any work, we will provide to the City of Sheboygan a Performance and Payment bond with a face value equal to 100% of the Total All Inclusive cost of the project.

If awarded the bid we intend to start work on or about Oct 7 ____, 2025 following contract signing and bonding.

ALTERNATE BID

Should the City determine that the need for topsoil, seed and Mulch is required due to site development to start after the Spring of 2026 we would offer an addition of $ 14,000.00 to the base bid above to cover the **entire one-half block parcel**

Company Name Scotts Excavating Inc.
Address W3234 Co J City Sheboygan Falls State WI Zip 53085
Phone 920-377-0587 Fax ____ Email Scottsexcavating at hotmail.com
Name Scott Bartels Title President
Signed [signature] Date 8-20-2025



SCOTT'S EXCAVATING INC.
W3234 CTY J
SHEBOYGAN FALLS, WI 53085

8026
79-802/759

Aug 21 20 25

PAY TO THE ORDER OF City of Sheboygan $ 12,690.00

Twelve Thousand Six hundred ninety and no/100 DOLLARS

WALDO STATE BANK
119 N. DEPOT STREET
WALDO, WISCONSIN 53093

SCOTT BARTHELS

FOR Bid 2025-25

Jan Barthels

⑈008026⑈ ⑆075908027⑆ 105⑈689⑈

BUS-100 (Printed By Bank-A-Count)

NORTHSTAR ENVIRONMENTAL TESTING, LLC

www.NorthStarTesting.com

Asbestos • Lead Paint • Mold • Indoor Air Quality • Industrial Hygiene

PRE-DEMOLITION INSPECTION: *ASBESTOS & LEAD-BASED PAINT*

City of Sheboygan

Site:
Fountain Park Restaurant
922 N. 8th Street
Sheboygan, WI 53081

Building:
Commercial (restaurant)

Inspection Date: March 17 & 18, 2025
Report Date: May 25, 2025

NorthStar No. 250-202

Central Wisconsin 715.693.6112
Fox Cities 920.422.4888
Madison 608.827.6761
Sheboygan 920.422.4888

May 25, 2025

City of Sheboygan
c/o Bernie Rammer
828 Center Avenue, Ste. 110
Sheboygan, WI 53081

Project:	Pre-Demolition Inspection: Asbestos and Lead Paint
Site:	Fountain Park Restaurant 922 N. 8th Street Sheboygan, WI 53081
Building:	Commercial (restaurant)
Site Date:	March 17 & 18, 2025
NorthStar No.	250-202

NorthStar Environmental Testing, LLC (NorthStar) was contracted by Bernie Rammer on behalf of the City of Sheboygan to complete an inspection for the presence of asbestos containing materials (ACM) and lead-based paint (LBP) prior to demolition of the commercial building located in Sheboygan, Wisconsin. The inspection was conducted by Bruce Ten Haken of NorthStar on March 17 & 18, 2025, with follow-up sampling on April 28, 2025.

Asbestos containing materials were identified which will require abatement prior to demolition. Electrical panels and roofing materials are assumed to contain asbestos and require proper disposal or additional testing. Lead-based paint (glazing) was found in limited areas. Please review the report in its entirety for more specific information.

Prepared by:
NorthStar Environmental Testing, LLC.
2109 Erie Avenue, Suite 103
Sheboygan, WI 53081

Provided to:
City of Sheboygan
c/o Bernie Rammer
828 Center Avenue, Ste. 110
Sheboygan, WI 53081

NorthStar Environmental Testing, LLC.

Dave Barrett
Operations Manager
AII-01397 / LRA-01397

Bruce Ten Haken
Project Technician
AII-15079

TABLE OF CONTENTS

APPENDICES

May 25, 2025

City of Sheboygan
828 Center Avenue, Ste. 110
Sheboygan, WI 53081

Project:	Pre-Demolition Inspection: Asbestos and Lead-Based Paint
Site Address:	Fountain Park Restaurant 922 N. 8th Street Sheboygan, WI 53081
Survey Date:	March 17 & 18, 2025
NorthStar No.	250-202

NorthStar Environmental Testing, LLC (NorthStar) was authorized by Bernie Rammer on behalf of the City of Sheboygan to conduct a pre-demolition survey for the presence of accessible suspect asbestos containing materials (ACM) and lead-based paint (LBP) for the following site:

INSPECTION SUMMARY:

Site Address:	922 N. 8th Street Sheboygan, WI 53081		
County:	Sheboygan		
Structure Type:	Commercial (restaurant)		
Building Age:	1961		
Size:	~22,000 sf		
Floors	1 (plus basement)		
# of Structures:	1		
Inspector:	Bruce Ten Haken	Certification:	AII-15079
Company Cert:	NorthStar Environmental Testing, LLC	Certification:	DHS-925800
Survey Date:	March 17 & 18, 2025 (follow-up sampling on April 28, 2025)		
Comments:	Primary building materials: concrete foundation, concrete block walls, flat stone ballast roof over flat asphalt roofing (assumed).		

ASBESTOS SAMPLING SUMMARY:

Number of Samples:	193		
Number Analyzed:	212 (layers)	Point Count:	15
Asbestos Materials:	**Floor Tile Adhesive, Black** **Flooring Adhesive, Brown (bsmt.)** **Ceramic Floor Tile Adhesive, Tan (bsmt.)** **Wall Panel Adhesive, Brown & Black** **Door Frame Caulk (bsmt.)** **Sheet Flooring & Adhesive Residue (bsmt.)**		**Pipe & Fitting Insulation** **Light Fixture Heat Shield** **Texture on Drywall** **Wrap over Duct Insulation** **Boiler Putty**
Assumed ACM:	**Roofing Materials & Electrical Panels**		
Laboratory:	Eurofins NVLAP: 101768-0		
Analysis Date:	March 25-31, 2025 (reported) May 5, 2025 (reported)	Point Count:	March 26, 2025 (reported) April 1, 2025 (reported)

The attached Asbestos Sample Material Log details additional sample analysis data.

ASBESTOS CONTAINING MATERIAL SUMMARY:

ACM that will require abatement prior to disturbance by demolition:

Material	Bldg. Level	Building Area	Quantity (approx.)	Category/Comment
Pipe Insulation (aircell)	B	001, 002, 003, 009, 011, 015, 017, 018, 021, 024, 025, 026, 028, 029, 030, 031	510 lf (<6")	Friable Quantity includes pipe fitting ins.
	1	103, 108, 114, 115	360 lf (<6")	
Pipe Insulation (paper wrap)	B	009, 011, 015, 016, 017, 024, 025, 026, 028, 029	<6" = 210 lf 6-12" = 130 lf Total = 340 lf	Friable Quantity includes pipe fitting ins.
	1	103, 108	80 lf (<6")	
Pipe Fitting Insulation (on pipes with fiberglass insulation)	B	007, 009, 010, 011, 015, 016, 024, 025, 028, 029, 030	150 lf <6" = 260 ea. 6-12" = 85 ea. >12" = 10 ea.	Friable On pipes with fiberglass insulation.
	1	101, 103, 104, 108, 110, 114, 115	32 lf <6" = 60 ea. 6-12" = 17 ea.	
Sheet Flooring & Adhesive (residue)	B	030 (by Restroom 013)	25 sf	Friable On Concrete Under Paint
Texture on Drywall	1	110	1,100 sf	Friable On Drywall Walls
Light Fixture Heat Shield	B	024	2 sf (2 lights)	Friable
Boiler Putty/Caulk	B	007 (on both boilers)	40 sf	Friable On boilers behind metal jacket & fiberglass insulation
Wrap over Duct Insulation	1	108, 109	250 sf	Friable
[1] Electrical Panel Interiors	B, 1	Various Locations	Not Quantified	Cat II Non-Friable Assumed ACM

[1] Electrical panels, boxes or components were not sampled due to potential electrical hazard. These components should be assumed ACM unless sampled to prove otherwise.

Non-Friable ACM that *may remain in place for mechanical demolition unless the attached materials (concrete, wood, metal, etc.) will be recycled, reused or crushed:

Material	Bldg. Level	Building Area	Quantity (approx.)	Category/Comment
[2] Floor Tile Adhesive (black)	B	001, 002, 004, 005	380 sf	Cat II Non-Friable On Concrete, Under Paint
[2] Flooring Adhesive (brown)	B	018, 019, 020, 021, 024, 029, 031	1,190 sf	Cat II Non-Friable On Concrete, Under Paint
[2] Ceramic Floor Tile Adhesive (tan)	B	003, 006, 013, 014	100 sf	Cat II Non-Friable On Concrete
Wall Panel Adhesive (brown & black)	1	103, 104, 111, 114, 115	1,660 sf	Cat II Non-Friable Good Condition On Wood or Drywall
[2] Door Frame Caulk	B	Throughout Basement (most frames have caulk on both sides)	38 sf (760 lf) (22 frames)	Cat II Non-Friable Between Metal Frame and Concrete Block Wall
[3] Roofing Materials	Roof	Restaurant	4,200 sf	Cat I Non-Friable Good Condition Assumed ACM

[2] These non-friable ACM are not likely to become friable during demolition but could interfere with concrete recycling or waste sorting and therefore abatement may be beneficial. Building owner may wish to consult with a demolition contractor for additional recommendations.

[3] Roofing materials were assumed to be ACM based on the age of the structure. These materials should be sampled if/when necessary. Only the roofing materials over the west section of the restaurant were included in the total. The roofing over the east section was included in the roofing total for 930 N. 8th Street (motel), see separate report.

***Any ACM allowed to remain in place during demolition must remain non-friable throughout the demolition process and require proper landfill disposal. Abatement is recommended for any non-friable ACM that may become friable due to the demolition process. The Wisconsin Department of Natural Resources (WDNR) can be consulted with any specific questions regarding these issues.**

Material quantities are listed according to visible estimates at the time of the survey. It is recommended that all quantities be further verified by the building owner and/or an abatement contractor prior to project design, bidding, budgeting and/or WDNR notification purposes.

The following materials were found to contain **1% or less asbestos (trace amount)**:

** 1% or Less Asbestos (Trace)	
Ceramic Cove Base Thinset (basement)	Terracotta Floor Tile Thinset (basement freezer)
Door Frame Caulk (1st floor)	Vinyl Plank Flooring Adhesive (103)

Please see the attached Asbestos Material Sample Log for additional sample information including materials that were found to contain no asbestos.

**** Materials containing any amount of asbestos including materials with 1% or less (trace amount), may still result in an exposure regulated by the Occupational Safety & Health Administration (OSHA). Protective equipment or a negative exposure assessment for personal exposure may be required.**

The following areas were inaccessible or excluded at the time of inspection and may contain additional quantities of suspect asbestos containing materials:

Inaccessible/Excluded Areas
Any additional suspect materials, if encountered, which differ from those tested should be assumed to contain asbestos and sampled if/when necessary.

LEAD-BASED PAINT (LBP) TESTING SUMMARY:

Testing Date:	March 17, 2025		
Contact:	Bernie Rammer (City of Sheboygan) Phone: 920.459.3469		
Work Area:	Pre-Demolition		
Materials Tested Pre-Demolition:	Testing was limited to representative accessible cementitious surfaces (concrete, concrete block, brick, etc.) likely to be impacted by the planned demolition. Other areas or surfaces should be assumed to contain lead unless additional testing proves otherwise.		
LBP for Demolition Items:	**LBP (glazing) was identified in limited areas (see attached table).**		
Comment:	For demolition and disposal, the State of Wisconsin defines lead-based paint as that which is equal to or greater than 1.0 mg/cm^2 by XRF.		
Inspector:	Jared Fahrenkrug	Certification #:	LRA-277383
Lead Company:	DHS-925800	Expiration Date:	08/01/2025
Testing Equipment:	RMD LPA-1, Serial Number: 3499		

LEAD-BASED PAINT TEST RESULTS: (Positive Results Only)

Testing for lead-based paint analyzes all layers of paint on a particular surface area simultaneously. The testing does not specifically identify which layer or color of paint contains lead. A positive testing location indicates that some layer of paint on that surface contains lead in paint equal to or in excess of 1.0 mg/cm².

Reading No.	Wall	Structure	Location	Member	Paint Condition	Substrate	Color	Lead (mg/cm²)
Interior Room 003 – South Restroom								
18	C	Baseboard	Lft		Intact	Ceramic Tile	Gray	**>9.9**
Interior Room 006 – Restroom								
32	D	Baseboard	Lft		Intact	Ceramic Tile	Gray	**>9.9**
Interior Room 013 – Restroom								
61	D	Baseboard	Lft		Intact	Ceramic Tile	Gray	**>9.9**
Interior Room 014 – Restroom								
67	C	Baseboard	Lft		Intact	Ceramic Tile	Gray	**>9.9**

Notes:
- Wall A is the north side of the building. Walls B/C/D are determined clockwise from wall A.
- All similar materials with the same paint history are to be categorized in the same manner. For example, if a window sill on side A is positive for LBP, then all similar window sills are assumed to contain lead-based paint unless specifically tested and proven otherwise.
- Additional areas of LBP are possible in inaccessible areas, areas hidden from view or materials/substrates contained behind or within other building materials.

Please see attached "Lead-Based Paint XRF Testing Data" & site diagram for specific areas tested.

SURVEY LIMITATIONS:

Sample results, quantities and recommendations are for areas of the building that were accessible to us during the investigation. Additional assumed ACM or LBP that may have been in spaces not accessible during our investigation, hidden from view, or not sampled at the client's request, may require additional sampling prior to disturbance by renovation or demolition activity (see notes if applicable).

Areas that were inaccessible and not tested or inventoried during the investigation may have included: certain wall or ceiling cavities; electrical components/wiring; gasket material; fire door interiors; boiler, tank, and vessel interiors; equipment components and interiors; chimneys/flues/stacks; spaces requiring confined space entry procedures; structurally unsafe areas; isolated or inaccessible building areas; underground or buried components; and mechanical spaces or equipment that would require extensive demolition or dismantling to provide adequate access for material identification or sampling.

Roofing materials including built-up and membrane roofs, and associated flashings and coatings may have been assumed to be ACM (see applicable inspection notes).

Building materials or substrates that were exempt from sampling may have included metal, glass, wood, or fiberglass (exempt by WI DHS 159.04 (50)). Additional materials not accessible or not sampled during the survey may have included items such as miscellaneous caulks, sealants and construction adhesives that were not readily accessible to sample (may be located between layers of building components), concrete, concrete block, brick, stone, foam insulation, and carpet. These materials are typically non-friable in nature but may require further sampling to confirm or deny the presence of asbestos.

Additional suspect materials encountered during renovation or demolition activity that differ from materials sampled or described during this survey must be assumed to contain asbestos and be managed as ACM, abated or sampled to determine asbestos content prior to disturbance.

Material quantities are listed according to visible estimates at the time of the survey. It is recommended that all quantities be further verified by the building owner or abatement contractor prior to project design, bidding, budgeting and/or WDNR notification purposes. Material quantification was not performed for any sampled material found to be asbestos free or containing 1% or less asbestos.

ANALYTICAL DISCUSSION:

Bulk sample analysis for asbestos was performed by polarized light microscopy (PLM); method Bulk EPA 600. Samples showing the result of "None Detected" were found to contain no asbestos in any analyzed portion of the sample.

EPA defines an ACM as a material that contains asbestos unless the asbestos concentration is found to be 1% or less asbestos by PLM. Materials confirmed by a point count result of 1% or less asbestos may be treated as non-ACM. The building owner or client should be aware that exposure to asbestos is still possible when disturbing materials with 1% or less asbestos (trace amount) are present and that OSHA worker protection procedures may be necessary.

REGULATORY RECOMMENDATIONS: (ASBESTOS)

Wisconsin Department of Health Services (WI DHS); Wisconsin Department of Natural Resources (WDNR); Environmental Protection Agency (EPA); Occupational Safety & Health Administration (OSHA)

All friable ACM as well as non-friable ACM that would likely be made friable by intended demolition processes are required to be abated prior to disturbance.

Non-friable ACM (confirmed or assumed) remaining during demolition must be disposed of properly as demolition debris at an approved landfill (landfill requirements vary). Non-friable ACM typically require abatement prior to any material recycling procedure. For any building that will be subject to burning, all confirmed and assumed ACM must be removed. Materials containing any amount of asbestos including materials with 1% or less (trace amount), may still result in an exposure regulated by OSHA. Protective equipment or a negative exposure assessment for personal exposure may be required.

Abatement shall be performed by an abatement company utilizing trained and certified workers/supervisor and further licensed as an asbestos company by WI DHS, Asbestos Regulation 159.

Refer to WDNR 447 and WI DHS 159 for complete information on requirements for asbestos abatement and asbestos material disposal. Questions regarding asbestos abatement issues can be directed to the WDNR Asbestos Program Coordinator at (608) 266-7718. ***Important*** additional information on the proper management of asbestos, recycling concrete, the demolition process, and other materials that must be managed prior to demolition (light bulbs & ballasts, mercury & freon containing devices, etc.) can be found at:

- WI DHS http://dhs.wisconsin.gov/asbestos/
- WDNR http://dnr.wi.gov/topic/Demo/Asbestos.html
- WDNR https://apps.dnr.wi.gov/doclink/waext/wa651.pdf
- OSHA https://www.osha.gov/laws-regs/regulations/standardnumber/1926/1926.1101

REGULATORY RECOMMENDATIONS: (LEAD-BASED PAINT)

Wisconsin Department of Health Services (WI DHS); Wisconsin Department of Natural Resources (WDNR) Environmental Protection Agency (EPA); Occupational Safety & Health Administration (OSHA); Housing and Urban Development (HUD)

The EPA and HUD defines LBP as equal to or greater than 1.0 mg/cm² measured by X-ray fluorescence (XRF) analysis, or 0.5% (5000 ppm) measured by weight through laboratory analysis. The State of Wisconsin has adopted the same definition of lead-based paint (primarily for residential HUD applications and for building demolition/disposal).

For worker exposure applications, lead in any quantifiable amount, and disturbance of the material creating dust and/or fumes and subsequent potential worker exposure would be regulated by the OSHA Lead in Construction Standard (29 CFR 1926.62).

Building materials coated with LBP that would likely be impacted or disturbed by intended renovation processes require special handling prior to or during disturbance (controlled work area, wet methods, hepa assisted tools or vacuums, avoiding prohibited methods – see OSHA or WI DHS regulations). If LBP is removed from the underlying substrate resulting in accumulated lead waste, additional work practices, disposal methods or testing of the waste by TCLP method may be required.

Our non-destructive testing by XRF has been performed to screen for areas with quantifiable lead above regulatory limits on painted substrates. The reportable limit of detection is essentially 1.0 mg/cm² by XRF analysis and therefore paint chip analysis would be recommended for a more accurate determination of lead in paint below this level or to rule out lead in any quantifiable amount.

REGULATORY RECOMMENDATIONS: (LEAD-BASED PAINT) continued:

The testing that was performed was limited in scope and did not constitute a full lead paint inspection. Testing for lead in paint was conducted to assist with planning regarding lead-safe construction practices and/or disposal or recycling activities. A surface-by-surface visual assessment of painted components was conducted at the property to determine which surfaces to test. Renovation activity beyond the anticipated work scope specified at the time of our site visit may require additional testing prior to disturbance.

Inaccessible areas hidden from view or contained within or behind other building materials may contain additional areas of suspect LBP. Any additional surfaces not specifically identified should be assumed to contain LBP unless tested and proven otherwise.

The calibration of the XRF analyzer was verified before and after testing by taking three readings from a source known to contain 1.02 mg/cm^2 lead (NIST Standard Reference Material). The three positive calibration readings were followed by a sample on bare wood containing no LBP.

Concrete, brick, or stone coated with LBP requires disposal in a WDNR approved landfill and may require additional Toxicity Characteristic Leaching Procedure (TCLP) testing to further evaluate the waste. Concrete, brick, or stone that is not coated with LBP may be considered clean for recycling purposes **if other requirements are met**. Please refer to the WDNR Publication WA 605, Concrete Recycling and Disposal Fact Sheet. This publication contains **important** information on the recycling process along with who to contact at the WDNR for additional clarification, information, and approval; and can be found at:

- https://apps.dnr.wi.gov/doclink/waext/WA605.pdf

Reuse of clean concrete is exempt under s. NR 500.08(2)(a), Wis. Adm. Code. Certain environmental performance, location and operational requirements apply. Please review these requirements [s. NR 504.04(3)(c) and s.NR 504.04(4)] before placing used concrete on the land. For more information about this disposal exemption, refer to a separate frequently asked question, *What is defined as "clean fill" that does not have to be taken to a landfill,* on the DNR website at:

- http://dnr.wi.gov/topic/Waste/SolidFAQ.html

REMARKS:

The survey and subsequent report have been performed according to applicable regulations and generally accepted industry standards and practices in this locality under similar conditions. Information provided to us by the building owner/occupant, client or other interested party that may have been utilized in the performance and reporting of the survey was accepted in good faith and can only be assumed to be accurate. The findings and recommendations made are representative of our professional opinion based on currently available information; no other warranty is implied or intended.

Please contact us if you have any questions regarding the presented information or the project in general.

Sincerely,
NorthStar Environmental Testing, LLC.

Dave Barrett
Operations Manager

Bruce Ten Haken
Project Technician

Appendix A ASBESTOS MATERIAL SAMPLE LOG

City of Sheboygan

922 N. 8th Street
Sheboygan, WI 53081

March 17 & 18, 2025

NORTHSTAR ENVIRONMENTAL TESTING, LLC
www.NorthStarTesting.com

Corporate Office:
1006 Western Avenue
Mosinee, WI 54455
Tel: 715.693.6112
info@NorthStarTesting.com

Fox Cities Branch:
1907 American Drive
Suite A3
Neenah, WI 54956
Tel: 920.422.4888

Madison Branch:
1320 Mendota Street
Suite 120
Madison, WI 53714
Tel: 608.827.6761

Sheboygan Branch:
2109 Erie Avenue
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Sheboygan, WI 53081
Tel: 920.422.4888

ASBESTOS MATERIAL SAMPLE LOG

Client:	City of Sheboygan	**NorthStar No.**	250-202
Location:	922 N. 8th Street, Sheboygan, WI	**Date Collected:**	March 17 & 18, 2025
Work Area:	Restaurant	**Technician:**	Bruce Ten Haken
Laboratory:	Eurofins	**Date Analyzed:**	March 31, 2025

Sample ID	Bldg. Level	Material Location	Material Sample	Description	Asbestos Content
202-1	**Bsmt.**	**001: Storage**	**Paint/Adhesive on Floor**	**Gray, Black**	**2 % Chrysotile**
202-2	Bsmt.	001: Storage	Paint/Coating on Block	Gray, Tan	None Detected
202-3	**Bsmt.**	**001: Storage**	**Pipe Insulation, Aircell**	**Gray**	**65 % Chrysotile**
202-4	**Bsmt.**	**002: Restroom Vestibule**	**Caulk, Door Frame**	**Tan**	**1.2 % Chrysotile Point Count**
202-5	Bsmt.	002: Restroom Vestibule	Coating on Pipe	Black	None Detected
202-6	Bsmt.	003: S. Restroom	Ceramic Floor Tile Grout	Gray	None Detected
202-7	Bsmt.	003: S. Restroom	Ceramic Floor Tile Adhesive	Tan	None Detected
202-8	Bsmt.	003: S. Restroom	Ceramic Cove Base Grout	White	None Detected
202-9	Bsmt.	003: S. Restroom	Ceramic Cove Base Thinset	Gray	*0.50 % Chrysotile Point Count*
202-10	Bsmt.	003: S. Restroom	Plaster, Finish Coat	White	None Detected
202-11	Bsmt.	003: S. Restroom	Plaster, Base Coat	Gray	None Detected
202-12	**Bsmt.**	**007: Boiler Rm**	**Pipe Fitting Insulation, Small (Mud)**	**Gray**	**60 % Chrysotile**
202-13	**Bsmt.**	**007: Boiler Rm**	**Pipe Fitting Insulation, Med. (Mud)**	**Gray**	**60 % Chrysotile**
202-14	Bsmt.	007: Boiler Rm	Pipe Insulation Outer Wrap, Medium Pipe	Tan, Black, Silver	None Detected
202-15	Bsmt.	007: Boiler Rm	Pipe Insulation Outer Wrap, Small Pipe	Tan, Black, Silver	None Detected
202-16	**Bsmt.**	**007: Boiler Rm**	**Putty, Small Boiler (behind jacket)**	**Gray**	**2 % Chrysotile**
202-17	Bsmt.	007: Boiler Rm	Insulation, Small Boiler	Black, Fiberglass	None Detected
202-18	Bsmt.	007: Boiler Rm	Floor Debris, Small Boiler	Brown	None Detected
202-19	Bsmt.	007: Boiler Rm	Putty/Caulk, Large Boiler	White	None Detected
202-20	**Bsmt.**	**007: Boiler Rm**	Insulation, Large Boiler	Brown, Fiberglass	None Detected
			Putty Layer, Large Boiler	**Gray**	**2 % Chrysotile**

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ASBESTOS MATERIAL SAMPLE LOG

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Laboratory:	Eurofins	**Date Analyzed:**	March 31, 2025

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202-21	Bsmt.	007: Boiler Rm	Floor Debris, Large Boiler	Brown	None Detected
202-22	Bsmt.	007: Boiler Rm	Plaster, Ceiling	Gray	None Detected
202-23	Bsmt.	007: Boiler Rm	Electrical Conduit Debris	White	None Detected
202-24	Bsmt.	008: Storage	Parge Coat on Concrete	White	None Detected
202-25	Bsmt.	008: Storage	Black Coating on Concrete	Black	None Detected
202-26	**Bsmt.**	**009: Laundry Rm**	**Paper Wrap Pipe Insulation (Main Layers), Medium**	**White/Brown**	**2 % Chrysotile**
202-27	Bsmt.	009: Laundry Rm	Paper Wrap Pipe Insulation Inner Strip, Medium	Black	None Detected
202-28	**Bsmt.**	**009: Laundry Rm**	**Paper Wrap Pipe Insulation (Outer Wrap), Small**	**Brown**	**5 % Chrysotile**
202-29	**Bsmt.**	**009: Laundry Rm**	**Paper Wrap Pipe Insulation (Inner Strip), Small**	**Black**	**20 % Chrysotile**
202-30	**Bsmt.**	**009: Laundry Rm**	**Paper Wrap Pipe Insulation (Main Layers), Small**	**White**	**2 % Chrysotile**
202-31	Bsmt.	009: Laundry Rm	Pipe Insulation Outer Wrap, Small Pipe (Fiberglass Ins.)	Tan, Black, White	None Detected
202-32	Bsmt.	010: Storage	Wall Coating, On Concrete	White	None Detected
			Wall Coating, On Concrete	Black	None Detected
			Wall Coating, On Concrete	Off-white	None Detected
202-33	Bsmt.	011 – Cooler 1	Terracotta Tile	Brown	None Detected
202-34	Bsmt.	011 – Cooler 1	Terracotta Tile Thinset	White, Gray	None Detected
202-35	Bsmt.	011 – Cooler 1	Terracotta Tile Thinset	Gray, Tan	None Detected
202-36	Bsmt.	011 – Freezer Room	Paper Wrap Pipe Insulation (Outer Wrap), Medium	White, Brown	None Detected
202-37	Bsmt.	011 – Freezer Room	Paper Wrap Pipe Insulation (Main Layers), Medium	Brown	None Detected
202-38	Bsmt.	011 – Freezer Room	Paper Wrap Pipe Insulation (Inner Strip), Medium	Black	None Detected
202-39	Bsmt.	011 – Cooler 3	Terracotta Tile	Red	None Detected
202-40	Bsmt.	011 – Cooler 3	Terracotta Tile Grout	Gray	None Detected

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ASBESTOS MATERIAL SAMPLE LOG

Client:	City of Sheboygan	**NorthStar No.**	250-202
Location:	922 N. 8th Street, Sheboygan, WI	**Date Collected:**	March 17 & 18, 2025
Work Area:	Restaurant	**Technician:**	Bruce Ten Haken
Laboratory:	Eurofins	**Date Analyzed:**	March 31, 2025

Sample ID	Bldg. Level	Material Location	Material Sample	Description	Asbestos Content
202-41	Bsmt.	011 – Cooler 3	Terracotta Tile Thinset	Off-white	*<0.1% Chrysotile Point Count*
202-42	**Bsmt.**	**015: Mechanical Rm**	**Caulk, Door Frame**	**Tan**	**2 % Chrysotile**
202-43	Bsmt.	016: Office Vestibule	Floor Tile, 12”x12”	Gray, White	None Detected
202-44	Bsmt.	016: Office Vestibule	Floor Tile Adhesive	Off-white	None Detected
202-45	**Bsmt.**	**017: Office**	**Joint Compound**	**Beige**	**4.75 % Chrysotile Point Count**
			Drywall/Joint Compound, Composite	Beige, White	*0.24 % Chrysotile Point Count*
202-46	Bsmt.	017: Office	Drywall	White	None Detected
202-47	**Bsmt.**	**018: Storage**	**Paint/Adhesive on Floor**	**Gray, Brown**	**2 % Chrysotile**
202-48	Bsmt.	018: Storage	Paint/Coating on Block	White	None Detected
202-49	Bsmt.	018: Storage	Ceiling Tile, 2’x4’, Susp.	White, Beige	None Detected
202-50	Bsmt.	018: Storage	Texture on Drywall	White	None Detected
202-51	**Bsmt.**	**019: Hallway**	**Paint/Adhesive on Floor**	**Gray, Brown**	**2 % Chrysotile**
202-52	Bsmt.	021: Storage	Ceiling Tile, 2’x2’, Susp.	White, Beige	None Detected
202-53	**Bsmt.**	**024: Hallway**	**Paint/Adhesive on Floor**	**Gray, Brown**	**2 % Chrysotile**
202-54	Bsmt.	027: Abandoned Staircase	Coating/Texture on Concrete	White	None Detected
			Concrete Wall	Gray	None Detected
202-55	**Bsmt.**	**027: Abandoned Staircase**	**Caulk, Door Frame**	**Gray**	**2 % Chrysotile**
202-56	**Bsmt.**	**029: Open Area**	**Paint/Adhesive on Floor**	**Gray, Brown**	**2 % Chrysotile**
202-57	Bsmt.	028: Kitchen Supplies	Adhesive, Foam Board	Tan, Flexible	None Detected
202-58	**Bsmt.**	**030: South Corridor**	**Sheet Flooring**	**Tan, Brown**	**20 % Chrysotile**
202-59	**Bsmt.**	**030: South Corridor**	**Adhesive, Sheet Flooring**	**Brown**	**2 % Chrysotile**
202-60	Bsmt.	030: South Corridor	Ceiling Tile, 1’x1’, Cellulose	White, Tan	None Detected

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ASBESTOS MATERIAL SAMPLE LOG

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Laboratory:	Eurofins	**Date Analyzed:**	March 25 & 26, 2025

Sample ID	Bldg. Level	Material Location	Material Sample	Description	Asbestos Content
202-61	Bsmt.	030: South Corridor	Ceiling Tile Adhesive	Brown	None Detected
202-62	**Bsmt.**	**031: North Corridor**	**Paint/Adhesive on Floor**	**Gray, Brown**	**2 % Chrysotile**
202-63	Bsmt.	031: North Corridor	Joint Compound	White	None Detected
202-64	Bsmt.	031: North Corridor	Drywall	White, tan	None Detected
202-65	Bsmt.	030: South Corridor	Conduit Debris	White	None Detected
202-66	Stairs	S02: Center Stairwell	Plaster, Finish Coat	White	None Detected
202-67	Stairs	S02: Center Stairwell	Plaster, Base Coat	Gray	None Detected
202-68	Stairs	S02: Center Stairwell	Plasterboard, Gypsum	Off-white	None Detected
202-69	**1**	**101: South Entry**	**Pipe Fitting Insulation, Sm. (Mud)**	**Gray**	**60 % Chrysotile**
202-70	1	101: South Entry	Pipe Insulation Outer Wrap, Small Pipe (Fiberglass Ins.)	Tan, Black, Silver	None Detected
202-71	1	101: South Entry	Concrete Block, Ceiling	Gray	None Detected
202-72	1	101: South Entry	Concrete Block Mortar	Gray	None Detected
202-73	1	102: Office	Carpet Mastic	Tan	None Detected
202-74	1	102: Office	Concrete Ceiling Mortar, Edge	Gray	None Detected
202-75	1	103: South Dining Rm	Vinyl Plank Flooring	Multi-brown	None Detected
202-76	1	103: South Dining Rm	Vinyl Plank Floor Adhesive	Green, Tan	*<0.25 % Chrysotile Point Count*
202-77	1	103: South Dining Rm	Vinyl Plank Floor Adhesive	Green, Tan	*0.50 % Chrysotile Point Count*
202-78	1	103: South Dining Rm	Wall Panel Adhesive, Outer	Grayish Green	None Detected
202-79	**1**	**103: S. Dining Rm**	**Wall Panel Adhesive, Inner**	**Brown**	**7 % Chrysotile**
202-80	1	103: South Dining Rm	Drywall/Gypsum Board	Off-white Tan	None Detected

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Laboratory:	Eurofins	**Date Analyzed:**	March 25 & 26, 2025

Sample ID	Bldg. Level	Material Location	Material Sample	Description	Asbestos Content
202-81	1	103: South Dining Rm	Plaster, Finish Coat	White	None Detected
202-82	1	103: South Dining Rm	Plaster, Base Coat	Gray	None Detected
202-83	1	103: South Dining Rm	Ceramic Floor Tile Thinset	White	None Detected
202-84	1	103: South Dining Rm	Ceramic Floor Tile Grout	Tan	None Detected
202-85	1	103: South Dining Rm	Ceiling Tile, 2'x2', Tegular Suspended	Off-white, White	None Detected
202-86	1	103: South Dining Rm	Pipe Insulation, Outer Wrap	Black	None Detected
				Tan	None Detected
				Silver	None Detected
202-87	1	103: South Dining Rm	Pipe Insulation, Calsil	Off-white	None Detected
202-88	1	103: South Dining Rm	Pipe Insulation Wrap - Resin	Colorless	None Detected
			Pipe Insulation Wrap	Silver, Tan, Black	None Detected
202-89	1	103: South Dining Rm	Pipe Insulation, Calsil	Off-white	None Detected
202-90	1	103: South Dining Rm	Caulk, Ductwork	Silver, Flex.	None Detected
			Ductwork Wrap	Silver, Tan	None Detected
202-91	1	104: Center Lobby	Ceramic Floor Tile Grout	Gray	None Detected
202-92	1	104: Center Lobby	Ceramic Floor Tile Thinset	Lt. Gray	None Detected
202-93	1	104: Center Lobby	Flooring Felt Residue	Red, Brown	None Detected
202-94	1	104: Center Lobby	Ceiling Tile, Suspended	Off-white, White	None Detected
202-95	1	104: Center Lobby	Caulk, Door Frame	Gray	*0.16 % Chrysotile Point Count*
202-96	1	105: Women Restroom	Ceramic Floor Tile Grout	Gray	None Detected
202-97	1	105: Women Restroom	Ceramic Floor Tile Thinset	Off-white	None Detected
202-98	1	105: Women Restroom	Ceramic Floor Tile Subfloor	Gray	None Detected
202-99	1	105: Women Restroom	Ceramic Wall Tile Grout	White	None Detected
202-100	1	105: Women Restroom	Ceramic Wall Tile Thinset	Gray	None Detected

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Laboratory:	Eurofins	**Date Analyzed:**	March 25 & 26, 2025

Sample ID	Bldg. Level	Material Location	Material Sample	Description	Asbestos Content
202-101	1	105: Women Restroom	Ceiling Tile, 2'x2', Gypsum	White, Tan	None Detected
202-102	1	106: Custodian Closet	Ceramic Cove Base Grout	Gray	None Detected
202-103	1	106: Custodian Closet	Ceramic Cove Base Thinset	Gray	None Detected
			Ceramic Cove Base Tile	Off-white	None Detected
202-104	**1**	**104: Center Lobby**	**Wall Panel Adhesive**	**Black**	**8 % Chrysotile**
202-105	1	108: Kitchen	1" Ceramic Floor Tile Grout	Gray	None Detected
202-106	1	108: Kitchen	1" Ceramic Floor Tile Thinset	Gray	None Detected
			Ceramic Floor Tile	White, Black	None Detected
202-107	1	108: Kitchen	2" Ceramic Floor Tile Grout	Gray	None Detected
202-108	1	108: Kitchen	2" Ceramic Floor Tile Thinset	Gray, Brown	None Detected
202-109	1	108: Kitchen	Leveling Compound	Gray	None Detected
			Concrete Floor	Off-white	None Detected
			Flooring Paper by Pipe	Black	None Detected
202-110	1	108: Kitchen	Wall Panel Adhesive	Beige	None Detected
202-111	1	108: Kitchen	Plaster, Finish Coat	White	None Detected
202-112	1	108: Kitchen	Plaster, Base Coat	Gray	None Detected
202-113	**1**	**108: Kitchen**	**Duct Wrap Felt**	**Brown**	**65 % Chrysotile**
			Duct Wrap Tar	Black	None Detected
202-114	1	108: Kitchen	Duct Wrap Tar Paper	Black/Brown	None Detected
			Duct Wrap Tar	Black	None Detected
202-115	1	110: Center Dining, SW	Vinyl Plank Floor Adhesive	Colorless	None Detected
202-116	1	110: Center Dining, NE	Vinyl Plank Floor	Multi-Brown	None Detected
202-117	1	110: Center Dining, NE	Vinyl Plank Floor Adhesive	Tan	None Detected
202-118	1	110: Center Dining, W. (Upper Wall Section)	Drywall Texture	White	None Detected
202-119	**1**	**110: Center Dining, W. (Upper Wall Section)**	Paint	Pink, Gray	None Detected
			Texture	**Off-white**	**1.50 % Chrysotile Point Count**
			Joint Compound	Pink	*0.16 % Chrysotile Point Count*
202-120	1	110: Center Dining, W. (Upper Wall Section)	Drywall	Off-white, Tan	None Detected
			Drywall/Joint Compound Composite	Off-white, Pink, Tan	*0.28 % Chrysotile Point Count*

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Laboratory:	Eurofins	**Date Analyzed:**	March 25 & 26, 2025

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202-121	1	110: Center Dining	Faux Brick	Red	None Detected
202-122	1	110: Center Dining	Faux Brick Mortar	Gray	None Detected
202-123	1	110: Center Dining	Fireplace Brick	Red	None Detected
202-124	1	110: Center Dining	Fireplace Brick Mortar	Light Gray	None Detected
202-125	1	110: Center Dining	Fireplace Refractory	Tan, Black	None Detected
202-126	1	110: Center Dining	Fireplace Log	Brown, Black	None Detected
202-127	1	110: Center Dining	Ceiling Tile, 2'x2', Susp.	White, Black, Gray	None Detected
202-128	1	**110: Center Dining, W. (Bottom Wall Section – Behind Wood Panel)**	**Wall Texture, Outer Layer**	**Off-white**	**1.5 % Chrysotile Point Count**
			Wall Texture, Inner Layer	White, Brown, Cream	None Detected
202-129	1	111: Office	Ceramic Floor Tile Grout	Brown, Gray	None Detected
202-130	1	111: Office	Ceramic Floor Tile Thinset	Gray	None Detected
			Concrete Floor	Light Gray	None Detected
202-131	**1**	**111: Office**	**Wall Panel Adhesive**	**Black**	**8 % Chrysotile**
202-132	1	112: NW Dining	Vinyl Plank Floor Adhesive	Colorless	None Detected
			Concrete Floor	Gray	None Detected
202-133	1	112: NW Dining	Wall Panel Adhesive	Tan	None Detected
202-134	1	112: NW Dining	Caulk, Window Frame	Black, Flexible	None Detected
202-135	1	115: NE Entry	Ceramic Floor Tile Thinset	Gray	None Detected
202-136	1	115: NE Entry	Wall Panel, Cellulose	Tan	None Detected
202-137	**1**	**115: NE Entry**	**Wall Panel Adhesive**	**Dk. Brown**	**7 % Chrysotile**
202-138	Ext.	West Side, S. Office (102)	Caulk, Window Frame	Black, Flexible	None Detected
202-139	Ext.	West Side, S. End	Siding (EIFS), Top Layer	White, Gray	None Detected
202-140	Ext.	West Side, W. Side, S.	Caulk, Door Frame	Gray, Flexible	None Detected

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Laboratory:	Eurofins	**Date Analyzed:**	March 25 & 26, 2025

Sample ID	Bldg. Level	Material Location	Material Sample	Description	Asbestos Content
202-141	Ext.	West Side	Brick	Tan	None Detected
202-142	Ext.	West Side	Brick Mortar	Gray	None Detected
202-143	Ext.	West Side	Caulk, Brick Seam	Tan	None Detected
202-144	Ext.	West Side	Window Coating	White, Gray, Beige	None Detected
202-145	Ext.	West Side	Cinder Block	Gray, Black	None Detected
			Chimney Coating	Gray, Beige	None Detected
202-146	Ext.	West Side	Paint, on Concrete Block	Beige, Gray	None Detected
202-147	Ext.	West Side, N. Entrance	Texture, on Drywall	White, Beige	None Detected
202-148	Ext.	West Side, N. Entrance	Drywall	Pink, Purple	None Detected
202-149	Ext.	North Side	Caulk, Siding/Roof Seam	Gray, Flexible	None Detected
202-150	Ext.	East Side	Concrete Panel	White	None Detected
202-151	Ext.	East Side	Concrete Panel Grout	Black	None Detected
202-152	Ext.	East Side	Caulk, Siding/Sidewalk	Gray, Flexible	None Detected
202-153	Ext.	East Side	Caulk, Window Frame	Black, Flexible	None Detected
202-154	Ext.	East Side	Caulk, Window Trim	Dk. Gray, Flexible	None Detected
202-155	Ext.	East Side, East Entrance	Concrete Floor	Gray	None Detected
			Coating on Concr. Floor	Reddish Brown	None Detected

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Client:	City of Sheboygan	**NorthStar No.**	250-202
Location:	922 N. 8th Street, Sheboygan, WI	**Date Collected:**	April 28, 2025
Work Area:	Restaurant	**Technician:**	Bruce Ten Haken
Laboratory:	Eurofins	**Date Analyzed:**	May 5, 2025

Sample ID	Bldg. Level	Material Location	Material Sample	Description	Asbestos Content
202-156	Bsmt.	014: Restroom, Ceiling	Plaster, Finish Coat	White	None Detected
202-157	Bsmt.	014: Restroom, Ceiling	Plaster, Base Coat	Light Gray	None Detected
202-158	Bsmt.	014: Restroom	Ceramic Floor Tile Grout	Gray	None Detected
202-159	**Bsmt.**	**014: Restroom**	**Ceramic Floor Tile Adhesive**	**Tan**	**3 % Chrysotile**
202-160	**Bsmt.**	**014: Restroom**	**Flooring Adhesive Scrape**	**Tan**	**3 % Chrysotile**
202-161	Bsmt.	014: Restroom	Ceramic Cove Base Grout	White	None Detected
202-162	Bsmt.	014: Restroom	Ceramic Cove Base Thinset	Beige	None Detected
202-163a	Bsmt.	022: Office	Paint on Floor	Gray	None Detected
202-163b	Bsmt.	022: Office	Adhesive on Floor	Tan	None Detected
202-164a	Bsmt.	023: Office	Paint on Floor	Gray	None Detected
202-164b	Bsmt.	023: Office	Adhesive on Floor	Tan	None Detected
202-165a	Bsmt.	026: Lamp Storage	Paint on Floor	Gray	None Detected
202-165b	Bsmt.	026: Lamp Storage	Adhesive on Floor	Tan	None Detected
202-166a	Bsmt.	027: Abandoned Stairs	Paint on Floor	Gray	None Detected
202-166b	Bsmt.	027: Abandoned Stairs	Adhesive on Floor	Tan	None Detected
202-167	Bsmt.	030: S. Corridor by 001	Paint on Floor	Gray, Lt. Gray	None Detected
202-168	Bsmt.	030: S. Corridor by 010	Paint on Floor	Gray, Lt. Gray	None Detected
202-169	1	103: South Dining Rm	Vinyl Plank Floor Adhesive	Tan-Green	None Detected
202-170	1	103: South Dining Rm	Vinyl Plank Floor Leveler	Light Gray	None Detected
202-171	1	103: South Dining Rm	Ceramic Floor Tile Thinset	White	None Detected
202-172	1	103: South Dining Rm	Adhesive Under Thinset	Tan	None Detected
202-173	1	109: Kitchen Corridor	Ceramic Floor Tile Grout	Gray	None Detected
202-174	1	109: Kitchen Corridor	Ceramic Floor Tile Thinset	Gray	None Detected
202-175	1	109: Kitchen Corridor	Adhesive Under Thinset	Tan	None Detected

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ASBESTOS MATERIAL SAMPLE LOG

Client:	City of Sheboygan	**NorthStar No.**	250-202
Location:	922 N. 8th Street, Sheboygan, WI	**Date Collected:**	April 28, 2025
Work Area:	Restaurant	**Technician:**	Bruce Ten Haken
Laboratory:	Eurofins	**Date Analyzed:**	May 5, 2025

Sample ID	Bldg. Level	Material Location	Material Sample	Description	Asbestos Content
202-176	1	110: Center Dining, W.	Texture on Drywall (wall base, behind wood)	White	None Detected
202-177	1	110: Center Dining, SW	Texture on Drywall (L1) (above wood wall panel)	White	None Detected
202-178	1	110: Center Dining, SW	Texture on Drywall (L2) (above wood wall panel)	White	None Detected
202-179	1	110: Center Dining, E.	Texture on Drywall (L1) (wall base, behind wood)	White	None Detected
202-180	1	110: Center Dining, E.	Texture on Drywall (L2) (wall base, behind wood)	White	None Detected
202-181	**1**	**110: Center Dining, E.**	**Texture on Drywall (3) (wall base, behind wood)**	**White**	**2 % Chrysotile**
202-182	**1**	**110: Center Dining, E.**	**Joint Compound**	**Pink-White**	**2 % Chrysotile**
202-183	1	110: Center Dining, E.	Drywall	White	None Detected
202-184A	1	112: NW Dining, S.	Texture on Brick	White	None Detected
202-184B	1	112: NW Dining, S.	Base Coat on Brick	White	None Detected
202-185	1	112: NW Dining, S.	Brick	Brown	None Detected
202-186	1	112: NW Dining, S.	Brick Mortar	White	None Detected
202-187	1	110: Center Dining, E.	Texture on Drywall	White	None Detected
202-188	1	114: NE Dining, N.	Texture on Drywall	White	None Detected
202-189	**1**	**114: NE Dining, E.**	**Wall Panel Adhesive**	**Brown**	**3 % Chrysotile**
202-190	1	114: NE Dining	Vinyl Plank Floor Adhesive	Gray	None Detected
202-191	1	114: NE Dining	Vinyl Plank Floor Adhesive	Lt. Tan	None Detected
202-192	**Bsmt**	**006: Restroom**	**Ceramic Floor Tile Adhesive**	**Tan**	**2 % Chrysotile**
202-193	**Bsmt**	**013: Restroom**	**Ceramic Floor Tile Adhesive**	**Tan**	**2 % Chrysotile**

Appendix B LEAD PAINT XRF TESTING DATA

City of Sheboygan

922 N. 8th Street
Sheboygan, WI 53081

March 17 & 18, 2025

NORTHSTAR ENVIRONMENTAL TESTING, LLC
www.NorthStarTesting.com

LEAD PAINT XRF TESTING DATA

Client:	City of Sheboygan	**NorthStar No.**	250-202
Location:	922 N. 8th Street Sheboygan, WI 53081	**Site Date:**	March 17 & 18, 2025
Work Area:	Pre-Demolition	**Inspector:**	Jared Fahrenkrug

Reading No.	Wall	Structure	Location	Member	Paint Condition	Substrate	Color	Lead (mg/cm²)
Pre-Calibration								
1								**0.9**
2								**1**
3								**1**
4								-0.2
Interior Room 001 – Basement Bathroom Hallway								
5	A	Wall	U Ctr	Upper	Intact	Con. Block	White	0.3
6	A	Wall	U Ctr	Lower	Intact	Con. Block	Blue	-0.4
7	C	Wall	U Ctr	Upper	Intact	Con. Block	White	-0.2
8	C	Wall	U Ctr	Lower	Intact	Con. Block	Blue	0.2
9	C	Ceiling	Rgt		Intact	Concrete	White	0.3
10	D	Floor	Ctr		Intact	Concrete	Gray	-0.4
Interior Room 002 – Restroom Vestibule								
11	B	Wall	U Ctr	Upper	Intact	Con. Block	White	0.1
12	B	Wall	U Ctr	Lower	Intact	Con. Block	Gray	-0.4
13	B	Floor	Rgt		Intact	Concrete	Gray	-0.2
14	D	Wall	U Ctr	Upper	Intact	Con. Block	White	0.3
15	D	Wall	U Ctr	Lower	Intact	Con. Block	Gray	0.2
16	D	Ceiling	Lft		Intact	Concrete	White	-0.2
Interior Room 003 – South Restroom								
17	C	Wall	U Ctr		Intact	Con. Block	White	0.2
18	C	Baseboard	Lft		Intact	Tile	Gray	**>9.9**
19	C	Floor	Rgt		Intact	Tile	Gray	-0.3
20	A	Wall	U Ctr		Intact	Con. Block	White	0.1
21	A	Ceiling	Ctr		Intact	Concrete	White	-0.2
Interior Room 004 – Storage								
22	A	Ceiling	Lft		Intact	Concrete	White	-0.3
23	B	Wall	U Ctr	Upper	Intact	Con. Block	White	0.5
24	B	Wall	U Ctr	Lower	Intact	Con. Block	Gray	0.4
25	A	Floor	Rgt		Intact	Concrete	Gray	-0.1
Interior Room 005 – I.T. Room								
26	D	Wall	U Ctr	Upper	Intact	Con. Block	White	0.3
27	D	Wall	U Ctr	Lower	Intact	Con. Block	Gray	-0.2
28	A	Floor	Ctr		Intact	Concrete	Gray	0.2
29	A	Ceiling	Rgt		Intact	Concrete	White	-0.3

Reading No.	Wall	Structure	Location	Member	Paint Condition	Substrate	Color	Lead (mg/cm²)
Interior Room 006 – Restroom								
30	D	Wall	U Ctr	Upper	Intact	Con. Block	White	-0.2
31	D	Wall	U Ctr	Lower	Intact	Con. Block	Gray	0.5
32	D	Baseboard	Lft		Intact	Tile	Gray	**>9.9**
33	A	Floor	Rgt		Intact	Tile	Gray	0.6
34	A	Ceiling	Ctr		Intact	Concrete	White	0.4
Interior Room 007 – Boiler Room								
35	C	Ceiling	Ctr		Intact	Concrete	White	0.2
Interior Room 008 - Storage								
36	A	Wall	U Ctr		Intact	Con. Block	White	0.1
37	B	Wall	U Ctr		Intact	Concrete	White	-0.3
38	C	Wall	U Ctr		Intact	Concrete	White	-0.3
39	C	Ceiling	Rgt		Intact	Concrete	White	0.2
40	D	Floor	Lft		Intact	Concrete	Gray	-0.3
Interior Room 009 – Laundry Room								
41	D	Floor	Lft		Intact	Concrete	Gray	0.4
42	A	Wall	U Ctr	Upper	Intact	Con. Block	White	0.1
43	A	Wall	U Ctr	Lower	Intact	Con. Block	Gray	-0.2
44	A	Ceiling	Rgt		Intact	Concrete	White	-0.2
45	C	Wall	U Ctr	Upper	Intact	Con. Block	White	0.3
46	C	Wall	U Ctr	Lower	Intact	Con. Block	Gray	-0.2
Interior Room 010 – Storage								
47	B	Wall	U Ctr		Intact	Concrete	White	-0.2
48	B	Floor	Lft		Intact	Concrete	Gray	-0.3
49	D	Wall	U Ctr	Upper	Intact	Con. Block	White	0.4
50	D	Wall	U Ctr	Lower	Intact	Con. Block	Gray	0.2
51	C	Wall	U Ctr		Intact	Concrete	White	0.4
Interior Room 011 – Freezer Room								
52	D	Wall	U Ctr	Upper	Intact	Con. Block	White	0.3
53	D	Wall	U Ctr	Lower	Intact	Con. Block	Gray	0.3
54	C	Ceiling	Lft		Intact	Concrete	White	-0.2
55	C	Floor	Rgt		Intact	Concrete	Gray	0.3
Interior Room 012 – Soda Room								
56	A	Wall	U Ctr	Upper	Intact	Con. Block	White	0.4
57	A	Wall	U Ctr	Lower	Intact	Con. Block	Gray	0.4
58	B	Wall	U Ctr		Intact	Concrete	Whtie	0.3
59	B	Ceiling	Ctr		Intact	Concrete	Whtie	0.2
60	B	Floor	Lft		Intact	Concrete	Gray	-0.3
Interior Room 013 – Restroom								
61	D	Baseboard	Lft		Intact	Tile	Gray	**>9.9**
62	D	Floor	Rgt		Intact	Tile	Gray	0.2
63	A	Wall	U Ctr		Intact	Con. Block	White	0.3
64	A	Ceiling	Lft		Intact	Concrete	White	-0.3
Interior Room 014 – Restroom								
65	C	Ceiling	Ctr		Intact	Concrete	White	-0.2
66	D	Wall	U Ctr		Intact	Con. Block	White	0.1
67	C	Baseboard	Lft		Intact	Tile	Gray	**>9.9**
68	C	Floor	Lft		Intact	Tile	Gray	0.2
Interior Room 015 – Storage								
69	A	Floor	Lft		Intact	Concrete	Gray	0.3
Interior Room 016 – Office Vestibule								
70	A	Wall	U Ctr	Upper	Intact	Con. Block	White	0.2
71	A	Wall	U Ctr	Lower	Intact	Con. Block	Gray	0.3
72	B	Floor	Lft		Intact	Concrete	Gray	-0.2

Reading No.	Wall	Structure	Location	Member	Paint Condition	Substrate	Color	Lead (mg/cm²)
Interior Room 017 – Office								
73	D	Floor	Ctr		Intact	Concrete	Gray	0.1
74	B	Wall	U Ctr	Upper	Intact	Con. Block	White	0.3
75	B	Wall	U Ctr	Lower	Intact	Con. Block	Gray	0.4
Interior Room 018 – Storage								
76	C	Wall	U Ctr		Intact	Con. Block	Gray	0.3
77	B	Wall	U Ctr		Intact	Con. Block	Gray	0.3
78	D	Floor	Lft		Intact	Concrete	Gray	0.2
Interior Room 019 – Hallway								
79	C	Floor	Ctr		Intact	Concrete	Gray	0.2
Interior Room 020 – Storage								
80	A	Floor	Rgt		Intact	Concrete	Gray	0.2
Interior Room 021 – Storage								
81	B	Floor	Lft		Intact	Concrete	Gray	0.3
Interior Room 022 – Office								
82	A	Floor	Rgt		Intact	Concrete	Gray	0.2
Interior Room 023 – Office								
83	C	Floor	Ctr		Intact	Concrete	Gray	0.1
Interior Room 024 – Hallway								
84	B	Floor	Lft		Intact	Concrete	Gray	0.3
Interior Room 025 – Storage								
85	A	Wall	U Ctr	Upper	Intact	Con. Block	White	0.4
86	A	Wall	U Ctr	Lower	Intact	Con. Block	Gray	0.2
87	C	Floor	Ctr		Intact	Concrete	Gray	-0.1
Interior Room 026 – Lamp Storage								
88	A	Floor	Rgt		Intact	Concrete	Gray	0.2
Interior Room 027 – Abandoned Staircase								
89	B	Stair	Lft	Tread	Intact	Concrete	Gray	0.3
90	B	Stair	Lft	Riser	Intact	Concrete	Gray	-0.1
91	A	Wall	U Ctr		Intact	Concrete	White	0.2
92	C	Wall	U Ctr		Intact	Concrete	White	-0.2
93	D	Floor	Rgt		Intact	Concrete	Gray	0.3
Interior Room 028 – Kitchen Supplies Storage								
94	A	Wall	U Ctr		Intact	Con. Block	Gray	0.2
95	D	Wall	U Ctr		Intact	Con. Block	Gray	0.2
96	D	Floor	Lft		Intact	Concrete	Gray	-0.1
Interior Room 029 – Open Room								
97	C	Floor	Ctr		Intact	Concrete	Gray	0.2
Interior Room 030 – South Main Corridor								
98	A	Wall	U Ctr	Upper	Intact	Con. Block	White	0.3
99	A	Wall	U Ctr	Lower	Intact	Con. Block	Gray	0.5
100	B	Wall	U Ctr	Upper	Intact	Con. Block	White	0.2
101	B	Wall	U Ctr	Lower	Intact	Con. Block	Gray	0.2
102	B	Floor	Rgt		Intact	Concrete	Gray	-0.1
103	B	Ceiling	Ctr		Intact	Concrete	White	0.3
104	D	Wall	U Ctr	Upper	Intact	Con. Block	White	0.3
105	D	Wall	U Ctr	Lower	Intact	Con. Block	Gray	0.3
106	D	Floor	Ctr		Intact	Concrete	Gray	0.4

Reading No.	Wall	Structure	Location	Member	Paint Condition	Substrate	Color	Lead (mg/cm²)
Interior Room 031 – North Main Corridor								
107	C	Stair	Rgt	Tread	Intact	Concrete	Gray	0.1
108	C	Stair	Rgt	Riser	Intact	Concrete	Gray	-0.2
109	C	Floor	Ctr		Intact	Concrete	Gray	0.3
110	B	Wall	U Ctr	Upper	Intact	Con. Block	White	0.4
111	B	Wall	U Ctr	Lower	Intact	Con. Block	Gray	0.5
112	D	Wall	U Ctr	Upper	Intact	Con. Block	White	0.3
113	D	Wall	U Ctr	Lower	Intact	Con. Block	Gray	-0.2
Interior South Stairwell S01								
114	A	Stair	Lft	Tread	Intact	Concrete	Gray	-0.2
115	A	Stair	Lft	Riser	Intact	Concrete	Gray	-0.3
116	A	Floor	Rgt		Intact	Concrete	Gray	0.3
117	A	Wall	U Ctr		Intact	Con. Block	White	0.2
118	D	Wall	U Ctr		Intact	Con. Block	White	0.3
119	B	Ceiling	Rgt		Intact	Concrete	White	-0.3
Interior Center Stairwell S02								
120	A	Stair	Ctr	Tread	Intact	Concrete	Gray	0.1
121	A	Stair	Ctr	Riser	Intact	Concrete	Gray	0.4
122	A	Floor	Rgt		Intact	Concrete	Gray	0.3
123	D	Wall	U Ctr		Intact	Con. Block	White	-0.2
124	B	Wall	U Ctr		Intact	Con. Block	White	0.3
125	C	Ceiling	Lft		Intact	Concrete	White	0.2
Interior Room 101 – South Entry								
126	A	Stair	Lft	Tread	Intact	Concrete	Gray	0.3
127	A	Stair	Lft	Riser	Intact	Concrete	Gray	0.1
128	A	Floor	Rgt		Intact	Concrete	Gray	-0.1
129	B	Wall	U Ctr		Intact	Con. Block	White	0.4
130	D	Wall	U Ctr		Intact	Con. Block	White	0.3
131	D	Wall	U Ctr		Intact	Con. Block	Gray	0.4
132	C	Ceiling	Rgt		Intact	Concrete	White	0.4
Interior Room 102 – Office								
133	C	Floor	Ctr		Intact	Concrete	Gray	0.2
Interior Room 103 – South Dining								
134	C	Floor	Rgt		Intact	Concrete	Gray	0.3
Interior Room 104 – Center Lobby								
135	B	Floor	Ctr		Intact	Tile	Red	-0.1
Interior Room 105 – Women's Restroom								
136	C	Wall	U Ctr		Intact	Tile	Whtie	0.4
137	D	Floor	Rgt		Intact	Tile	Red	0.2
Interior Room 106 – Custodian Closet								
138	C	Baseboard	Ctr		Intact	Tile	Beige	0.5
Interior Room 107 – Men's Restroom								
139	A	Wall	U Ctr		Intact	Tile	White	0.4
140	D	Wall	U Ctr		Intact	Tile	White	0.2
141	A	Floor	Rgt		Intact	Tile	Red	0.2
Interior Room 108 – Kitchen								
142	C	Wall	U Ctr		Intact	Tile	White	0.4
143	C	Floor	Rgt		Intact	Tile	White	-0.3
144	D	Wall	U Ctr		Intact	Tile	White	0.3
145	D	Baseboard	Lft		Intact	Tile	White	0.4
146	A	Floor	Rgt		Intact	Tile	Gray	-0.2
Interior Room 109 – Kitchen Hallway								
147	D	Floor	Ctr		Intact	Tile	Red	0.2

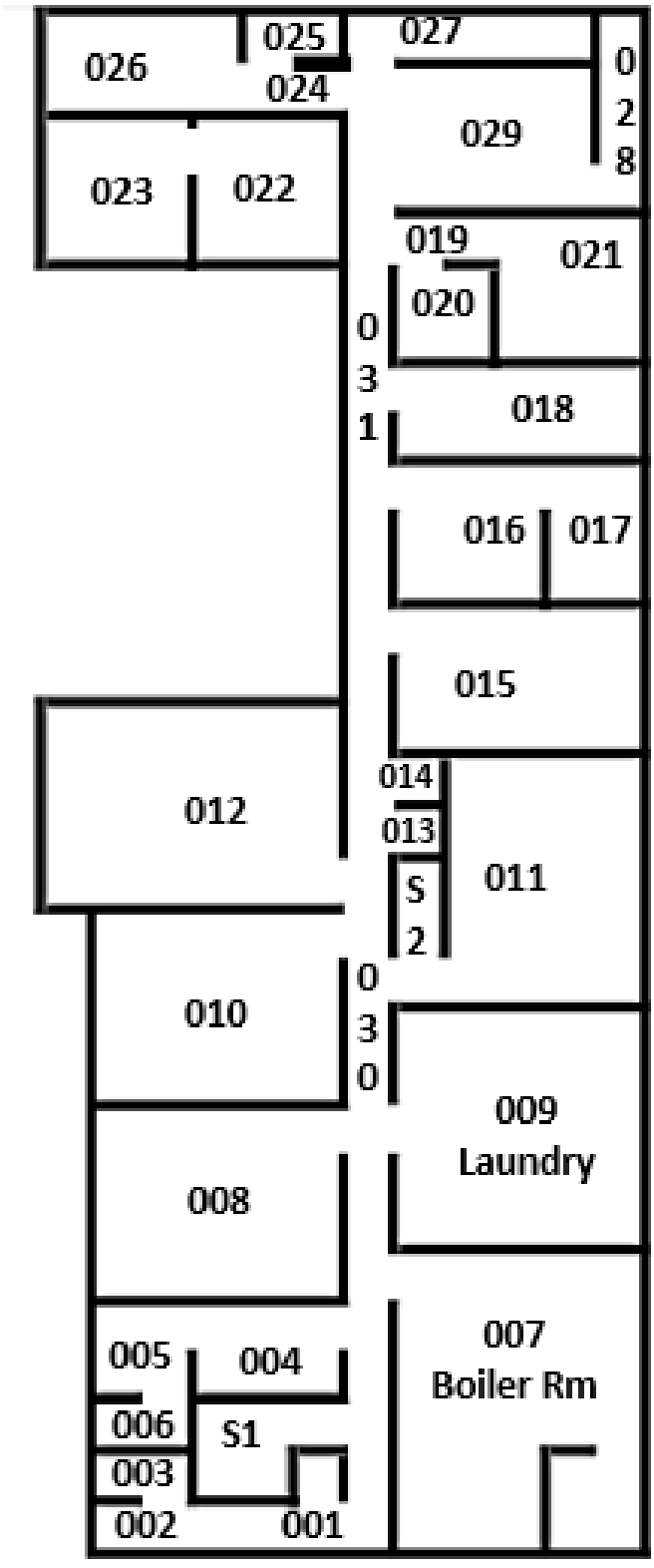
Reading No.	Wall	Structure	Location	Member	Paint Condition	Substrate	Color	Lead (mg/cm^2)
Interior Room 112 – NW Dining								
148	D	Floor	Rgt		Intact	Tile	Red	0.1
Interior Room 113 – NW Entry								
149	A	Floor	Ctr		Intact	Tile	Red	-0.1
Interior Room 115 – NE Entry								
150	C	Floor	Ctr		Intact	Tile	Red	0.2
Exterior								
151	D	Curb	Ctr		Intact	Concrete	Yellow	0.1
152	B	Floor	Lft		Intact	Tile	Red	0.3
153	C	Wall	U Ctr		Intact	Con. Block	Tan	-0.2
Post-Calibration								
154								**1**
155								**1.1**
156								**1.1**
157								-0.1

Abbreviations:	**U = Upper**	**L = Lower**	**Rgt = Right**	**Lft = Left**	**Ctr = Center**	**Bsmt = Basement**

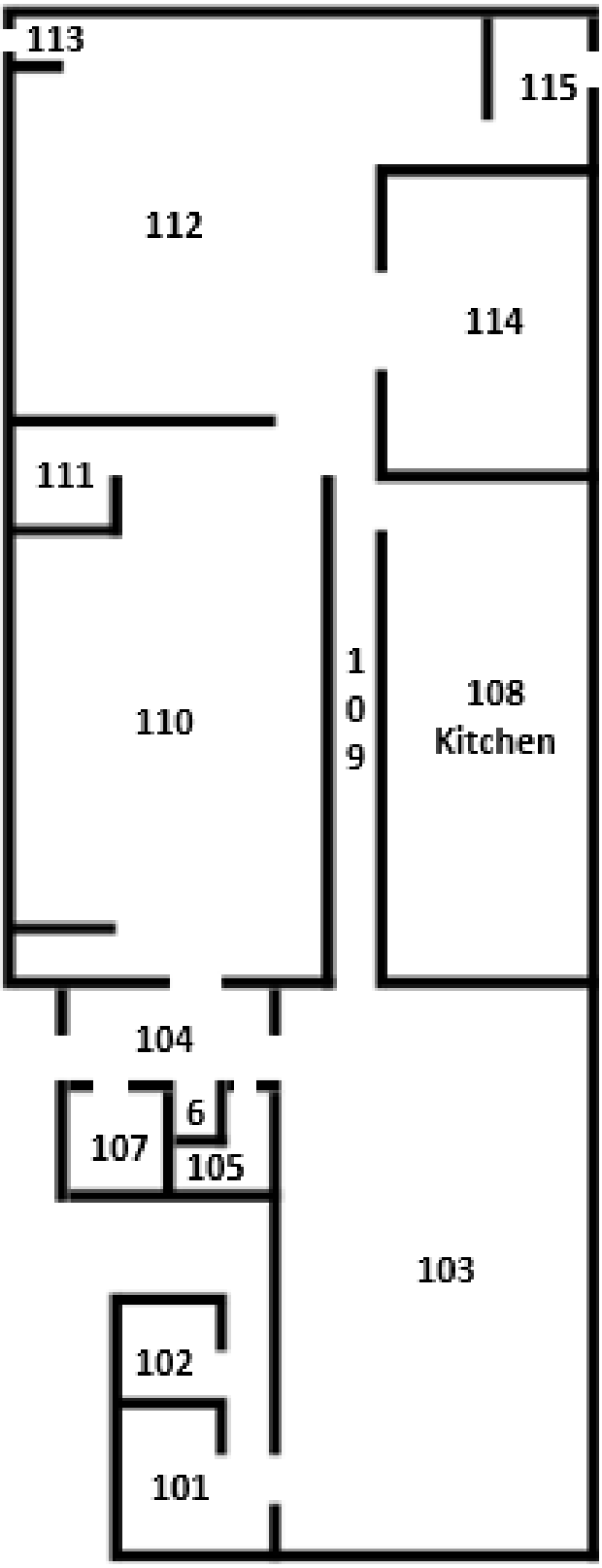
Note:

- Wall A is the north side of the building. Walls B/C/D are determined clockwise from wall A.
- The State of Wisconsin defines lead-based paint as that which is equal to or greater than 1.0 mg/cm^2 by XRF. Paint chip analysis would be recommended for determination of lead in paint below this level or to rule out lead in any quantifiable amount (for OSHA related information).
- Readings with a negative value (i.e. -0.1) are equivalent to 0.0.
- The calibration of the XRF analyzer was verified before and after testing by taking three readings from a source known to contain 1.02 mg/cm^2 lead (NIST Standard Reference Material). The three positive calibration readings were followed by a sample on bare wood containing no lead-based paint.

Basement


026
025
024
027
028
029
023
022
019
020
021
031
018
016
017
015
012
014
013
S2
011
010
030
009
Laundry
008
005
004
006
S1
003
002
001
007
Boiler Rm

1st Floor


113
115
112
114
111
110
109
108
Kitchen
104
6
107
105
103
102
101

Appendix D PHOTO LOG

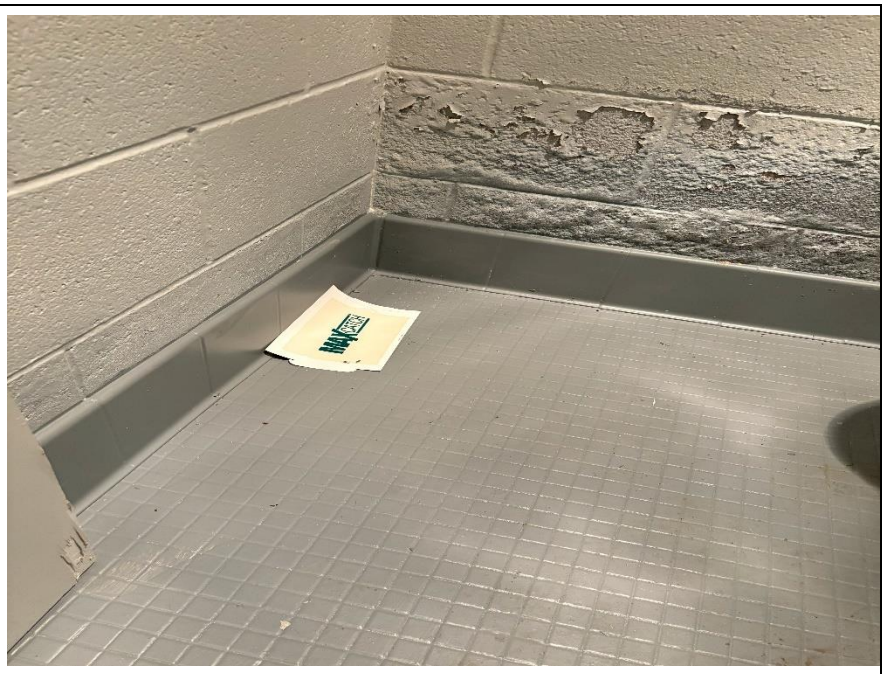
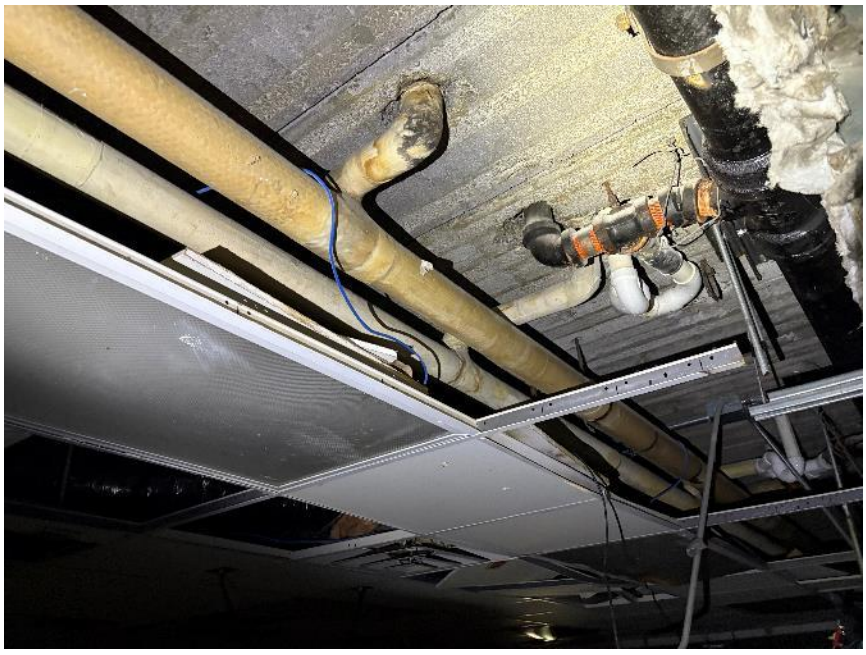
Photo No. 1 **Area:** **Basement: Restroom (003)** **Item:** **LBP Ceramic Baseboard** **XRF Lead Reading # 18**	
Photo No. 2 **Area:** **1st Floor: South Dining (103)** **Item:** **ACM Aircell & ACM Paper Wrap Pipe Insulation**	

Photo No. 3 **Area:** **Basement: Boiler Room (007)** **Item:** **ACM Pipe Fitting Insulation**	
Photo No. 4 **Area:** **Basement: Boiler Room (007)** **Item:** **ACM Pipe Fitting Insulation**	

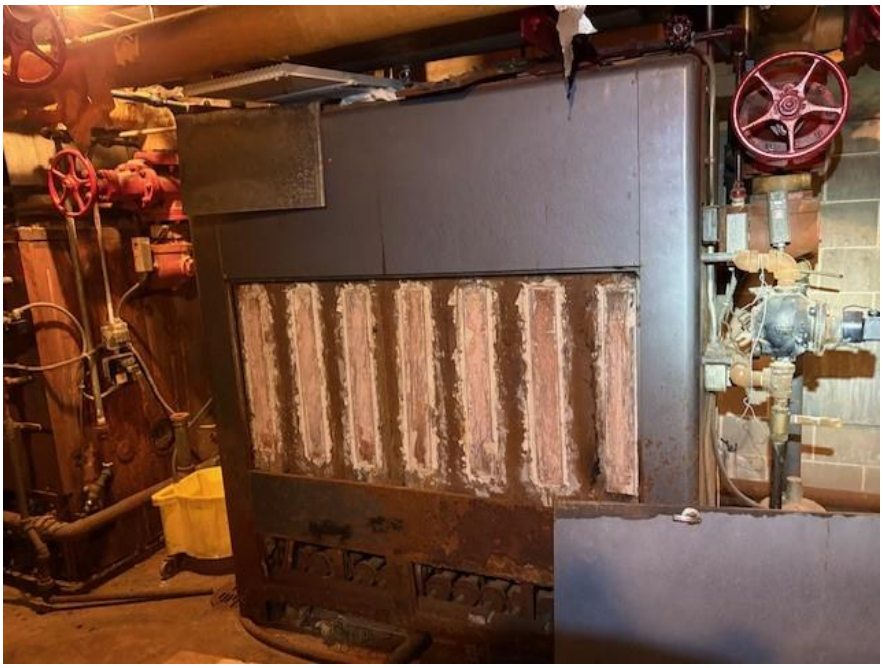
Photo No. 5 **Area:** **Basement: Boiler Room (007)** **Item:** **ACM Boiler Putty**	
Photo No. 6 **Area:** **Basement: Boiler Room (007)** **Item:** **ACM Boiler Putty**	

Photo No. 7 **Area:** **Basement: Hallway (024)** **Item:** **ACM Light Fixture Heat Shield**	
Photo No. 8 **Area:** **1st Floor: Kitchen (108)** **Item:** **ACM Duct Wrap over Fiberglass Ins.**	

Photo No. 9 **Area:** **1st Floor: Center Dining (110)** **Item:** **ACM Texture on Drywall**	
Photo No. 10 **Area:** **1st Floor: Center Dining (110)** **Item:** **ACM Texture on Drywall**	

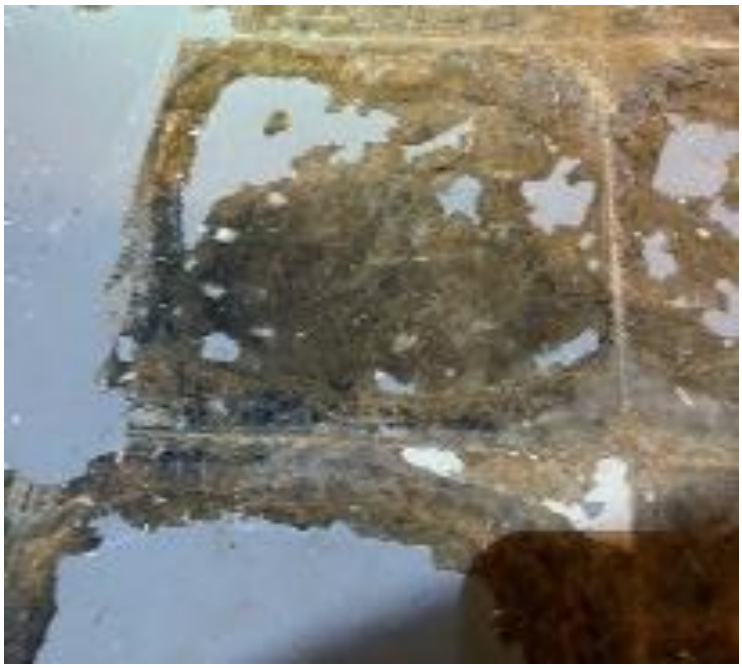
Photo No. 11 **Area:** **Basement: Storage (001)** **Item:** **ACM Floor Tile Adhesive, Black (under paint)**	
Photo No. 12 **Area:** **Basement: Storage (018)** **Item:** **ACM Flooring Adhesive, Brown (under paint)**	

Photo No. 13 **Area:** **Basement: Corridor 030** **(North End by Restroom 013)** **Item:** **ACM Sheet Flooring & Adhesive Under Paint**	
Photo No. 14 **Area:** **Basement: Corridor 030** **(North End by Restroom 013)** **Item:** **ACM Sheet Flooring & Adhesive Under Paint**	

Photo No. 15 **Area:** **Basement: Doorways** **Item:** **ACM Door Frame Caulk (between metal door frame and concrete block walls)**	
Photo No. 16 **Area:** **Basement: Doorways** **Item:** **ACM Electrical Components (assumed)**	

NORTHSTAR ENVIRONMENTAL TESTING LLC
1006 WESTERN AVE, MOSINEE, WI 54455-1530 | (715) 693-6112

is a

Certified Asbestos Company
DHS ID 925800

under Wisconsin Admin. Code ch. DHS 159.

Issued Date: May 30, 2023
Expiration Date: August 1, 2025

COPY

Miriam Hasan
Supervisor, Lead & Asbestos Certification Unit

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WISCONSIN DEPT. OF NATURAL RESOURCES

WA-651 (Revised 2013)

PLANNING YOUR DEMOLITION OR RENOVATION PROJECT:

A Guide to Hazard Evaluation, Recycling and Waste Disposal

(Formerly called Pre-Demolition Environmental Checklist)

INFORMATION ON IDENTIFYING, HANDLING AND PROPERLY DISPOSING OF HAZARDOUS MATERIALS

PLANNING YOUR PROJECT

1. ☑ Conduct a walk-through of the project building(s) and grounds to **identify items that contain harmful materials** and other site-related concerns.
2. ☑ **Identify and quantify harmful materials at your job site** with specialized inspectors or contractors, if necessary
3. ☑ **Notify the DNR of** demolition or renovation activities prior to starting any demolition or renovation work.
4. ☑ **Hire specialized consultants, contractors or transporters** to remove and properly manage harmful materials prior to starting your project.
5. ☑ **Request and file all receipts** for the disposal of harmful and non-harmful materials related to the project to avoid potential enforcement action.

Before beginning any demolition or renovation project, it is important to know about harmful materials that may be present on your project site.

This guide walks contractors and building owners through the steps to identify harmful materials commonly found at project sites and to handle and dispose of them safely. It also offers proper ways to manage recyclable and reusable materials and other wastes that are common in demolition and renovation projects.

The Resources section on the last page has links to websites with more information.

Note: This document is not intended as a substitute for reading the rules, regulations, and statues related to handling demolition and renovation debris. It is simply a guide to assist you in determining how they apply to your demolition or renovation project.

COMMON HARMFUL MATERIALS

Buildings can contain a number of harmful materials that may expose workers and the public to serious health risks and pollute the air, land and water if handled or disposed of in an unsafe way. Five of these harmful materials are common on project sites and need special care in identification and handling:

- **Asbestos**
- **CFCs (chlorofluorocarbons) and halons**
- **Lead**
- **Mercury**
- **PCBs (polychlorinated biphenyls)**

FIVE STEPS TO A SUCCESSFUL DEMOLITION OR RENOVATION PROJECT

STEP 1. Conduct a walk-through of the project building(s) and grounds to identify items that contain harmful materials and other site-related concerns.

Identifying hazardous materials before starting work on a project site protects worker health and safety, building occupants, and the financial viability of the project. Doing this up front can help you choose the appropriate inspectors, consultants and contractors and avoid costly change orders or project delays.

Before you begin any demolition or renovation project, thoroughly inspect and inventory the project site for the following items:

- **Appliances:** Appliances may contain CFCs, mercury or PCBs. Appliances that contain CFCs or PCBs must be processed by an appliance de-manufacturer registered with the DNR.
- **Building materials and fixtures that may contain asbestos:** All layers of materials, behind walls, ceiling spaces, etc., should be inspected and sampled unless they are assumed to contain asbestos. The following building components may contain asbestos, but this list is by no means all-inclusive:
  - **Caulking:** Used around windows, doors, corrugated roofing and other places where two materials are joined. PCBs have also been found in caulking materials. Schools and industrial buildings constructed or renovated between 1950 and 1979 are suspected to contain PCB-containing caulk.
  - **Ceilings:** Including acoustical tiles and adhesives, and the materials listed under "Interior and exterior walls" below. All ceiling layers and any spaces above the ceiling where drop ceilings are present should be checked. Insulation debris may also be lying on top of ceiling tiles.
  - **Electrical systems:** Insulators; spark arrestors and transite panels in electrical boxes; wiring insulation; ducts/conduits (transite pipe); and light fixtures.
  - **Flooring:** All sizes of vinyl floor tile, sheet flooring, and linoleum, and felt paper used under hardwood floors.
  - **HVAC systems:** Duct, pipe, and joint insulation because elbows/joints are often coated with asbestos; fiberglass insulation on the straight runs; forced air dampers; wall, floor and chimney penetrations; lining and mortar; fire brick; fire-proofing materials such as transite sheets or heavy paper; boiler insulation; flexible fabric connectors; packing/gaskets and adhesives; paper backing; mastic/adhesives (floor tile, carpet, etc.); and grout and felt paper under hardwood floors.
  - **Insulation in ceilings and walls:** Blown-in, spray-applied, and block.
  - **Interior and exterior walls:** Wall plaster; joint compound; patches; transite wallboard and siding; fire doors; window putty/glazing/caulking; mortar; asphalt shingles/siding; felt under siding, stucco, textured paint, and other spray-applied materials. Paint containing asbestos is rare except in commercial applications, where it was usually applied as a very thick, often silver-colored coating or added to textured paints.
  - **Miscellaneous:** Appliances with a heating element, especially older models; fire curtains and blankets; laboratory tabletops; fume hood linings; blackboards; and fire-resistant clothing like gloves, hoods, aprons, etc.
  - **Plumbing:** Pipe wrap, pipe joints, transite counter tops in bathrooms, faucets, packing gaskets, and adhesives.
  - **Roofing:** Asphalt shingles; tar-type coatings which are often around vents, chimneys, etc.; transite shingles; roofing felts that are often under a layer of other material; flashings; and mag-block type material found under other material. Check all roof areas and roofing layers.
- **Lighting fixtures/ballasts and bulbs/lamps:** Switches for lighting may use mercury relays. Look for any control associated with exterior or automated lighting systems, such as "silent" wall switches. Several types of light bulbs or lamps contain mercury and must be properly legitimately recycled or disposed of as hazardous waste. These include:
  - **Fluorescent lights:** Even the newer lamps with green-colored ends contain mercury.
  - **High intensity discharge:** metal halide, high pressure sodium, mercury vapor.
  - **Neon**
- **Meters and switches:** Mercury may be found in thermometers, barometers, thermostats, blood-pressure devices, and fluorescent and other types of light bulbs. Any equipment used for measurement of vacuum, pressure, fluid level, temperature, or flow rate could contain mercury. These devices are

most commonly associated with commercial and industrial equipment systems, including tanks, boilers, furnaces, heaters, electrical systems, water cleaning systems, and systems for the movement or pumping of gas (air) or liquids (water). In addition, mercury containing devices are also common in certain agricultural operations such as dairy, and may be present in older model consumer appliances and residential properties, especially larger multi-unit properties.

- **Oil:** Used oil in containers or tanks, hydraulic oils in machinery, electrical transformers and capacitors, and elevator shafts. These oils may contain PCBs and may need to be tested to determine if the oil can be recycled or must be properly disposed of.
- **Paint:** Residential and industrial paints may contain lead, solvents or asbestos. Some industrial paints may contain PCBs.

In addition to the items listed above, be aware of these other site-related concerns:

- **Abandoned wells:** Unused and improperly abandoned wells are a significant threat to groundwater quality. If not properly filled, abandoned wells can directly channel contaminated surface water into the groundwater. State law requires that all wells and drill holes be properly filled prior to any demolition or construction work on the property.
- **Batteries (non-lead-containing):** Batteries may be found in smoke detectors, emergency lighting systems, elevator control panels, exit signs, security systems and alarms. Batteries should be separated from other wastes and taken to a recycling facility or a business that accepts batteries for recycling.
- **Computers and other electronics:** Most electronics are banned from Wisconsin landfills and must be recycled. These can contain hazardous materials such as lead, cadmium, chromium, and mercury and, if not recycled, may be regulated as hazardous waste.
- **Exit signs:** Many self-luminous exit signs contain tritium, a radioactive material. All self-luminous exit signs must have a permanent label that identifies it as containing radioactive material. The label will also include the name of the manufacturer, the product model number, the serial number, and the quantity of tritium contained. It is illegal to abandon or dispose of these signs except by sending them to the manufacturer or to others licensed by the U.S. Nuclear Regulatory Commission.

▶ HAZARDOUS AND UNIVERSAL WASTES

Some wastes, such as used or unused solvents, sanitizers, paint wastes, chemical wastes, pharmaceuticals, gas cylinders, aerosol cans and pesticides, may be hazardous waste and regulated by the EPA and DNR. Hazardous wastes must be removed from a project site prior to demolition or renovation and be disposed of according to specific rules. Read the DNR publication "Is Your Waste Hazardous?" (WA-1152) at http://dnr.wi.gov/files/pdf/pubs/wa/wa1152.pdf to determine if a waste is hazardous. *See Handling and Disposal Choices on page 7 for information on how to dispose of hazardous wastes on a project site.*

Universal wastes are hazardous wastes that can be collected and transported with fewer regulations. Universal wastes include hazardous waste batteries, certain pesticides, mercury thermostats and other mercury-containing equipment and some lamps (light bulbs). In Wisconsin, antifreeze can also be managed as a universal waste if it is recycled. See chapter NR 673 of Wisconsin Administrative Code for more details on recycling and reusing universal waste.

- **Painted concrete:** Walls and foundations often contain painted concrete. With prior DNR approval, contractors can grind the concrete and use it on-site or nearby under a new building or road.
- **Smoke detectors:** The smoke detectors that contain a small amount of radioactive material will be labeled and should be returned to the manufacturer for disposal. Otherwise, smoke detectors may go in the trash.
- **Soil contamination:** A qualified environmental consultant can conduct environmental property assessments including identification of contaminated soil.
- **Spills:** In Wisconsin, all spills of hazardous substances that negatively affect or threaten to negatively affect public health, welfare or the

▶ REUSE AND RECYCLING OF MATERIALS

Many materials, fixtures and components can be donated or sold for reuse or recycled prior to demolition. As you inventory the project site for harmful materials, take note of materials that can be reused or recycled and remove them from the project site before demolition work begins.

- The Wisconsin Business Materials Exchange is a web service that facilitates the reuse of surplus or unwanted items or materials among businesses, institutions, and organizations. You can use this tool to post items that are available and request an item you may need.
- Consider holding an auction as a way to reuse building materials, fixtures and components once all the harmful materials have been removed.
- Clean brick, building stone, concrete and asphalt can be stockpiled for crushing and reusing in future building projects.
- Clean, untreated wood can be recycled or chipped for mulch or ground cover.
- Many items such as appliances, electronics, paper and cardboard, glass containers and vehicle items are banned from Wisconsin landfills and must be recycled. For a complete list of these items, go to dnr.wi.gov and search "what to recycle."
- The online Wisconsin Recycling Markets Directory contains a list of self-identifying businesses accepting recyclable materials. Make sure your chosen recycler meets local, state and federal regulatory requirements.
- Demolition debris may be taken to a construction and demolition recycling facility if all harmful materials, including all types of asbestos, are removed prior to demolition or renovation.

▶ OPEN BURNING

It is illegal to burn painted, treated or unclean wood, asphalt, plastics of any kind, oily substances, tires and other rubber products, garbage, recyclables, wet rubbish, and other materials. Demolition materials that cannot be burned include: roofing materials, all kinds of flooring materials, insulation, plywood and other composition board, electrical wiring, cabinetry and countertops, and plastic plumbing.

Burning of clean, unpainted and untreated wood is allowed with a DNR burning permit using DNR-approved methods. When burning this type of wood from demolition waste, you must separate out all of the illegal materials, including painted or treated wood, before any burning occurs. The DNR encourages chipping clean, untreated wood for mulch or ground cover.

If you do decide to burn clean, unpainted and untreated wood, it is your responsibility to know what restrictions apply in the area where you are burning. Remember, you must also follow local burning ordinances that may be more restrictive than state law. Contact your local fire department, town chairperson, or local municipal official for more information on local burning rules.

It is illegal to burn unwanted buildings in Wisconsin. The only exception is for a fire department training exercise. For more information on how to prepare a building for a fire department training exercise, contact the DNR asbestos program coordinator at (608) 266-3658.

environment *must* be immediately reported to the DNR via the Spills Hotline, 800-934-0003.

- **Tanks:** Chemical tanks (underground and aboveground) and septic tanks should be assessed, emptied and decommissioned.
- **Tires:** Tires should be reused or recycled. Your local landfill may collect them for recycling or you can check WisconsinRecyclingDirectory.com and search for "motor vehicle items" and then "tires."

2 STEP 2. Identify and quantify harmful materials at your job site with specialized inspectors or contractors, if necessary

Asbestos and lead have specific requirements from the Department of Natural Resources and the Department of Health Services for their identification and testing on a project site. See the sections on asbestos and lead in this step for those requirements.

You can identify other harmful materials on a project site, such as CFCs and halons, mercury, and PCBs, by doing an inventory of the building systems and fixtures for the items listed here and in Step 1. You may need some testing to confirm the presence of these materials. The DNR recommends hiring an inspector or consultant who has sufficient experience identifying these materials and can collect samples, if necessary, that will help in identification.

If you have a large or complex project, it may make sense to hire a consultant to oversee the coordination of all waste identification and disposal activities.

▶ Asbestos

Health risks: Asbestos is a known human carcinogen that can cause serious health problems when disturbed and inhaled. Historically, asbestos was commonly used in industrial, commercial, and residential structures. Asbestos is still used today but to a lesser extent.

Location and/or materials: Asbestos is used in more than 3,000 building materials. Asbestos is commonly found in HVAC systems, electrical systems, interior and exterior walls, roofing materials, ceilings, plumbing, and flooring insulation. It is also found in appliances with a heating element, fire curtains and blankets, laboratory tabletops, fume hood lining, blackboards and fire resistant clothing. Refer to Step 1 for a detailed list of building materials and locations that may contain asbestos.

Identification and testing: The Department of Health Services requires licensed inspectors to identify asbestos. Inspectors can assume asbestos to be present, or they can identify it through testing. The DNR requires an asbestos inspection for certain projects and recommends it for others.

Required projects:

- Two or more contiguous single family homes
- Homes that are part of a larger demolition project
- Multi-family housing with five or more units
- Industrial, manufacturing or commercial buildings including bridges, farm buildings, and churches
- Any structure being prepped for a fire training exercise

Recommended projects:

- Single family homes
- Multi-family housing with 2–4 units

Inspection must be completed and asbestos materials must be removed before beginning any demolition or renovation activities.

▶ CFCs (chlorofluorocarbons) and halons

Health risks: CFCs and halons damage the earth's protective ozone layer high in the atmosphere, allowing greater exposure to the sun's dangerous ultraviolet rays. Some of the harmful effects of increased UV exposure include increased risk of skin cancer, eye cataracts, immune system deficiencies, and crop damage.

Location and/or materials: CFCs can be found in refrigerants in rooftop, room and central air conditioners, refrigerators, freezers, and chillers, dehumidifiers, heat pumps, water fountains and drinking coolers, walk-in coolers (refrigeration or cold storage areas), vending machines and food display cases. Halons are found in fire extinguishers and other fire control equipment.

▶ Lead

Health risks: Inhaling or swallowing lead dust can cause serious health effects, including kidney disease, neuropathy, infertility, heart and cardiovascular disease, stroke, memory problems, and Alzheimer's disease.

Location and/or materials: Lead plumbing and lead-based paint are commonly found in many older buildings. Lead may be found in paint on woodwork and metal equipment, leaded glass, lead window-sash weights, lead flashing molds, roof vents, lead pipes and solder. Lead is found in both indoor and outdoor applications. Lead is also found in lead-acid batteries associated with older lighting, exit signs, and security systems.

Identification and testing: The Department of Health Services requires licensed inspectors and risk assessors to identify lead paint. When building surfaces or components are being renovated in any residential and child-occupied buildings built before 1978 (such as private homes, rental units, day care centers, and schools), lead paint must be assumed to be present or identified through testing.

Lead paint sampling is recommended on commercial and industrial projects. The US discontinued manufacturing lead paint for residential use by 1978, but lead is still used in specialty paints in commercial and industrial applications. Most buildings have multiple layers of paint, and all layers should be considered.

▶ Mercury

Health risks: Liquid mercury evaporates slowly at room temperature and gives off harmful vapors that are invisible and odorless. Breathing these vapors causes the most harm to people, but mercury can also be harmful when it comes in contact with broken skin or when it is swallowed. Women and children are most at risk from mercury poisoning, which can cause brain and nerve damage, resulting in impaired coordination, blurred vision, tremors, irritability and memory loss. Mercury poisoning also causes birth defects.

Location and/or materials: Mercury may be found in thermometers, barometers, thermostats, dental offices, blood-pressure devices, and fluorescent and other types of light bulbs. Any equipment used for measurement of pressure, fluid level, temperature, or flow rate could contain mercury. These devices are most commonly associated with commercial and industrial equipment systems, including tanks, boilers, furnaces, heaters, electrical systems, water cleaning systems, and systems for the movement or pumping of gas (air) or liquid (water). In addition, mercury containing devices are common in certain agricultural operations such as dairy, and may be present in older model consumer appliances, vehicle light switches and residential properties, especially larger multi-unit properties. Dental offices use mercury-containing amalgam that may be found in sink drain traps. Mercury can also be found as part of older wastewater treatment plant trickling filters.

▶ PCBs (polychlorinated biphenyls)

Health risks: PCBs may cause cancer in humans and can disrupt hormone and nervous system function. PCBs are persistent in the environment and stay in animals' and humans' systems. PCBs are a source of contamination in fish and have caused fish consumption advisories for humans.

Location and/or materials: PCBs can be found in electrical oils (e.g. transformers and capacitors in appliances) electronic equipment, heat transfer equipment, hydraulic fluids, light ballasts, industrial paints, specialty paints (e.g. swimming pools) and caulking materials. Sumps, oil traps and concrete flooring in facilities that used or manufactured PCBs may be contaminated with PCBs as well. Electrical devices manufactured prior to 1978 should be assumed to contain PCBs.

Identification and testing: You may be able to determine PCB concentrations in electrical equipment oil using identification labels, documents from the manufacturer indicating the PCB concentration at the time of manufacture, or service records showing the PCB concentration measured when the equipment was serviced. If a manufactured date and PCB content label are not found on a transformer or capacitor, the oil should be tested to determine the PCB content prior to dismantling and disposal. Oil-filled electrical equipment labeled "No PCBs" may still contain PCBs, but at a concentration lower than what the EPA regulates. The oils in this equipment should still be tested to see if they contain PCBs and then handled appropriately.

Testing of specialty paint, epoxies and caulks in buildings built or renovated between 1950 and 1979 is recommended. High levels of PCBs are being found in these materials across the country. Once testing is complete, boldly label all surfaces and items that were found to contain PCBs so they are handled appropriately during renovation or demolition.

STEP 3. Notify the DNR of demolition or renovation activities prior to starting any demolition or renovation work.

Notification to the DNR is required for all demolition projects meeting any of these categories:.

- Two or more contiguous single-family homes
- Homes that are part of a larger demolition project
- Multi-family housing with five or more units
- Industrial, manufacturing or commercial buildings including bridges, farm buildings, and churches
- Any structure being prepped for a fire training exercise

DNR notification is also required for renovation projects meeting any of these criteria, if asbestos removal is involved.

For demolition projects
All demolition projects meeting the previously listed criteria require DNR notification 10 working days before the project work begins.

For renovation projects involving asbestos
All renovation projects meeting the previously listed criteria that involve asbestos require DNR notification 10 working days before the project begins.

Note: While plans to demolish or renovate a single-family home do NOT require DNR notification, it is recommended you take the precautionary steps outlined in this publication.

▶ HANDLING AND DISPOSAL CHOICES

You have a few options for handling and disposing of lead, mercury, PCBs and other wastes from your project site that qualify as hazardous waste. Identifying these options prior to beginning the project can help you schedule transportation and disposal and maintain the overall project schedule.

- **Hire a waste management contractor** to pick up and dispose of hazardous wastes. This takes the guess work out of handling these types of wastes. Contractors have properly trained personnel that will determine appropriate packaging, shipping and vehicle licensing and have established relationships with disposal facilities.

Other choices provide you with reduced regulation and may change depending on the amount of hazardous waste generated in a month. As a contractor, you may manage hazardous wastes you generate at temporary job sites only according to the following options. For more details on these options, see the DNR publication "Pilot Project for Management of Contractor Generated Hazardous Waste" (WA-654) at http://dnr.wi.gov/files/pdf/pubs/wa/wa654.pdf.

- **Hire a licensed hazardous waste transporter** to transport the hazardous waste to a licensed or permitted hazardous waste treatment, storage and disposal facility. In this case, you must follow the applicable generator requirements in chapters NR 660-679 of Wisconsin Administrative Code.
- **Leave containerized hazardous waste for the site owner to properly manage.** In this case, the site owner must follow the applicable generator requirements in chapters NR 660-679 of Wisconsin Administrative Code. If you choose this option, be sure to include this in your contract with the site owner.
- **Transport the containerized hazardous waste yourself** directly from the temporary job site to a Household and Very Small Quantity Generator (VSQG) Hazardous Waste Collection Facility. This includes county or municipal Clean Sweep locations. If the total quantity of hazardous waste generated by your company in one month is less than 220 lbs. (about half of a 55-gallon drum), you would be a VSQG and your hazardous waste may be taken to a Clean Sweep location for handling and disposal. Contact your local Clean Sweep coordinator for information on possible fees, accepted materials, and other details.
- **Transport the containerized hazardous waste yourself to your central business location.** This option is currently available under a pilot project. Waste handled in this manner is subject to the pilot project conditions. See the publication referenced above for more information.

STEP 4. Hire specialized consultants, contractors or transporters to remove and properly manage harmful materials prior to starting your project.

Hiring the right consultant, contractor or transporter is important to ensure safe handling practices and disposal options. This section will help you determine who to hire. Links to lists of licensed consultants, contractors and transporters are on the last page under Resources.

▶ Asbestos

Handling practices: Asbestos professionals trained and certified by DHS are required to perform asbestos removal in most multi-unit residential and all commercial, industrial, manufacturing and government buildings. Most types of asbestos-containing materials must be removed from the building prior to demolition or renovation.

Disposal: The asbestos removal contractor is responsible for disposing of the asbestos materials at a licensed landfill approved to accept asbestos waste. Not all landfills accept asbestos materials, so contractors should call the landfill to find out what materials are accepted and the hours of operation.

In some situations, non-friable asbestos materials (materials that are resistant to crushing), such as floor tile and roofing, may remain in place during the demolition activities. When this is done, the debris must be taken to a municipal or construction and demolition landfill. Debris containing non-friable asbestos materials may not be taken to a construction and demolition recycling facility.

▶ CFCs (chlorofluorocarbons) and halons

Handling practices: Keep units that contain refrigerants in place for a certified transporter to remove them. Moving them may cause an accidental release of refrigerants. Certified transporters include waste haulers, community recycling programs, and appliance salvage businesses. State law requires that anyone transporting salvaged refrigeration units must certify to the DNR that they will transport items in a way that prevents refrigerant releases. Technicians who remove refrigerants from units must be registered with the DNR and use approved equipment.

Check both portable and installed fire suppression systems for labels indicating halons. Trained technicians are also needed to remove halons. Contact local fire suppression equipment companies or the Halon Recovery Corporation for more information. Do not discharge halon fire extinguishers; intentionally releasing these substances is prohibited under federal regulations.

Disposal: Once the refrigerants are recovered, the unit may be taken to a metal scrap recycling facility. If you send halon-containing equipment offsite for disposal, it must be sent to a manufacturer, fire equipment dealer or recycler operating in accordance with National Fire Protection Association standards.

▶ Lead

Handling practices: DHS-certified lead-safe contractors are required for any renovations, repairs, painting or other paint-disturbing services on or in the regulated buildings that contain lead paint. These contractors must use lead-safe practices at these properties.

State law prohibits the sale or transfer of any fixture or other object that contains lead-bearing paint if children would have ready access to the fixture or object in its new location.

Disposal: Dispose of in a landfill any painted wood or building components that contain lead paint. Do not burn or chip wood that contains lead paint or use it for landscaping.

Lead paint waste, such as lead paint chips or lead paint removed from commercial or industrial buildings, must be tested to determine if it is a hazardous waste for disposal purposes.

See Handling and Disposal Choices on page 7 for handling and disposal options.

▶ Mercury

Handling practices: You may collect intact mercury-containing devices and bring them back to your primary business location or bring them directly to an off-site mercury recovery facility. Do not remove mercury ampoules or free liquids from the device. Store devices in a covered plastic container to prevent them from breaking. Label the container to assist proper handling and disposal.

If any mercury is spilled or released during handling, report the spill immediately by calling the DNR 24-hour Spills Hotline: (800) 934-0003. Mercury spreads quickly, and even a small spill can cause big cleanup costs in a short period of time.

Disposal: Trained professionals and specific equipment are needed for safe removal of mercury from ampoules and devices. Mercury must be transported by a licensed hazardous waste transporter to a mercury facility to be recycled or reclaimed.

See Handling and Disposal Choices on page 7 for handling and disposal options.

▶ PCBs (polychlorinated biphenyls)

Handling practices: The EPA recommends that caulk containing PCBs be removed during planned renovations and repairs (when replacing windows, doors, roofs, ventilation, etc.). It is important to ensure that PCBs are not released into the air during renovation or repair of affected buildings.

Oils with PCB content greater than 50 ppm are prohibited from being mixed with other materials to reduce the PCB content.

Disposal: PCBs must be transported either by your company, a licensed hazardous waste transporter or a full-service contractor. PCBs and PCB-containing wastes must be taken to a licensed disposal facility or directly to a licensed incineration facility. Arrangements for accepting PCBs must be made with these facilities ahead of time.

See Handling and Disposal Choices on page 7 for handling and disposal options.

▶ DEMOLITION AND RENOVATION WASTE

Disposal options for demolition and renovation wastes depend on the type of waste and, in some cases, the amount generated. Solid wastes such as trash, painted wood, and fiberglass insulation can be disposed of at solid waste transfer stations and landfills, including construction and demolition landfills.

If demolition wastes are going to a construction and demolition landfill, all non-building components, such as books, furniture and trash must be removed before you begin demolition (note that most of these non-building components can be reused or recycled). Non-building components may stay in the building if the demolition waste is going to a municipal solid waste landfill. Check with local landfills prior to demolition to determine how to manage your wastes.

Demolition debris may be taken to a construction and demolition recycling facility if all asbestos materials and other harmful materials have been removed prior to demolition or renovation.

To find a list of these facilities licensed in Wisconsin, go to dnr.wi.gov and search "licensed waste haulers and facilities."

STEP 5. Request and file all receipts for the disposal of harmful and non-harmful materials related to the project to avoid potential enforcement action.

As materials are removed from the project site, ask your contractors for disposal receipts to document the disposal or recycling of your wastes. This is an important step in protecting your company. If materials are illegally dumped, the DNR will investigate to determine where the materials came from. Part of the investigation process would be to identify projects in the area that may have been the source of the illegally dumped materials. Receipts show that your project wastes were disposed of appropriately and protect you from liability issues and fines and/or forfeitures.

Once the harmful materials have been removed from the project site and the notification to DNR is submitted with the appropriate dates of demolition, demolition may begin. This includes first removing materials for reuse or recycling. If all harmful materials, including all types of asbestos, have been removed from the building or structure before demolition, the resulting debris may be taken to a construction and demolition recycling facility.

RESOURCES

Asbestos

- DNR asbestos program requirements: dnr.wi.gov, search "asbestos"
- DHS Wisconsin Asbestos Program: www.dhs.wi.gov/asbestos/
- DHS-certified asbestos companies: at the link above, look for "certified company" in the left-hand margin

Brownfields

- DNR brownfields redevelopment: dnr.wi.gov, search "brownfield"

CFCs and halons

- DNR refrigerant recovery program: dnr.wi.gov, search "refrigerants"

Demolition debris, waste, transporters, landfills and other licensed facilities

- DNR demolition, construction & renovation information: dnr.wi.gov, search "demolition"
- DNR waste and materials management: dnr.wi.gov, search "waste"
- DNR list of licensed haulers and facilities: dnr.wi.gov, search "licensed waste haulers and facilities"
- Contact the DNR: 608-266-2111 or DNRWasteMaterials@wisconsin.gov

Hazardous and universal wastes

- DNR hazardous waste information: dnr.wi.gov, search "hazardous waste"
- "Is Your Waste Hazardous?" (DNR publication WA-1152): http://dnr.wi.gov/files/pdf/pubs/wa/wa1152.pdf
- Handling and disposal of hazardous wastes – "Pilot Project for Management of Contractor Generated Hazardous Waste" (DNR publication WA-654): http://dnr.wi.gov/files/pdf/pubs/wa/wa654.pdf.
- Wisconsin Administrative Code chapter NR 673 – Universal Waste Management Standards: http://docs.legis.wisconsin.gov/code/admin_code/nr/600/673/

Lead

- DHS Lead-Safe Wisconsin: www.dhs.wi.gov/lead/
- DHS-certified lead companies: at the link above, look for "certified company" in the left-hand margin
- DNR Application for Low Hazard Waste Exemption for Reuse of Concrete Coated with Lead-Bearing Paint -- Form 4400-274 (R 2/12) http://dnr.wi.gov/files/pdf/forms/4400/4400-274.pdf

Mercury

- EPA information on mercury: www.epa.gov/hg/consumer.htm

PCBs

- EPA information on PCBs: www.epa.gov/wastes/hazard/tsd/pcbs/
- Wisconsin Administrative Code chapter NR 157 – Management of PCBs and Products containing PCBs: docs.legis.wisconsin.gov/code/admin_code/nr/100/157/

Reuse & recycling

- DNR recycling program: dnr.wi.gov, search "recycling"
- WasteCapDIRECT – a centralized, online directory of construction and demolition recycling processors, haulers and end markets: www.wastecap.org
- Wisconsin Recycling Markets Directory: www.wisconsinrecyclingdirectory.com

Storage tanks

- Department of Safety and Professional Services storage tank database: http://dsps.wi.gov/online-services/storage-tanks

Wisconsin Administrative Code

- Wisconsin Legislative Documents: http://docs.legis.wisconsin.gov

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NORTHSTAR ENVIRONMENTAL TESTING, LLC

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Asbestos • Lead Paint • Mold • Indoor Air Quality • Industrial Hygiene

PRE-DEMOLITION INSPECTION: *ASBESTOS & LEAD-BASED PAINT*

City of Sheboygan

Site:
Inn of Sheboygan
930 N. 8th Street
Sheboygan, WI 53081

Building:
Commercial (motel & detached garage)

Inspection Dates: March - May 2025

Report Date: May 27, 2025

NorthStar No. 250-203

Central Wisconsin 715.693.6112
Fox Cities 920.422.4888
Madison 608.827.6761
Sheboygan 920.422.4888

May 27, 2025

City of Sheboygan
c/o Bernie Rammer
828 Center Avenue, Ste. 110
Sheboygan, WI 53081

Project:	Pre-Demolition Inspection: Asbestos and Lead Paint
Site:	Inn of Sheboygan 930 N. 8th Street Sheboygan, WI 53081
Building:	Commercial (motel & detached garage)
Site Dates:	March - May 2025
NorthStar No.	250-203

NorthStar Environmental Testing, LLC (NorthStar) was contracted by Bernie Rammer on behalf of the City of Sheboygan to complete an inspection for the presence of asbestos containing materials (ACM) and lead-based paint (LBP) prior to demolition of the commercial building located in Sheboygan, Wisconsin. The inspection was conducted by Bruce Ten Haken of NorthStar.

Asbestos containing materials were identified which will require abatement prior to demolition. Electrical panels and roofing materials are assumed to contain asbestos and require proper disposal or additional testing. No lead-based paint was found for surfaces tested. Please review the report in its entirety for more specific information.

Prepared by:
NorthStar Environmental Testing, LLC.
2109 Erie Avenue, Suite 103
Sheboygan, WI 53081

Provided to:
City of Sheboygan
c/o Bernie Rammer
828 Center Avenue, Ste. 110
Sheboygan, WI 53081

NorthStar Environmental Testing, LLC.

Dave Barrett
Operations Manager
AII-01397 / LRA-01397

Bruce Ten Haken
Project Technician
AII-15079

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Asbestos • Lead Paint • Mold • Indoor Air Quality • Industrial Hygiene

May 27, 2025

City of Sheboygan
828 Center Avenue, Ste. 110
Sheboygan, WI 53081

Project:	Pre-Demolition Inspection: Asbestos and Lead-Based Paint
Site Address:	Inn of Sheboygan 930 N. 8th Street Sheboygan, WI 53081
Survey Date:	March - May 2025
NorthStar No.	250-203

NorthStar Environmental Testing, LLC (NorthStar) was authorized by Bernie Rammer on behalf of the City of Sheboygan to conduct a pre-demolition survey for the presence of accessible suspect asbestos containing materials (ACM) and lead-based paint (LBP) for the following site:

INSPECTION SUMMARY:

Site Address:	930 N. 8th Street Sheboygan, WI 53081		
County:	Sheboygan		
Structure Type:	Commercial (motel & detached garage)		
Building Age:	1961 (motel) 1990's (detached garage, estimated)		
Size:	17,500 sf (motel with ~51 rental suites) 400 sf (detached garage)		
Floors	2		
# of Structures:	2 (motel & detached garage)		
Inspector:	Bruce Ten Haken	Certification:	AII-15079
Company Cert:	NorthStar Environmental Testing, LLC	Certification:	DHS-925800
Survey Date:	March 17, 18, 21; April 25, 28, 29; May 3, 5, 10, 12, 2025		
Comments:	Primary building materials: Motel - concrete block structure with EIFS siding, concrete block walls, flat stone ballast roof over flat asphalt roofing (assumed ACM), approximately 51 guest rooms. Garage – wood framed structure with EIFS siding, asphalt roofing shingles.		

ASBESTOS SAMPLING SUMMARY:

Number of Samples:	189		
Number Analyzed:	194 (layers)	Point Count:	0
Asbestos Materials:	**Paper Wrap Pipe Insulation** **Pipe Fitting Insulation**	**Roof Drain Insulation** **Black Coating on Concrete Walkway**	
Assumed ACM:	**Roofing Materials & Electrical Panels**		
Laboratory:	Eurofins NVLAP: 101768-0		
Analysis Date:	March 26, 2025 May 8, 12, 19, 2025 (reported)	Point Count:	N/A

The attached Asbestos Sample Material Log details additional sample analysis data.

ASBESTOS CONTAINING MATERIAL SUMMARY:

ACM that will require abatement prior to disturbance by demolition:

Material	Bldg Level	Building Area	Quantity (approx)	Category/Comment
[1] Pipe Fitting Insulation (<6" D.)	1, 2	Guest Rooms	95 lf (286 ea)	Friable Above Drywall Ceilings
	1	NW Office Area	5 lf (14 ea)	Friable Above Ceiling Tiles and/or Drywall Ceiling
	1	SW Storeroom	3 lf (8 ea)	Friable Assumed, Door Locked
	2	Room 201	2 lf (6 ea)	Friable Above Drywall Ceilings
	2	SE Janitor Closet	2 lf (6 ea)	Friable
	2	Room 223	5 lf (14 ea)	Friable Above Drywall Ceiling & Behind Drywall Walls
	Total = 112 sf (334 each)			
Pipe Fitting Insulation (6"-12"D)	2	Room 201, SW Storage, SE Storage	3 lf (3 ea)	Friable Room 201 is Above Drywall Ceiling
Roof Drain Insulation	2	Room 201, SW Storage, SE Storage	3 lf (3 ea)	Friable Room 201 is Above Drywall Ceiling
Paper Wrap Pipe Insulation	2	Room 223	10 lf	Friable Behind Drywall Wall
[2] Electrical Panel Interiors	1, 2	Various Locations	Not Quantified	Cat II Non-Friable Assumed ACM

[1] The Guest Room quantity is based on an average of 7 fittings for 1st floor rooms (18 guest rooms) and 5 fittings for 2nd floor rooms (31 guest rooms & 1 storage room) except for rooms that are listed separately.

[2] Electrical panels, boxes and/or components were not sampled due to potential resale value of these items. These components should be assumed ACM unless sampled to prove otherwise.

Non-Friable ACM that *may remain in place for mechanical demolition unless the attached materials (concrete, wood, metal, etc.) will be recycled, reused or crushed:

Material	Bldg Level	Building Area	Quantity (approx)	Category/Comment
[3] Walkway Coating, Black	2	East Walkway, North End	150 sf	Cat II Non-Friable Under Brown Coating On Concrete
[3] HVAC Drip Pan Coating, Black	1, 2	Throughout Above Drywall Ceilings	72 sf (54 pans) (~8"x24" ea.)	Cat II Non-Friable On Metal
[4] Roofing Materials	Roof	Motel Roof Garage Roof	16,600 sf 480 sf	Cat I Non-Friable Good Condition Assumed ACM

[3] These non-friable ACM are not likely to become friable during demolition but could interfere with metal/concrete recycling or waste sorting and therefore abatement may be beneficial. The building owner may wish to consult with a demolition contractor for additional recommendations.

[4] Roofing materials were assumed to be ACM based on the age of the structure. These materials should be sampled if/when necessary.

*** Any ACM allowed to remain in place during demolition must remain non-friable throughout the demolition process and require proper landfill disposal. Abatement is recommended for any non-friable ACM that may become friable due to the demolition process. The Wisconsin Department of Natural Resources (WDNR) can be consulted with any specific questions regarding these issues.**

Material quantities are listed according to visible estimates at the time of the survey. It is recommended that all quantities be further verified by the building owner and/or an abatement contractor prior to project design, bidding, budgeting and/or WDNR notification purposes.

The following areas were inaccessible or excluded at the time of inspection and may contain additional quantities of suspect asbestos containing materials:

Inaccessible/Excluded Areas
Extensive renovations to the structure have covered most of the original finishing materials. Any additional suspect materials, if encountered, which differ from those tested should be assumed to contain asbestos and sampled if/when necessary.

LEAD-BASED PAINT (LBP) TESTING SUMMARY:

Testing Date:	March 18, 2025		
Contact:	Bernie Rammer (City of Sheboygan) Phone: 920.459.3469		
Work Area:	Pre-Demolition		
Materials Tested Pre-Demolition:	Testing was limited to representative accessible cementitious surfaces (concrete, concrete block, brick, etc.) likely to be impacted by the planned demolition. Other areas or surfaces should be assumed to contain lead unless additional testing proves otherwise.		
LBP for Demolition Items:	**No LBP was identified for surfaces tested.**		
Comment:	For demolition and disposal, the State of Wisconsin defines lead-based paint as that which is equal to or greater than 1.0 mg/cm^2 by XRF.		
Inspector:	Jared Fahrenkrug	Certification #:	LRA-277383
Lead Company:	DHS-925800	Expiration Date:	08/01/2025
Testing Equipment:	RMD LPA-1, Serial Number: 3499		

LEAD-BASED PAINT TEST RESULTS: (Positive Results Only)

Testing for lead-based paint analyzes all layers of paint on a particular surface area simultaneously. The testing does not specifically identify which layer or color of paint contains lead. A positive testing location indicates that some layer of paint on that surface contains lead in paint equal to or in excess of 1.0 mg/cm².

Reading No	Wall	Structure	Location	Member	Paint Condition	Substrate	Color	Lead (mg/cm²)
No LBP was detected at or above 1.0 mg/cm^2 for the surfaces tested.								

Notes:
- All similar materials with the same paint history are to be categorized in the same manner. For example, if a window sill on side A is positive for LBP, then all similar window sills are assumed to contain lead-based paint unless specifically tested and proven otherwise.
- Additional areas of LBP are possible in inaccessible areas, areas hidden from view or materials/substrates contained behind or within other building materials.

Please see attached "Lead-Based Paint XRF Testing Data" & site diagram for specific areas tested.

SURVEY LIMITATIONS:

Sample results, quantities and recommendations are for areas of the building that were accessible to us during the investigation. Additional assumed ACM or LBP that may have been in spaces not accessible during our investigation, hidden from view, or not sampled at the client's request, may require additional sampling prior to disturbance by renovation or demolition activity (see notes if applicable).

Areas that were inaccessible and not tested or inventoried during the investigation may have included: certain wall or ceiling cavities; electrical components/wiring; gasket material; fire door interiors; boiler, tank, and vessel interiors; equipment components and interiors; chimneys/flues/stacks; spaces requiring confined space entry procedures; structurally unsafe areas; isolated or inaccessible building areas; underground or buried components; and mechanical spaces or equipment that would require extensive demolition or dismantling to provide adequate access for material identification or sampling.

Roofing materials including built-up and membrane roofs, and associated flashings and coatings may have been assumed to be ACM (see applicable inspection notes).

Building materials or substrates that were exempt from sampling may have included metal, glass, wood, or fiberglass (exempt by WI DHS 159.04 (50)). Additional materials not accessible or not sampled during the survey may have included items such as miscellaneous caulks, sealants and construction adhesives that were not readily accessible to sample (may be located between layers of building components), concrete, concrete block, brick, stone, foam insulation, and carpet. These materials are typically non-friable in nature but may require further sampling to confirm or deny the presence of asbestos.

Additional suspect materials encountered during renovation or demolition activity that differ from materials sampled or described during this survey must be assumed to contain asbestos and be managed as ACM, abated or sampled to determine asbestos content prior to disturbance.

Material quantities are listed according to visible estimates at the time of the survey. It is recommended that all quantities be further verified by the building owner or abatement contractor prior to project design, bidding, budgeting and/or WDNR notification purposes. Material quantification was not performed for any sampled material found to be asbestos free or containing 1% or less asbestos.

ANALYTICAL DISCUSSION:

Bulk sample analysis for asbestos was performed by polarized light microscopy (PLM); method Bulk EPA 600. Samples showing the result of "None Detected" were found to contain no asbestos in any analyzed portion of the sample.

EPA defines an ACM as a material that contains asbestos unless the asbestos concentration is found to be 1% or less asbestos by PLM. Materials confirmed by a point count result of 1% or less asbestos may be treated as non-ACM. The building owner or client should be aware that exposure to asbestos is still possible when disturbing materials with 1% or less asbestos (trace amount) are present and that OSHA worker protection procedures may be necessary.

REGULATORY RECOMMENDATIONS: (ASBESTOS)

Wisconsin Department of Health Services (WI DHS); Wisconsin Department of Natural Resources (WDNR); Environmental Protection Agency (EPA); Occupational Safety & Health Administration (OSHA)

All friable ACM as well as non-friable ACM that would likely be made friable by intended demolition processes are required to be abated prior to disturbance.

Non-friable ACM (confirmed or assumed) remaining during demolition must be disposed of properly as demolition debris at an approved landfill (landfill requirements vary). Non-friable ACM typically require abatement prior to any material recycling procedure. For any building that will be subject to burning, all confirmed and assumed ACM must be removed. Materials containing any amount of asbestos including materials with 1% or less (trace amount), may still result in an exposure regulated by OSHA. Protective equipment or a negative exposure assessment for personal exposure may be required.

Abatement shall be performed by an abatement company utilizing trained and certified workers/supervisor and further licensed as an asbestos company by WI DHS, Asbestos Regulation 159.

Refer to WDNR 447 and WI DHS 159 for complete information on requirements for asbestos abatement and asbestos material disposal. Questions regarding asbestos abatement issues can be directed to the WDNR Asbestos Program Coordinator at (608) 266-7718. ***Important*** additional information on the proper management of asbestos, recycling concrete, the demolition process, and other materials that must be managed prior to demolition (light bulbs & ballasts, mercury & freon containing devices, etc.) can be found at:

- WI DHS http://dhs.wisconsin.gov/asbestos/
- WDNR http://dnr.wi.gov/topic/Demo/Asbestos.html
- WDNR https://apps.dnr.wi.gov/doclink/waext/wa651.pdf
- OSHA https://www.osha.gov/laws-regs/regulations/standardnumber/1926/1926.1101

REGULATORY RECOMMENDATIONS: (LEAD-BASED PAINT)

Wisconsin Department of Health Services (WI DHS); Wisconsin Department of Natural Resources (WDNR) Environmental Protection Agency (EPA); Occupational Safety & Health Administration (OSHA); Housing and Urban Development (HUD)

The EPA and HUD defines LBP as equal to or greater than 1.0 mg/cm² measured by X-ray fluorescence (XRF) analysis, or 0.5% (5000 ppm) measured by weight through laboratory analysis. The State of Wisconsin has adopted the same definition of lead-based paint (primarily for residential HUD applications and for building demolition/disposal).

For worker exposure applications, lead in any quantifiable amount, and disturbance of the material creating dust and/or fumes and subsequent potential worker exposure would be regulated by the OSHA Lead in Construction Standard (29 CFR 1926.62).

Building materials coated with LBP that would likely be impacted or disturbed by intended renovation processes require special handling prior to or during disturbance (controlled work area, wet methods, hepa assisted tools or vacuums, avoiding prohibited methods – see OSHA or WI DHS regulations). If LBP is removed from the underlying substrate resulting in accumulated lead waste, additional work practices, disposal methods or testing of the waste by TCLP method may be required.

Our non-destructive testing by XRF has been performed to screen for areas with quantifiable lead above regulatory limits on painted substrates. The reportable limit of detection is essentially 1.0 mg/cm² by XRF analysis and therefore paint chip analysis would be recommended for a more accurate determination of lead in paint below this level or to rule out lead in any quantifiable amount.

REGULATORY RECOMMENDATIONS: (LEAD-BASED PAINT) continued:

The testing that was performed was limited in scope and did not constitute a full lead paint inspection. Testing for lead in paint was conducted to assist with planning regarding lead-safe construction practices and/or disposal or recycling activities. A surface-by-surface visual assessment of painted components was conducted at the property to determine which surfaces to test. Renovation activity beyond the anticipated work scope specified at the time of our site visit may require additional testing prior to disturbance.

Inaccessible areas hidden from view or contained within or behind other building materials may contain additional areas of suspect LBP. Any additional surfaces not specifically identified should be assumed to contain LBP unless tested and proven otherwise.

The calibration of the XRF analyzer was verified before and after testing by taking three readings from a source known to contain 1.02 mg/cm^2 lead (NIST Standard Reference Material). The three positive calibration readings were followed by a sample on bare wood containing no LBP.

Concrete, brick, or stone coated with LBP requires disposal in a WDNR approved landfill and may require additional Toxicity Characteristic Leaching Procedure (TCLP) testing to further evaluate the waste. Concrete, brick, or stone that is not coated with LBP may be considered clean for recycling purposes **if other requirements are met**. Please refer to the WDNR Publication WA 605, Concrete Recycling and Disposal Fact Sheet. This publication contains **important** information on the recycling process along with who to contact at the WDNR for additional clarification, information, and approval; and can be found at:

- https://apps.dnr.wi.gov/doclink/waext/WA605.pdf

Reuse of clean concrete is exempt under s. NR 500.08(2)(a), Wis. Adm. Code. Certain environmental performance, location and operational requirements apply. Please review these requirements [s. NR 504.04(3)(c) and s.NR 504.04(4)] before placing used concrete on the land. For more information about this disposal exemption, refer to a separate frequently asked question, *What is defined as "clean fill" that does not have to be taken to a landfill,* on the DNR website at:

- http://dnr.wi.gov/topic/Waste/SolidFAQ.html

REMARKS:

The survey and subsequent report have been performed according to applicable regulations and generally accepted industry standards and practices in this locality under similar conditions. Information provided to us by the building owner/occupant, client or other interested party that may have been utilized in the performance and reporting of the survey was accepted in good faith and can only be assumed to be accurate. The findings and recommendations made are representative of our professional opinion based on currently available information; no other warranty is implied or intended.

Please contact us if you have any questions regarding the presented information or the project in general.

Sincerely,
NorthStar Environmental Testing, LLC.

Dave Barrett
Operations Manager

Bruce Ten Haken
Project Technician

Appendix A ASBESTOS MATERIAL SAMPLE LOG

City of Sheboygan

930 N. 8th Street
Sheboygan, WI 53081

May 27, 2025

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ASBESTOS MATERIAL SAMPLE LOG

Client:	City of Sheboygan	**NorthStar No.**	250-203
Location:	930 N. 8th Street, Sheboygan, WI	**Date Collected:**	March 18 & 21, April 29, 2025
Work Area:	Motel	**Technician:**	Bruce Ten Haken
Laboratory:	Eurofins	**Date Analyzed:**	March 26, & May 5, 2025

Sample ID	Bldg. Level	Material Location	Material Sample	Description	Asbestos Content
203-1	Ext.	2nd Level: East Section, S.	Coating on Wood Steps	Brown	None Detected
			Tan Wood	Tan	None Detected
203-2	Ext.	2nd Level: East Section, S.	Coating on Sidewall	Multi-colored	None Detected
			Brown Wood	Brown	None Detected
203-3	Ext.	2nd Level: East Section, N.	Coating on Sidewall	Multi-colored	None Detected
			Brown Wood	Brown	None Detected
203-4	Ext.	2nd Level: East Section, N.	Coating on Walkway (Top Layer)	Brown	None Detected
203-5	**Ext.**	**2nd Level: East Section, N.**	**Coating on Walkway (Middle Layer)**	**Black/Brown**	**15 % Chrysotile**
203-6	Ext.	2nd Level: East Section, N.	Coating on Walkway (Mid-Bottom Layer)	Black	None Detected
203-7	Ext.	2nd Level: East Section, N.	Coating/Paint on Walkway (Bottom)	Gray/Cream	None Detected
203-8	Ext.	2nd Level: East Section, N.	Baseboard, Walkway	Beige	None Detected
203-9	Ext.	2nd Level: West Section, N.	Coating on Walkway	Brown	None Detected
203-10	Ext.	West Section, West Side	Siding (EIFS), Top Layer	Gray, Tan, Blue	None Detected
203-11	Ext.	West Section, North Side	Brick	Red	None Detected
203-12	Ext.	West Section, North Side	Brick Mortar	Gray	None Detected
203-13	Ext.	West Section, North Side	Coating on Concrete Sidewall	Brown	None Detected
203-14	1	Room 101: South Wall	Wall Covering Felt	White	None Detected
203-15	1	Room 101: South Wall	Wall Covering Adhesive	White	None Detected
203-16	1	Room 101: South Wall	Coating, Block Wall	White	None Detected
203-17	1	Room 101: Ceiling	Paint, Block Ceiling	White	None Detected
203-18	1	Room 101: Ceiling	Coating, Block Ceiling	White	None Detected
203-19	1	NW Lobby: East	Ceramic Floor Tile (1.5'x3.0')	White	None Detected
203-20	1	NW Lobby: East	Ceramic Floor Tile Grout	White	None Detected

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ASBESTOS MATERIAL SAMPLE LOG

Client:	City of Sheboygan	**NorthStar No.**	250-203
Location:	930 N. 8th Street, Sheboygan, WI	**Date Collected:**	April 29 & May 3-5, 2025
Work Area:	Motel	**Technician:**	Bruce Ten Haken
Laboratory:	Eurofins	**Date Analyzed:**	May 8 &12, 2025

Sample ID	Bldg. Level	Material Location	Material Sample	Description	Asbestos Content
203-21	1	NW Lobby: East	Cer. Floor Tile Thinset	White	None Detected
203-22	1	NW Lobby: East	Cer. Floor Tile Thinset	Gray	None Detected
203-23A	1	NW Lobby: North Wall	Texture/Paint on Drywall Layer A	White	None Detected
203-23B	1	NW Lobby: North Wall	Texture/Paint on Drywall Layer B	White	None Detected
203-24	1	NW Lobby: North Wall	Joint Compound	White	None Detected
203-25	1	NW Lobby: North Wall	Drywall	White	None Detected
203-26	1	NW Lobby: North Wall	Adhesive on Block	Cream	None Detected
203-27	1	NW Lobby: East Wall	Adhesive on Block	Cream	None Detected
203-28	1	NW Lobby: West End	Ceiling Tile, Susp. Tegular (Armstrong)	White	None Detected
203-29	1	NW Lobby: Ceiling	Paint, On Block	Cream	None Detected
203-30	1	NW Lobby: Ceiling	Concrete Block	Gray	None Detected
203-31	1	NW Lobby: Ceiling	Concrete Block Mortar	Beige	None Detected
203-32	**1**	**NW Lobby: Ceiling, W.**	**Pipe Fitting Insulation**	**Cream**	**35 % Chrysotile**
203-33	1	NW Lobby: Ceiling, W.	Pipe Insulation Wrap	Tan, Black, Silver	None Detected
203-34	1	NW Lobby: Ceiling, W.	Pipe Insulation, MMVF	Tan	None Detected
203-35	1	NW Office: Main Rm	Ceramic Floor Tile, 12”	Beige, Gray	None Detected
203-36	1	NW Office: Main Rm	Ceramic Floor Tile Grout	Tan	None Detected
203-37	1	NW Office: Main Rm	Cer. Floor Tile Thinset	Off-white, White	None Detected
203-38	1	NW Office: Main Rm	Flooring Adhesive	Brown	None Detected
203-39	1	NW Office: Main Rm	Flooring Thinset	Gray	None Detected
203-40	1	NW Office: Main Rm	Vinyl Cove Base	Gray	None Detected

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ASBESTOS MATERIAL SAMPLE LOG

Client:	City of Sheboygan	**NorthStar No.**	250-203
Location:	930 N. 8th Street, Sheboygan, WI	**Date Collected:**	May 3-5, 2025
Work Area:	Motel	**Technician:**	Bruce Ten Haken
Laboratory:	Eurofins	**Date Analyzed:**	May 12, 2025

Sample ID	Bldg. Level	Material Location	Material Sample	Description	Asbestos Content
203-41	1	NW Office: Main Rm	Vinyl Cove Base Adhesive	Off-white, Cream	None Detected
203-42	**1**	**NW Office: Bathroom Entry**	**Coating, Air Handler Pan**	**Black**	**15 % Chrysotile**
203-43	1	NW Office Restroom	Ceramic Floor Tile (1'x 2')	Beige, Gray	None Detected
203-44	1	NW Office Restroom	Ceramic Floor Tile Grout	Gray	None Detected
203-45	1	NW Office Restroom	Cer. Floor Tile Thinset	White	None Detected
203-46	1	NW Office Restroom	Cement Backerboard	Lt. Gray	None Detected
203-47	1	NW Office Restroom	Thinset Under Backerboard	Tan, Beige	None Detected
203-48	1	NW Office Restroom	Concrete Floor	Gray	None Detected
203-49	1	NW Office Restroom	Ceramic Wall Tile (large)	Cream, Gray	None Detected
203-50	1	NW Office Restroom	Ceramic Wall Tile Grout	White	None Detected
203-51	1	NW Office Restroom	Ceramic Wall Tile Thinset	Off-white, White	None Detected
203-52	1	NW Office Restroom	Cer. Wall Tile Adhesive	Tan, Brown	None Detected
203-53	1	NW Office Restroom	Plaster	Gray	None Detected
203-54	1	NW Office Restroom	Texture/Paint on Drywall	Off-white, White	None Detected
203-55	1	NW Office Restroom	Joint Compound	Off-white, White	None Detected
203-56	1	NW Office Restroom	Drywall	Off-white, White	None Detected
203-57	1	NW Office Restroom	Caulk, in Concrete Ceiling Joint	White, Flex.	None Detected
203-58	1	101: Former Bathroom Area	Cer. Wall Tile Adhesive	Tan	None Detected
203-59	1	101: Former Bathroom Area	Plaster, on Conc. Block	Gray	None Detected
203-60	1	101: Main Rm, East Wall	Caulk, Wall HVAC Unit	White, Flex.	None Detected

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Client:	City of Sheboygan	**NorthStar No.**	250-203
Location:	930 N. 8th Street, Sheboygan, WI	**Date Collected:**	May 3-5, 2025
Work Area:	Motel	**Technician:**	Bruce Ten Haken
Laboratory:	Eurofins	**Date Analyzed:**	May 12, 2025

Sample ID	Bldg. Level	Material Location	Material Sample	Description	Asbestos Content
203-61	1	101: Main Rm, West Wall	Wall Panel Adhesive	Off-white.	None Detected
203-62	1	101: N. Closet, Behind Wall	Ceramic Wall Tile, 4”	Off-white, Yellow	None Detected
203-63	1	101: N. Closet, Behind Wall	Ceramic Wall Tile Grout	Off-white	None Detected
203-64	1	101: N. Closet, Behind Wall	Cer. Wall Tile Adhesive	Tan	None Detected
203-65	1	101: N. Closet	Flooring Adhesive Residue	Brown, Black	None Detected
203-66	1	102: Main Room	Vinyl Plank Flooring	Tan, Beige	None Detected
203-67	1	102: Main Room	Vinyl Plank Adhesive	Green	None Detected
203-68	1	102: Bathroom	Batt Insulation Paper	Brown, Black	None Detected
203-69	1	102: Bathroom	Batt Insulation, MMVF	Yellow, Cream	None Detected
203-70	1	103: Main Room	Vinyl Plank Adhesive	Green	None Detected
203-71	1	103: Main Room	Flooring Leveler	Gray	None Detected
203-72	1	103: Bathroom	Ceramic Floor Tile (1’x 2’)	Gray	None Detected
203-73	1	103: Bathroom	Ceramic Floor Tile Grout	Gray	None Detected
203-74	1	103: Bathroom	Cer. Floor Tile Thinset	Cream	None Detected
203-75	1	103: Bathroom	Cement Backerboard	Lt. Gray	None Detected
203-76	1	103: Bathroom	Thinset Under Backerboard	Cream	None Detected
203-77	1	104: Main Room	Vinyl Plank Adhesive	Green, Tan, Dk Brown	None Detected
203-78	1	104: Main Room, N. Wall	Wall Paper Adhesive	Off-white, Cream	None Detected
203-79	1	104: Main Room, N. Wall	Skim Coat on Conc. Block	Off-white, White	None Detected
203-80	1	104: Main Room, S. Wall	Skim Coat/Filler (in block wall joints)	Off-white	None Detected

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ASBESTOS MATERIAL SAMPLE LOG

Client:	City of Sheboygan	**NorthStar No.**	250-203
Location:	930 N. 8th Street, Sheboygan, WI	**Date Collected:**	May 3-5, 2025
Work Area:	Motel	**Technician:**	Bruce Ten Haken
Laboratory:	Eurofins	**Date Analyzed:**	May 12, 2025

Sample ID	Bldg. Level	Material Location	Material Sample	Description	Asbestos Content
203-81	1	Room 107: Main Room	Vinyl Plank Adhesive	Green, Tan, Dk Brown	None Detected
203-82	1	Room 108: Main Room	Filler/Mortar Patch (in block ceiling joints)	Cream, Beige	None Detected
203-83	1	Room 109: West Wall	Wall Paper Adhesive	Off-white	None Detected
203-84	1	Room 109: East Wall	Skim Coat on Conc. Block	Off-white	None Detected
203-85	1	Room 109: East Wall	Concrete Block	Gray	None Detected
203-86	1	Room 109: East Wall	Concrete Block Mortar	Off-white, Cream	None Detected
203-87	1	Room 110: Main Room	Paint Scrape, Ceiling	Off-white, Cream	None Detected
203-88	1	Room 110: Main Room	Filler/Mortar Patch (in block ceiling joints)	Cream, Beige	None Detected
203-89	1	Room 112: Main Room	Vinyl Plank Adhesive	Cream, Gray	None Detected
203-90	1	Room 112: Bathroom	Texture/Paint on Drywall	Off-white	None Detected
203-91	1	Room 112: Bathroom	Drywall/Joint Compound	Off-white	None Detected
203-92	1	Room 114: Main Room	Coating/Adhesive on Concrete Above Door	Yellow	None Detected
203-93	1	Room 115: Bathroom	Ceramic Wall Tile	Off-white, Gray	None Detected
203-94	1	Room 115: Bathroom	Ceramic Wall Tile Grout	Off-white, Cream	None Detected
203-95	1	Room 115: Bathroom	Ceramic Wall Tile Thinset	Off-white	None Detected
203-96	1	Room 115: Bathroom	Ceramic Wall Tile Adhesive	Brown	None Detected
203-97	1	Room 115: Bathroom	Drywall Behind Wall Tile	Off-white, Brown	None Detected
203-98	1	Room 116: Main Room Bathroom Wall	Black Coating on Plywood	Brown, Black	None Detected
203-99	1	Room 116: Main Room	Filler/Mortar Patch (in block ceiling joints)	Cream, Beige	None Detected
203-100	1	Room 116: Main Room	Window Sill Adhesive	Tan, Beige	None Detected

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ASBESTOS MATERIAL SAMPLE LOG

Client:	City of Sheboygan	**NorthStar No.**	250-203
Location:	930 N. 8th Street, Sheboygan, WI	**Date Collected:**	May 3-5, May 10-12, 2025
Work Area:	Motel	**Technician:**	Bruce Ten Haken
Laboratory:	Eurofins	**Date Analyzed:**	May 12 & 19, 2025

Sample ID	Bldg. Level	Material Location	Material Sample	Description	Asbestos Content
203-101	1	Room 118: Main Room	Plank Flooring Adhesive	Yellow, Tan, Gray	None Detected
203-102	2	Room 201: Main Room, S.	Wall Paper Adhesive	Off-white	None Detected
203-103	2	Room 201: Main Room	Paint/Texture on Ceiling	Off-white	None Detected
203-104	2	Room 201: Main Room	Skim Coat on Foam Ins.	Gray	None Detected
203-105	2	Room 201: Main Room	Foam Insulation Adhesive	Off-white, Cream	None Detected
203-106	2	Room 201: Main Room	Paint/Texture on Ceiling Block	Cream, Gray	None Detected
203-107	2	Room 201: Main Room	Filler/Mortar Patch (in block ceiling joints)	Cream, Beige	None Detected
203-108	2	Room 201: Bathroom	Ceramic Floor Tile (1'x 2')	Beige, Gray	None Detected
203-109	2	Room 201: Bathroom	Ceramic Floor Tile Grout	Brown	None Detected
203-110	2	Room 201: Bathroom	Cer. Floor Tile Thinset	Beige, Cream	None Detected
203-111	2	Room 201: Bathroom	Cement Backerboard	Lt. Gray	None Detected
203-112	2	Room 201: Bathroom	Thinset Under Backerboard	Beige, Cream	None Detected
203-113	2	Room 201: Bathroom	Ceramic Wall Tile (large)	Off-white, Gray, Brown	None Detected
203-114	2	Room 201: Bathroom	Ceramic Wall Tile Grout	Off-white, Cream	None Detected
203-115	2	Room 201: Bathroom	Ceramic Wall Tile Thinset	Off-white, Cream	None Detected
203-116	2	Room 201: Bathroom	Cer. Wall Tile Adhesive	Brown	None Detected
203-117	2	Room 201: Bathroom	Plaster on Conc. Block	Lt. Gray	None Detected
203-118	2	Room 202: Main Room	Cellulose Wall Panel	Blue, Tan	None Detected
203-119	2	Room 203: Main Room	Skim Coat over Block Wall Mortar	Off-white, Cream	None Detected
203-120	2	Room 205: Main Room	Duct Connector, Canvas	Gray	None Detected

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ASBESTOS MATERIAL SAMPLE LOG

Client:	City of Sheboygan	**NorthStar No.**	250-203
Location:	930 N. 8th Street, Sheboygan, WI	**Date Collected:**	May 10-12, 2025
Work Area:	Motel	**Technician:**	Bruce Ten Haken
Laboratory:	Eurofins	**Date Analyzed:**	May 19, 2025

Sample ID	Bldg. Level	Material Location	Material Sample	Description	Asbestos Content
203-121	**2**	**Room 205: Main Room**	**Coating, Air Handler Pan**	**Black**	**3 % Chrysotile**
203-122	2	Room 205: Main Room	Insulation, Air Handler	Yellow, Gray	None Detected
203-123	2	Room 205: Main Room	Insulation Adhesive	Gray	None Detected
203-124	2	Room 206: Main Room, S.	Skim Coat/Filler (in block wall joints)	White	None Detected
203-125	2	Room 207: Main Room	Paint/Texture on Ceiling	White	None Detected
203-126A	2	Room 207: Main Room	Skim Coat on Foam Ins.	Gray	None Detected
203-126B	2	Room 207: Main Room	Foam Insulation	White	None Detected
203-127	2	Room 207: Main Room	Foam Insulation Adhesive	Gray	None Detected
203-128	2	Room 208: Main Room	Texture/Paint on Drywall	White	None Detected
203-129A	2	Room 208: Main Room	Joint Compound	White	None Detected
203-129B	2	Room 208: Main Room	Drywall	Gray	None Detected
203-130	2	Room 208: Main Room	Paint, On Block Wall	White	None Detected
203-131	2	Room 208: Main Room	Skim Coat/Filler (in block wall joints)	White	None Detected
203-132	2	Room 209: Main Room	Wall Covering Adhesive	White	None Detected
203-133	2	Room 209: Main Room	Concrete Block	Gray	None Detected
203-134	2	Room 209: Main Room	Concrete Block Mortar	Light Gray	None Detected
203-135	**2**	**SW Storeroom, SW**	**Roof Drain Insulation**	**White**	**10 % Chrysotile**
203-136	**2**	**SW Storeroom, SW**	**Pipe Fitting Insulation**	**White**	**10 % Chrysotile**
203-137	2	SW Storeroom, SE	Plaster Patch, on Wire	White, Gray	None Detected
203-138	2	SW Storeroom	Pipe Insulation Wrap	Black, Tan, Silver	None Detected
203-139	2	SW Storeroom	Caulk, Door Frame	White, Gray	None Detected
203-140	2	SW Storeroom	Filler/Mortar Patch (in block ceiling joints)	White, Tan	None Detected

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ASBESTOS MATERIAL SAMPLE LOG

Client:	City of Sheboygan	**NorthStar No.**	250-203
Location:	930 N. 8th Street, Sheboygan, WI	**Date Collected:**	May 10-12, 2025
Work Area:	Motel	**Technician:**	Bruce Ten Haken
Laboratory:	Eurofins	**Date Analyzed:**	May 19, 2025

Sample ID	Bldg. Level	Material Location	Material Sample	Description	Asbestos Content
203-141	2	Room 214: Main Room	Vinyl Cove Base	Gray	None Detected
203-142	2	Room 214: Main Room	Vinyl Cove Base Adhesive	Beige	None Detected
203-143	2	Room 214: Main Room	Plank Flooring Adhesive	Green, Brown	None Detected
203-144	2	Room 214: Main Room	Skim Coat, Block Wall	White	None Detected
203-145	2	Room 215: Bathroom	Ceramic Floor Tile Grout	Gray	None Detected
203-146	2	Room 215: Bathroom	Cer. Floor Tile Thinset	White	None Detected
203-147	2	Room 215: Bathroom	Cement Backerboard	Gray	None Detected
203-148	2	Room 215: Bathroom	Thinset Under Backer	White	None Detected
203-149	2	Room 215: Bathroom	Cer. Wall Tile Adhesive	Yellow	None Detected
203-150	2	Room 215: Bathroom	Plaster on Conc. Block	Gray	None Detected
203-151	2	Room 220: Main Area	Wall Covering Adhesive	White	None Detected
203-152	2	Room 220: Main Area	Texture/Paint on Drywall	White	None Detected
203-153A	2	Room 220: Main Area	Joint Compound	White	None Detected
203-153B	2	Room 220: Main Area	Drywall	Gray	None Detected
203-154	2	Room 221: Main Area	Skim Coat/Filler (in block wall joints)	White	None Detected
203-155	2	Walkway: By Room 221	Mortar in Block Ceiling Seam	Gray	None Detected
203-156	2	Walkway: SE Corner	Breaker Box Component	Black	None Detected
203-157	2	SE Janitor Closet	Concrete Block Morter	Gray	None Detected
203-158	2	No Sample	No Sample	No Sample	No Sample
203-159	2	SE Janitor Closet	Batt Insulation Paper	Black, Brown	None Detected
203-160	2	SE Janitor Closet	Batt Insulation	Tan	None Detected

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ASBESTOS MATERIAL SAMPLE LOG

Client:	City of Sheboygan	**NorthStar No.**	250-203
Location:	930 N. 8th Street, Sheboygan, WI	**Date Collected:**	May 10-12, 2025
Work Area:	Motel	**Technician:**	Bruce Ten Haken
Laboratory:	Eurofins	**Date Analyzed:**	May 19, 2025

Sample ID	Bldg. Level	Material Location	Material Sample	Description	Asbestos Content
203-161	2	SE Janitor Closet	Drywall/Joint Compound	Composite	None Detected
203-162	2	Room 223: Behind Bathrm	Pipe Insulation, Outer Wrap	Brown	None Detected
203-163	2	Room 223: Behind Bathrm	Pipe Insulation, Cellulose	Brown	None Detected
203-164	**2**	**Rm 223: Behind Bathrm**	**Pipe Insulation, Inner**	**Black Strip**	**20 % Chrysotile**
203-165	2	Room 223: Behind Bathrm	Pipe Insulation, Outer Wrap	Brown	None Detected
203-166	2	Room 223: Behind Bathrm	Pipe Insulation, Calsil	White	None Detected
203-167	2	Room 223: Main Room	Vinyl Plank Flooring	Gray	None Detected
203-168	2	Room 223: Main Room	Plank Flooring Adhesive	Green, Yellow	None Detected
203-169	2	Room 226: Main Room	Plank Flooring Adhesive	Green, Brown	None Detected
203-170	2	Room 227: Main Room	Skim Coat on Block Wall	White	None Detected
203-171	2	Room 227: Main Room	Filler/Mortar Patch (in block wall joints)	White	None Detected
203-172	2	Room 230: Main Room	Paint/Texture	White	None Detected
203-173	2	Room 230: Main Room	Skim Coat	White	None Detected
203-174	2	Room 230: Main Room	Foam Insulation Thinset	Gray	None Detected
203-175	2	Room 230: Main Room	Plaster/Thinset	Gray	None Detected
203-176	2	Room 230: Main Room	Ceiling Tile Adhesive	Brown	None Detected
203-177	2	Room 223: Main Room	Ceiling Tile, Cellulose	Lt. Brown	None Detected
203-178	2	Room 223: Main Room	Ceiling Tile Adhesive	Brown	None Detected
203-179	2	Room 230: Bathroom	Ceramic Floor Tile, 1'x2'	Gray	None Detected
203-180	2	Room 230: Bathroom	Ceramic Floor Tile Grout	Tan	None Detected

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ASBESTOS MATERIAL SAMPLE LOG

Client:	City of Sheboygan	**NorthStar No.**	250-203
Location:	930 N. 8th Street, Sheboygan, WI	**Date Collected:**	May 10-12, 2025
Work Area:	Motel	**Technician:**	Bruce Ten Haken
Laboratory:	Eurofins	**Date Analyzed:**	May 19, 2025

Sample ID	Bldg. Level	Material Location	Material Sample	Description	Asbestos Content
203-181	2	Room 230: Bathroom	Ceramic Floor Tile Thinset	White	None Detected
203-182	2	Room 230: Bathroom	Cement Backerboard	Lt. Gray	None Detected
203-183	2	Room 230: Bathroom	Thinset Under Backerboard.	White	None Detected
203-184	2	Room 230: Main Area	Flooring Leveler	Gray	None Detected
203-185	2	Room 232: Main Area	Ceiling Tile Adhesive	Brown	None Detected
203-186	2	Room 232: Bathroom	Mortar Around Exhaust	Gray	None Detected
203-187	2	Corridor: By Rm 224	Filler/Mortar Patch (in block ceiling joints)	White	None Detected
203-188	2	Room 234: Main Room	Wall Covering Adhesive	White	None Detected
203-189	2	Room 234: Main Room, SE	Texture On Block Ceiling	White	None Detected

Appendix B LEAD PAINT XRF TESTING DATA

City of Sheboygan

930 N. 8th Street
Sheboygan, WI 53081

May 27, 2025

NORTHSTAR ENVIRONMENTAL TESTING, LLC
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LEAD PAINT XRF TESTING DATA

Client:	City of Sheboygan	**NorthStar No.**	250-203
Location:	930 N. 8th Street Sheboygan, WI 53081	**Site Date:**	March 18, 2025
Work Area:	Pre-Demolition	**Inspector:**	Jared Fahrenkrug

Reading No.	Wall	Structure	Location	Member	Paint Condition	Substrate	Color	Lead (mg/cm^2)
Pre-Calibration								
1								**0.9**
2								**1**
3								**1**
4								-0.2
Interior Room – Hotel Lobby								
5	A	Floor	Rgt		Intact	Tile	Gray	-0.3
6	C	Floor	Lft		Intact	Tile	Red	0.2
7	D	Wall	U Ctr		Intact	Tile	Gray	-0.2
8	A	Ceiling	Rgt		Intact	Concrete	White	0.4
Interior Room – Room 101								
9	C	Ceiling	Ctr		Intact	Concrete	White	0.2
Interior Room – Room 105								
10	D	Ceiling	Lft		Intact	Concrete	White	0.2
Interior Room – Room 106								
11	A	Ceiling	Ctr		Intact	Concrete	White	-0.1
Interior Room – Room 108								
12	B	Ceiling	Lft		Intact	Concrete	White	0.3
Interior Room – Room 109								
13	C	Ceiling	Rgt		Intact	Concrete	White	0.1
14	D	Floor	Ctr		Intact	Concrete	Gray	-0.2
Interior Room – Room 114								
15	C	Ceiling	Ctr		Intact	Concrete	White	0.1
Interior Room – Room 115								
16	A	Ceiling	Ctr		Intact	Concrete	White	-0.2
Interior Room – Room 118								
17	A	Ceiling	Lft		Intact	Concrete	White	0.1
18	B	Floor	Rgt		Intact	Concrete	Gray	0.3
Interior Room – Room 119								
19	C	Ceiling	Ctr		Intact	Concrete	White	0.1
Interior Room – Room 202								
20	C	Floor	Rgt		Intact	Concrete	Gray	0.3
Interior Room – Room 204								
21	B	Floor	Ctr		Intact	Concrete	Gray	0.2
Interior Room – Room 209								
22	D	Floor	Ctr		Intact	Concrete	Gray	0.1
Interior Room – Southwest Maintenance Office (2nd Floor)								
23	B	Wall	U Ctr		Intact	Con. Block	White	0.2
24	D	Wall	U Ctr		Intact	Con. Block	White	-0.2
25	C	Wall	U Ctr		Intact	Con. Block	White	0.1
26	A	Ceiling	Ctr		Intact	Concrete	White	0.3

Reading No.	Wall	Structure	Location	Member	Paint Condition	Substrate	Color	Lead (mg/cm²)
Interior Room – Room 214								
27	A	Floor	Lft		Intact	Concrete	Gray	0.1
Interior Room – Room 218								
28	C	Floor	Lft		Intact	Concrete	Gray	-0.2
Interior Room – Room 221								
29	D	Floor	Rgt		Intact	Concrete	Gray	0.1
Interior Room – Room 224								
30	C	Floor	Lft		Intact	Concrete	Gray	0.2
Interior Room – Room 228								
31	A	Floor	Ctr		Intact	Concrete	Gray	0.2
Interior Room – Room 230								
32	C	Floor	Ctr		Intact	Concrete	Gray	-0.1
Interior Room – Room 233								
33	A	Floor	Rgt		Intact	Concrete	Gray	0.1
Exterior								
34	B	Floor	Ctr		Intact	Concrete	Brown	0.3
35	B	Floor	Rgt		Intact	Concrete	Brown	0.2
36	C	Floor	Lft		Intact	Concrete	Brown	0.3
37	C	Floor	Lft		Intact	Concrete	Brown	-0.1
38	D	Floor	Rgt		Intact	Concrete	Brown	0.1
39	D	Floor	Ctr		Intact	Concrete	Brown	0.2
40	A	Stair	Rgt	Tread	Intact	Concrete	Brown	0.3
41	A	Stair	Rgt	Riser	Intact	Concrete	Brown	0.3
42	A	Floor	Rgt		Intact	Concrete	Brown	0.3
43	A	Stair	Lft	Tread	Intact	Concrete	Brown	0.2
44	A	Stair	Lft	Riser	Intact	Concrete	Brown	0.4
45	A	Floor	Lft		Intact	Concrete	Brown	-0.2
46	A	Stair	Ctr	Tread	Intact	Concrete	Brown	-0.2
47	A	Stair	Ctr	Riser	Intact	Concrete	Brown	0.1
48	A	Floor	Ctr		Intact	Concrete	Brown	0.3
Post-Calibration								
49								**0.9**
50								**1.1**
51								**1**
52								-0.1

Abbreviations:	**U = Upper**	**L = Lower**	**Rgt = Right**	**Lft = Left**	**Ctr = Center**	**Bsmt = Basement**

Note:

- Wall A is the North side of the building. Walls B/C/D are determined clockwise from wall A.
- The State of Wisconsin defines lead-based paint as that which is equal to or greater than 1.0 mg/cm^2 by XRF. Paint chip analysis would be recommended for determination of lead in paint below this level or to rule out lead in any quantifiable amount (for OSHA related information).
- Readings with a negative value (i.e. -0.1) are equivalent to 0.0.
- The calibration of the XRF analyzer was verified before and after testing by taking three readings from a source known to contain 1.02 mg/cm^2 lead (NIST Standard Reference Material). The three positive calibration readings were followed by a sample on bare wood containing no lead-based paint.

Photo No. 1 **Area:** **Inn of Sheboygan Motel** **North Side Looking South**	
Photo No. 2 **Area:** **View of Garage and** **SW Corner of Motel**	

Photo No. 3 **Area:** **Motel Room** **Item:** **Bathroom Entry Area**	The original HVAC units (w/ACM coated drip pans) are located above the ceilings behind these walls. ACM fittings are also located above these ceilings. 
Photo No. 4 **Area:** **Motel Room** **Item:** **Bathroom Ceilings**	

Photo No. 5 **Area:** **Room 201** **Item:** **ACM Roof Drain Insulation and ACM Pipe Fitting Insulation Above Drywall Ceiling in Bathroom Entry.**	
Photo No. 6 **Area:** **Typical Room** **Item:** **ACM Pipe Fitting Insulation Above Drywall Ceiling.**	
Photo No. 7 **Area:** **2nd Floor SW Storage Room** **Item:** **ACM Pipe Fitting & Roof Drain Insulation**	

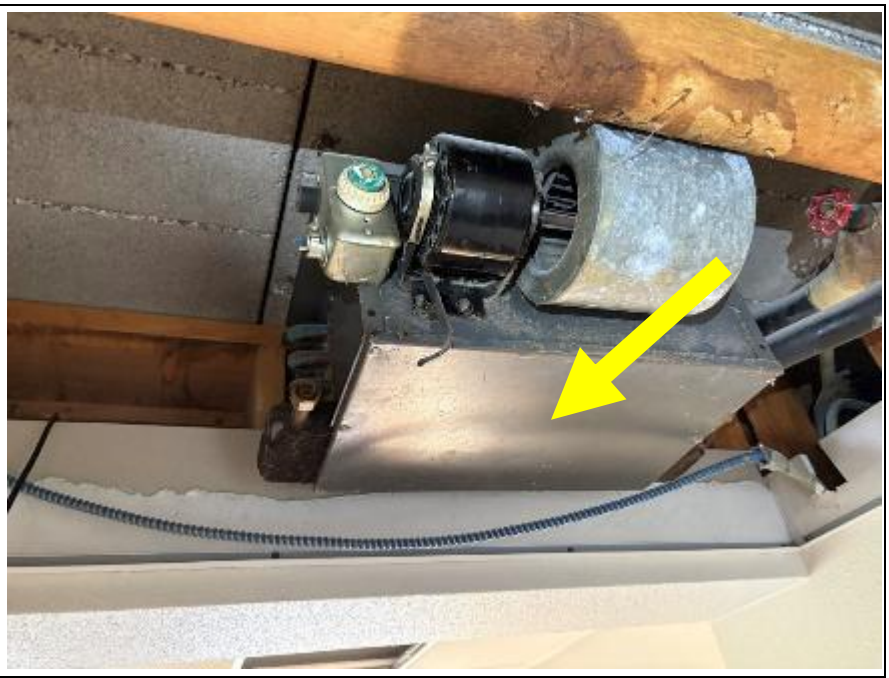
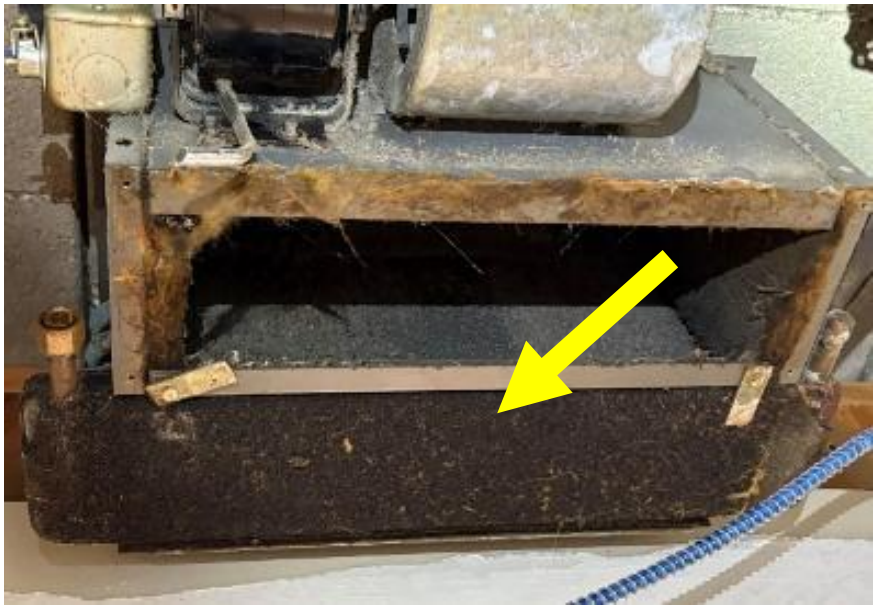
Photo No. 8 **Area:** **Above Drywall Ceiling in Bathroom Entry** **Item:** **HVAC Unit Above Ceiling in Bathroom Entries in Almost All Rooms.**	
Photo No. 9 **Area:** **Above Drywall Ceiling in Bathroom Hallway** **Item:** **ACM Coating on HVAC Unit Drain Pan (~8" x ~24")** **Above Ceilings in Bathroom Entry in Almost All Rooms.**	

Photo No. 10 **Area:** **Room 223 – SW Corner** **Item:** **ACM Paper Wrap Pipe Insulation.** **The other pipes are fiberglass or Calsil (non-ACM)**	
Photo No. 11 **Area:** **2nd Floor Walkway, North End of East Walkway** **Item:** **ACM Black Coating under Tan Coating, on Concrete:**	

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DHS ID 925800

under Wisconsin Admin. Code ch. DHS 159.

Issued Date: May 30, 2023
Expiration Date: August 1, 2025

COPY

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is a

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WISCONSIN DEPT. OF NATURAL RESOURCES

WA-651 (Revised 2013)

PLANNING YOUR DEMOLITION OR RENOVATION PROJECT:

A Guide to Hazard Evaluation, Recycling and Waste Disposal

(Formerly called Pre-Demolition Environmental Checklist)

INFORMATION ON IDENTIFYING, HANDLING AND PROPERLY DISPOSING OF HAZARDOUS MATERIALS

PLANNING YOUR PROJECT

1. ☑ Conduct a walk-through of the project building(s) and grounds to **identify items that contain harmful materials** and other site-related concerns.
2. ☑ **Identify and quantify harmful materials at your job site** with specialized inspectors or contractors, if necessary
3. ☑ **Notify the DNR of** demolition or renovation activities prior to starting any demolition or renovation work.
4. ☑ **Hire specialized consultants, contractors or transporters** to remove and properly manage harmful materials prior to starting your project.
5. ☑ **Request and file all receipts** for the disposal of harmful and non-harmful materials related to the project to avoid potential enforcement action.

Before beginning any demolition or renovation project, it is important to know about harmful materials that may be present on your project site.

This guide walks contractors and building owners through the steps to identify harmful materials commonly found at project sites and to handle and dispose of them safely. It also offers proper ways to manage recyclable and reusable materials and other wastes that are common in demolition and renovation projects.

The Resources section on the last page has links to websites with more information.

Note: This document is not intended as a substitute for reading the rules, regulations, and statues related to handling demolition and renovation debris. It is simply a guide to assist you in determining how they apply to your demolition or renovation project.

COMMON HARMFUL MATERIALS

Buildings can contain a number of harmful materials that may expose workers and the public to serious health risks and pollute the air, land and water if handled or disposed of in an unsafe way. Five of these harmful materials are common on project sites and need special care in identification and handling:

- **Asbestos**
- **CFCs (chlorofluorocarbons) and halons**
- **Lead**
- **Mercury**
- **PCBs (polychlorinated biphenyls)**

FIVE STEPS TO A SUCCESSFUL DEMOLITION OR RENOVATION PROJECT

STEP 1. Conduct a walk-through of the project building(s) and grounds to identify items that contain harmful materials and other site-related concerns.

Identifying hazardous materials before starting work on a project site protects worker health and safety, building occupants, and the financial viability of the project. Doing this up front can help you choose the appropriate inspectors, consultants and contractors and avoid costly change orders or project delays.

Before you begin any demolition or renovation project, thoroughly inspect and inventory the project site for the following items:

- **Appliances:** Appliances may contain CFCs, mercury or PCBs. Appliances that contain CFCs or PCBs must be processed by an appliance de-manufacturer registered with the DNR.
- **Building materials and fixtures that may contain asbestos:** All layers of materials, behind walls, ceiling spaces, etc., should be inspected and sampled unless they are assumed to contain asbestos. The following building components may contain asbestos, but this list is by no means all-inclusive:
  - **Caulking:** Used around windows, doors, corrugated roofing and other places where two materials are joined. PCBs have also been found in caulking materials. Schools and industrial buildings constructed or renovated between 1950 and 1979 are suspected to contain PCB-containing caulk.
  - **Ceilings:** Including acoustical tiles and adhesives, and the materials listed under "Interior and exterior walls" below. All ceiling layers and any spaces above the ceiling where drop ceilings are present should be checked. Insulation debris may also be lying on top of ceiling tiles.
  - **Electrical systems:** Insulators; spark arrestors and transite panels in electrical boxes; wiring insulation; ducts/conduits (transite pipe); and light fixtures.
  - **Flooring:** All sizes of vinyl floor tile, sheet flooring, and linoleum, and felt paper used under hardwood floors.
  - **HVAC systems:** Duct, pipe, and joint insulation because elbows/joints are often coated with asbestos; fiberglass insulation on the straight runs; forced air dampers; wall, floor and chimney penetrations; lining and mortar; fire brick; fire-proofing materials such as transite sheets or heavy paper; boiler insulation; flexible fabric connectors; packing/gaskets and adhesives; paper backing; mastic/adhesives (floor tile, carpet, etc.); and grout and felt paper under hardwood floors.
  - **Insulation in ceilings and walls:** Blown-in, spray-applied, and block.
  - **Interior and exterior walls:** Wall plaster; joint compound; patches; transite wallboard and siding; fire doors; window putty/glazing/caulking; mortar; asphalt shingles/siding; felt under siding, stucco, textured paint, and other spray-applied materials. Paint containing asbestos is rare except in commercial applications, where it was usually applied as a very thick, often silver-colored coating or added to textured paints.
  - **Miscellaneous:** Appliances with a heating element, especially older models; fire curtains and blankets; laboratory tabletops; fume hood linings; blackboards; and fire-resistant clothing like gloves, hoods, aprons, etc.
  - **Plumbing:** Pipe wrap, pipe joints, transite counter tops in bathrooms, faucets, packing gaskets, and adhesives.
  - **Roofing:** Asphalt shingles; tar-type coatings which are often around vents, chimneys, etc.; transite shingles; roofing felts that are often under a layer of other material; flashings; and mag-block type material found under other material. Check all roof areas and roofing layers.
- **Lighting fixtures/ballasts and bulbs/lamps:** Switches for lighting may use mercury relays. Look for any control associated with exterior or automated lighting systems, such as "silent" wall switches. Several types of light bulbs or lamps contain mercury and must be properly legitimately recycled or disposed of as hazardous waste. These include:
  - **Fluorescent lights:** Even the newer lamps with green-colored ends contain mercury.
  - **High intensity discharge:** metal halide, high pressure sodium, mercury vapor.
  - **Neon**
- **Meters and switches:** Mercury may be found in thermometers, barometers, thermostats, blood-pressure devices, and fluorescent and other types of light bulbs. Any equipment used for measurement of vacuum, pressure, fluid level, temperature, or flow rate could contain mercury. These devices are

most commonly associated with commercial and industrial equipment systems, including tanks, boilers, furnaces, heaters, electrical systems, water cleaning systems, and systems for the movement or pumping of gas (air) or liquids (water). In addition, mercury containing devices are also common in certain agricultural operations such as dairy, and may be present in older model consumer appliances and residential properties, especially larger multi-unit properties.

- **Oil:** Used oil in containers or tanks, hydraulic oils in machinery, electrical transformers and capacitors, and elevator shafts. These oils may contain PCBs and may need to be tested to determine if the oil can be recycled or must be properly disposed of.
- **Paint:** Residential and industrial paints may contain lead, solvents or asbestos. Some industrial paints may contain PCBs.

In addition to the items listed above, be aware of these other site-related concerns:

- **Abandoned wells:** Unused and improperly abandoned wells are a significant threat to groundwater quality. If not properly filled, abandoned wells can directly channel contaminated surface water into the groundwater. State law requires that all wells and drill holes be properly filled prior to any demolition or construction work on the property.
- **Batteries (non-lead-containing):** Batteries may be found in smoke detectors, emergency lighting systems, elevator control panels, exit signs, security systems and alarms. Batteries should be separated from other wastes and taken to a recycling facility or a business that accepts batteries for recycling.
- **Computers and other electronics:** Most electronics are banned from Wisconsin landfills and must be recycled. These can contain hazardous materials such as lead, cadmium, chromium, and mercury and, if not recycled, may be regulated as hazardous waste.
- **Exit signs:** Many self-luminous exit signs contain tritium, a radioactive material. All self-luminous exit signs must have a permanent label that identifies it as containing radioactive material. The label will also include the name of the manufacturer, the product model number, the serial number, and the quantity of tritium contained. It is illegal to abandon or dispose of these signs except by sending them to the manufacturer or to others licensed by the U.S. Nuclear Regulatory Commission.

▶ HAZARDOUS AND UNIVERSAL WASTES

Some wastes, such as used or unused solvents, sanitizers, paint wastes, chemical wastes, pharmaceuticals, gas cylinders, aerosol cans and pesticides, may be hazardous waste and regulated by the EPA and DNR. Hazardous wastes must be removed from a project site prior to demolition or renovation and be disposed of according to specific rules. Read the DNR publication "Is Your Waste Hazardous?" (WA-1152) at http://dnr.wi.gov/files/pdf/pubs/wa/wa1152.pdf to determine if a waste is hazardous. *See Handling and Disposal Choices on page 7 for information on how to dispose of hazardous wastes on a project site.*

Universal wastes are hazardous wastes that can be collected and transported with fewer regulations. Universal wastes include hazardous waste batteries, certain pesticides, mercury thermostats and other mercury-containing equipment and some lamps (light bulbs). In Wisconsin, antifreeze can also be managed as a universal waste if it is recycled. See chapter NR 673 of Wisconsin Administrative Code for more details on recycling and reusing universal waste.

- **Painted concrete:** Walls and foundations often contain painted concrete. With prior DNR approval, contractors can grind the concrete and use it on-site or nearby under a new building or road.
- **Smoke detectors:** The smoke detectors that contain a small amount of radioactive material will be labeled and should be returned to the manufacturer for disposal. Otherwise, smoke detectors may go in the trash.
- **Soil contamination:** A qualified environmental consultant can conduct environmental property assessments including identification of contaminated soil.
- **Spills:** In Wisconsin, all spills of hazardous substances that negatively affect or threaten to negatively affect public health, welfare or the

▶ REUSE AND RECYCLING OF MATERIALS

Many materials, fixtures and components can be donated or sold for reuse or recycled prior to demolition. As you inventory the project site for harmful materials, take note of materials that can be reused or recycled and remove them from the project site before demolition work begins.

- The Wisconsin Business Materials Exchange is a web service that facilitates the reuse of surplus or unwanted items or materials among businesses, institutions, and organizations. You can use this tool to post items that are available and request an item you may need.
- Consider holding an auction as a way to reuse building materials, fixtures and components once all the harmful materials have been removed.
- Clean brick, building stone, concrete and asphalt can be stockpiled for crushing and reusing in future building projects.
- Clean, untreated wood can be recycled or chipped for mulch or ground cover.
- Many items such as appliances, electronics, paper and cardboard, glass containers and vehicle items are banned from Wisconsin landfills and must be recycled. For a complete list of these items, go to dnr.wi.gov and search "what to recycle."
- The online Wisconsin Recycling Markets Directory contains a list of self-identifying businesses accepting recyclable materials. Make sure your chosen recycler meets local, state and federal regulatory requirements.
- Demolition debris may be taken to a construction and demolition recycling facility if all harmful materials, including all types of asbestos, are removed prior to demolition or renovation.

▶ OPEN BURNING

It is illegal to burn painted, treated or unclean wood, asphalt, plastics of any kind, oily substances, tires and other rubber products, garbage, recyclables, wet rubbish, and other materials. Demolition materials that cannot be burned include: roofing materials, all kinds of flooring materials, insulation, plywood and other composition board, electrical wiring, cabinetry and countertops, and plastic plumbing.

Burning of clean, unpainted and untreated wood is allowed with a DNR burning permit using DNR-approved methods. When burning this type of wood from demolition waste, you must separate out all of the illegal materials, including painted or treated wood, before any burning occurs. The DNR encourages chipping clean, untreated wood for mulch or ground cover.

If you do decide to burn clean, unpainted and untreated wood, it is your responsibility to know what restrictions apply in the area where you are burning. Remember, you must also follow local burning ordinances that may be more restrictive than state law. Contact your local fire department, town chairperson, or local municipal official for more information on local burning rules.

It is illegal to burn unwanted buildings in Wisconsin. The only exception is for a fire department training exercise. For more information on how to prepare a building for a fire department training exercise, contact the DNR asbestos program coordinator at (608) 266-3658.

environment *must* be immediately reported to the DNR via the Spills Hotline, 800-934-0003.

- **Tanks:** Chemical tanks (underground and aboveground) and septic tanks should be assessed, emptied and decommissioned.
- **Tires:** Tires should be reused or recycled. Your local landfill may collect them for recycling or you can check WisconsinRecyclingDirectory.com and search for "motor vehicle items" and then "tires."

2 STEP 2. Identify and quantify harmful materials at your job site with specialized inspectors or contractors, if necessary

Asbestos and lead have specific requirements from the Department of Natural Resources and the Department of Health Services for their identification and testing on a project site. See the sections on asbestos and lead in this step for those requirements.

You can identify other harmful materials on a project site, such as CFCs and halons, mercury, and PCBs, by doing an inventory of the building systems and fixtures for the items listed here and in Step 1. You may need some testing to confirm the presence of these materials. The DNR recommends hiring an inspector or consultant who has sufficient experience identifying these materials and can collect samples, if necessary, that will help in identification.

If you have a large or complex project, it may make sense to hire a consultant to oversee the coordination of all waste identification and disposal activities.

▶ Asbestos

Health risks: Asbestos is a known human carcinogen that can cause serious health problems when disturbed and inhaled. Historically, asbestos was commonly used in industrial, commercial, and residential structures. Asbestos is still used today but to a lesser extent.

Location and/or materials: Asbestos is used in more than 3,000 building materials. Asbestos is commonly found in HVAC systems, electrical systems, interior and exterior walls, roofing materials, ceilings, plumbing, and flooring insulation. It is also found in appliances with a heating element, fire curtains and blankets, laboratory tabletops, fume hood lining, blackboards and fire resistant clothing. Refer to Step 1 for a detailed list of building materials and locations that may contain asbestos.

Identification and testing: The Department of Health Services requires licensed inspectors to identify asbestos. Inspectors can assume asbestos to be present, or they can identify it through testing. The DNR requires an asbestos inspection for certain projects and recommends it for others.

Required projects:

- Two or more contiguous single family homes
- Homes that are part of a larger demolition project
- Multi-family housing with five or more units
- Industrial, manufacturing or commercial buildings including bridges, farm buildings, and churches
- Any structure being prepped for a fire training exercise

Recommended projects:

- Single family homes
- Multi-family housing with 2–4 units

Inspection must be completed and asbestos materials must be removed before beginning any demolition or renovation activities.

▶ CFCs (chlorofluorocarbons) and halons

Health risks: CFCs and halons damage the earth's protective ozone layer high in the atmosphere, allowing greater exposure to the sun's dangerous ultraviolet rays. Some of the harmful effects of increased UV exposure include increased risk of skin cancer, eye cataracts, immune system deficiencies, and crop damage.

Location and/or materials: CFCs can be found in refrigerants in rooftop, room and central air conditioners, refrigerators, freezers, and chillers, dehumidifiers, heat pumps, water fountains and drinking coolers, walk-in coolers (refrigeration or cold storage areas), vending machines and food display cases. Halons are found in fire extinguishers and other fire control equipment.

▶ Lead

Health risks: Inhaling or swallowing lead dust can cause serious health effects, including kidney disease, neuropathy, infertility, heart and cardiovascular disease, stroke, memory problems, and Alzheimer's disease.

Location and/or materials: Lead plumbing and lead-based paint are commonly found in many older buildings. Lead may be found in paint on woodwork and metal equipment, leaded glass, lead window-sash weights, lead flashing molds, roof vents, lead pipes and solder. Lead is found in both indoor and outdoor applications. Lead is also found in lead-acid batteries associated with older lighting, exit signs, and security systems.

Identification and testing: The Department of Health Services requires licensed inspectors and risk assessors to identify lead paint. When building surfaces or components are being renovated in any residential and child-occupied buildings built before 1978 (such as private homes, rental units, day care centers, and schools), lead paint must be assumed to be present or identified through testing.

Lead paint sampling is recommended on commercial and industrial projects. The US discontinued manufacturing lead paint for residential use by 1978, but lead is still used in specialty paints in commercial and industrial applications. Most buildings have multiple layers of paint, and all layers should be considered.

▶ Mercury

Health risks: Liquid mercury evaporates slowly at room temperature and gives off harmful vapors that are invisible and odorless. Breathing these vapors causes the most harm to people, but mercury can also be harmful when it comes in contact with broken skin or when it is swallowed. Women and children are most at risk from mercury poisoning, which can cause brain and nerve damage, resulting in impaired coordination, blurred vision, tremors, irritability and memory loss. Mercury poisoning also causes birth defects.

Location and/or materials: Mercury may be found in thermometers, barometers, thermostats, dental offices, blood-pressure devices, and fluorescent and other types of light bulbs. Any equipment used for measurement of pressure, fluid level, temperature, or flow rate could contain mercury. These devices are most commonly associated with commercial and industrial equipment systems, including tanks, boilers, furnaces, heaters, electrical systems, water cleaning systems, and systems for the movement or pumping of gas (air) or liquid (water). In addition, mercury containing devices are common in certain agricultural operations such as dairy, and may be present in older model consumer appliances, vehicle light switches and residential properties, especially larger multi-unit properties. Dental offices use mercury-containing amalgam that may be found in sink drain traps. Mercury can also be found as part of older wastewater treatment plant trickling filters.

▶ PCBs (polychlorinated biphenyls)

Health risks: PCBs may cause cancer in humans and can disrupt hormone and nervous system function. PCBs are persistent in the environment and stay in animals' and humans' systems. PCBs are a source of contamination in fish and have caused fish consumption advisories for humans.

Location and/or materials: PCBs can be found in electrical oils (e.g. transformers and capacitors in appliances) electronic equipment, heat transfer equipment, hydraulic fluids, light ballasts, industrial paints, specialty paints (e.g. swimming pools) and caulking materials. Sumps, oil traps and concrete flooring in facilities that used or manufactured PCBs may be contaminated with PCBs as well. Electrical devices manufactured prior to 1978 should be assumed to contain PCBs.

Identification and testing: You may be able to determine PCB concentrations in electrical equipment oil using identification labels, documents from the manufacturer indicating the PCB concentration at the time of manufacture, or service records showing the PCB concentration measured when the equipment was serviced. If a manufactured date and PCB content label are not found on a transformer or capacitor, the oil should be tested to determine the PCB content prior to dismantling and disposal. Oil-filled electrical equipment labeled "No PCBs" may still contain PCBs, but at a concentration lower than what the EPA regulates. The oils in this equipment should still be tested to see if they contain PCBs and then handled appropriately.

Testing of specialty paint, epoxies and caulks in buildings built or renovated between 1950 and 1979 is recommended. High levels of PCBs are being found in these materials across the country. Once testing is complete, boldly label all surfaces and items that were found to contain PCBs so they are handled appropriately during renovation or demolition.

STEP 3. Notify the DNR of demolition or renovation activities prior to starting any demolition or renovation work.

Notification to the DNR is required for all demolition projects meeting any of these categories:.

- Two or more contiguous single-family homes
- Homes that are part of a larger demolition project
- Multi-family housing with five or more units
- Industrial, manufacturing or commercial buildings including bridges, farm buildings, and churches
- Any structure being prepped for a fire training exercise

DNR notification is also required for renovation projects meeting any of these criteria, if asbestos removal is involved.

For demolition projects
All demolition projects meeting the previously listed criteria require DNR notification 10 working days before the project work begins.

For renovation projects involving asbestos
All renovation projects meeting the previously listed criteria that involve asbestos require DNR notification 10 working days before the project begins.

Note: While plans to demolish or renovate a single-family home do NOT require DNR notification, it is recommended you take the precautionary steps outlined in this publication.

▶ HANDLING AND DISPOSAL CHOICES

You have a few options for handling and disposing of lead, mercury, PCBs and other wastes from your project site that qualify as hazardous waste. Identifying these options prior to beginning the project can help you schedule transportation and disposal and maintain the overall project schedule.

- **Hire a waste management contractor** to pick up and dispose of hazardous wastes. This takes the guess work out of handling these types of wastes. Contractors have properly trained personnel that will determine appropriate packaging, shipping and vehicle licensing and have established relationships with disposal facilities.

Other choices provide you with reduced regulation and may change depending on the amount of hazardous waste generated in a month. As a contractor, you may manage hazardous wastes you generate at temporary job sites only according to the following options. For more details on these options, see the DNR publication "Pilot Project for Management of Contractor Generated Hazardous Waste" (WA-654) at http://dnr.wi.gov/files/pdf/pubs/wa/wa654.pdf.

- **Hire a licensed hazardous waste transporter** to transport the hazardous waste to a licensed or permitted hazardous waste treatment, storage and disposal facility. In this case, you must follow the applicable generator requirements in chapters NR 660-679 of Wisconsin Administrative Code.
- **Leave containerized hazardous waste for the site owner to properly manage.** In this case, the site owner must follow the applicable generator requirements in chapters NR 660-679 of Wisconsin Administrative Code. If you choose this option, be sure to include this in your contract with the site owner.
- **Transport the containerized hazardous waste yourself** directly from the temporary job site to a Household and Very Small Quantity Generator (VSQG) Hazardous Waste Collection Facility. This includes county or municipal Clean Sweep locations. If the total quantity of hazardous waste generated by your company in one month is less than 220 lbs. (about half of a 55-gallon drum), you would be a VSQG and your hazardous waste may be taken to a Clean Sweep location for handling and disposal. Contact your local Clean Sweep coordinator for information on possible fees, accepted materials, and other details.
- **Transport the containerized hazardous waste yourself to your central business location.** This option is currently available under a pilot project. Waste handled in this manner is subject to the pilot project conditions. See the publication referenced above for more information.

STEP 4. Hire specialized consultants, contractors or transporters to remove and properly manage harmful materials prior to starting your project.

Hiring the right consultant, contractor or transporter is important to ensure safe handling practices and disposal options. This section will help you determine who to hire. Links to lists of licensed consultants, contractors and transporters are on the last page under Resources.

▶ Asbestos

Handling practices: Asbestos professionals trained and certified by DHS are required to perform asbestos removal in most multi-unit residential and all commercial, industrial, manufacturing and government buildings. Most types of asbestos-containing materials must be removed from the building prior to demolition or renovation.

Disposal: The asbestos removal contractor is responsible for disposing of the asbestos materials at a licensed landfill approved to accept asbestos waste. Not all landfills accept asbestos materials, so contractors should call the landfill to find out what materials are accepted and the hours of operation.

In some situations, non-friable asbestos materials (materials that are resistant to crushing), such as floor tile and roofing, may remain in place during the demolition activities. When this is done, the debris must be taken to a municipal or construction and demolition landfill. Debris containing non-friable asbestos materials may not be taken to a construction and demolition recycling facility.

▶ CFCs (chlorofluorocarbons) and halons

Handling practices: Keep units that contain refrigerants in place for a certified transporter to remove them. Moving them may cause an accidental release of refrigerants. Certified transporters include waste haulers, community recycling programs, and appliance salvage businesses. State law requires that anyone transporting salvaged refrigeration units must certify to the DNR that they will transport items in a way that prevents refrigerant releases. Technicians who remove refrigerants from units must be registered with the DNR and use approved equipment.

Check both portable and installed fire suppression systems for labels indicating halons. Trained technicians are also needed to remove halons. Contact local fire suppression equipment companies or the Halon Recovery Corporation for more information. Do not discharge halon fire extinguishers; intentionally releasing these substances is prohibited under federal regulations.

Disposal: Once the refrigerants are recovered, the unit may be taken to a metal scrap recycling facility. If you send halon-containing equipment offsite for disposal, it must be sent to a manufacturer, fire equipment dealer or recycler operating in accordance with National Fire Protection Association standards.

▶ Lead

Handling practices: DHS-certified lead-safe contractors are required for any renovations, repairs, painting or other paint-disturbing services on or in the regulated buildings that contain lead paint. These contractors must use lead-safe practices at these properties.

State law prohibits the sale or transfer of any fixture or other object that contains lead-bearing paint if children would have ready access to the fixture or object in its new location.

Disposal: Dispose of in a landfill any painted wood or building components that contain lead paint. Do not burn or chip wood that contains lead paint or use it for landscaping.

Lead paint waste, such as lead paint chips or lead paint removed from commercial or industrial buildings, must be tested to determine if it is a hazardous waste for disposal purposes.

See Handling and Disposal Choices on page 7 for handling and disposal options.

▶ Mercury

Handling practices: You may collect intact mercury-containing devices and bring them back to your primary business location or bring them directly to an off-site mercury recovery facility. Do not remove mercury ampoules or free liquids from the device. Store devices in a covered plastic container to prevent them from breaking. Label the container to assist proper handling and disposal.

If any mercury is spilled or released during handling, report the spill immediately by calling the DNR 24-hour Spills Hotline: (800) 934-0003. Mercury spreads quickly, and even a small spill can cause big cleanup costs in a short period of time.

Disposal: Trained professionals and specific equipment are needed for safe removal of mercury from ampoules and devices. Mercury must be transported by a licensed hazardous waste transporter to a mercury facility to be recycled or reclaimed.

See Handling and Disposal Choices on page 7 for handling and disposal options.

▶ PCBs (polychlorinated biphenyls)

Handling practices: The EPA recommends that caulk containing PCBs be removed during planned renovations and repairs (when replacing windows, doors, roofs, ventilation, etc.). It is important to ensure that PCBs are not released into the air during renovation or repair of affected buildings.

Oils with PCB content greater than 50 ppm are prohibited from being mixed with other materials to reduce the PCB content.

Disposal: PCBs must be transported either by your company, a licensed hazardous waste transporter or a full-service contractor. PCBs and PCB-containing wastes must be taken to a licensed disposal facility or directly to a licensed incineration facility. Arrangements for accepting PCBs must be made with these facilities ahead of time.

See Handling and Disposal Choices on page 7 for handling and disposal options.

▶ DEMOLITION AND RENOVATION WASTE

Disposal options for demolition and renovation wastes depend on the type of waste and, in some cases, the amount generated. Solid wastes such as trash, painted wood, and fiberglass insulation can be disposed of at solid waste transfer stations and landfills, including construction and demolition landfills.

If demolition wastes are going to a construction and demolition landfill, all non-building components, such as books, furniture and trash must be removed before you begin demolition (note that most of these non-building components can be reused or recycled). Non-building components may stay in the building if the demolition waste is going to a municipal solid waste landfill. Check with local landfills prior to demolition to determine how to manage your wastes.

Demolition debris may be taken to a construction and demolition recycling facility if all asbestos materials and other harmful materials have been removed prior to demolition or renovation.

To find a list of these facilities licensed in Wisconsin, go to dnr.wi.gov and search "licensed waste haulers and facilities."

STEP 5. Request and file all receipts for the disposal of harmful and non-harmful materials related to the project to avoid potential enforcement action.

As materials are removed from the project site, ask your contractors for disposal receipts to document the disposal or recycling of your wastes. This is an important step in protecting your company. If materials are illegally dumped, the DNR will investigate to determine where the materials came from. Part of the investigation process would be to identify projects in the area that may have been the source of the illegally dumped materials. Receipts show that your project wastes were disposed of appropriately and protect you from liability issues and fines and/or forfeitures.

Once the harmful materials have been removed from the project site and the notification to DNR is submitted with the appropriate dates of demolition, demolition may begin. This includes first removing materials for reuse or recycling. If all harmful materials, including all types of asbestos, have been removed from the building or structure before demolition, the resulting debris may be taken to a construction and demolition recycling facility.

RESOURCES

Asbestos

- DNR asbestos program requirements: dnr.wi.gov, search "asbestos"
- DHS Wisconsin Asbestos Program: www.dhs.wi.gov/asbestos/
- DHS-certified asbestos companies: at the link above, look for "certified company" in the left-hand margin

Brownfields

- DNR brownfields redevelopment: dnr.wi.gov, search "brownfield"

CFCs and halons

- DNR refrigerant recovery program: dnr.wi.gov, search "refrigerants"

Demolition debris, waste, transporters, landfills and other licensed facilities

- DNR demolition, construction & renovation information: dnr.wi.gov, search "demolition"
- DNR waste and materials management: dnr.wi.gov, search "waste"
- DNR list of licensed haulers and facilities: dnr.wi.gov, search "licensed waste haulers and facilities"
- Contact the DNR: 608-266-2111 or DNRWasteMaterials@wisconsin.gov

Hazardous and universal wastes

- DNR hazardous waste information: dnr.wi.gov, search "hazardous waste"
- "Is Your Waste Hazardous?" (DNR publication WA-1152): http://dnr.wi.gov/files/pdf/pubs/wa/wa1152.pdf
- Handling and disposal of hazardous wastes – "Pilot Project for Management of Contractor Generated Hazardous Waste" (DNR publication WA-654): http://dnr.wi.gov/files/pdf/pubs/wa/wa654.pdf.
- Wisconsin Administrative Code chapter NR 673 – Universal Waste Management Standards: http://docs.legis.wisconsin.gov/code/admin_code/nr/600/673/

Lead

- DHS Lead-Safe Wisconsin: www.dhs.wi.gov/lead/
- DHS-certified lead companies: at the link above, look for "certified company" in the left-hand margin
- DNR Application for Low Hazard Waste Exemption for Reuse of Concrete Coated with Lead-Bearing Paint -- Form 4400-274 (R 2/12) http://dnr.wi.gov/files/pdf/forms/4400/4400-274.pdf

Mercury

- EPA information on mercury: www.epa.gov/hg/consumer.htm

PCBs

- EPA information on PCBs: www.epa.gov/wastes/hazard/tsd/pcbs/
- Wisconsin Administrative Code chapter NR 157 – Management of PCBs and Products containing PCBs: docs.legis.wisconsin.gov/code/admin_code/nr/100/157/

Reuse & recycling

- DNR recycling program: dnr.wi.gov, search "recycling"
- WasteCapDIRECT – a centralized, online directory of construction and demolition recycling processors, haulers and end markets: www.wastecap.org
- Wisconsin Recycling Markets Directory: www.wisconsinrecyclingdirectory.com

Storage tanks

- Department of Safety and Professional Services storage tank database: http://dsps.wi.gov/online-services/storage-tanks

Wisconsin Administrative Code

- Wisconsin Legislative Documents: http://docs.legis.wisconsin.gov

WISCONSIN DNR

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CITY OF SHEBOYGAN
INVITATION TO BID# 2075-25
BUILDING RAZING

Sealed bids, in electronic format, will be received by the City of Sheboygan, in the office of the Purchasing Agent, City Hall 828 Center Avenue, Suite 110 Sheboygan, WI 53081 until **1:00 P.M., Local Time, Thursday August 21, 2025** for the complete razing, disposal and site restoration and disposal of:

Motel and Restaurant 930 North 8th Street Sheboygan WI 53081

A Mandatory Pre-Bid Conference will be held on Tuesday August 12, 2025 commencing at 9:00 AM Local Time in the Courtyard style parking lot immediately west of the Restaurant building. In order to be considered, bidders must have a representative in attendance.

Bids will be opened and read aloud at 1:00 Pm local Time in Conference room 109 of City hall. Bidders are not required to attend as results will be published and shared electronically.

Bidders are required to submit a completed **Bidder's Proof of Responsibility** on forms included in the bid documents. In order to be considered the completed forms must be on file no less than **5 days prior to the due date of the bids.**

Bid Security in the form of a bid bond or certified check in an amount of not less than 5% of the total base bid amount must accompany the bids. This surety will protect the City of Sheboygan should the awarded bidder fail to follow through to the contract phase.

The successful bidder will be required to provide the City of Sheboygan with a Performance and Payment Bond having a face value equal to 100% of the contract amount. In addition, the bidder will be required to provide the City with a Certificate of Insurance having a separate endorsement naming the City of Sheboygan as additionally insured within ten days of notice of award.

Detailed specifications may be obtained at no cost electronically by contacting the Purchasing Agent at(920)459-3469 or via email at Bernard.rammer@sheboyganwi.gov

Bids shall be submitted on the bid forms provided in the bid documents. No bid shall be withdrawn for a period of 60 days after the scheduled due date of the bids without the consent of the City of Sheboygan. Bids will be submitted electronically in a single pdf format addressed to: Bernard.rammer@sheboyganwi.gov

The City of Sheboygan is exempt from Federal Excise and State Sales Tax.

The City of Sheboygan reserves the right to reject any or all bids, cancel this solicitation in whole or in part, waive informalities in the bidding process, or to accept any bid considered most advantageous to the City of Sheboygan.

CITY OF SHEBOYGAN
REQUEST FOR BIDS
BID #2075-25
Building Razing
Former Motel and Restaurant

1.0 BACKGROUND

The City of Sheboygan is soliciting sealed bids for the Demolition, Removal, Disposal and site restoration of the former Inn of Sheboygan and Fountain Park Family Restaurant located at 930 North 8th Street , Sheboygan WI. The Two Story approximately 40,000 square foot structure was built in 1961 comprised of steel and Masonry. Following removal and restoration, it is the intention of the City to offer the site for future development.

The Building has two levels with approximately 22,000 sq. ft of basement area.. There is no basement under the motel room portion of the building.

The City has contracted with Northstar Environmental Testing to perform a detailed inspection of the property to quantify the need for abatement of asbestos and Lead-Based Paint prior to standard machine demolition. **A full report is included in these bid documents. There are separate reports for the Restaurant and Motel however the buildings are connected. There is also a supplemental report.**

Further, The City has contracted with a licensed firm to remove the majority of asbestos containing materials that are required to be removed prior to be removed preceding standard machine demolition.

There are a number of items identified below which will become the responsibility of the demolition contractor. Many of these items cannot be recycled or re-used and must be disposed of using proper methods. (see below)

1.1 GENERAL

The work entailed under the **Base Bid** contract consists of all permits, labor, machinery, materialsto completely remove and lawfully dispose of the approximate 39,000 sq. ft main structure including basements, foundations, floors, remaining equipment and all site pavement. The Contractor shall be responsible for the proper disconnection and capping of water lines at the Main in the street as well as sanitary and storm sewer at the property line to the satisfaction of the City of Sheboygan Plumbing Inspector. Also slated for demolition is a freestanding 400 sq.ft two car garage.

The City of Sheboygan owns the entire one-half City Block between the East West alley to the south and Ontario Avenue to the North between North 8th Street and North 9th Streets. The Contract will include other restorative work on the entire parcel in addition to demolition of the Buildings. This work will

include pavement and Curb removal, Grading, Levelling, infill and restoration of additional driveway approaches and disconnection of FOUR water laterals at the water main as well as related street patching.

As of this writing, development of the cleared site is scheduled for the Spring of 2026. The City is of the opinion that the cleared and levelled site will not require grass seed and mulch as long as it is graded smooth in such a fashion as to allow for proper drainage.

Disposal of razed materials, including possible placement of clean, crushed on site concrete (if applicable) shall be done in accordance with the Wisconsin Department of Natural Resources(WDNR) regulations, Wisconsin Administrative Code NR500 and City of Sheboygan Ordinances. Any and all materials to be disposed of off-site that cannot be recycled shall be disposed of at an EPA/WDNR approved and licensed disposal Facility. Receipt of the disposal transaction with the approval of the disposal site shall be retained and presented to the City of Sheboygan before final payment will be made.

Attention is called for the need of the Contractor to review and fully understand all regulations related to the proper handling, crushing and disposal of all materials from the site in accordance with State and Federal Regulations. These Guidelines can be found within and attached to this document.

Under no circumstances will the City of Sheboygan assume any liability for the improper handling, disposal or re-use of any demolition materials generated during the work. The Demolition Contractor is solely responsible to assure that all materials are disposed of in a manner consistent with existing State and Federal Regulations including those containing **Asbestos and/or Lead which cannot be recycled.**

1.2 PERMITS

The contractor shall be required to obtain all applicable City permits and pay for Permit fees prior to beginning demolition. Contractors doing work in the City of Sheboygan are required to be **licensed** by the Building Inspection Department. This requirement includes any sub-contractors. Contact the Building Inspection Dept at (920) 459-4064 for information and costs. Please note that the City of Sheboygan does not “waive” permit fees for City projects.

1.3 BIDDER'S PROOF OF RESPONSIBILITY

Each bidder shall be required to furnish or have on file a valid Bidder's Proof of Responsibility form with the Engineering Division, Department of Public Works, City of Sheboygan, **not less than five (5) days prior to the time of opening of these bids**. Forms for filing of such Proof of Responsibility are enclosed with the bid Documents for use by all interested bidders. Said form shall fully demonstrate the bidder's financial ability, adequacy of plant, equipment, and organization, prior experience or competency to perform the work contemplated and other pertinent and material facts. (Forms are included with the bid documents)

1.4 AWARD OF CONTRACT/REJECTION OF BIDS

A. The City of Sheboygan will select a single contractor submitting the lowest responsible "Total Demolition Cost" bid indicated on the "Bidder's Proposal Form."

B. The City reserves the right to consider as unqualified any bidder that does not habitually perform, with his own forces, the major portions of the work under this contract and/or has performed unacceptable or substandard work for the City under previous City Contracts.

C. The Agreement between the parties will be in the form of a City Purchase Order and City of Sheboygan standard agreement referencing the terms and conditions of the bid documents.

D. The City of Sheboygan reserves the right to reject any bids, cancel this Solicitation, waive any informality with the bid process and award the bid deemed to be in the best interest of the City of Sheboygan.

1.5 BONDING/INSURANCE

. BID GUARANTY

No bid will be considered unless it is accompanied by a Bid Guaranty. At the option of the bidder, the guaranty may be a certified check, bank draft or bid Bond, which shall not be less than five (5%) percent of the amount of the bid Certified check or bank draft shall be made payable to the "City of Sheboygan." Cash deposits will not be accepted. The Bid Guaranty shall insure the Acceptance of the Contract and the furnishing of insurance coverage. If the successful bidder fails to follow through to the execution of a contract the bond will be forfeited.

If your firm chooses to include a certified check as bid security, please include a **photocopy** of the check with your electronic bid submission.

B. PERFORMANCE AND PAYMENT BOND

Shall be in a sum not less than 100% of the amount of contract as awarded as security for the faithful performance of the contract, and for the payment of all persons, firms or corporations to whom the contractor may become legally indebted for labor, materials, tools, equipment or services of any nature, including utility and transportation services, employed or used by him in performing this contract work.

The failure of the successful bidder to supply the required Surety Bond within ten (10) days after receipt of contract award or within such extended period as the Purchasing Agent may grant, based upon reasons determined sufficient, the Purchasing Agent may either Award the contract to the next lowest responsible bidder or reject all bids and re-advertise for bids.

C. CONTRACTOR INSURANCE COVERAGE

The successful bidder shall not commence work under this contract until he has obtained all insurance required under this paragraph, nor shall the successful bidder allow any subcontractor to commence work on his subcontract until all similar proof of insurance required of the subcontractor has been obtained.

PLEASE REFER TO ATTACHED DOCUMENT DETAILING INSURANCE AND BONDING REQUIREMENTS

1.6 INDEMNIFICATION

The contractor agrees to save and keep the City of Sheboygan including its Officials, Agents, and Employees, free and harmless from all liability, including but not limited to losses, damages, costs, attorney's fees, expenses, causes of action, claims or judgments resulting from claimed injury, death, damage to property or loss of use of property or any person or legal entity arising out of or in any way connected with the performance of work or work to be performed under this contract, except as to the negligence of the City of Sheboygan or its employees as to which this Hold Harmless and indemnity Agreement, shall not apply. The contractor shall indemnify the City of Sheboygan for any costs, expenses, judgments and attorney's fees paid or incurred, by or on behalf of the City of Sheboygan, its Officials, Agents or Employees or paid for on behalf of the City of Sheboygan, its Officials, Agents, or Employees by insurance purchased or self-insurance provided by the City of Sheboygan as this Hold Harmless and Indemnity Agreement.

The contractor shall further hold harmless the City of Sheboygan, its Officials, Agents and Employees from liability or claims for any injuries to or death of the contractor's employees or subcontractor's employees, arising out of or in any way connected with the work or work to be performed under this contract, including protection against any claim of the contractor or subcontractor for any payments under any worker's compensation law or any expenses of or any payments made by any worker's compensation insurance carrier on behalf of said contractor or sub-contractor and the contractor shall indemnify the City of Sheboygan for any costs, expenses, judgments and attorney's fees with respect to any above referenced workers' compensation claim incurred or paid by the City of Sheboygan or paid on its behalf or behalf of its Officials, Agents or Employees by insurance purchased or self-insurance provided by the City Of Sheboygan.

1.7 SAFETY REQUIREMENTS

The contractor shall be responsible for furnishing, erecting, and maintaining suitable Barricades, warning signs, flashers, fencing etc. to properly protect and safe-guard his personnel and the general public during all phases of this contract.

1.8 PROTECTION OF EXISTING FACILITIES

The contractor shall give notice to the proper authorities in charge of streets, gas and water pipes, electric and other conduits, railroad, poles, catch basins, sewers, and all other property that may be affected by the contractor's operations, at least three days, excluding Saturday, Sunday and legal holidays, before breaking

ground. The contractor shall not hinder or interfere with any persons in the protection of such property or with the operations or utilities at any time. The contractor must obtain all necessary information in regard to existing utilities. He shall protect such utilities from damage and unnecessary exposure. The cost of repairing any damage to utilities shall be the responsibility of the contractor causing said damage.

The replacement of City Sidewalks or Alley pavement that are inadvertently damaged during demolition are the sole responsibility of the Demolition Contractor.

FENCING:

Fencing of the portion of the site to be demolished is highly recommended while demolition is underway due to the close proximity of the sidewalks and alley. The Demolition Contractor will need to contact the City of Sheboygan Department of Public Works for information regarding temporary closures of sidewalks and alleys.

PRESENT DAY

As of June 20, 2025, the following Utility preparations have been completed.

- Gas service has been removed back to the Natural Gas Main located iunder North 8th street. by Wisconsin Public Service.
- An order to disconnect phone lines and Fiber Optic connections from the manhole under N. 8th Street has been completed by AT&T
- The City will arrange for removal of all electrical power from the site following the completion of ACM and LBP Abatement estimated to conclude in Mid August
- There is a mandatory 10-day waiting period following completion of the removal of ACM's and LBP before Demolition may begin. .
- The Water Meter has been removed. Sanitary and storm sewers are still connected and proper disconnections and capping of same will be the responsibility of the demolition contractor at the property lines.
- Central Air Conditioning systems by way of a chiller and several rooftop units has been purged of all Freon by a Licensed Contractor.
- The Sheboygan Water Utility has identified a short section of Water Main Under North 8th Street that will be considered for replacement at the time the Main Water service is disconnected for this project. Much of the cost of this extra work will be the responsibility of the Water Utility.
- There are a total of (4) Water Laterals serving the Property. Because they contain Lead Pipe all (4) will need to be removed and cut at the water main under the street including street pavement restoration **see attached**
- Abatement of Asbestos containing materials to be removed prior to demolition is under way and expected to conclude in Mid-August.

A: Asbestos/Lead Based Paint

All asbestos containing materials, which are required by the State of WI to be removed prior to standard machine demolition will be removed prior to demolition by a State Certified and licensed Contractor. This is expected to be completed by the Middle of August, 2025

The following Materials will be the responsibility of the **DEMOLITION CONTRACTOR** to properly handle and dispose of in a lawful manner

- **150 square feet of concrete walkway, Motel 2nd story East end**
- **72 Square feet of HVAC Drip Pans attached to abandoned HVAC units in each room.**

  The HVAC units will need to go to licensed asbestos landfill and cannot be treated as scrap metal as the drip pans are coated in asbestos
- **1,660 square feet of wall panel adhesive in rooms 103,104,111,114 and 115**
- **Approximately 21,280 square feet of roofing materials.**
- **Note: The floor tile mop boards identified as having lead are currently being removed and disposed of by the City's third party abatement contractor.**

The Contractor is solely responsible to carefully remove and segregate these materials from other demolition debris and transport them to a licensed landfill manifested as Asbestos. Whenever possible the materials should be wet down during removal.

Additionally the Contractor should provide an OSHA Competent supervisor on site during demolition who is familiar with the proper handling of asbestos containing materials and also to watch for and recognize materials uncovered during demolition that were not previously identified which may be concealed.

Should suspicious materials manifest themselves during the demolition process the Contractor is required to immediately notify the City so that a licensed firm can investigate and determine composition of the materials and if required, have the materials properly abated and removed.

1.9 SITE INSPECTION-**MANDATORY**

It is the responsibility of each bidder and bidder's subcontractor to visit the site of proposed work and fully acquaint him or herself with the existing conditions and should fully inform himself as to the difficulties and restrictions in performing this contract.

A MANDATORY inspection of the building is scheduled for 9:00 A.M. CST, on Tuesday August 12, 2025 commencing in the Courtyard style parking lot directly behind the restaurant.

1.10 ANTICIPATED PROJECT SCHEDULE

- MANDATORY PRE-Bid Conference, Tuesday August 12, 2025 9:00 am
- Bidder's Proof of Responsibility Due Friday August 15, 2025 via email
- Bids Due Via Email Thursday August 21,2025
- Contract Award As soon as possible following approvals
- Start of Demolition : Tentatively scheduled for September 15, 2025 or later
- Project completion December 2025 except for alternate topsoil, seed, mulch

1.11 LIQUIDATED DAMAGES

Should the contractor fail to complete the work by the agreed upon date **or by an alternate date mutually agreeable to both parties at time of contract,** or within such extra time as may have been allowed by extension, there shall be deducted from any monies due or that may become due the contractor, for each and every calendar day that the work remains uncompleted, a sum of $ 250.00 per calendar day

This sum shall be considered and treated not as a penalty but as fixed, agreed and liquidated damages due the City from the contractor by reason of inconvenience to the public, added cost of engineering and supervision, maintenance of detours and other items which have caused an expenditure of public funds resulting from his failure to complete the work.

Permitting the contractor to continue and finish the work or any part of same after the time fixed for its completion, or after the date to which the time for completion may have been extended, shall in no way be construed as a waiver on the part of the City of Sheboygan of any of its rights under the contract.

1.12 BASIS OF PAYMENT

The work included in the **base bid** as specified, will be paid at a lump sum price, which shall be payment in full for razing, breaking down, and removals; abandonment and disconnection of utilities; for obtaining permits; for off-site disposal of razed materials site restoration and for providing all labor, bonding, tools, materials and equipment necessary to complete the work in accordance with this request for bid.

1.13 SERVICE DISCONNECT

The Contractor, with assistance from the owner will be responsible for disconnecting electricity, natural gas, water, storm sewer, and sanitary sewer services to the building. The City of Sheboygan will assist as needed. Disconnection and permanent capping of the Water and Storm sewer laterals shall be done to the satisfaction of the City of Sheboygan Plumbing Inspector.

1.14 WAGE RATES Not Required.

1.15 HAZARDOUS MATERIALS

(See attached report from Northstar Environmental Testing for reference)

Contractor in accordance with Wisconsin Administrative Code Chapter NR447 and DHSS regulations and guidelines under separate contract.

See Below for Asbestos Containing materials that are the responsibility of the **Demolition Contractor** to dispose of in a licensed landfill. These materials cannot be recycled and must be transported to a licensed landfill

1. Roofing Materials are assumed to contain asbestos and must be transported to a licensed landfill along with demolition debris.

B. Lead Bearing Materials

Lead bearing mop board Wall tile in (4) rest rooms throughout will be removed by the City's third party Asbestos abatement Contractor.. Please refer to the Northstar Environmental Testing Inventory for details.

1.16 CRUSHING OF CONCRETE ON-SITE:

Crushing of clean concrete on-site is allowed under the following conditions:

1. Site is properly fenced for both safety and security
2. Crushing should occur in the central portion of the site.
3. Proper Dust Control measures (Water) must be followed at all times
4. Only concrete that meets the WDNR's definition of "clean concrete" can be considered for recycling(crushing). The demo contractor is responsible to understand what is considered clean concrete. Concrete coated with paint that is not lead-bearing paint may be used as fill, aggregate or concrete to concrete recycling in accordance with the following rule exemptions:

Reuse of clean concrete is exempt under s. NR 500.08(2)(a), Wis. Adm. Code. Certain environmental performance, location and operational requirements apply. Please review these requirements [s. NR 504.04(3)(c) and s.NR 504.04(4)] before placing used concrete on the land. For more information about this disposal exemption, refer to a separate frequently asked question, what is defined as "clean fill" that does not have to be taken to a landfill, on the DNR website at ***http://dnr.wi.gov/topic/Waste/SolidFAQ.html***

2.0 SALVABLE MATERIALS

There is no guarantee of salvable materials or property involved in this Contract. No responsibility shall be assumed by any party for loss of salvable materials due to damage, theft or condition at time of contract etc.

3.0 DEMOLITION REQUIREMENTS

The entire building and its foundations, basements, sub-basements footings and other improvements, including walkways, parking lots and patios inside the City owned sidewalks and commencing from the north edge of the alley pavement shall be razed and removed off the project site.

In addition to the entire building, its foundations, footings, floors, loading docks, sump pits, stone retaining walls and footings, planters, drainage swales and building contents, the contractor shall include in the demolition cost the removal and proper disposal of:

1. All oil containing ballasts, electrical transformers, elevator cars and hydraulic machinery, HID lamps, fluorescent lamps, emergency lighting batteries, fire extinguishers, and mercury switches, EXIT signs containing possible nuclear materials etc.

2. Any and all roofing materials assumed to contain asbestos which is considered by the WDNR to be acceptable bythe licensed landfill as non-regulated demolition waste.

3. Equipment with CFC (Freon) or HCFC materials.

4. Other materials, such as certain light bulbs, mercury switches, batteries, door closures, water coolers, personal property, vault door, safe deposit box cabinetry and AC units, etc. will need to be removed/managed prior to demolition **by the Demolition Contractor.**

PLEASE SEE REFERENCE OF THESE ITEMS IN THE ATTACHED NORTH STAR ENVIRONMENTAL REPORT

5. Refer to WDNR Publication WA 651 PLANNING YOUR DEMOLITION OR RENOVATION PROJECT: A Guide to Hazard Evaluation, Recycling and Waste Disposal found at **https://apps.dnr.wi.gov/doclink/waext/wa651.pdf**

6. Curb cuts to remove FIVE existing driveway aprons will need to be replaced with concrete curb and gutter by the Demolition contractor in accordance with City of Sheboygan specifications.

7. All Parking lots, curbing, drainage swales, lighting, signage, lamp post bases, footings foundations are to be removed.

The following items shall not be razed under the base bid:

1. Street pavements, public sidewalks, Alley Pavement and Curbing along City Streets.

4.0 BACKFILLING & SITE RESTORATION

A. The Contractor will be responsible for back filling and site restoration including suitable compaction of the clean fill materials so as to provide for future excavation for construction of new improvements to the site in the near future. The site is the entire ½ Block East Of North Ninth Street, West of North 8th Street, North of the alley and South of Ontario Avenue.

B. The City will contract separately with a Civil Engineering Firm to provide compaction testing during the backfill process. This data will be shared with Future parties interested in the development of the parcel. The Demolition Contractor is expected to work with the City's Third-Party Engineering firm to allow for scheduling and proper testing during backfill operations.

C. Site restoration shall include proper compaction (as determined by engineering Firm), rough grading and finish grading. Should development of the site be postponed in the Spring of 2025 The City will include, as an **alternate,** the placement of topsoil, grass seed and and mulch/straw as required to maintain the site in a dust free condition in accordance with City of Sheboygan statutes. This would be done through a change order to the Contractor in early Spring of 2026

D. Should weather conditions not be suitable to complete restoration including spreading of topsoil, application of grass seed and mulch The Contractor will work with the City to establish a mutually agreeable schedule. As security, the City will withhold not less than 10% of the total bid payable upon completion.

D. All sidewalks and driveways inside the City owned sidewalk around the perimeter and the curb line shall be removed and the grade restored.

E. Contractor will be responsible for the removal and disposal of all driveway aprons (5) and restoration of the concrete curb and gutter in a manner consistent with City of Sheboygan Engineering Department procedures.

F. Finish grading of the site shall be performed in such a manner as to assure that grade is level with existing City of Sheboygan Sidewalks and surrounding parcels and that no ponding of storm water on the parcel will occur.

5.0 PARTIAL INVENTORY OF BUILDING COMPONENTS that will become the sole property and responsibility of the Demolition Contractor as a part of this **BASE** contract:

- Electrical power transformers not owned by the Utility.
- Electrical Distribution panels, conduits, raceways, wiring etc.(non ACM)
- All lighting fixtures including fluorescent tubes
- All permanent furnishings and fixtures
- Ceiling tiles and associated grid work.
- HVAC Equipment
- Water heating equipment and circulation pumps
- Plumbing fixtures
- Heating Thermostats
- Concrete lined file cabinet/safe
- Sump Pumps
- Carpeting and Floor coverings
- Hollow metal entranceways, steel doors, wood doors, overhead doors.
- Exit lighting including those fixtures possibly containing radioactive materials requiring

controlled and regulated disposition.

- Emergency lighting fixtures that may contain lead acid batteries.
- External lighting fixtures connected to the structure and those within the confines of the City sidewalks.
- Other property, building components and fixtures
- Flag Pole
- Outdoor concrete including walkways, steps, ramps, curbs and driveways.
- Building Foundations, concrete planters, concrete exterior lighting bases and abutments.
- Assorted paints, chemical, coatings.
- Other personal Property from Restaurant, hotel and garage
- Any Unregulated hazardous materials as identified in the Northstar Environmental Report attached.

  SEE COMPLETE LIST OF THESE MATERIALS INCLUDED IN THE NORTHSTAR ENVIRONMENTAL REPORT

Note Regarding Electrical Panels:

The building was originally constructed in the 1960's. Many electrical panels and disconnects from that era were known to contain asbestos insulation. Unfortunately, these cannot be properly inspected until electrical power has been permanently shut off from the building. Once that occurs, the City intends to have an inspection performed and further have those panels found to contain asbestos removed and disposed of in a lawful manner. **Bidders are cautioned to take this into account when preparing their bids and calculating salvage values associated with electrical distribution panels and equipment.**

6.0 SCOPE OF WORK

The City of Sheboygan Common Council has directed that bids should be obtained for the complete demolition of the structure including off-site disposal of all materials not used for backfill/restoration. This includes complete restoration of the site to a dust free condition including proper compaction of backfill material. The Scope of Work is as follows:

- Furnish City of Sheboygan with Performance and Payment bonds equivalent to 100% of the total cost of the work, a minimum of seven days prior to the start of demolition or preparations preceding demolition.
- Provide Certificate of Insurance with separate endorsement naming the City of Sheboygan as additionally insured.
- Purchase and obtain a Demolition Permit from the City of Sheboygan Building Inspection Department. (Note: City does NOT waive any permit fees).
- Contractor and all Sub-Contractors must be licensed in the City of Sheboygan with the Building Inspection Department. The cost of any and all licensure, either temporary or permanent, is the total responsibility of the Contractor and Sub-Contractors and will not be "waived" for any reason.
- Prior to obtaining a demolition permit, it will be the responsibility of the demolition Contractor, acting as General Contractor, to arrange for and assure for the proper disconnection and termination, in accordance with all codes and ordinances in effect at the time, of all utilities and provide suitable certification of such disconnection.
- Provide and install all erosion curtains and inlet protection on storm sewer inlets located in the street or right of way as may be required by the Wisconsin DNR during the demolition process.
- Temporarily protect all storm sewer inlets around the site to protect against the entry of soils or other materials during and immediately following the demolition and site restoration. These shall remain in place until the site has been rendered safe from runoff.
- Mobilization and suitable preparation of the building and the job site to allow for the work to be done in a safe manner. This will include fencing of the site. Contractor may use the rear yard for staging with the understanding that the lot will be removed and restored to a dust free condition at the end of the project at the contractor's expense.
- Machine demolition of the entire structure including basements, sub-basements, footings, pilings, sump pits and removal of all concrete and or asphaltic pavement from the site.
- Backfilling of all areas below grade including clean materials which will provide suitable compaction readings as determined by the City's third- party Civil Engineering firm.
- Jobsite Fencing as required
- If required, de-watering of the sub-grade excavations during the back-fill process to allow for suitable compaction readings to be obtained.
- Removal and disposal in a licensed landfill of all materials from the building and site.
- When completed, the area inside the city sidewalk shall be completely leveled to a grade equal to the surrounding properties and the City Sidewalks present on three sides.

- Replacement of City owned concrete curb and gutter at (5) driveway openings in accordance with City of Sheboygan Engineering Dept. specifications.

- Grading and levelling of the **entire one-half block parcel** (SEE ATTACHED MAP)

- **Alternate #1**
- Placement of screened topsoil free of foreign matter is required.
- Entire site is to be seeded with high quality grass seed and covered with mulch materials such as Hydro Mulch. Inlet protection to remain in place until the threat of soil erosion and entry of soils into the storm sewer system has passed.

7.0 TIME FRAME

The City of Sheboygan Common Council will need to vote in order to award the demolition contract. This process can take up to three weeks following submission to the Council of a recommendation for award.

ATTACHMENTS

Attached please find the following documents

1) Northstar Environmental Testing report
2) Northstar Supplemental Testing Report
3) Insurance and Bonding Requirements and Instructions
4) Building Blueprints/Drawings
5) Location of Water Mains and Laterals (4)Total to be disconnected in the street
6) Bidders Proof of Responsibility Form (Due no less than 5 days prior to bid date
7) Terms and Conditions
8) Map of entire parcel (one Half block with alley to the south, Ontario Avenue to the North, North 9th Street to the West and North 8th Street to the East)

CITY OF SHEBOYGAN
Bid # 2075-25
Razing of Former Motel and Restaurant
BID Submission Form

TO: City of Sheboygan

Bids Due Thursday August 21, 20254 at 1:00 PML

By signing below, we certify that we have read and understand all of the specifications and requirements associated with the razing of the former Wells Fargo Bank Building and all site improvements in the City of Sheboygan and as such wish to enter a lump sum, all -inclusive bid (Base Bid) for the project as stated below:

BASE BID

For the razing of the approximate 40,000 square foot structure and detached two car garage including all necessary permits for the work, bonding, insurance, mobilization, site environmental protection, Site fencing, Utility disconnection, proper handling and disposal of remaining asbestos and lead based or Lead Bearing materials, proper handling and disposal of un-regulated hazardous items as identified in the Northstar Environmental Testing Report, machine demolition, removal of all materials from the site, disposal of all remaining materials required to be disposed of in a licensed landfill, backfilling of the sub-grade areas including accommodations necessary to allow for certification of proper compaction by others, removal of the driveway aprons, final grading, placement of clean cover materials, restoration of concrete curb and gutter in-fills and project close-out we wish to enter an ALL INCLUSIVE bid price of:

$_____

As surety, we also are enclosing a bid bond or Cashiers check in the amount of $_____which represents not less than 5% of the total BASE BID to ensure that if awarded the project, we will proceed to execution of the contract for the work.

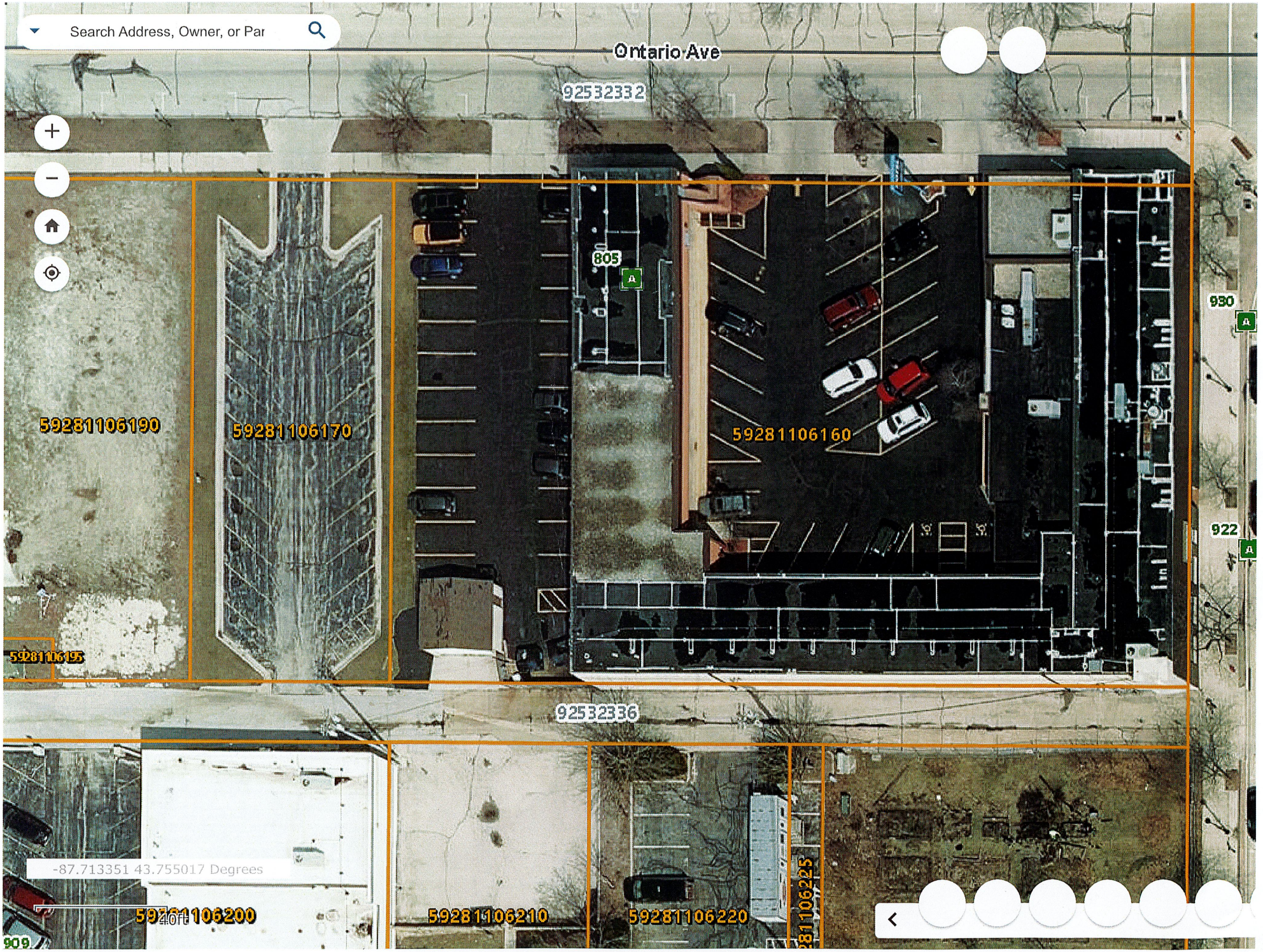
In addition, prior to the start of any work, we will provide to the City of Sheboygan a Performance and Payment bond with a face value equal to 100% of the Total All Inclusive cost of the project.

If awarded the bid we intend to start work on or about_____,_____, 2025 following contract signing and bonding.

ALTERNATE BID

Should the City determine that the need for topsoil, seed and Mulch is required due to site development to start after the Spring of 2026 we would offer an addition of $_____to the base bid above to cover the **entire one-half block parcel**

Company Name _____
Address_____City_____State_____Zip _____
Phone_____Fax_____Email_____
Name_____Title_____
Signed_____Date_____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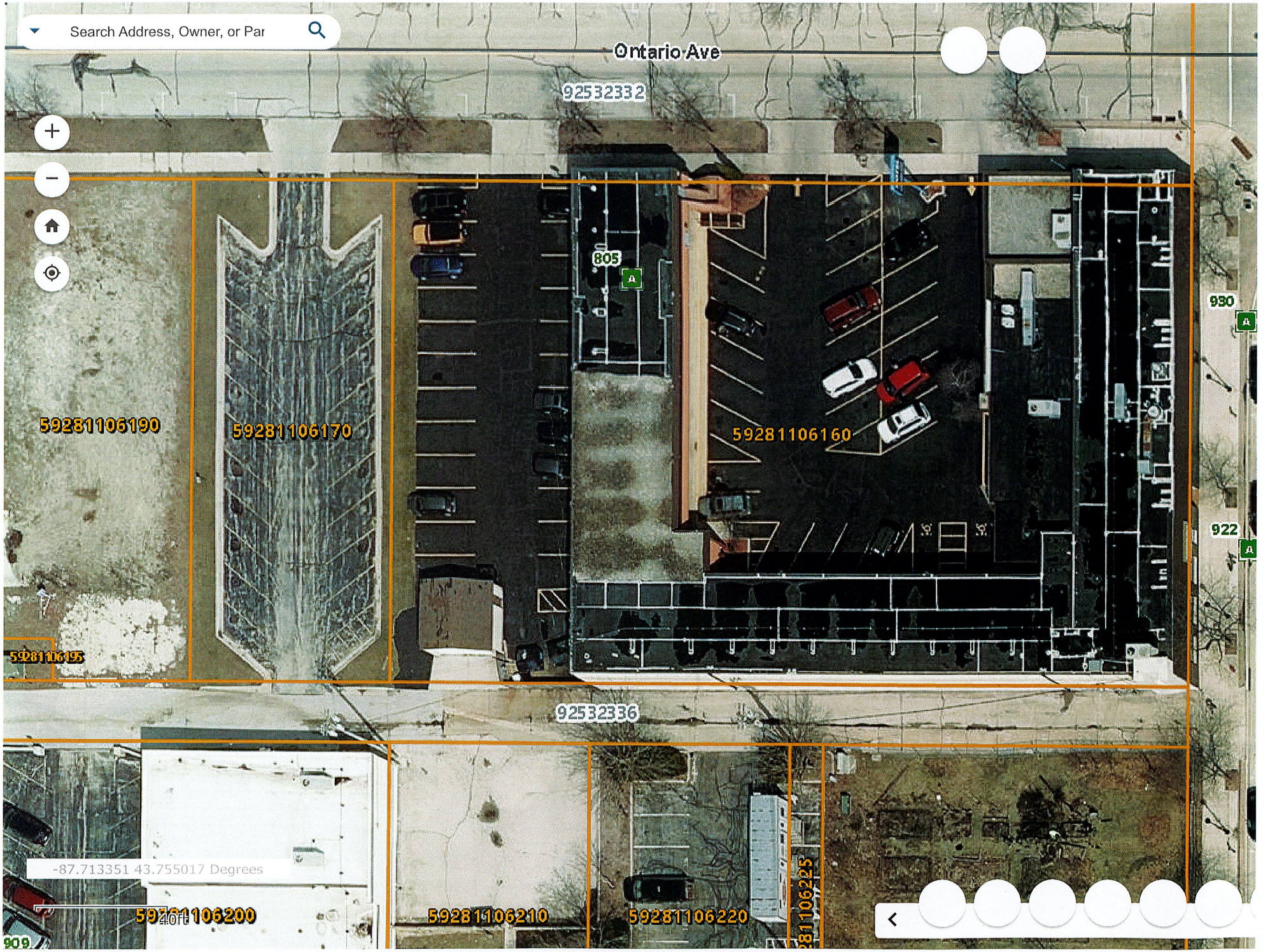
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592811061220
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ASBESTOS MATERIAL SAMPLING

City of Sheboygan

Site:
Fountain Park Restaurant & Inn of Sheboygan
922 & 930 N. 8th Street
Sheboygan, WI 53081

Buildings:
Commercial (Restaurant & Motel)

Site Date: July 22, 2025
Report Date: July 25, 2025

NorthStar No. 250-1038-1

Submitted By:
NorthStar Environmental Testing, LLC.

NORTHSTAR ENVIRONMENTAL TESTING, LLC
www.NorthStarTesting.com

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Tel: 715.693.6112
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Sheboygan Branch:
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Asbestos • Lead Paint • Mold • Indoor Air Quality • Industrial Hygiene

July 25, 2025

City of Sheboygan
c/o Bernie Rammer
828 Center Avenue, Ste. 110
Sheboygan, WI 53081

Project:	Asbestos Material Sampling
Work Site:	Fountain Park Restaurant & Inn of Sheboygan 922 & 930 N. 8th Street Sheboygan, WI 53081
Work Areas:	Various Locations: Follow-up Sampling & Visual Assessments
Site Date:	July 22, 2025
NorthStar No:	250-1038-1

NorthStar Environmental Testing, LLC (NorthStar) was authorized by Bernie Rammer on behalf of the City of Sheboygan to perform material sampling and analysis for the presence of asbestos containing materials (ACM) from within the area described below. This sampling was completed to supplement the findings in NorthStar's Pre-Demolition Inspection Reports 250-202 (May 25, 2025) and 250-203 (May 27, 2025).

SCOPE OF WORK:

Work Areas:	• Coolers in restaurant basement • Texture on drywall in restaurant (Rm. 110, 112, 114, & 115) • Exterior ceramic floor tile in restaurant's NE Entrance • EIFS siding on restaurant & motel

SAMPLING AND ANALYSIS SUMMARY:

Inspector:	Bruce Ten Haken (Cert. AII-15079)		
Asbestos Company:	NorthStar Environmental Testing, LLC (DHS-925800)		
Number of Samples:	11		
Number Analyzed:	17	Point Count:	0
Laboratory:	Eurofins NVLAP: 101768-0		
Analysis Date:	July 24, 2025	Point Count:	---

The attached *Asbestos Material Sample Log* provides additional sample information. Bulk samples were analyzed by polarized light microscopy with dispersion staining; USEPA method: EPA 600/M4-82-020 & EPA 600/R-93/116 (where applicable). Reported percentages are visually estimated by volume. Unless otherwise requested by client, each material or layer of a non-homogeneous sample is analyzed separately with reported percentages based on total sample. Sampling was limited to the materials and locations you specified. Additional ACM may be present in other areas and/or other materials located in the structure.

USEPA defines an ACM as a material that contains asbestos unless the asbestos concentration is found to be one percent or less (≤1%) by a PLM point counting procedure. Materials with point count results of ≤1% of asbestos may be able to be treated as a non-ACM.

ASBESTOS MATERIAL SUMMARY:

The following are the **confirmed and/or assumed ACM** that were identified during this limited sampling:

Material	Location	Quantity (Approx.)	Category / Condition
No additional ACM materials were identified. • Inventories of the previously identified ACM can be found in NorthStar's Pre-Demolition Inspection Reports 250-202 (May 25, 2025) and 250-203 (May 27, 2025).			

VISUAL INSPECTION RESULTS OF RESTAURANT COOLERS IN BASEMENT (ROOM 011):

Cooler	Door Insulation	Wall Insulation	Ceiling Insulation	Floor Insulation	Comments
1	Urethane Foam	White Styrofoam	White Styrofoam	White Styrofoam	The floor insulation appears to be over bare concrete.
2	Urethane Foam	Urethane Foam	Urethane Foam	Blue Styrofoam	
3	Fiberglass Batt	Fiberglass Batt	Fiberglass Batt	White Styrofoam	

The attached *Asbestos Material Sample Log* contains the analysis data for the samples collected during this supplemental sampling.

REMARKS:

The survey and report have been performed according to applicable regulations and generally accepted industry standards and practices in this locality under similar conditions. Information provided to us by building owner, occupant, client, or other interested party that may have been utilized in the performance and reporting of the survey was accepted in good faith and can only be assumed to be accurate. The findings and recommendations made are representative of our professional opinion based on currently available information; no other warranty is implied or intended.

Please contact us if you have any questions regarding the presented information or the project in general.

Submitted By,
NorthStar Environmental Testing, LLC.

Bruce Ten Haken
Asbestos Inspector AII-15079

Attached: Appendix A: Asbestos Material Sample Log
Appendix B: Site Photos

Appendix A ASBESTOS MATERIAL SAMPLE LOG

City of Sheboygan

Fountain Park Restaurant & Inn of Sheboygan

Site Date: July 22, 2025

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Sheboygan, WI 53081
Tel: 920.422.4888

ASBESTOS MATERIAL SAMPLE LOG

Client:	City of Sheboygan	**NorthStar No.**	250-1038-1
Location:	922 & 930 N. 8th Street, Sheboygan, WI	**Date Collected:**	July 22, 2025
Work Area:	Restaurant & Motel	**Technician:**	Bruce Ten Haken
Laboratory:	Eurofins	**Date Analyzed:**	July 24, 2025

Sample ID	Bldg. Level	Material Location	Material Sample	Description	Asbestos Content
1038-1-1	1	112: NW Dining, N. Wall (Restaurant)	Wall Covering	Brown	None Detected
			Texture on Drywall	Off-white	None Detected
1038-1-2	1	114: NE Dining, E. Wall (Restaurant)	Wall Covering	Brown	None Detected
			Texture on Drywall	Off-white	None Detected
1038-1-3	1	115: NE Entry, E. Wall (Restaurant)	Wall Covering	Brown	None Detected
			Texture on Drywall	Off-white	None Detected
1038-1-4	1	110: Center Dining, Center (Restaurant)	Texture on Drywall (Dividing Wall)	Off-white	None Detected
1038-1-5	1	110: Center Dining, N. Wall (Restaurant)	Texture on Drywall	Off-white	None Detected
1038-1-6	Ext.	NE Entrance (Restaurant)	Ceramic Floor Tile	Brown	None Detected
1038-1-7	Ext.	NE Entrance (Restaurant)	Cer. Floor Tile Grout	Gray	None Detected
1038-1-8	Ext.	NE Entrance (Restaurant)	Cer. Floor Tile Thinset	Gray	None Detected
1038-1-9	Ext.	South Wall by Room 103 (Restaurant)	EIFS Siding, Coating	Gray, Tan	None Detected
			Foam Insulation	White	None Detected
1038-1-10	Ext.	North Wall by Room 112 (Motel)	EIFS Siding, Coating	Gray, Tan	None Detected
			Foam Insulation	White	None Detected
1038-1-11	Ext.	East Wall by Room 207 (Motel)	EIFS Siding, Coating	Gray, Tan	None Detected
			Foam Insulation	White	None Detected

City of Sheboygan

Fountain Park Restaurant & Inn of Sheboygan

Site Date: July 22, 2025

Photo No. 1 **Area:** Restaurant – Room 011 Cooler 1 **Material:** White Styrofoam Insulation	
Photo No. 2 **Area:** Restaurant – Room 011 Cooler 2 **Material:** Urethane Foam Insulation	
Photo No. 3 **Area:** Restaurant – Room 011 Cooler 3 **Material:** Fiberglass Batt Insulation	

Photo No. 4 **Area:** Restaurant – Room 011 Cooler 2 **Material:** Hole cut through cooler floor to show blue styrofoam insulation on bare concrete.	
Photo No. 5 **Area:** Restaurant – North Dining Areas Rooms 112, 114, & 115 **Material:** Texture on Drywall	
Photo No. 6 **Area:** Restaurant – North Dining Areas Rooms 112, 114, & 115 **Material:** Texture on Drywall	

Photo No. 7 **Area:** Restaurant – Northeast Entrance **Material:** Ceramic Floor Tile, Grout, & Thinset	
Photo No. 8 **Area:** Exterior Siding on Restaurant & Motel **Material:** EIFS Siding