



**Midwest
Environmental
Consulting Services, Inc.**

**COMPREHENSIVE
ASBESTOS SURVEY**

Performed for:

CITY OF LAKE FOREST
110 East Laurel Avenue
Lake Forest, IL 60045

Project Location:

***LAKE FOREST
ADMINISTRATION BUILDING***
*110 East Laurel Avenue
Lake Forest, IL 60045*

Inspection Date: October 15-17, 2008
Report Date: November 14, 2008

MEC PROJECT #: 08-09-442-INSP

CITY OF LAKE FOREST
Lake Forest Administration Building
110 East Laurel Avenue
Lake Forest, IL 60045

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MEC Project #08-09-442-INSP

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SECTION 1:
NARRATIVE

Section 1:

Introduction:

Midwest Environmental Consulting Services, Inc., (MEC) was retained by the City of Lake Forest to conduct a comprehensive asbestos inspection and bulk sampling of suspect asbestos-containing materials (ACM) at the City of Lake Forest Administration Building located at 110 East Laurel Avenue, Lake Forest, Illinois, 60045. The asbestos inspection was performed on October 15-17, 2008. This comprehensive inspection was intended to address the potential existence of ACM on the interior and exterior prior to planned demolition.

Section 2:

Protocol:

The bulk sampling strategy is based upon the protocol of homogeneous areas established by the United States Environmental Protection Agency (US EPA). A homogeneous sampling area (HSA) is defined as an area of material that is uniform in color, texture, construction, general appearance, and date of installation.

Bulk samples of suspect ACM were analyzed by Polarized Light Microscopy (PLM) utilizing the EPA-600/M4-82-020 Method. Bulk samples were analyzed using Asbestos Hazard Emergency Response Act (AHERA) "positive stop" protocol, meaning each sample of each HSA group is analyzed until asbestos is found in the HSA or all samples in the group are analyzed and are negative for asbestos content.

Section 3:

Building Description:

The main building is a one-story block and brick structure with a partial second floor resting on a slab on grade foundation. The building is approximately 10,000 square feet in size and was built in 1961. The administration building was added to the main building in 1981. The administration building is a one-story block structure with steel and glass front and sides. The administration building is resting on a slab on grade foundation and is approximately 7,000 square feet in size. The maintenance garage was added to the main building in 1983. The maintenance garage is a one-story block and brick building resting on a slab on grade foundation. The maintenance garage is approximately 2,500 square feet in size.

Section 4:

Scope of Work:

The inspection was to address the following objectives:

- Observe, assess, and collect bulk samples of friable and non-friable asbestos containing building materials within the specific scope of work.
- The inspection was intended to identify all homogeneous areas, and did not attempt to identify or address any other environmental health hazards.
- The scope of work did not include identifying all potential concerns or eliminate possible risks.

A total of twenty-three (23) HSA's were identified within the scope of work. Out of the twenty-three (23) HSA's, three (3) of the HSA's tested positive for asbestos content and three (3) HSA's were assumed to be asbestos-containing materials:

Asbestos-Containing Materials:

- **MFA – 12x12 Floor Tile/Mastic – Dark Tan w/Beige & White Specks**
- **MFD – 9x9 Floor Tile/Mastic – Gray**
- **TJA – Pipe Fitting Insulation (on fiberglass water lines)**

Assumed Asbestos-Containing Materials:

- **MRA – Roofing – Administration Building**
- **MRB – Roofing – Main Building**
- **MRC – Roofing – Maintenance Garage**

Section 5:

Executive Summary:

Standard practice requires that the owner provide Certified-As-Built drawings for review by the inspector. At the time of the inspection, these drawings were not available. Therefore, the accuracy of the inspection can only be based on the materials that were accessible or known about prior to the inspection. If a suspect material is identified during renovation or demolition, all work shall stop immediately until the materials can be sampled for asbestos content.

MEC was unable to perform destructive sampling of wet walls to quantify thermal systems pipe and fitting insulation. Prior to demolition, the Owner should have MEC perform destructive sampling of areas where thermal systems insulation could be hidden inside walls and chases.

During demolition, it is recommended that a project design, project oversight, and air monitoring be in place prior to any asbestos abatement work being conducted. An Illinois Department of Public Health licensed asbestos abatement contractor must be in place prior to any asbestos abatement activities.

Prior to any planned demolition taking place, Midwest Environmental Consulting Services, Inc., strongly recommends that either the client contact Midwest Environmental Consulting Services, Inc., or the Illinois Department of Public Health in regards to current rules and regulations.

Although Midwest Environmental Consulting Services, Inc., has attempted to identify all suspect asbestos materials located on the inside of the building; some materials may have been inaccessible.

Midwest Environmental Consulting Services, Inc. makes no warranty, expressed or implied.

Respectfully Submitted,

Midwest Environmental Consulting Services, Inc.

A handwritten signature in black ink, appearing to read "Steven Charron". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Steven Charron
Building Inspector
(IDPH #100-04843)

SECTION 2:
ACM TABLE

Midwest Environmental Consulting Services, Inc.
 4 Bonnie Lane
 Yorkville, IL 60560
 630-553-3989

Project Date: 10/15/08

Asbestos Bulk Sample Field Summary

Client: City of Lake Forest

Location: Lake Forest Administration Building
 Address: 110 E. Laurel Avenue, Lake Forest, IL

Project #: 08-09-442-INSP
 Inspector: Steven Charron #100-04843

HSA #	Material Description	Location	Approx. Quantity	ACM Yes/No	Comments
MCA	2x4 Lay-in Ceiling Tiles – White w/ Pinholes	Administration Building – Throughout	7,000 SF	No	
MCB	1x1 Splined Ceiling Tiles – White w/ Rough Texture	Administration Building – Lobby and Corridor	1,185 SF	No	
MCC	2x2 Lay-in Ceiling Tiles – White w/ Rough Texture	Administration Building – Main Office	256 SF	No	
MCD	2x4 Lay-in Ceiling Tiles – White w/ Fissures	Administration Building – Copy Room/Break Rooms	800 SF	No	
MCE	1x1 Splined Ceiling Tiles – White w/ Pinholes	Main Building – Corridor	300 SF	No	Glued-On Tiles
MDA	Drywall/Tape/Joint Compound	Administration Building – Throughout	Unknown	No	
MFA	12x12 Floor Tile/Mastic – Dark Tan w/Beige & White Specks	Administration Building – Bathrooms/Breakrooms	800 SF	Yes	Tile is ACM. Mastic is not ACM.
MFB	12x12 Floor Tile/Mastic – White w/Tan Specks	Administration Building – Locker Room	300 SF	No	
MFC	12x12 Floor Tile/Mastic – Beige Specked	Main Building – Offices	150 SF	No	
MFD	9x9 Floor Tile/Mastic – Gray	Main Building – 2 nd Floor Storeroom	180 SF	Yes	Tile is ACM. Mastic is not ACM.
MMA	4" Covebase/Mastic – Gray	Administration Building – Conference Room/Corridor	350 LF	No	

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Project Date: 10/15/08

Asbestos Bulk Sample Field Summary

Client: City of Lake Forest

Location: Lake Forest Administration Building
 Address: 110 E. Laurel Avenue, Lake Forest, IL

Project #: 08-09-442-INSP
 Inspector: Steven Charron #100-04843

HSA #	Material Description	Location	Approx. Quantity	ACM Yes/No	Comments
MMB	4" Covebase/Mastic -- Green	Administration Building -- Offices	900 LF	No	
MMC	4" Covebase/Mastic -- Brown	Administration Building -- Bathrooms/Break rooms	200 LF	No	
MMD	6x6 Ceramic Floor Tile/Grout -- Red	Administration Building -- Main Office Kitchen	100 SF	No	
MME	4x4 Ceramic Floor Tile/Grout -- Orange	Administration Building -- Lobby Vestibule	50 SF	No	
MMF	Carpet Mastic -- Yellow	Administration Building -- Throughout	7,000 SF	No	
MMG	Glue Pucks -- Brown (Associated with MCE)	Main Building -- Corridor	300 SF	No	
MMH	Window Glazing -- White	Main Building -- Windows	200 SF	No	
MRA	Roofing Materials	Administration Building	7,000 SF	Yes	Assumed ACM. No photo available.
MRB	Roofing Materials	Main Building	10,000 SF	Yes	Assumed ACM. No photo available.
MRC	Roofing Materials	Maintenance Garage Building	2,500 SF	Yes	Assumed ACM. No photo available.
TJA	Pipe fitting Insulation (On Fiberglass Water Lines)	Main Building -- Throughout	20 Fittings	Yes	

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Address: 110 E. Laurel Avenue, Lake Forest, IL

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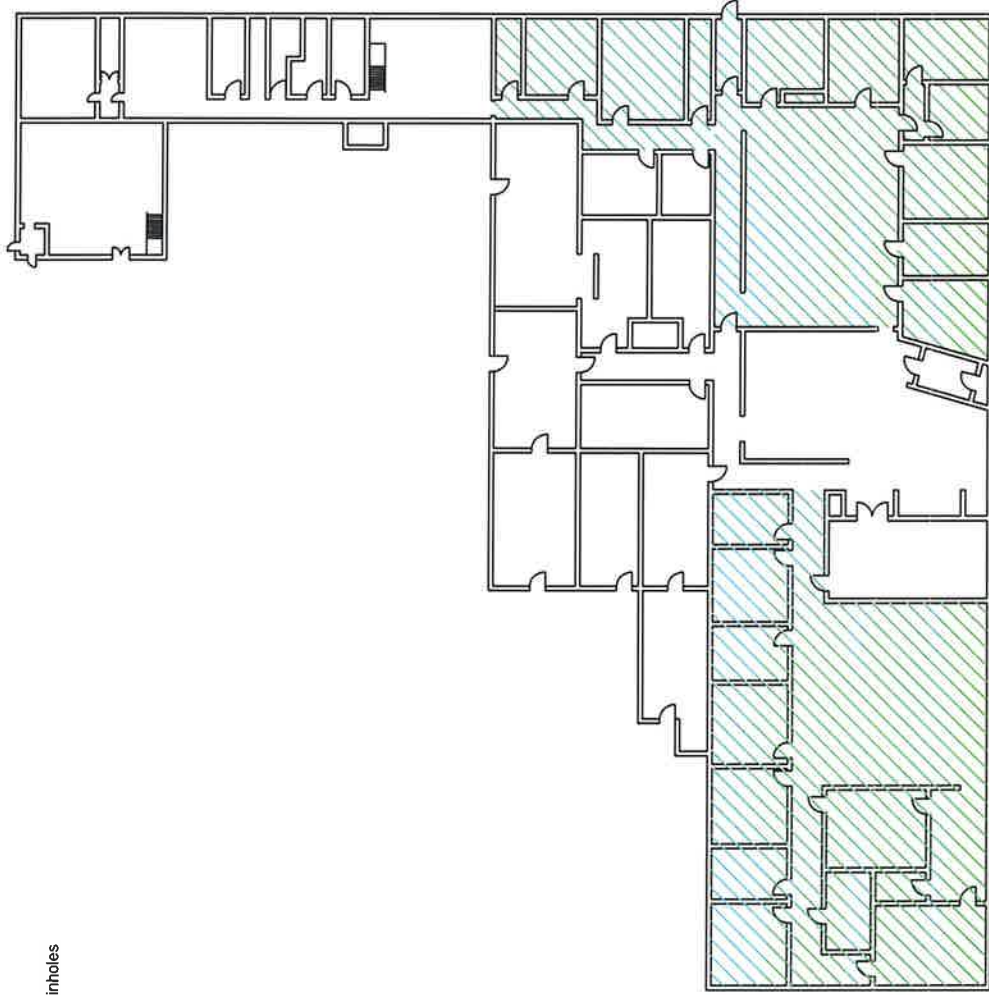
HSA #	Material Description	Location	Approx. Quantity	ACM Yes/No	Comments
MMA	Caulking – White	Maintenance Garage – Doors	250 LF	No	

Inspection performed for:
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SECTION 3:

DRAWINGS OF HOMOGENEOUS AREAS

HOMO:
DESCRIPTION: MCA
QUANTITY: 2x4 Lay-in Ceiling Tiles - White w/ Pinholes
ACM: 7,000 S.F.
COMMENTS: No



1ST FLOOR

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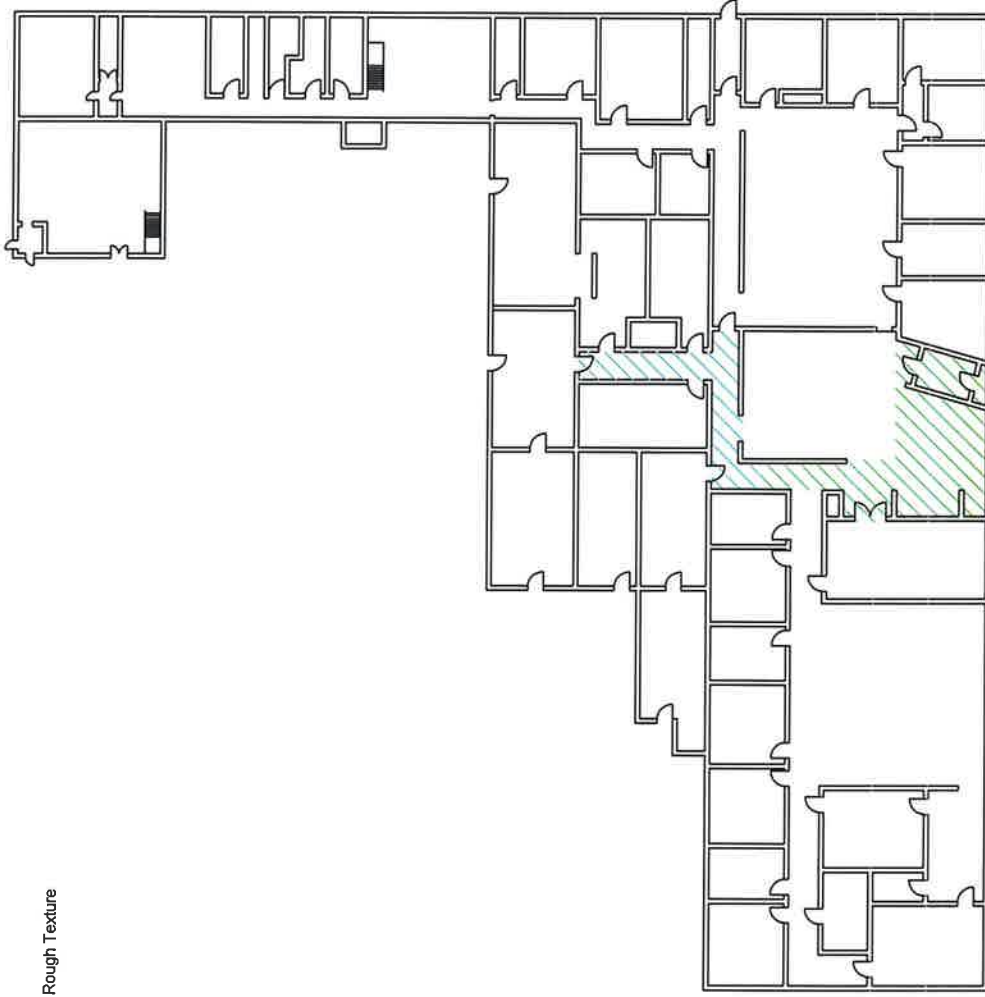
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Consultant:
 Midwest Environmental
 Consulting Services, Inc.
 4 Bonnie Lane
 Yorkville, IL 60560
 Ph. 630.553.3989

REVISIONS

NO.	DATE	Rev. By	File Name: 08-09-442
			Date: 10-22-08
			Drawn By: JQ
			Scale: NTS

HOMO:
DESCRIPTION: 1x1 Splined Ceiling Tiles - White w/ Rough Texture
QUANTITY: 1,185 S.F.
ACM: No
COMMENTS:



1ST FLOOR

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