



Proposal/Service Agreement

Project Title: CES- La Cienega School Building

Proposal Number: 23-179

Date: October 5, 2023

Submitted to:	JACOB LAFORE	Project Name:	57 GALLEGOS, HIGHWAY 38 E
Client:	VILLAGE OF QUESTA	Project Location:	QUESTA, NM 87556
Mailing Address:	PO BOX 260	Telephone/Fax:	575.586.0694
City/State/Zip:	QUESTA, NM 87556	Email Address:	jlafore@villageofquesta.org

SCOPE OF WORK

The proposed work consists of the following:

Type of Services	<input checked="" type="checkbox"/> Asbestos Abatement Service <input type="checkbox"/> Lead Abatement <input type="checkbox"/> Toxic Mold Remediation <input type="checkbox"/> Biohazard Decontamination <input type="checkbox"/> Air Duct Cleaning	<input type="checkbox"/> Site Remediation <input checked="" type="checkbox"/> Building Demolition <input checked="" type="checkbox"/> Asbestos Waste Disposal
Scope of Work	<p>Remediation will include abatement of ACBM as identified in the Pre-Demolition Inspection report provided by Keers Environmental dated September 21, 2023. After Keers has completed the asbestos abatement, Keers will Demolish the building. Existing fence will be utilized during abatement and demolition. Keers will Coordinate with the village to disconnect the utilities. Price includes demolition of building, slab, footings, concrete and stairs. No Backfill or compaction is not included, the area of building demolition will be left rough grade using existing soil on site. Price includes paying all jobsite employees certified wages per current Davis-Bacon Wage decision.</p>	
Project Locations	<p>Village of Questa Property, La Cienega School Building project is located at 57 Gallegos, Highway 38 E Questa NM 87556</p>	
Specific Project Exclusions	<p>Hazardous Materials removal or disposal. Testing of soil/compaction. Engineering layouts, Traffic control or barricades. MEP/utilities disconnection (will coordinate with Owner). removal of septic tank or underground storage tanks, base course, coatings, weed killer, grade staking, blue topping, striping or permanent fence. SWPPP for building demolition. Room 106, Boys restroom & janitors Closet can't be abated due to unsafe working condition. Keers will abate these areas when demolition starts and can be done safe.</p>	
Proposed Time Frame	<p>Project will be completed in approximately 8-9 weeks including building demolition.</p>	
Treatment/ Storage/Disposal Facility	<p>Special Waste Landfill that accepts asbestos waste. Taos county landfill for demolition debris.</p>	
Other Important Details to note	<p>Keers to provide water & electricity, Keers will utilize existing parking and staging areas as necessary for abatement and demolition.</p>	

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TECHNICAL PROCEDURES

In completing the scope of work, all technical procedures employed will be in accordance with the Keers' proprietary QualPRO® Quality system. Our 193-page QualPRO manual consists of work practice procedures, checklists, and forms that our employees and supervisors use to provide you with a quality, end result in compliance with applicable EPA, OSHA, USHUD, NMED, TDH, and DOT governmental regulations.

WASTE MANAGEMENT

Unless otherwise indicated all asbestos-containing waste will be permanently disposed of at the Special Waste Disposal's landfill (EPA permit No. SWM-013035(SP). Hydrocarbon contaminated soils/water will be treated at the Special Waste Disposal's Hydrocarbon Landfarm Facility (NMED permit No. DP-1012). Both facilities are located in Torrance County, New Mexico.

LIABILITY PROTECTION

This proposal includes \$1,000,000 of hazardous substances specific general liability, auto and workmen compensation insurances, written with A-Rated insurance carriers.

This proposal includes use of the Keers proprietary project documentation system **ProDOC™**. This system consists of: regulatory notifications, daily logs, visual and final inspection reports, air monitoring reports, manometer logs, final inspection report, and waste manifests. **ProDOC™** documents important regulatory/liability information for the protection of the facility owner.

REGULATORY COMPLIANCE

This project is subject to one or more of the following Federal governmental regulation or equivalent delegated State regulation: OSHA (29 CFR 1910 and 1926), EPA (40 CFR 260-299, 40 CFR 763, Subparts E and G), National Emission Standards for Hazardous Air Pollutants (NESHAPS 40 CFR 61, Subpart M), and DOT (49 CFR 100-177) and 24 CFR Part 35. This Proposal/Agreement is in compliance with the applicable regulatory sections.

PROJECT QUALITY/SAFETY ASSURANCE

This project proposal includes our 107-point QA/QC (health, safety, quality and regulatory Control) job site inspection program.

IMPORTANT NOTICE REGARDING REMOVAL OF ASBESTOS FLOORING

Our services are intended to remove asbestos-containing materials only. If flooring products are re-installed, it is the installer's responsibility to prepare the floor for reinstallation according to manufacture's recommendations and requirements. Keers will not be responsible for floor preparation.

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IMPORTANT REMINDER: REGULATORY NOTIFICATIONS

Asbestos

On most asbestos abatement projects, a notice of intent to remove asbestos must be filed with the local NESHAPS regulatory authorities, 10 working days before work can begin. In many locations, local regulatory agencies bill the owner a fee based on the number of asbestos removal units stated on the notification. If you need help estimating what this fee is in your area, please ask your local Keers' Service Coordinator.

Toxic Mold

On some mold remediation projects, a notice of intent to remediate mold must be filed with the local regulatory authorities, (Texas: 5 working days.)

Lead

On some lead abatement projects, a notice of intent to remove lead must be filed with the local or national regulatory authorities, (Texas: 7 working days, USHUD: 5 business days.)

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Client:	VILLAGE OF QUESTA	Project Location:	QUESTA, NM 87556
Mailing Address:	PO BOX 260	Telephone/Fax:	575.586.0694
City/State/Zip:	QUESTA, NM 87556	Email Address:	jlafore@villageofquesta.org

PRICING: CES contract # 2020-288-C102-ALL

MOBILIZATION FEE DISCOUNTED	\$ 7,269.00
PROJECT MANAGER 180 HOURS @ \$ 60.00 PER MAN HOUR	10,800.00
LABOR TECHNICIAN 720 HOURS @ \$ 55.00 PER MAN HOUR	39,600.00
PER DIEM RATE MEALS AND LODGING PER 24HR. PERIOD 5 MEN @ \$ 125.00 @ 16 NIGHTS	10,000.00
DISPOSAL OF ACM MATERIAL & TRANSPORTATION SERVICES	12,406.00
1 COMPANY OWNED ENCLOSED TRAILER 16 DAYS @ \$ 75.00 PER DAY	1,200.00
1 COMPANY OWNED TRUCK 16 DAYS @ \$ 50.00 PER DAY	800.00
DEMOLITION OF BUILDING	83,750.00
P & P BONDING @ 3.5%	6,518.00
SUBTOTAL	\$ 172,343.00
PLUS, NM GRT @ 8.0625%	13,895.15
TOTAL TO INCLUDE NM GRT & CES FEE FOR ASBESTOS ABATEMENT SERVICES & BUILDING DEMOLITION	\$ 186,238.15

Note: We reserve the right to withdraw this proposal if not accepted within 30 days.

Keers Remediation, Inc., Signature: Joseph Casados Date: 10/05/2023
Name/Title: Joseph Casados, Service Coordinator, Email: jcasados@keers.com

CUSTOMER ACCEPTANCE

The above proposal and attached general conditions (pages 1-4) are hereby accepted. You are authorized to complete the work as described.

Client Signature: _____

Name/Title: _____ Date: _____

Please Return to:

Keers Remediation, Inc., Corporate Office
5904 Florence Ave. NE, Albuquerque, NM 87113
Telephone: (505) 823-9006 or Toll Free: 800-327-8642
Email Address: jcasados@keers.com

Service Center Located in
El Paso, Texas



PROPOSAL/ENVIRONMENTAL SERVICES AGREEMENT

For: La Cienega School Building
Number: May 25, 2023

Submitted to:	<u>MR. JACOB LAFORE</u>	Project Name:	<u>LA CIENEGA SCHOOL BUILDING</u>
Customer:	<u>VILLAGE OF QUESTA</u>	Project Location:	<u>QUESTA, NM</u>
Mailing Address:	<u>2500 OLD STATE RD. 3</u>	Telephone/Fax:	<u>575-586-0694</u>
City/State/Zip Code:	<u>QUESTA, NM 87556</u>	Date:	<u>MAY 25, 2023</u>

SCOPE OF WORK

The proposed work consists of the following:

- Type of Services:** Limited Asbestos Sampling Lead Sampling Pre-Demolition Inspections
 Microbial Inspections & Sampling
 Air Quality Inspections & Sampling Assessments/surveys

Work Locations: School Building is located at 57A Gallegos Rd., Questa, NM 87556
Building is a 1 story building approximately 7,345 sf

QualPRO® Procedure Description/Number: Keers Environmental, LLC or its representative will conduct Sampling of the building listed above. Keers will conduct sampling of suspect asbestos-containing materials at the above referenced facilities in substantial compliance with EPA, Asbestos (NESHAP)
Bulk samples collected for analysis will be submitted to an Independent National Voluntary Laboratory Accreditation Program (NVLAP) laboratory for Polarized Light Microscopy (PLM).
The lead sampling will be conducted using the XRF methods in compliance with OSHA Lead Compliance Rules. The materials will be evaluated to develop recommendations and pricing for potential abatement requirements before demolition can begin.

Specific Project Inclusions or Exclusions:

- This proposal is based on timely access provided by the owner.
- Client to provide the name and telephone number of the site contact.
- **Additional services and samples required or requested will be invoiced according to the unit costs.**
- **No additional work will be conducted without first obtaining your approval.**

Proposed Time Frame: We estimate completion of this project within 10 days after sampling has been completed

Other Details:

- Keers will review prior surveys and laboratory results, if available, pertaining to the building materials scheduled for inspection.
- Keers will identify and report the regulated asbestos containing materials (ACM) and lead paint materials that may be impacted during renovation or demolition activities.

TECHNICAL PROCEDURES

In completing the scope of work, all technical procedures employed will be in accordance with the Keers' proprietary QualPRO[®] system. Our 590-page QualPRO manual consists of work practice procedures, checklists, and forms that our employees and supervisors use to provide you with a quality, end result in compliance with applicable EPA, OSHA, and DOT governmental regulations.

LIABILITY PROTECTION

This proposal includes \$1,000,000 of hazardous substances specific general liability, auto and workmen compensation insurances, written with A-Rated insurance.

This proposal includes use of the Keers proprietary project documentation system **ProDOC™**. This system consists of: regulatory notifications, daily logs, visual and final inspection reports, air monitoring reports, manometer logs, final inspection report, and waste manifests. **ProDOC™** documents contain important regulatory/liability information for the protection of the facility owner.

REGULATORY COMPLIANCE

This project is subject to one or more of the following Federal governmental regulation or equivalent delegated State regulation: OSHA (29 CFR 1910 and 1926), EPA (40 CFR 260-299, 40 CFR 763, Subparts E and G), National Emission Standards for Hazardous Air Pollutants (NESHAPS 40 CFR 61, Subpart M), and DOT (49 CFR 100-177).

PROJECT QUALITY/SAFETY ASSURANCE

This project proposal includes our 107-point QA/QC (health, safety, quality and regulatory) job site inspection program.

Submitted to:	<u>MR. JACOB LAFORE</u>	Project Name:	<u>LA CIENEGA SCHOOL BUILDING</u>
Customer:	<u>VILLAGE OF QUESTA</u>	Project Location:	<u>QUESTA, NM</u>
Mailing Address:	<u>2500 OLD STATE RD. 3</u>	Telephone/Fax:	<u>575-586-0694</u>
City/State/Zip Code:	<u>QUESTA, NM 87556</u>	Date:	<u>MAY 25, 2023</u>

PRICING:

PRE-DEMOLITION INSPECTION & REPORT	\$	1,540.00
ASBESTOS SAMPLING 45 @ \$ 24.00		1,080.00
LEAD SAMPLING 15 @ \$ 22.00		330.00
SUBTOTAL	\$	2,950.00
NM GRT @ 7.9375%		234.15
TOTAL	\$	3,184.15

Note: We reserve the right to withdraw this proposal if not accepted within 30 days.

Keers Environmental, Signature: _____ Date: _____
 Name/Title: Amarante Jaramillo, Jr., President, Email: ajaramillo@keers.com

Limitation of Authority: Proposals over \$20,000 require corporate review and approval to be valid.
 Reviewed and approved by: _____ Date: _____
 Name/Title

ACCEPTANCE

The above proposal and attached Environmental General Conditions (pages 1-8) are hereby accepted. You are authorized to complete the work as described.

Customer Signature: Karen Q. Shannon PO # 3327 (V)
 Name/Title: Karen Q. Shannon, Administrator/Finance Director Date: 9/6/2023

Please Return to:
 Keers Environmental, LLC
 Corporate Office
 5904 Florence Ave. NE
 Albuquerque, NM 87113
 Email: SanchezE@keers.com
 Telephone: (505) 823-9006

PRE-DEMOLITION ASBESTOS SURVEY

PREPARED FOR:

Village of Questa
Attn: Mr. Jacob LaFore
Project Manager/ Zoning Coordinator
2500 Old State Rd. 3
P.O. Box 260
Questa, NM 87556

PROJECT:

La Cienega School Building
57A Gallegos Rd.
Questa, NM 87556

KEI Job # 234355-1

DATE OF INSPECTION:

September 21, 2023



September 29, 2023

**Village of Questa
Attn: Mr. Jacob LaFore
Project Manager/ Zoning Coordinator
2500 Old State Rd.
P.O. Box 260
Questa, NM 87556**

**Project: Pre-Demolition Asbestos Survey
La Cienega School Building
57A Gallegos Rd.
Questa, NM 87556
KEI Job # 234355-1**

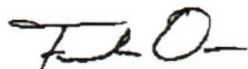
Mr. LaFore:

We are pleased to submit this report of the asbestos survey conducted at the property described above. This survey consisted of the collection of forty-five (45) bulk samples following the federal AHERA and NESHAP rules and applicable state regulations regarding asbestos-containing materials in public buildings scheduled for demolition.

This survey was performed by Mr. Fernando Ocana; certified Asbestos Inspector, on September 21, 2023. Mr. Ocana has been trained in accordance with all applicable regulations.

We appreciate the opportunity to be of service to you. Please call if you have any questions or if we may be of further assistance.

Sincerely,



Fernando Ocana
Asbestos Inspector

Reviewed by,



Amarante Jaramillo JR
General Manager
Principal - In - Charge

SUMMARY

The following are the findings of the pre-demolition asbestos survey performed at La Cienega School Building located at 57A Gallegos Rd., Questa, NM 87556. The purpose of our survey was to identify, locate, and quantify suspect asbestos-containing materials (ACM), if any, which may be disturbed during the demolition activities.

The laboratory results indicate asbestos greater than 1% in the following building materials:

Homogeneous Area	Location (see attached drawing)
12" Blue Floor Tile	Throughout Building
Transite Chalkboard	Throughout Classrooms
Pipe Fitting Insulation	Mechanical Room
Boiler Unit Door Insulation	Mechanical Room
Floor Tile Under Carpet	Rooms 102-104
Interior Door Caulking	Throughout Interior Doors Except in Rooms 109 and 110
Interior Window Caulking	Throughout Interior Windows
2' x 4' Ceiling Panels	Throughout Building
Exterior Window Glazing Materials	Exterior Windows
Roof Penetration Sealant	Roof Top

Table 1 (Asbestos-Containing Materials)

INTRODUCTION

The asbestos survey was conducted by Mr. Fernando Ocana on September 21, 2023, and was performed in accordance with the federal AHERA rules (40 CFR Part 763 Subpart E), the NESHAP regulations requiring an asbestos inspection for buildings scheduled for demolition or renovation (40 CFR Part 61.145), and applicable state regulations. During our site reconnaissance, twenty-five (25) homogeneous areas were identified and consisted of the following:

Homogeneous Area	Location (see attached drawing)
12" White Floor Tile and Mastic	Throughout Building
12" Blue Floor Tile and Mastic	Throughout Building
Transite Chalkboard	Throughout Classrooms
Pipe Insulation	Throughout Building
Pipe Fitting Insulation	Mechanical Room
Boiler Unit Insulation	Mechanical Room
Boiler Unit Door Insulation	Mechanical Room
Cove Base Mastic	Throughout Building
Wall Plaster (Outer Layer)	Throughout Building
Wall Plaster (Inner Layer)	Throughout Building
Ceiling Batt Insulation	Throughout Building
Textured Drywall Materials	Room 108-110
Floor Tile and Mastic Under Carpet	Rooms 102-104
Interior Door Caulking	Throughout Interior Doors Except in Rooms 109 and 110
Interior Window Caulking	Throughout Interior Windows
2' x 4' Ceiling Panels	Throughout Building

Exterior Window Glazing Materials	Exterior Windows
Exterior Wall Stucco (Outer Layer)	Exterior Walls
Exterior Wall Plaster (Layer 2)	Exterior Walls
Exterior Wall Plaster (Layer 3)	Exterior Walls
Exterior Wall Plaster (Inner Layer)	Exterior Walls
Roofing Materials (Top Layer)	Roof Top
Green Roofing Materials (Bottom Layer)	Roof Top
Roof Penetration Sealant	Roof Top
Roofing Felt Paper	Roof Top

Table 2 (Homogenous Areas Identified During the Inspection)

DESCRIPTION OF BUILDING

The building inspected consisted of a one-story structure which was vacant at the time of the inspection. Classrooms, restrooms, and a mechanical room were observed. Building materials tested include gypsum wallboard, plaster, 2' x 4' ceiling panels, transite chalkboard, stucco, insulations, sealants, caulking, glazings, mastics, felt paper, and roofing materials. Floor finishes consisted of carpeting and resilient floor tile on wooden floors. Please note that the floors and ceilings are significantly damaged throughout the building.

SAMPLING PLAN

Prior to sampling, a visual survey was performed to establish homogeneous areas. Suspect Asbestos-Containing Materials (ACM) were touched by the inspector to determine their friability. Twenty-five (25) homogeneous areas were established and at least one to three representative samples were taken of each area. A homogeneous area is considered as an area of surfacing material, thermal system insulation material, or miscellaneous material that is uniform in color and texture. Non suspect building materials that were not sampled during this inspection include: concrete materials, glass, metal, and wood materials. Destructive sampling was not performed to locate hidden and inaccessible materials.

ANALYSIS OF BULK SAMPLES

A total of forty-five (45) bulk samples were collected and submitted for analysis. Bulk samples collected were sampled following the AHERA protocol and were analyzed for asbestos content at Crisp Analytical Laboratories, LLC. in Carrollton, Texas utilizing Polarized Light Microscopy (PLM) with optical dispersion staining in accordance with the Environmental Protection Agency (EPA) interim Method 600/R-93/116. An asbestos-containing building material includes any asbestiform varieties of chrysotile, amosite, crocidolite, tremolite, anthophyllite, and actinolite containing greater than 1% of any of those substances as determined by appendix A, Subpart F, 40 CFR part 763 section 1. EPA NESHAP Part 61 defines friable ACM as when dry can be pulverized, crushed, or reduced to a powder by hand pressure.

RESULTS

The laboratory results indicate asbestos greater than 1% in the following building materials:

SAMPLE ID NO.	MATERIAL DESCRIPTION / LOCATION	AHERA TYPE	NESHAP CATEGORY	ESTIMATED QUANTITY	CONDITION ASSESSMENT	ASBESTOS CONTENT
S-3, S-4	12" BLUE FLOOR TILE AND MASTIC / THROUGHOUT BUILDING	MISCELLANEOUS	CATEGORY I NON-FRIABLE	6,250 SQUARE FEET	DAMAGED	2% CHRYSOTILE FLOOR TILE
S-5	TRANSITE CHALKBOARD * / THROUGHOUT CLASSROOMS	MISCELLANEOUS	CATEGORY II NON-FRIABLE	850 SQUARE FEET	POTENTIAL FOR DAMAGE	20% CHRYSOTILE GREEN SURFACED GRAY TRANSITE
S-9, S-10	PIPE FITTING INSULATION ** / MECHANICAL ROOM	TSI	FRIABLE	APPROXIMATELY 8 PIPE FITTINGS WERE OBSERVED	DAMAGED	30-35% CHRYSOTILE TAN INSULATION
S-12	BOILER UNIT DOOR INSULATION / MECHANICAL ROOM	TSI	FRIABLE	15 SQAURE FEET	POTENTIAL FOR DAMAGE	35% CHRYSOTILE GRAY INSULATION
S-23	FLOOR TILE AND MASTIC UNDER CARPET / ROOMS 102-104	MISCELLANEOUS	CATEGORY I NON-FRIABLE	650 SQUARE FEET	POTENTIAL FOR DAMAGE	3% CHRYSOTILE FLOOR TILE
S-24	INTERIOR DOOR CAULKING / THROUGHOUT INTERIOR DOORS EXCEPT IN ROOMS 109 AND 110	MISCELLANEOUS	CATEGORY II NON-FRIABLE	340 LINEAR FEET	POTENTIAL FOR DAMAGE	2% CHRYSOTILE WHITE SURFACED TAN CAULKING
S-25	INTERIOR WINDOW CAULKING / THROUGHOUT INTERIOR WINDOWS	MISCELLANEOUS	CATEGORY II NON-FRIABLE	675 LINEAR FEET	POTENTIAL FOR DAMAGE	2% CHRYSOTILE WHITE SURFACED TAN CAULKING
S-26 - S-28	2' X 4' CEILING PANELS / THROUGHOUT BUILDING	MISCELLANEOUS	CATEGORY II NON-FRIABLE	6,250 SQUARE FEET	DAMAGED	2% AMOSITE 1% CHRYSOTILE WHITE SURFACED TAN CEILING TILE
S-29	EXTERIOR WINDOW GLAZING MATERIALS / EXTERIOR WINDOWS	MISCELLANEOUS	CATEGORY II NON-FRIABLE	950 LINEAR FEET	POTENTIAL FOR DAMAGE	2% CHRYSOTILE GRAY CAULKING
S-42, S-43	ROOF PENETRATION SEALANT / ROOF TOP	MISCELLANEOUS	CATEGORY I NON-FRIABLE	250 SQUARE FEET	DAMAGED	4% CHRYSOTILE BLACK WEATHERED TAR

Table 3 (Assessment and Estimated Quantities of Identified Asbestos-Containing Materials)

*Approximately 14 chalkboards were observed throughout the classrooms.

**Please note approximately 8 pipe fittings were observed in the mechanical room. These pipe fittings are significantly damaged and most of these only contain pipe fitting residue.

CONCLUSION

A pre-demolition asbestos survey was performed at La Cienega School Building located at 57A Gallegos Rd., Questa, NM 87556. Based on the laboratory analysis, the building materials mentioned in Tables 1 and 3 contain asbestos. See the attached sheets for estimated location of these materials. The quantities mentioned above are estimates and should be verified for abatement purposes. Federal and state regulatory requirements must be followed when disturbing asbestos-containing materials.

END OF REPORT

Results

Overview of Project Sample Material Containing Asbestos

Customer Project:		23422, 57A Gallegos Rd. Questa, NM 87556		CA Labs Project #: CAL23097965AG	
Laboratory Sample ID	Sample #	Layer #	Analysts Physical Description of Subsample	Asbestos type / calibrated visual estimate percent	List of Affected Building Material Types
88169	S-3	3-1	12" Floor Tile and Mastic/ blue floor tile	2% Chrysotile	blue floor tile green surfaced gray transite tan insulation
88170	S-4	4-1	12" Floor Tile and Mastic/ blue floor tile	2% Chrysotile	gray insulation tan floor tile white surfaced tan caulking
88171	S-5	5-1	Transite Chalkboard/ green surfaced gray transite	20% Chrysotile	white surfaced tan ceiling tile gray caulking tan plaster
88175	S-9	9-1	Pipe Fitting Insulation/ tan insulation	35% Chrysotile	black weathered tar
88176	S-10	10-1	Pipe Fitting Insulation/ tan insulation	30% Chrysotile	
88178	S-12	12-1	Boiler Door Insulation/ gray insulation	35% Chrysotile	
88189	S-23	23-2	tan floor tile	3% Chrysotile	
88190	S-24	24-1	Door Caulking/ white surfaced tan caulking	2% Chrysotile	

Dallas NVLAP Lab Code 200349-0 TEM/PLM TCEQ# T104704513-15-3 TDH 30-0235
AIHA LAP, LLC Laboratory #102929

Glossary of abbreviations (non-asbestos fibers and non-fibrous minerals):

ca - carbonate
gypsum - gypsum
bi - binder
or - organic
ma - matrix
mi - mica
ve - vermiculite
ot - other

pe - perlite
qu - quartz

fg - fiberglass
mw - mineral wool
wo - wollastinite
ta - talc
sy - synthetic
ce - cellulose
br - brucite
ka - kaolin (clay)

pa - palygorskite (clay)

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Overview of Project Sample Material Containing Asbestos

Customer Project: 23422, 57A Gallegos Rd. Questa, NM 87556 **CA Labs Project #:** CAL23097965AG

Laboratory Sample ID	Sample #	Layer #	Analysts Physical Description of Subsample	Asbestos type / calibrated visual estimate percent	List of Affected Building Material Types
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88191	S-25	25-1	Window Caulking/ white surfaced tan caulking	2% Chrysotile	
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88192	S-26	26-1	2x4 Ceiling Panel/ white surfaced tan ceiling tile	2% Amosite 1% Chrysotile	
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88193	S-27	27-1	2x4 Ceiling Panel/ white surfaced tan ceiling tile	2% Amosite 1% Chrysotile	
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88194	S-28	28-1	2x4 Ceiling Panel/ white surfaced tan ceiling tile	2% Amosite 1% Chrysotile	
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88195	S-29	29-1	Ext. Window Glazing Mat/ gray caulking	2% Chrysotile	
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88198	S-32	32-1	Ext. Wall Plaster/ tan plaster	<1% Chrysotile	
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88199	S-33	33-1	Ext. Wall Plaster/ tan plaster	<1% Chrysotile	
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88208	S-42	42-1	Roof Penetration Sealant/ black weathered tar	4% Chrysotile	
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Dallas NVLAP Lab Code 200349-0 TEM/PLM TCEQ# T104704513-15-3 TDH 30-0235

AIHA LAP, LLC Laboratory #102929

Glossary of abbreviations (non-asbestos fibers and non-fibrous minerals):

ca - carbonate
gypsum - gypsum
bi - binder
or - organic
ma - matrix
mi - mica
ve - vermiculite
ot - other

pe - perlite
qu - quartz

fg - fiberglass
mw - mineral wool
wo - wollastinite
ta - talc
sy - synthetic
ce - cellulose
br - brucite
ka - kaolin (clay)

pa - palygorskite (clay)

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CA Labs
Dedicated to Quality

Crisp Analytical, L.L.C.
1929 Old Denton Road
Carrollton, TX 75006
Phone 972-242-2754
Fax 972-242-2798

CA Labs, L.L.C.
12232 Industriplex, Suite 32
Baton Rouge, LA 70809
Phone 225-751-5632
Fax 225-751-5634

Overview of Project Sample Material Containing Asbestos

Customer Project:		23422, 57A Gallegos Rd. Questa, NM 87556		CA Labs Project #: CAL23097965AG	
Laboratory Sample ID	Sample #	Layer #	Analysts Physical Description of Subsample	Asbestos type / calibrated visual estimate percent	List of Affected Building Material Types

88209	S-43	43-1	Roof Penetration Sealant/ black weathered tar	4% Chrysotile	
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Dallas NVLAP Lab Code 200349-0 TEM/PLM TCEQ# T104704513-15-3 TDH 30-0235
AIHA LAP, LLC Laboratory #102929

Glossary of abbreviations (non-asbestos fibers and non-fibrous minerals):

- | | | | |
|------------------|--------------|--------------------|--------------------------|
| ca - carbonate | pe - perlite | fg - fiberglass | pa - palygorskite (clay) |
| gypsum - gypsum | qu - quartz | mw - mineral wool | |
| bi - binder | | wo - wollastinite | |
| or - organic | | ta - talc | |
| ma - matrix | | sy - synthetic | |
| mi - mica | | ce - cellulose | |
| ve - vermiculite | | br - brucite | |
| ot - other | | ka - kaolin (clay) | |

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CA Labs
Dedicated to Quality

Crisp Analytical, L.L.C.
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CA Labs, L.L.C.
12232 Industrplex, Suite 32
Baton Rouge, LA 70809
Phone 225-751-5632
Fax 225-751-5634

Polarized Light Asbestiform Materials Characterization

Customer Info:
L & P Scientific Consulting, LLC
13291 Montana Ave
El Paso, TX 79938

Attn: Miguel Dominguez

Customer Project:
23422, 57A Gallegos Rd.
Questa, NM 87556
Turnaround Time:
24 hours

CA Labs Project #:
CAL23097965AG

Date: 9/26/2023

Samples Rec'd: 9/25/23 10:30AM

Phone # 915-838-1188

Fax #

Date Of Sampling:

9/21/2023

Purchase Order #:

Laboratory Sample ID	Sample #	Comment	Layer #	Analysts Physical Description of Subsample	Homogeneous (Y/N)	Asbestos type / calibrated visual estimate percent	Non-asbestos fiber type / percent	Non-fibrous type / percent
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88167	S-1		1-1	12" Floor Tile and Mastic/ white floor tile	y	None Detected		100% qu,ca
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88167			1-2	tan mastic with debris	n	None Detected	35% ce	65% gy,bi
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88168	S-2		2-1	12" Floor Tile and Mastic/ white floor tile	y	None Detected		100% qu,ca
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88168			2-2	tan mastic with debris	n	None Detected	30% ce	70% gy,bi
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88169	S-3		3-1	12" Floor Tile and Mastic/ blue floor tile	y	2% Chrysotile		98% qu,ca
-------	-----	--	-----	--	---	----------------------	--	-----------

88169			3-2	tan mastic with debris	n	None Detected	20% ce	80% gy,bi
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88170	S-4		4-1	12" Floor Tile and Mastic/ blue floor tile	y	2% Chrysotile		98% qu,ca
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Dallas NVLAP Lab Code 200349-0 TEM/PLM TCEQ# T104704513-15-3 TDH 30-0235

AIHA LAP, LLC Laboratory #102929

Analysis Method: Interim (40CFR Part 763 Appendix E to Subpart E) / Improved (EPA-600 / R-93/116). All samples received in good condition unless noted.

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gy - gypsum	ve - vermiculite	mw - mineral wool	br - brucite
hi - hinder	ot - other	wo - wollastonite	ka - kaolin (clay)
or - organic	pe - perlite	ta - talc	pa - palygorskite (clay)
ma - matrix	qu - quartz	sy - synthetic	

Approved Signatories:

Justin Cox
Analyst

Robert Olivarez
Analyst

Tanner Rasmussen
Technical Manager

Julio Robles
Senior Analyst

1. Fire Damage significant fiber damage - reported percentages reflect unaltered fibers
2. Fire Damage no significant fiber damages affecting fibrous percentages
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5. Not enough sample to analyze

6. Anthophyllite in association with Fibrous Talc
7. Contamination suspected from other building materials
8. Favorable scenario for water separation on vermiculite for possible analysis by another method
9. < 1% Result point counted positive
10. TEM analysis suggested

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Polarized Light Asbestiform Materials Characterization

Customer Info: **Attn:** Miguel Dominguez
L & P Scientific Consulting, LLC
13291 Montana Ave
El Paso, TX 79938
Phone # 915-838-1188
Fax #

Customer Project: 23422, 57A Gallegos Rd.
Questa, NM 87556
Turnaround Time: 24 hours

CA Labs Project #: CAL23097965AG
Date: 9/26/2023
Samples Rec'd: 9/25/23 10:30AM
Date Of Sampling: 9/21/2023
Purchase Order #:

Laboratory Sample ID	Sample #	Comment	Layer #	Analysts Physical Description of Subsample	Homogeneous (Y/N)	Asbestos type / calibrated visual estimate percent	Non-asbestos fiber type / percent	Non-fibrous type / percent
88170			4-2	tan mastic with debris	n	None Detected	25% ce	75% gy,bi
88171	S-5		5-1	Transite Chalkboard/ green surfaced gray transite	n	20% Chrysotile		80% qu,ca,ma
88172	S-6		6-1	Pipe Insulation/ yellow insulation	y	None Detected	100% fg	
88173	S-7		7-1	Pipe Insulation/ yellow insulation	y	None Detected	100% fg	
88174	S-8		8-1	Pipe Insulation/ yellow insulation	y	None Detected	100% fg	
88175	S-9		9-1	Pipe Fitting Insulation/ tan insulation	y	35% Chrysotile		65% qu,ca,ma
88176	S-10		10-1	Pipe Fitting Insulation/ tan insulation	y	30% Chrysotile		70% qu,ca,ma

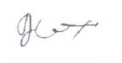
Dallas NVLAP Lab Code 200349-0 TEM/PLM TCEQ# T104704513-15-3 TDH 30-0235


AIHA LAP, LLC Laboratory #102929

Analysis Method: Interim (40CFR Part 763 Appendix E to Subpart E) / Improved (EPA-600 / R-93/116). All samples received in good condition unless noted.
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gy - gypsum	ve - vermiculite	mw - mineral wool	br - brucite
hi - hinder	nt - niter	wo - wollastonite	ka - kaolin (clay)
or - organic	pe - perlite	ta - talc	pa - palygorskite (clay)
ma - matrix	qu - quartz	sy - synthetic	

Approved Signatories:


Justin Cox
Analyst


Robert Olivarez
Analyst


C.T. Rasmussen
Technical Manager
Tanner Rasmussen

Senior Analyst
Julio Robles

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Polarized Light Asbestiform Materials Characterization

Customer Info: L & P Scientific Consulting, LLC 13291 Montana Ave El Paso, TX 79938	Attn: Miguel Dominguez	Customer Project: 23422, 57A Gallegos Rd. Questa, NM 87556	CA Labs Project #: CAL23097965AG
Phone # 915-838-1188		Turnaround Time: 24 hours	Date: 9/26/2023
Fax #			Samples Rec'd: 9/25/23 10:30AM
			Date Of Sampling: 9/21/2023
			Purchase Order #:

Laboratory Sample ID	Sample #	Com ment	Layer #	Analysts Physical Description of Subsample	Homo-geneous (Y/N)	Asbestos type / calibrated visual estimate percent	Non-asbestos fiber type / percent	Non-fibrous type / percent
Boiler Unit Insulation/ tan								
88177	S-11		11-1	insulation	y	None Detected	100% fg	
Boiler Door Insulation/ gray								
88178	S-12		12-1	insulation	y	35% Chrysotile	65% qu,ca,ma	
Cove Base Mastic/ gray								
88179	S-13		13-1	baseboard	y	None Detected	100% qu,ma	
88179			13-2	brown mastic	y	None Detected	100% gy,bi	
Cove Base Mastic/ gray								
88180	S-14		14-1	baseboard	y	None Detected	100% qu,ma	
88180			14-2	brown mastic	y	None Detected	100% gy,bi	
Wall Plaster/ pink surfaced tan								
88181	S-15		15-1	plaster	n	None Detected	100% qu,bi,ca	

Dallas NVLAP Lab Code 200349-0 TEM/PLM TCEQ# T104704513-15-3 TDH 30-0235


AIHA LAP, LLC Laboratory #102929


Analysis Method: Interim (40CFR Part 763 Appendix E to Subpart E) / Improved (EPA-600 / R-93/116). All samples received in good condition unless noted.

Preparation Method: HCL acid washing for carbonate based samples, chemical reduction for organically bound components, oil immersion for identification of asbestos types by dispersion attaining / becke line method.


ca - carbonate	mi - mica	fg - fiberglass	ce - cellulose
gy - gypsum	ve - vermiculite	mw - mineral wool	br - brucite
bi - binder	nt - nther	wo - wollastonite	ka - kaolin (clay)
or - organic	pe - perlite	ta - talc	pa - palygorskite (clay)
ma - matrix	qu - quartz	sy - synthetic	

Approved Signatories:


Justin Cox
Analyst


Robert Olivarez
Analyst


Tanner Rasmussen
Technical Manager


Julio Robles
Senior Analyst

1. Fire Damage significant fiber damage - reported percentages reflect unaltered fibers
2. Fire Damage no significant fiber damages affecting fibrous percentages
3. Actinolite in association with Vermiculite
4. Layer not analyzed - attached to previous positive layer and contamination is suspected
5. Not enough sample to analyze

6. Anthophyllite in association with Fibrous Talc
7. Contamination suspected from other building materials
8. Favorable scenario for water separation on vermiculite for possible analysis by another method
9. < 1% Result point counted positive
10. TEM analysis suggested

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Polarized Light Asbestiform Materials Characterization

Customer Info: **Attn:** Miguel Dominguez **Customer Project:** **CA Labs Project #:**
L & P Scientific Consulting, LLC 23422, 57A Gallegos Rd. CAL23097965AG
13291 Montana Ave. Questa, NM 87556
El Paso, TX 79938 **Turnaround Time:** **Date:** 9/26/2023
24 hours **Samples Rec'd:** 9/25/23 10:30AM
Phone # 915-838-1188 **Date Of Sampling:** 9/21/2023
Fax # **Purchase Order #:**

Laboratory Sample ID	Sample #	Comment	Layer #	Analysts	Physical Description of Subsample	Homo-geneous (Y/N)	Asbestos type / calibrated visual estimate percent	Non-asbestos fiber type / percent	Non-fibrous type / percent
88182	S-16		16-1		Wall Plaster/ pink surfaced tan plaster	n	None Detected	100% qu,bi,ca	
88183	S-17		17-1		Wall Plaster/ pink surfaced tan plaster	n	None Detected	100% qu,bi,ca	
88184	S-18		18-1		Wall Plaster/ gray plaster	y	None Detected	100% qu,bi,ca	
88185	S-19		19-1		Wall Plaster/ gray plaster	y	None Detected	100% qu,bi,ca	
88186	S-20		20-1		Wall Plaster/ gray plaster	y	None Detected	100% qu,bi,ca	
88187	S-21		21-1		Ceiling Batt Insulation/ black insulation with brown paper	n	None Detected	20% ce 80% fg	
88188	S-22		22-1		Textured Drywall Mat/ white compound	y	None Detected	100% qu,bi,ca	

Dallas NVLAP Lab Code 200349-0 TEM/PLM TCEQ# T104704513-15-3 TDH 30-0235

AIHA LAP, LLC Laboratory #102929

Analysis Method: Interim (40CFR Part 763 Appendix E to Subpart E) / Improved (EPA-600 / R-93/116). All samples received in good condition unless noted.
Preparation Method: HCL acid washing for carbonate based samples, chemical reduction for organically bound components, oil immersion for identification of asbestos types by dispersion attaining / becke line method.

ca - carbonate	mi - mica	fg - fiberglass	ce - cellulose
gy - gypsum	ve - vermiculite	mw - mineral wool	br - brucite
bi - binder	ot - other	wo - wollastonite	ka - kaolin (clay)
or - organic	pe - perliite	ta - talc	pa - palygorskite (clay)
ma - matrix	qu - quartz	sy - synthetic	

Approved Signatories:

Justin Cox
Analyst

Robert Olivarez
Analyst

Technical Manager
Tanner Rasmussen

Senior Analyst
Julio Robles

1. Fire Damage significant fiber damage - reported percentages reflect unaltered fibers
2. Fire Damage no significant fiber damages effecting fibrous percentages
3. Actinolite in association with Vermiculite
4. Layer not analyzed - attached to previous positive layer and contamination is suspected
5. Not enough sample to analyze

6. Anthophyllite in association with Fibrous Talc
7. Contamination suspected from other building materials
8. Favorable scenario for water separation on vermiculite for possible analysis by another method
9. < 1% Result point counted positive
10. TEM analysis suggested

CA Labs
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Polarized Light Asbestiform Materials Characterization

Customer Info:
L & P Scientific Consulting, LLC
13291 Montana Ave
El Paso, TX 79938

Attn: Miguel Dominguez

Customer Project:
23422, 57A Gallegos Rd.
Questa, NM 87556
Turnaround Time:
24 hours

CA Labs Project #:
CAL23097965AG

Date: 9/26/2023

Samples Rec'd: 9/25/23 10:30AM

Phone # 915-838-1188
Fax #

Date Of Sampling: 9/21/2023

Purchase Order #:

Laboratory Sample ID	Sample #	Comment	Layer #	Analysts Physical Description of Subsample	Homo-geneous (Y/N)	Asbestos type / calibrated visual estimate percent	Non-asbestos fiber type / percent	Non-fibrous type / percent
----------------------	----------	---------	---------	--	--------------------	--	-----------------------------------	----------------------------

Floor Tile and Mastic Under Carpet/ black carpeting								
88189	S-23		23-1		y	None Detected	100% sy	
88189			23-2	tan floor tile	y	3% Chrysotile		97% qu,ca
88189			23-3	tan mastic with debris	n	None Detected	20% ce	80% gy,ma
Door Caulking/ white surfaced tan caulking								
88190	S-24		24-1		n	2% Chrysotile		98% qu,bi,ca
Window Caulking/ white surfaced tan caulking								
88191	S-25		25-1		n	2% Chrysotile		98% qu,bi,ca
2x4 Ceiling Panel/ white surfaced tan ceiling tile								
88192	S-26		26-1		n	2% Amosite 1% Chrysotile	30% ce 30% fg	37% qu,ca
2x4 Ceiling Panel/ white surfaced tan ceiling tile								
88193	S-27		27-1		n	2% Amosite 1% Chrysotile	30% ce 30% fg	37% qu,ca

Dallas NVLAP Lab Code 200349-0 TEM/PLM TCEQ# T104704513-15-3 TDH 30-0235

AIHA LAP, LLC Laboratory #102929

Analysis Method: Interim (40CFR Part 763 Appendix E to Subpart E) / Improved (EPA-600 / R-93/116). All samples received in good condition unless noted.

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or - organic	pe - perlite	ta - talc	pa - palygorskite (clay)
ma - matrix	qu - quartz	sy - synthetic	

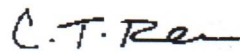
Approved Signatories:



Justin Cox
Analyst



Robert Olivarez
Analyst



Technical Manager
Tanner Rasmussen

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Julio Robles

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Polarized Light Asbestiform Materials Characterization

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Turnaround Time: 24 hours

CA Labs Project #: CAL23097965AG
Date: 9/26/2023
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Laboratory Sample ID	Sample #	Com ment	Layer #	Analysts Physical Description of Subsample	Homo-geneo us (Y/N)	Asbestos type / calibrated visual estimate percent	Non-asbestos fiber type / percent	Non-fibrous type / percent
88194	S-28		28-1	2x4 Ceiling Panel/ white surfaced tan ceiling tile	n	2% Amosite 1% Chrysotile	30% ce 30% fg	37% qu,ca
88195	S-29		29-1	Ext. Window Glazing Mat/ gray caulking	y	2% Chrysotile		98% qu,bi,ca
88196	S-30		30-1	Ext. Wall Stucco/ tan stucco	y	None Detected		100% qu,bi,ca
88197	S-31		31-1	Ext. Wall Stucco/ tan stucco	y	None Detected		100% qu,bi,ca
88198	S-32		32-1	Ext. Wall Plaster/ tan plaster	y	<1% Chrysotile		100% qu,ca
88199	S-33		33-1	Ext. Wall Plaster/ tan plaster	y	<1% Chrysotile		100% qu,ca
88200	S-34		34-1	Ext. Wall Plaster/ gray plaster	y	None Detected		100% qu,ca


Dallas NVLAP Lab Code 200349-0 TEM/PLM TCEQ# T104704513-15-3 TDH 30-0235


AIHA LAP, LLC Laboratory #102929

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Polarized Light Asbestiform Materials Characterization

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Date Of Sampling: 9/21/2023
Purchase Order #:

Laboratory Sample ID	Sample #	Com ment	Layer #	Analysts Physical Description of Subsample	Homo-geneo us (Y/N)	Asbestos type / calibrated visual estimate percent	Non-asbestos fiber type / percent	Non-fibrous type / percent
88201	S-35		35-1	Ext. Wall Plaster/ gray plaster	y	None Detected		100% qu,ca
88202	S-36		36-1	Ext. Wall Plaster/ gray plaster	y	None Detected		100% qu,ca
88203	S-37		37-1	Ext. Wall Plaster/ gray plaster	y	None Detected		100% qu,ca
88204	S-38		38-1	Roofing Mat/ black tar and black felt	n	None Detected	40% ce	60% qu,bi
88205	S-39		39-1	Roofing Mat/ black tar and black felt	n	None Detected	60% ce	40% qu,bi
88206	S-40		40-1	Roofing Mat/ black tar and black felt	n	None Detected	45% ce	55% qu,bi
88207	S-41		41-1	Roofing Mat/ black tar with green gravel	n	None Detected	5% ce	95% qu,bi

Dallas NVLAP Lab Code 200349-0 TEM/PLM TCEQ# T104704513-15-3 TDH 30-0235

AIHA LAP, LLC Laboratory #102929

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bi - binder	ot - other	wo - wollastonite	ka - kaolin (clay)
or - organic	pe - perlite	ta - talc	pa - palygorskite (clay)
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Senior Analyst
Julio Robles

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Polarized Light Asbestiform Materials Characterization

Customer Info: **Attn:** Miguel Dominguez
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El Paso, TX 79938
Phone # 915-838-1188
Fax #

Customer Project: 23422, 57A Gallegos Rd.
Questa, NM 87556
Turnaround Time: 24 hours

CA Labs Project #: CAL23097965AG
Date: 9/26/2023
Samples Rec'd: 9/25/23 10:30AM
Date Of Sampling: 9/21/2023
Purchase Order #:

Laboratory Sample ID	Sample #	Com ment	Layer #	Analysts Physical Description of Subsample	Homo-geneo us (Y/N)	Asbestos type / calibrated visual estimate percent	Non-asbestos fiber type / percent	Non-fibrous type / percent
88208	S-42		42-1	Roof Penetration Sealant/ black weathered tar	y	4% Chrysotile		96% qu,bi
88209	S-43		43-1	Roof Penetration Sealant/ black weathered tar	y	4% Chrysotile		96% qu,bi
88210	S-44		44-1	Roofing Felt Paper/ black felt	y	None Detected	60% ce	40% qu,bi
88211	S-45		45-1	Roofing Felt Paper/ black felt	y	None Detected	60% ce	40% qu,bi

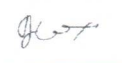
Dallas NVLAP Lab Code 200349-0 TEM/PLM TCEQ# T104704513-15-3 TDH 30-0235


AIHA LAP, LLC Laboratory #102929

Analysis Method: Interim (40CFR Part 763 Appendix E to Subpart E) / Improved (EPA-600 / R-93/116). All samples received in good condition unless noted.
Preparation Method: HCL acid washing for carbonate based samples, chemical reduction for organically bound components, oil immersion for identification of asbestos types by dispersion attaining / becke line method.

ca - carbonate	mi - mica	fg - fiberglass	ce - cellulose
gy - gypsum	ve - vermiculite	mw - mineral wool	br - brucite
bi - binder	ot - other	wo - wollastonite	ka - kaolin (clay)
or - organic	pe - perlite	ta - talc	pa - palygorskite (clay)
ma - matrix	qu - quartz	sy - synthetic	

Approved Signatories:


Justin Cox
Analyst


Robert Olivarez
Analyst


Technical Manager
Tanner Rasmussen

Senior Analyst
Julio Robles

1. Fire Damage significant fiber damage - reported percentages reflect unaltered fibers
2. Fire Damage no significant fiber damages effecting fibrous percentages
3. Actinolite in association with Vermiculite
4. Layer not analyzed - attached to previous positive layer and contamination is suspected
5. Not enough sample to analyze

6. Anthophyllite in association with Fibrous Talc
7. Contamination suspected from other building materials
8. Favorable scenario for water separation on vermiculite for possible analysis by another method
9. < 1% Result point counted positive
10. TEM analysis suggested

CA Labs
Dedicated to Quality

Crisp Analytical, L.L.C.
1929 Old Denton Road
Carrollton, TX 75006
Phone 972-242-2754
Fax 972-242-2798

CA Labs, L.L.C.
12232 Industriplex, Suite 32
Baton Rouge, LA 70809
Phone 225-751-5632
Fax 225-751-5634

Polarized Light Asbestiform Materials Point Count
Laboratory Analysis Report - Point Count

Analysis and Method

Point counting was performed on a polarized light microscope with a calibrated reticle according to the revised NESHAP method of November 20, 1990 (Federal Register, V.55, N.224, 11/20/90). Original asbestos content of bulk materials was determined using procedures outlined in the interim method (40 CFR part 763, Appendix E to subpart E) and AHERA method (EPA-600/R-93/116). Samples were prepared using HCL acid washing for carbonate based samples, chemical reduction for organically bound components, oil immersion for identification of asbestos types by dispersion staining / becke line method.

Qualifications

CA Labs is accredited by the National Voluntary Accreditation Program (NVLAP) for selected test methods for airborne fiber analysis (TEM), and for bulk asbestos fiber analysis (PLM). CA Labs is also accredited by AIHA LAP, LLC. in the PLM asbestos field of testing for Industrial Hygiene. All analysts have completed college courses in a natural science (geology, biology, or environmental science). Recognition by a state professional board in one of these disciplines is preferred, but not required. Extensive in-house training programs are used to augment education background of the analyst. The Laboratory Director and Quality Manager have received supplemental McCrone Research training for asbestos identification. This report is not covered by the scope of NVLAP accreditation. Analysis performed at Crisp Analytical Labs, LLC 1929 Old Denton Road Carrollton, TX 75006

Customer Info: **Attn:** Miguel Dominguez
L & P Scientific Consulting, LLC
13291 Montana Ave
El Paso, TX 79938

Customer Project:
23422, 57A Gallegos Rd.
Questa, NM 87556
Turnaround Time:
24 hours

CA Labs Project #:
CAL23097965AG

Phone # 915-838-1188
Fax #

Date: 09/26/23
Samples Rec'd: 9/25/23 10:30AM
Date Of Sampling: 09/21/23
Purchase Order #:


Laboratory Sample ID	Sample #	Layer #	Analysts Physical Description of Subsample	Homo-geneous (Y/N)	Point Counted % / Asbestos Type
88198	S-32	32-1	<i>Ext. Wall Plaster/ tan plaster</i>	y	<i>Trace Chrysotile</i>
88199	S-33	33-1	<i>Ext. Wall Plaster/ tan plaster</i>	y	<i>0.25% Chrysotile</i>

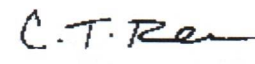
Dallas NVLAP Lab Code 200349-0 TEM/PLM TCEQ# T104704513-15-3 TDH 30-0235

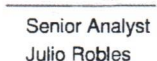
AIHA LAP, LLC Laboratory #102929

This report relates to the items tested. This report is not to be used by the customer to claim product certification, approval or endorsement by NVLAP, NIST or any other agency of the federal government. This report may not be reproduced except in full without written permission from CA Labs. These results are submitted pursuant to CA Labs' current terms and sale, condition of sale, including the company's standard warranty and limitations of liability provisions and no responsibility or liability is assumed for the manner in which the results are used or interpreted. Unless notified in writing to return the samples covered by this report, CA Labs will store the samples for a period of ninety (90) days before discarding. A shipping or handling fee may be assessed for the return of any samples. *All samples received in good condition unless noted.*

Approved Signatories:


Robert Olivarez
Analyst


Technical Manager
Tanner Rasmussen


Senior Analyst
Julio Robles



Chem Analytical Laboratories, L.L.C.
1829 Old Denton Rd.
Carrollton, TX 75006

Phone: 972-942-2720
Fax: 972-942-2799
Mobile: 972-987-7515 / 972-968-0630

Chain of Custody

Client Name: LEP Scientific CA Labs Job #: CAI 23097965
 Client Address: 13291 Montana Ave. Billing Address: (if different)
El Paso, TX 79938 P.O. #: Same
 Phone Number: (915) 838-1188 Project Name: 57A Gallegos Rd., Questa, NM 87556
 Fax Number: (915) 838-1166 Project Number: 23922
 Send Reports to: m.dominguez@lepscientific.com Report Results: Via: Email FAX Verbal

Contact: Miguel Dominguez

Total # Samples Submitted: <u>45</u>	Total # Samples to be Analyzed: <u>45</u>	Material Matrix: Air <u>Bulk</u> / Water
--------------------------------------	---	---

Please indicate appropriate turn around time.

Collected 9/21/23

Asbestos: please call ahead for availability of all rush and/or after hours samples

TEM	TA Time	PLM	TA Time	Optical / IAQ	TA Time
<i>Circle analysis and select TA time</i>		<i>Circle analysis and select TA time</i>			
AHERA	4 hour	<u>EPA 600- PLM Bulk</u>	2 hour	PCM: NIOSH 7400	Note TAT
EPA Level II	8 hour		4 hour	Allergen Particle:	24 hour
Drinking Water	24 hour		8 hour	tape/bulk/swab	2 days
Wipe	2 days	AHERA	<u>4 hour</u>	Cyclex-d cassettes	3 days
Micro-vac	3 days		2 days	Air-o-cell cassettes	5 days
NIOSH 7402	5 days	Point Count -	3 days	Anderson cultures	Specify
Chatfield Bulk		(NESHAPS)	5 days	Bulk/swab cultures	Mold or
				Bacteria cultures	bacteria

Lead: *Circle analysis and select TA time*

Matrix:	Paint Chips	Soil	Air	Wipes	Wastewater
TA Time:	8 hour	1 day	2 days	3 days	5 days

Sample Information:

Sample Number:	Sample Description:	Sample Location:	Volume: (if applicable)	Sample Date/Time:
S-1	12" white Floor Tile & Mastic	Corridor		
S-2	↓	b		
S-3	12" Blue Floor Tile & Mastic	Room 111		
S-4	↓	Room 109		
S-5	Transite Chalkboard	Room 101 - S. Chalkboard		
S-6	Pipe Insulation	Room 101		
S-7	↓	Room 105		
S-8	↓	Mech. Room		
S-9	Pipe Filling Insulation	↓		
S-10	↓	↓		
S-11	Boiler Unit Insulation	b		

Custody Information:

Samples relinquished:

FLO
Signature / Date / Time

9/22/23

Samples received:

C. Trice 9-25-23
10:30am
Signature / Date / Time

Samples relinquished:

Samples received:

Chain of Custody

Client Name:	<u>C&P Scientific Consulting</u>	CA Labs Job #	<u>CAI 2309796S</u>
Client Address:	<u>13291 Montana Ave.</u>	Billing Address: (if different)	<u>Same</u>
Phone Number:	<u>El Paso, Tx 79938</u>	P.O. #:	
Fax Number:	<u>(915) 838-1188</u>	Project Name:	<u>S-14 Callesas Rd. Quetz, NM 87556</u>
Send Reports to:	<u>(915) 838-1166</u>	Project Number:	<u>23423</u>
	<u>m.dominguez@pscientific.com</u>		

Total # Samples Submitted:	Total # Samples to be Analyzed:	Material Matrix:
<u>45</u>	<u>45</u>	Air / <u>Bulk</u> / Water

Sample Number:	Sample Location:	Sample Date/Time:	Sample Volume (L):
S-12	Boiler Unit Door Insulation	Mech. Room	
S-13	Cave Base Mosaic	Corridor - W. Wall	
S-14		Room 112-S. wall	
S-15	(Wall Plaster (outer layer)	Corridor - E. wall	
S-16		Room 112-S. wall	
S-17		Girl's RR - S. wall	
S-18	Wall Plaster (inner layer)	Corridor - E. wall	
S-19		Room 112-S. wall	
S-20		Girls RR - S. wall	
S-21	Ceiling Batt Insulation	Room 107	
S-22	Textured Drywall Mud	Room 110 - W. wall	
S-23	Floor Tile & Mosaic under Carpet	Room 103	
S-24	Door Caulking	Room 101-SW Door	
S-25	Window Caulking	Room 101	
S-26	2x4 Ceiling Panel	Room 108	
S-27		Room 105	
S-28		Room 107	
S-29	Exterior Window Dripping Mud	E. side	
S-30	Exterior Wall Stucco (Outer layer)	N. side	
S-31		E. side	

Custody Information:

Samples relinquished:

[Signature]
Signature / Date / Time

9/22/23

Samples received:

[Signature]
Signature / Date / Time

Samples relinquished:

Signature / Date / Time

Samples received:

10:30AM

Signature / Date / Time

Drawing

PROJECT LOCATION

57A Gallegos Rd.
Questa, NM 87556

DATE

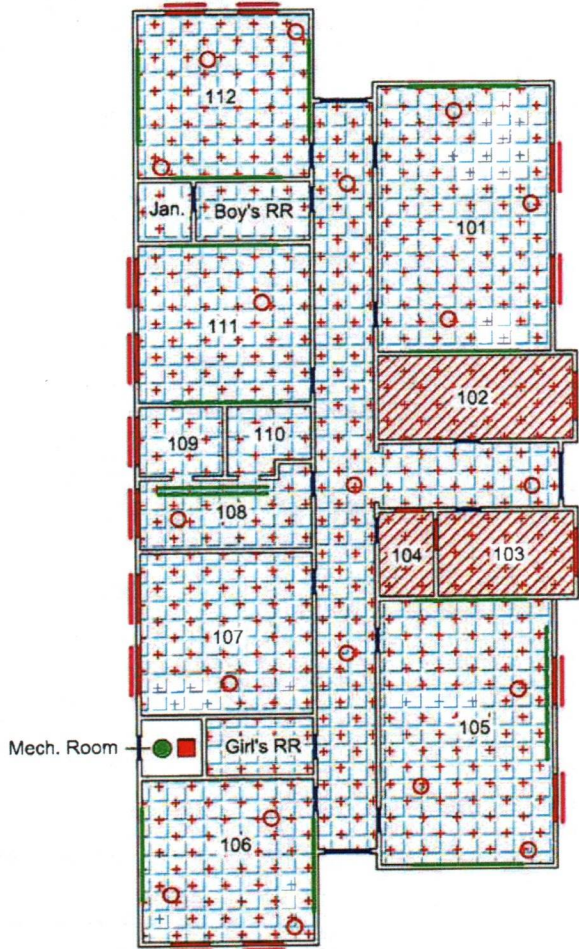
September 25, 2023

DRAWN BY: RD

Asbestos Survey

Not To Scale

Asbestos Containing Materials	
	Floor Tile Under Carpet
	Boiler Unit Door Insulation
	Pipe Fitting Insulation
	2' x 4' Ceiling Panels
	Transite Chalkboard
	12" Blue Floor Tile
	Interior Door Caulking
	Exterior Window Glazing
	Interior Window Caulking
	Gray Weathered Roof Penetration Sealant throughout Roof Top



	DESCRIPTION	Asbestos
	SCALE	AS NOTED
	SHEET	1 OF 1

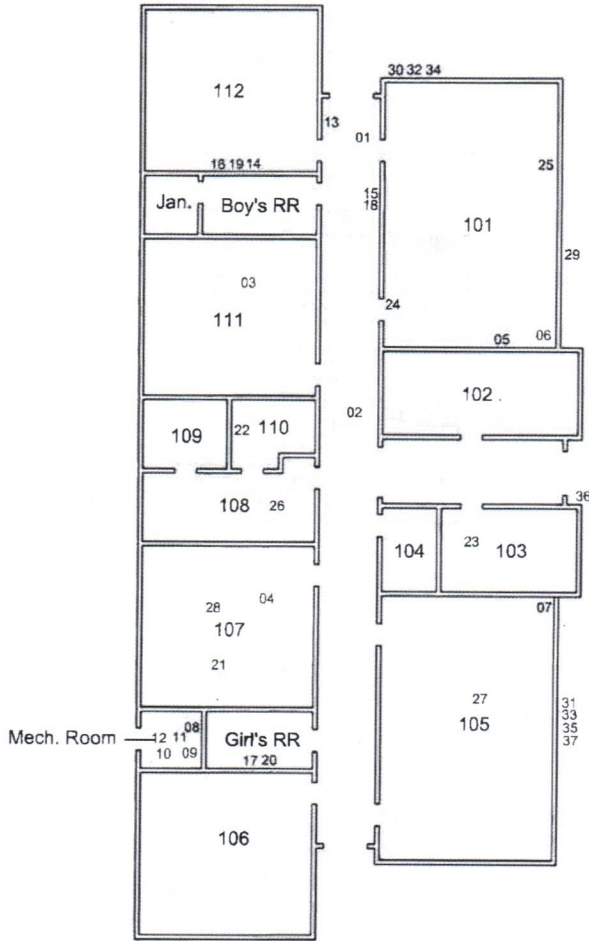
PROJECT LOCATION

57A Gallegos Rd.
Questa, NM 87556

DATE

September 25, 2023

DRAWN BY: RD



Roof Top

- 38
- 39
- 40
- 41
- 42
- 43
- 44
- 45

Asbestos Survey

Not To Scale

Asbestos Sample Locations	
S-XX	Sample Locations



	DESCRIPTION	Asbestos
	SCALE	AS NOTED
	SHEET	1 OF 1

Certifications

SCAI TRAINING CENTER

headquarters: 1409 montana ave el paso, texas 79902-5617
(915) 533-8840 fax (915) 533-8843 e-mail: training@scaitc.com www.scaitc.com

BY THE ISSUANCE OF THIS CERTIFICATE TO

FERNANDO OCANA

Certificate Number

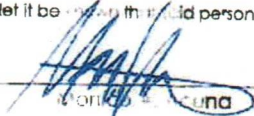
IR9649071423

Let it be known that said person has completed the requirements for asbestos accreditation as per Section 206 of TSCA TITLE II, 15 U.S.C. 20646
(as per approval by the State of Texas/United States Environmental Protection Agency; 40 CFR, Part 763, Subpart E, Appendix C)

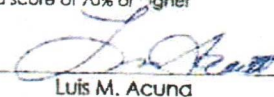
EPA AHERA ASBESTOS INSPECTOR REFRESHER COURSE

Furthermore, let it be known that said person passed the required course examination with a score of 70% or higher

Instructor:


Luis M. Acuna

Principal Officer:


Luis M. Acuna

Date Course Completed: 7/12/2023

Location: El Paso, Texas

Course Dates: 7/12/2023

Course Exam Date: N/A

Class ID No. IR9649071423

Registered Sanitation No.: XXXXXXXXXXXXX

Accreditation Expiration Date: 7/11/2024

4 CEU As approved by (D) State of Texas, Commission on Continuing Education, 900 West International Parkway, Richardson, Texas 75081-1101

United States Department of Commerce
National Institute of Standards and Technology



Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 200349-0

Crisp Analytical Laboratory
Carrollton, TX

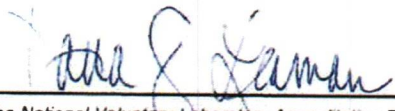
*is accredited by the National Voluntary Laboratory Accreditation Program for specific services,
listed on the Scope of Accreditation, for:*

Asbestos Fiber Analysis

*This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017.
This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality
management system (refer to joint ISO-ILAC-IAF Communique dated January 2009).*

2022-10-01 through 2023-09-30

Effective Dates



For the National Voluntary Laboratory Accreditation Program

LEAD-BASED PAINT TESTING

Prepared for:
Village of Questa
Attn: Mr. Jacob LaFore
Project Manager/ Zoning Coordinator
2500 Old State Rd. 3
P.O. Box 260
Questa, NM 87556

Project:
La Cienega School Building
57A Gallegos Rd.
Questa, NM 87556

KEI Job # 234355-1

Date of Lead Based Paint Testing:
September 21, 2023



Lead-Based Paint Testing
57A Gallegos Rd., Questa, NM 87556

KEI Job #234355-1

September 29, 2023

**Village of Questa
Attn: Mr. Jacob LaFore
Project Manager/ Zoning Coordinator
2500 Old State Rd.
P.O. Box 260
Questa, NM 87556**

**Project: Lead-Based Paint Testing
 La Cienega School Building
 57A Gallegos Rd.
 Questa, NM 87556
 KEI Job # 234355-1**

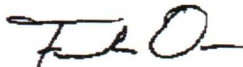
Mr. LaFore,

We are pleased to submit this report of our lead-based paint (LBP) testing conducted at the property described above. This testing was performed on selected interior and exterior paints following the EPA Lead Reduction Rules (40 CFR Part 745).

This LBP testing was performed by Mr. Fernando Ocana; certified Lead Inspector, on September 21, 2023, utilizing a Niton XLP 300A Series X-Ray Fluorescence (XRF) with serial No. 10293.

We appreciate the opportunity to be of service to you. Please call if you have any questions or if we may be of further assistance.

Sincerely,



Fernando Ocana
Lead Inspector

Reviewed by,



Amarante Jaramillo JR
General Manager
Principal - In - Charge

SUMMARY

The following are the findings of the lead-based paint inspection performed at La Cienega School Building located at 57A Gallegos Rd., Questa, NM 87556. The purpose of our lead-based paint (LBP) testing was to determine the presence or absence of LBP in the areas investigated.

Lead-Based Paint means paint or other surface coatings that contain lead equal to or in excess of 1.0 milligrams per square centimeter (mg/cm^2) or more than 0.5% by weight or 5000 parts per million by weight as established by EPA. **Four (4) of the fifteen (15) XRF results tested equal to or greater than the regulatory limit of 1.0 mg/cm^2 of lead.**

INTRODUCTION

Keers Environmental, LLC. was engaged by Village of Questa to conduct an LBP testing. This testing was performed by Mr. Fernando Ocana; certified Lead Inspector, on September 21, 2023, and was done in accordance with the EPA Lead Reduction Rules (40 CFR Part 745).

DESCRIPTION OF BUILDING

The building inspected consisted of a one-story structure which was vacant at the time of the inspection. Classrooms, restrooms, and a mechanical room were observed. Testing was conducted on wall, door, door frame, stall, ceiling, ceiling beam, heater unit, and window frame components. Components tested were of drywall, plaster, wood, and metal substrates.

SAMPLING PLAN

The physical condition of building materials and paints was poor to fair at the time of the inspection. An inventory of painted surfaces in each room equivalent within each unit as XRF testings proceeded. See the "LBP Testing Data Sheet."

CALIBRATION OF THE XRF INSTRUMENT

Before proceeding with the investigation of painted surfaces, the XRF instrument performed a self-calibration check in accordance with the manufacturer's quality control procedures. After the warm up period, the inspector took one calibration check reading on a 1.0 mg/cm^2 lead film provided by the manufacturer. The difference among the first calibration check average and the 1.0 mg/cm^2 lead film was not greater than the 0.2 mg/cm^2 calibration check tolerance limit obtained from the XRF Performance Characteristic Sheet (PCS). In accordance with the XRF Performance Characteristic Sheet, the XRF instrument in use did not require correction for substrate bias for any substrate encountered. No XRF readings above the upper limits of the inconclusive range were encountered. Because there were no inconclusive results, no paint chip samples were collected. At the end of the work shift, the inspector took a final calibration check reading using the same procedure as for the initial calibration check.

RESULTS

Lead-Based Paint means paint or other surface coatings that contain lead equal to or in excess of 1.0 milligrams per square centimeter (mg/cm^2) or more than 0.5% by weight or 5000 parts per million by weight as established by EPA regulations. **Four (4) of the fifteen (15) XRF results tested equal to or greater than the regulatory limit of 1.0 mg/cm^2 of lead.**

Interior Paints:

Sample No.	Test Locations*	Color	Substrate	Result	Condition
LBP-7	CORRIDOR NORTH EXIT DOOR	BROWN	METAL	1.9	POOR
LBP-8	CORRIDOR NORTH EXIT DOOR FRAME	BROWN	WOOD	1.6	POOR

Exterior Paints:

Sample No.	Test Locations*	Color	Substrate	Result	Condition
LBP-11	SOUTH SIDE DOOR	BROWN	METAL	4.3	POOR
LBP-12	SOUTH SIDE DOOR FRAME	BROWN	WOOD	1.2	POOR

***Please note that the brown door and door frame components were observed on doors and door frames leading to the exterior. Approximately four door areas to the outside of the building were observed.**

CONCLUSION

A lead-based paint testing event was performed at La Cienega School Building located at 57A Gallegos Rd., Questa, NM 87556, utilizing the EPA Lead Reduction Rules (40 CFR Part 745). Lead-Based Paint means paint or other surface coatings that contain lead equal to or in excess of 1.0 milligrams per square centimeter (mg/cm^2) or more than 0.5% by weight or 5000 parts per million by weight as established by EPA regulations were encountered during our investigation. **Lead-based paint was identified. Please see the above table.**

END OF REPORT

XRF Lead Results

Lead-Based Paint Data Sheet

DATE OF INSPECTION: 9/21/23

PROPERTY/UNIT INFORMATION

ADDRESS/UNIT NO: 57A Gallegos Pkwy, Questa, NM INSPECTOR: Fernando Ocone
 ROOM EQUIVILANT: Interior Paints SIGNATURE: [Signature]

SAMPLE NO.	SUBSTRATE	COMPONENT	COLOR	TEST LOCATION	XRF RESULT	CLASSIFICATION	CONDITION
LBP-01	DW/P/W/M/V CT/B/C/CMU	E. Door	Berried Brown	Room 107	0.06	POS/NEG	INTACT/FAIR/POO
LBP-02	DW/P/W/M/V CT/B/C/CMU	E. Door Frame	white	b	0.04	POS/NEG	INTACT/FAIR/POO
LBP-03	DW/P/W/M/V CT/B/C/CMU	E. wall		Room 109	0	POS/NEG	INTACT/FAIR/POO
LBP-04	DW/P/W/M/V CT/B/C/CMU	S. wall		Room 101	0.05	POS/NEG	INTACT/FAIR/POO
LBP-05	DW/P/W/M/V CT/B/C/CMU	E. window Frame		b	0.02	POS/NEG	INTACT/FAIR/POO
LBP-06	DW/P/W/M/V CT/B/C/CMU	Stall		Girls Restroom	0	POS/NEG	INTACT/FAIR/POO
LBP-07	DW/P/W/M/V CT/B/C/CMU	Door	Brown	Corridor- N. Exit Doors	1.9	POS/NEG	INTACT/FAIR/POO
LBP-08	DW/P/W/M/V CT/B/C/CMU	Door frame		b	1.6	POS/NEG	INTACT/FAIR/POO
LBP-09	DW/P/W/M/V CT/B/C/CMU	E. heater unit	white	Room 101	0	POS/NEG	INTACT/FAIR/POO
LBP-10	DW/P/W/M/V CT/B/C/CMU	Older Sink	Blue	Jan. closet	0.06	POS/NEG	INTACT/FAIR/POO
LBP-	DW/P/W/M/V CT/B/C/CMU					POS/NEG	INTACT/FAIR/POO
LBP-	DW/P/W/M/V CT/B/C/CMU					POS/NEG	INTACT/FAIR/POO
LBP-	DW/P/W/M/V CT/B/C/CMU					POS/NEG	INTACT/FAIR/POO
LBP-	DW/P/W/M/V CT/B/C/CMU					POS/NEG	INTACT/FAIR/POO
LBP-	DW/P/W/M/V CT/B/C/CMU					POS/NEG	INTACT/FAIR/POO

SUBSTRATE CODE (DW)=DRYWALL / (P)=PLASTER / (W)=WOOD / (M)=METAL / (V)=VINYL / (CT)=CERAMIC TILE / (B)=BRICK / (C)=CONCRETE
 (CMU)=CONCRETE MASONRY UNIT /
 CLASSIFICATION CODE (POS)=POSITIVE / (NEG)=NEGATIVE

Lead-Based Paint Data Sheet

DATE OF INSPECTION: 9/21/23

PROPERTY/UNIT INFORMATION

ADDRESS/UNIT NO: 57A Gallegos Rd, Questa, NM

INSPECTOR: Fernando Orona

ROOM EQUIVILANT: Exterior Paints

SIGNATURE: [Signature]

SAMPLE NO.	SUBSTRATE	COMPONENT	COLOR	TEST LOCATION	XRF RESULT	CLASSIFICATION	CONDITION
LBP- 11	DW/P/W/M/V CT/B/C/CMU	Door	Brown	S. side	4.3	POS/NEG	INTACT/FAIR/POO
LBP- 12	DW/P/W/M/V CT/B/C/CMU	Door frame	b	b	1.2	POS/NEG	INTACT/FAIR/POO
LBP- 13	DW/P/W/M/V CT/B/C/CMU	wall	Beige	E. side	0.09	POS/NEG	INTACT/FAIR/POO
LBP- 14	DW/P/W/M/V CT/B/C/CMU	Porch ceiling	Brown	b	0.24	POS/NEG	INTACT/FAIR/POO
LBP- 15	DW/P/W/M/V CT/B/C/CMU	Porch beam	b	b	0.21	POS/NEG	INTACT/FAIR/POO
LBP-	DW/P/W/M/V CT/B/C/CMU					POS/NEG	INTACT/FAIR/POO
LBP-	DW/P/W/M/V CT/B/C/CMU					POS/NEG	INTACT/FAIR/POO
LBP-	DW/P/W/M/V CT/B/C/CMU					POS/NEG	INTACT/FAIR/POO
LBP-	DW/P/W/M/V CT/B/C/CMU					POS/NEG	INTACT/FAIR/POO
LBP-	DW/P/W/M/V CT/B/C/CMU					POS/NEG	INTACT/FAIR/POO
LBP-	DW/P/W/M/V CT/B/C/CMU					POS/NEG	INTACT/FAIR/POO
LBP-	DW/P/W/M/V CT/B/C/CMU					POS/NEG	INTACT/FAIR/POO
LBP-	DW/P/W/M/V CT/B/C/CMU					POS/NEG	INTACT/FAIR/POO
LBP-	DW/P/W/M/V CT/B/C/CMU					POS/NEG	INTACT/FAIR/POO
LBP-	DW/P/W/M/V CT/B/C/CMU					POS/NEG	INTACT/FAIR/POO
LBP-	DW/P/W/M/V CT/B/C/CMU					POS/NEG	INTACT/FAIR/POO

SUBSTRATE CODE (DW)=DRYWALL / (P)=PLASTER / (W)=WOOD / (M)=METAL / (V)=VINYL / (CT)=CERAMIC TILE / (B)=BRICK / (C)=CONCRETE
 (CMU)=CONCRETE MASONRY UNIT /
 CLASSIFICATION CODE (POS)=POSITIVE / (NEG)=NEGATIVE


Calibration Check Test Results

Address / Unit No. La Cienega School Building
57A Gallegos Rd.
Questa, NM 87556

Device: Niton XLP 300 A

Date: 9/21/23 XRF Serial No. 10293

Contractor: Keers Remediation, Inc.

Inspector Name: Fernando Ocana Signature: 

SRM Used 1.0 mg/cm² Calibration Check Tolerance Used 0.2 mg/cm²

First Calibration Check

NIST SRM			First Average	Difference Between First Average and NIST SRM*
First Reading	Second Reading	Third Reading		
1.0	1.0	1.0	1.0	0

Second Calibration Check

NIST SRM			First Average	Difference Between First Average and NIST SRM*
First Reading	Second Reading	Third Reading		
1.0	1.0	1.0	1.0	0

Third Calibration Check *(if required)*

NIST SRM			First Average	Difference Between First Average and NIST SRM*
First Reading	Second Reading	Third Reading		

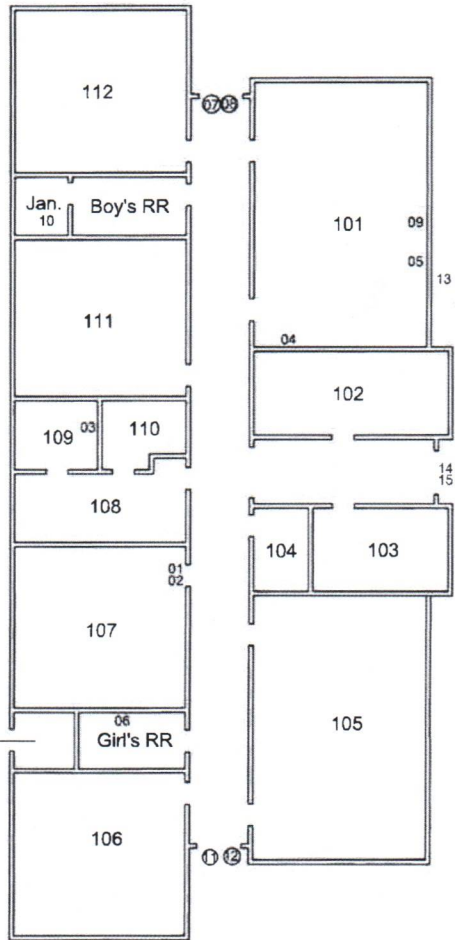
Fourth Calibration Check *(if required)*

NIST SRM			First Average	Difference Between First Average and NIST SRM*
First Reading	Second Reading	Third Reading		

***If the difference of the Calibration Check Average from the NIST SRM Film value is greater than the specified Calibration Check Tolerance for this device, consult the manufacturer's recommendations to bring the instrument back into control. Retest all testing combinations tested since the last successful Calibration Check test.**

Drawing

PROJECT LOCATION	DATE	DRAWN BY: RD
57A Gallegos Rd. Questa, NM 87556	September 25, 2023	



Lead Survey

Not To Scale

Lead Sample Locations	
LBP-XX	Sample Locations
<u>LBP-XX</u>	Positive Sample Locations



DESCRIPTION	
Lead	
SCALE AS NOTED	
SHEET 1 of 1	

Mech. Room

Certifications

SCAI TRAINING CENTER

headquarters: 1409 montana ave el paso, texas 79902-5617
(915) 533-8840 fax (915) 533-8843 e-mail: training@scaitc.com www.scaitc.com

BY THE ISSUANCE OF THIS CERTIFICATE TO

FERNANDO OCANA

Certificate Number

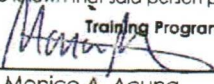
LIR9649041221

Let it be Known that said person has completed the requirements for lead certification within the purview of Vernon's Texas Civil Statutes, Article 9029 as amended, meets ANSI / ASSE Z490.1-2001, and which also meets the requirements of §295.204 (relating to Accreditation of Training Providers).

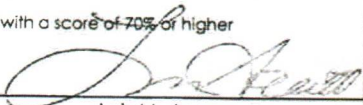
EPA/HUD LEAD INSPECTOR REFRESHER COURSE

Furthermore, let it be known that said person passed the required course examination with a score of 70% or higher

Instructor:


Monico A. Acuna

Principal Officer:


Luis M. Acuna

Date Course Completed: 4/12/2021

Location: El Paso, Texas

Course Exam Date: 4/12/2021

Class ID No. LIR9649041221

Registered Sanitation No.: XXXXXXXXXXXXX

8 CEU As Approved by TDSHS for Sanitarian Continuing Education, §265.147; Professional Sanitarian Commercial CEU Provider Lic # 1064-090001