



LIMITED LEAD PAINT INSPECTION

**Coggs Center
1220 W. Vliet
Milwaukee, WI**

Prepared by:

LF Green Development, LLC
5600 W. Brown Deer Road, Suite 104
Milwaukee, Wisconsin 53223

Prepared for:

Mr. Kevin O'Brien
Milwaukee County Department of Administration Services
633 W. Wisconsin Ave. 10th Floor
Milwaukee, WI 53203

March 4, 2022

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RE: Limited Lead Paint Sampling

On March 1, 2022, a limited lead paint sampling was completed during the planned remodel at the property of 1220 W. Vliet Milwaukee, WI. Ninety-two (92) paint samples were collected and analyzed. Linda Fellenz, a licensed lead risk assessor completed the testing using an XRF. Our Wisconsin Department of Health Services (DHS) certification and license are included in Appendix A.

LEAD INSPECTION:

The United States Department of Housing and Urban Development (HUD) in the Guidelines for the Evaluation and Control of Lead-Based Paint in Housing (HUD Guidelines) defines lead-based paint as having a surface concentration of lead that is at or greater than 1 milligram of lead per square centimeter of surface or 0.5% or greater of lead per weight of a paint chip sample. These measurements will be referred to in this report as the HUD Standard.

The Wisconsin Administrative Code (HFS 163) for lead-based paint follows the EPA regulation as outlined in the Wis. Stat. 254.11(8) enacted in January 2016.

This inspection follows the procedures of the client as to the location of the testing. Due to the limited testing conducted, conclusions on the presence of lead-based paint can only be drawn on the areas tested. The presence or absence of lead-based paint in other areas not tested is unknown.

Sample results and location are listed below:

Sample #	Description	Result Lead % by weight	Positive/Negative
Basement & Boiler Room			
1	Grey door to boiler room	0.0	Negative
2	Grey door frame to boiler room	3.5	POSITIVE
3	Grey door frame to boiler room	1.2	POSITIVE
4	Beige wall in boiler room by door – N	1.0	POSITIVE
5	Beige wall in boiler room by door – E	3.6	POSITIVE
6	Beige wall in boiler room by door – S	1.2	POSITIVE
7	Beige wall in boiler room by door – W	1.6	POSITIVE
8	Green paint on brick in boiler room	6.2	POSITIVE

9	Green paint in stairway in boiler room	3.6	POSITIVE
10	White walls in mechanical room – N	3.2	POSITIVE
11	White walls in mechanical room – E	10.1	POSITIVE
12	White walls in mechanical room – S	4.9	POSITIVE
13	White walls in mechanical room – W	6.3	POSITIVE
14	Grey paint on floor landing to the east mechanical room	0.0	Negative
15	Beige metal exit door to east mechanical room	0.0	Negative
16	B29C room – white walls – N	4.4	POSITIVE
17	B29C room – white walls – E	4.9	POSITIVE
18	B29C room – white walls – S	3.9	POSITIVE
19	B29C room – white walls – W	5.1	POSITIVE
20	B29C room – Beige door frame	8.3	POSITIVE
21	B29 – White walls – N	0.0	Negative
22	B29 – White walls – E	0.0	Negative
23	B29 – White walls – S	0.0	Negative
24	B29 – White walls – W	0.0	Negative
25	Beige elevator door by cafeteria	0.0	Negative
26	Beige door frame to conference room 4	0.0	Negative
27	Beige door to conference room 4	0.0	Negative
28	Hall to conference room – white brick walls - E	0.0	Negative
29	Hall to conference room – white brick walls – W	0.0	Negative
30	Cafeteria beige walls – N	0.0	Negative
31	Cafeteria beige walls – E	0.0	Negative
32	Cafeteria beige walls – S	0.0	Negative
33	Cafeteria beige walls – W	0.0	Negative
34	Beige pillars/columns in cafeteria #1	0.0	Negative
35	Beige pillars/columns in cafeteria #2	0.0	Negative
36	Beige pillars/columns in cafeteria #3	0.0	Negative
37	White paint walls in hall by SW exit – N	0.0	Negative
38	White paint walls in hall by SW exit – E	0.0	Negative
39	White paint walls in hall by SW exit – S	0.0	Negative
40	White paint walls in hall by SW exit - W	0.0	Negative
41	Beige door frame to B38B	0.0	Negative
42	Brown varnish doors in hall by SW exit – Door #1	0.0	Negative
43	Brown varnish doors in hall by SW exit – Door #2	0.0	Negative
44	Brown varnish doors in hall by SW exit – Door #3	0.0	Negative
45	Brown varnish doors in hall by SW exit – Door #4	0.0	Negative
46	Lower grey wall outside hall by SW exit	0.0	Negative
47	White brick walls in hall	0.0	Negative
48	White brick walls in hall	0.0	Negative
49	B06 beige door	0.0	Negative
50	White walls in hallway F by escalators – N	0.0	Negative
51	White walls in hallway F by escalators – E	0.0	Negative
52	White walls in hallway F by escalators – S	0.0	Negative
53	White walls in hallway F by escalators - W	0.0	Negative
54	White walls in hallway by B23 – N	0.0	Negative
55	White walls in hallway by B23 – E	0.0	Negative
56	White walls in hallway by B23 – S	0.0	Negative

57	White walls in hallway by B23 – W	0.0	Negative
1st Floor			
58	Beige walls in hallway by CU1-5 Janitors closet – N	0.0	Negative
59	Beige walls in hallway by CU1-5 Janitors closet – E	0.0	Negative
60	Beige walls in hallway by CU1-5 Janitors closet – S	0.0	Negative
61	Beige walls in hallway by CU1-5 Janitors closet – W	0.0	Negative
62	Beige door frame to stairwell #2	0.0	Negative
63	Beige door to stairwell #2	0.0	Negative
64	Beige wall by storage SU1-1	0.0	Negative
65	Brick in the lobby by south entrance	0.0	Negative
66	Beige paint in lobby by south entrance – N	0.0	Negative
67	Beige paint in lobby by south entrance – E	0.0	Negative
68	Beige paint in lobby by south entrance – S	0.0	Negative
69	Beige paint in lobby by south entrance - W	0.0	Negative
70	Lower beige wall outside conference room	0.0	Negative
71	Upper beige wall outside conference room	0.0	Negative
72	Grey paint under reception window – by room 102	0.0	Negative
2nd Floor			
73	Blue pain in lobby	0.0	Negative
74	Lower beige/tan walls	0.0	Negative
75	Upper beige/tan walls	0.0	Negative
76	Orange ceiling around reception area in lobby	0.0	Negative
77	Beige walls in hallway by lobby – N	0.0	Negative
78	Beige walls in hallway by lobby – E	0.0	Negative
79	Beige walls in hallway by lobby – S	0.0	Negative
80	Beige walls in hallway by lobby - W	0.0	Negative
81	Beige doors frame in hallway by lobby	0.0	Negative
82	Beige doors in hallway by lobby	0.0	Negative
83	Blue walls in room 201- N	0.0	Negative
84	Blue walls in room 201- E	0.0	Negative
85	Blue walls in room 201- S	0.0	Negative
86	Blue walls in room 201- W	0.0	Negative
87	Beige door to stairs 1	0.0	Negative
88	Beige door frame to stairs 1	0.0	Negative
3rd Floor			
89	Beige walls – N	0.0	Negative
90	Beige walls – E	0.0	Negative
91	Beige walls – S	0.0	Negative
92	Beige walls - W	0.0	Negative

TABLE OF POSITIVE LEAD PAINT RESULTS

Sample #	Description	Result Lead % by weight	Positive/Negative
POSTIVE PAINT TABLE			
2	Grey door frame to boiler room	3.5	POSITIVE

3	Grey door frame to boiler room	1.2	POSITIVE
4	Beige wall in boiler room by door – N	1.0	POSITIVE
5	Beige wall in boiler room by door – E	3.6	POSITIVE
6	Beige wall in boiler room by door – S	1.2	POSITIVE
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12	White walls in mechanical room – S	4.9	POSITIVE
13	White walls in mechanical room – W	6.3	POSITIVE
16	B29C room – white walls – N	4.4	POSITIVE
17	B29C room – white walls – E	4.9	POSITIVE
18	B29C room – white walls – S	3.9	POSITIVE
19	B29C room – white walls – W	5.1	POSITIVE
20	B29C room – Beige door frame	8.3	POSITIVE

Notes:

- All green, white & beige paint in boiler room area are positive
- All white walls, varnish doors and beige door frames in lower level by basement are neg (by E10, D10 escalators)
- Blue paint walls in 1st floor lobby area cannot be sampled due to too many patrons around.
- There are brick walls on 3rd floor
- 3rd floor has the same beige doors & door frames as the other floors
- Cannot take many samples due to too many patrons
- Offices in 200E are the same beige walls

CONCLUSIONS

The above table outlines the surfaces testing positive for lead paint and the surfaces are summarized below:

- The HUD Standard for Lead Paint is paint having a surface concentration of lead that is at or greater than 0.7 milligram of lead per square centimeter of surface or 0.5% or greater of lead per weight of a paint chip sample.
- Lead Paint was identified in:
 - Grey door frame to boiler room
 - Beige walls in boiler room
 - Green paint in boiler room stairway
 - White walls in mechanical room and room B29C
 - Door frame in B29C room
- Contractors working on the surfaces containing lead paint, need to follow state and federal requirements for working on lead surfaces.

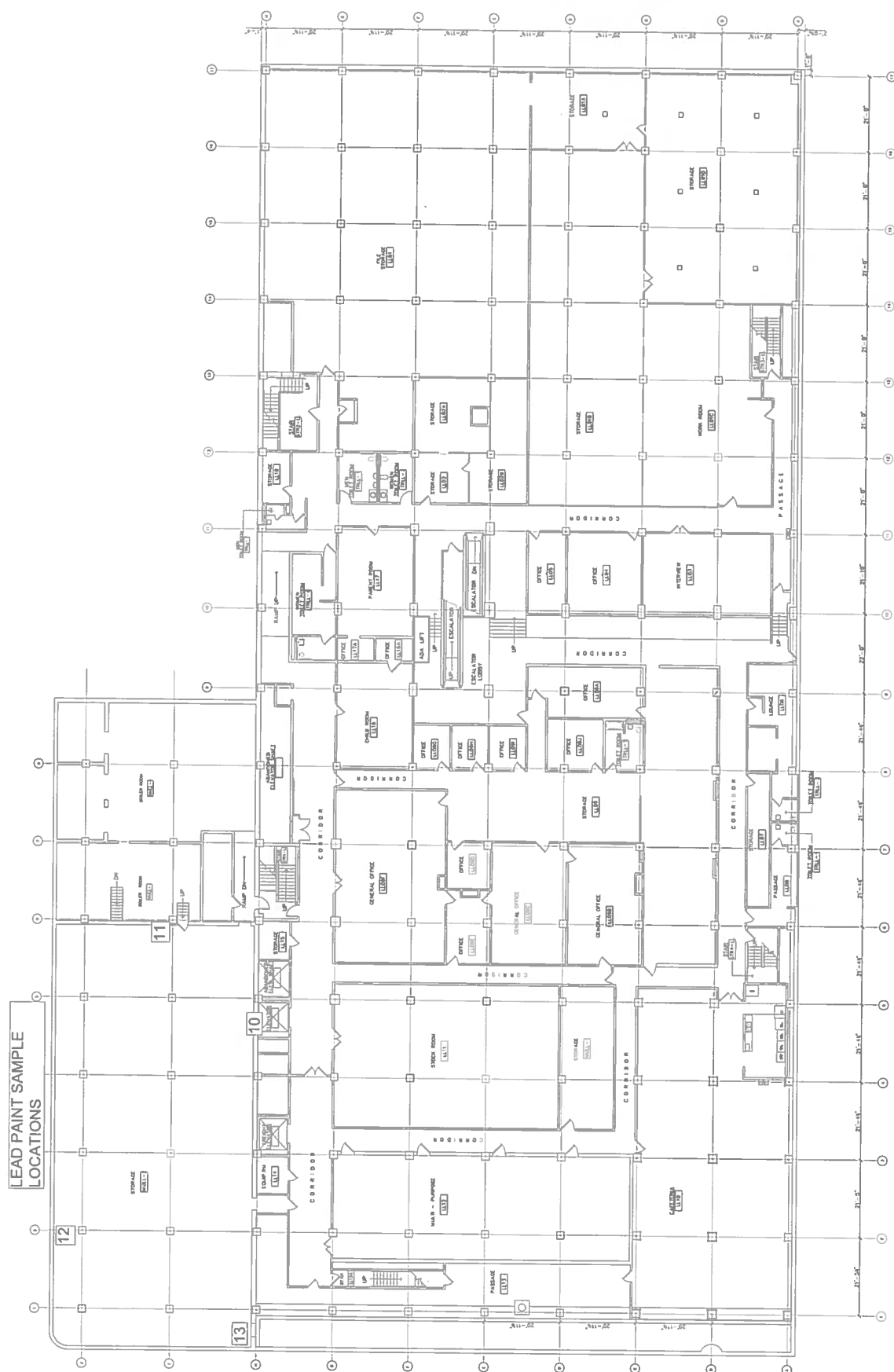
LF Green has prepared this report for the exclusive use of the Milwaukee County Department of Administrative Services, in accordance with generally accepted asbestos survey practices. The results, findings and conclusions contained in this report are based only on conditions observed during the survey of the accessible areas of the structures. This report is prepared to assist the client in identifying lead-based paint. The limitations of the survey may not qualify this report to be adequate for all regulatory applications. The scope of services performed in execution of this evaluation may not be appropriate to satisfy the needs of other users and use or re-use of this document or the findings, conclusions, or recommendations is at the risk of said user.

Please feel free to call me at 414-254-4813 or email me at lfellenz@lfgreendevlopment.com if you have any questions or comments.

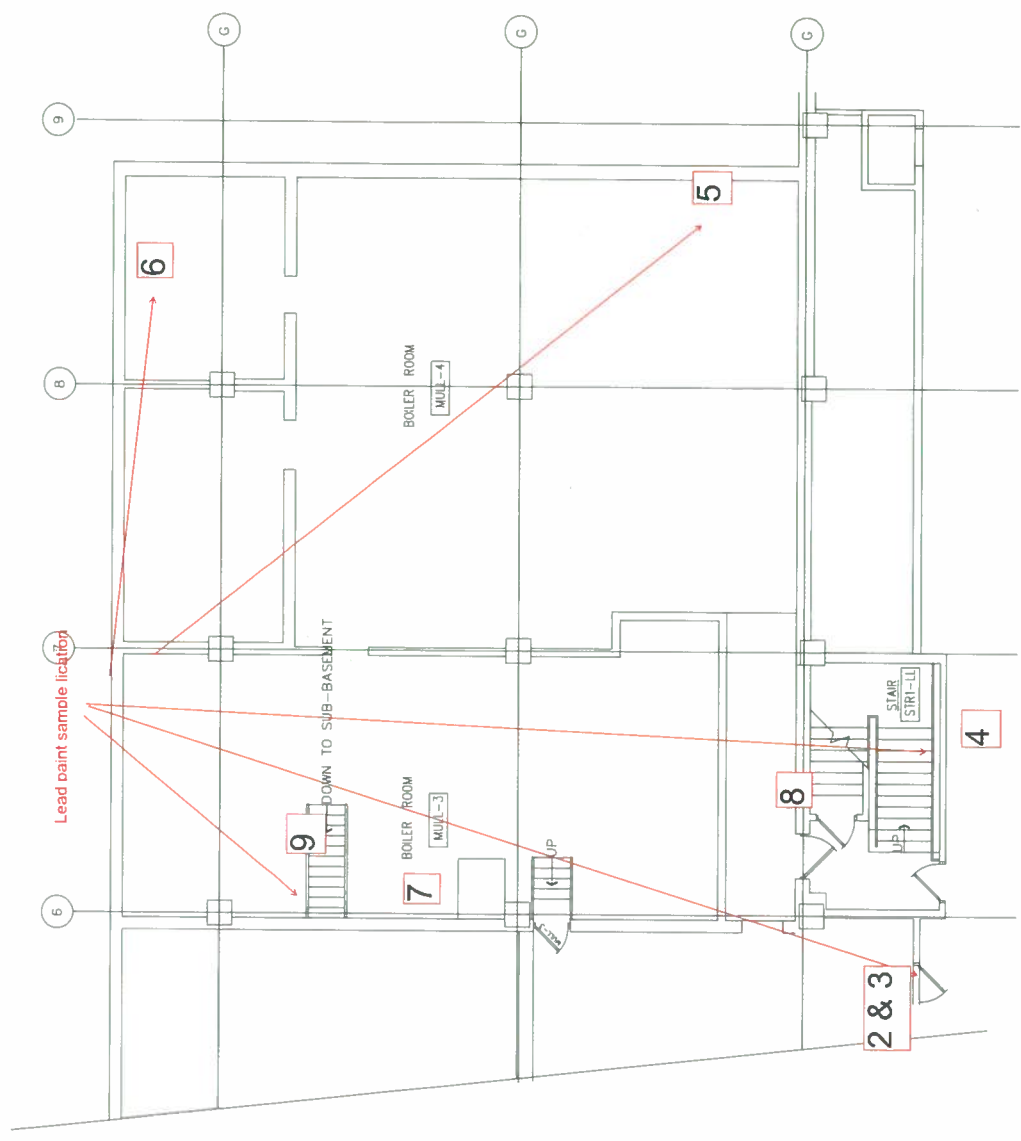
Sincerely,



President
LF Green Development



PROJECT NO.	5600	PROJECT NAME	FINANCIAL ASSISTANCE CENTER
DATE	12/28/05	SCALE	1/4" = 1'-0"
DRAWN BY	W. J. B. / J. B. / J. B.	CHECKED BY	W. J. B. / J. B. / J. B.
DESIGN FIRM	W. J. B. / J. B. / J. B.	CLIENT	FINANCIAL ASSISTANCE CENTER
PROJECT LOCATION	12TH & VULF ST.	PROJECT DESCRIPTION	FINANCIAL ASSISTANCE CENTER
PROJECT NO.	5600	PROJECT NAME	FINANCIAL ASSISTANCE CENTER
DATE	12/28/05	SCALE	1/4" = 1'-0"
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DESIGN FIRM	W. J. B. / J. B. / J. B.	CLIENT	FINANCIAL ASSISTANCE CENTER
PROJECT LOCATION	12TH & VULF ST.	PROJECT DESCRIPTION	FINANCIAL ASSISTANCE CENTER



BOILER ROOM PLAN
SCALE: 1/4" = 1'-0"

APPENDIX A

LF GREEN COMPANY AND INDIVIDUAL WISCONSIN DEPARTMENT OF HEALTH SERVICES CERTIFICATION AND LICENSE

Company Certificate

This certifies that

LF GREEN DEVELOPMENT LLC

5600 W BROWN DEER RD STE 120
MILWAUKEE WI 53223-2346

is certified under ch. DHS 163, Wis. Adm. Code as a

Lead Company

Certificate Issue Date: 03/22/2021
Expiration Date: 04/04/2023, 12:01 a.m.
Certification #: DHS-902620

Wisconsin Department of Health Services
Division of Public Health
Bureau of Environmental and Occupational Health
Asbestos & Lead Section

PO Box 2659
Madison WI 53701-2659
Phone: (608) 261-6876



Miriam Hasan
Miriam Hasan, Unit Supervisor



LEAD(PB) RISK ASSESSOR

Issued By

STATE OF WISCONSIN

Dept. of Health Services

Linda Jo Fellenz

228 Superior Ave

Sheboygan WI 53081-2956

		175 lbs	5' 10"
LRA-15354	Exp: 02/24/2023	07/08/1957	

Training due by: 02/24/2023