Addendum 01 for RFB9513-01

Project Name: CHMHI Tuckpointing Phase 2.2
DAS RFB#: 951300-01
DAS Project #: 9513.00
Date: 4/28/26

Bids Due: May 4th at 2:00 pm

Contents:

- Cover Page, Clarifications and Questions (2 pages)
- Updated spec section - 00 4116 Bid Form. Included alternate for brick patching in lieu of replacement (5 pages)
- Updated spec section - 01 1200 Contract Summary. Included alternate for brick patching in lieu of replacement (5 pages)
- Pre-Bid meeting agenda and sign in sheet (8 pages)
- Mortar Analysis (2 pages)
- Updated Preliminary Schedule (2 pages)
- Sheets A-101 showing areas where patients have access in secure fence areas (2 Pages)
- Hazardous Materials Survey from Atlas One (61 pages)

Clarifications:

- Lifts and materials will **NOT** be able to be left inside patient outdoor access areas inside secure fence. Coordination must occur with facility. Keys must be removed from all equipment each day. Cannot be parked in any location that they present a climbing risk where a patient could climb on equipment, then scale a fence
- Per contract summary, Background Checks will be required for all construction workers. This process can take around 1-2 weeks to complete so please ensure that these are submitted in a timely manner
- Contractors will need to take extra precaution not to leave behind materials, tools etc... in patient areas. A sweep should be done at minimum on a daily basis before contractors leave for the day to ensure that nothing is left behind
- Construction can begin prior to August 2026 once applicable submittals have been approved.
- Due to feedback from contractors during the pre-bid meeting, substantial completion date will be pushed back to June 25th, 2027
-

Questions:

- On the drawings, A-101 Admin North, is the project calling out gates and secure perimeter chain link fence?
    - No this is showing existing secure perimeter chain link fencing for reference only
- Can the completion date be pushed into 2027 due to the size of the project? There is a large area that is being worked on. It will take a longer process working inside the fenced areas.
    - Yes, Substantial Completion Date can be pushed back until June 25th 2027. Priority should be given to the work as follows
        1. Bid Form Option #2 – Voldeng Building (Secured Fence Area)
        2. Bid Form Option #1 – South A, B, C Buildings (Secured Fence Area)
        3. Bid Form Option #1 – Admin, North A, B, C and Rear Center Buildings
- Could you please confirm if all areas highlighted in gray on the plans require 100% tuckpointing, or is the specific percentage left to the contractor's discretion?
    - All areas highlighted in gray on the plans require 100% tuckpointing

- Could the architect please identify designated areas within the fencing where lifts may be stored overnight to avoid daily equipment transport?
    - See attached sheets A-101 for these areas marked out in Green. Coordination must occur with facility. Keys must be removed from all equipment each day. Cannot be parked in any location that they present a climbing risk where a patient could climb on equipment, then scale a fence
- Please provide the specific project budgets so we can finalize and submit our bonds promptly
    - Bid Form Option #1 $335,770.80
    - Bid Form Option #2 (Voldeng) $132,022.00
- What are the estimated SF/LF quantities for repointing and repairs?
    - Bid Form Option #1
        1. Brick Repointing 14,000 SF
        2. Brick Remove/Reinstall/Repointing 50 SF
        3. Brick Replacement with New Brick 60 EA.
        4. Stone Repointing 1,545 LF
        5. Stone Repair (with crack filler) 140 LF
    - Bid Form Option #2 - Voldeng Building
        1. Brick Repointing 7,168 SF
        2. Brick Remove/Reinstall/Repointing 109 SF
        3. Brick Replacement with New Brick 70 EA.

SECTION 00 4116

BID FORM

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

RFB #951300-01

BID FORM for CONSTRUCTION CONTRACT
for
CHMHI Tuckpointing Phase 2.2
1251 West Cedar Loop, Cherokee, IA 51012
Project 9513.00

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 April 7th, 2026, 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, Option #1

Description: Admin, Rear Center, North and South A, B, and C Buildings

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

_____

_____ Dollars

($_____).

ALTERNATE:

ALTERNATE #01

Description: Brick Patching in lieu of Brick Replacement.

_____

_____ Dollars

($_____).

BP 01, Option #2

Description: Voldeng Building

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

_____

_____ Dollars

($_____).

ALTERNATE:

ALTERNATE #01

Description: Brick Patching in lieu of Brick Replacement.

_____

_____ Dollars

($_____).

UNIT PRICES: - APPLICABLE TO BOTH OPTION #1 & OPTION #2

UNIT 01

Description: Additional Tuckpointing - Unit of Measurement: Four (4) Square Feet.

_____

_____ Dollars

($_____).

UNIT PRICES:

UNIT 02

Description: Additional Tuckpointing For Deep Joint Repairs - Unit of Measurement: Two (2) Square Feet.

_____

_____ Dollars

($_____).

UNIT PRICES:

UNIT 03

Description: Additional Brick Replacement - Unit of Measurement: One (1) Each

_____

_____ 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

SECTION 01 1200

CONTRACT SUMMARY

PART 1 - GENERAL

1.01 SECTION INCLUDES

A. Project Information
B. Project Summary
C. Bid Scope Summary
D. Work Hour Restrictions
E. Access to Site
F. Coordination with Occupants
G. Rules for Construction Workers
H. Bid Package Instructions

1.02 PROJECT INFORMATION

A. Facility Name/Location: CHMHI 1251 W Cedar Loop Cherokee, Iowa 51012
B. DAS Project #: 9513.00
C. Owner: State of Iowa, Department of Administrative Services, Hoover State Office Building, Level 3, 1305 East Walnut Street, Des Moines, IA 50319
D. Owner's Representative: Jennie Elliott, Iowa Department of Administrative Services, 109 SE 13th Street, Des Moines, IA 50319
E. Construction Manager: Jason Bellrichard, DCI Group, 220 SE 6th St. Suite 200 Des Moines, IA 50309

1.03 PROJECT SUMMARY

A. The project consists of exterior masonry repairs to address deteriorated mortar joints at several buildings on the CHMHI campus in Cherokee, IA. The work primarily includes removal of deteriorated mortar, repointing of masonry joints and brick/stone repairs to restore weather resistance and durability of the existing masonry wall assemblies.
B. Target date to provide substantial completion is November 25th, 2026

1.04 BID SCOPE SUMMARY

A. Scope Applicable to All Bid Packages:
   1. The Contractor's Work includes all labor, supervision, materials, equipment, services, supplies, tools, facilities, transportation, hoisting, storage, receiving, licenses, inspections, certifications, overhead, profit, or other items required or reasonably inferable to properly and timely perform and complete all work and services to be performed by the Contractor pursuant to this Agreement. Unless specifically stated otherwise, incidental work required to accomplish the work of this Bid Package shall be included in the bid. This would include, but not be limited to, temporary facilities, protection of the work, security of equipment, materials, and work in progress, etc. Contractor's Work shall be performed in accordance with the Drawings, Specification Divisions 00 and 01, and Specification sections applicable to each Contractor's scope.
   2. Contractor is responsible for all labor and equipment to unload, account for all material delivered, stock, and delivery for this scope of work. Storage and delivery of materials and equipment at the Site shall be permitted only to the extent approved in advance by the Construction Manager, and if anything so stored obstructs the progress of any portion of the work, it shall be promptly removed or relocated by the Contractor without reimbursement.

3. On site supervision by Prime Contractor at all times work by that contractor or their subcontractors/suppliers is taking place.
4. Provide all temporary facilities required for this scope of work including trailer, trailer power, telephone, secured storage, temporary power for work, temporary and task lighting for work, etc. as determined necessary by Contractor. Coordinate location of trailers, material storage and utility lines with Construction Manager. Limited space is available, and permission to bring any such facility or excess materials on to the site shall be approved by the Construction Manager.
5. Contractor shall provide all equipment and tools for Contractor's own cleanup. Clean up shall be done at end of every shift or more frequently if required for the Contractor to perform their work, for other Contractors to perform their work, as required by the Owner's operations, and at the discretion of the Construction Manager.
6. All turf, landscaping, and subgrade disturbances caused by equipment traffic or other activities related to the Contractor's scope shall be repaired or restored to proper conditions by the Contractor.
7. Protect adjacent existing building elements from damage from Scope of work. Repair existing building elements damaged during Contractor's Scope of work.

1.05 WORK HOUR RESTRICTIONS

A. Work hours are from 7:00 AM to 5:00 PM, Monday through Friday unless arrangements are made in advance.

1.06 CONTRACTOR USE OF SITE AND PREMISES

A. Construction Operations: Limited to areas noted on Drawings.
B. Provide access to and from site as required by law and Owner:
   1. Emergency Building Exits During Construction: Keep all exits required by code open during construction period; provide temporary exit signs if exit routes are temporarily altered.
   2. Do not obstruct roadways, sidewalks, or other public ways without permission of Owner and permit if required.
C. Facility will be occupied at all times during duration of work. Contractor personnel shall conduct themselves in an agreeable manner at all times. Failure to do so may result in removal from the work site.

1.07 OWNER OCCUPANCY

A. Owner intends to occupy the Project upon Substantial Completion.
B. Cooperate with Owner to minimize conflict and to facilitate Owner's operations.
C. Schedule the Work to accommodate Owner occupancy.

1.08 RULES FOR CONSTRUCTION WORKERS

A. The staff of the State of Iowa has a responsibility to protect the public by providing a secure environment. All work site rules must be followed to the letter, at all times.
B. All construction workers must have a background check completed prior to entering the campus to perform work.
C. Hot Work Permit Processes and Fire Watch, when necessary, will be adhered to for this project.
D. All State properties are tobacco free. No smoking will be permitted or tolerated on campus unless in designated areas.
E. You are permitted access only to the work site and no other area of the institution.
F. No drugs, alcohol, or firearms are allowed on the work site.
G. Do not leave money, drugs, alcohol, or firearms in your personal vehicle.
H. Company and personal vehicles are to be parked and locked in designated or authorized area of the work.

I. Secure all tools at the end of the day.
J. Maintain control of all tools, supplies, and debris at all times during the work.
K. Never leave keys in any vehicle. If a security officer finds keys in a vehicle, they are under orders to turn them into a security supervisor.
L. Do not give anything to residents or take anything from residents; if they offer, inform your supervisor.
M. Secure all tools at the end of each day. Never leave tools unattended. If security officers find loose tools, they are under orders to turn them in to their supervisor.
N. All delivery vehicles must go directly to the job site. Extra time should be anticipated for all deliveries. Provide 24-hour notice to the facility of deliveries.
O. During an emergency, follow the instructions of the security staff.

1.09 BID PACKAGE INSTRUCTIONS

A. **Bid Package #01** – Masonry & Stone Repairs: Trade Contractor shall include all of the following, but not limited to, as part of the contract:
1. Includes specifications: Divisions 00, 01, 02, 04, & 07
2. Pricing needs to be broken down separately between the Admin Building, North and South A, B and C and Rear Center Buildings (Bid Form Option #1) and the Voldeng Building (Bid Form Option #2) The state intends to issue this project to the same contractor but it needs to be separated for administrative purposes.
3. This contractor shall conduct selective demolition only to the extent required for masonry and stone repairs.
4. This contractor shall provide dumpsters and temporary restroom facilities for all contractors onsite throughout construction.
5. This contractor shall complete all brick replacement, brick repointing, water repellent application, stone replacement and stone repointing as outlined in the contract documents. See keynotes and pictures in the drawings for types of repairs required.
6. This contractor shall be aware that portions of this project will need to be phased for access to South A, B, and C, North B, and at the Voldeng building where there is a security fence. Contractor shall work with CHMHI to develop a plan to complete work in these areas in a timely manner to limit disruptions for patients.
7. This contractor shall field verify all existing conditions prior to installation of new work.
8. This contractor shall take special precautions to protect the underground tunnel that sits under the sidewalk that runs Northeast from North B building.
9. This contractor shall complete repairs applicable to the project scope of work identified during the course of construction as part of the work, whether or not specifically indicated on the drawings. The drawings are intended to illustrate representative areas of deterioration only. The contractor shall field verify existing conditions and provide all labor, materials, equipment and incidental work necessary to complete all repairs required to restore the masonry system to a sound, weather resistive condition.
10. This contractor shall provide all shorting, bracing and structural support as required to maintain stability of existing buildings
11. This contractor shall provide temporary protection to prevent damage to adjacent building surfaces during masonry repair operations. Protection should include adjacent masonry, stone, roofing, and other surfaces from mortar droppings and staining.
12. This contractor shall provide their own water source for mixing mortar. There are **NOT** hose bibs located on the exterior of the buildings.
13. This contractor shall remove and store gutters adjacent to repair areas as needed. Provide temporary rain drainage to direct water away from the building.
14. Fire protection systems must be maintained during work. Coordinate utility shutdowns with the Construction Manager and CHMHI as required.
15. All new masonry units shall match existing adjacent construction in size, color range, texture, finish, coursing and joint profile.
16. This contractor shall install replacement brick and stone to maintain existing bonding pattern and coursing alignment. Maintain existing joint widths.

17. This contractor shall provide mortar for repointing and rebuilding to match existing in composition, color, aggregate gradation, and tooling unless otherwise approved by the Construction Manager, CHMHI and Designer.
18. This contractor shall protect masonry and stone from excessive evaporation in hot weather, providing shade and wind breaks as required. This contractor shall not apply mortar to substrates at or above 90 degrees Fahrenheit. Work shall only be performed when ambient air temperature is between 40 degrees and 90 degrees Fahrenheit and forecast to remain within that range for a minimum of seven days after installation.
19. This contractor shall provide cold weather protection, including enclosure and heat when temperature is below 40 degrees.
20. This contractor shall clean completed masonry using low-pressure water spray (100-400 PSI) and nonmetallic tools only. Do not use acidic or alkaline cleaners.
21. This contractor shall repair or replace all existing site features to remain that are damaged as a result of construction activities, including but not limited to walls, pavements, utilities, fences and landscaping.
22. This contractor shall repair all landscaping areas with a minimum of 6 inches of topsoil and finished with sod matching existing grass species for disturbed areas. Contractor is responsible for the initial watering of the sod when installed and then watering will be turned over to the owner. Contractor is responsible for providing water source, there are **NOT** hose bibs located on the exterior of the buildings. Grass seeding will not be permitted. Contractor shall furnish all labor materials and equipment necessary for sod installation for all disturbed areas caused by Construction activities.
23. This contractor shall prune existing tree branches as required to accommodate construction operations and provide clearance for access and work. This shall be performed in accordance with accepted arboricultural standards to prevent damage to the tree. This contractor shall limit pruning to the minimum necessary. Contractor shall get approval from the Construction Manager, CHMHI and Designer prior to removal.

B. **Alternate #01** – Brick Patching in lieu of Brick Replacement: Trade Contractor shall include all of the following, but not limited to, as part of the contract:
1. Contractor shall patch brick with color and texture matching compound.
   a. Bid Package #01 Option #1 estimated quantity, 60 bricks.
   b. Bid Package #01 Option #2 estimated quantity, 100 bricks.
2. Please note that Brick replacement in base bid would be deducted if this alternate is accepted.
3. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
4. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
5. Execute accepted alternates under the same conditions as other work of the Contract.

C. **Unit Price #01** – Additional Tuckpointing: Trade Contractor shall include all of the following, but not limited to, as part of the contract:
1. Provide a Unit Cost for additional repointing of mortar joint in existing brick. Price the Unit Cost for cutting out existing mortar ¾” deep at head and bed joints around existing face brick and repointing new mortar according to Division 04, Section 04 0120.64
2. Unit of Measurement: four (4) Square Feet.
3. Unit prices include all necessary material, plus cost for delivery, installation, insurance, overhead, and profit.
4. Owner reserves the right to reject Contractor’s measurements of work in place that involves use of established unit prices and to have this work measured, at the Owner’s expense, by an independent surveyor acceptable to the Contractor.

D. **Unit Price #02** – Additional Tuckpointing For Deep Joint Repairs: Trade Contractor shall include all of the following, but not limited to, as part of the contract:
   1. Provide a Unit Cost for additional repointing of mortar joint in deep head and bed joints that are deeper than ¾" deep in existing brick. Repointing with new mortar according to Division 04, Section 04 0120.64. Fully cure bed joints before performing final joint pointing.
   2. Unit of Measurement: two (2) Square Feet.
   3. Unit prices include all necessary material, plus cost for delivery, installation, insurance, overhead, and profit.
   4. Owner reserves the right to reject Contractor's measurements of work in place that involves use of established unit prices and to have this work measured, at the Owner's expense, by an independent surveyor acceptable to the Contractor.

E. **Unit Price #03** – Additional Brick Replacement: Trade Contractor shall include all of the following, but not limited to, as part of the contract:
   1. Provide a Unit Cost to replace additional damaged brick units. Price the Unit Cost to cut out existing damage face brick as identified in the drawings and lay matching replacement brick into wall with new mortar according to Division 04, Section 04 0120.63.
   2. Unit of Measurement: One (1) Each.
   3. Unit prices include all necessary material, plus cost for delivery, installation, insurance, overhead, and profit.
   4. Owner reserves the right to reject Contractor's measurements of work in place that involves use of established unit prices and to have this work measured, at the Owner's expense, by an independent surveyor acceptable to the Contractor.

F. **Work Performed by Owner:** CHMHI will perform the following work items:
   1. Relocate all moveable furniture, fixtures and equipment (FF&E), including window treatments; and personal materials from each sequenced work area prior to demolition and construction activities and after new construction is completed.

PART 2 - PRODUCTS – NOT USED

PART 3 - EXECUTION – NOT USED

END OF SECTION

State of Iowa - Department of Administrative Services
109 SE 13th St.
Des Moines, Iowa 50319
P: (515) 281-7260

Project: 9513.00 HHS CHMHI Tuckpointing Phase 2.2
1251 W Cedar Loop
Cherokee, Iowa 51012

RFB Pre-Bid Minutes: Meeting #1

Meeting Date	Apr 23, 2026	**Meeting Time**	10:30 am - 11:30 am Central Time (US & Canada)
Meeting Location			
Overview	Meeting to allow prospective bidders to visit the site, when possible, and learn more about the project.		
Notes			
Attachments			

Scheduled Attendees

Name	Company	Phone Number	Email	Attendance
Jason Pigott	Cherokee Mental Health Institution	P: (712) 225-6949	jpigott@dhs.state.ia.us	Present
Jason Bellrichard	DCI Group	P: (515) 244-5043	jasonb@dcigroup-us.com	Absent
Travis Hoyle	DCI Group	P: (515) 244-5043	travish@dcigroup-us.com	Present
Jacob Borel	Kezlo Group, LLC	P: (844) 495-3956 ext. 708 ext. 708	jborel@kezlo.com	Present
Jennie Elliott	State of Iowa - Department of Administrative Services		jennie.elliott@iowa.gov	Present

Introduction

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Introductions				Open
	Description Attendees					
	Official Documented Meeting Minutes • Marla Keller - CHMHI					

Project Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	1	Project Description				Open
	Description 1. **Bid Package #01** – Masonry & Stone Repairs: 1. Pricing needs to be broken down separately between the Admin Building, North and South A, B and C and Rear Center Buildings (Bid Form Option #1) and the Voldeng Building (Bid Form Option #2) The					

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status

state intends to issue this project to the same contractor but it needs to be separated for administrative purposes.

2. This contractor shall conduct selective demolition only to the extent required for masonry and stone repairs.
3. This contractor shall provide dumpsters and temporary restroom facilities for all contractors onsite throughout construction.
4. This contractor shall complete all brick replacement, brick repointing, stone replacement and stone repointing as outlined in the contract documents. See keynotes and pictures in the drawings for types of repairs required.
5. This contractor shall be aware that portions of this project will need to be phased for access to South A, B, and C, North B, and at the Voldeng building where there is a security fence. Contractor shall work with CHMHI to develop a plan to complete work in these areas in a timely manner to limit disruptions for patients.
6. This contractor shall field verify all existing conditions prior to installation of new work.
7. This contractor shall take special precautions to protect the underground tunnel that sits under the sidewalk that runs Northeast from North B building.
8. This contractor shall complete repairs applicable to the project scope of work identified during the course of construction as part of the work, whether or not specifically indicated on the drawings. The drawings are intended to illustrate representative areas of deterioration only. The contractor shall field verify existing conditions and provide all labor, materials, equipment and incidental work necessary to complete all repairs required to restore the masonry system to a sound, weather resistive condition.
9. This contractor shall provide all shorting, bracing and structural support as required to maintain stability of existing buildings
10. This contractor shall provide temporary protection to prevent damage to adjacent building surfaces during masonry repair operations. Protection should include adjacent masonry, stone, roofing, and other surfaces from mortar droppings and staining.
11. This contractor shall provide their own water source for mixing mortar. There are **NOT** hose bibs located on the exterior of the buildings.
12. This contractor shall remove and store gutters adjacent to repair areas as needed. Provide temporary rain drainage to direct water away from the building.
13. Fire protection systems must be maintained during work. Coordinate utility shutdowns with the Construction Manager and CHMHI as required.
14. All new masonry units shall match existing adjacent construction in size, color range, texture, finish, coursing and joint profile.
15. This contractor shall install replacement brick and stone to maintain existing bonding pattern and coursing alignment. Maintain existing joint widths.
16. This contractor shall provide mortar for repointing and rebuilding to match existing in composition, color, aggregate gradation, and tooling unless otherwise approved by the Construction Manager, CHMHI and Designer.
17. This contractor shall protect masonry and stone from excessive evaporation in hot weather, providing shade and wind breaks as required. This contractor shall not apply mortar to substrates at or above 90 degrees Fahrenheit. Work shall only be performed when ambient air temperature is between 40 degrees and 90 degrees Fahrenheit and forecast to remain within that range for a minimum of seven days after installation.
18. This contractor shall provide cold weather protection, including enclosure and heat when temperature is below 40 degrees.
19. This contractor shall clean completed masonry using low-pressure water spray (100-400 PSI) and nonmetallic tools only. Do not use acidic or alkaline cleaners.

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status

20. This contractor shall repair or replace all existing site features to remain that are damaged as a result of construction activities, including but not limited to walls, pavements, utilities, fences and landscaping.
21. This contractor shall repair all landscaping areas with a minimum of 6 inches of topsoil and finished with sod matching existing grass species for disturbed areas. Contractor is responsible for the initial watering of the sod when installed and then watering will be turned over to the owner. Contractor is responsible for providing water source, there are **NOT** hose bibs located on the exterior of the buildings. Grass seeding will not be permitted. Contractor shall furnish all labor materials and equipment necessary for sod installation for all disturbed areas caused by Construction activities.
22. This contractor shall prune existing tree branches as required to accommodate construction operations and provide clearance for access and work. This shall be performed in accordance with accepted arboricultural standards to prevent damage to the tree. This contractor shall limit pruning to the minimum necessary. Contractor shall get approval from the Construction Manager, CHMHI and Designer prior to removal.

1. **Unit Price #01** – Additional Tuckpointing: Trade Contractor shall include all of the following, but not limited to, as part of the contract:
    1. Provide a Unit Cost for additional repointing of mortar joint in existing brick. Price the Unit Cost for cutting out existing mortar ¾” deep at head and bed joints around existing face brick and repointing new mortar according to Division 04, Section 04 0120.64
    2. Unit of Measurement: four (4) Square Feet.
    3. Unit prices include all necessary material, plus cost for delivery, installation, insurance, overhead, and profit.
    4. Owner reserves the right to reject Contractor’s measurements of work in place that involves use of established unit prices and to have this work measured, at the Owner’s expense, by an independent surveyor acceptable to the Contractor.

1. **Unit Price #02** – Additional Tuckpointing For Deep Joint Repairs: Trade Contractor shall include all of the following, but not limited to, as part of the contract:
    1. Provide a Unit Cost for additional repointing of mortar joint in deep head and bed joints that are deeper than ¾” deep in existing brick. Repointing with new mortar according to Division 04, Section 04 0120.64. Fully cure bed joints before performing final joint pointing.
    2. Unit of Measurement: two (2) Square Feet.
    3. Unit prices include all necessary material, plus cost for delivery, installation, insurance, overhead, and profit.
    4. Owner reserves the right to reject Contractor’s measurements of work in place that involves use of established unit prices and to have this work measured, at the Owner’s expense, by an independent surveyor acceptable to the Contractor.

1. **Unit Price #03** – Additional Brick Replacement: Trade Contractor shall include all of the following, but not limited to, as part of the contract:

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status

1. Provide a Unit Cost to replace additional damaged brick units. Price the Unit Cost to cut out existing damage face brick as identified in the drawings and lay matching replacement brick into wall with new mortar according to Division 04, Section 04 0120.63.
2. Unit of Measurement: One (1) Each.
3. Unit prices include all necessary material, plus cost for delivery, installation, insurance, overhead, and profit.
4. Owner reserves the right to reject Contractor’s measurements of work in place that involves use of established unit prices and to have this work measured, at the Owner’s expense, by an independent surveyor acceptable to the Contractor.

Official Documented Meeting Minutes

- Will be two separate contracts with separate COI's and P&P Bonds.
    - One contract for Main Building, North & South A, B, and C, and rear center
    - Separate contract for Voldeng Building
- Generators will be needed for power onsite.
- Contractors to provide 7 days notice for work being done inside areas of secure fence where patients have access.
-

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Project Schedule				Open

Description

- NOI Issued: May 5th
- Submittals: May - June 2026
- Construction: Mid August - November 2026
- Closeout: December 2026

A pull-plan session will be held with the successful bid package contractors to finalize the construction schedule.

State Holidays: New Year's Day, Martin Luther King Day, Memorial Day, 4th of July, Labor Day, Veterans Day, Thanksgiving and day after Thanksgiving, Christmas Day

Official Documented Meeting Minutes

- Construction can begin prior to August as long as submittals have been approved.
- Due to feedback from contractors during the pre-bid meeting, substantial completion date will be pushed back to June 25th, 2027

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.3	1	Site Rules				Open

Description

- Onsite supervision by Prime Contractor is required at all times when work by that contractor or their subcontractors/suppliers is taking place.
- Contractors shall provide daily logs for each day they are on site.
- Construction progress meeting will be established once construction starts.
- It is of the utmost importance to show respect and courtesy to all staff at all times.

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status

- Clean all debris, materials, and bring all finishes back to existing conditions in the area they were working in prior to moving to the next area.
- No smoking, vaping or smokeless tobacco use onsite.
- Temporary facilities
    - To be provided by Bid Package #01 for use by all the contractors for the duration of construction.
- Tool control
    - All tools and equipment shall be monitored and secured at all times. No vehicles shall be left unlocked when unattended at at no times shall keys be left in vehicles when unoccupied.
- Background checks
    - Are required for this project
- Work hours
    - Typical hours are 7 AM - 5 PM Monday-Friday. Other hours can be arranged on an as needed basis.
- View Specification 01 1200 - Contract Summary 01 1201 - General Work Requirements and 01 1202 - Special Work Requirements for more information.

Official Documented Meeting Minutes

- Per contract summary, Background Checks will be required for all construction workers. This process can take around 1-2 weeks to complete so please ensure that these are submitted in a timely manner
- Contractors will need to take extra precaution to not leave behind materials, tools etc... in patient areas. A sweep should be done at minimum on a daily basis before contractors leave for the day to ensure that nothing is left behind

RFB Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	Bid Submission				Open

Description

- Bids are due **2:00 pm, Monday May 4th, 2026**
- The Bid shall be submitted to the Issuing Officer through the IMPACS Electronic Procurement System.
    - Link and information is in the project manual
    - Contractors will need to register prior to bidding
    - Bidders will need to register regardless of whether it has already done business with the State of Iowa.
    - Bidders should complete the registration process and ensure the ability to log in as soon as possible to ensure Bids can be submitted on the due date.
    - Please make sure the electronic documents submitted contain any required signatures. Digital signatures will be accepted.
- Bid Opening will be held via conference call on **3:00 pm, Monday May 4th, 2026**
- Contractor shall reference section 00 0116 for the bid submittal checklist
    - Bid Proposal Information
    - Certification of Site Visit
    - Non Discrimination Clause Information
    - Contractor Targeted Small Business Enterprise Pre-Bid Contract Information
    - Bid Security – 5% of total Bid amount
- Apparent low bidder will be required to submit subcontractor/supplier list 48hrs after the bid opening

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	1	Bid Schedule				Open

Description

- Questions/Substitutions Due in Writing to Construction.Procurement@iowa.gov: by 2:00 pm Tuesday April 28th 2026
- Addendum Issued: Final by 4/30/2026
- Bids Due: 5/4/2026 at 2:00 pm
- Tentative NOI Issued: 5/4/2026

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.3	1	Administrative Details				Open

Description

- Contractors will sign a modified ConsensusDocs 802. Example in the project manual.
- Project-specific Certificate of Insurance must be provided prior to contract execution. Follow example in the project manual and limits in the 802.
- Project-specific P&P bonds must be provided prior to contract execution.
- Successful contractor must turn in their list of subcontractors and suppliers within 48 hours of the bid.
- DAS will provide tax exempt certificates upon request.
- Procore will be used for all project management, at no cost to the trade contractor.
    - Submittals, Invoicing, RFIs, ASIs, PRs, RFQs
    - Contracts, Change Orders and Certificates of Substantial and Final Completion will also use Docusign
- Contractor Schedule of Values shall be broken out as specified in the project manual.
    - SOV must contain a closeout line item for at least 1% of the total contract value.
    - This line item can only be invoiced once the certificate of final completion has been signed by all parties.
- DCI Group will also schedule OAC and contractor coordination meetings to occur weekly during construction

Official Documented Meeting Minutes

- Will be two separate contracts with separate COI's and P&P Bonds.
    - One contract for Main Building, North & South A, B, and C, and rear center
    - Separate contract for Voldeng Building

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.4	1	Pre-Bid Site Visits				Open

Description
Contractors can walk the site following the conclusion of this meeting

Questions

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Questions				Open

Description
Submit all questions in writing to construction.procurement@iowa.gov.

These meeting minutes are believed to be an accurate reflection of those items discussed and the conclusions that were reached during the referenced meeting. Please contact State of Iowa - Department of Administrative Services if there are any discrepancies or questions with the content of these minutes.

Meeting: RFB951300-01 CHMHI Tuckpointing Phase 2.2 – Pre-Bid Meeting

Date: 4/23/2026

Attendees

In Attendance (Initial)	Name		Company
	Travis Hoyle	641-485-7057	DCI Group
TR	Travis Wiselman	605-505-0455	Mid-Continental Rst.
	Mike Mann	816) 520-3902	Innovative Masonry Rest.
	Jason Pigott	712-225-1699	CMHI
	Marla Keller	712-225-0449	CMHI
	Cody Black	515-631-8213	MTS
	Jacob Borel	641-525-5102	Kezlo Group

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Meeting: RFB951300-01 CHMHI Tuckpointing Phase 2.2 – Pre-Bid Meeting #2

Date: 4/24/2026

Attendees

In Attendance (Initial)	Name		Company
	Travis Hoyle	641-485-7057	DCI Group
	Jason Pigott	712-225-1699	CMHI
	Maria Keller	712-225-6949	CMHI
	Cornelio Guzman	304 429-3324	BSM
	Zach Johnson	563-424-0944	TNT Tuckpointing
	Jacob Borel	641-525-5102	Ikezlo Group

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AMR Labs

1525 Corona Dr.
Granbury, TX 76048

817-366-8376
Mortarlab.com
mortarlab@gmail.com

Types of Testing Paid ____ Send Invoice ____

Rush Processing ____
Mortar Composition ✓ 2
Sand Sieve ✓ 2
Color Matching ____ Boxes Ordered ____
Compressive Strength ____

Contact Name: Jacob Borel
Business:
Address: 23320 Pheasant Ave
City, ST Zip: Mason City, IA 50401
E-mail: jborel@kelkezlo.com

Job Name/#: HHS CHMI Tuckpointing
State of Iowa (DAS) Kelkezlo Group
Address:
City, ST Zip: Cherokee, IA
Phone: 641-525-5102

Sample #/Location: S2 Valdeng

Compressive Strength: N/A____ Crushing pressure is relative to size, age, and shape of samples tested. Some variance is allowed.

75 psi ___ 150 psi ___ · 350 psi ___ 400 psi ___ 750 psi ___ · 1800 psi ___ 2800 psi ___ Over 2800 psi ___

Powder · Shatter ✓ Can be crumbled by hand ____ or under light load ____ Consistent ____ Inconsistent ✓

7 day _____ 14 day _____ 28 ½ day _____ Date Made: _____

250 - 550

Based on compressive strength, mortar is likely Type: (L ✓) K (O ·) NC N S M Portland Cement

Visible Parts:

Historic Lime ___ Unmixed Lime ___ Unmixed Portland ___ Large Aggregates ___ Hair ___ Plant Fiber/Grass ___ Shells/Reactive Aggregates ___ Sandy ___
Deterioration ___ Algae ___ Paint ___ Indicates Repair/Pointing ___ Color _____ White Specs ___ Large White Specs ___ Clay ___ Moist ___

Notes:

Weight Loss: 24.31 g - 13.73 g = 10.58 g /start weight = _____ = 43.52 % Loss

Weight Loss 2: _____ g - _____ g = _____ g /start weight = _____ = _____ % Loss

Acid Reaction and Weight Loss are consistent with test results for mortar type: ✓L ___K ___O ___NC ___N ___S ___M ___Portland Cement

Acid Reaction: Reactive Aggregates ____ Violent ____ Slow ____
Pigment ____ : Color _____
Lime Reaction: ___VH ✓H ___MH ___M ___ML ___Low ___VL ___None
Portland Reaction: ___VH ___H ___MH ___M ___ML ___Low · ___VL ✓None
Solution: Requires Heating ____ Green ___ Orange ___ Clear · /Cloudy ___
Indication of Sealer ___ Latex ___ Clumping ___ Pos. Gypsum ___ Yellow ✓
Samples being tested are different ___

Sand: Graded___ Not Graded ___ Source: Quarry ___ River___ Mixed ___
Size and Shape: Some ¼ inch or larger _____ None larger than sieve #16 ___
Rounded ___ Jagged ✓ Flat ___
Gradation: General ___– _____% #30 sieve or larger

Sand Color:
Clear ✓, Tan ✓, Brown ✓, Red ___, Pink ___,
Yellow ___, Black ✓, Grey ___, White ✓,
Other _____

Full Sieve Analysis ___ – #4-\ ____%, #8-\ ____%, #16-12.39%, #30-45.79%, #50-28.51%, #100-10.22%, #200-2.48%, Fine-0.61%

Notes:

Summary:

Mortar Type: L ✓, K___, O___, NC___, N___, S___, M___, Portland Cement___, Gypsum___, (Use White Portland___)

Mortar Formula: P=Portland, L=Lime, S=Sand, G=Gypsum, NC=Natural Cement

Sand variance is between 2.25 and 3 parts sand by volume. P+L= total Mix multiplied by 2.25 to 3 parts sand. Always measure sand as loose damp aggregate.

Lime Mortar= 1 part lime : 3 sand
Portland Cement= 1 part Portland : 3 sand
Natural Cement= 1 part Natural Cement: 3 sand
Gypsum Mortar= 1 part Gypsum : 3 sand
Type K= (1P:3L): 12 Sand
Type O= (1P:2.5L): 10.5 Sand
Type N= (1P:1.25L): 6.75 Sand
Type S= (1P:1/2L): 4.5 Sand
Type M= (1P:1/4L): 3.75 Sand

Ratio of Mix to Sand: Use Sand portion times the total of (P+L): 2.25___, 2.5 ✓, 2.75___, 3___, 4___, Other_____

Lime: Large Historic Lime____, Smaller Historic Lime____, Type S/SA Lime____, Lime Putty ✓, Dolomitic Impurities Low ✓ / High ___

Additional Notes/Recommendations:

Color Match:
Color Code: Type:_____, #: _____
Pigments: None___, As Needed___
Tablespoons/Gallon Mix:
___Lt Buff, ___Dk Buff, ___TX Buff, ___Red, ___Charcoal, ___Brown, ___Terracotta, ___Maroon, Other:_____

Date of Analysis: 3/17/2026
Approved/Performed By:
James Nech – GM-AMR

AMR Labs

1525 Corona Dr.
Granbury, TX 76048

817-366-8376
Mortarlab.com
mortarlab@gmail.com

Types of Testing — Paid ____ Send Invoice ____

Rush Processing ____
Mortar Composition ✓ 2
Sand Sieve ✓ 2
Color Matching ____ Boxes Ordered ____
Compressive Strength ____

Contact Name: Jacob Borel
Business: ____
Address: 23320 Pheasant Ave
City, ST Zip: Mason City, IA 50401
E-mail: jborel@kotkezlo.com

Job Name/#: HHS CHMI Tuckpointing
State of Iowa (DAS) Kezlo Group
Address: ____
City, ST Zip: Cherokee, IA
Phone: 641-525-5102

Sample #/Location: Main S1

Compressive Strength: N/A____ Crushing pressure is relative to size, age, and shape of samples tested. Some variance is allowed.

75 psi ___ 150 psi ___ 350 psi ___ 400 psi ___ 750 psi ___ 1800 psi ___ 2800 psi ___ Over 2800 psi ___

Powder · ✓ Shatter ▲ Can be crumbled by hand ____ or under light load ____ Consistent ____ Inconsistent ____

7 day ____ 14 day ____ 28 ½ day ____ Date Made: ____

80-100

Based on compressive strength, mortar is likely Type: L ✓ K ___ O ___ NC ___ N ___ S ___ M ___ Portland Cement

Visible Parts:

Historic Lime ___ Unmixed Lime ___ Unmixed Portland ___ Large Aggregates ___ Hair ___ Plant Fiber/Grass ___ Shells/Reactive Aggregates ___ Sandy ___
Deterioration ___ Algae ___ Paint ___ Indicates Repair/Pointing ___ Color ____ White Specs ___ Large White Specs ___ Clay ___ Moist ___

Notes: ____

Weight Loss: 38.54 g - 18.03 g = 20.51 g /start weight = ____ = 53.21 % Loss

Weight Loss 2: ____ g - ____ g = ____ g /start weight = ____ = ____ % Loss

Acid Reaction and Weight Loss are consistent with test results for mortar type: ✓ L ___ K ___ O ___ NC ___ N ___ S ___ M ___ Portland Cement

Acid Reaction: Reactive Aggregates ___ Violent · ___ Slow ___
Pigment ____ : Color ____
Lime Reaction: ___VH ✓H ___MH ___M ___ML ___Low ___VL ___None
Portland Reaction: ___VH ___H ___MH ___M ___ML · Low ___VL ✓None
Solution: Requires Heating ___ Green ___ Orange · Clear ·· /Cloudy ___
Indication of Sealer ___ Latex ___ Clumping ___ Pos. Gypsum ___ Yellow ✓
Samples being tested are different ___

Sand: Graded___ Not Graded ___ Source: Quarry ___ River___ Mixed ___
Size and Shape: Some ¼ inch or larger ____ None larger than sieve #16 ___
Rounded ___ Jagged ✓ Flat ___
Gradation: General ___– ____% #30 sieve or larger

Sand Color:
Clear ✓, Tan ✓, Brown ✓, Red ___, Pink ___, Yellow ___, Black ✓, Grey ___, White ✓,
Other ____

Full Sieve Analysis ___ – #4-\ \ %, #8-\ \ %, #16-10.16 %, #30-44.45 %, #50-31.63 %, #100-10.55 %, #200-1.94 %, Fine-1.27 %

Notes:

Summary:

Mortar Type: L ✓, K___, O___, NC___, N___, S___, M___, Portland Cement___, Gypsum___, (Use White Portland___)

Mortar Formula: P=Portland, L=Lime, S=Sand, G=Gypsum, NC=Natural Cement

Sand variance is between 2.25 and 3 parts sand by volume. P+L= total Mix multiplied by 2.25 to 3 parts sand. Always measure sand as loose damp aggregate.

Lime Mortar= 1 part lime : 3 sand
Portland Cement= 1 part Portland : 3 sand
Natural Cement= 1 part Natural Cement: 3 sand
Gypsum Mortar= 1 part Gypsum : 3 sand
Type K= (1P:3L): 12 Sand
Type O= (1P:2.5L): 10.5 Sand
Type N= (1P:1.25L): 6.75 Sand
Type S= (1P:1/2L): 4.5 Sand
Type M= (1P:1/4L): 3.75 Sand

Ratio of Mix to Sand: Use Sand portion times the total of (P+L): 2.25___, 2.5 ✓, 2.75___, 3___, 4___, Other___

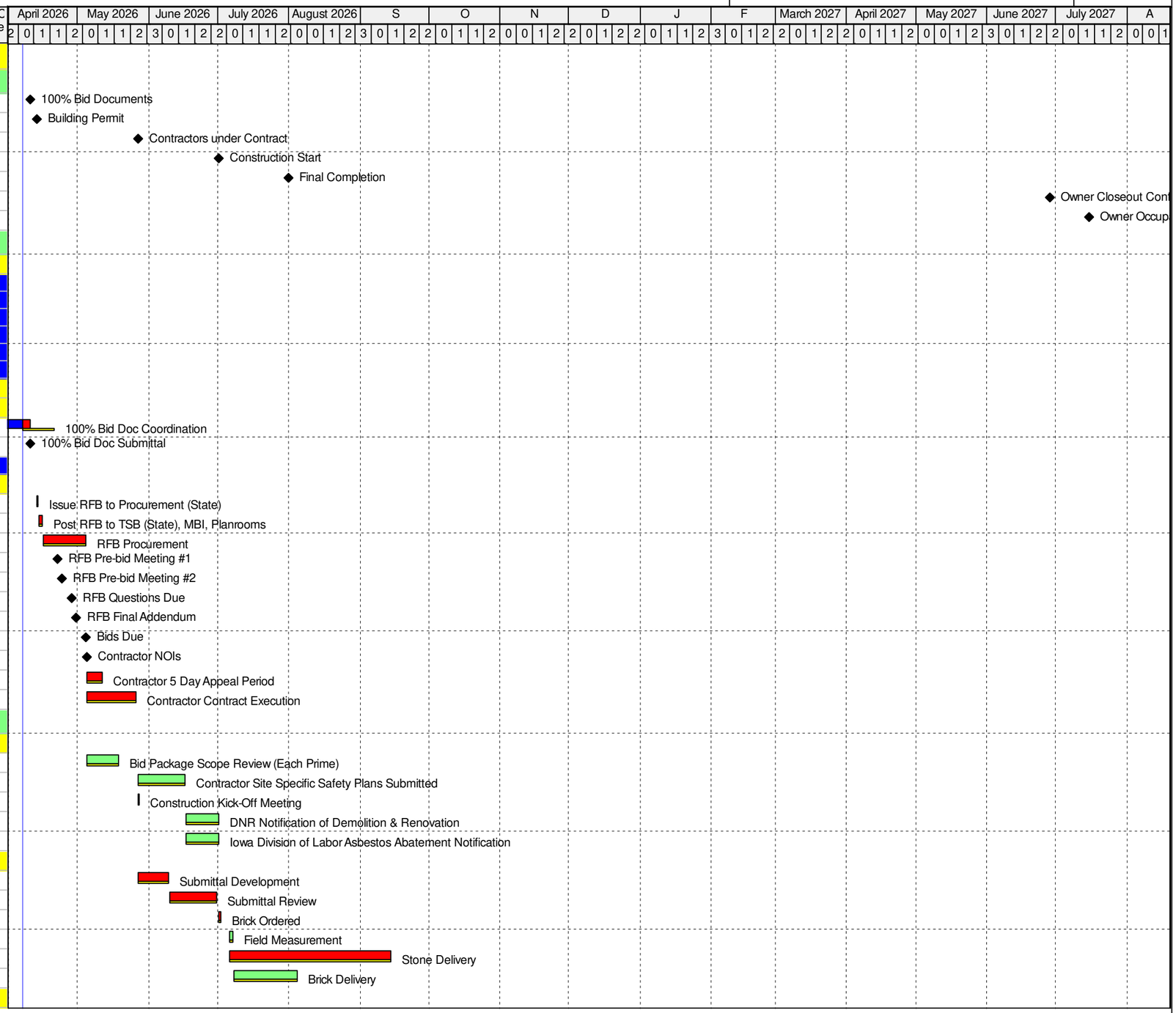
Lime: Large Historic Lime___, Smaller Historic Lime · , Type S/SA Lime___, Lime Putty ✓, Dolomitic Impurities Low ✓ / High ___

Additional Notes/Recommendations:

Color Match:
Color Code: Type:_____, #: _____
Pigments: None___, As Needed___
Tablespoons/Gallon Mix:
___Lt Buff, ___Dk Buff, ___TX Buff, ___Red, ___Charcoal, ___Brown, ___Terracotta, ___Maroon, Other:_____

Date of Analysis:
3 / 17 / 2026
Approved/Performed By:
James Nech – GM-AMR

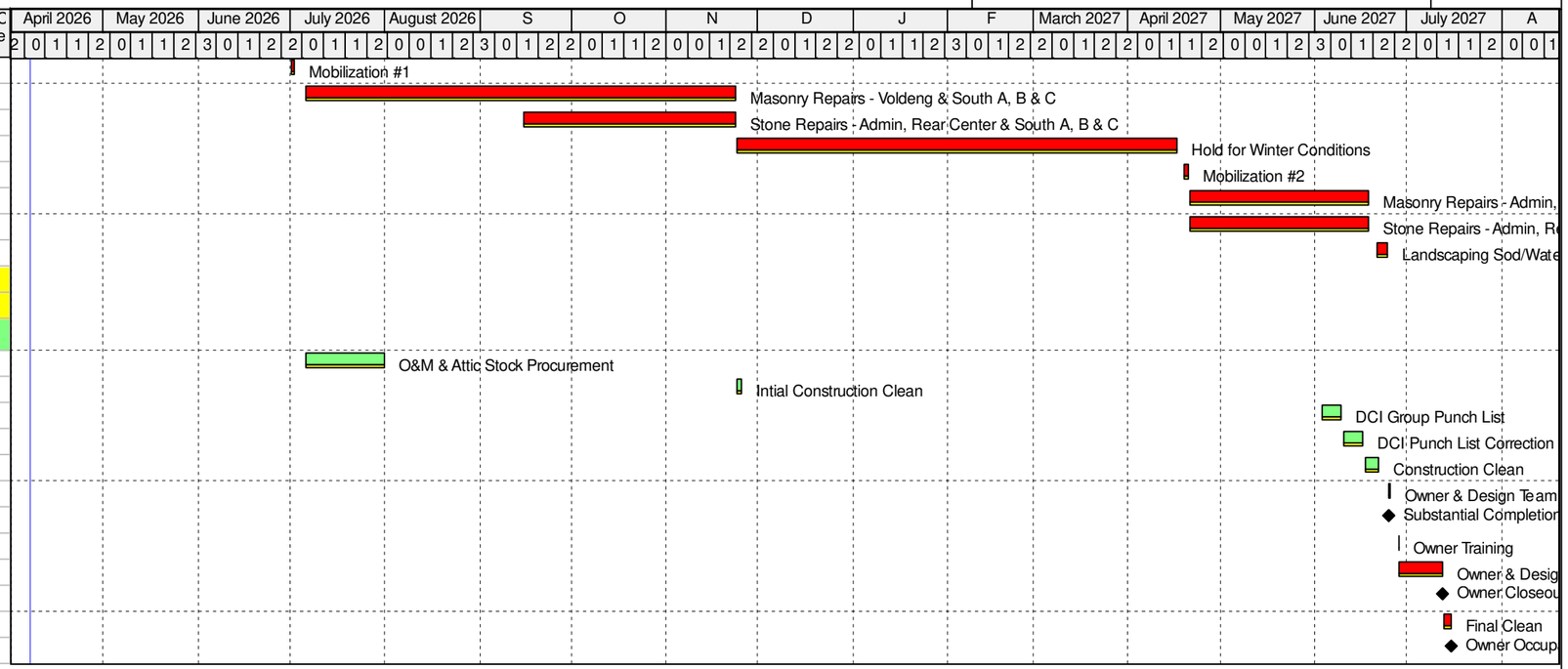
Activity Name	Remaining Duration	Start	Finish	Prev Start (BL1 Start)	Prev Finish (BL1 Finish)	DC Re
9513.00 CHMHI Tuckpointing Phase 2.2						
Milestones						
100% Bid Documents	0		10-Apr-26		10-Apr-26	
Building Permit	0	13-Apr-26		13-Apr-26		
Contractors under Contract	0	27-May-26		27-May-26		
Construction Start	0	01-Jul-26		01-Jul-26		
Final Completion	0		31-Jul-26		31-Jul-26	
Owner Closeout Conference	0		28-Jun-27		28-Jun-27	
Owner Occupancy	0		15-Jul-27		15-Jul-27	
Preconstruction						
Consultant Selection						
Environmental Consultant						
Design Consultnat						
Geotechnical Consultant						
Commissioning Consultant						
Hazardous Materials Consultant						
Special Inspections Consultant						
Site Selection						
Design						
100% Bid Doc Coordination	4	24-Mar-26 A	10-Apr-26	07-Apr-26	20-Apr-26	
100% Bid Doc Submittal	0		10-Apr-26		10-Apr-26	
Utility Providers						
Bid Letting						
Issue RFB to Procurement (State)	1	13-Apr-26	13-Apr-26	13-Apr-26	13-Apr-26	
Post RFB to TSB (State), MBI, Planrc	2	14-Apr-26	15-Apr-26	14-Apr-26	15-Apr-26	
RFB Procurement	13	16-Apr-26	04-May-26	16-Apr-26	04-May-26	
RFB Pre-bid Meeting #1	0	22-Apr-26		22-Apr-26		
RFB Pre-bid Meeting #2	0	24-Apr-26		24-Apr-26		
RFB Questions Due	0		28-Apr-26		28-Apr-26	
RFB Final Addendum	0		30-Apr-26		30-Apr-26	
Bids Due	0		04-May-26		04-May-26	
Contractor NOIs	0	05-May-26		05-May-26		
Contractor 5 Day Appeal Period	5	05-May-26	11-May-26	05-May-26	11-May-26	
Contractor Contract Execution	15	05-May-26	26-May-26	05-May-26	26-May-26	
Construction						
Administrative						
Bid Package Scope Review (Each Pr	10	05-May-26	18-May-26	05-May-26	18-May-26	
Contractor Site Specific Safety Plans	15	27-May-26	16-Jun-26	27-May-26	16-Jun-26	
Construction Kick-Off Meeting	1	27-May-26	27-May-26	27-May-26	27-May-26	
DNR Notification of Demolition & Rei	10	17-Jun-26	01-Jul-26	17-Jun-26	01-Jul-26	
Iowa Division of Labor Asbestos Abat	10	17-Jun-26	01-Jul-26	17-Jun-26	01-Jul-26	
Procurement						
Submittal Development	10	27-May-26	09-Jun-26	27-May-26	09-Jun-26	
Submittal Review	15	10-Jun-26	30-Jun-26	10-Jun-26	30-Jun-26	
Brick Ordered	2	01-Jul-26	02-Jul-26	01-Jul-26	02-Jul-26	
Field Measurement	2	06-Jul-26	07-Jul-26	06-Jul-26	07-Jul-26	
Stone Delivery	50	06-Jul-26	14-Sep-26	06-Jul-26	14-Sep-26	
Brick Delivery	20	08-Jul-26	04-Aug-26	08-Jul-26	04-Aug-26	
Site Development						

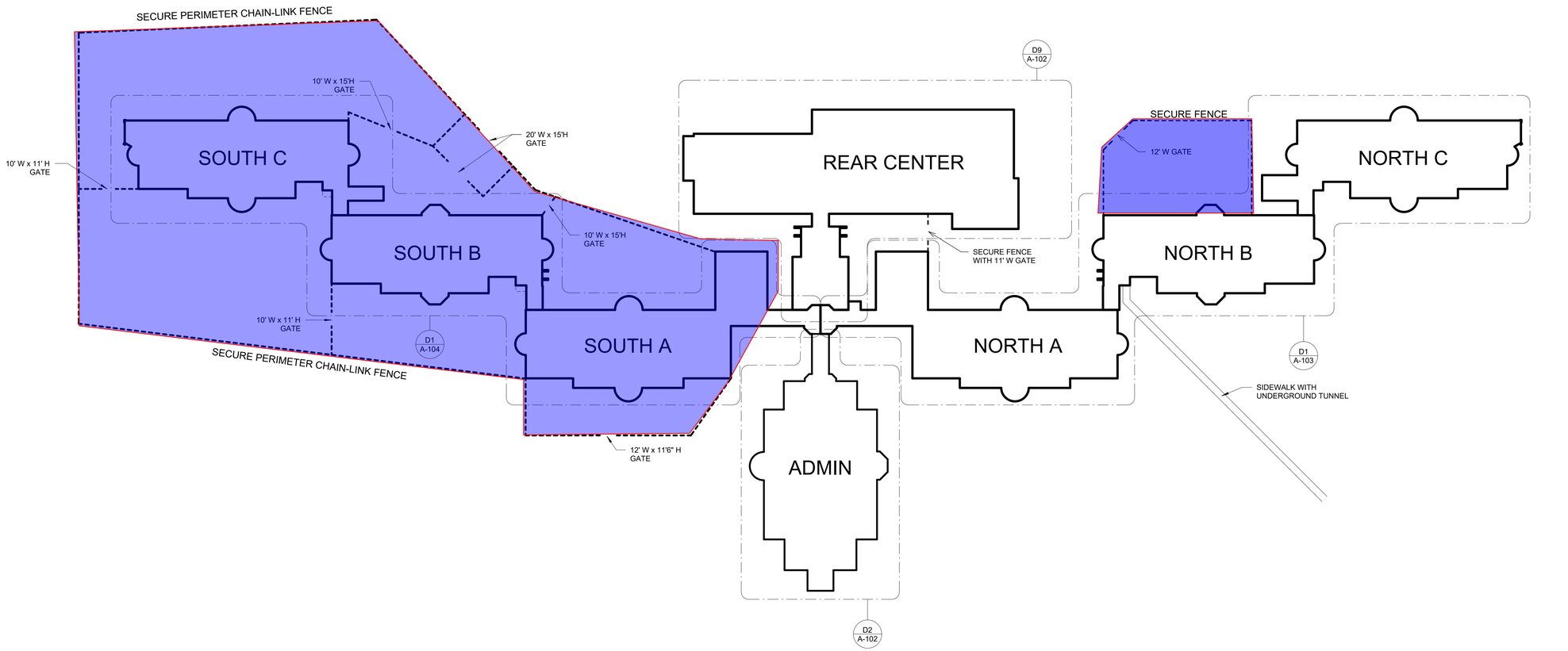


Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Data Date: 07-Apr-26
Baseline:

Activity Name	Remaining Duration	Start	Finish	Prev Start (BL1 Start)	Prev Finish (BL1 Finish)	DC Re
Mobilization #1	2	01-Jul-26	02-Jul-26	01-Jul-26	02-Jul-26	
Masonry Repairs - Voldeng & South A	100	06-Jul-26	23-Nov-26	06-Jul-26	23-Nov-26	
Stone Repairs - Admin, Rear Center	50	15-Sep-26	23-Nov-26	15-Sep-26	23-Nov-26	
Hold for Winter Conditions	100	24-Nov-26	16-Apr-27	24-Nov-26	16-Apr-27	
Mobilization #2	2	19-Apr-27	20-Apr-27	19-Apr-27	20-Apr-27	
Masonry Repairs - Admin, Rear Cent	42	21-Apr-27	18-Jun-27	21-Apr-27	18-Jun-27	
Stone Repairs - Admin, Rear Center	42	21-Apr-27	18-Jun-27	21-Apr-27	18-Jun-27	
Landscaping Sod/Watering	4	21-Jun-27	24-Jun-27	21-Jun-27	24-Jun-27	
Foundations and Structure						
Interior						
Closeout						
O&M & Attic Stock Procurement	20	06-Jul-26	31-Jul-26	06-Jul-26	31-Jul-26	
Intial Construction Clean	2	24-Nov-26	25-Nov-26	24-Nov-26	25-Nov-26	
DCI Group Punch List	5	03-Jun-27	09-Jun-27	03-Jun-27	09-Jun-27	
DCI Punch List Correction	5	10-Jun-27	16-Jun-27	10-Jun-27	16-Jun-27	
Construction Clean	3	17-Jun-27	21-Jun-27	17-Jun-27	21-Jun-27	
Owner & Design Team Punch List	1	25-Jun-27	25-Jun-27	25-Jun-27	25-Jun-27	
Substantial Completion	0	25-Jun-27		25-Jun-27		
Owner Training	1	28-Jun-27	28-Jun-27	28-Jun-27	28-Jun-27	
Owner & Design Team Punch List Cor	10	28-Jun-27	12-Jul-27	28-Jun-27	12-Jul-27	
Owner Closeout Conference	0		12-Jul-27		12-Jul-27	
Final Clean	3	13-Jul-27	15-Jul-27	13-Jul-27	15-Jul-27	
Owner Occupancy	0		15-Jul-27		15-Jul-27	





C2 ADMIN, NORTH A,B,C, SOUTH A,B,C & REAR CENTER - OVERALL PLAN
1" = 40'-0"

ARCHITECT OF RECORD:
kezlo
KEZLO GROUP, LLC
P.O. BOX 1086
BROOKHAVEN, PA 19015
P: (844) 495-3956
www.kezlo.com

SEAL

LICENSED PROFESSIONAL ARCHITECT
JASON WINTERS
ARC08750
IOWA

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA, LICENSE NUMBER ARC08750, EXPIRATION DATE 06.30.2027

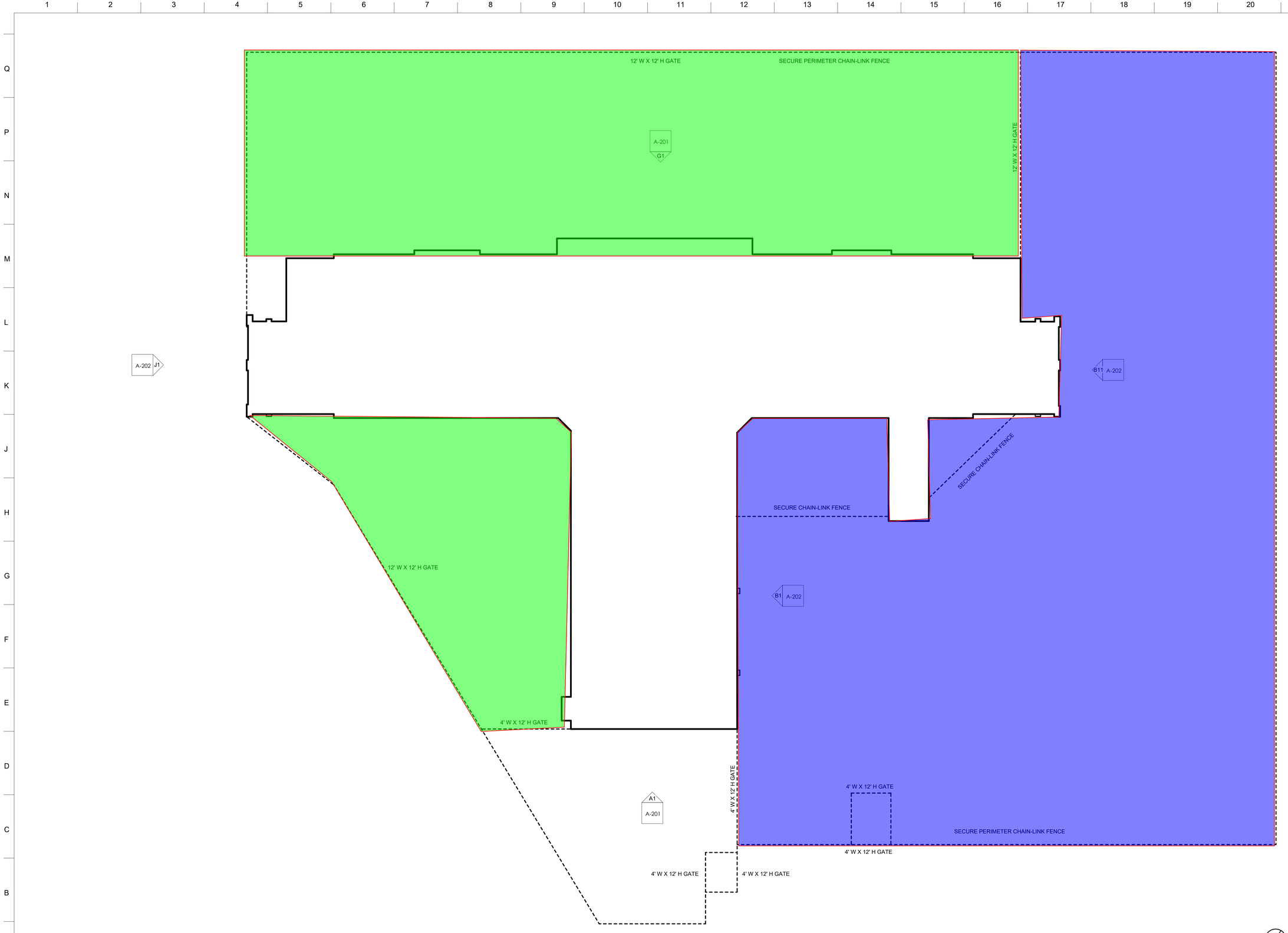
CLIENT:
IOWA
IOWA DEPARTMENT OF ADMINISTRATIVE SERVICES (DAS)
109 SE 13TH ST, DES MOINES, IA 50319-0105
P: 515-281-7260

ISSUED/REVISIONS

#	DESCRIPTION	DATE
1	100% SUBMISSION	04.07.2026

DESIGNED BY: JACOB BOREL
DRAWN BY: SONIA TRUJILLO
DATE: 04.07.2026
PROJECT NUMBER: 9513.00
PROJECT TITLE: HHS CHMI TUCKPOINTING PHASE 2.2
SHEET NAME: ADMIN, NORTH A,B,C, SOUTH A,B,C & REAR CENTER - OVERALL PLAN
SHEET NUMBER: A-101

100% SUBMISSION



A1 VOLDENG OVERALL PLAN

3/32" = 1'-0"

ARCHITECT OF RECORD:

KEZLO GROUP, LLC
P.O. BOX 1086
BROOKHAVEN, PA 19015
P: (844) 495-3956
www.kezlo.com

SEAL

LICENSED PROFESSIONAL ARCHITECT
JASON WINTERS
ARC08750
IOWA

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA, LICENSE NUMBER ARC08750, EXPIRATION DATE 06.30.2027

CLIENT:

IOWA DEPARTMENT OF ADMINISTRATIVE SERVICES (DAS)
109 SE 13TH ST, DES MOINES, IA 50319-0105
P: 515-281-7260

ISSUED/REVISIONS

#	DESCRIPTION	DATE
1	100% SUBMISSION	04.07.2026

DESIGNED BY: JACOB BOREL
DRAWN BY: SONIA TRUJILLO

DATE: 04.07.2026

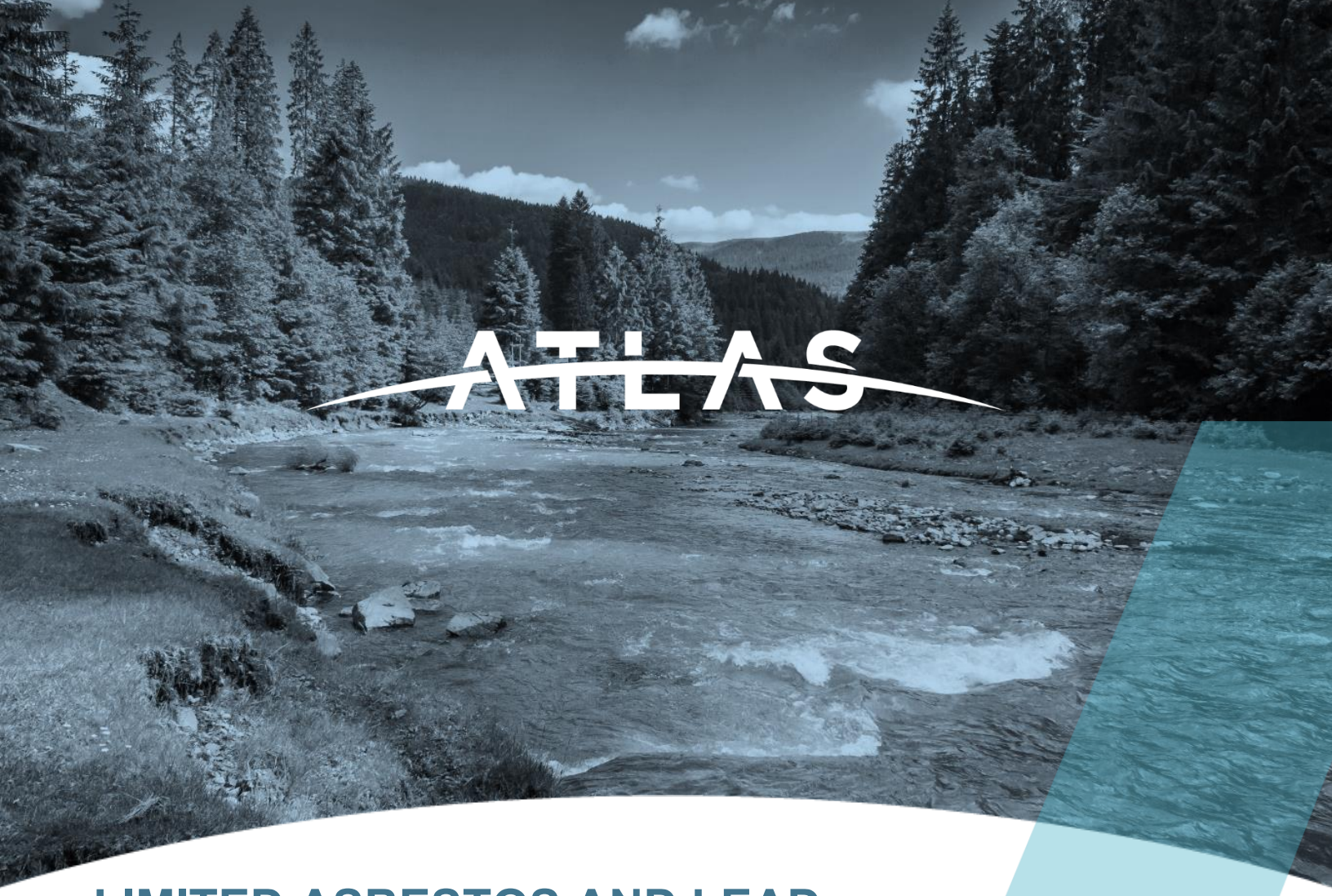
PROJECT NUMBER: 9283.00

PROJECT TITLE: DAS CHMHI VOLDENG BUILDING 1ST FLOOR REMODEL

SHEET NAME: OVERALL PLAN

SHEET NUMBER: A-101

100% SUBMISSION



LIMITED ASBESTOS AND LEAD PAINT SURVEY

CHMHI TUCKPOINTING PHASE 2.2 PROJECT 9513.00

1251 WEST CEDAR LOOP

CHEROKEE, IOWA 51012

204BS10011

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

April 21, 2026

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

April 21, 2026

Ms. Jennie Elliot
Iowa Department of Administrative Services
109 SE 13th Street
Des Moines, IA 50319

Subject: **Limited Asbestos and Lead Paint Survey**
CHMHI Tuckpointing Phase 2.2 Project #9513.00
Cherokee Mental Health Institute
1251 West Cedar Loop
Cherokee, Iowa
Atlas No: 204BS10011

Dear Ms. Elliot:

Atlas Technical Consultants LLC (Atlas) is pleased to submit the attached Limited Asbestos and Lead Paint 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

Chris Nicolet
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

LETTER OF TRANSMITTAL i

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Limited Asbestos and Lead Paint Survey

HHS CHMHI Tuckpointing Phase 2.2 Project #9513.00
1251 West Cedar Loop
Cherokee, Iowa
Atlas No.: 204BS10011

1.0 SCOPE OF SERVICES

The purpose of this project was to perform a Limited Asbestos and Lead Paint Survey of the above-referenced property prior to proposed renovation and demolition activities.

2.0 GENERAL SITE CONDITIONS

The survey was conducted at the Cherokee Mental Health Institute (CHMHI) as part of the Tuckpointing Phase 2.2 Project #9513.00 located at 1251 West Cedar Loop in Cherokee, Iowa. The survey area was limited to exterior materials that will be disturbed as part of planned tuckpointing activities.

3.0 ASBESTOS SURVEY

On April 13, 2026, the exterior materials as a part of HHS CHMHI Tuckpointing Phase 2.2 Project # 9513.00, were inspected for ACM by inspector Mr. Chris Nicolet of Atlas. Mr. Nicolet has completed the requisite training for asbestos accreditation as an inspector at a state-approved training provider under TSCA Title II. Mr. Nicolet's State of Iowa Inspector number is 26-14231.

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 **29** 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 laboratory separated multi-layered materials into individual layers and analyzed a total of **31** individual layers. 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	Red Stone - Grout	Admin Building – North Side Basement
A-2	Red Grout/Stone Around Windows	Admin Building – North Side 1st Floor
A-3	Brick Grout	Admin Building – North Side 1st Floor
A-4	White Window Glazing	Admin Building – North Side 1st Floor
A-5	Light Brown Brick Grout	North A – South Side 1st Floor Windows
A-6-Expansion Joint	Grey Expansion Joint	North A – South Side Around Base of Building
A-6-Concrete	Concrete Foundation	North A – South Side Around Base of Building
A-7	White Caulk	North A - Connection to Admin Central
A-8	Expansion Joint - Red	North A - East Side Basement Exterior
A-9	Red Stone Grout - Red	North A - East Side Basement Exterior
A-10	Gray Grout – Dark Brick	North A - East Side Basement Central
A-11	Tan Expansion Joint	North A - East Side 1st Floor Central
A-12-Brick	Tan Brick	North B – 1st Floor North Porch
A-12-Grout	Tan Grout	North B – 1st Floor North Porch
A-13	Red Stone – Red Grout	North B – North Side Basement Exterior
A-14	Grey Grout	North C – 1st Floor, North Side Exterior

Table 1: Suspect Asbestos-Containing Materials		
Sample Number	**Material**	**Location**
A-15	White Caulk	North C – 1st Floor Addition, North Side Exterior
A-16	Red Stone – Red Grout	North C – Basement, West Side Exterior
A-17	Tan Grout - Brick	North C – Basement, West Side Exterior
A-18	Tan Grout/Mortar	North C – Basement/Foundation, West Side Exterior
A-19	Tan Brick Grout	North C – West Side Exterior, 1st Floor
A-20	White Window Glazing	North C – West Side, Windows on 1st Floor
A-21	Red Stone – Red Grout	Rear Center Walkway from Admin, 1st Floor
A-22	Red Brick – Tan Grout	Rear Center Walkway from Admin, 1st Floor
A-23	Red Stone – Red Grout	North A – West Side Basement, Red Stone Exterior
A-24	Red Stone – Red Grout	Rear Center, West Side Basement Exterior
A-25	Red Stone – Red Grout	South A - West Side Basement Exterior
A-26	Multi-Colored Brick Grout	South A – West Side 1st Floor
A-27	Red Stone – Red Grout	South B – Southwest Corner, Basement Exterior
A-28	Multi-Colored Brick Grout	South C – East Side, 1st Floor Exterior
A-29	Red Stone – Red Grout	South A/B – East Side Basement Exterior

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**
A-2	Red Grout/Stone Around Windows	Admin Building – 1st Floor Green Trimmed Windows (wrapped in red stone)	200 LF	15% Chrysotile
A-15	White Caulk	North C – 1st Floor Addition, North Side Exterior (red stone to concrete block)	10 LF	2% Chrysotile
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 **eight** paint chip samples from 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 suspect surface coatings were collected as part of the survey:

Table 4: Lead Paint Summary

Sample Number	Sample Location	Representative Material	Paint Color	Lead Concentration (% by weight)
L-1	**Admin Building North Side – Basement Window 2nd from East end**	**Wood**	**Brown**	**6.7 %**
L-2	**Admin Building North Side – 1st Floor Window 2nd from East End**	**Wood**	**Green**	**12%**
L-3	**Admin Building North Side – Drainpipe**	**Metal**	**Red**	**17%**
L-4	**North A- Central Basement window on North Side**	**Wood**	**Brown**	**9.3%**
L-5	**North C – Central Basement Window on West Side**	**Wood**	**Brown**	**4.5%**
L-6	**North C – Central 1st Floor Window on West Side**	**Wood**	**Green**	**16%**
L-7	**Rear Center building – NW Corner Basement Window**	**Wood**	**Brown**	**11%**
L-8	**South B – North Side 1st Floor Central Window**	**Wood**	**Green**	**17%**

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 CONCLUSIONS

5.1 Asbestos

The NESHAP and OSHA regulations govern the removal of ACM. Atlas recommends that a State of Iowa certified abatement contractor be retained to properly abate and dispose of ACM identified in Table 2 above and in accordance with local, state, and federal regulations.

5.2 Lead

Lead **was identified** in excess of the USEPA level of 0.5% in all eight of the surface coatings collected and analyzed.

6.0 LIMITATIONS

The results, findings, conclusions, and recommendations expressed in this report are based solely on conditions noted during the April 13, 2026, Atlas inspection of the CHMHI Admin Building –Tuckpointing Phase 2.2 Project #9513.00 located at 1251 West Cedar Loop in Cherokee, 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.

200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order:	042607293
Customer ID:	ATC55
Customer PO:	
Project ID:	

Attention:	Chris Nicolet	**Phone:**	(402) 697-9747
	Atlas Technical	**Fax:**	(402) 597-8532
	11117 Mockingbird Drive	**Received Date:**	04/15/2026 9:40 AM
	Omaha, NE 68137	**Analysis Date:**	04/16/2026
		Collected Date:	04/13/2026

Project: HHS CHMI Tuckpointing Phase 2.2 Project 9513.00-204BS10011 / State of Iowa / Chereokee, 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 *042607293-0001*	Admin Building North Side Basement - Red Stone Grout (Grey)	Gray Non-Fibrous Homogeneous		30% Quartz 70% Non-fibrous (Other)	None Detected
A-2 *042607293-0002*	Admin North Side 1st Floor Exterior Windows - Red Grout/Stone Around Windows	Red Fibrous Homogeneous		85% Non-fibrous (Other)	**15% Chrysotile**
A-3 *042607293-0003*	Admin Building North Side 1st Floor - Brick Grout - Grey 1st Floor - Exterior	Gray/Tan/White Non-Fibrous Homogeneous		35% Quartz 65% Non-fibrous (Other)	None Detected
A-4 *042607293-0004*	Admin Building North Side 1st Window - White Window Glazing	White Non-Fibrous Homogeneous		45% Ca Carbonate 20% Matrix 35% Non-fibrous (Other)	None Detected
A-5 *042607293-0005*	North A - South Side 1st Floor Windows - Light Brown Brick Grout - Tan	Tan Non-Fibrous Homogeneous		45% Quartz 55% Non-fibrous (Other)	None Detected
A-6-Expansion Joint *042607293-0006*	North A Gray Expansion Joint around Building Base - Expansion Joint - Gray Base	Gray Non-Fibrous Homogeneous		80% Matrix 20% Non-fibrous (Other)	None Detected
A-6-Concrete *042607293-0006A*	North A Gray Expansion Joint around Building Base - Expansion Joint - Gray Base	Gray Non-Fibrous Homogeneous		30% Quartz 15% Ca Carbonate 55% Non-fibrous (Other)	None Detected
A-7 *042607293-0007*	North A Connection to Admin Central - White Caulk Around Basement Vent Unit	White Non-Fibrous Homogeneous		70% Matrix 30% Non-fibrous (Other)	None Detected
A-8 *042607293-0008*	North A East Side 2nd Basement Window from Junction - Red Expansion Joint	Red Non-Fibrous Homogeneous		80% Matrix 20% Non-fibrous (Other)	None Detected
A-9 *042607293-0009*	North A East Side Basement - Red Stone Basement Grout/Red	Red Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (Other)	None Detected
A-10 *042607293-0010*	North A East Side Basement Central - Gray Grout For Dark Brick	Gray/White Non-Fibrous Homogeneous		20% Quartz 35% Ca Carbonate 45% Non-fibrous (Other)	None Detected
A-11 *042607293-0011*	North A East Side Central 1st Floor - Tan Expansion Joint	Tan Non-Fibrous Homogeneous		80% Matrix 20% Non-fibrous (Other)	None Detected

Initial report from: 04/17/2026 00:02:15

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order: 042607293
Customer ID: ATC55
Customer PO:
Project ID:

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-12-Brick *042607293-0012*	North B - 1st Floor North Porch - Tan Brick	Tan/Red Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (Other)	None Detected
A-12-Grout *042607293-0012A*	North B - 1st Floor North Porch - Tan Grout	Tan Non-Fibrous Homogeneous		45% Quartz 5% Mica 50% Non-fibrous (Other)	None Detected
A-13 *042607293-0013*	North B - North Side Basement - Red Stone Grout Red	Gray/Red Non-Fibrous Homogeneous		25% Quartz 75% Non-fibrous (Other)	None Detected
A-14 *042607293-0014*	North C - 1st Floor - North Side - White Stone - Grout Grey	Gray Non-Fibrous Homogeneous		35% Quartz 65% Non-fibrous (Other)	None Detected
A-15 *042607293-0015*	North C - 1st Floor - Addition - White Caulk	White Non-Fibrous Homogeneous		70% Matrix 28% Non-fibrous (Other)	**2% Chrysotile**
A-16 *042607293-0016*	North C - Basement West Side - Red Stone - Red Grout	Gray/Tan Non-Fibrous Homogeneous		25% Quartz 15% Ca Carbonate 60% Non-fibrous (Other)	None Detected
A-17 *042607293-0017*	North C - West Side Basement - Brick - Tan Grout	Gray/White Non-Fibrous Homogeneous		20% Quartz 20% Ca Carbonate 60% Non-fibrous (Other)	None Detected
A-18 *042607293-0018*	North C - West Side Basement/Foundation - Tan Grout/Mortar over Foundation Brick	Gray Non-Fibrous Homogeneous		30% Quartz 70% Non-fibrous (Other)	None Detected
A-19 *042607293-0019*	North C - West Side 1st Floor - Dark Brown Brick - Tan Grout	Gray/Tan/White Non-Fibrous Homogeneous		30% Quartz 20% Ca Carbonate 50% Non-fibrous (Other)	None Detected
A-20 *042607293-0020*	North C - West Side 1st Floor - White Window Glazing	Tan/White Non-Fibrous Homogeneous		45% Ca Carbonate 55% Non-fibrous (Other)	None Detected
A-21 *042607293-0021*	Rear Center Walkway from Admin - Red Stone - Red Grout Basement/Wrap	Gray Non-Fibrous Homogeneous	3% Cellulose	35% Quartz 62% Non-fibrous (Other)	None Detected
A-22 *042607293-0022*	Rear Center Walkway from Admin 1st Floor - Red Brick - Tan Grout 1st Floor	Gray/Tan/White Non-Fibrous Homogeneous	3% Cellulose	40% Quartz 15% Ca Carbonate 42% Non-fibrous (Other)	None Detected
A-23 *042607293-0023*	North A - West Side - Basement - Red Stone - Red Grout	Red Non-Fibrous Homogeneous		35% Quartz 65% Non-fibrous (Other)	None Detected
A-24 *042607293-0024*	Rear Center - West Side Basement - Red Stone - Red Grout	Red Non-Fibrous Homogeneous		35% Quartz 65% Non-fibrous (Other)	None Detected
A-25 *042607293-0025*	South A West Side Basement - Red Stone - Red Grout	Red Non-Fibrous Homogeneous		25% Quartz 55% Ca Carbonate 20% Non-fibrous (Other)	None Detected
A-26 *042607293-0026*	South A 1st Floor West Side - Multi-Color Brick Grout	Gray Non-Fibrous Homogeneous		35% Quartz 65% Non-fibrous (Other)	None Detected
A-27 *042607293-0027*	South B - Southwest Corner - Basement Red Stone Grout Red	Gray Non-Fibrous Homogeneous		25% Quartz 65% Ca Carbonate 10% Non-fibrous (Other)	None Detected

Initial report from: 04/17/2026 00:02:15

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order:	042607293
Customer ID:	ATC55
Customer PO:	
Project ID:	

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-28	South C - East Side - 1st Floor Multi-Color Brick	Gray Non-Fibrous Homogeneous		20% Quartz 45% Ca Carbonate 35% Non-fibrous (Other)	None Detected
042607293-0028					
A-29	South A/B East Side - Basement Red Stone - Red Grout	Gray Non-Fibrous Homogeneous		25% Quartz 75% Non-fibrous (Other)	None Detected
042607293-0029					

Analyst(s)

Brian Napper II (24)
Hunter Kelly (7)

Samantha Sweeney, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA LAP, LLC-IHLAP Lab 100194, PA ID# 68-00367, LA #04127

Initial report from: 04/17/2026 00:02:15

OrderID: 042607293

Asbestos Chain of Custody (Air, Bulk, Soil)

EMSL Analytical, Inc.

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EMSL Order Number / Lab Use Only

042607293

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 Technical Omaha, NE 68137 US
Contact Name:	Chris Nicolet
Street Address:	11117 Mockingbird Drive
City, State, Zip:	Omaha NE 6813 Country: US
Phone:	(402) 697-9747
Email(s) for Report:	christopher.nicolet@oneatlas.com

Billing Information

Billing ID:	ATC55
Company Name:	Atlas Technical Omaha, NE 68137 US
Billing Contact:	[redacted] Phil Thomas
Street Address:	11117 Mockingbird Drive
City, State, Zip:	Omaha NE 68137 Country: US
Phone:	(402) 697-9747
Email(s) for Invoice:	phil.thomas@oneatlas.com

Project Information

Project Name/No: HHS CHMI TUckpointing Phase 2.2 Project 9513.00 -204BS10011

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: Chris Nicolet

Sampled By Signature:

No. of Samples in Shipment: [redacted]29

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 Sheets		

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

Method of Shipment: Fedex

Sample Condition Upon Receipt:

Relinquished by: Chris Nicolet	Date/Time: 4/14/26 1000	Received by: EFX	Date/Time: 4/15/26 9:40 AM
Relinquished by:	Date/Time:	Received by:	Date/Time:

Controlled Document - COC-05 Asbestos R15 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.

29CC

042607293

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

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2026 APR 13 AM 9:38

ASBESTOS BULK SAMPLE FORM

Client:	Project Description:	Project Manager: PT Inspector: CW
State of Iowa	CMI admin Tuckpointing Phase 2.2	
Date: 4/13/26	Site Location: CMI, Cherokee, IA	Atlas Project Number: 204BS 100111

Sample #	Material Description	Floor	Sample Location	Quantity
A-1	Red Stone Grout (Grey)	E	admin Building North Side Basement	
A-2	Red Grout/Stone around Windows	E	admin North side 1st Floor Exterer windows	
A-3	Brick Grout - Grey 1st Floor - Exterior	E	admin Building North side 1st Floor	
A-4	White Window Glazing	E	admin Building North side 1st Window	
A-5	light Brown Brick Grout-tan	E	North A - South side 1st Floor windows	
A-6	Expansion Joint - Grey Base of	E	North A Grey Exremon Joint around Buidling Base	
A-7	White Caulk around Basement vent unit	E	North A connection to to admin (central	
A-8	Red Expansion Joint	E	North A East side 2nd Basement Under Stem Joint	
A-9	Red Stone Basement Grout/Red	E	North A East Side Basement	
A-10	Grey Grout Ser Dark Brick	E	North A Eastside Basement Central	
A-11	tan Expansion Joint	E	North A Eastside Central 1st Floor	
A-12	tan Brick - tan Grout	E	North B - 1st Floor North Porch	
A-13	Red Stone Grout Red	E	North B - North side Basement	

OrderID: 042607293

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Omaha, NE 68137
Phone (402) 697-9747

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ASBESTOS BULK SAMPLE FORM

042607293

Client: State of Iowa	Project Description: Tuckpointing phase 2.2 Project 9513.00	Project Manager: PT Inspector: CN
Date: 4/13/26	Site Location: CHMI, Cherokee, Iowa	Atlas Project Number: 204BS 16011

Sample #	Material Description	Floor	Sample Location	Quantity
A-14	White Stone - Grout Gray	E	North C - 1st Floor - North side	
A-15	White Caulk	E	North C - 1st Floor - addition/West side	
A16	Red stone - Red Grout	E	North C - Basement West Side	
A17	Brick - tan Grout	E	North C - West Side Basement	
A18	tan Grout / Morater over Foundation Brick	E	North C - West Side Basement / Foundation	
A19	Dark Brown Brick - tan Grout	E	North C - West Side 1st Floor	
A20	White Window Glazing	E	North C - West Side 1st Floor	
A21	Red Stone - Red Grout Basement/Ramp	E	Rear center Walkway from admin	
A22	Red Brick - tan Grout 1st Floor	E	Rear Center Walkway from admin 1st Floor	
A23	Red Stone - Red Grout	E	North A - West Side - Basement	
A24	Red Stone - Red Grout	E	Rear Center - west side Basement	
A25	Red Stone - Red Grout	E	South A West Side Basement	
A26	multi-Color Brick Grout	E	South A 1st Floor West Side	

OrderID: 042607293

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

ASBESTOS BULK SAMPLE FORM

042607293

Client: State of Iowa	Project Description: Tuck pointing Phase 2.2 Project 9513.00	Project Manager: PT Inspector: CN
Date: 4/13/26	Site Location: CHMI, Cherokee, Iowa	Atlas Project Number: 204BS 10011

Sample #	Material Description	Floor	Sample Location	Quantity
A27	Basement Red Stone - Red Grout - Red	E	South B/C - Southwest Corner	
A28	1st Floor multi Color Brick	E	South C - East Side	
A29	Basement Red Stone - Red Grout	E	South A/B - East side	

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APR 15 2026
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APPENDIX B
LEAD ANALYTICAL REPORT AND CHAIN OF CUSTODY

EMSL Analytical, Inc.

200 Route 130, Cinnaminson, NJ, 08077
Telephone: 856-858-4800 Fax:cs@emsl.com
www.emsl.com

EMSL Order ID: 012616572
LIMS Reference ID: AE16572
EMSL Customer ID: ATC55

Attention: Chris Nicolet
Atlas Technical [ATC55]
11117 Mockingbird Drive
Omaha, NE 68137
(402) 697-9747
christopher.nicolet@oneatlas.com

Project Name: 204BS10011 - CHMI Tuck Pointing Phase 2.2
Proj. 9513.00

Customer PO:
EMSL Sales Rep: Anthony DeRosa
Received: 04/15/2026 10:00
Reported: 04/20/2026 10:17

Analytical Results

Analyte	Results	RL	Weight	Prep Date & Tech	Prep Method	Analysis Date & Analyst	Analytical Method	Q	DF
Client Sample ID: L - 1/Brown - Wood - Exterior Admin North SNe Basement Window									**Date Sampled: 04/13/26**
Matrix: Chips									**LIMS Reference ID: AE16572-01**
Lead	6.7 % wt	0.30 % wt	0.264 g	04/17/26 TMC	SW-846 3050B	04/17/26 PMx	SW846-7000B	D	50
Client Sample ID: L - 2/Green - Wood - Exterior Admin North Side - 1st Floor									**Date Sampled: 04/13/26**
Matrix: Chips									**LIMS Reference ID: AE16572-02**
Lead	12 % wt	0.78 % wt	0.2063 g	04/17/26 TMC	SW-846 3050B	04/17/26 PMx	SW846-7000B	D	100
Client Sample ID: L - 3/Red - Metal - Exterior Admin North Side - Drain Pipe									**Date Sampled: 04/13/26**
Matrix: Chips									**LIMS Reference ID: AE16572-03**
Lead	17 % wt	0.61 % wt	0.0661 g	04/17/26 TMC	SW-846 3050B	04/17/26 PMx	SW846-7000B	D	25
Client Sample ID: L - 4/Brown - Wood - North A North Central - Basement Window									**Date Sampled: 04/13/26**
Matrix: Chips									**LIMS Reference ID: AE16572-04**
Lead	9.3 % wt	0.60 % wt	0.2674 g	04/17/26 TMC	SW-846 3050B	04/17/26 PMx	SW846-7000B	D	100
Client Sample ID: L - 5/Brown - Wood - North C - West Side Basement Window									**Date Sampled: 04/13/26**
Matrix: Chips									**LIMS Reference ID: AE16572-05**
Lead	4.5 % wt	0.15 % wt	0.2604 g	04/17/26 TMC	SW-846 3050B	04/17/26 PMx	SW846-7000B	D	25
Client Sample ID: L - 6/Green - Wood - North C - West Side 1st Floor Window									**Date Sampled: 04/13/26**
Matrix: Chips									**LIMS Reference ID: AE16572-06**
Lead	16 % wt	0.75 % wt	0.2147 g	04/17/26 TMC	SW-846 3050B	04/17/26 PMx	SW846-7000B	D	100
Client Sample ID: L - 7/Brown - Wood - Rear Center Basement - SW Window									**Date Sampled: 04/13/26**
Matrix: Chips									**LIMS Reference ID: AE16572-07**
Lead	11 % wt	0.62 % wt	0.2592 g	04/17/26 TMC	SW-846 3050B	04/17/26 PMx	SW846-7000B	D	100
Client Sample ID: L - 8/Green - Wood - South B 1st Floor Window									**Date Sampled: 04/13/26**
Matrix: Chips									**LIMS Reference ID: AE16572-08**
Lead	17 % wt	1.1 % wt	0.2852 g	04/17/26 TMC	SW-846 3050B	04/17/26 PMx	SW846-7000B	D	200

EMSL Analytical, Inc.

200 Route 130, Cinnaminson, NJ, 08077
Telephone: 856-858-4800 Fax:cs@emsl.com
www.emsl.com

EMSL Order ID: 012616572
LIMS Reference ID: AE16572
EMSL Customer ID: ATC55

Attention: Chris Nicolet
Atlas Technical [ATC55]
11117 Mockingbird Drive
Omaha, NE 68137
(402) 697-9747
christopher.nicolet@oneatlas.com

Project Name: 204BS10011 - CHMI Tuck Pointing Phase 2.2
Proj. 9513.00

Customer PO:
EMSL Sales Rep: Anthony DeRosa
Received: 04/15/2026 10:00
Reported: 04/20/2026 10:17

Certified Analyses included in this Report

Analyte	Certifications
SW846-7000B in Chips	
Lead	AIHA LAP

List of Certifications

Code	Description	Number	Expires
NJDEP	New Jersey Department of Environmental Protection	03036	06/30/2026
AIHA LAP	American Industrial Hygiene Association (AIHA LAP, LLC)	100194	04/01/2027
NYSDOH	New York State Department of Health ELAP	10872	04/01/2026
California ELAP	California Water Boards	1877	06/30/2026
A2LA	A2LA Environmental Certificate	2845.01	07/31/2026
21-A2LA	A2LA Food Chem/Mat Sci	2845.15	07/31/2026
PADEP	Pennsylvania Department of Environmental Protection	68-00367	11/30/2026
MADEP	Massachusetts Department of Environmental Protection	M-NJ337	06/30/2026
CTDPH	Connecticut Department of Public Health	PH-0270	06/30/2026

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
D	Analyte was reported from a dilution run.
(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 reporting limit, or the mdl if provided.
NR	Spike/Surrogate showed no recovery.
Q	Qualifier
RCS	Respirable Crystalline Silica
RL	Reporting Limit For paint chips, the RL is 0.0064% by wt. (equiv. to 64 mg/kg, or ppm) based upon a minimum sample weight of 0.25 grams. For soils, the RL is 32 mg/kg (ppm) based upon a minimum sample weight of 0.5 grams. For dust wipes, the RL is 8 µg/wipe; reporting units of µg/sq. ft. are not validated by the lab based upon data provided by non-lab personnel.
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.

200 Route 130, Cinnaminson, NJ, 08077
Telephone: 856-858-4800 Fax:cs@emsl.com
www.emsl.com

EMSL Order ID: 012616572
LIMS Reference ID: AE16572
EMSL Customer ID: ATC55

Attention: Chris Nicolet
Atlas Technical [ATC55]
11117 Mockingbird Drive
Omaha, NE 68137
(402) 697-9747
christopher.nicolet@oneatlas.com

Project Name: 204BS10011 - CHMI Tuck Pointing Phase 2.2
Proj. 9513.00

Customer PO:
EMSL Sales Rep: Anthony DeRosa
Received: 04/15/2026 10:00
Reported: 04/20/2026 10:17

Owen McKenna Laboratory Manager or other approved signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. QC sample results are within quality control criteria and met method specifications unless otherwise noted. All results for soil samples are reported on a dry weight basis, unless otherwise noted.

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.

Lead Chain of Custody

EMSL Order Number / Lab Use Only: AE16572

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

EMSL ANALYTICAL, INC.
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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 Technical Omaha, NE 68137 US
Contact Name:	Chris Nicolet
Street Address:	11117 Mockingbird Drive
City, State, Zip:	Omaha NE 68137
Country:	US
Phone:	(402) 697-9747
Email(s) for Report:	christopher.nicolet@oneatlas.com

Billing Information

Billing ID:	ATC55
Company Name:	Atlas Technical Omaha, NE 68137 US
Billing Contact:	Phil Thomas
Street Address:	11117 Mockingbird Drive
City, State, Zip:	Omaha NE 68137
Country:	US
Phone:	(402) 697-9747
Email(s) for Invoice:	phil.thomas@oneatlas.com

Project Information

Project Name/No:	204BS10011 - CHMI Tuck pointing Phase 2.2 Project 9513.00
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:	Chris Nicolet
Sampled By Signature:	
No. of Samples in Shipment	9

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 *Chips reporting Limit based on a minimum 0.25g sample weight. Not appropriate for Ceramic Tiles - XRF is recommended. *Sample Area Required below for mg/cm²	SW 846-7000B	Flame Atomic Absorption	*Please select reporting on left. - 0.0064% - 64 ppm - mg/cm2 - RL is Variable	☑
	SW 846-6010D	ICP-OES	*Please select reporting on left. - 0.0004% - 4 ppm - mg/cm2 - RL is Variable	☐
AIR	NIOSH 7082	Flame Atomic Absorption	3.2 µg/filter	☐
	NIOSH 7303M	ICP-OES	1.0µ g/filter	☐
	NIOSH 7303M	ICP-MS	0.05 µg/filter	☐
WIPE ☐ ASTM ☐ NON-ASTM *If no box is checked, non-ASTM Wipe is assumed	SW 846-7000B*	Flame Atomic Absorption	8 µg/wipe	☐
	SW 846-6010D*	ICP-OES	1.0 µg/wipe	☐
TCLP	SW 846-1311 / 7000B / SM 3111B	Flame Atomic Absorption	0.32 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	0.32 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	32 mg/kg (ppm)	☐
	22 CCR App. II, SW 846-6010D*	ICP-OES	2 mg/kg (ppm)	☐
STLC	22 CCR App. II, 7000B	Flame Atomic Absorption	0.32 mg/L (ppm)	☐
	22 CCR App. II, SW 846-6010D*	ICP-OES	0.1 mg/L (ppm)	☐
Soil	SW 846-7000B	Flame Atomic Absorption	32 mg/kg (ppm)	☐
	SW 846-6010D*	ICP-OES	2 mg/kg (ppm)	☐
Wastewater Unpreserved ☐ Preserved with HNO3 ☐ PH<2	SM 3111B / SW 846-7000B	Flame Atomic Absorption	0.32 mg/L (ppm)	☐
	EPA 200.7 / 6010D	ICP-OES	0.020 mg/L (ppm)	☐
Drinking Water Unpreserved ☐ Preserved with HNO3 ☐ PH<2	EPA 200.5	ICP-OES	0.003 mg/L (ppm)	☐
	EPA 200.8	ICP-MS	0.001 mg/L (ppm)	☐
TSP/SPM Filter	40 CFR Part 50	ICP-OES	12 µg/filter	☐
		ICP-MS	0.6 µg/filter	☐
Other:				

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

RECEIVED EMSL CINNAMINSON, NJ 2026 APR 15 A 9:45

Method of Shipment: Fedex

Sample Condition Upon Receipt:

Relinquished by:	Chris Nicolet	Date/Time: 4/14/26 1000	Received by: Equinn EFX Date/Time: 4-15-26
Relinquished by:		Date/Time:	Received by: Date/Time 10am

Controlled Document COC-25 Lead R22 03/28/2025

*6010C Available Upon Request

☐ 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.

ATLAS

AE16572

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

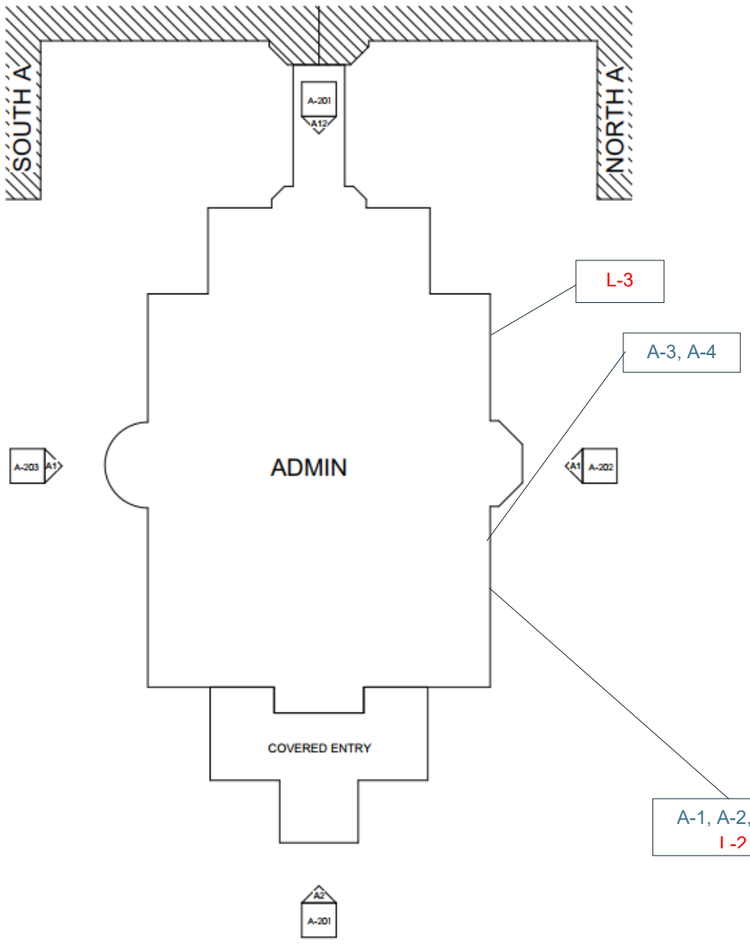
PAINT CHIP SAMPLE LOG SHEET

Client: State of Iowa	Project Description: CHMI Tuck Pointing Phase 22	Project Manager: RT Inspector: CV
Date: 4/13/26	Site Location: Cherokee ~~CMHF~~ CMI admin	Atlas Project Number: 204BS 10011

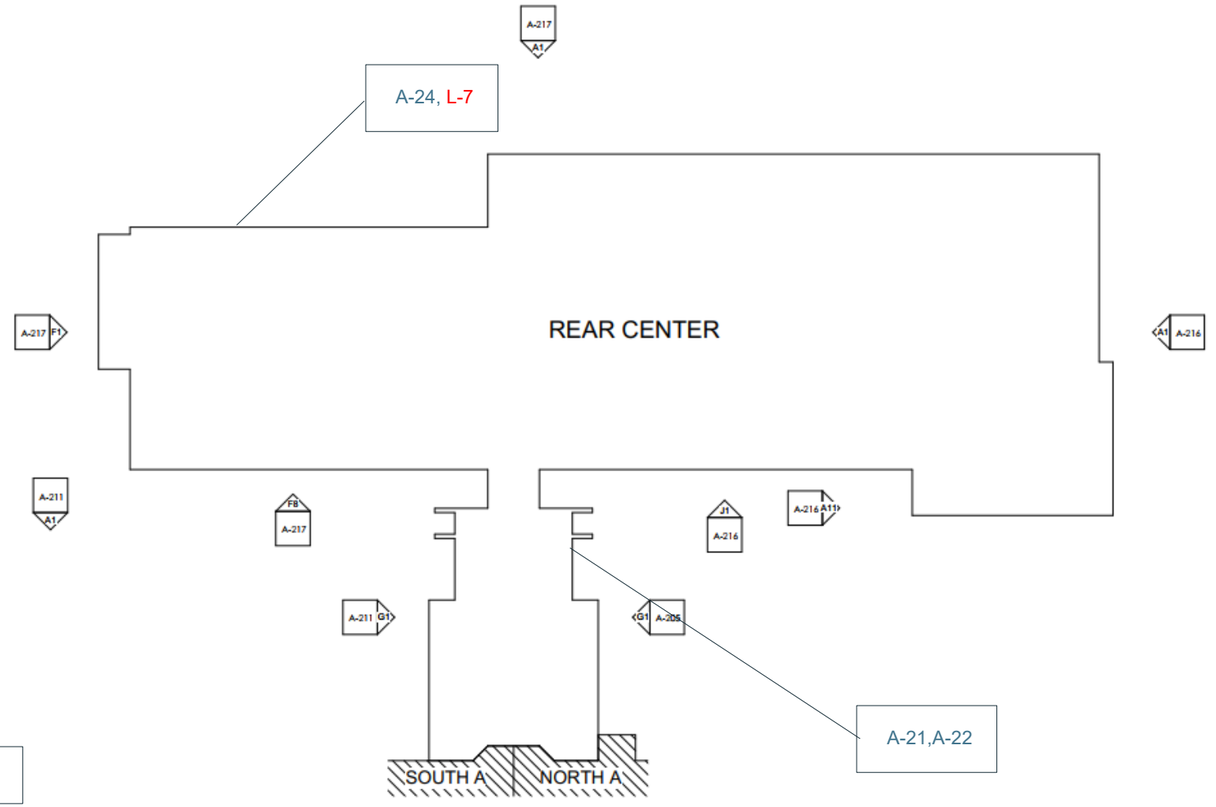
Sample #	Paint Color	Substrate	Material Description	Sample Location (Floor/Room/Location in Room)	Quantity
L-1	Brown	Wood		Exterior admin North SNe Base mnt window	
L-2	Green	Wood		Exterior- admin North side -1st Floor	
L-3	Red	metal		Exterer -admin North Side - Drain Pipe	
L-4	Brown	Wood		North A North Central - Basement Window	
L-5	Brown	Wood		North C - West side Basement window	
L-6	Green	Wood		North C - West Side 1st Floor window	
L-7	~~Green~~ Brown	Wood		~~South B~~ Rear Center Base mnt - SW Window	
L-8	Green	Wood		South B 1st Floor Window	

RECEIVED
EMSL
CINNAMINSON, NJ
2026 APR 15 A 9:45

APPENDIX C
DRAWINGS WITH SAMPLE LOCATIONS



D2 ADMIN - PLAN
1/16" = 1'-0"

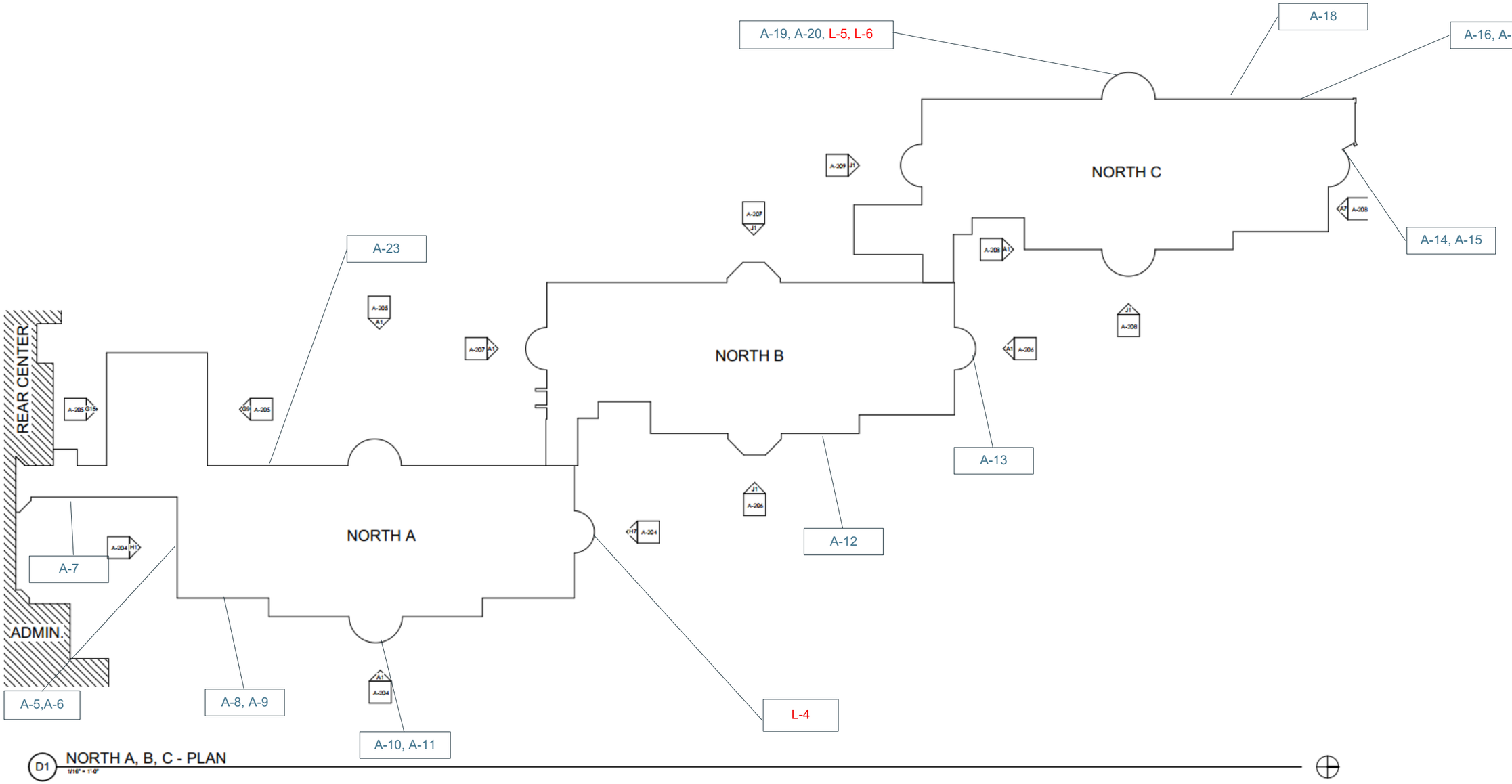


D9 REAR CENTER - PLAN
1/16" = 1'-0"

X-XX = Asbestos Sample Location

X-XX = Lead Paint Sample Location

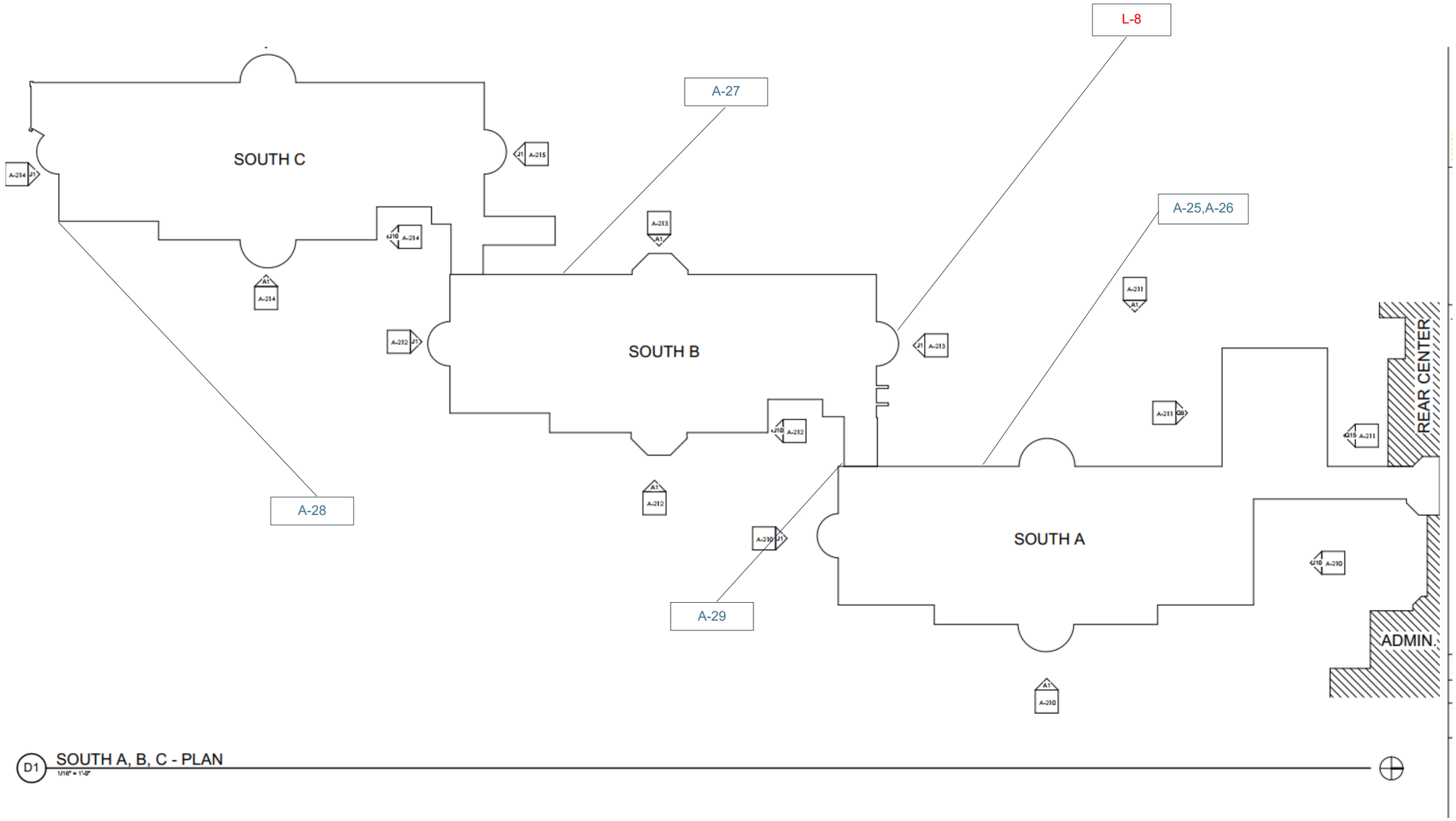
Project No. 204BS10011	Date: April 21, 2026	ATLAS 11117 Mockingbird Drive Omaha, NE 68137 PH. (402) 697-9747	**Asbestos and Lead Paint Sample Locations**
Project Manager: Phillip Thomas			HHS CHMHI Tuckpointing Phase 2.2 1251 West Cedar Loop Cherokee, Iowa 51012
Name: HHS CHMHI Tuckpointing Phase 2.2 Project #9513 Admin & Rear Center			



X-XX = Asbestos Sample Location

X-XX = Lead Paint Sample Location

Project No. 204BS10011	Date April 21, 2026	ATLAS 11117 Mockingbird Drive Omaha, NE 68137 PH. (402) 697-9747	**Asbestos and Lead Paint Sample Locations**
Project Manager: Phillip Thomas			HHS CHMHI Tuckpointing Phase 2.2 1251 West Cedar Loop Cherokee, Iowa 51012
Name: HHS CHMHI Tuckpointing Phase 2.2 Project #9513			



X-XX = Asbestos Sample Location

X-XX = Lead Paint Sample Location

Project No. 204BS10011	Date: April 21, 2026	ATLAS 11117 Mockingbird Drive Omaha, NE 68137 PH. (402) 697-9747	**Asbestos and Lead Paint Sample Locations** CHMHI Tuckpointing Phase 2.2 Project 9513 1251 West Cedar Loop Cherokee, Iowa 51012
Project Manager: Phillip Thomas			
Name: HHS CHMHI Tuckpointing Phase 2.2 Project 9513.00 South A, B, & C			

APPENDIX D
PHOTO LOG OF ASBESTOS AND LEAD CONTAINING MATERIALS



Photo #1 Sample A-2 Red Grout/Stone around 1st Floor Green Trimmed Windows of Admin Building (**15% Chrysotile**)



Photo #2 North C 1st Floor Addition, North Side Exterior (red stone to concrete block) – White Caulk (**2% Chrysotile**)



Photo #3 Sample L-1 Brown Paint on Admin Building Basement Windows (**6.7% Lead**)



Photo #4 Sample L-2 Green Paint on Admin Building Windows (**12% Lead**)



Photo #5 Sample L-3 Admin Building Red Paint on Down Spouts (**17% Lead**)



Photo #6 Sample L-4 Brown Paint on North A Central Basement Window (**9.3% Lead)**



Photo #7 Sample L-5 Brown Pain on North C West Side Basement Window (**4.5% Lead**)



Photo #8 Sample L-6 Green North C on 1st Floor Window (**16% Lead**)



Photo #9 Sample L-7 Brown paint on Rear Center Basement SW Window (**11% Lead**)

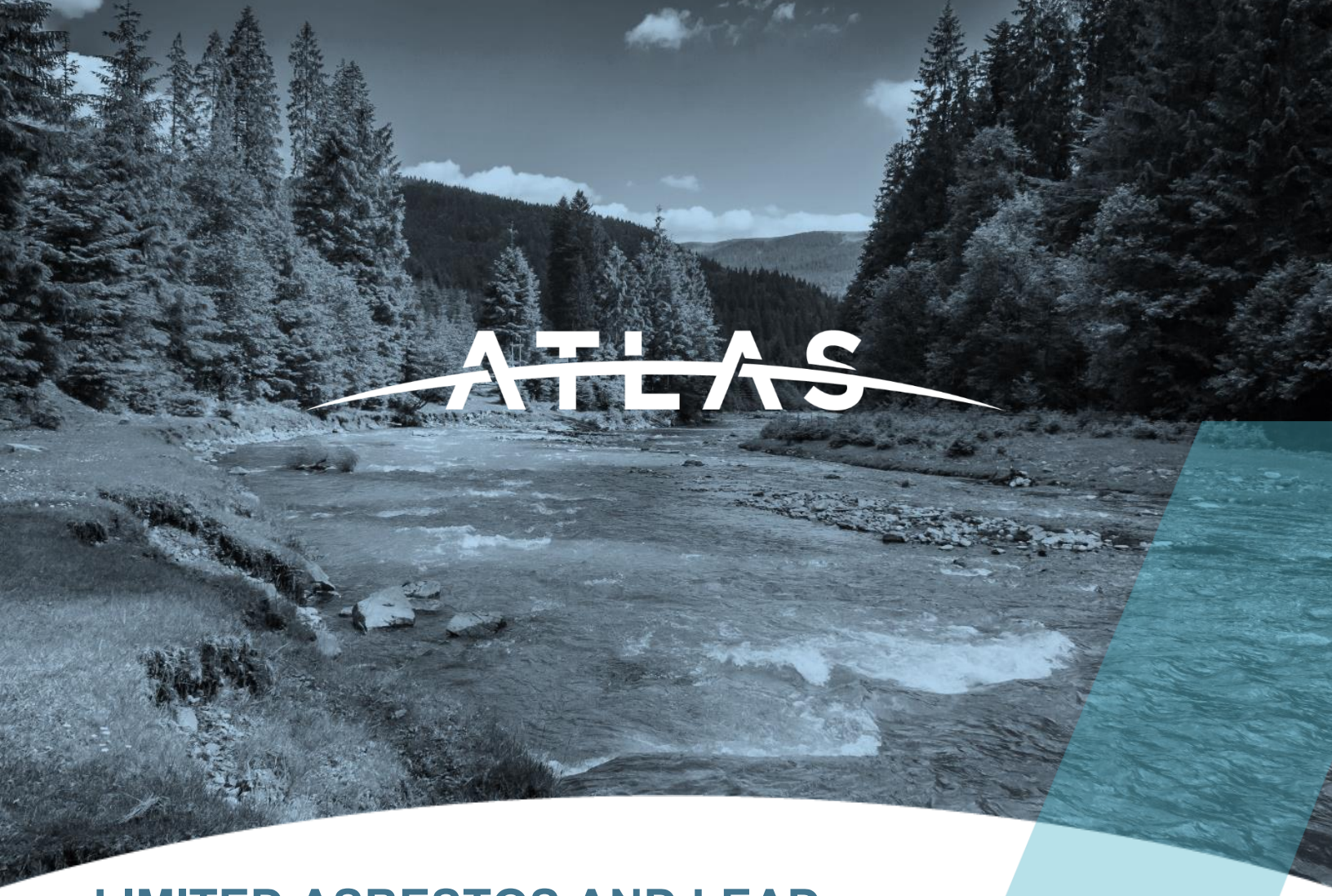


Photo #10 Sample L-8 Green Paint on Windows on South B 1st Floor Window (**17% Lead**)

APPENDIX E
STAFF AND COMPANY ACCREDITATIONS


CHRISTOPHER NICOLET
DOB: 05-24-1995
Issued: 01-12-2026
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.


License Type
INSPECTOR
Number
26-14231
Expires
12-18-2026
IOWA
Aaron Baack
Interim Director
Asbestos



LIMITED ASBESTOS AND LEAD PAINT SURVEY

CHEROKEE MENTAL HEALTH INSTITUTE – VOLDENG BUILDING 1ST FL. REMODEL 9283.00

1251 WEST CEDAR LOOP

CHEROKEE, IOWA

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

April 20, 2026

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

April 16, 2026

Ms. Jennie Elliot
Iowa Department of Administrative Services
109 SE 13th Street
Des Moines, IA 50319

Subject: **Limited Asbestos and Lead Paint Survey**
Voldeng 1st Fl. Remodel Project #9283.00
Cherokee Mental Health Institute
1251 West Cedar Loop
Cherokee, Iowa
Atlas No: 204BS10013

Dear Ms. Elliot:

Atlas Technical Consultants LLC (Atlas) is pleased to submit the attached Limited Asbestos and Lead Paint 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

Chris Nicolet
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

LETTER OF TRANSMITTAL i

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APPENDIX C: Drawings with Sample Locations

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APPENDIX E: Staff and Company Accreditations

Limited Asbestos and Lead Paint Survey

Voldeng 1st Fl. Remodel Project #9283.00
Cherokee Mental Health Institute
1251 West Cedar Loop
Cherokee, Iowa
Atlas No.: 204BS10013

1.0 SCOPE OF SERVICES

The purpose of this project was to perform a Limited Asbestos and Lead Paint Survey of the above-referenced property prior to proposed renovation and demolition activities.

2.0 GENERAL SITE CONDITIONS

The survey was conducted at the Cherokee Health Metal Institute (CHMHI) Voldeng Building located at 1251 West Cedar Loop in Cherokee, Iowa. The survey area was limited to exterior materials that will be disturbed as part of planned tuckpointing and caulking activities.

3.0 ASBESTOS SURVEY

On April 13, 2026, the exterior materials of the Voldeng Building, as a part of the CHMHI Voldeng 1st Fl. Remodel Project #9283.00 were inspected for ACM by inspector Mr. Chris Nicolet of Atlas. Mr. Nicolet has completed the requisite training for asbestos accreditation as an inspector at a state-approved training provider under TSCA Title II. Mr. Nicolet's State of Iowa Inspector number is 26-14231.

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 associated with the project. 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 **nine** 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 laboratory separated multi-layered materials into individual layers and analyzed a total of **12** individual layers. 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-Brick	Tan Brick	South Side of Voldeng – 1st floor Exterior
A-1-Grout	Tan Grout	South Side of Voldeng – 1st floor Exterior
A-2	Grey Caulk	South Side of Voldeng – 1st floor Exterior Door
A-3-Brick	Newer Red Brick	West side of Voldeng - 1st Floor Exterior
A-3-Grout	Grey Grout	West side of Voldeng - 1st Floor Exterior
A-4	Grey Grout associated with Red Brick	North side of Voldeng – NW Corner 1st Floor
A-5	Grey/Clear Window Caulk	North Side of Voldeng – Basement Windows
A-6	Red Fireproofing Caulk	North side of Voldeng – AC Connections
A-7	Brick Grout -Tan	West Yard of Voldeng Exterior -1st Floor
A-8-Grout	Red Brick Grout - Tan	South yard of Voldeng – NW corner
A-8-Brick	Red Brick	South yard of Voldeng – NW corner
A-9	Brick Grout - Tan	Voldeng South Yard – South Corner

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**
A-5	Grey/Clear Window Caulk	North Side of Voldeng, Above Basement Windows	15 LF	8% Chrysotile
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 **one** paint chip samples from surface coatings. The sample was 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 suspect surface coatings were collected as part of the survey:

Table 4: Lead Paint Summary

Sample Number	Sample Location	Representative Material	Paint Color	Lead Concentration (% by weight)
L-1	**Voldeng West Yard – Down Spout**	**Metal**	**Black**	**1.3%**

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 CONCLUSIONS

5.1 Asbestos

The NESHAP and OSHA regulations govern the removal of ACM. Atlas recommends that a State of Iowa certified abatement contractor be retained to properly abate and dispose of ACM identified in Table 2 above and in accordance with local, state, and federal regulations.

5.2 Lead

Lead **was identified** in excess of the USEPA level of 0.5% in the surface coating collected and analyzed.

6.0 LIMITATIONS

The results, findings, conclusions, and recommendations expressed in this report are based solely on conditions noted during the April 13, 2026, Atlas inspection of the CHMHI Voldeng Building, as part of the 1st Fl. Remodel Project #9283.00, located at 1251 Cedar Loop Street in Cherokee, 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.

200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order: 042607281
Customer ID: ATC55
Customer PO:
Project ID:

Attention: Chris Nicolet
Atlas Technical
11117 Mockingbird Drive
Omaha, NE 68137

Phone: (402) 697-9747
Fax: (402) 597-8532
Received Date: 04/15/2026 9:25 AM
Analysis Date: 04/16/2026
Collected Date:

Project: HHS CHMI Voldeng Building Remodel Project 9283.00 - 204BS10013

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-Brick *042607281-0001*	South Voldeng - 1st Floor - Tan Brick	Tan Non-Fibrous Homogeneous		35% Quartz 65% Non-fibrous (Other)	None Detected
A-1-Grout *042607281-0001A*	South Voldeng - 1st Floor - Tan Grout	Gray/Tan Non-Fibrous Homogeneous		40% Quartz 60% Non-fibrous (Other)	None Detected
A-2 *042607281-0002*	South Voldeng - 1st Floor - Grey Caulk - Around Door	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-3-Brick *042607281-0003*	West Voldeng - 1st Floor - Red Newer Brick				**Insufficient Material**
A-3-Grout *042607281-0003A*	West Voldeng - 1st Floor - Grout Tan	Gray Non-Fibrous Homogeneous		35% Quartz 65% Non-fibrous (Other)	None Detected
A-4 *042607281-0004*	North Voldeng NW Corner - 1st Floor - Red Brick Grout	Gray Non-Fibrous Homogeneous		35% Quartz 65% Non-fibrous (Other)	None Detected
A-5 *042607281-0005*	Voldeng - North Side Basement Windows - Clear Caulk - Above Basement Windows	Gray/Clear/Rust Fibrous Homogeneous		92% Non-fibrous (Other)	**8% Chrysotile**
A-6 *042607281-0006*	North Side of Voldeng - AC Connections - Red Fire Caulk	Red Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-7 *042607281-0007*	Voldeng - West Yard - Brick Grout Tan	Tan Non-Fibrous Homogeneous		35% Quartz 65% Non-fibrous (Other)	None Detected
A-8-Grout *042607281-0008*	Voldeng - South Yard North West Corner - Brick Grout - Tan	Gray/Tan Non-Fibrous Homogeneous		40% Quartz 60% Non-fibrous (Other)	None Detected
A-8-Brick *042607281-0008A*	Voldeng - South Yard North West Corner - Brick Grout - Tan	Red Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (Other)	None Detected
A-9 *042607281-0009*	Voldeng - South Yard South Corner - Brick Grout - Tan	Gray/Tan Non-Fibrous Homogeneous		40% Quartz 60% Non-fibrous (Other)	None Detected

Initial report from: 04/16/2026 21:57:09

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order:	042607281
Customer ID:	ATC55
Customer PO:	
Project ID:	

Analyst(s)

Andrea Doughty (1)
Jannat Fareen (10)

Samantha Sweeney, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations . The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 “Interim Method”) but augmented with procedures outlined in the 1993 (”final”) version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis . Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA LAP, LLC-IHLAP Lab 100194, PA ID# 68-00367, LA #04127

Initial report from: 04/16/2026 21:57:09

OrderID: 042607281

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Asbestos Chain of Custody (Air, Bulk, Soil)

EMSL Order Number / Lab Use Only: 042607281

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 Technical Omaha, NE 68137 US
Contact Name:	Chris Nicolet
Street Address:	11117 Mockingbird Drive
City, State, Zip:	Omaha NE 6813 Country: US
Phone:	(402) 697-9747
Email(s) for Report:	christopher.nicolet@oneatlas.com

Billing Information

Billing ID:	ATC55
Company Name:	Atlas Technical Omaha, NE 68137 US
Billing Contact:	Phil Thomas
Street Address:	11117 Mockingbird Drive
City, State, Zip:	Omaha NE 68137 Country: US
Phone:	(402) 697-9747
Email(s) for Invoice:	phil.thomas@oneatlas.com

Project Information

Project Name/No: HHS CHMI Voldeng Building Remodel Project 9283.00 - 204BS10013

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: Chris Nicolet

Sampled By Signature:

No. of Samples in Shipment: 9

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 Sheets		

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

Method of Shipment: FedEx		Sample Condition Upon Receipt:	
Relinquished by: Chris Nicolet	Date/Time: 4/14/26 1000	Received by: Kentell T. EFx	Date/Time: 4/15/26 9:25am
Relinquished by:	Date/Time:	Received by:	Date/Time

Controlled Document - COC-05 Asbestos R15 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.

9CC

OrderID: 042607281

042607281

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

ASBESTOS BULK SAMPLE FORM

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

Sample #	Material Description	Floor	Sample Location	Quantity
A-1	tan Brick - tan Grout	E	South Voldens - 1st Floor	
A-2	Grey Caulk - around door	E	South Voldens - 1st Floor	
A-3	Red Newer Brick - Grout tan	E	West Voldens 1st Floor	
A-4	Red Brick Grout	E	North Voldens NW Corner - 1st Floor	
A-5	Clear Caulk - above Basement windows	E	Voldend - North side Basement windows	
A-6	Red Fire Caulk -	E	North side of Voldens - AC Connections	
A-7	Brick Grout tan	E	Voldens - West Yard	
A-8	Brick Grout - tan	E	Volding - South Yard North West Corner	
A-9	Brick Grout - tan	E	Volding - South Yard South corner	

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APPENDIX B
LEAD ANALYTICAL REPORT AND CHAIN OF CUSTODY

EMSL Analytical, Inc.

200 Route 130, Cinnaminson, NJ, 08077
Telephone: 856-858-4800 Fax:cs@emsl.com
www.emsl.com

EMSL Order ID: 012616577
LIMS Reference ID: AE16577
EMSL Customer ID: ATC55

Attention: Chris Nicolet
Atlas Technical [ATC55]
11117 Mockingbird Drive
Omaha, NE 68137
(402) 697-9747
christopher.nicolet@oneatlas.com

Project Name: 204BS10013 - CHMI 1st Floor Voldeng Remodel Project 9283.00

Customer PO:
EMSL Sales Rep: Anthony DeRosa
Received: 04/15/2026 10:00
Reported: 04/16/2026 18:10

Analytical Results

Analyte	Results	RL	Weight	Prep Date & Tech	Prep Method	Analysis Date & Analyst	Analytical Method	Q	DF
Client Sample ID: L-1/Voldeng West Yard Down Spout - Black									**Date Sampled: 04/13/26**
Matrix: Chips									**LIMS Reference ID: AE16577-01**
Lead	1.3 % wt	0.032 % wt	0.2463 g	04/16/26 TMC	SW-846 3050B	04/16/26 LP	SW846-7000B	D	5

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Customer PO:
EMSL Sales Rep: Anthony DeRosa
Received: 04/15/2026 10:00
Reported: 04/16/2026 18:10

Certified Analyses included in this Report

Analyte	Certifications
SW846-7000B in Chips	
Lead	AIHA LAP

List of Certifications

Code	Description	Number	Expires
NJDEP	New Jersey Department of Environmental Protection	03036	06/30/2026
AIHA LAP	American Industrial Hygiene Association (AIHA LAP, LLC)	100194	04/01/2027
NYSDOH	New York State Department of Health ELAP	10872	04/01/2026
California ELAP	California Water Boards	1877	06/30/2026
A2LA	A2LA Environmental Certificate	2845.01	07/31/2026
21-A2LA	A2LA Food Chem/Mat Sci	2845.15	07/31/2026
PADEP	Pennsylvania Department of Environmental Protection	68-00367	11/30/2026
MADEP	Massachusetts Department of Environmental Protection	M-NJ337	06/30/2026
CTDPH	Connecticut Department of Public Health	PH-0270	06/30/2026

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
C	Not required because of passing post spike.
D	Analyte was reported from a dilution run.
(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 reporting limit, or the mdl if provided.
NR	Spike/Surrogate showed no recovery.
Q	Qualifier
RCS	Respirable Crystalline Silica
RL	Reporting Limit For paint chips, the RL is 0.0064% by wt. (equiv. to 64 mg/kg, or ppm) based upon a minimum sample weight of 0.25 grams. For soils, the RL is 32 mg/kg (ppm) based upon a minimum sample weight of 0.5 grams. For dust wipes, the RL is 8 µg/wipe; reporting units of µg/sq. ft. are not validated by the lab based upon data provided by non-lab personnel.
Wet	Sample is not dry weight corrected.

EMSL Analytical, Inc.

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Telephone: 856-858-4800 Fax:cs@emsl.com
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EMSL Order ID: 012616577
LIMS Reference ID: AE16577
EMSL Customer ID: ATC55

Attention: Chris Nicolet
Atlas Technical [ATC55]
11117 Mockingbird Drive
Omaha, NE 68137
(402) 697-9747
christopher.nicolet@oneatlas.com

Project Name: 204BS10013 - CHMI 1st Floor Voldeng Remodel Project 9283.00

Customer PO:
EMSL Sales Rep: Anthony DeRosa
Received: 04/15/2026 10:00
Reported: 04/16/2026 18:10

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

Owen McKenna Laboratory Manager or other approved signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. QC sample results are within quality control criteria and met method specifications unless otherwise noted. All results for soil samples are reported on a dry weight basis, unless otherwise noted.

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.

Lead Chain of Custody

EMSL Order Number / Lab Use Only

AE16577

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

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

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

Customer Information		Billing Information	
Customer ID:		Billing ID:	ATC55
Company Name:	Atlas Technical Omaha, NE 68137 US	Company Name:	Atlas Technical Omaha, NE 68137 US
Contact Name:	Chris Nicolet	Billing Contact:	Phil Thomas
Street Address:	11117 Mockingbird Drive	Street Address:	11117 Mockingbird Drive
City, State, Zip:	Omaha NE 68137	Country: US	Omaha NE 68137 Country: US
Phone:	(402) 697-9747	Phone:	(402) 697-9747
Email(s) for Report:	christopher.nicolet@oneatlas.com	Email(s) for Invoice:	phil.thomas@oneatlas.com

Project Information

Project Name/No: 204BS10013 - CHMI 1st floor Voldeng Remodel Project 9283.00 | 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: Chris Nicolet | Sampled By Signature: Chris Nicolet | No. of Samples in Shipment: 1

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 *Chips reporting Limit based on a minimum 0.25g sample weight. Not appropriate for Ceramic Tiles - XRF is recommended. *Sample Area Required below for mg/cm²	SW 846-7000B	Flame Atomic Absorption	*Please select reporting on left. - 0.0064% - 64 ppm - mg/cm2 - RL is Variable	☑
	SW 846-6010D	ICP-OES	*Please select reporting on left. - 0.0004% - 4 ppm - mg/cm2 - RL is Variable	☐
AIR	NIOSH 7082	Flame Atomic Absorption	3.2 µg/filter	☐
	NIOSH 7303M	ICP-OES	1.0µ g/filter	☐
	NIOSH 7303M	ICP-MS	0.05 µg/filter	☐
WIPE ☐ ASTM ☐ NON-ASTM *If no box is checked, non-ASTM Wipe is assumed	SW 846-7000B*	Flame Atomic Absorption	8 µg/wipe	☐
	SW 846-6010D*	ICP-OES	1.0 µg/wipe	☐
TCLP	SW 846-1311 / 7000B / SM 3111B	Flame Atomic Absorption	0.32 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	0.32 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	32 mg/kg (ppm)	☐
	22 CCR App. II, SW 846-6010D*	ICP-OES	2 mg/kg (ppm)	☐
STLC	22 CCR App. II, 7000B	Flame Atomic Absorption	0.32 mg/L (ppm)	☐
	22 CCR App. II, SW 846-6010D*	ICP-OES	0.1 mg/L (ppm)	☐
Soil	SW 846-7000B	Flame Atomic Absorption	32 mg/kg (ppm)	☐
	SW 846-6010D*	ICP-OES	2 mg/kg (ppm)	☐
Wastewater Unpreserved ☐ Preserved with HNO3 ☐ PH<2	SM 3111B / SW 846-7000B	Flame Atomic Absorption	0.32 mg/L (ppm)	☐
	EPA 200.7 / 6010D	ICP-OES	0.020 mg/L (ppm)	☐
Drinking Water Unpreserved ☐ Preserved with HNO3 ☐ PH<2	EPA 200.5	ICP-OES	0.003 mg/L (ppm)	☐
	EPA 200.8	ICP-MS	0.001 mg/L (ppm)	☐
TSP/SPM Filter	40 CFR Part 50	ICP-OES	12 µg/filter	☐
		ICP-MS	0.6 µg/filter	☐
Other:				

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

Method of Shipment: Fedex

Sample Condition Upon Receipt:

Relinquished by:	Date/Time:	Received by:	Date/Time
Chris Nicolet	4/14/26 1000	RSA EFX	4/15/26 10AM
Relinquished by:	Date/Time:	Received by:	Date/Time

Controlled Document COC-25 Lead R22 03/28/2025

*6010C Available Upon Request

☐ **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.

ICC

ATLAS AE16577

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

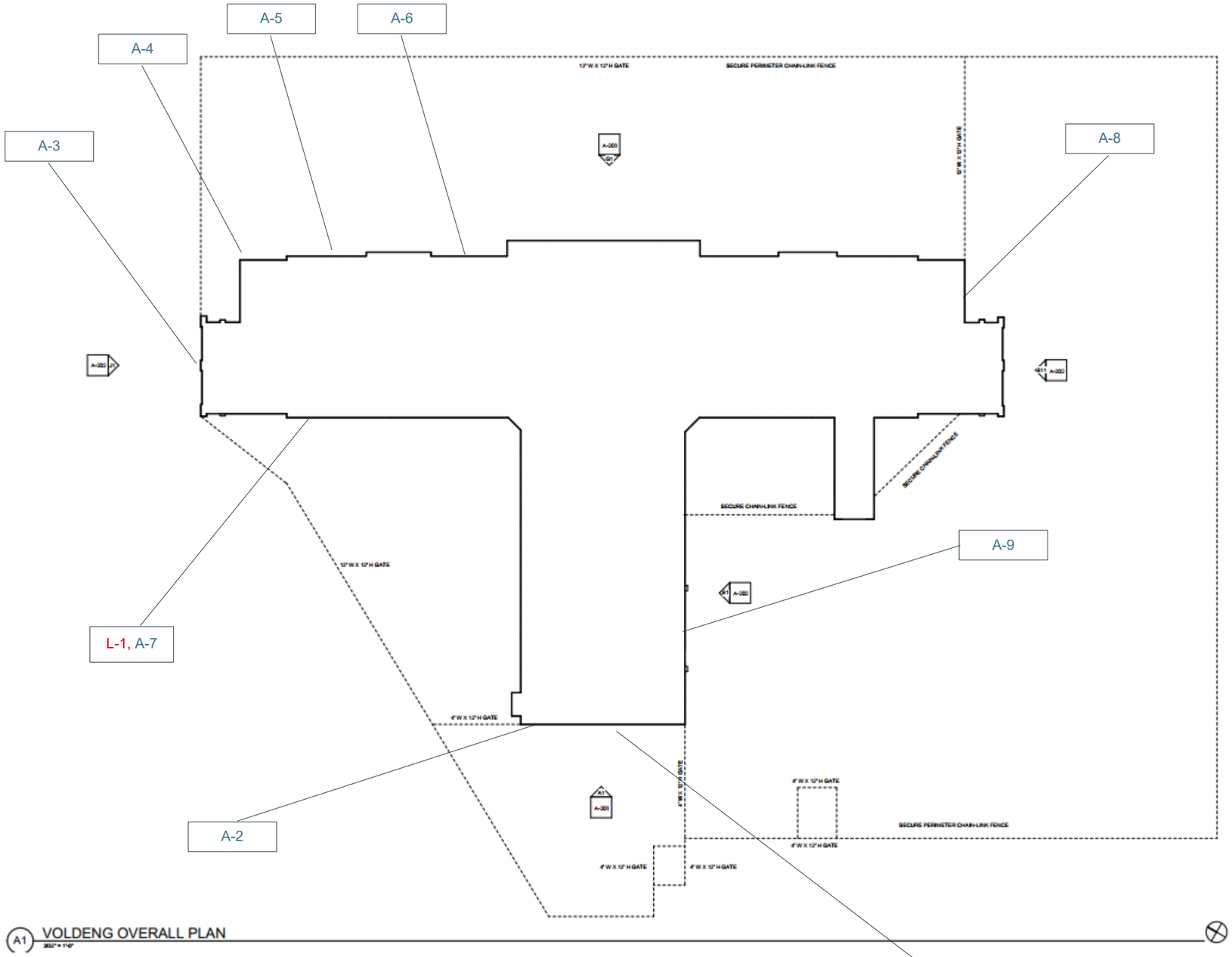
PAINT CHIP SAMPLE LOG SHEET

Client: State of Iowa	Project Description: Voldeng - 1st Floor Remodel	Project Manager: PT Inspector: CN
Date: 4/13/26	Site Location: CHMI, Iowa	Atlas Project Number: 204BS10013

Sample #	Paint Color	Substrate	Material Description	Sample Location (Floor/Room/Location in Room)	Quantity
L-1	Black	Metal		Voldeng west yard @ down spout	

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APPENDIX C
DRAWINGS WITH SAMPLE LOCATIONS



X-XX = Asbestos Sample Location

X-XX = Lead Paint Sample Location

Project No. 204BS10013	Date: April 20, 2026	ATLAS 11117 Mockingbird Drive Omaha, NE 68137 PH. (402) 697-9747	**Asbestos and Lead Paint Sample Locations** Voldeng Building 1251 West Cedar Loop Cherokee, Iowa 51012
Project Manager: Phillip Thomas			
Name: Exterior – CHMHI Voldeng Building 1st Floor Remodel Project 9283.00			

APPENDIX D
PHOTO LOG OF ASBESTOS AND LEAD CONTAINING MATERIALS

Asbestos and Lead-based Paint Containing Photo Log

CHMHI Voldeng Building Remodel Project #9283 ◆ Cherokee, IA
Date Taken: April 13, 2026 ◆ Atlas Project No. 204BS10013



Photo #1 Sample A-5 Clear/Grey Caulk above basement window on north side of the building (**8% Chrysotile**)



Photo #2 Sample L-1 Black Paint on building downspouts (**1.3% Lead**)

APPENDIX E
STAFF AND COMPANY ACCREDITATIONS


CHRISTOPHER NICOLET
DOB: 05-24-1995
Issued: 01-12-2026
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.


License Type
INSPECTOR
Number
26-14231
Expires
12-18-2026
IOWA
Aaron Baack
Interim Director
Asbestos