Addendum 01 for RFB948400-01

Project Name: ILEA JOH Hydraulic Elevator Replacement
DAS RFB#: 948400-01
DAS Project #: 9484.00
Date: 12/3/25

Bids Due: December 17th at 2:00 pm

Contents:

- Cover Page, and Questions (1 page)
- Table of Contents (2 pages) – Has been updated to include sections 22 0553 Identification for Plumbing Piping and Equipment and 22 1429 Sump Pumps. Sections 23 0529 and 23 8200 have been removed from the table of contents and section 23 8240 has been added. All spec sections were included in the specifications book, but Table of Contents needed to be updated to reflect.
- 00 4116 – Bid Form (5 pages) – Updated to include combined bid package option for BP #1, BP #3 and BP #4
- Hazardous Materials Survey from Atlas One (28 pages)

Questions:

- Will there be a combined bid package option for all bid packages
    - A combined bid package inclusive of General Construction (BP #01), Mechanical (BP #03 and Electrical & Low Voltage (BP #04) has been added. The Elevator Bid package will remain separate. See updated bid form as part of this addendum.

SECTION 00 0110

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PROCUREMENT AND CONTRACTING REQUIREMENTS

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END OF SECTION

SECTION 00 4116

BID FORM

The Bid Form must be submitted online through the State's IMPACS Electronic Procurement System.

RFB #948400-01

BID FORM for CONSTRUCTION CONTRACT
for
ILEA Hydraulic Elevator Replacement
7105 NW 70th Ave, Johnston, Iowa
Project 9484.00

Iowa Department of Administrative Services
Hoover State Office Building, Level 3
1305 East Walnut Street
Des Moines, Iowa 50319-0105

The following information is to be completed and submitted with your bid..

1. Bid Form - Completed and Signed (to be uploaded with bid submission)
2. Non Discrimination Clause Information
3. Contractor Targeted Small Business Enterprise Pre-Bid Contract Information
4. Bid Security – 5% of total Bid amount (to be uploaded with bid submission)

Authorized Representative:
The undersigned Bidder, in response to your Request for Bid for construction of the above project, having examined the Drawings, Specifications, and other Bidding Documents dated November 21st 2025, and Addenda issued and acknowledged below as received and being familiar with all the conditions surrounding the construction of the proposed project including the availability of materials and labor, hereby proposes to furnish all labor, materials, equipment and supplies to perform all work to construct the project in strict accordance with the proposed Contract Documents, within the time and at the prices stated below. Prices are to cover all expenses incurred in performing the work required under the proposed Contract Documents, of which this bid is a part.

Bidder acknowledges receipt of the following Addenda which are a part of the Bidding Documents and for which any effect on cost of the Work is included in the bid amounts indicated:

Number _____ _____ _____ _____ _____

Dated _____ _____ _____ _____ _____

Note that the State of Iowa is exempt from State and Local sales and use taxes (including local option and school option) for this project. Taxes on construction materials shall NOT be included in the bid amounts.

Amounts shall be indicated in both words and figures. In case of discrepancy, the amount indicated in words shall govern.

BID PACKAGES:

BP 01

Description: General Construction

Bidder proposes and agrees to perform all work as described in the Construction Documents for the sum of:

_____

_____ Dollars

($_____).

BP 02

Description: Elevator Replacement

Bidder proposes and agrees to perform all work as described in the Construction Documents for the sum of:

_____

_____ Dollars

($_____).

UNIT PRICES:

BP 02 UNIT 01

Description: Hourly rate for operation and lock out of the elevators to allow work to be performed in the elevator pit, car top, and hoist way by other trades. If multiple personnel are required for this operation, the unit cost shall reflect the total sum of the cost per hour.

_____

_____ Dollars

($_____).

BP 03

Description: Mechanical

Bidder proposes and agrees to perform all work as described in the Construction Documents for the sum of:

_____

_____ Dollars

($_____).

BP 04

Description: Electrical & Low Voltage

Bidder proposes and agrees to perform all work as described in the Construction Documents for the sum of:

_____

_____ Dollars

($_____).

BP 05

Description: Combined Bid Option for General Construction (BP #01), Mechanical (BP #03 and Electrical & Low Voltage (BP #04)

Bidder proposes and agrees to perform all work as described in the Construction Documents for the sum of:

_____

_____ Dollars

($_____).

Bidder hereby certifies that:

1. This bid is genuine and is not made in the interest of or on behalf of any undisclosed person, firm or corporation;
2. Bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid; Bidder has not solicited or induced any person, firm or corporation to refrain from bidding; and Bidder has not sought by collusion to obtain any advantage over any other bidder or over the Owner.
3. Bidder hereby certifies that the Bidder is registered with the Iowa Labor Commissioner as a Contractor as required by Chapter 91C, Code of Iowa.
4. Bidder agrees to comply with all Federal and State Affirmative Action/Equal Employment Opportunity requirements concerning fair employment and will not discriminate between or among them by reason of race, color, religion, sex, national origin or physical handicap.
5. All construction under this Contract shall conform to the requirements of the *Iowa State Building Code*.
6. Bidder agrees that this bid shall remain valid and shall not be withdrawn for a period of thirty (30) calendar days after the date for receipt of bids.
7. Bidder agrees that if written notice of acceptance of this bid is mailed, emailed, or delivered to the undersigned within thirty (30) days after the date in which bids are due, or at any time thereafter before it is withdrawn, the undersigned will sign and return the Contract Agreement, prepared in accord with the Bidding Documents and this bid as accepted; and will also provide proof of insurance coverage and required surety bonds.
8. Bidder understands that the Owner reserves the right to reject any and all bids, and to waive irregularities or informalities and enter into a contract for the work, as the Owner deems to be in the best interest of the State.
9. Bidder understands that the Owner reserves the right to accept any, or no, Alternate Bid, if requested, and that the Alternate Bids may be considered in any order or combination, and the

low Bidder shall be determined on the basis of the sum of the base bid and any Alternate(s) accepted.

Subcontractors:
The Trade Contractor must identify all Subcontractors and Suppliers within 48 hours of the published date and time for which bids must be submitted, in accordance with Iowa Code Section 8A311, as amended by House File 646 in 2011. Subcontractors and suppliers may not be changed without the approval of the Owner. Requests for changing a Subcontractor or supplier must identify the reason for the proposed change, the name of the new Subcontractor or supplier, and the change in the subcontractor or supplier price as a result of the change. Any reduction in subcontractor or supplier price as a result of the change, if the change is approved by the Owner, shall be deducted from the Trade Contract Price via a deductive Change Order. Any such changes, if approved by the Owner, which result in an increase in the Trade Contract Price shall be borne by the Trade Contractor.

Enforcement of Reciprocal Resident Bidder Preference, per Iowa Code 73A.21.

All bidders shall either check the box next to "Resident Bidder" or check the box next to "Nonresident Bidder" and by doing so and signing thereafter certifies and attests to the same. All information requested must be provided. Seek out the advice of an attorney if you have questions.

"Resident Bidder" means a person or entity authorized to transact business in of the State of Iowa and having a place of business for transacting business within the State of Iowa at which it is conducting and has conducted business for at least three years prior to the date of the first advertisement for the public improvement. Note, however, that if a nonresident bidder's state or foreign country has a more stringent definition of a resident bidder, the more stringent definition is applicable as to bidders from that state or foreign country.

☐ Resident Bidder

Name of Resident Bidder: _____

By: _____
Authorized Agent and Signatory of Resident Bidder

OR:

☐ Nonresident Bidder

Name of Nonresident Bidder: _____

Name of State or Foreign Country of Nonresident Bidder: _____

Particularly identify and describe any preference, labor preference, or any other type of preferential treatment, in effect in the nonresident bidder's state or foreign country at the time of this bid:

_____
_____
_____

NOTICE: Nonresident Bidders domiciled in a state or country with a resident labor force preference shall make and keep, for a period of not less than three years, accurate records of all workers employed on the public improvement. The records shall include each worker's name, address, telephone number when available, social security number, trade classification, and the starting ending time of employment.

By: _____
Authorized Agent and Signatory of Nonresident Bidder

REQUIRED: Bid Form shall be signed by an officer of the company with authority to bind in a contract. Notice of acceptance of this bid, or request for additional information by the Department of Administrative Services, may be addressed to the undersigned at the address set forth below:

Legal Name of Firm: _____

Date: _____

Signature of Bidder: _____

Title: _____

Typed Name of Signatory: _____

Email: _____

Business Address:

_____
_____
_____

Telephone Number: _____ Fax Number: _____

Federal Tax Identification Number: _____

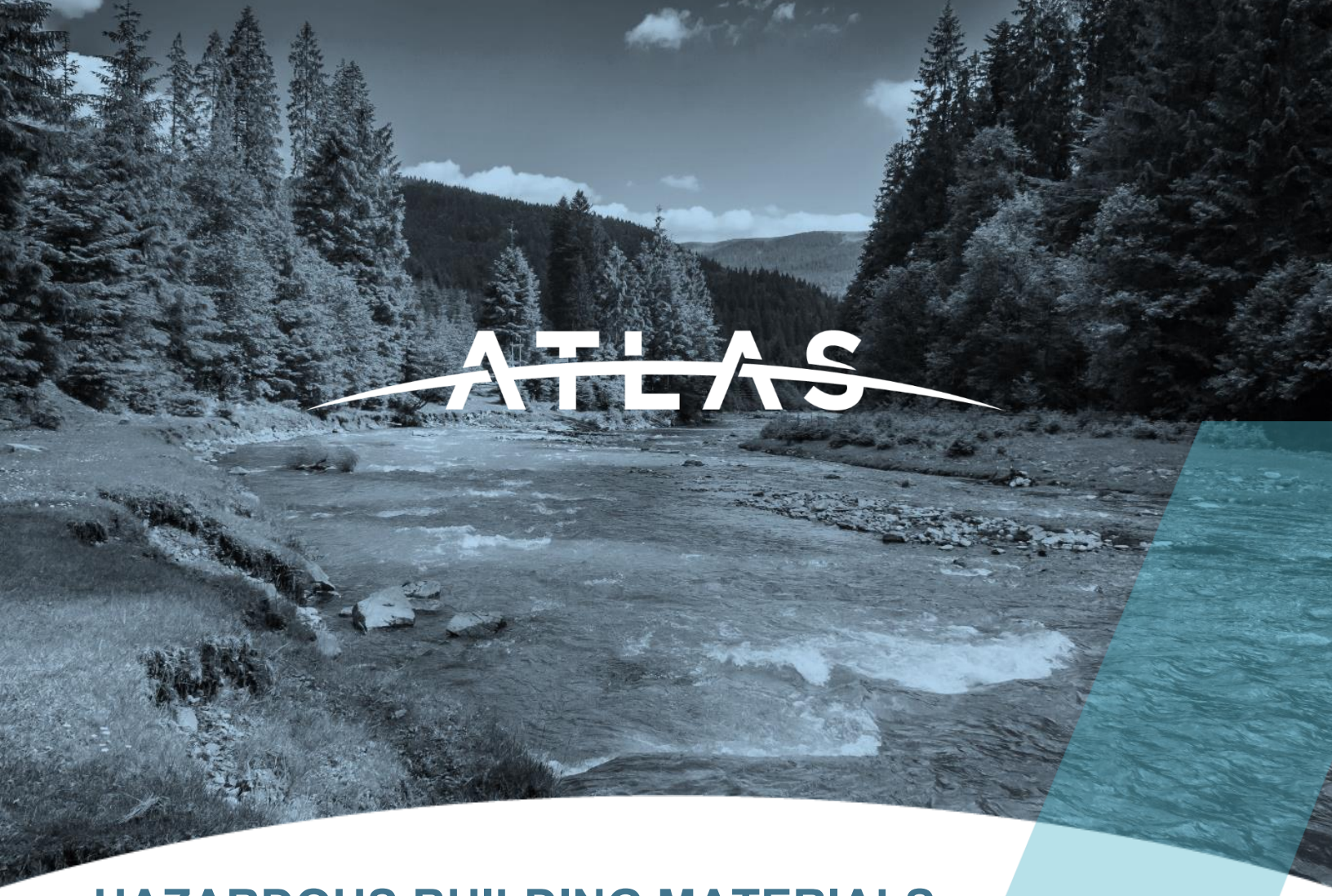
Iowa Contractor Registration Number: _____

Bidder Safety Manager Name:_____

For an out-of-state Bidder, Bidder certifies that the Resident Preference given by the State or

Foreign Country of Bidder's residence, _____, is _____ %.

END OF SECTION



HAZARDOUS BUILDING MATERIALS SURVEY

ILEA ELEVATOR REPLACEMENT PROJECT #9484.00

7105 NW 70TH AVENUE

JOHNSTON, IOWA

204BS09387

PREPARED FOR:

Iowa Department of Administrative Services
109 SE 13th Street
Des Moines, IA 50319

PREPARED BY:

Atlas Technical Consultants LLC
11117 Mockingbird Drive
Omaha, NE 68137

December 1, 2025

11117 Mockingbird Drive
Omaha, NE 68137
(402) 697-9747 | oneatlas.com

December 1, 2025

Mr. Ryan Kaldenberg
Iowa Department of Administrative Services
109 SE 13th Street
Des Moines, IA 50319

Subject: **Limited Hazardous Building Materials Survey**
ILEA Elevator Replacement Project #9484.00
7105 NW 70th Avenue
Johnston, Iowa
Atlas No: 204BS09387

Dear Mr. Hoyle:

Atlas Technical Consultants LLC (Atlas) is pleased to submit the attached Limited Hazardous Building Materials Survey Report conducted at the above-referenced site. This report includes procedures, methodologies and analytical laboratory results.

Atlas appreciates the opportunity to perform these services for the Iowa Department of Administrative Services (IDAS) and we look forward to working with you in the future. If you need any assistance with the implementation of the recommendations contained in this report, please feel free to contact the us and we will respond promptly to your needs.

Respectfully submitted,

Atlas Technical Consultants LLC

Matthew Podjenski
Iowa Asbestos Inspector

Phillip Thomas, OHST, CHMM
Sr. Project Manager

T A B L E O F C O N T E N T S

APPENDICES

Limited Hazardous Building Materials Survey

ILEA Elevator Replacement Project #9484.00
7150 NW 70th Avenue
Johnston, Iowa
Atlas No.: 204BS09387

1.0 SCOPE OF SERVICES

The purpose of this project was to perform a Limited Hazardous Building Materials (HBM) Survey of the above-referenced property prior to proposed renovation and demolition activities.

2.0 GENERAL SITE CONDITIONS

The survey was conducted as part of the Iowa Law Enforcement Academy (ILEA) Elevator Replacement Project #9484.00 located at 7105 NW 70th Avenue in Johnston, Iowa. The survey area was limited to interior materials that will be disturbed as part of planned elevator replacement activities.

3.0 ASBESTOS SURVEY

On November 18, 2025, the elevator and other locations associated with the ILEA Elevator Replacement Project #9484.00 was inspected for ACM by inspector Mr. Matthew Podjenski of Atlas. Mr. Podjenski has completed the requisite training for asbestos accreditation as an inspector at a state-approved training provider under TSCA Title II. Mr. Podjenski's State of Iowa Inspector number is 25-13358.

Atlas conducted an asbestos survey of the identified building as required by United States Environmental Protection Agency (USEPA) regulation 40 Code of Federal Regulations (CFR) Part 61, the asbestos National Emissions Standards for Hazardous Air Pollutants (NESHAP) and applicable state and local regulations. The purpose of the inspection was to identify, sample, quantify and assess suspect ACM in locations that may be disturbed as part of planned renovation and demolition activities.

The survey was limited to suspect materials that might be disturbed during planned renovation or demolition activities. Materials that were hidden, not accessible, or when sampled would damage the integrity of the structure, were not sampled as part of this limited survey. Materials visibly identified as non-asbestos (fibrous glass, foam rubber, wood, etc.) were not sampled. The asbestos survey consisted of three basic steps: **1)** a visual inspection of the proposed site; **2)** a determination of homogeneous areas with suspect surfacing, thermal system insulation, and miscellaneous materials; and **3)** sampling accessible, friable and non-friable, suspect materials.

3.1 Regulation Review

In Iowa, asbestos activities are regulated by the Iowa Department of Natural Resources (IDNR) and Iowa Workforce Development (IWD), Division of Labor. IDNR regulates asbestos fiber emissions under Iowa Administrative Code 567 Chapter 23 (IAC 567–23) and asbestos-containing waste disposal under IAC

567–109. IWD regulates occupational exposure to asbestos under IAC 875–10 and asbestos removal and encapsulation activities under IAC 875–155.

IAC 567–23.1(3) adopts the USEPA asbestos NESHAP (40 CFR Part 61, Subpart M) by reference. Subpart M regulates asbestos fiber emissions and asbestos waste disposal practices. It also requires the identification and classification of existing building materials prior to demolition or renovation activity. Under NESHAP, asbestos-containing building materials are classified as friable, Category I nonfriable, or Category II nonfriable ACM. Friable materials are those that, when dry, may be crumbled, pulverized, or reduced to powder by hand pressure. Category I nonfriable ACM includes packings, gaskets, resilient floor coverings, and asphalt roofing products containing more than 1% asbestos. Category II nonfriable ACM are any materials other than Category I materials that contain more than 1% asbestos.

Regulated ACM (RACM) must be removed before renovation or demolition activities that will disturb the materials. RACM includes:

- Friable ACM;
- Category I nonfriable ACM that has become friable or will be subjected to drilling, sanding, grinding, cutting, or abrading; and
- Category II nonfriable ACM that could be crumbled, pulverized, or reduced to powder during renovation or demolition activities.

The owner or operator must provide the IDNR and IWD with written notification of planned removal activities at least 10 working days prior to the commencement of asbestos abatement activities. Removal of RACM must be conducted by an Iowa-permitted asbestos abatement contractor.

IAC 875–155 Asbestos Removal and Encapsulation requires that any asbestos-related activity conducted in a public building be performed by personnel licensed or permitted by the IWD. Inspections for ACM must be conducted by IWD-licensed inspectors. Asbestos abatement must be performed by IWD-permitted asbestos abatement contractors. Management plans developed for the in-place management of asbestos-containing materials must be developed by an IWD-licensed management planner. When an abatement project design is prepared, it must be prepared by an IWD-licensed project designer.

IAC 875–10 adopts the Occupational Safety and Health Administration (OSHA) Asbestos standard for construction (29 CFR 1926.1101) by reference. The OSHA standard requires that employee exposure to airborne asbestos fibers be maintained below the permissible exposure limits (PEL) of 0.1 asbestos fibers per cubic centimeter (0.1 f/cc) of air as an 8-hour time-weighted average and 1.0 f/cc as a 30-minute excursion. The OSHA standard classifies construction and maintenance activities that could disturb ACM and specifies work practices and precautions that employers must follow when engaging in each class of regulated work.

3.2 Homogeneous Areas

Prior to sampling, homogeneous areas were identified in order to facilitate a sampling strategy. A homogeneous sampling area can be described as one or more areas with suspect material similar in appearance and texture that have the same installation date and function. The actual number of samples collected from each homogeneous sampling area may vary, dependent upon material type and the professional judgment of the inspector.

3.3 Sampling Strategy

The sampling strategy incorporated the asbestos hazard emergency response act (AHERA) sampling requirements, estimated quantities of suspect ACM, and the inspector's judgment to aid in the identification of suspect ACM. If the analytical results indicated that all the samples collected per homogeneous area did not contain asbestos, then the homogeneous area (material) was considered non-asbestos-containing. However,

if the analytical results of one or more of the samples collected per homogeneous area indicated that asbestos was present in quantities greater than one percent asbestos (as defined by USEPA), all of the homogeneous area (material) was treated as an ACM regardless of any other analytical results. Materials which were visually determined to be non-asbestos (i.e. fibrous glass, foam rubber, etc.) by the accredited inspector were not required to be sampled. Actual collection of a bulk asbestos sample involves physically removing a small piece of material and placing it in an airtight sample container. Sample containers were marked with a unique identification number, which was documented in the field notes.

3.4 Laboratory Analytical Results

A total of **five** samples were collected from building materials suspected of containing asbestos. The samples were submitted under chain of custody to EMSL Analytical, Inc. (EMSL) located at 200 Route 130 North in Cinnaminson, New Jersey for analysis by polarized light microscopy (PLM) with dispersion staining techniques per the *USEPA Method for the Determination of Asbestos in Bulk Building Materials (600/R-93-116)*. The percentage of asbestos, if applicable, was established by microscopic visual estimation. EMSL is an accredited laboratory by the National Voluntary Laboratory Accreditation Plan (NVLAP) No. 101048-0. Any material that contains greater than one percent (>1%) asbestos is considered an ACM and must be handled according to Occupational Safety and Health Administration (OSHA), USEPA, and all applicable state and local regulations

Details of sample analysis are included in Appendix A, which contains a listing of all analyzed samples, sample locations, and analytical results relating to the site. Asbestos analytical results are reported as percentage and type. Other common non-asbestos components may also be noted in the analytical report.

3.5 Suspect Asbestos-Containing Materials

A summary of the suspect ACM sampled can be found in Table 1 below:

Table 1: Suspect Asbestos-Containing Materials

Sample Number	Material	Location
A-1-Base Cove	Base Cove (black)	Ground Level, Mechanical Room (East Wall)
A-1-Adhesive	Adhesive (tan) associated with Base Cove	Ground Level, Mechanical Room (East Wall)
A-2-Drywall	Drywall	Ground Level, Electrical Room (South Wall)
A-2-Joint Compound	Joint Compound	Ground Level, Electrical Room (South Wall)
A-3	2’ x 4’ Ceiling Tile	Ground Level and 1st Floor Hallways

3.5 Asbestos-Containing Materials

The following table is a summary of the suspect asbestos-containing materials that have been determined, through laboratory analysis, to contain asbestos in concentrations >1%:

Table 2: Asbestos-Containing Materials				
Sample Number	Material	Location	Approx. Quantity	Asbestos Content
No asbestos containing materials were identified in the samples collected and analyzed.				
SF = Square Feet; LF = Linear Feet; MF = Mechanical Fittings				

4.0 LEAD PAINT TESTING

Atlas collected paint chip samples from representative surface coatings that may be impacted by renovation/demolition activities.

Surface coatings that were collected were considered to be representative of materials in a homogeneous area if:

1. They exhibited similar physical characteristics (suspect materials alike in appearance, substrate, color, and time of application were tested as homogenous areas)
2. The application of the tested surface could be associated to an application of an unsampled surface.

Atlas collected and submitted a total of **two** paint chip samples from representative surface coatings. The samples were submitted to EMSL of Cinnaminson, New Jersey, under proper chain of custody for analysis by Lead in Paint Chips by Flame AAS (SW 846 3050B/7000B). EMSL is accredited under the American Industrial Hygiene Association-Laboratory Accreditation Program (AIHA-LAP, LLC) (AIHA-LAP; lab code 100194).

A copy of the analytical results and chain of custody can be found in Appendix B.

The USEPA has defined LBP as *"paint or other surface coatings that contain lead in excess of 0.5 percent by weight (>0.5%)".* Results less than 0.5% by weight indicate that lead is not present at or above the USEPA regulatory level; however, lead was present in lower concentrations above the laboratory detection limit in other surfaces tested and these are classified as lead-containing paint (LCP). Negative results do not mean that lead is not present.

4.1 Regulation Review

The disturbance and disposal of materials with surface coatings that contain lead paint are regulated by the USEPA, OSHA and the State of Iowa. The Resource Conservation and Recovery Act (RCRA) provides the USEPA with the authority to regulate the waste status of demolition or renovation debris, including lead-containing materials. Specific notification and testing requirements must be addressed prior to transporting, treating, storing, or disposing of hazardous wastes.

Construction work covered by 29 CFR 1926.62 includes any repair, renovation or other activities that disturb in-place, lead-containing materials, but does not include routine cleaning and repainting where there is insignificant damage, wear or corrosion of existing lead-containing coatings or substrates. Unless adequately protected, employee exposures to lead must not exceed airborne concentrations >50 micrograms per cubic meter ($\mu g/m^3$) averaged over an 8-hour period.

Occupational exposure to lead occurring in the course of construction work, including maintenance activities, painting, alteration and repairs is subject to the OSHA Lead standard (29 CFR 1926.62). The lead standard applies to any detectable concentration of lead in paint, as even small concentrations of lead

can result in unacceptable employee exposures depending upon the method of removal and other workplace conditions.

The disposal of lead-based paint waste, as well as paint waste containing other heavy metals, is regulated by the USEPA and State of Iowa. Wastes generated by industrial businesses, commercial businesses, and government institutions are subject to regulation. Commercial business owners and removal contractors are required to determine if paint waste generated from nonresidential structures (such as public and commercial buildings, warehouses, bridges, water towers, and transmission towers) contains heavy metals that would cause the debris to be considered a hazardous waste. Disposal options and applicable management requirements for collected debris will be based upon whether the waste stream is considered a hazardous waste and the amount of debris generated. Removal contractors and building owners need to include these factors when preparing and responding to bid specifications. Specific notification and testing requirements must be addressed prior to transporting, treating, storing, or disposing of hazardous wastes. Lead-containing wastes are considered hazardous waste under RCRA if Toxicity Characteristic Leachate Procedure (TCLP) results exceed 5 milligrams per liter (mg/L). The USEPA has made exceptions for the handling and disposal of lead wastes generated from residential housing.

Specific notification and testing requirements must be addressed prior to transporting, treating, storing, or disposing of hazardous wastes. Lead-containing wastes are considered hazardous waste under RCRA if Toxicity Characteristic Leachate Procedure (TCLP) results exceed 5 milligrams per liter (mg/L). The USEPA has made exceptions for the handling and disposal of lead wastes generated from residential housing.

The above overview is not intended to be inclusive of all potentially pertinent regulatory information. The relevant USEPA, OSHA and State of Iowa regulations should be consulted prior to undertaking activities involving the demolition, renovation or maintenance of surface coatings that contain lead.

4.2 Summary of Findings

The following surface coatings were found to contain LBP in concentrations greater than or equal to ≥1.0 mg/cm^2:

Table 4: Lead Paint Summary

Sample Number	Sample Location	Representative Material	Paint Color	Lead Concentration (% by weight)
L-1	Mechanical Room	Concrete Walls	White	<0.017
L-2	Ground Level, Hallway (Elevator)	Metal Door System	Black/Blue	<0.047

bolded = lead-based paint

If surface coatings are identified to contain concentrations of lead above regulatory levels, they should be removed, controlled and/or disposed of in accordance with federal, state, and local regulations, prior to disturbance.

This evaluation report can help the Owner develop a plan for renovating the building by having concentrations of lead in the paint identified. It is our understanding that the information in this report will be provided to the contractors so that appropriate precautions can be made to minimize worker exposure to lead. If surface coatings with lead containing paint are handled improperly, exposure could occur to workers and future occupants of the facility.

5.0 HAZARDOUS BUIDLING MATERIALS

Atlas completed a visual inspection of areas throughout the intended work areas in an attempt to identify hazardous wastes or universal wastes that may be impacted by planned renovation activities. The survey included a visual inspection of: light fixtures and other equipment for the presence of polychlorinated biphenyls (PCB); light bulbs, thermostats, switches, and other equipment for the presence of mercury; chlorofluorocarbons (CFC) and hydrochlorofluorocarbons (HCFC) refrigerants, batteries, and devices with potential radioactive materials.

Table 3: Hazardous Building Materials

Category	Material	Estimated Quantity
Batteries	Lead Acid	NA
	Nickel Cadmium	NA
	Lithium-Ion	NA
	Emergency Exit Sign	NA
Mercury	Thermostat	NA
	Fluorescent Light Tube	NA
	High Intensity Discharge Bulb	NA
	Emergency Strobe	3
RCRA Metals	LED Light Fixture (single bulb)	15
	LED Light Fixture (2' x 2' light fixture)	NA
	LED Light Fixture (2' x 4' light fixture)	NA
Poly-Chlorinated Biphenyl (PCB)	Light Ballast	NA
	Transformer	NA
Low Level Radioactive Sources (LLR)	Tritium Exit Sign	NA
	Smoke Detector	4
Chlorofluorocarbons (CFC) or Hydro Chlorofluorocarbons (HCFC)	Air Conditioner (AC)	NA
	Refrigerator/Cooler	NA
	Freezer	NA
	Water Fountain	NA
Other	Fire Extinguisher	NA
	Hydraulic Tank	1

6.0 CONCLUSIONS

6.1 Asbestos

No asbestos containing materials were identified in the samples collected and analyzed.

6.2 Lead

Lead **was not identified** above the laboratory detection limit in the any of the surface coatings collected and analyzed.

6.3 Hazardous Materials

If any of the hazardous materials or universal wastes identified in Table 3 above are to be impacted as part of the renovation contractor's scope of work, they shall be collected and disposed of according to the USEPA Toxic Substances Control Act (TSCA) and the State of Iowa regulations.

7.0 LIMITATIONS

The results, findings, conclusions, and recommendations expressed in this report are based solely on conditions noted during the November 18, 2025, Atlas inspection of the Iowa Law Enforcement Academy (ILEA) Elevator Replacement Project #9484.00 located at 7105 NW 70th Avenue in Johnston, Iowa.

Although Atlas performed limited destructive sampling to access suspect ACM, additional suspect but unsampled materials could be located under existing building materials, in isolated areas or in other concealed areas. Therefore, if suspect materials are encountered during renovation/demolition activities that do not appear to have been characterized as non-ACM, samples should be collected and analyzed prior to disturbing these materials or the materials can be assumed to be ACM and abated accordingly. Atlas's selection of sample locations and frequency of sampling was based on the inspector's assumption that like materials in the same area are homogeneous in content.

The report is designed to aid the building owner, architect, construction manager, general contractor, and potential asbestos and lead abatement contractor(s) in locating ACM and lead containing surface coatings. Under no circumstances is the report to be utilized as a bidding document or as a project specification document since it does not have all the components required to serve as an Project Design or an Abatement Work plan.

Our professional services have been performed, our findings obtained, and our conclusions and recommendations prepared in accordance with customary principles and practices in the fields of environmental science and engineering. This statement is in lieu of other statements either expressed or implied. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated.

This report is intended for the sole use of the IDAS. The scope of services performed in execution of this evaluation may not be appropriate to satisfy the needs of other users and use or re-use of this document or the findings, conclusions, or recommendations is at the risk of said user.

APPENDIX A
ASBESTOS ANALYTICAL REPORT AND CHAIN OF CUSTODY

EMSL Analytical, Inc.

6340 CastlePlace Dr. Indianapolis, IN 46250

Tel/Fax: (317) 803-2997 / (317) 803-3047

http://www.EMSL.com / indianapolislab@emsl.com

EMSL Order:	162514909
Customer ID:	ATC55
Customer PO:	
Project ID:	

Attention:	Matthew Podjenski Atlas Technical 11117 Mockingbird Drive Omaha, NE 68137	**Phone:**	(402) 697-9747
		Fax:	(402) 597-8532
		Received Date:	11/19/2025 10:07 AM
		Analysis Date:	11/20/2025
		Collected Date:	
Project:	204BS09387-State of Iowa		

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
A-1-Base Cove *162514909-0001*	Mech Room (East Wall) - Base Cove (Black & Adhesive (Tan)	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-1-Adhesive *162514909-0001A*	Mech Room (East Wall) - Base Cove (Black & Adhesive (Tan)	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-2-Drywall *162514909-0002*	Electrical Room (S.Wall) - Drywall & Joint Compound	Brown/White Fibrous Heterogeneous	50% Cellulose <1% Glass	40% Gypsum 10% Non-fibrous (Other)	None Detected
A-2-Joint Compound *162514909-0002A*	Electrical Room (S.Wall) - Drywall & Joint Compound	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-3 *162514909-0003*	Hallway - 2'x4' Ceiling Tile	Gray/White Fibrous Homogeneous	95% Min. Wool	5% Non-fibrous (Other)	None Detected

Analyst(s)

Ross Matlock (5)

Melissa Newkirk

Asbestos Laboratory Manager
or Other Approved Signatory

Initial report from: 11/20/2025 09:40:52

OrderID: 162514909

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Asbestos Chain of Custody (Air, Bulk, Soil)

EMSL Order Number / Lab Use Only

162514909

EMSL Analytical, Inc.

Cinnaminson, NJ 08077
PHONE: 1-800-220-3675
EMAIL: cs@emsl.com

If Bill-To is the same as Report-To leave this section blank. Third-party billing requires written authorization.

Customer Information

Customer ID:	
Company Name:	Atlas
Contact Name:	Matthew Podjenski
Street Address:	11117 Mockingbird Driive
City, State, Zip:	Omaha NE 68137
Country:	US
Phone:	402-670-3842
Email(s) for Report:	Matthew.Podjenski@oneatlas.com

Billing Information

Billing ID:	
Company Name:	Atlas
Billing Contact:	Steve Hudson
Street Address:	11117 Mockingbird Driive
City, State, Zip:	Omaha NE 68137
Country:	US
Phone:	4026703842
Email(s) for Invoice:	

Project Information

Project Name/No:	204BS09387 - State of Iowa
Purchase Order:	
EMSL LIMS Project ID: (If applicable, EMSL will provide)	
US State where samples collected:	IA
State of Connecticut (CT) must select project location:	☐ Commercial (Taxable) ☐ Residential (Non-Taxable)
Sampled By Name:	Matthew Podjenski
Sampled By Signature:	Matthew Podjenski
No. of Samples In Shipment	3

Turn-Around-Time (TAT)

☐ 3 Hour ☐ 4-4.5 Hour ☐ 6 Hour ☒ 24 Hour ☐ 32 Hour ☐ 48 Hour ☐ 72 Hour ☐ 96 Hour ☐ 1 Week ☐ 2 Week

TEM Air 3-6 Hour, please call ahead to schedule. 32 Hour TAT available for select tests only; samples must be submitted by 11:30 am.

Test Selection

PCM Air
- ☐ NIOSH 7400
- ☐ NIOSH 7400 w/ 8hr. TWA

PLM - Bulk (reporting limit)
- ☒ PLM EPA 600/R-93/116 (<1%)
- ☐ PLM EPA NOB (<1%)
- ☐ POINT COUNT
  - ☐ 400 (<0.25%) ☐ 1,000 (<0.1%)
- POINT COUNT w/ GRAVIMETRIC
  - ☐ 400 (<0.25%) ☐ 1,000 (<0.1%)
- ☐ NIOSH 9002 (<1%)
- ☐ NYS 198.1 (Friable - NY)
- ☐ NYS 198.6 NOB (Non-Friable - NY)
- ☐ NYS 198.8 (Vermiculite SM-V)

TEM - Air
- ☐ AHERA 40 CFR, Part 763
- ☐ NIOSH 7402
- ☐ EPA Level II
- ☐ ISO 10312*

TEM - Bulk
- ☐ TEM EPA NOB
- ☐ NYS NOB 198.4 (Non-Friable-NY)
- ☐ TEM EPA 600/R-93/116 w Milling Prep (0.1%)

Other Test (please specify)

TEM - Settled Dust
- ☐ Microvac - ASTM D5755
- ☐ Wipe - ASTM D6480
- ☐ Qualitative via Filtration Prep
- ☐ Qualitative via Drop Mount Prep

Soil - Rock - Vermiculite (reporting limit)*
- ☐ PLM EPA 600/R-93/116 with milling prep (<0.25%)
- ☐ PLM EPA 600/R-93/116 with milling prep (<0.1%)
- ☐ TEM EPA 600/R-93/116 with milling prep (<0.1%)
- ☐ TEM Qualitative via Filtration Prep
- ☐ TEM Qualitative via Drop Mount Prep

*Please call with your project-specific requirements.

☐ Positive Stop - Clearly Identified Homogeneous Areas (HA) | Filter Pore Size (Air Samples) ☐ 0.8um ☐ 0.45um

Sample Number	Sample Location / Description	Volume, Area or Homogeneous Area	Date / Time Sampled (Air Monitoring Only)
	See Attached		

Special Instructions and/or Regulatory Requirements (Sample Specifications, Processing Methods, Limits of Detection, etc.)

Method of Shipment:	FedEx	Sample Condition Upon Receipt:	
Relinquished by:	Matthew Podjenski	Date/Time: 11/19/25	Received by: 11/19/25 Date/Time: 1007
Relinquished by:		Date/Time:	Received by: Date/Time

Controlled Document - COC-05 Asbestos R16 4/23/2021

☑ AGREE TO ELECTRONIC SIGNATURE (By checking, I consent to signing this Chain of Custody document by electronic signature.)

EMSL Analytical, Inc.'s Laboratory Terms and Conditions are incorporated into this Chain of Custody by reference in their entirety. Submission of samples to EMSL Analytical, Inc. constitutes acceptance and acknowledgment of all terms and conditions by Customer.

OrderID: 162514909

14909

ASBESTOS BULK SAMPLE FORM

ATLAS
11117 Mockingbird Drive
Omaha, NE 68137
Phone (402) 697-9747
Fax (402) 597-8532

Project Information

Client: State of Iowa	Project Description: ASB+Pb Survey	Project Manager: PT Inspector: MP
Date: 11/18/25	Site Location: 7105 NW 70th Ave	ATLAS PROJECT NUMBER: 204BS0

Sample #	Material Description	Floor	Sample Location	Quantity
A-1	Base cove (Black) + Adhesive (Tan	1	Mech room (East wall)	45 Lf
A-2	Drywall + Joint Compound	1	Electrical room (S. wall	T/O
A-3	2'x4' Ceiling Tile	1	Hallway	

APPENDIX B
LEAD ANALYTICAL REPORT AND CHAIN OF CUSTODY

EMSL Analytical, Inc.

6340 Castleplace Drive, Indianapolis, IN, 46250
Telephone: 317.803.2997 Fax:317.803.3047
www.emsl.com

EMSL Order ID: 162563747
LIMS Reference ID: CD63747
EMSL Customer ID: ATC55

Attention: Phil Thomas
Atlas Technical [ATC55]
11117 Mockingbird Drive
Omaha, Nebraska 68137
(402) 697-9747
phil.thomas@oneatlas.com

Project Name: 204SB09387- STATE OF IOWA

Customer PO:
EMSL Sales Rep: Anthony DeRosa
Received: 11/19/2025 10:07
Reported: 11/20/2025 08:37

Analytical Results

Analyte	Results	RL	Weight(g)	Prep Date & Tech	Prep Method	Analysis Date & Analyst	Analytical Method	Q	DF
Client Sample ID: L-1/WHITE, CONCRETE, WALL, MECHROOM N. WALL									**Date Sampled: 11/19/25**
Matrix: Chips									**LIMS Reference ID: CD63747-01**
Lead	<0.017 % wt	0.017 % wt	0.0959	11/19/25 OCX	SW-846 3050B	11/19/25 OCX	SW 846-7000B		1
Sample Comments:									
Client Sample ID: L-2/BLACK/BLUE, METAL, DOOR SYSTEM, HALLWAY ELEVATOR									**Date Sampled: 11/19/25**
Matrix: Chips									**LIMS Reference ID: CD63747-02**
Lead	<0.047 % wt	0.047 % wt	0.0343	11/19/25 OCX	SW-846 3050B	11/19/25 OCX	SW 846-7000B		1
Sample Comments:									

EMSL Analytical, Inc.

6340 Castleplace Drive, Indianapolis, IN, 46250
Telephone: 317.803.2997 Fax:317.803.3047
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EMSL Order ID: 162563747
LIMS Reference ID: CD63747
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Attention: Phil Thomas
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(402) 697-9747
phil.thomas@oneatlas.com

Project Name: 204SB09387- STATE OF IOWA

Customer PO:
EMSL Sales Rep: Anthony DeRosa
Received: 11/19/2025 10:07
Reported: 11/20/2025 08:37

Certified Analyses included in this Report

Analyte	Certifications
SW 846-7000B in Chips	
Lead	16-OHDOH,16-AIHA ELLAP

List of Certifications

Code	Description	Number	Expires
16-MO	Missouri Drinking Water	10180	03/31/2026
16-NYDOH	New York Potable Water, Metals Solid and Hazardous Waste - Asbestos	12130	04/01/2026
16-AIHA ELLAP	American Industrial Hygiene Association (AIHA LAP, LLC) - ELLAP	157245	08/01/2027
16-AIHA IHLAP	American Industrial Hygiene Association (AIHA LAP, LLC) - IHLAP	157245	08/01/2027
16-CA ELAP	California Metals in DW, Chemistry and Bulk Asbestos in Hazardous Waste	2575	06/30/2026
16-A2LA Food	A2LA Food Microbiology	2845.11	01/31/2026
16-A2LA Chemistry	A2LA Environmental and Chemistry	2845.25	11/30/2025
16-IN Metals/Asbestos	Indiana Lead and Metals and Asbestos in Drinking Water	C-49-09	12/31/2026
16-OHDOH	Ohio - Lead in Paint Chips, Wipes, Soil and Air	E10040	05/03/2026
16-FLDOH	Florida Asbestos and Metals in Drinking Water, PCBs	E871170	06/30/2026
16-NJDEP	New Jersey Metals, Organics and Inorganics in DW PCBs	IN002	06/30/2026
16-IN Colilert/HPC	Indiana Colilert and HPC	M-49-06	12/31/2026

Please see the specific Field of Testing (FOT) on www.emsl.com <http://www.emsl.com> for a complete listing of parameters for which EMSL is certified.

Notes and Definitions

Item	Definition
(Dig)	For metals analysis, sample was digested.
[2C]	Reported from the second channel in dual column analysis.
DA	Direct Analysis
DF	Dilution Factor
MDL	Method Detection Limit.
ND	Analyte was NOT DETECTED at or above the detection limit.
NR	Spike/Surrogate showed no recovery.
Q	Qualifier
RCS	Respirable Crystalline Silica
RL	Reporting Limit
Wet	Sample is not dry weight corrected.

Measurement of uncertainty and any applicable definitions of method modifications are available upon request. Per EPA NLLAP policy, sample results are not blank corrected.

EMSL Analytical, Inc.

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Telephone: 317.803.2997 Fax:317.803.3047
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EMSL Order ID: 162563747
LIMS Reference ID: CD63747
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Attention: Phil Thomas
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11117 Mockingbird Drive
Omaha, Nebraska 68137
(402) 697-9747
phil.thomas@oneatlas.com

Project Name: 204SB09387- STATE OF IOWA

Customer PO:
EMSL Sales Rep: Anthony DeRosa
Received: 11/19/2025 10:07
Reported: 11/20/2025 08:37

Sara Dille Laboratory Manager or other approved signatory

Analysis following EMSL SOP for the Determination of Environmental Lead by FLAA. The laboratory has a reporting limit of 0.0064% by wt., based upon a minimum sample weight of 0.25g submitted to the lab, and is not responsible for any result or reporting limit provided in mg/cm2 since it is dependent upon an area value provided by non-lab personnel. A "<" (less than) result signifies that the analyte was not detected at or above the reporting limit. Measurement of uncertainty and definitions of modifications are available upon request. Results in this report are not blank corrected unless specified.

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Lead Chain of Custody

EMSL Order Number / Lab Use Only

112563747

EMSL Analytical, Inc.
200 Route 130 North
Cinnaminson, NJ 08077
PHONE: 1-800-220-3675
EMAIL: c@emsl.com

Customer Information		Billing Information	
Customer ID:		Billing ID:	
Company Name:	Atlas Technical	Company Name:	Atlas Technical
Contact Name:	Phil Thomas	Billing Contact:	Accounting
Street Address:	11117 Mockingbird Drive	Street Address:	11117 Mockingbird Drive
City, State, Zip:	Omaha NE 68137	City, State, Zip:	Omaha NE 68137
Country:	US	Country:	US
Phone:	402-697-9747	Phone:	402-697-9747
Email(s) for Report:	phil.thomas@oneatlas.com + Matthew.Podjenski@OneAtlas.com	Email(s) for Invoice:	

Project Information

Project Name/No: 204BS09387 - State of Iowa

Purchase Order:

EMSL LIMS Project ID: (If applicable, EMSL will provide)

US State where samples collected: ~~NE~~ IA

State of Connecticut (CT) must select project location: ☐ Commercial (Taxable) ☐ Residential (Non-Taxable)

Sampled By Name: Matthew Podjenski

Sampled By Signature: Matthew Podjenski

No. of Samples in Shipment: 2

Turn-Around-Time (TAT)

☐ 3 Hour ☐ 6 Hour ☒ 24 Hour ☐ 32 Hour ☐ 48 Hour ☐ 72 Hour ☐ 96 Hour ☐ 1 Week ☐ 2 Week

Please call ahead for large projects and/or turnaround times 6 Hours or Less. *32 Hour TAT available for select tests only; samples must be submitted by 11:30am.

MATRIX	METHOD	INSTRUMENT	REPORTING LIMIT	SELECTION
CHIPS ☒ % by wt. ☐ ppm (mg/kg) ☐ mg/cm²	SW 846-7000B	Flame Atomic Absorption	0.008% (80ppm)	☒
*Reporting Limit based on a minimum 0.25g sample weight	SW 846-6010D*	ICP-OES	0.0004% (4ppm)	☐
AIR	NIOSH 7082	Flame Atomic Absorption	4µg/filter	☐
	NIOSH 7300M / NIOSH 7303M	ICP-OES	0.5µg/filter	☐
	NIOSH 7300M / NIOSH 7303M	ICP-MS	0.05µg/filter	☐
WIPE ☐ ASTM ☐ NON-ASTM	SW 846-7000B	Flame Atomic Absorption	10µg/wipe	☐
*If no box is checked, non-ASTM Wipe is assumed	SW 846-6010D*	ICP-OES	1.0µg/wipe	☐
TCLP	SW 846-1311 / 7000B / SM 3111B	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
	SW 846-1311 / SW 846-6010D*	ICP-OES	0.1 mg/L (ppm)	☐
SPLP	SW 846-1312 / 7000B / SM 3111B	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
	SW 846-1312 / SW 846-6010D*	ICP-OES	0.1 mg/L (ppm)	☐
TTLC	22 CCR App. II, 7000B	Flame Atomic Absorption	40mg/kg (ppm)	☐
	22 CCR App. II, SW 846-6010D*	ICP-OES	2mg/kg (ppm)	☐
STLC	22 CCR App. II, 7000B	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
	22 CCR App. II, SW 846-6010D*	ICP-OES	0.1 mg/L (ppm)	☐
Soil	SW 846-7000B	Flame Atomic Absorption	40mg/kg (ppm)	☐
	SW 846-6010D*	ICP-OES	2mg/kg (ppm)	☐
Wastewater	SM 3111B / SW 846-7000B	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
Unpreserved ☐ / Preserved with HNO3 ☐ PH<2	EPA 200.7	ICP-OES	0.020 mg/L (ppm)	☐
Drinking Water	EPA 200.5	ICP-OES	0.003 mg/L (ppm)	☐
Unpreserved ☐ / Preserved with HNO3 ☐ PH<2	EPA 200.8	ICP-MS	0.001 mg/L (ppm)	☐
TSP/SPM Filter	40 CFR Part 50	ICP-OES	12 µg/filter	☐
Other:				☐

Sample Number	Sample Location	Volume / Area	Date / Time Sampled
	See Attached		

Method of Shipment: FedEX

Sample Condition Upon Receipt:

Relinquished by: Matthew Podjenski	Date/Time: 11/18/25	Received by:	Date/Time: 11/19/25 1007
Relinquished by:	Date/Time:	Received by:	Date/Time

*6010C Available Upon Request

☐ AGREE TO ELECTRONIC SIGNATURE (By checking, I consent to signing this Chain of Custody document by electronic signature.)

ATLAS

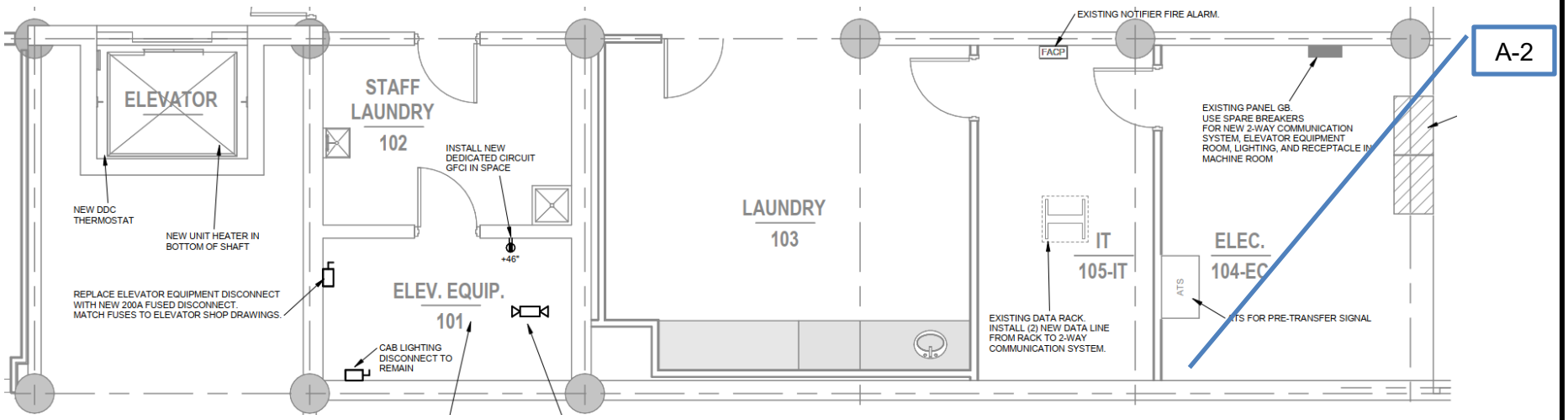
11117 Mockingbird Drive
Omaha, NE 68137
Phone (402) 697-9747

PAINT CHIP SAMPLE LOG SHEET

Client:	Project Description:	Project Manager: Inspector:
Date:	Site Location:	Atlas Project Number: 204BS

Sample #	Paint Color	Substrate	Material Description	Sample Location (Floor/Room/Location in Room)	Quantity
L-1	White	Concrete	Wall	Mechroom N.wall	
L-2	Black/ Blue	Metal	Door System	Hallway Elevator	

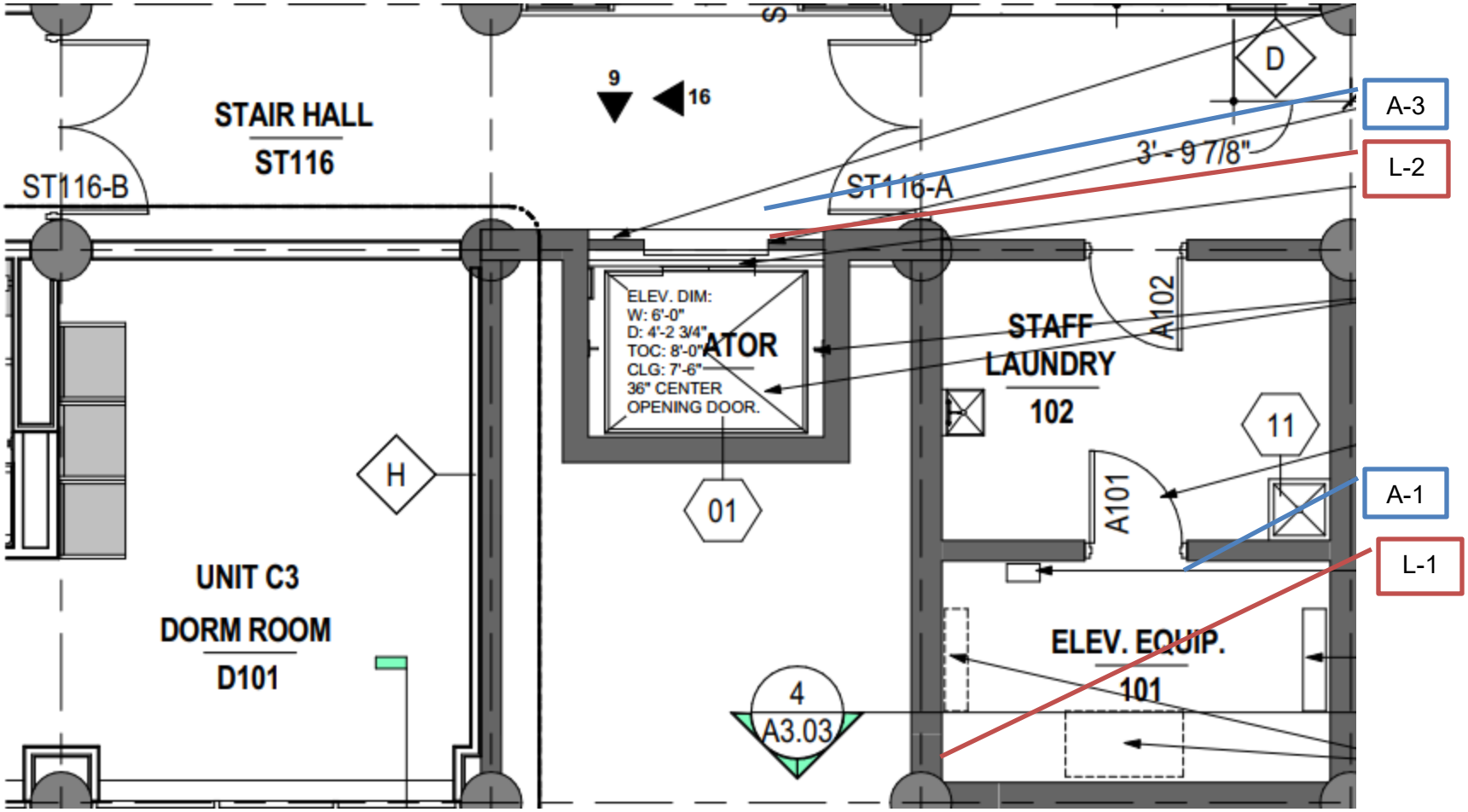
APPENDIX C
DRAWINGS WITH SAMPLE LOCATIONS



Asbestos Sample Location

Lead Sample Location

Project No. 204BS09387	Date: December 1, 2025	ATLAS 11117 Mockingbird Drive Omaha, NE 68137 PH. (402) 697-9747	**Sample Locations** ILEA Elevator Replacement Project #9484.00 7105 NW 70th Avenue Johnston, Iowa
Project Manager: Phillip Thomas			
Name: Ground Level Sketch			



Asbestos Sample Location

Lead Sample Location

Project No. 204BS09387	Date: December 1, 2025	ATLAS 11117 Mockingbird Drive Omaha, NE 68137 PH. (402) 697-9747	**Sample Locations**
Project Manager: Phillip Thomas			ILEA Elevator Replacement Project #9484.00 7105 NW 70th Avenue Johnston, Iowa
Name: Ground Level Sketch			

APPENDIX D
Photo Log of Asbestos and Lead Containing Materials

Photo #1 Non-ACM sample A-1. Base cove and adhesive found in the Mechanical Room.

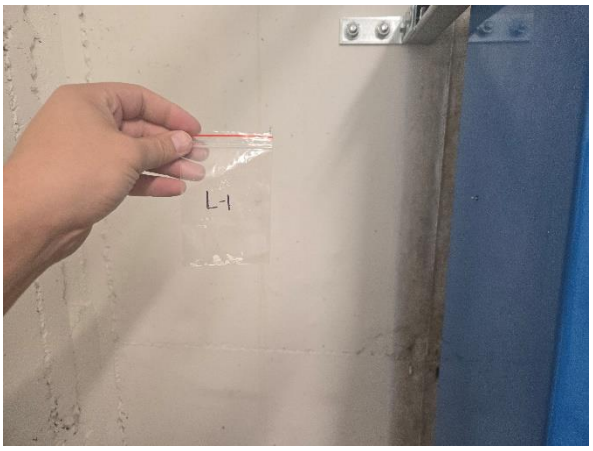


Photo #2 Non-lead sample L-1. White paint on concrete wall found in mechanical room.

Photo #3 Non-ACM sample A-2. Drywall and joint compound found in

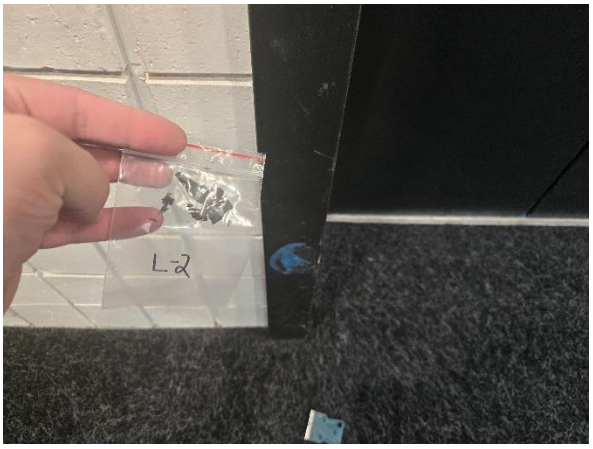


Photo #4 Non-lead sample L-2. Black/Blue paint found on metal door system in hallway.

Photo #5 Non-ACM sample A-3. 2'X4' ceiling tile found in the hallway.

APPENDIX E
STAFF AND COMPANY ACCREDITATIONS

License Type	Number	Expires
INSPECTOR	25-13358	04-09-2026

IOWA

Asbestos

Larry Johnson, Jr.
Labor Commissioner

MATTHEW PODJENSKI

DOB: 04-02-1998

Issued: 05-05-2025

This person is licensed to perform asbestos work in the State of Iowa. ID card is intended for official use only and must be present on jobsite.