



From the Desk of D Rauschenberg

34004 9th Avenue South A5
Federal Way, Washington 98003
Telephone (253) 952-6717 Facsimile (253) 927-4714
Email cseng@nowenvironmental.com

MARCH 11, 2019

Hultz-BHU
Attn: Rick Hultz, P.E.
1111 Fawcett Avenue, Suite 100
Tacoma, WA 98402

Executive Summary

Project N19-0098

RE: Asbestos Inspection located at 950 Fawcett Avenue Tacoma, WA 98402

NOW Environmental Services, Inc. (NES) performed an asbestos, pre-renovation assessment for the areas being impacted at the above address. The original survey was conducted for Pierce County Facilities in 2016 for the complete removal of all asbestos containing materials. The survey was completed and specification were written but the project was never approved. The scope of work has changed from a full abatement to limiting the scope to just the HVAC upgrade which will only impact areas above the dropped and hard lid ceilings. The survey conducted on March 7, 2019 was only intended to verify materials that were asbestos containing from the original survey, the assessment consisted of five suspect asbestos sample consisting of ceiling texture, plaster, seam sealant, and CMU Block. Samples were collected on March 7, 2019 by Dennis Rauschenberg, Building Inspector Accreditation No. BI/R-NES-020519-05 expires February 5th 2020. Federal and state laws require asbestos hazards be identified before structures or components are impacted for repair, renovation or demolition.

ASBESTOS

Five samples were collected and sent to Orion Environmental Services, Inc. for analysis. The samples were analyzed by Polarized Light Microscopy (PLM) with dispersion staining, in accordance with the Environmental Protection Agency's (EPA) Method for Determination of Asbestos in Bulk Materials (Method 600/R-93/116). Unless presumed asbestos containing, any materials or components containing greater than one percent (>1%) asbestos is regulated by federal, state and local air agencies. Results are discussed below.

Executive Summary
 950 Fawcett Avenue Tacoma, WA 98942
Hazardous Material Scope of Work Assessment

Asbestos Containing Materials

Laboratory results identified the following material(s) as asbestos-containing:

LOCATION	SAMPLE NO.	DESCRIPTION	LABORATORY RESULT	APPROXIMATE QUANTITY
2 nd Floor	01	Ceiling Texture with Non-Separable Plaster	6% Chrysotile 3% Amosite (Friable)	TBD
2d Floor	02	Ceiling Texture with Non-Separable Plaster	6% Chrysotile 3% Amosite (Friable)	TBD
2 nd Floor	04	CMU Ceiling Seam Sealant	8% Chrysotile (Friable)	TBD

ACM Table

TBD-To be Determined

Non-Asbestos and Non-Regulated Asbestos Containing Materials

The following materials being impacted contain **NO** asbestos:

SAMPLE NO.	DESCRIPTION	LOCATION	LABORATORY RESULT
03	Plaster/Non-Separable from 01 and 02	2 nd Floor	Not Detected
05	CMU Block	2 nd Floor	Not Detected

Non-ACM Table

Conclusions:

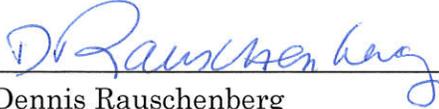
The scope of work includes the removal of some of the asbestos ceilings on the second floor to access the HVAC system therefore the total square footage when determined will be written into the specifications and the seam sealant on the CMU blocks may be encapsulated to eliminate the removal, that will also be in the specifications, other materials that were tested positive for asbestos from the original survey were hard fitting associated with the chill lines and some may be impacted.

Please let me know if you have any questions regarding any part of this summary or if we may be of further assistance.

Executive Summary
950 Fawcett Avenue Tacoma, WA 98942
Hazardous Material Scope of Work Assessment

Professionally Yours,

NOW Environmental Services,



Dennis Rauschenberg

Enclosures

- Test Results
- Certifications



ORION Environmental Services

34004 Ninth Avenue South, Suite A12, Federal Way, WA 98003
 Phone: (253) 952-6717 • Fax: (253) 927-4714
 Email: info@oriones.net • Web: www.oriones.net
 WBE W2F9219763

Polarized Light Microscopy Test Report
EPA Method 600/R-98/116

Client: Hultz BHU Engineers Inc
Address: 1111 Fawcett Ave Suite 100, Tacoma, WA 98402
Attention: Rick Hultz
Project Name: 950 Building
Project Number: N19-0098

Rpt. Date: 3/11/2019
Page: 1 of 1
Invoice: 191748
Date Rcvd: 3/11/2019

Client Sample ID	Orion Sample ID	Material Description	Sample Treatment	% Asbestos Containing Material	Asbestos Type	Other Fibers
01-a	20190311-134	Texture		6	Chrysotile	cellulose
01-b	20190311-134	Texture		3	Amosite	cellulose
02-a	20190311-135	Texture		6	Chrysotile	cellulose
02-b	20190311-135	Texture		2	Amosite	cellulose
03	20190311-136	Plaster		ND		
04	20190311-137	Sealant		8	Chrysotile	cellulose
05	20190311-138	Block		ND		

Dup: Laboratory QA/QC Duplicate; M; Mastic [(a), (b), (c), etc.]: Sample layers numbered from front to back.
 Comments: For layered samples, each component has been analyzed separately. ND means non-detect for asbestos fibers by EPA Method 600/R-98/116. Disclaimers: PLM has been known to miss asbestos in a small percentage of samples that contain asbestos. Thus, these laboratory results represent due diligence, however negative or <1 % PLM results can not be guaranteed. Per EPA guidelines samples will be archived for 30 days then will be disposed of. This report may only be reproduced in full with written approval of ORION Environmental Services.

Analyzed By (Print) Dennis Rauschenberg	Date 3/11/2019	Reviewed By (Print) Donna McNeal	Date 3/11/2019
Analyzed By (Signature) 	Time	Reviewed By (Signature) 	Time

AHERA

BUILDING INSPECTOR REFRESHER CERTIFICATE

This is to certify that

Dennis Rauschenberg

has attended and satisfactorily completed all requirements to maintain accreditation as an AHERA Building Inspector in accordance with the Toxic Substance Control Act Title (Section 206) and 40 CFR 763.

Accreditation No. BI/R-NES-020519-05

Course Date: Feb. 5th, 2019

Valid through: Feb. 5th, 2020



Patricia "PJ" Journey

NOW Environmental Services, Inc.
34004 – 9th Avenue South, Suite # 12
Federal Way, Washington 98003
(253) 927-5233



D Rauschenberg
34004 9th Avenue South A12
Federal Way, Washington 98003
Telephone (253) 927-5233 Facsimile (253) 924-0323

Limited Asbestos Survey Addendum #1
950 Building
950 Fawcett Avenue
Tacoma, WA 98402

PROJECT: Pre-Renovation Limited Asbestos Survey Addendum #1

LOCATIONS: 950 Fawcett Avenue
Tacoma, WA 98402

CLIENT: Hultz-BHU
Rick Hultz, P.E.
1111 Fawcett Avenue
Tacoma, WA 98402

SITE CONTACT: Rick Hultz
Phone: 252-383-3257

PROJECT DESCRIPTION: Identify asbestos containing materials that will be impacted on the upcoming HVAC renovation. This survey is an addition to the survey conducted by Now Environmental Services on March 11, 2019. This addendum #1 should be attached to the original survey. This survey was limited to the roof of the 950 building for the purpose of determining if the penetrations that will be required during the upgrade of the HVAC system would be disturbing any asbestos containing roofing materials.

EXECUTIVE SUMMARY: This pre-renovation asbestos inspection was conducted at the subject property on March 13, 2019

Samples of suspect Asbestos Containing Materials (ACM) were taken during this inspection.

Asbestos Containing Materials

No Asbestos Containing Materials were found during the Inspections

INSPECTION DATE: On March 13, 2019 NOW Environmental Services completed this inspection of the subject property and collected the samples described in this report.

**INSPECTOR
ENDORSEMENT**



Dennis Rauschenberg
Accreditation No. BI/R-NES—020519-05
Valid Through February 5th 2020

**PROJECT
REVIEW:**



Donna McNeal
Owner, CEO

**ANALYSIS
METHOD:**

Polarized Light Microscopy

PARAMETERS:

Southwest Clean Air Agency (SWCAA) and Washington State Department of Labor and Industries (L&I) regulations require an inspection of all buildings for the presence of asbestos-containing materials (ACM) prior to renovation or demolition.

ACM is identified as those building materials containing more than one percent (>1.0%) of asbestos as verified by EPA regulations Appendix E, Subpart E, 40 CFR Part 763, Section 1, Polarized Microscopy Analysis.

DEFINITIONS:

(1) Surfacing Materials:

These are defined as those materials that are sprayed-on, toweled-on or otherwise applied to surfaces including, but not limited to, lath and plaster, acoustical plaster on ceilings, paints, fireproofing materials on structural members or other materials on surfaces applied for decorative purposes.

(2) Thermal System Insulation (TSI):

These materials are defined as those applied to pipes, fillings, boilers, tanks, ducts or other structural components to prevent heat loss or gain.

No suspect thermal system insulation was identified during this inspection.

(3) Miscellaneous Materials:

All other building materials that may be ACM but not surfacing materials or TSI fall into this category.

SAMPLES

One roofing core samples was extracted for the propose of this inspection

The Following Items Were Sampled and Analyzed as Asbestos Containing Material

No Asbestos materials were found during these two site visits

The Following Items Were Analyzed and Found To Be Non-Asbestos Containing Material

950 Building			
Sample #	Description	Location	Analysis
950-1a	Built up Roofing	Bldg. 950 Roof	Non-Detect
950-1b	Built up Roofing	Bldg. 950 Roof	Non-detect
9501c	Insulation	Bldg. 950 Roof	Non-Detect
950d	Wallboard	Bldg. 950 Roof	Non-Detect
950-e	Vapor Barrier	Bldg. 950 Roof	Non-Detect

**LIMITATIONS
AND
INACCESSIBLE
AREAS:**

During renovation it is possible that additional suspect ACM and / or hazardous materials may be discovered within wall, floor, ceiling sandwiches or other areas/systems not accessible at the time of this survey. Should such suspect material be discovered, a certified building inspector is required to sample and test the materials to provide evidence that they are non-hazardous containing materials

Attachments:

1. Certificate of Analyses
2. AHERA Certification

CLIENT NAME: HULTZ-BHU SITE ADDRESS: 950 FAUCETT AVE RELINQUISHED BY: DOR
 ADDRESS: ON FILE Tromps WA 98402 DATE/TIME: 3-15-19 8:00 AM
 TELEPHONE: _____ INSPECTOR: P. Rascheberg RECEIVED BY: DKH
 FAX: _____ DATE SAMPLED: _____ DATE/TIME: 3/18/19 10:00
 CELLULAR: _____ 4 HOUR 24-HOUR 3 DAY

190816

191905

SAMPLE NO.	LAB NO.	MATERIAL DESCRIPTION	MATERIAL ID	LAYER AND SUBSTRATE	EACH LOCATION OF MATERIAL	QTY.	TREAT	%	TYPE	OTHER FIBERS
950-01	NA	Built-up Roofing	RM	concrete	950 Bldg Roof	TBD	(see bench)			



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Polarized Light Microscopy Test Report
EPA Method 600/R-98/116

Client: Hultz BHU Engineers Inc
Address: 1111 Fawcett Ave Suite 100, Tacoma, WA 98402
Attention: Rick Hultz
Project Name: 950 Building
Project Number: N19-0098

Rpt. Date: 3/18/2019
Page: 1 of 1
Invoice: 191905
Date Rcvd: 3/18/2019

Client Sample ID	Orion Sample ID	Material Description	Sample Treatment	% Asbestos Containing Material	Asbestos Type	Other Fibers
01-a	20190318-46	Built up roofing	ash	ND		cellulose
01-b		Built up roofing	ash	ND		cellulose & fiberglass
01-c		Insulation		ND		man-made fibers
01-d		Wallboard		ND		cellulose
01-e		Vapor barrier	ash	ND		cellulose

Dup: Laboratory QA/QC Duplicate; M; Mastic [(a), (b), (c), etc.]: Sample layers numbered from front to back.
 Comments: For layered samples, each component has been analyzed separately. ND means non-detect for asbestos fibers by EPA Method 600/R-98/116. Disclaimers: PLM has been known to miss asbestos in a small percentage of samples that contain asbestos. Thus, these laboratory results represent due diligence, however negative or <1 % PLM results can not be guaranteed. Per EPA guidelines samples will be archived for 30 days then will be disposed of. This report may only be reproduced in full with written approval of ORION Environmental Services.

Analyzed By (Print) Donna McNeal	Date 3/18/2019	Reviewed By (Print) Dennis Rauschenberg	Date 3/18/2019
Analyzed By (Signature) 	Time	Reviewed By (Signature) 	Time

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Accreditation No. B/R-NES-020519-05

Course Date: Feb. 5th, 2019
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Patricia "PJ" Journey

NOW Environmental Services, Inc.
34004 – 9th Avenue South, Suite # 12
Federal Way, Washington 98003
(253) 927-5233

PROJECT SPECIFIC ASBESTOS INSPECTION
950 RENOVATION PROJECT
950 Fawcett Ave.
Tacoma, Washington 98402

Prepared For: Deborah Anderson
Construction Project Manager
1102 Broadway
Columbia Bank Building, Suite 302
Tacoma, Washington 98402

Project Name/Location: 950 Renovation Project

Specific Building Area/Location: 950 Tacoma Avenue

Work to be performed/Work Scope (provided by Pierce Co. PM): "Good Faith Survey" Interior Spaces

Project Number, RFQ # (supplied by PM): Project #
Purchase Order #

Report Deliverable Date: 9/9/2016

Prepared By: Todd Rickert

Company Name: NOW Environmental Services, Inc.

Representative Name: Todd Rickert

Inspector Name: Todd Rickert
Certificate Number: BIR/MPR-NES-050516-05
Expiration Date: 5/5/2017

Background: The structure is a three-story with basement, commercial use building located at 950
(Executive Fawcett Avenue, Tacoma, WA 98402. The construction of the building is concrete slab on
Summary): grade, concrete and brick wall system and flat built-up roofing.

Interior walls are wood and steel stud frames and masonry with gypsum wallboard wall systems, vinyl floor tile, sheet vinyl, and carpet floor coverings with vinyl cove base and wood floor trim.

No suspect ACM structural steel fireproofing was identified in any areas inspected. While no active suspect high-pressure steam ACM pipe system insulation was identified in any areas inspected, there was chilled water pipe insulation with hard fittings found in several spaces. HVAC system was a plenum style electric re-heat forced air system with no suspect ACM duct insulation identified in the areas inspected.

Asbestos Containing Materials

The following asbestos containing materials were identified during this inspection.

1. Acoustical plaster/fireproofing and overspray
2. Mudded fittings on fiberglass pipe runs
3. Brown brittle cove base mastic

Lead

Paint sample analysis identified 2 of 2 of the lead paint samples contain lead above a detectable limit.

- The Hazardous Materials Abatement Contractor is responsible to conduct any and all monitoring for exposure to lead as defined in WAC 296-155-17609.
- The Washington State Department of Ecology requires that waste from demolition activities that exhibit toxic characteristics be analyzed using the Toxic Characteristic Leachate Procedures (TCLP) (40 CFR 261.24).
- Prior to disposal, TCLP testing of the demolition waste stream will need to be performed. TCLP analysis is used to determine if lead associated with the waste stream is below the allowable regulatory threshold of 5.0 parts per million of lead in leached solution.

Polychlorinated Biphenyl (PCBs)

PCB containing ballasts were **NOT** identified in the building using a random inspection of installed lighting system ballasts (approx 10% in areas to be impacted).

- The Hazardous Materials Abatement Contractor shall assume all florescent ballasts contain PCBs unless otherwise labeled.
- The Hazardous Materials Abatement Contractor shall properly remove, containerize, label, and dispose of all PCB containing ballasts in lighting fixtures impacted by this project.
- The Hazardous Materials Abatement Contractor shall coordinate the disposal of all PCBs with the Pierce County Department of Facilities Management Representative, who will provide the waste generator designations.

Fluorescent Lamps

Fluorescent light tubes were identified as a part of this survey as defined in 40 CFR PART 273—STANDARDS FOR UNIVERSAL WASTE MANAGEMENT

- All fluorescent light tubes, including compact fluorescent light bulbs (CFLs), shall be properly recycled and/or disposed of according to Federal, State and local regulations.
- All universal waste lamps including, but not limited to, fluorescent, high intensity discharge (including mercury vapor, metal halide and high pressure sodium) and neon lights shall be properly recycled and/or disposed of according to Federal (40 CFR 273), State and local regulations regulations.

Mercury (in thermostats)

Mercury containing thermostats were **NOT** identified as a part of this survey as defined in 40 CFR PART 273—STANDARDS FOR UNIVERSAL WASTE MANAGEMENT. Though it is possible that mercury may be found in lamps, light switches, thermostats and other components throughout this structure.

- The Hazardous Materials Abatement Contractor shall properly collect and dispose of any mercury containing items (40 CFR 273) that may be impacted as a result of this scope of work.

Survey
Process:
(Limitations
of Survey):

This project will disturb the floors, interior wall and ceiling systems for the remodel of the interior spaces for re-occupancy.

Areas inspected were limited to the interior spaces. Building systems inspected and suspect materials sampled are representative of materials that may be disturbed during this project. (See Table I – Suspect Materials List) Any material identified during the course of this project that was not identified in this survey should be inspected and sampled by an EPA Accredited Building Inspector prior to disturbance.

Lead paint samples were collected to ascertain the amount of lead containing coverings that would be impacted during renovation or demolition activities.

PCB containing ballasts were **NOT** identified in the building using a random inspection of installed lighting system ballasts (approx 10% in areas to be impacted). All had been replaced with electronic ballasts.

Mercury containing components were **NOT** identified visually.

TCLP testing, mercury light tubes and/or other hazardous materials were not included in the scope of work during the course of this survey. Other risks that were not evaluated with this survey; Risks such as 1) toxic and hazardous substances in (or in contact with or associated with) soil or ground water; 2) risks associated with structural, electrical, or mechanical working of the building; 3) risks associated with radon gas, slope stability, building settlement, moisture, or site drainage and flooding have not been evaluated during this survey.

Findings:

Acoustical plaster/fireproofing, mudded pipe fittings and cove base mastic were identified during the investigation of the structure.

Representative paint samples were taken for the existence of lead based paint and two of two samples were found to contain detectable levels of lead.

PCB containing light ballasts were not identified in the survey of the building.

No mercury containing thermostats were identified as a result of this investigation.

Asbestos Containing Building Materials

Acoustical Plaster/Fireproofing



Description: Acoustical Plaster/Fireproofing

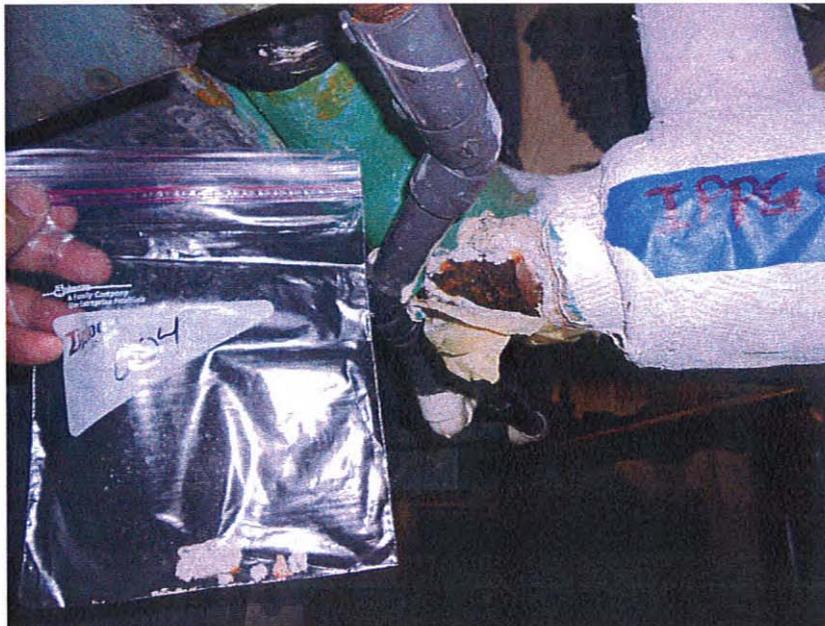
Material Location: Various

Asbestos Content: 12% Chrysotile Asbestos

Estimated Quantity: 7,500 SF**

Sample Number: N16-0408-003

4" Mudded Fitting on Fiberglass Pipe Insulation



Description: Pipe Insulation

Material Location: Various

Asbestos Content: 10% Chrysotile Asbestos

Estimated Quantity: 30 EA**

Sample Number: N16-0408-004

2" Black Cove Base and Brown Brittle Mastic



Description: Cove Base and Mastic

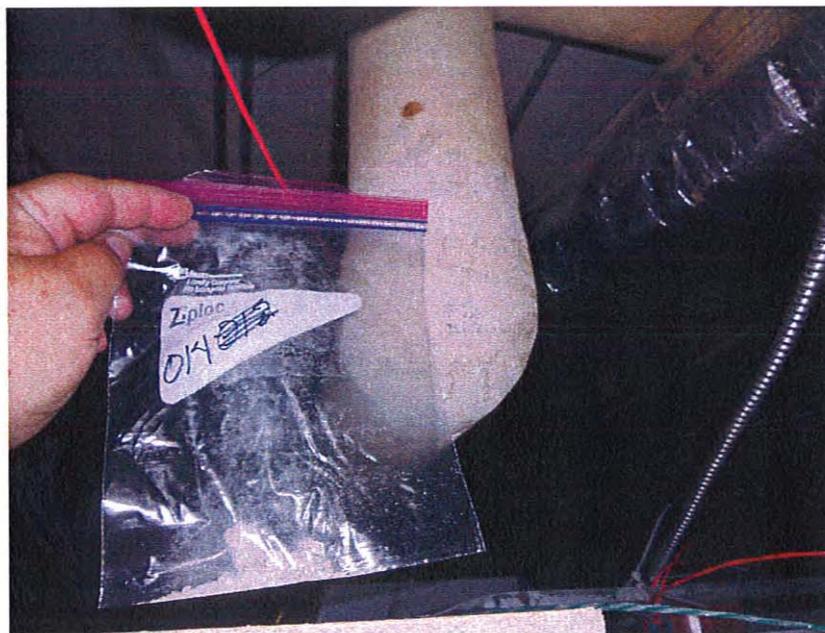
Material Location: Basement

Asbestos Content: 2% Tremolite Asbestos

Estimated Quantity: 300 LF

Sample Number: N16-0408-006

6" Mudded Fitting on Fiberglass Pipe Insulation



Description: Pipe Insulation

Material Location: Various

Asbestos Content: 4% Chrysotile

Estimated Quantity: 30 EA**

Sample Number: N16-0408-014

**** QUANTITIES ARE APPROXIMATE AND ARE NOT TO BE USED FOR BIDDING PURPOSES. PROSPECTIVE BIDDERS **MUST** SITE VERIFY QUANTITIES AND SITE CONDITIONS.**

Suspect Building Materials

SAMPLED SUSPECT MATERIALS FOUND IN THE 950 BUILDING

Acoustical Plaster/Fireproofing



Description: Acoustical Plaster/Fireproofing

Material Location: Various

Asbestos Content: 10% Chrysotile Asbestos

Estimated Quantity: 7,500 SF**

Sample Number: N16-0408-001

Acoustical Plaster/Fireproofing



Description: Acoustical Plaster/Fireproofing

Material Location: Various

Asbestos Content: 8% Chrysotile Asbestos

Estimated Quantity: 7,500 SF**

Sample Number: N16-0408-002

Acoustical Plaster/Fireproofing



Description: Acoustical Plaster/Fireproofing

Material Location: Various

Asbestos Content: 12% Chrysotile Asbestos

Estimated Quantity: 7,500 SF**

Sample Number: N16-0408-003

4" Mudded Fitting on Fiberglass Pipe Insulation



Description: Pipe Insulation

Material Location: Various

Asbestos Content: 10% Chrysotile Asbestos

Estimated Quantity: 30 EA**

Sample Number: N16-0408-004

4" Mudded Fitting on Fiberglass Pipe Insulation



Description: Pipe Insulation

Material Location: Various

Asbestos Content: 10% Chrysotile Asbestos

Estimated Quantity: 30 EA**

Sample Number: N16-0408-005

2" Black Cove Base and Brown Brittle Mastic



Description: Cove Base and Mastic

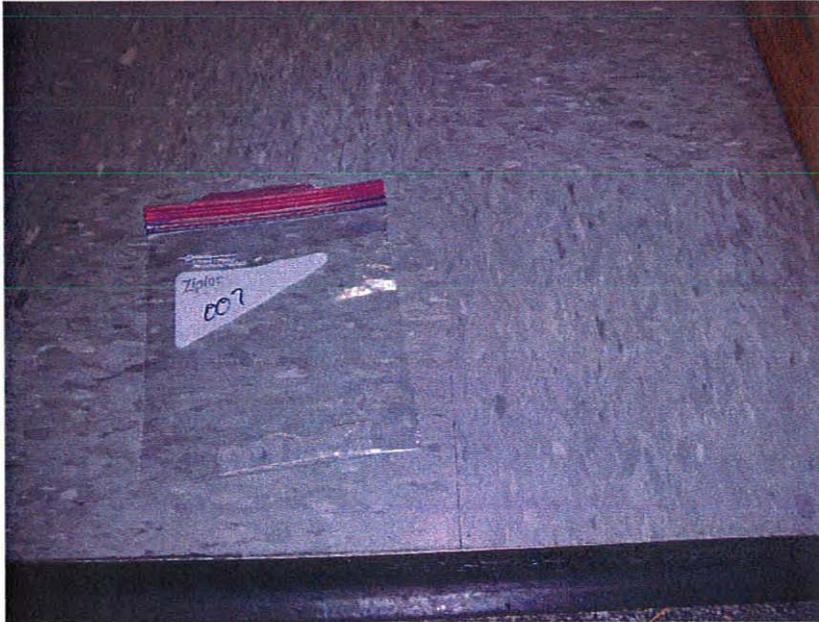
Material Location: Basement

Asbestos Content: 2% Chrysotile Asbestos

Estimated Quantity: 300 LF

Sample Number: N16-0408-006

12"x12" Vinyl Floor Tile and Clear Mastic



Description: Floor Tile and Mastic

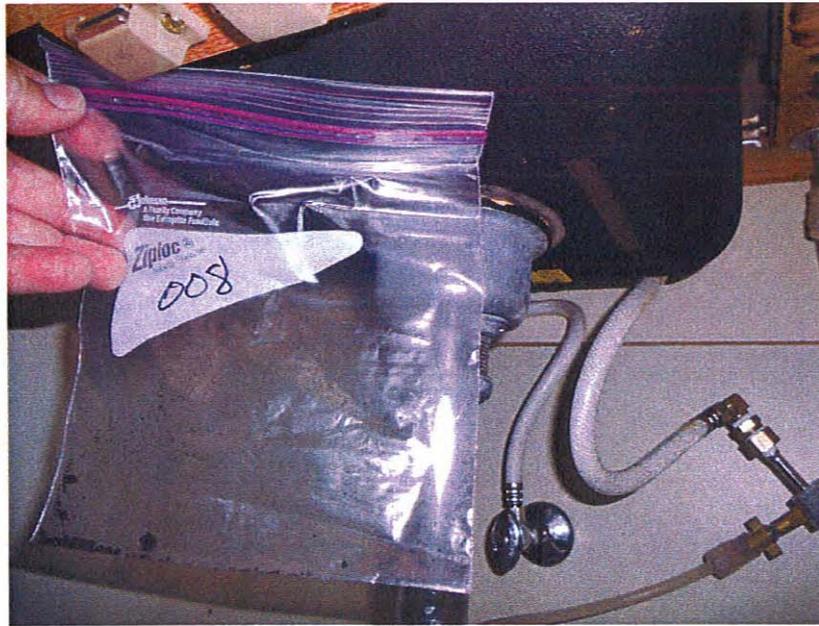
Material Location: First Floor

Asbestos Content: None Detected

Estimated Quantity: N/A

Sample Number: N16-0408-007

Dark Stainless Steel Sink Insulation



Description: Sink Insulation

Material Location: First Floor

Asbestos Content: None Detected

Estimated Quantity: N/A

Sample Number: N16-0408-008

6" Mudded Fitting on Fiberglass Pipe Insulation



Description: Pipe Insulation

Material Location: Various

Asbestos Content: None Detected

Estimated Quantity: 30 EA**

Sample Number: N16-0408-009

6" Mudded Fitting on Fiberglass Pipe Insulation



Description: Pipe Insulation

Material Location: Various

Asbestos Content: None Detected

Estimated Quantity: 30 EA**

Sample Number: N16-0408-010

4" Brown Cove Base and White Mastic



Description: Cove Base and Mastic

Material Location: Various

Asbestos Content: None Detected

Estimated Quantity: N/A

Sample Number: N16-0408-011

Yellow Carpet Mastic



Description: Mastic

Material Location: Various

Asbestos Content: None Detected

Estimated Quantity: N/A

Sample Number: N16-0408-012

Sheet Vinyl, Pink Speckled



Description: Sheet Vinyl

Material Location: Restrooms

Asbestos Content: None Detected

Estimated Quantity: N/A

Sample Number: N16-0408-013

6" Mudded Fitting on Fiberglass Pipe Insulation



Description: Pipe Insulation

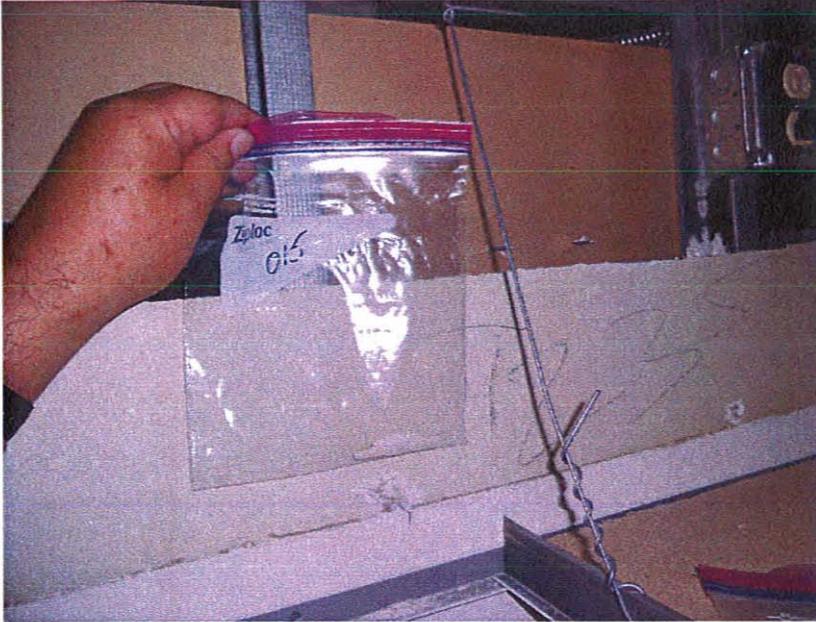
Material Location: Various

Asbestos Content: 4% Chrysotile Asbestos

Estimated Quantity: 30 EA**

Sample Number: N16-0408-014

Texture and Joint Compound



Description: Wall System

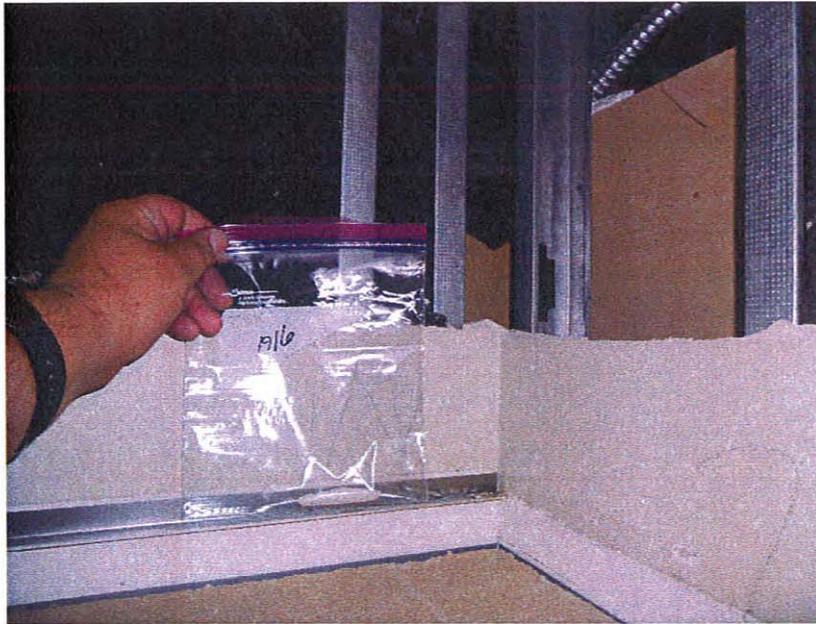
Material Location: Various

Asbestos Content: None Detected

Estimated Quantity: N/A

Sample Number: N16-0408-015

Texture and Joint Compound



Description: Wall System

Material Location: Various

Asbestos Content: None Detected

Estimated Quantity: N/A

Sample Number: N16-0408-016

4" Mudded Fitting on Fiberglass Pipe Insulation



Description: Pipe Insulation

Material Location: Various

Asbestos Content: 4% Chrysotile Asbestos

Estimated Quantity: 30 EA**

Sample Number: N16-0408-017

12"x12" Yellow Vinyl Floor Tile and Mastic



Description: Floor Tile and Mastic

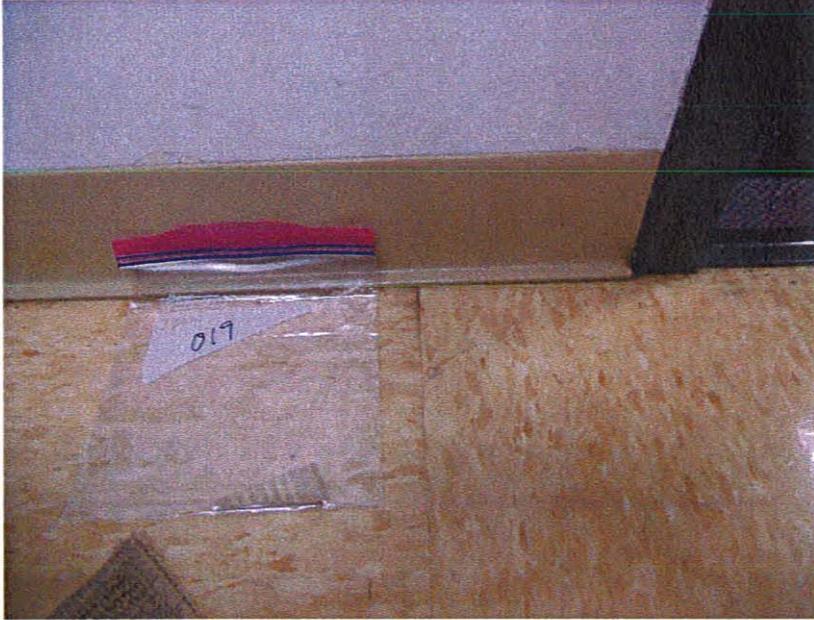
Material Location: Kitchenette

Asbestos Content: None Detected

Estimated Quantity: N/A

Sample Number: N16-0408-018

4" Tan Cove Base and White Mastic



Description: Cove Base and Mastic

Material Location: Kitchenette

Asbestos Content: None Detected

Estimated Quantity: N/A

Sample Number: N16-0408-019

2'x4' White Ceiling Tile, Textured Pattern



Description: Ceiling Tile

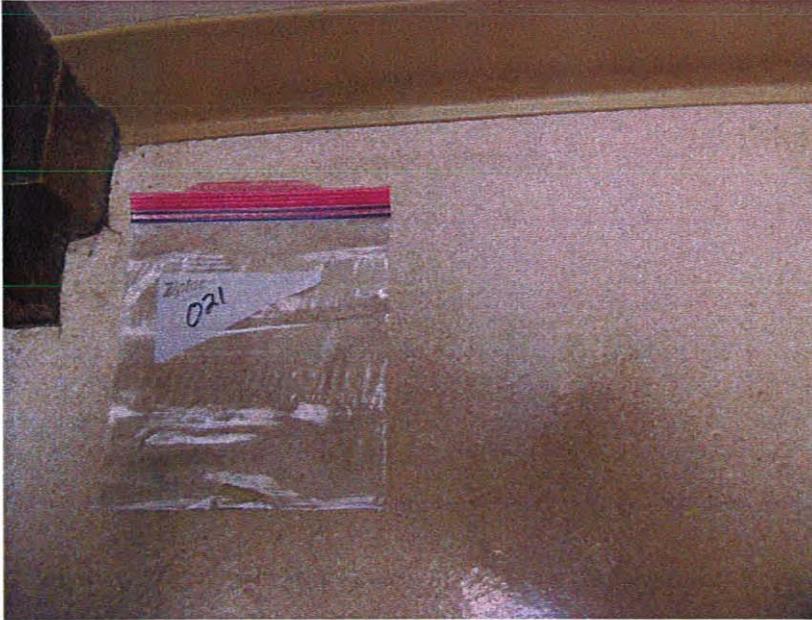
Material Location: Third Floor

Asbestos Content: None Detected

Estimated Quantity: N/A

Sample Number: N16-0408-020

Sheet Vinyl, Yellow Sandy Pattern



Description: Sheet Vinyl

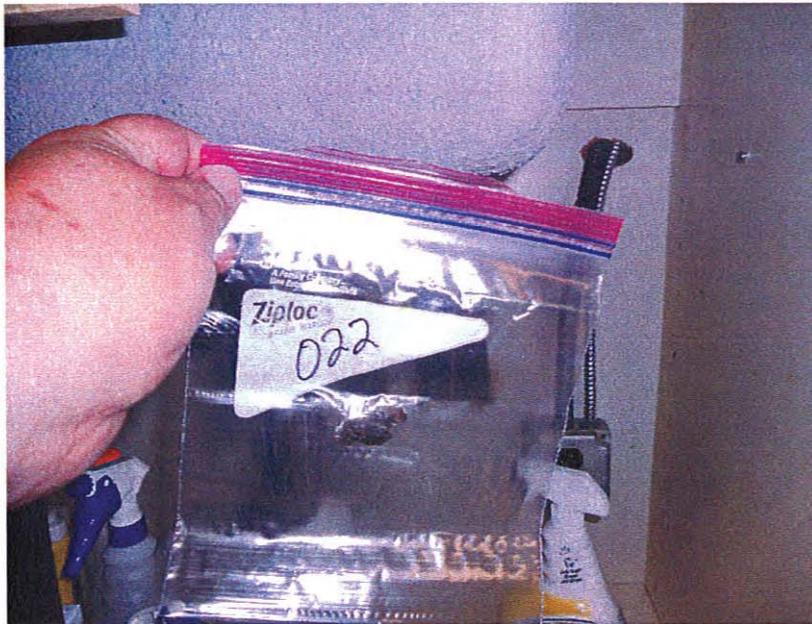
Material Location: Kitchenette

Asbestos Content: None Detected

Estimated Quantity: N/A

Sample Number: N16-0408-021

Gray Stainless Steel Sink Insulation



Description: Sink Insulation

Material Location: Kitchenette

Asbestos Content: None Detected

Estimated Quantity: N/A

Sample Number: N16-0408-022

4" Cream Cove Base and Mastic



Description: Cove Base and Mastic

Material Location: Kitchenette

Asbestos Content: None Detected

Estimated Quantity: N/A

Sample Number: N16-0408-023

Joint Compound and Gypsum Wallboard



Description: Wall system

Material Location: Various

Asbestos Content: None Detected

Estimated Quantity: N/A

Sample Number: N16-0408-024

Pink Insulation



Description: Insulation

Material Location: Various

Asbestos Content: None Detected

Estimated Quantity: N/A

Sample Number: N16-0408-025

1"x1" Black Ceramic Tile and Black Grout



Description: Ceramic Tile

Material Location: Restroom

Asbestos Content: None Detected

Estimated Quantity: N/A

Sample Number: N16-0408-026

Yellow Mastic



Description: Mastic

Material Location: Restroom

Asbestos Content: None Detected

Estimated Quantity: N/A

Sample Number: N16-0408-027

Yellow Gummy Carpet Mastic



Description: Mastic

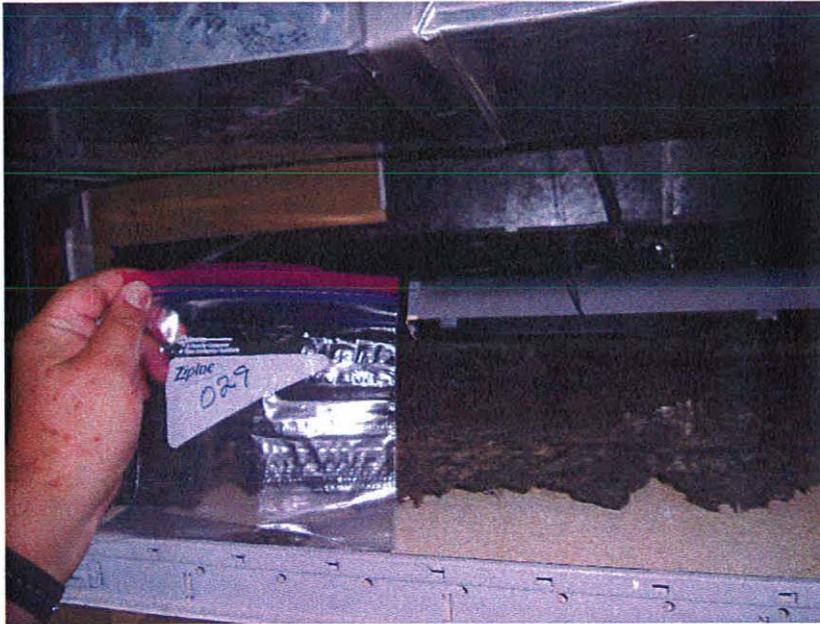
Material Location: Various

Asbestos Content: None Detected

Estimated Quantity: N/A

Sample Number: N16-0408-028

Black Insulation



Description: Insulation

Material Location: Various

Asbestos Content: None Detected

Estimated Quantity: N/A

Sample Number: N16-0408-029

Acoustical Plaster/Fireproofing



Description: Acoustical Plaster/Fireproofing

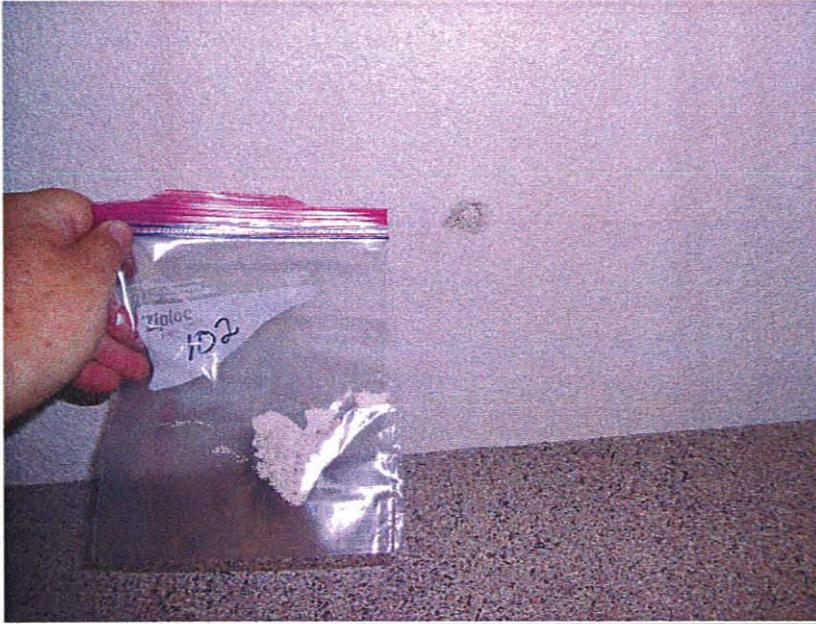
Material Location: Restroom

Asbestos Content: 3% Chrysotile Asbestos

Estimated Quantity: 7,500 SF**

Sample Number: N16-0408-101

Acoustical Plaster/Fireproofing



Description: Acoustical Plaster/Fireproofing

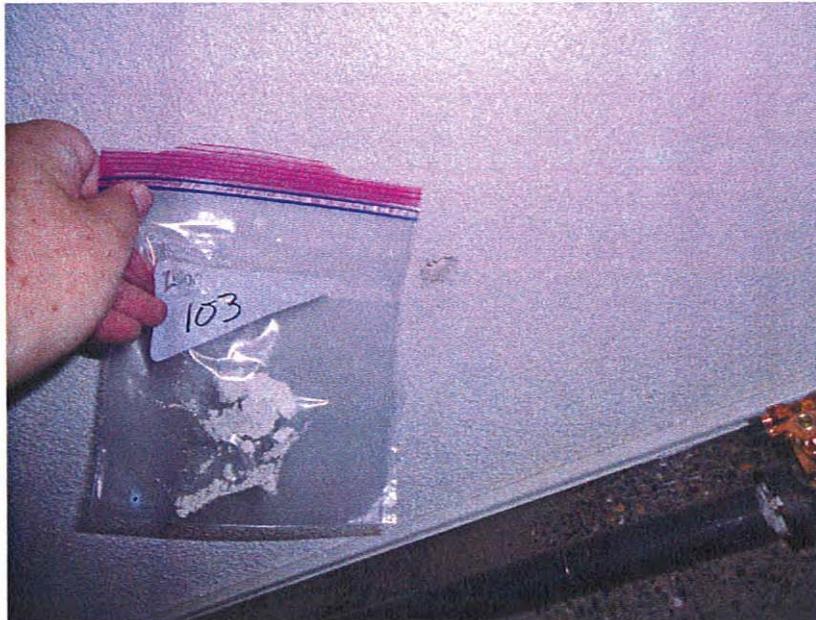
Material Location: Various

Asbestos Content: 4% Chrysotile Asbestos

Estimated Quantity: 7,500 SF**

Sample Number: N16-0408-102

Acoustical Plaster/Fireproofing



Description: Acoustical Plaster/Fireproofing

Material Location: Various

Asbestos Content: 6% Chrysotile Asbestos

Estimated Quantity: 7,500 SF**

Sample Number: N16-0408-103

Hard Plaster over Gypsum Wallboard

JPEG Corrupted See Samples 105 and 106

Description: Wall System

Material Location: Various

Asbestos Content: None Detected

Estimated Quantity: N/A

Sample Number: N16-0408-104

Hard Plaster over Gypsum Wallboard



Description: Wall System

Material Location: Various

Asbestos Content: None Detected

Estimated Quantity: N/A

Sample Number: N16-0408-105

Hard Plaster over Gypsum Wallboard



Description: Wall System

Material Location: Various

Asbestos Content: None Detected

Estimated Quantity: N/A

Sample Number: N16-0408-106

**** QUANTITIES ARE APPROXIMATE AND ARE NOT TO BE USED FOR BIDDING PURPOSES.
PROSPECTIVE BIDDERS MUST SITE VERIFY QUANTITIES AND SITE CONDITIONS.**

Table I

**Summary of Suspect Materials at the 950 Building located at 950 Fawcett Ave., Tacoma, WA.
98402**

Material Code/Description	Sample Number	Building	Floor	Room	Analytical (Laboratory) Result(s)
APL/FPX	N16-0408-001	950 Fawcett Ave.	1	Mech. Rm.	10% Chrysotile
APL/FPX	N16-0408-002	950 Fawcett Ave.	1	Mech. Rm.	8% Chrysotile
APL/FPX	N16-0408-003	950 Fawcett Ave.	1	Mech. Rm.	12% Chrysotile
F04	N16-0408-004	950 Fawcett Ave.	B	Mech. Rm.	10% Chrysotile
F04	N16-0408-005	950 Fawcett Ave.	B	Mech. Rm.	10% Chrysotile
OTH	N16-0408-006a	950 Fawcett Ave.	B	Restroom	NAD*
VBM	N16-0408-006b	950 Fawcett Ave.	B	Restroom	2% Chrysotile
VAT	N16-0408-007a	950 Fawcett Ave.	1	Kitchenette	NAD*
MAS	N16-0408-007b	950 Fawcett Ave.	1	Kitchenette	NAD*
SNK	N16-0408-008	950 Fawcett Ave.	1	Kitchenette	NAD*
F06	N16-0408-009	950 Fawcett Ave.	2	Janitor's Closet	NAD*
F06	N16-0408-010	950 Fawcett Ave.	2	Janitor's Closet	NAD*
OTH	N16-0408-011a	950 Fawcett Ave.	2	Office	NAD*
VBM	N16-0408-011b	950 Fawcett Ave.	2	Office	NAD*
MAS	N16-0408-012	950 Fawcett Ave.	2	Office	NAD*
LIN	N16-0408-013	950 Fawcett Ave.	2	Restroom	NAD*
F06	N16-0408-014	950 Fawcett Ave.	2	Hallway	4% Chrysotile
TXT	N16-0408-015a	950 Fawcett Ave.	2	Office	NAD*
JOC	N16-0408-015b	950 Fawcett Ave.	2	Office	NAD*
TXT	N16-0408-016a	950 Fawcett Ave.	2	Office	NAD*
JOC	N16-0408-016b	950 Fawcett Ave.	2	Office	NAD*
F04	N16-0408-017	950 Fawcett Ave.	2	Office	6% Chrysotile
VAT	N16-0408-018a	950 Fawcett Ave.	2	Kitchenette	NAD*
MAS	N16-0408-018b	950 Fawcett Ave.	2	Kitchenette	NAD*
OTH	N16-0408-019a	950 Fawcett Ave.	2	Kitchenette	NAD*
VBM	N16-0408-019b	950 Fawcett Ave.	3	Kitchenette	NAD*
TGC	N16-0408-020	950 Fawcett Ave.	3	Foyer	NAD*
LIN	N16-0408-021	950 Fawcett Ave.	3	Janitor's Closet	NAD*
SNK	N16-0408-022	950 Fawcett Ave.	3	Kitchenette	NAD*
OTH	N16-0408-023a	950 Fawcett Ave.	3	Kitchenette	NAD*
VBM	N16-0408-023b	950 Fawcett Ave.	3	Kitchenette	NAD*
JOC	N16-0408-024a	950 Fawcett Ave.	3	Office	NAD*
GWB	N16-0408-024b	950 Fawcett Ave.	3	Office	NAD*

NAD* - No Asbestos Detected

Table I cont.

Summary of Suspect Materials at the 950 Building located at 950 Fawcett Ave., Tacoma, WA. 98402

Material Code/Description	Sample Number	Building	Floor	Room	Analytical (Laboratory) Result(s)
OTH	N16-0408-025	950 Fawcett Ave.	3	Office	NAD*
OTH	N16-0408-026a	950 Fawcett Ave.	3	Restroom	NAD*
GRT	N16-0408-026b	950 Fawcett Ave.	3	Restroom	NAD*
MAS	N16-0408-027	950 Fawcett Ave.	3	Restroom	NAD*
MAS	N16-0408-028	950 Fawcett Ave.	3	Office	NAD*
OTH	N16-0408-029	950 Fawcett Ave.	3	Office	NAD*
APL/FPX	N16-0408-101	950 Fawcett Ave.	1	Foyer	3% Chrysotile Asbestos
APL/FPX	N16-0408-102	950 Fawcett Ave.	1	Foyer	4% Chrysotile Asbestos
APL/FPX	N16-0408-103	950 Fawcett Ave.	1	Foyer	6% Chrysotile Asbestos
HPL	N16-0408-104	950 Fawcett Ave.	1	Exterior	NAD*
HPL	N16-0408-105	950 Fawcett Ave.	1	Office	NAD*
HPL	N16-0408-106	950 Fawcett Ave.	1	Office	NAD*

NAD* - No Asbestos Detected

Table II

Summary of Suspect Lead Based Painted Materials at the 950 Building located at 950 Fawcett Ave., Tacoma, WA. 98402

Surface Color	Sample Number	Substrate	Floor	Room	Analytical (Laboratory) Result(s)
White Wall	N16-0402-LBP001	GWB	2	Office	0.153 %*
Off-White Wall	N16-0402-LBP002	GWB	3	Office	0.267 %*

%* = % lead by weight

Recommendations: Asbestos containing materials were identified during this investigation. These materials shall be removed by a qualified contractor prior to disturbance. Small scale cutting or drilling of wall systems may be cleaned up using standard construction hygiene practices. Poly dust barriers should be erected during large scale demolition and construction phases to control nuisance dust from entering the HVAC system and unaffected portions of the building.

Any further demolition and/or renovation activities outside of the sampling scope done for the purposes outlined in this report may require additional sampling to be performed by an EPA Accredited AHERA Building Inspector.

Floor Plans: See Attachment A

Laboratory Results: See Attachment B

AHERA Inspector Certification: See Attachment C

Historic Document Review: See Attachment D

INSPECTOR ENDORSEMENT:



Todd Rickert

Project Manager

AHERA Building Inspector/Management Planner

PROJECT REVIEW:



Donna McNeal

Laboratory Director/CEO

ANALYSIS METHOD: Polarized Light Microscopy

PARAMETERS: Puget Sound Clean Air Agency (PSCAA) and Washington State Department of Labor and Industries (L&I) regulations require an inspection of all buildings for the presence of asbestos-containing materials (ACM) prior to renovation and demolition.

ACM is identified as those building materials containing greater than one percent (>1.0%) of asbestos as verified by laboratory analysis. All building materials fabricated prior to 1980 are assumed to contain asbestos unless proven otherwise by a licensed building inspector.

According to Washington Administrative Code (WAC) 296-62-07721, prior to the start of work, a building owner must identify the presence, location, and quantity of ACM and/or presumed ACM (PACM) in the work area. This information must be communicated to contractors bidding on work, contractors performing other work, employees and tenants in or adjacent to the work area. The Puget Sound Clean Air Agency Regulation III, Article 4 requires that an asbestos survey be conducted prior

to any renovation or demolition of existing buildings. This survey was intended to meet these regulatory requirements.

Lead based coatings have been used on and in this structure. Washington State Department of Labor and Industries (L&I) regulation WAC 296-155-176 requires that workers be protected from exposure during the demolition and removal of materials that contain lead in any detectable amount.

In addition, the Washington State Department of Ecology (DOE) requires that waste from demolition or renovation activities that exhibits toxic characteristics be analyzed using the Toxic Characteristic Leaching Procedures (TCLP) (40 CFR 261.24).

DEFINITIONS: ACM is subdivided into three types;

(1) Surfacing Materials: These are defined as those materials that are sprayed-on, troweled-on or otherwise applied to surfaces including, but not limited to, lath and plaster, acoustical plaster on ceilings, paints, fireproofing materials on structural members or other materials on surfaces applied for decorative purposes.

(2) Thermal System Insulation (TSI): These materials are defined as those applied to pipes, fillings, boilers, tanks, ducts or other structural components to prevent heat loss or gain.

(3) Miscellaneous Materials: All other building materials that may be ACM but not surfacing materials or TSI fall into this category.

LIMITATIONS: During demolition it is possible that additional suspect ACM may be discovered within assemblies and systems that were not accessible at the time of this survey. Should any such suspect material be discovered, an AHERA-certified building inspector must sample and test the materials to provide evidence that they are non-asbestos containing.

NOW Environmental Services is neither responsible for the classification of materials that were not identifiable with reasonable diligence at the time of this inspection, nor for the identification of materials beyond the scope for this project as we understood it at the time of this survey.

All square/lineal footage figures are approximate rough estimates to provide perspective and scope. Quantities are approximate and are not to be used for bidding purposes. Prospective bidders must site verify quantities and site conditions. Site sketches when provided, are not to scale unless otherwise indicated.

Disclaimer

This report and its contents are limited to the scope and activities performed at the subject property as described. We represent that our services were performed within the limits prescribed by applicable regulations and in a manner consistent with the level of care and skill ordinarily exercised by other professional consultants under similar circumstances. No other representation is made to the client, expressed or implied, and no warranty or guarantee is included or intended.

Attachment A

Attachment B



ORION Environmental Services

34004 Ninth Avenue South, Suite A12, Federal Way, WA 98003
 Phone: (253) 952-6717 • Fax: (253) 927-4714
 Email: info@oriones.net • Web: www.oriones.net
 WBE W2F9219763

Polarized Light Microscopy Test Report
EPA Method 600/R-98/116

Client: Pierce County Facilities Management
Address: 1102 Broadway, Columbia Bank Building, Suite 302, Tacoma, WA 98402
Attention: Deborah Anderson
Project Name: PCF/950 Fawcett Ave ASBIN
Project Number: N16-0408

Rpt. Date: 8/15/2016
Page: 1 of 3
Invoice: 164060
Date Rcvd: 8/15/2016

Client Sample ID	Orion Sample ID	Material Description	Sample Treatment	% Asbestos Containing Material	Asbestos Type	Other Fibers
001	20160815-42	Acoustical Plaster/Fireproofing		10	Chrysotile	cellulose
002	20160815-43	Acoustical Plaster/Fireproofing		8	Chrysotile	cellulose
003	20160815-44	Acoustical Plaster/Fireproofing		12	Chrysotile	cellulose
004	20160815-45	Mudded Fitting		10	Chrysotile	cellulose
005	20160815-46	Mudded Fitting		10	Chrysotile	cellulose
006a	20160815-47	Cove Base		ND		
006b		Mastic	chloroform	2	Tremolite	cellulose
007a	20160815-48	Vinyl Floor Tile	crush	ND		
007b		Mastic	chloroform	ND		
008	20160815-49	Sink Insulation	chloroform	ND		cellulose
009	20160815-50	Mudded Fitting		ND		cellulose, fiberglass
010	20160815-51	Mudded Fitting		ND		cellulose, fiberglass
011a	20160815-52	Cove Base		ND		
011b		Mastic	chloroform	ND		
012	20160815-53	Mastic	chloroform	ND		man-made fibers
013	20160815-54	Sheet Vinyl		ND		cellulose
014	20160815-55	Mudded Fitting		4	Chrysotile	cellulose
015a	20160815-56	Texture				

Polarized Light Microscopy Test Report (cont.)

Client: Pierce County Facilities Management
Address: 1102 Broadway, Columbia Bank Building, Suite 302, Tacoma, WA 98402
Attention: Deborah Anderson
Project Name: PCF/950 Fawcett Ave ASBIN
Project Number: N16-0408

Rpt. Date: 8/15/2016
Page: 2 of 3
Invoice: 164060
Date Rcvd: 8/15/2016

Client Sample ID	Orion Sample ID	Material Description	Sample Treatment	% Asbestos Containing Material	Asbestos Type	Other Fibers
015b		Joint Compound				
016a	20160815-57	Texture				
016b		Joint Compound				
017	20160815-58	Mudded Fitting		6	Chrysotile	cellulose
018a	20160815-59	Vinyl Floor Tile	crush	ND		
018b		Mastic	chloroform	ND		
019a	20160815-60	Cove Base		ND		
019b		Mastic	chloroform	ND		
020	20160815-61	Ceiling Tile		ND		cellulose
021	20160815-62	Sheet Vinyl		ND		cellulose
022	20160815-63	Sink Insulation		ND		cellulose
023a	20160815-64	Cove Base		ND		
023b		Mastic	chloroform	ND		
024a	20160815-65	Joint Compound		ND		cellulose
024b		Gypsum Wallboard		ND		cellulose
025	20160815-66	Insulation		ND		fiberglass
026a	20160815-67	Ceramic Tile	crush	ND		
026b		Grout	crush	ND		
027	20160815-68	Mastic		ND		
028	20160815-69	Mastic	chloroform	ND		man-made fibers

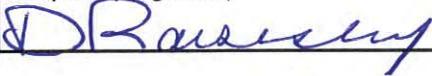
Polarized Light Microscopy Test Report (cont.)

Client: Pierce County Facilities Management
Address: 1102 Broadway, Columbia Bank Building, Suite 302, Tacoma, WA 98402
Attention: Deborah Anderson
Project Name: PCF/950 Fawcett Ave ASBIN
Project Number: N16-0408

Rpt. Date: 8/15/2016
Page: 3 of 3
Invoice: 164060
Date Rcvd: 8/15/2016

Client Sample ID	Orion Sample ID	Material Description	Sample Treatment	% Asbestos Containing Material	Asbestos Type	Other Fibers
029	20160815-70	Insulation		ND		

Dup: Laboratory QA/QC Duplicate; M; Mastic [(a), (b), (c), etc.]: Sample layers numbered from front to back.
 Comments: For layered samples, each component has been analyzed separately. ND means non-detect for asbestos fibers by EPA Method 600/R-98/116. Disclaimers: PLM has been known to miss asbestos in a small percentage of samples that contain asbestos. Thus, these laboratory results represent due diligence, however negative or <1 % PLM results can not be guaranteed. Per EPA guidelines samples will be archived for 30 days then will be disposed of. This report may only be reproduced in full with written approval of ORION Environmental Services.

Analyzed By (Print)	Date	Reviewed By (Print)	Date
Dennis Rauschenberg	8/18/2016	Donna McNeal	8/18/2016
Analyzed By (Signature)	Time	Reviewed By (Signature)	Time
			



ORION Environmental Services

34004 Ninth Avenue South, Suite A12, Federal Way, WA 98003
 Phone: (253) 952-6717 • Fax: (253) 927-4714
 Email: info@oriones.net • Web: www.oriones.net
 WBE W2F9219763

Polarized Light Microscopy Test Report
EPA Method 600/R-98/116

Client: Pierce County Facilities Management
Address: 1102 Broadway, Columbia Bank Building, Suite 302, Tacoma, WA 98402
Attention: Deborah Anderson
Project Name: PCF/950 Fawcett Ave ASBIN
Project Number: N16-0408

Rpt. Date: 9/7/2016
Page: 1 of 1
Invoice: 164529
Date Rcvd: 9/7/2016

Client Sample ID	Orion Sample ID	Material Description	Sample Treatment	% Asbestos Containing Material	Asbestos Type	Other Fibers
101	20160907-9	Acoustical plaster		3	Chrysotile	cellulose
102	20160907-10	Acoustical plaster		4	Chrysotile	cellulose
103	20160907-11	Acoustical plaster		6	Chrysotile	cellulose
104a	20160907-12	Hard plaster		ND		cellulose
104b		Wallboard	crush	ND		
105a	20160907-13	Hard plaster		ND		cellulose
105b		Wallboard	crush	ND		
106a	20160907-14	Hard plaster		ND		cellulose
106b		Wallboard	crush	ND		

Dup: Laboratory QA/QC Duplicate; M; Mastic [(a), (b), (c), etc.]: Sample layers numbered from front to back.
 Comments: For layered samples, each component has been analyzed separately. ND means non-detect for asbestos fibers by EPA Method 600/R-98/116. Disclaimers: PLM has been known to miss asbestos in a small percentage of samples that contain asbestos. Thus, these laboratory results represent due diligence, however negative or <1 % PLM results can not be guaranteed. Per EPA guidelines samples will be archived for 30 days then will be disposed of. This report may only be reproduced in full with written approval of ORION Environmental Services.

Analyzed By (Print) Dennis Rauschenberg	Date 9/8/2016	Reviewed By (Print) Donna McNeal	Date 9/8/2016
Analyzed By (Signature) 	Time	Reviewed By (Signature) 	Time



Total Lead Test Report EPA Method 7420

Client Pierce County Facilities
1102 Broadway, Colombia Bank Bldg. Suite 302
Tacoma, WA 98402

Date August 18, 2016
Page Page 1 of 1
Invoice 164060
Date Received August 15, 2016

Project Number N16-0408
Project Name 950 Building

<u>Client Number</u>	<u>ORION Number</u>	<u>Material Description</u>	<u>LOD (mg/kg)</u>	<u>Total Lead PPM (mg/kg)</u>	<u>% by Weight</u>
N16-0408-LBP-001		White Wall	100.0	1,532.12	0.153
N16-0408-LBP-002		Off White Wall	100.0	2,670.31	0.267

Quality Assurance Information

Method Blank: <0.5 mg/kg
Linear Regression Lower Limit: 0.990
Actual Batch Linear Regression: 0.999
Check Standard Per Set: +5.0 mg/l

Analyzed By

Allen Clark
Laboratory Analyst

Reviewed By

Donna McNeal
Laboratory Director, CEO

Attachment C

AHERA

Building Inspector / Management Planner REFRESHER CERTIFICATE

This is to certify that

Todd Rickert

has attended and satisfactorily completed all requirements to
maintain accreditation as an AHERA Building Inspector and Management Planner in
accordance with the Toxic Substance Control
Act Title (Section 206) and 40 CFR 763.

Accreditation No. BI/MP-NES-050516-05

Course Date: May 5, 2016
Valid through: May 5, 2017



Donna McNeal

NOW Environmental Services, Inc.
34004 – 9th Avenue South, Suite # 12
Federal Way, Washington 98003
(253) 927-5233

Attachment D

PROJECT SPECIFIC ASBESTOS INSPECTION
950 FAWCETT BLDG, 1ST FL ASBESTOS SURVEY
950 Fawcett Ave S.
Tacoma, Washington 98402

Prepared For: Deborah Anderson
Construction Project Manager
1102 Broadway
Columbia Bank Building, Suite 302
Tacoma, Washington 98402

Project Name/Location: 950 Fawcett Ave S, 1st Floor Asbestos Survey
950 Fawcett Building
950 Fawcett Ave S, Tacoma, WA, 98402

Specific Building Area/Location: First Floor, 950 Fawcett Building

Work to be performed/Work Scope (provided by Pierce Co. PM): "Good Faith Survey" First Floor Training Room

Work Ticket Number: 368631

Project Number, RFQ # (supplied by PM):

Voucher #: 1322401

Report Deliverable Date: 4/5/2013

Prepared By: Todd Rickert

Company Name: NOW Environmental Services, Inc.

Representative Name: Todd Rickert

Inspector Name: Todd Rickert
Certificate Number: I/MP-NESI-0601-12
Expiration Date: 6/1/2013

Background:
(Executive
Summary):

The structure is a multiple-story, commercial use building located at 950 Fawcett Avenue South, Tacoma, WA 98402. The construction of the building is concrete slab on grade, concrete, wood and steel interior wall systems and a flat built-up roof. Area inspected during this investigation is on the first floor, 950 Fawcett Building.

Interior walls in the inspected areas are steel framing with gypsum wallboard wall systems.

The scope of work for this investigation was limited to specific areas of the first floor wall systems and floor coverings. HVAC, pipe systems and other building systems were not inspected as part of this investigation.

Asbestos Containing Materials

NO asbestos containing materials were identified within the first floor, 950 Fawcett Building investigation scope of work. It included limited floor coverings and wall systems only. However, any material not sampled during this investigation that is encountered during renovation, will need to be sampled by an EPA Accredited Building Inspector prior to disturbance.

Lead

Lead containing coatings **were not** included as part of this investigation.

The presence of lead-containing coatings raises concerns about worker and environmental protection. Workers disturbing lead-containing coatings are covered under the lead standard (WAC 296-155-176) until shown they are not being exposed above the action limit of $30\mu\text{g}/\text{m}^3$. The requirements for this standard include, but are not limited to, air monitoring, respiratory protection, medical surveillance, lead work plan, warning signs and wash stations.

The Hazardous Materials Abatement Contractor is responsible to conduct any and all monitoring for exposure to lead as defined in WAC 296-155-17609.

The Washington State Department of Ecology requires that waste from demolition activities that exhibit toxic characteristics be analyzed using the Toxic Characteristic Leachate Procedures (TCLP) (40 CFR 261.24).

Polychlorinated Biphenyl (PCBs)

A visual inspection of the light fixtures **was not** completed due to the light fixtures not being affected by scheduled work.

Lamps

Fluorescent light tubes **were** observed during the course of this survey as defined in 40 CFR PART 273—STANDARDS FOR UNIVERSAL WASTE MANAGEMENT

All fluorescent light tubes, including compact fluorescent light bulbs (CFLs), shall be properly recycled and/or disposed of according to Federal, State and local regulations.

All universal waste lamps including, but not limited to, fluorescent, high intensity discharge (including mercury vapor, metal halide and high pressure sodium) and neon lights shall be properly recycled and/or disposed of according to Federal (40 CFR 273), State and local regulations.

Mercury

A visual inspection was utilized to identify mercury containing thermostats and light switches **was not** a part of this survey as defined in 40 CFR PART 273—STANDARDS FOR UNIVERSAL WASTE MANAGEMENT. Though it is possible that mercury may be found in lamps, light switches, thermostats and other components throughout this structure.

The Hazardous Materials Abatement Contractor shall properly collect and dispose of any mercury containing items (40 CFR 273) that may be impacted as a result of this scope of work.

Survey Process: (Limitations of Survey):

Areas inspected were limited to specific areas within the first floor of the 950 Fawcett Building, located at 950 Fawcett Avenue South, Tacoma, WA, 98402. Building systems inspected and suspect materials sampled are representative of materials that may be disturbed during this project. (See Table I – Suspect Materials List) Any material identified during the course of this investigation that has not been identified in this survey should be inspected and sampled by an EPA Accredited Building Inspector prior to disturbance.

TCLP testing, mercury light tubes and/or other hazardous materials **were not** included in the scope of work during the course of this survey. Other risks that were not evaluated with this survey; Risks such as 1) toxic and hazardous substances in (or in contact with or associated with) soil or ground water; 2) risks associated with structural, electrical, or mechanical working of the building; 3) risks associated with radon gas, slope stability, building settlement, moisture, or site drainage and flooding have not been evaluated during this survey.

Findings:

NO asbestos containing materials were identified within the first floor, 950 Fawcett Building, 1st Floor Asbestos Survey. However, any material not sampled during this investigation that is encountered during renovation, will need to be sampled by an EPA Accredited Building Inspector prior to disturbance.

Asbestos Containing Building Materials

ASBESTOS CONTAINING BUILDING MATERIALS FOUND IN THE 950 FAWCETT BUILDING, 1ST FLOOR ASBESTOS SURVEY
AT THE 950 FAWCETT BUILDING LOCATED AT 950 FAWCETT AVE S., TACOMA, WA. 98402

No Asbestos Containing Materials Identified Within the Scope Provided

Description: N/A

Material Location: N/A

Asbestos Content: N/A

Estimated Quantity: N/A

Sample Number: N/A

Suspect Building Materials

SAMPLED MATERIALS FOUND IN THE 950 FAWCETT BUILDING, 1st FLOOR ASBESTOS SURVEY AT THE 950 FAWCETT BUILDING LOCATED AT 950 FAWCETT AVE S., TACOMA, WA. 98402

Wallboard and Associated Joint Compound



Description: Wall System

Material Location: First Floor Office

Asbestos Content: None Detected

Estimated Quantity: N/A

Sample Number: N13-0129-001

Gold Carpet Mastic



Description: Carpet Mastic

Material Location: First Floor Office

Asbestos Content: None Detected

Estimated Quantity: N/A

Sample Number: N13-0129-002

Wallboard and Associated Joint Compound



Description: Wall System

Material Location: First Floor Office

Asbestos Content: None Detected

Estimated Quantity: N/A

Sample Number: N13-0129-003

2'x4' Ceiling Tile, Random Pattern



Description: Ceiling Tile

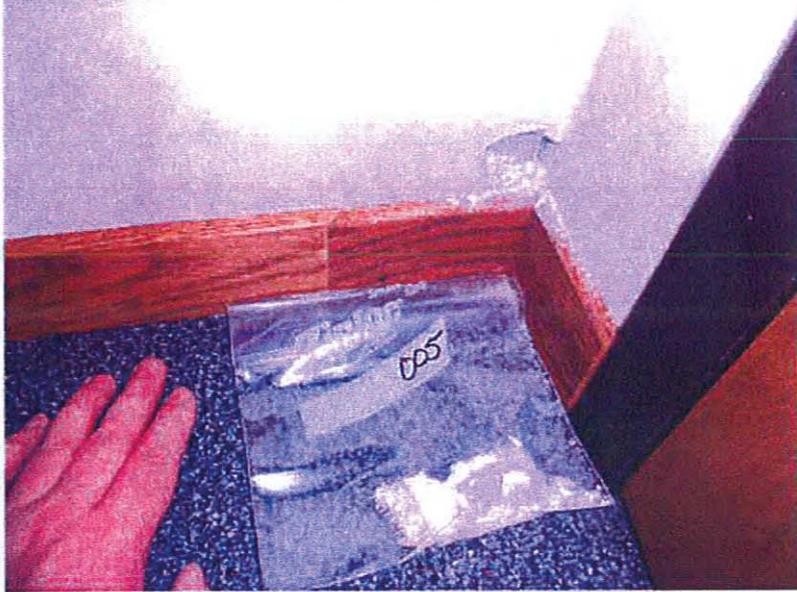
Material Location: First Floor Office

Asbestos Content: None Detected

Estimated Quantity: N/A

Sample Number: N13-0129-004

Wallboard and Associated Joint Compound



Description: Wall System

Material Location: First Floor Office

Asbestos Content: None Detected

Estimated Quantity: N/A

Sample Number: N13-0129-005

Gold Carpet Mastic



Description: Carpet Mastic

Material Location: First Floor Office

Asbestos Content: None Detected

Estimated Quantity: N/A

Sample Number: N13-0129-006

Wallboard and Associated Joint Compound



Description: Wall System

Material Location: First Floor Office

Asbestos Content: None Detected

Estimated Quantity: N/A

Sample Number: N13-0129-007

Paint Samples

SAMPLED PAINTED MATERIALS FOUND IN THE 950 FAWCETT BUILDING, 1st FLOOR ASBESTOS SURVEY AT THE 950 FAWCETT BUILDING LOCATED AT 950 FAWCETT AVE S., TACOMA, WA. 98402

Not Included in the Scope of Work for this Investigation

Description: N/A

Material Location: N/A

Lead Content: N/A

Sample Number: N/A

Table I

SUMMARY OF SUSPECT MATERIALS AT THE 950 FAWCETT BUILDING, 1st FLOOR ASBESTOS SURVEY AT THE 950 FAWCETT BUILDING LOCATED AT 950 FAWCETT AVE S., TACOMA, WA. 98402

Material Code/Description	Sample Number	Building	Floor	Room	Analytical (Laboratory)Result(s)
GWB	N13-0129-001	950 Fawcett Bldg.	1	Office	NAD*
MAS	N13-0129-002	950 Fawcett Bldg.	1	Office	NAD*
GWB	N13-0129-003	950 Fawcett Bldg.	1	Office	NAD*
TGC	N13-0129-004	950 Fawcett Bldg.	1	Office	NAD*
GWB	N13-0129-005	950 Fawcett Bldg.	1	Office	NAD*
MAS	N13-0129-006	950 Fawcett Bldg.	1	Office	NAD*
GWB	N13-0129-007	950 Fawcett Bldg.	1	Office	NAD*

NAD* = No Asbestos Detected

Table II

SUMMARY OF SUSPECT LEAD BASED PAINTED MATERIALS AT THE 950 FAWCETT BUILDING, 1st FLOOR ASBESTOS SURVEY AT THE 950 FAWCETT BUILDING LOCATED AT 950 FAWCETT AVE S., TACOMA, WA. 98402

Surface Color	Sample Number	Substrate	Floor	Room	Analytical (Laboratory) Result(s)
NOT INSPECTED	N/A	N/A	N/A	N/A	N/A

%* = % lead by weight

Table III

SUMMARY OF PCB CONTAINING LIGHT BALLASTS IN FLUORESCENT LIGHT FIXTURES AT THE 950 FAWCETT BUILDING, 1st FLOOR ASBESTOS SURVEY AT THE 950 FAWCETT BUILDING LOCATED AT 950 FAWCETT AVE S., TACOMA, WA. 98402

Light Fixture Description	# of Ballasts per Fixture	# of Bulbs per Fixture	Floor	Room	Approximate Number of Fixtures
NOT INSPECTED	N/A	N/A	N/A	N/A	N/A

Recommendations: Asbestos containing materials **were not** identified during this investigation.

Any further demolition and/or renovation activities outside of the sampling scope done for the purposes outlined in this report may require additional sampling to be performed by an EPA Accredited AHERA Building Inspector.

Floor Plans: See Attachment A

Laboratory Results: See Attachment B

AHERA Inspector Certification: See Attachment C

Historic Document Review: See Attachment D

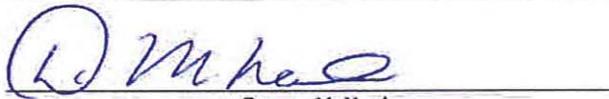
**INSPECTOR
ENDORSEMENT:**



Todd Rickert

AHERA Building Inspector/Project Manager

**PROJECT
REVIEW:**



Donna McNeal
Laboratory Director/CEO

ANALYSIS METHOD: Polarized Light Microscopy

PARAMETERS: Puget Sound Clean Air Agency (PSCAA) and Washington State Department of Labor and Industries (L&I) regulations require an inspection of all buildings for the presence of asbestos-containing materials (ACM) prior to renovation and demolition.

ACM is identified as those building materials containing greater than one percent (>1.0%) of asbestos as verified by laboratory analysis. All building materials fabricated prior to 1980 are assumed to contain asbestos unless proven otherwise by a licensed building inspector.

According to Washington Administrative Code (WAC) 296-62-07721, prior to the start of work, a building owner must identify the presence, location, and quantity of ACM and/or presumed ACM (PACM) in the work area. This information must be communicated to contractors bidding on work, contractors performing other work, employees and tenants in or adjacent to the work area. The Puget Sound Clean Air Agency Regulation III, Article 4 requires that an asbestos survey be conducted prior to any renovation or demolition of existing buildings. This survey was intended to meet these regulatory requirements.

Lead based coatings have been used on and in this structure. Washington State Department of Labor and Industries (L&I) regulation WAC 296-155-176 requires that workers be protected from exposure during the demolition and removal of materials that contain lead in any detectable amount.

In addition, the Washington State Department of Ecology (DOE) requires that waste from demolition or renovation activities that exhibits toxic characteristics be analyzed using the Toxic Characteristic Leaching Procedures (TCLP) (40 CFR 261.24).

DEFINITIONS: ACM is subdivided into three types;

(1) Surfacing Materials: These are defined as those materials that are sprayed-on, troweled-on or otherwise applied to surfaces including, but not limited to, lath and plaster, acoustical plaster on ceilings, paints, fireproofing materials on structural members or other materials on surfaces applied for decorative purposes.

(2) Thermal System Insulation (TSI): These materials are defined as those applied to pipes, fillings, boilers, tanks, ducts or other structural components to prevent heat loss or gain.

(3) Miscellaneous Materials: All other building materials that may be ACM but not surfacing materials or TSI fall into this category.

LIMITATIONS: During demolition it is possible that additional suspect ACM may be discovered within assemblies and systems that were not accessible at the time of this survey. Should any such suspect material be discovered, an AHERA-certified building inspector will

have to sample and test the materials to provide evidence that they are non-asbestos containing.

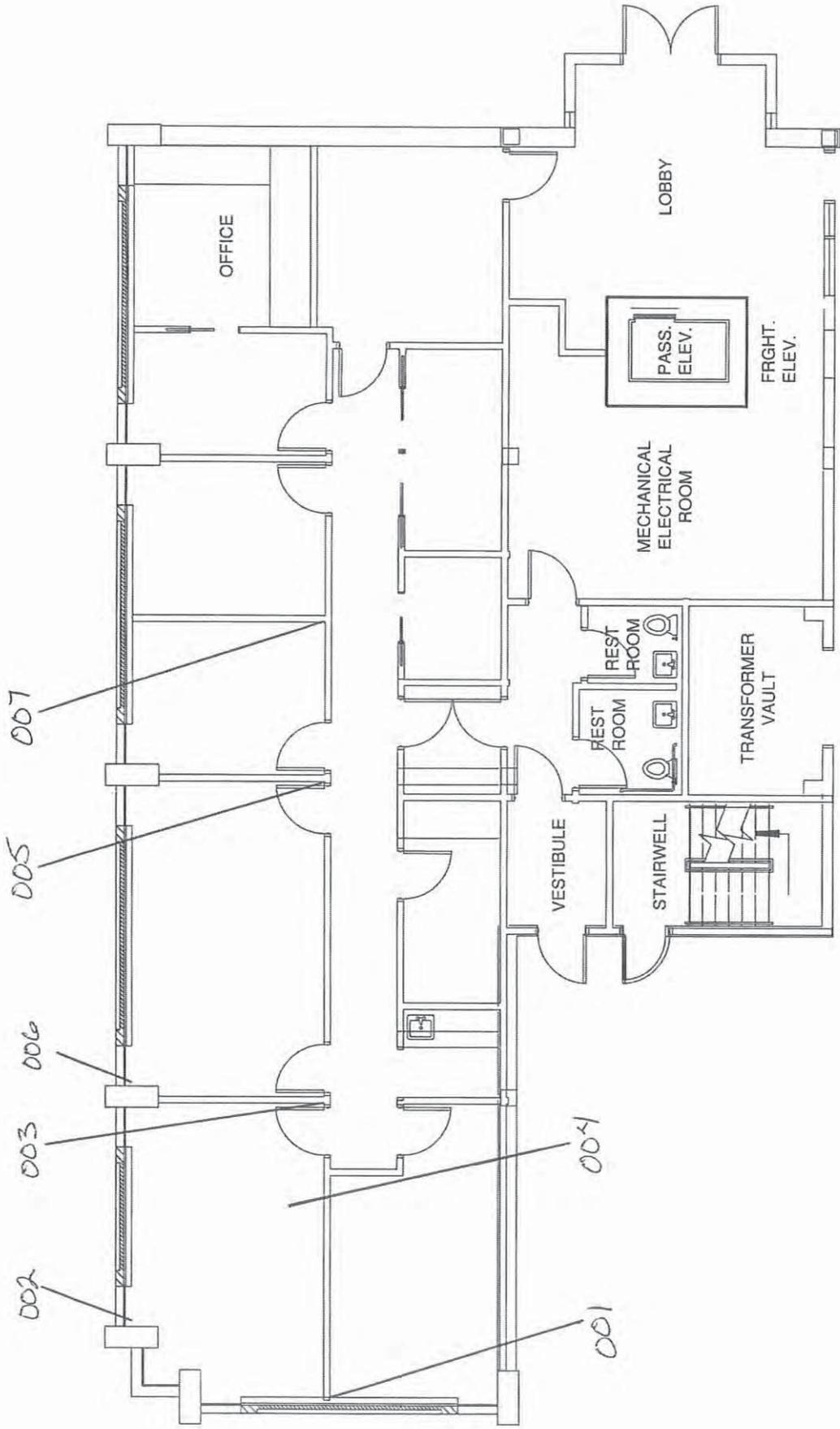
NOW Environmental Services is neither responsible for the classification of materials that were not identifiable with reasonable diligence at the time of this inspection, nor for the identification of materials beyond the scope for this project as we understood it at the time of this survey.

All square/lineal footage figures are approximate rough estimates to provide perspective and scope. Site sketches when provide are not to scale unless otherwise indicated.

Disclaimer

This report and its contents are limited to the scope and activities performed at the subject property as described. We represent that our services were performed within the limits prescribed by applicable regulations and in a manner consistent with the level of care and skill ordinarily exercised by other professional consultants under similar circumstances. No other representation is made to the client, expressed or implied, and no warranty or guarantee is included or intended.

Attachment A



1780 sqft

950
1st floor

Attachment B



ORION Environmental Services
 34004 Ninth Avenue South, Suite A12, Federal Way, WA 98003
 Phone: (253) 952-6717 • Fax: (253) 927-4714
 Email: info@oriones.net • Web: www.oriones.net
 WBE W2F9219763

Polarized Light Microscopy Test Report
EPA Method 600/R-98/116

Client: Pierce County Facilities Management
Address: 1102 Broadway, Columbia Bank Building, Suite 302, Tacoma, WA 98402
Attention: Deborah Anderson
Project Name: 950 Fawcett Ave S
Project Number: N13-0129

Rpt. Date: 4/5/2013
Page: 1 of 2
Invoice: 131769
Date Rcvd: 4/5/2013

Client Sample ID	Orion Sample ID	Material Description	Sample Treatment	% Asbestos Containing Material	Asbestos Type	Other Fibers
001a	20130405-1	Joint Compound		ND		
001b		Wall Board		ND		cellulose
002	20130405-2	Gold Carpet Mastic	chloroform	ND		
003a	20130405-3	Joint Compound		ND		
003b		Wall Board		ND		cellulose
004	20130405-4	Ceiling Tile 2'x5' Random Pattern		ND		
005a	20130405-5	Joint Compound		ND		
005b		Wall Board		ND		cellulose
006	20130405-6	Gold Carpet Mastic	chloroform	ND		
007a	20130405-7	Joint Compound		ND		
007b		Wall Board		ND		cellulose

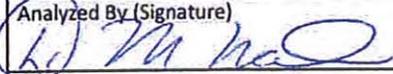
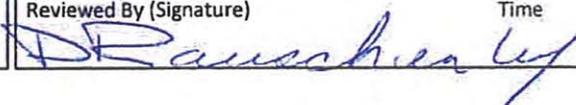
Polarized Light Microscopy Test Report (cont.)

Client: Pierce County Facilities Management
Address: 1102 Broadway, Columbia Bank Building, Suite 302, Tacoma, WA 98402
Attention: Deborah Anderson
Project Name: 950 Fawcett Ave S
Project Number: N13-0129

Rpt. Date: 4/5/2013
Page: 2 of 2
Invoice: 131769
Date Rcvd: 4/5/2013

Client Sample ID	Orion Sample ID	Material Description	Sample Treatment	% Asbestos Containing Material	Asbestos Type	Other Fibers
------------------	-----------------	----------------------	------------------	--------------------------------	---------------	--------------

Dup: Laboratory QA/QC Duplicate; M; Mastic [(a), (b), (c), etc.]: Sample layers numbered from front to back.
 Comments: For layered samples, each component has been analyzed separately. ND means non-detect for asbestos fibers by EPA Method 600/R-98/116. Disclaimers: PLM has been known to miss asbestos in a small percentage of samples that contain asbestos. Thus, these laboratory results represent due diligence, however negative or <1 % PLM results can not be guaranteed. Per EPA guidelines samples will be archived for 30 days then will be disposed of. This report may only be reproduced in full with written approval of ORION Environmental Services.

Analyzed By (Print) Donna McNeal	Date 4/5/2013	Reviewed By (Print) Dennis Rauschenberg	Date 4/5/2013
Analyzed By (Signature) 	Time	Reviewed By (Signature) 	Time

CLIENT NAME: PCF	SITE ADDRESS:	RELINQUISHED BY: <i>[Signature]</i>
ADDRESS:	950 Fawcett Aves	DATE/TIME: 4-5-13 08:00
TELEPHONE:	JAC WFA	RECEIVED BY: <i>[Signature]</i>
FAX:	INSPECTOR: TER	DATE/TIME: 4-5-13 08:00
CELLULAR:	DATE SAMPLED: 4-9-13	Log # 131769
	4 HOUR	
	24-HOUR	
	3DAY	

SAMPLE NO.	LAB NO.	MATERIAL DESCRIPTION	MATERIAL ID	LAYER AND SUBSTRATE	EACH LOCATION OF MATERIAL	QTY.	TREAT	%	TYPE	OTHER FIBERS
N13-0129	130405	SC&SR								
001	- 1	Gold Carp Mas								
002	- 2	SC&SR								
003	- 3	2x1716C Random Path								
004	- 4	SC&SR								
005	- 5	Gold Carp Mas								
006	- 6	SC&SR								
007	- 7									

ORION Environmental Services

34004 Ninth Avenue South, Suite A12, Federal Way, WA 98003
 Phone: (253) 952-6717 • Fax: (253) 927-4714
 Email: info@oriones.net • Web: www.oriones.net

Client: Pierce County Facilities Management

Address: 1102 Broadway, Columbia Bank Building, Suite 302, Tacoma, WA 98402

Attention: Deborah Anderson

Phone: (253) 798-6508

Fax: (253) 798-7403

Project Name: 950 Fawcett Ave S

Project Number: N13-0129

P.O. Number:

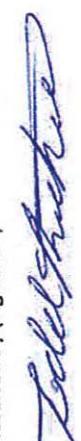
Rpt. Date: 4/5/2013

Page: 1 of 1

Chain of Custody and Sample Inventory Record
Invoice Number 131769

ANALYSIS REQUESTED																							
Asbestos		Total Metals			Hydrocarbons						TCLP		Other										
PLM Bulk	PCM Air	TEM	Other Asbestos	Lead	8 RCRA	Other Metals 1	Other Metals 2	WTPH-G	WTPH-D	WTPH-D (ext.)	WTPH-HCID	BTEX	BTEX w/WTPH-G	Other HCs 1	Other HCs 2	Lead	8 RCRA	Other TCLP	Mold Air	Mold Bulk	IATL/WOHL	Spectra	
X																							
X																							
X																							
X																							
X																							
X																							
X																							

Row	Client Sample ID	Date	Matrix	Orion Sample ID
1	001	4/5/2013	Bulk, PLM	20130405-1
2	002	4/5/2013	Bulk, PLM	20130405-2
3	003	4/5/2013	Bulk, PLM	20130405-3
4	004	4/5/2013	Bulk, PLM	20130405-4
5	005	4/5/2013	Bulk, PLM	20130405-5
6	006	4/5/2013	Bulk, PLM	20130405-6
7	007	4/5/2013	Bulk, PLM	20130405-7

Turnaround: Now Chain of Custody Seals: Condition of Seals: Shipped Via: Hand	Relinquished By (Print) Todd Rickert	Date 4/5/2013
	Relinquished By (Signature) 	Time 8:00 AM
	Received By (Print) Todd Rickert	Date 4/5/2013
	Received By (Signature) 	Time 8:00 AM

Attachment C

Certificate of Participation

NOW Environmental Services

Of Federal Way, Washington certifies to all that

Todd E. Rickert

On June 1, 2012 has fulfilled the requirements of

AHERA

INSPECTOR/MANAGEMENT PLANNER REFRESHER

Has attended and satisfactorily completed all requirements to the accreditation
as an inspector & management planner in accordance with the Toxic Substance Control Act Title (Section 206) and 40 CFR 763

All requirements to the accreditation as an AHERA Building Inspector in accordance with the

ACCREDITATION NO. IAMP-NESI-0601-12

Expiration June 1, 2013



Donna McNeal – Instructor