



## Addendum #01 for RFB947800-01

Project Name: Wallace Building Demolition  
DAS RFP #: 947800-01  
DAS Project #: 9478.00  
Date: 10/21/2025

**Bids Due: October 28, 2025, at 2:00 PM CST**

This Addendum answers questions that were presented at the two mandatory pre-bid meetings and questions submitted to Construction Procurement during the questions period that closed on Tuesday, October 21, 2025, at 4:00 PM.

### Questions:

Q1: Can a copy of the hazardous material survey be provided?

A1: See the PDF in Attachment A.

Q2: How long is Bid Package #1 expected to carry the erosion control?

A1: The Bid Package #1 contractor will be required to carry the erosion control until rough grade is achieved, and the Bid Package #3 contractor takes over the responsibility.

Q3: Does a temporary bulkhead need to be provided once the tunnel is demoed?

A1: The tunnel will be required to be kept weather-tight until the bulkhead is installed. The Bid Package #1 contractor will be required to coordinate with the Bid Package #2 contractor on the installation and maintenance of a temporary enclosure to ensure the tunnel remains weather-tight.

Q4: Do the unit prices for soil import and export include the required topsoil import?

A1: The grading of the site is expected to balance, so the unit prices for soil import and export are only for unexpected quantities. The Bid Package #1 contractor should include all soil amounts needed to achieve the final grade in their base bid.

Q5: What is the extent and scope of the sub-tunnel utility demolition and utility protections?

A1: Refer to note on Drawing C302 for length of sub tunnel utility removals and general scope (approximately 580' from the proposed bulkhead location to the end of the sub-tunnel). This length is in addition to the portion of the tunnel and sub-tunnel which will be fully removed. In summary, all abandoned utilities and supports shall be removed from the remaining portions of the sub-tunnel including all abandoned conduits, communication lines, piping, structural supports, and hangers. Note that the following utilities and equipment in the remaining sub-tunnel shall be protected and maintained throughout demolition:

1. Existing sub-tunnel lighting system which is primarily mounted to lid of sub-tunnel.
2. Existing in-line fans and associated power systems. Power is primarily mounted from hangers with some attachments to existing utility supports which shall be removed to accommodate structural support demolition. The Bid Package #1 contractor is not responsible for providing new conduit supports/hangers which if required will be completed by State/Others.
3. Sump pump, discharge piping, and power supply located near the bend of the tunnel.

Q6: What are the expectations of the tunnel cleaning?

A6: The Bid Package #1 contractor is responsible for final cleaning of tunnel and sub-tunnel to a broom swept condition.

Q7: Is the Bid Package #1 contractor responsible for tunnel lighting and tunnel fire alarm disconnections?

A7: All tunnel and sub-tunnel lighting and fire alarm disconnections and re-feeds will be completed by the State/Others and are not the responsibility of the Bid Package #1 contractor. The Bid Package #1 contractor shall coordinate any disconnection requirements with the Owner.

Q8: Is the Bid Package #1 contractor responsible for snow removal?

A8: The Bid Package #1 contractor is responsible for all snow removal within the project limits/perimeter fencing. The Owner will be responsible for all snow removal for adjacent streets and sidewalks located outside of the project perimeter fencing.

Q9: Is the Bid Package #1 contractor responsible for mowing/weed control?

A9: The Construction Manager will be responsible for maintaining the grass/weeds within the fenced perimeter of the job site.

Q10: Does the pedestrian crossing sign at the southwest corner of Des Moines St. and Pennsylvania Ave. have to be removed and replaced or can it be protected in place if possible?

A10: The Bid Package #1 contractor may protect the pedestrian crossing sign and electrical service in place based on their proposed water main disconnection means and methods.

Q11: Has the diesel fuel tank associated with the backup generator been emptied and cleaned?

A11: No, the Bid Package #1 contractor is responsible for properly emptying and cleaning the diesel fuel tank as part of its removal.

Q12: Were the foundations for the parking structure which was previously removed on the north side of the building removed?

A12: It is believed that the previously removed parking structure deep foundations were only partially removed and deeper portions left in place under the new on-grade parking lot. Final site grades are proposed to be raised in this area of the site so additional removals of these buried deep foundations are not anticipated.

**Attachment A:** Hazardous Building Materials Survey.

**Attachment B:** Cost Estimate.

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**Attachment C:** Mandatory Pre-Bid Meeting Sign-In Sheets.

**Attachment D:** Mandatory Pre-Bid Meeting Minutes from Thursday, October 16, 2025 and Monday, October 20, 2025.

**Addendum #01 for RFB947800-01**  
Attachment A – Hazardous Building Materials Survey



**H A Z A R D O U S   B U I L D I N G   M A T E R I A L S  
P R E - D E M O L I T I O N   S U R V E Y**

**PREPARED FOR:**

Iowa Department of Administrative Services  
109 SE 13<sup>th</sup> Street  
Des Moines, IA 50319

**PROJECT LOCATION:**

Wallace Building Pre-Demolition Project #9478.00  
502 East 9<sup>th</sup> Street  
Des Moines, Iowa

Project Date: July 14 -16, 2025

Report Date: July 31, 2025

Atlas Project ID: 204BS08839

**PREPARED BY:**

Atlas Technical Consultants LLC  
4503 East 50<sup>th</sup> Street, Suite 800  
Des Moines, IA 50317



July 31, 2025

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

**Re: Hazardous Building Materials Pre-Demolition Survey**  
Wallace Building Pre-Demolition Project #9478.00  
502 East 9<sup>th</sup> Street  
Des Moines, Iowa  
Atlas Project Number: 204BS08839

Dear Ms. Elliott:

Atlas Technical Consultants LLC (Atlas) is pleased to submit the attached Hazardous Building Materials Pre-Demolition Survey for 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 give us a call at (515) 981-4528 and we will respond promptly to your needs.

Sincerely,

**ATLAS TECHNICAL CONSULTANTS LLC**

A handwritten signature in blue ink, appearing to read "Chris Nicolet".

Chris Nicolet  
State of Iowa Asbestos Inspector

A handwritten signature in black ink, appearing to read "Phillip Thomas".

Phillip Thomas, OHST, CHMM  
Project Manager



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## HAZARDOUS BUILDING MATERIALS PRE - DEMOLITION SURVEY

Wallace Building Pre-Demolition Project #9478.00  
502 East 9th Street  
Des Moines, Iowa  
Atlas Project Number: 204BS08839

### 1.0 SCOPE OF SERVICES

The purpose of this project was to perform a survey for hazardous building materials (HBM) that may be impacted by planned demolition activities at the above-referenced property.

Atlas provided a representative hazardous materials survey in accordance with the referenced agreement and as outlined below:

1. Review any existing HBM survey reports relating to the site, if available.
2. Identify suspect asbestos-containing materials (ACM), surface coatings potentially containing lead paint, and hazardous building materials of accessible materials as part of the Wallace Building HBM Pre-Demolition Project #9478.00
3. Collect and analyze bulk samples of suspect asbestos containing materials and collect paint chip samples from representative surface coatings potentially containing lead-based or lead-containing paint.
4. Provide laboratory analysis of collected samples.
5. Provide a report of findings with copies and interpretation of analytical results and identifying the locations of asbestos-containing materials, lead paint, and hazardous building materials.

### 2.0 GENERAL SITE CONDITIONS

The survey was conducted as part of the Wallace Building HBM Pre-Demolition Project #9478.00 located at 502 East 9<sup>th</sup> Street, Des Moines, Iowa. The survey included the inspection of the interior and exterior of the building prior to proposed demolition activities.

### 3.0 ASBESTOS SURVEY

On July 14 -16, 2025, the building materials associated with the Wallace Building HBM Pre-Demolition Project #9478.00 were inspected for ACM by inspector 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 25-12809.



The area(s) were visually inspected for the presence of suspect ACM that may be impacted by the Wallace Building HBM Pre-Demolition Project #9478.00. Materials that were hidden, not accessible, or when sampled would damage the integrity of the structure, were not sampled as part of this 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 work areas; **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 Asbestos Hazard Emergency Response Act (AHERA) requirements, quantities of suspect material, and the inspector's judgment to aid in the identification of suspect asbestos-containing materials. 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 asbestos-containing material 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 approximately one square inch (1 in<sup>2</sup>) 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 111 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 Cinnaminson, New Jersey for analysis by polarized light microscopy (PLM) with dispersion staining techniques per the *USEPA Method for the Determination of Asbestos in Bulk Building Materials (600/R-93-116)*. The percentage of asbestos, if applicable, was established by microscopic visual estimation. EMSL is an accredited laboratory by the National Voluntary Laboratory Accreditation Plan (NVLAP) No. 101048-0. Any material that contains greater than one percent (>1%) asbestos is considered an ACM and must be handled according to Occupational Safety and Health Administration (OSHA), USEPA, and all applicable state and local regulations.

Laboratory test results and chain of custody are provided in Appendix A.

### 3.5 Suspect Asbestos-Containing Materials

The following table contains a list of suspect asbestos containing materials sampled:

**Hazardous Building Materials Pre-Demolition Survey**

Wallace Building Hazardous Material Survey #9478 ♦ Des Moines, IA

July 31, 2025 ♦ Atlas Project ID: 204BS08839



**TABLE 1: SUSPECT BUILDING MATERIALS**

Material	Location	Sample Number
Yellow Carpet Mastic	5 <sup>th</sup> Floor-Lounge West	A-1
Green Carpet Mastic	5 <sup>th</sup> Floor-Lounge West	A-2
Blue 3in Cove Base	5 <sup>th</sup> Floor-Lounge West	A-3
Tan Cove Base Mastic	5 <sup>th</sup> Floor-Lounge West	A-4
Drywall	5 <sup>th</sup> Floor-Lounge West	A-5
Joint Compound	5 <sup>th</sup> Floor-Lounge West	A-6
Gray 3in Cove Base	5 <sup>th</sup> Floor-Lounge West	A-7
Yellow Cove Base Mastic	5 <sup>th</sup> Floor-Lounge West	A-8
Beige 6in Cove Base	5 <sup>th</sup> Floor – Women’s Restroom 50B	A-9
Yellow Mastic	5 <sup>th</sup> Floor – Women’s Restroom 50B	A-10
Cream Sheet Flooring	5 <sup>th</sup> Floor – Women’s Restroom 50B	A-11
Yellow Mastic	5 <sup>th</sup> Floor – Women’s Restroom 50B	A-12
Gray Window Caulking	5 <sup>th</sup> Floor-Lounge West	A-13
White Floor Tile	5 <sup>th</sup> Floor – Room 510 Open Office Area	A-14
Black Mastic	5 <sup>th</sup> Floor – Room 510 Open Office Area	A-15
Plaster	5 <sup>th</sup> Floor – Room 510 Open Office Area	A-16
Plaster Skim Coat	5 <sup>th</sup> Floor – Room 510 Open Office Area	A-17
Fiber Glass Insulation Sealant	5 <sup>th</sup> Floor – Room 519 Open Office Area	A-18
12 x 12 Cream VFT	4 <sup>th</sup> Floor-Lounge West	A-19
Yellow Mastic	4 <sup>th</sup> Floor-Lounge West	A-20
Fiber Glass Sealant	4 <sup>th</sup> Floor – 407 Pipe Chase	A-21
Drywall	4 <sup>th</sup> Floor – 413 Lobby	A-22
Joint Compound	4 <sup>th</sup> Floor – 413 Lobby	A-23
Vibration Dampener	4 <sup>th</sup> Floor – 420 Mechanical	A-24
Fiber Glass Sealant	4 <sup>th</sup> Floor – 420 Mechanical	A-25
Ceiling tile	4 <sup>th</sup> Floor – 424 Printing	A-26
Drywall	4 <sup>th</sup> Floor – 418 Open Office Area	A-27
Joint Compound	4 <sup>th</sup> Floor – 418 Open Office Area	A-28
HVAC Canvas Cover	4 <sup>th</sup> Floor – 420 Mechanical	A-29
Gray Duct Sealant	4 <sup>th</sup> Floor – 420 Mechanical	A-30
HVAC Insulation	4 <sup>th</sup> Floor – 420 Mechanical	A-31
White Cove Base	3 <sup>rd</sup> Floor – 303 Lounge	A-32



**TABLE 1: SUSPECT BUILDING MATERIALS**

Material	Location	Sample Number
Tan Mastic	3 <sup>rd</sup> Floor – 303 Lounge	A-33-Mastic
Brown Mastic	3 <sup>rd</sup> Floor – 303 Lounge	A-33- Mastic 2
<b>Black Mastic Puck</b>	<b>3<sup>rd</sup> Floor – 363 Men’s Bathroom</b>	<b>A-34</b>
White 12 x 12 VFT	3 <sup>rd</sup> Floor – 303 Lounge	A-35
Yellow Mastic	3 <sup>rd</sup> Floor – 303 Lounge	A-36
Gray 12 x 12 VFT	3 <sup>rd</sup> Floor – 303 Lounge	A-37
Yellow Mastic	3 <sup>rd</sup> Floor – 303 Lounge	A-38
Ceiling Tile	3 <sup>rd</sup> Floor – 302 Open Office Area	A-39
Drywall	3 <sup>rd</sup> Floor – 302 Open Office Area	A-40
Joint Compound	3 <sup>rd</sup> Floor – 302 Open Office Area	A-41
Plaster	3 <sup>rd</sup> Floor – 302 Open Office Area	A-42
Skim Coat	3 <sup>rd</sup> Floor – 302 Open Office Area	A-43
Yellow Mastic	3 <sup>rd</sup> Floor – 319 Open Office Area	A-44
Brown Sheet Floor	3 <sup>rd</sup> Floor – 319 Open Office Area	A-45
Yellow Mastic	3 <sup>rd</sup> Floor – 319 Open Office Area	A-46
Drywall	3 <sup>rd</sup> Floor – 318 Corridor	A-47
Joint Compound	3 <sup>rd</sup> Floor – 318 Corridor	A-48
Roof Tar Core – Black	Roof – 5 <sup>th</sup> Floor	A-49
White Caulking	Roof – 5 <sup>th</sup> Floor	A-50
Roof Tar Core – Black	Roof – 3 <sup>rd</sup> Floor	A-51
Roof Tar Core – Black	Roof – 3 <sup>rd</sup> Floor	A-52
Gray Caulking	Roof – 3 <sup>rd</sup> Floor	A-53
White Caulk	Roof – 3 <sup>rd</sup> Floor	A-53-2
Brown Fiberboard	3 <sup>rd</sup> Floor Roof Access	A-54
Yellow Wall Mastic	2 <sup>nd</sup> Floor - Auditorium	A-55
Yellow Floor Mastic	2 <sup>nd</sup> Floor - Auditorium	A-56
White Checked Floor Tile 12 x 12 VFT	2 <sup>nd</sup> Floor – 104 Lounge	A-57
Yellow Mastic	2 <sup>nd</sup> Floor – 104 Lounge	A-58
Joint Compound	2 <sup>nd</sup> Floor – 104 Lounge	A-59
Drywall	2 <sup>nd</sup> Floor – 104 Lounge	A-60
Green Mastic	2 <sup>nd</sup> Floor – 211 Reg. Office	A-61
Yellow Mastic	2 <sup>nd</sup> Floor – 211 Reg. Office	A-62
Red Fireproof Caulking	2 <sup>nd</sup> Floor – 211 Reg. Office	A-63
Black Mastic	2 <sup>nd</sup> Floor – 298 Vestibule	A-64



TABLE 1: SUSPECT BUILDING MATERIALS		
Material	Location	Sample Number
Yellow Mastic	2 <sup>nd</sup> Floor – 298 Fire Marshall	A-65
White Sheet Floor	2 <sup>nd</sup> Floor – 248 Fire Marshall Clerical	A-66
Yellow Mastic	2 <sup>nd</sup> Floor – 248 Fire Marshall Clerical	A-67
Gray Duct Sealant	2 <sup>nd</sup> Floor – 248 Fire Marshall Clerical	A-68
Black Lab Table	2 <sup>nd</sup> Floor – 248 Fire Marshall Clerical	A-69
Yellow Mastic	2 <sup>nd</sup> Floor – 267 Reception	A-70
Drywall	2 <sup>nd</sup> Floor – 214 Master print Files	A-71
Joint Compound	2 <sup>nd</sup> Floor – 214 Master print Files	A-72
Black Sink Insulation	2 <sup>nd</sup> Floor – 222 Service	A-73
Black Sheet Floor	2 <sup>nd</sup> Floor – South Elevator	A-74
Gray Mastic	2 <sup>nd</sup> Floor – South Elevator	A-75-Mastic
Gray Floor Leveler Compound	2 <sup>nd</sup> Floor – South Elevator	A-75-Leveler
Plaster	1 <sup>st</sup> Floor - 1114 Open Office Area	A-76
Skim Coat	1 <sup>st</sup> Floor - 1114 Open Office Area	A-77
Blue 3in Cove Base	1 <sup>st</sup> Floor - 1114 Open Office Area	A-78
Tan Mastic	1 <sup>st</sup> Floor - 1114 Open Office Area	A-79-Mastic
Brown Mastic	1 <sup>st</sup> Floor - 1114 Open Office Area	A-79-Mastic 2
Drywall	1 <sup>st</sup> Floor – East Side – Lounge	A-80
Joint Compound	1 <sup>st</sup> Floor – East Side – Lounge	A-81-Joint Compound
Plaster	1 <sup>st</sup> Floor – East Side – Lounge	A-81-Plaster
<b>Drywall Tape</b>	<b>1<sup>st</sup> Floor, East Side – Lounge</b>	<b>A-82</b>
White Sheet Floor	1 <sup>st</sup> Floor – 161 Women’s Restroom	A-83
Tan Mastic	1 <sup>st</sup> Floor – 161 Women’s Restroom	A-84
<b>Black Tar Puck</b>	<b>1<sup>st</sup> Floor – 165 Men’s Restroom</b>	<b>A-85</b>
Tan Sheet Floor	1 <sup>st</sup> Floor – 164 Corridor	A-86
Tan Mastic	1 <sup>st</sup> Floor – 164 Corridor	A-87
White Ceiling Tile	1 <sup>st</sup> Floor – 133 Corridor	A-88
Spackled White Ceiling Tile	1 <sup>st</sup> Floor – 127 Central Instrument	A-89
White Cove Base	1 <sup>st</sup> Floor – 135 Dividing	A-90
Brown Cove Base Mastic	1 <sup>st</sup> Floor – 135 Dividing	A-91
Tan Sheet Floor	1 <sup>st</sup> Floor – 115 Feed/Fertilizer Lab	A-92
Tan Mastic	1 <sup>st</sup> Floor – 115 Feed/Fertilizer Lab	A-93
Drywall	1 <sup>st</sup> Floor – 147 Corridor	A-94
Joint Compound	1 <sup>st</sup> Floor – 147 Corridor	A-95



TABLE 1: SUSPECT BUILDING MATERIALS		
Material	Location	Sample Number
Drywall Tape	1 <sup>st</sup> Floor – 147 Corridor	A-96-Tape
Plaster	1 <sup>st</sup> Floor – 147 Corridor	A-96-Plaster
White Ceiling Tile	1 <sup>st</sup> Floor – 119 Corridor	A-97
White Caulking	1 <sup>st</sup> Floor – 105 Ladding/Probing Area	A-98
Spackled White Ceiling Tile	1 <sup>st</sup> Floor – 111 Large Mass Lab	A-99
Black Lab Table	1 <sup>st</sup> Floor – 102 Octane Lab	A-100
Gray Caulking	1 <sup>st</sup> Floor – 173 Mechanical	A-101
Tan Mill Paper	2 <sup>nd</sup> Floor – 284 Micro	A-102
Tan Sheet Flooring	2 <sup>nd</sup> Floor – 284 Micro	A-103
Yellow Mastic	2 <sup>nd</sup> Floor – 284 Micro	A-104
Spackled White Ceiling Tile	2 <sup>nd</sup> Floor – 291 Weapons Lab	A-105
Pipe Insulation	Sub Tunnel Grimes, First pipe from floor	A-106
Pipe Insulation	Sub Tunnel Grimes, Second pipe from floor	A-107
Pipe Insulation	Sub Tunnel Grimes, Third pipe from floor	A-108
Tan Caulking	NE Parking Lot, 2 <sup>nd</sup> Floor Balcony	A-109
White Expansion Joint	NE Parking Lot, 2 <sup>nd</sup> Floor Balcony	A-110
White Caulking	NE Parking Lot, 2 <sup>nd</sup> Floor Balcony	A-111

Table 2 below identifies the materials that have been determined, through laboratory analysis, to contain asbestos:

Table 2: Asbestos-Containing Materials				
Sample Number	Material	Location	Approx. Quantity	Asbestos Content
A-34, A-85	Black Mastic/Tar Puck	1 <sup>st</sup> through 5 <sup>th</sup> Floors- Women’s and Men’s Restrooms, above Sinks	(10) 10 x 6 Mirrors	5-20% Chrysotile
A-82	Drywall Tape (patch where wall may have been)	1 <sup>st</sup> Floor, East Side – Lounge	25 LF	3% Chrysotile

SF = Square Feet, LF = Linear Feet

#### 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 **20** paint chip samples from representative surface coatings throughout the building. 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 ( $\mu\text{g}/\text{m}^3$ ) 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 Lead Paint Testing

The following surface coating was collected as part of the lead paint testing:

TABLE 3: LEAD PAINT SUMMARY				
Sample Number	Sample Location	Representative Material	Paint Color	Lead Concentration (% by weight)
L-1	Wallace Building, 5 <sup>th</sup> Floor – Lounge West	Drywall	White	0.021%
L-2	Wallace Building, 5 <sup>th</sup> Floor – 511 Conference Room	Drywall	Dark Grey	<0.008%
L-3	Wallace Building, 5 <sup>th</sup> Floor – 511 Conference Room	Drywall	Light Grey	<0.007%
L-4	Wallace Building, 5 <sup>th</sup> Floor – Stairwell C	Drywall	Yellow	<0.006%
L-5	Wallace Building, 5 <sup>th</sup> Floor – Stairwell C	Metal	Brown	0.041%
L-6	Wallace Building, 5 <sup>th</sup> Floor – Stairwell A	Drywall	Orange	<0.006%
L-7	Wallace Building, 5 <sup>th</sup> Floor – Open Office Area West	Metal	White	0.022%
L-8	Wallace Building, 3 <sup>rd</sup> Floor – Lounge 303	Drywall	Black	<0.006%



**TABLE 3: LEAD PAINT SUMMARY**

Sample Number	Sample Location	Representative Material	Paint Color	Lead Concentration (% by weight)
L-9	Wallace Building, 3rd Floor – Open Office Area 302	Drywall	Blue	<0.006%
L-10	Wallace Building, 2nd Floor – Auditorium Stage	Drywall	Brown	<0.006%
L-11	Wallace Building, 2nd Floor – 210	Drywall	Tan	0.080%
L-12	Wallace Building, 2nd Floor – 211 Office Space	Drywall	Green	0.043%
L-13	Wallace Building, 2nd Floor – 298 Fire Marshall Clerical	Drywall	Orange	0.066%
L-14	Wallace Building, 2nd Floor – 298 Fire Marshall Clerical	Drywall	Yellow	<0.035%
L-15	Wallace Building, 2nd Floor – 298 Fire Marshall Clerical	Drywall	Cream	<0.013%
L-16	Wallace Building, 1st Floor – 163 Conference Room	Drywall	Brown	<0.012%
L-17	Wallace Building, 1st Floor – 115 Feed/Fertilizer Room	Drywall	White	0.041%
L-18	Wallace Building, 2nd Floor – 287 Postmortem Freezer Room	Drywall	Cream	0.086%
L-19	NE Parking Lot – 2 <sup>nd</sup> Floor Balcony, Stair rail	Metal	Black	0.008%
L-20	NE Parking Lot – 2 <sup>nd</sup> Floor Balcony, Lab Exit Door	Metal	White	<0.012%

**bolded** = lead-based paint

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

## 5.0 HAZARDOUS MATERIALS SURVEY

Atlas completed a visual inspection of areas throughout the intended work areas in an attempt to identify hazardous wastes or universal wastes that may be impacted by planned renovation activities. The survey included a visual inspection of: light fixtures and other equipment for the presence of Polychlorinated Biphenyls (PCBs); light bulbs, thermostats, switches, and other equipment for the presence of mercury; refrigerants, batteries, and devices with potential radioactive materials. A summary of the hazardous material locations can be found in Appendix D.



TABLE 4: HAZARDOUS BUILDING MATERIALS		
Category	Material	Estimated Quantity
Batteries	Lead Acid	NA
	Nickel Cadmium	NA
	Lithium-Ion	NA
	Sulfuric Acid	8
Mercury	Thermostats	14
	Fluorescent Light Tubes	7,250
	High Intensity Discharge Bulbs	NA
	Strobes	NA
RCRA Metals	LED Light Fixtures	356
Poly-Chlorinated Biphenyl (PCBs)	Light Ballasts	NA
	Transformers	16
Low Level Radioactive Sources (LLR)	Tritium Exit Signs	5
	Smoke Detectors	108
Chlorofluorocarbons (CFCs) or Hydro Chlorofluorocarbons (HCFCs)	Refrigerator/Cooler	4
	Freezer	NA
	Water Fountain	11
	Ac Units	9
Miscellaneous	Fire Extinguishers	60
	ASTs (Diesel)	1

## 6.0 CONCLUSIONS AND RECOMMENDATIONS

### 6.1 Asbestos

Asbestos **was identified** in three of the samples collected and analyzed.

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.

The owner and/or operator are responsible for NESHAP regulatory compliance regarding the proper removal, handling, and disposal of ACM containing >1% asbestos prior to renovation or demolition. Also, per state regulations, please be aware that the owner and/or operator must



submit a notification to the IDNR 10 business days prior to asbestos abatement at certain quantity thresholds and prior to renovation/demolition activities.

## 6.2 Lead

Lead **was identified** above the laboratory detection limit but not in excess of the USEPA level in nine of the surface coatings tested.

Lead **was not identified** above the USEPA level of 0.5% in any of the surface coatings collected and analyzed.

## 6.3 Hazardous Materials

If any of the hazardous materials or universal wastes identified in Table 4 above are to be impacted as part of the demolition contractor's scope of work, they shall be collected and disposed of according to the USEPA Toxic Substances Control Act (TSCA) and the State of Iowa regulations.

## 7.0 LIMITATIONS

The results, findings, conclusions, and recommendations expressed in this report are based solely on conditions noted during the June 20, 2025, Atlas inspection of the FDCF, Building G Water Heater Replacement Project #9471 located at 1550 L Street in Fort Dodge, Iowa.

Although Atlas performed destructive sampling, to identify 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 abatement contractor in locating ACM. 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 Asbestos Project Design document 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](mailto:cinnasblab@EMSL.com)

EMSL Order: 042514575

Customer ID: ATC55

Customer PO:

Project ID:

**Attention:** Phil Thomas  
Atlas Technical  
11117 Mockingbird Drive  
Omaha, Nebraska 68137

**Phone:** (402) 697-9747

**Fax:** (402) 597-8532

**Received Date:** 07/21/2025 9:00 AM

**Analysis Date:** 07/23/2025 - 07/24/2025

**Collected Date:** 07/14/2025 - 07/15/2025

**Project:** Wallace Building HBM Survey 204B508839

## 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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
A-1 042514575-0001	Lounge West - Yellow Mastic under carpet	Yellow Non-Fibrous Homogeneous	3% Synthetic	97% Non-fibrous (Other)	None Detected
A-2 042514575-0002	Lounge West - Green Mastic under carpet square	Green Non-Fibrous Homogeneous	3% Synthetic	97% Non-fibrous (Other)	None Detected
A-3 042514575-0003	Lounge West - 3in Cove Base Blue	Blue Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-4 042514575-0004	Lounge West - Tan Mastic Ass. with car base	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-5 042514575-0005	Lounge West - Drywall	White Fibrous Homogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
A-6 042514575-0006	Lounge West - Joint Compound	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-7 042514575-0007	Lounge West - 3in Cove Base Gray	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-8 042514575-0008	Lounge West - Yellow Mastic Ass. with cove base	Brown/Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-9 042514575-0009	50B Womens RR - 6 in beige Cove Base	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-10 042514575-0010	50B Womens RR - Yellow Mastic Ass. with cove base	Brown/Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-11 042514575-0011	50B Womens RR - Cream Sheet Flooring	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-12 042514575-0012	50B Womens RR - Yellow Mastic Sheet Flooring Ass. with	Yellow Non-Fibrous Homogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
A-13 042514575-0013	Lounge West - Gray Window Caulking	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-14 042514575-0014	510 Office Area - Floor Tile (White)	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-15 042514575-0015	510 Office Area - Mastic (Black)	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-16 042514575-0016	510 Office Area - Plaster (Tan)	Tan Non-Fibrous Homogeneous	2% Hair	98% Non-fibrous (Other)	None Detected

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<http://www.EMSL.com> / [cinnasblab@EMSL.com](mailto:cinnasblab@EMSL.com)

**EMSL Order:** 042514575  
**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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
A-17 042514575-0017	510 Office Area - Skim Coat Ass. with Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-18 042514575-0018	519 Open Office Area - Fiber Glass Sealant	Tan/White/Silver Fibrous Homogeneous	5% Cellulose 10% Glass	85% Non-fibrous (Other)	None Detected
A-19 042514575-0019	Lounge West - 12x12 Floor Tile (Cream) w/ multi checker Ass. w/ A19	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-20 042514575-0020	Lounge West - Mastic (Yellow) Ass. w/ A19	Yellow Non-Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (Other)	None Detected
A-21 042514575-0021	407 Pipe Chase - Fiber Glass Sealant	White Fibrous Homogeneous	10% Glass	90% Non-fibrous (Other)	None Detected
A-22 042514575-0022	413 Lobby - Drywall	White Fibrous Homogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
A-23 042514575-0023	413 Lobby - Joint Compound Ass. w/ Drywall	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-24 042514575-0024	420 Mechanical - Vibration Dampener	Black Fibrous Homogeneous	10% Glass	90% Non-fibrous (Other)	None Detected
A-25 042514575-0025	420 Mechanical - Fiber Glass Sealant	Tan Fibrous Homogeneous	25% Cellulose 10% Glass	65% Non-fibrous (Other)	None Detected
A-26 042514575-0026	424 Printing - Ceiling Tile	Gray/White Fibrous Homogeneous	40% Cellulose 40% Min. Wool	20% Non-fibrous (Other)	None Detected
A-27 042514575-0027	418 Open Office Areas - Drywall	White Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
A-28 042514575-0028	418 Open Office Areas - Joint Compound Ass. w/ Drywall	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-29 042514575-0029	420 Mechanical - Canvas Cover on HVAC	White Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (Other)	None Detected
A-30 042514575-0030	420 Mechanical - Gray Sealant on HVAC	Gray Non-Fibrous Homogeneous	2% Glass	98% Non-fibrous (Other)	None Detected
A-31 042514575-0031	420 Mechanical - Insulation HVAC ducts	Gray Fibrous Homogeneous	85% Glass	15% Non-fibrous (Other)	None Detected
A-32 042514575-0032	303 Lounge - Cove Base (White)	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-33-Mastic 042514575-0033	303 Lounge - Mastic (Tan)	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-33-Mastic 2 042514575-0033A	303 Lounge - Mastic	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

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**EMSL Order:** 042514575  
**Customer ID:** ATC55  
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**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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
A-34 042514575-0034	Mens BR 363 and Womens Above Sink Behind Mirror - Mastic Puck (Black)	Black Fibrous Homogeneous		80% Non-fibrous (Other)	20% Chrysotile
A-35 042514575-0035	303 Lounge - 12x12 Floor Tile (White)	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-36 042514575-0036	303 Lounge - Mastic (Yellow) Ass. w/ Floor Tile	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-37 042514575-0037	303 Lounge - 12x12 Floor Tile (Gray)	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-38 042514575-0038	303 Lounge - Mastic (Yellow) Ass. w/ Floor Tile	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-39 042514575-0039	302 Open Office Area - Ceiling Tile	Gray/White Fibrous Homogeneous	50% Cellulose 30% Min. Wool	20% Non-fibrous (Other)	None Detected
A-40 042514575-0040	302 Open Area Office - Drywall				Layer Not Present
A-41 042514575-0041	302 Open Area Office - Joint Compound Ass w/ Drywall	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-42 042514575-0042	302 Open Area Office - Plaster	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-43 042514575-0043	302 Open Area Office - Skim Coat Ass. w/ Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-44 042514575-0044	319 Open Area Office - Mastic (Yellow) under carpet	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-45 042514575-0045	319 Open Area Office - Sheet Floor (Brown)	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-46 042514575-0046	319 Open Area Office - Mastic (Yellow) Ass. w/ Sheet Floor	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-47 042514575-0047	318 Corridor - Drywall	White Fibrous Homogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
A-48 042514575-0048	318 Corridor - Joint Compound Ass w/ Drywall	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-49 042514575-0049	Roof 5th Floor - Roof Tar Core	White/Black Fibrous Homogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
A-50 042514575-0050	Roof 5th Floor - Caulking (White)	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-51 042514575-0051	Roof 3rd Floor - Roof Tar Core	White/Black Fibrous Homogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected

Result includes a small amount of inseparable attached material

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Tel/Fax: (800) 220-3675 / (856) 786-5974

<http://www.EMSL.com> / [cinnasblab@EMSL.com](mailto:cinnasblab@EMSL.com)

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## 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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
A-52 <i>042514575-0052</i>	Roof 3rd Floor - Roof Tar Core	White/Black Fibrous Homogeneous	15% Cellulose 3% Glass	82% Non-fibrous (Other)	None Detected
A-53-Caulk <i>042514575-0053</i>	Roof 3rd Floor - Caulking (Gray)	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-53-Caulk 2 <i>042514575-0053A</i>	Roof 3rd Floor - Caulking	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-54 <i>042514575-0054</i>	East 3rd Floor Roof Access - Fiberboard	Brown Fibrous Homogeneous	70% Cellulose	30% Non-fibrous (Other)	None Detected
A-55 <i>042514575-0055</i> <i>Result includes a small amount of inseparable attached material</i>	East Auditorium - Mastic (Yellow) under wall carpet	White/Yellow Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected
A-56 <i>042514575-0056</i> <i>Result includes a small amount of inseparable attached material</i>	East Auditorium Floor - Mastic (Yellow) under carpet	White/Yellow Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected
A-57 <i>042514575-0057</i>	2104 Lounge - Floor Tile (White Checkered)	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-58 <i>042514575-0058</i>	2104 Lounge - Mastic (Yellow) Ass.w/ Floor Tile	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-59 <i>042514575-0059</i>	2104 Lounge - Joint Compound - Drywall	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-60 <i>042514575-0060</i>	2104 Lounge - Drywall	Tan/White Fibrous Homogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
A-61 <i>042514575-0061</i> <i>Result includes a small amount of inseparable attached material</i>	211 Reg. Office - Mastic (Green) under carpet	Green Fibrous Heterogeneous	2% Synthetic	98% Non-fibrous (Other)	None Detected
A-62 <i>042514575-0062</i> <i>Result includes a small amount of inseparable attached material</i>	211 Reg. Office - Mastic (Yellow) under carpet	Yellow Non-Fibrous Heterogeneous	2% Synthetic	98% Non-fibrous (Other)	None Detected
A-63 <i>042514575-0063</i>	211 Reg. Office - Fireproof Caulking	Red Non-Fibrous Homogeneous	6% Glass	94% Non-fibrous (Other)	None Detected
A-64 <i>042514575-0064</i> <i>Result includes a small amount of inseparable attached material</i>	298 Vestibule - Mastic (Black) under carpet	Black/Yellow Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected
A-65 <i>042514575-0065</i>	298 Fire Marshall - Mastic (Yellow) under carpet	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-66 <i>042514575-0066</i>	248 Fire Marshall Clerical - Sheet Floor (White)	White Fibrous Homogeneous	20% Cellulose 8% Glass	72% Non-fibrous (Other)	None Detected
A-67 <i>042514575-0067</i>	248 Fire Marshall Clerical - Mastic (Yellow) Ass. w/ Sheet Floor	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

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**EMSL Order:** 042514575  
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## 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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
A-68 <i>042514575-0068</i>	248 Fire Marshall Clerical - Duct Sealant	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-69 <i>042514575-0069</i>	248 Fire Marshall Clerical - Lab Table	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-70 <i>042514575-0070</i>	267 Reception - Mastic (Yellow) under carpet	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-71 <i>042514575-0071</i>	214 Masterprint Files - Drywall	Tan/Pink Fibrous Homogeneous	15% Cellulose 5% Glass	80% Non-fibrous (Other)	None Detected
A-72 <i>042514575-0072</i>	214 Masterprint Files - Joint Compound Ass. w/ Drywall	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-73 <i>042514575-0073</i>	222 Service - Sink Insulation (Black)	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-74 <i>042514575-0074</i>	South Elevator - Sheet Floor (Black)	Gray/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-75-Mastic <i>042514575-0075</i> <i>Result includes a small amount of inseparable attached material</i>	South Elevator - Mastic (Gray) Ass. w/ Sheet Floor	Gray Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected
A-75-Leveler <i>042514575-0075A</i> <i>Sample is Leveler.</i>	South Elevator - Leveler	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-76 <i>042514575-0076</i>	1114 Open Office Area - Plaster	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-77 <i>042514575-0077</i>	1114 Open Office Area - Skim Coat Ass. w/ Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-78 <i>042514575-0078</i>	1114 Open Office Area - 3 in. Cove Base (Blue)	Blue Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-79-Mastic <i>042514575-0079</i>	1114 Open Office Area - Mastic (Tan) Ass. w/ Cove Base	Tan Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected
A-79-Mastic 2 <i>042514575-0079A</i>	1114 Open Office Area - Mastic	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

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# 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](mailto:cinnasblab@EMSL.com)

**EMSL Order:** 042514575  
**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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
A-80 <small>042514575-0080</small>	1111 Large - Drywall	White Non-Fibrous Homogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
			HA: 1		
A-81-Joint Compound <small>042514575-0081</small>	1111 Large - Joint Compound Ass. w/ Drywall	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 1		
A-81-Plaster <small>042514575-0081A</small>	1111 Large - Plaster	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 1		
A-82 <small>042514575-0082</small>	1111 Large - Drywall Tape Ass. w/ Drywall	White Fibrous Homogeneous		97% Non-fibrous (Other)	<b>3% Chrysotile</b>
			HA: 1		
A-83 <small>042514575-0083</small>	161 Womens RR - Sheet Floor (White)	White Fibrous Homogeneous	10% Cellulose 5% Glass	85% Non-fibrous (Other)	None Detected
			HA: 1		
A-84 <small>042514575-0084</small>	161 Womens RR - Mastic (Tan) Ass. w/ Sheet Floor	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 1		
A-85 <small>042514575-0085</small>	165 Mens RR - Blade Tar Puck behind mirror	Black Fibrous Homogeneous		95% Non-fibrous (Other)	<b>5% Chrysotile</b>
			HA: 1		
A-86 <small>042514575-0086</small>	164 Corridor - Sheet Floor (Tan)	Tan Fibrous Homogeneous	3% Glass 2% Fibrous (Other)	95% Non-fibrous (Other)	None Detected
			HA: 1		
A-87 <small>042514575-0087</small>	164 Corridor - Mastic (Tan) Ass. w/ Sheet Floor	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 1		
A-88 <small>042514575-0088</small>	133 Corridor - Ceiling Tile (White)	White Fibrous Homogeneous	85% Min. Wool	15% Non-fibrous (Other)	None Detected
			HA: 1		
A-89 <small>042514575-0089</small>	127 Central Instrument - Ceiling Tile (White) Spackled	Gray/White Fibrous Homogeneous	20% Cellulose 60% Min. Wool	20% Non-fibrous (Other)	None Detected
			HA: 1		
A-90 <small>042514575-0090</small>	135 Dividing - Cove Base (White)	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 1		
A-91 <small>042514575-0091</small>	135 Dividing - Mastic (Brown) Ass. w/ Cove Base	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 1		
A-92 <small>042514575-0092</small>	115 Feed/Fertilizer Lab - Sheet Floor (Tan)	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 1		
A-93 <small>042514575-0093</small>	115 Feed/Fertilizer Lab - Mastic (Tan) Ass. w/ Sheet Floor	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 07/24/2025 17:15:29



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## 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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
A-94 042514575-0094	147 Corridor - Drywall	White Fibrous Homogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
HA: 1					
A-95 042514575-0095	147 Corridor - Joint Compound Ass. w/ Drywall	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: 1					
A-96-Tape 042514575-0096	147 Corridor - Drywall Tape Ass. w/ Drywall				Layer Not Present
HA: 1					
A-96-Plaster 042514575-0096A	147 Corridor - Plaster	Gray/White Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected
HA: 1					
A-97 042514575-0097	119 Corridor - Ceiling Tile (White)	White Fibrous Homogeneous	80% Min. Wool	20% Non-fibrous (Other)	None Detected
HA: 1					
A-98 042514575-0098	105 Ladding/Proving Area - Caulking (White)	White Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: 1					
A-99 042514575-0099	111 Large Mass Lab - Ceiling Tile (White) Spackled	White Fibrous Homogeneous	30% Cellulose 50% Min. Wool	20% Non-fibrous (Other)	None Detected
HA: 1					
A-100 042514575-0100	102 Octane Lab - Lab Table (Black)	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: 1					
A-101 042514575-0101	173 Mechanical - Caulking (Gray)	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: 1					
A-102 042514575-0102	284 Micro - Mill Paper (Tan)	Tan Fibrous Homogeneous	40% Cellulose 40% Min. Wool 5% Glass	15% Non-fibrous (Other)	None Detected
HA: 2					
A-103 042514575-0103	284 Micro - Sheet Floor (Tan)	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: 2					
A-104 042514575-0104	284 Micro - Mastic (Yellow) Ass w/ Sheet Floor	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: 2					
A-105 042514575-0105	291 Weapons Lab - Ceiling Tile Spackled	Brown/White Fibrous Homogeneous	40% Cellulose 40% Min. Wool	20% Non-fibrous (Other)	None Detected
HA: 2					
A-106 042514575-0106	Sub Tunnel Grimes - Pipe Insulation First from Floor	Silver/Yellow Fibrous Homogeneous	5% Glass	95% Non-fibrous (Other)	None Detected
HA: B					

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**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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
A-107 <i>042514575-0107</i> <i>Result includes a small amount of inseparable attached material</i>	Sub Tunnel Grimes - Pipe Insulation Second from Floor	Gray/Tan Fibrous Homogeneous	10% Glass	90% Non-fibrous (Other)	None Detected
HA: B					
A-108 <i>042514575-0108</i>	Sub Tunnel Grimes - Pipe Insulation 3rd from Floor	Tan/White/Black Fibrous Homogeneous	40% Cellulose	60% Non-fibrous (Other)	None Detected
HA: B					
A-109 <i>042514575-0109</i>	NE Parking Lot - Caulking (Tan)	Tan Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (Other)	None Detected
HA: E1					
A-110 <i>042514575-0110</i>	NE Parking Lot - Expansion Joint	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: E2					
A-111 <i>042514575-0111</i>	NE Parking Lot - Door Caulking (White)	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: E2					

Analyst(s)

Brian Napper II (32)

Jannat Fareen (4)

Megan Bosch (25)

Zakiah Tukes (54)

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: 07/24/2025 17:15:29



**EMSL ANALYTICAL, INC.**  
LABORATORY • PRODUCTS • TRAINING

**Asbestos Chain of Custody (Air, Bulk, Soil)**

EMSL Order Number / Lab Use Only

EMSL Analytical, Inc.  
200 Route 130 North

Cinnaminson, NJ 08077

PHONE: 1-800-220-3675

EMAIL: c@emsl.com

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

<b>Customer Information</b>	Customer ID: <b>ATC55</b>	<b>Billing Information</b>	Billing ID: <b>ATC55</b>
	Company Name: <b>Atlas Technical Consultants, LLC</b>		Company Name: <b>Atlas Technical Consultants, LLC</b>
	Contact Name: <b>Phil Thomas</b>		Billing Contact:
	Street Address: <b>11117 Mockingbird Drive</b>		Street Address: <b>11117 Mockingbird Drive</b>
	City, State, Zip: <b>Omaha NE 68137</b> Country: <b>US</b>		City, State, Zip: <b>Omaha</b> Country: <b>US</b>
	Phone: <b>515-981-4528</b>		Phone: <b>402-697-9747</b>
Email(s) for Report: <b>philthomas@oneatlas.com</b>		Email(s) for Invoice: <b>philthomas@oneatlas.com</b>	

<b>Project Information</b>	
Project Name/No: <b>Wallace Building HBM Survey 204BS08839</b>	Purchase Order:
EMSL LIMS Project ID: (if applicable, EMSL will provide)	US State where samples collected: <b>IA</b> State of Connecticut (CT) must select project location: <input type="checkbox"/> Commercial (Taxable) <input type="checkbox"/> Residential (Non-Taxable)
Sampled By Name: <b>Chris Nicolet</b>	Sampled By Signature: <i>Chris Nicolet</i> No. of Samples in Shipment: <b>111</b>

**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.

<p><b>PCM Air</b></p> <p><input type="checkbox"/> NIOSH 7400</p> <p><input type="checkbox"/> NIOSH 7400 w/ 8hr. TWA</p> <p><b>PLM - Bulk (reporting limit)</b></p> <p><input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (&lt;1%)</p> <p><input type="checkbox"/> PLM EPA NOB (&lt;1%)</p> <p><input type="checkbox"/> POINT COUNT</p> <p style="padding-left: 20px;"><input type="checkbox"/> 400 (&lt;0.25%)   <input type="checkbox"/> 1,000 (&lt;0.1%)</p> <p>POINT COUNT w/ GRAVIMETRIC</p> <p style="padding-left: 20px;"><input type="checkbox"/> 400 (&lt;0.25%)   <input type="checkbox"/> 1,000 (&lt;0.1%)</p> <p><input type="checkbox"/> NIOSH 9002 (&lt;1%)</p> <p><input type="checkbox"/> NYS 198.1 (Friable - NY)</p> <p><input type="checkbox"/> NYS 198.6 NOB (Non-Friable - NY)</p> <p><input type="checkbox"/> NYS 198.8 (Vermiculite SM-V)</p>	<p style="text-align: center;"><b>Test Selection</b></p> <p><b>TEM - Air</b></p> <p><input type="checkbox"/> AHERA 40 CFR, Part 763</p> <p><input type="checkbox"/> NIOSH 7402</p> <p><input type="checkbox"/> EPA Level II</p> <p><input type="checkbox"/> ISO 10312*</p> <p><b>TEM - Bulk</b></p> <p><input type="checkbox"/> TEM EPA NOB</p> <p><input type="checkbox"/> NYS NOB 198.4 (Non-Friable-NY)</p> <p><input type="checkbox"/> TEM EPA 600/R-93/116 w Milling Prep (0.1%)</p> <p style="text-align: center;"><b>Other Test (please specify)</b></p>	<p><b>TEM - Settled Dust</b></p> <p><input type="checkbox"/> Microvac - ASTM D5755</p> <p><input type="checkbox"/> Wipe - ASTM D6480</p> <p><input type="checkbox"/> Qualitative via Filtration Prep</p> <p><input type="checkbox"/> Qualitative via Drop Mount Prep</p> <p><b>Soil - Rock - Vermiculite (reporting limit)* PLM</b></p> <p><input type="checkbox"/> EPA 600/R-93/116 with milling prep (&lt;0.25%) PLM</p> <p><input type="checkbox"/> EPA 600/R-93/116 with milling prep (&lt;0.1%) TEM</p> <p><input type="checkbox"/> EPA 600/R-93/116 with milling prep (&lt;0.1%) TEM</p> <p><input type="checkbox"/> Qualitative via Filtration Prep</p> <p><input type="checkbox"/> TEM Qualitative via Drop Mount Prep</p>
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\*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		
			25 JUL 21 PM 12:31
			RECEIVED EMSL CINNAMINSON, NJ

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

Method of Shipment: <b>Fedex</b>	Sample Condition Upon Receipt:
Relinquished by: <b>Chris Nicolet</b> Date/Time: <b>7/17/25 1015</b>	Received by: <i>Dawn Stepp F&amp;E</i> Date/Time: <b>7-21-25 9:00 am</b>
Relinquished by:	Received by:

Controlled Document - COC-05 Asbestos R13 2/26/2021  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.

117ms

ASBESTOS BULK SAMPLE FORM



11117 Mockingbird Drive  
Omaha, NE 68137

Phone (402) 697-9747  
Fax (402) 597-8532

Project Information

Client: <b>State of Iowa</b>	Project Description: <b>Wallace Building Haz. materials Surey</b>	Project Manager: <b>Phil Thomas</b> Inspector: <b>Hunter Krichel</b> <b>Chris Nicket</b>
Date: <b>7/14/25-</b>	Site Location: <b>Wallace Building</b>	ATLAS PROJECT NUMBER: <b>204BS08839</b>

Sample #	Material Description	Floor	Sample Location	Quantity
A-1	Yellow Mastic under carpet	5	Lounge West	200SF
A-2	Green Mastic under carpet square	5	Lounge West	200SF
A-3	<sup>3in</sup> Cove Base Blue	5	Lounge West	1000LF
A-4	Tan Mastic Ass. with cove base	5	Lounge West	1000LF
A-5	Drywall	5	Lounge West	-
A-6	Joint Compound	5	Lounge West	-
A-7	<sup>3in</sup> Cove Base Gray	5	Lounge West	1000LF
A-8	Yellow Mastic Ass. with cove base	5	Lounge West	1000LF
A-9	6 in beige Cove Base	5	50B Womens RR	200LF
A-10	Yellow Mastic Ass. with cove base	5	50B Womens RR	200LF
A-11	Cream Sheet Flooring	5	50B Womens RR	200SF
A-12	Yellow Mastic Ass. with Sheet Flooring	5	50B Womens RR	200SF
A-13	Gray Window Caulking	5	Lounge West	-

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Project Information

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Date: 7/14/25-	Site Location: Wallace Building	ATLAS PROJECT NUMBER: 204BS08839

Sample #	Material Description	Floor	Sample Location	Quantity
A-14	Floor Tile (White)	5	510 Office Area	34x10 340SF
A-15	Mastic (Black)	5		340SF
A-16	Plaster (Tan)	5		-
A-17	Skim Coat <sup>Ass. with</sup> Plaster	5		-
A-18	Fiber Glass Sealant	5		519 Open Office Area
A-19	12x12 Floor Tile (Cream) w/ multi checker	4	Large West	30x10 360SF
A-20	Mastic (Yellow) <sup>Ass. w/ A19</sup>	4	↓	300SF
A-21	Fiber Glass Sealant	4	407 Pipe Chase	-
A-22	Drywall	4	413 Lobby	-
A-23	Joint Compound Ass. w/ Drywall	4	413 Lobby	-
A-24	Vibration Damper	4	420 Mechanical	-
A-25	Fiber Glass Sealant	4	420 Mechanical	-
A-26	Ceiling Tile	4	424 Printing	-

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Project Information

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Date: 7/14/25-	Site Location: Wallace Building	ATLAS PROJECT NUMBER: 204BS0 8839

Sample #	Material Description	Floor	Sample Location	Quantity
A-27	Drywall	4	418 Open Office Areas	-
A-28	Joint Compound Ass. w/ Drywall	4	↓	-
A-29	Canvas Cover on HVAC	4	420 Mechanical	-
A-30	Gray Sealant on HVAC	4		-
A-31	Insulation HVAC ducts	4		-
A-32	Core Base (White)	3		303 Lounge
A-33	Mastic (Tan)	3	303 Lounge	150LF
A-34	Mastic Puck (Black)	3	<sup>and Womens</sup> Mens BR 303 <sup>Above Sink</sup> Behind Mirror	10x6 each
A-35	12x12 Floor Tile (White)	3	303 Lounge	200SF
A-36	Mastic (Yellow) Ass. w/ Floor Tile	3	303 Lounge	200SF
A-37	12x12 Floor Tile (Gray)	3		150SF
A-38	Mastic (Yellow) Ass. w/ Floor Tile	3		150SF
A-39	Ceiling Tile			302 Open Office Area

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Project Information

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Date: 7/14/25-	Site Location: Wallace Building	ATLAS PROJECT NUMBER: 204BS08839

Sample #	Material Description	Floor	Sample Location	Quantity
A-40	Drywall	3	302 Open Area Office	-
A-41	Joint Compound Ass w/ Drywall	3		-
A-42	Plaster	3		-
A-43	Skim Coat Ass. w/ Plaster	3		-
A-44	Mastic (Yellow) <sup>under chartered</sup> carpet	3		319 Open Area Office
A-45	Sheet Floor (Brown)	3		350 SF
A-46	Mastic (Yellow) Ass. w/ Sheet Floor	3		350 SF
A-47	Drywall	3	318 Corridor	-
A-48	Joint Compound Ass w/ Drywall	3		-
A-49	Roof Tar Core	R5	Roof 5 <sup>th</sup> Floor	-
A-50	Caulking (White)	R5	Roof 5 <sup>th</sup> Floor	-
A-51	Roof Tar Core	R3	Roof 3 <sup>rd</sup> Floor	-
A-52	Roof Tar Core	R3	Roof 3 <sup>rd</sup> Floor	-

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Date: 7/14/25-	Site Location: Wallace Building	ATLAS PROJECT NUMBER: 204BS08839

Sample #	Material Description	Floor	Sample Location	Quantity
A-53	Caulking (Grey)	R3	Roof 3rd Floor	-
A-54	Fiberboard	3	East 3rd Floor Roof Access	255F
A-55	Mastic (Yellow) <sup>under carpet</sup> wall	2	East Auditorium	300SF
A-56	Mastic (Yellow) <sup>under carpet</sup>	2	East Auditorium Floor	300SF
A-57	<sup>PAR</sup> Floor Tile (White Checkered)	2	2104 Lounge	200SF
A-58	Mastic (Yellow) <sup>Ass. w/</sup> Floor Tile	2		200SF
A-59	Joint Compound-Drywall	2		-
A-60	Drywall	2		-
A-61	Mastic (Green) <sup>under carpet</sup>	2	211 Reg. Office	500SF
A-62	Mastic (Yellow) <sup>under carpet</sup>	2		250SF
A-63	Fireproof Caulking	2		
A-64	Mastic (Black) <sup>under carpet</sup>	2	299 Vestibule	200SF
A-65	Mastic (Yellow) <sup>under carpet</sup>	2	298 Fire Marshall	100SF

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Date: 7/14/25	Site Location: Wallace Building	ATLAS PROJECT NUMBER: 204BS08839

Sample #	Material Description	Floor	Sample Location	Quantity	
A-66	Sheet Floor (White)	2	248 Fire Marshall Clerical	200SF	
A-67	Mastec (Yellow) Ass. w/ Sheet Floor	2	}	200SF	
A-68	Duct Sealant	2		-	
A-69	Lab Table	2		4 3x6	
A-70	Mastec (Yellow) under carpet	2		267 Reception	1000SF
A-71	Drywall	2	214 Mastoprint Files	-	
A-72	Joint Compound Ass. w/ Drywall	2	}	-	
A-73	Sink Insulation (Black)	2		222 Service	-
A-74	Sheet Floor (Black)	2	South Elevator	20SF	
A-75	Mastec (Gray) Ass. w/ Sheet Floor	2	}	250SF	
A-76	Plaster	1		1114 Open Office Area	
A-77	Skim Coat Ass. w/ Plaster	1			
A-78	<sup>3in</sup> Core Base (Blue)	1			250LF

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Project Information

Client: State of Iowa	Project Description: Wallace Building Haz. Materials Survey	Project Manager: Phil Thomas Inspector: Hunter Kriebel Chris Nicolet
Date: 7/14/25	Site Location: Wallace Building	ATLAS PROJECT NUMBER: 204BS0 8839

Sample #	Material Description	Floor	Sample Location	Quantity
A-79	Mastic (Tan) Ass. w/ Core Base	1	1114 Open Office Area	250LF
A-80	Drywall	1	1111 Lounge	-
A-81	Joint Compound Ass. w/ Drywall	1		-
A-82	Drywall Tape Ass. w/ Drywall	1		-
A-83	Sheet Floor (White)	1	161 Womens RR	300SF
A-84	Mastic (Tan) Ass. w/ Sheet Floor	1		300SF
A-85	Black Tar Puck behind mirror	1	165 Mens RR	-
A-86	Sheet Floor (Tan)	1	164 Corridor	2500SF
A-87	Mastic (Tan) Ass. w/ Sheet Floor	1		2500SF
A-88	Ceiling Tile (White)	1	133 Corridor	25 JUL 21 PM 12:32 RECEIVED ENSL CINNAMINSON, NJ
A-89	Ceiling Tile (White) Speckled	1	127 Central Instrument	
A-90	Core Base (White)	1	135 Dividing	1500LF
A-91	Mastic (Brown) Ass. w/ Core Base	1		1500LF

ASBESTOS BULK SAMPLE FORM



11117 Mockingbird Drive  
Omaha, NE 68137

Phone (402) 697-9747  
Fax (402) 597-8532

Project Information

Client: State of Iowa	Project Description: Wallace Building Haz. Materials Survey	Project Manager: Phil Thomas Inspector: Hunter Knittel Chris Nredet
Date: 7/15/25	Site Location: Wallace Building	ATLAS PROJECT NUMBER: 204BS0 8839

Sample #	Material Description	Floor	Sample Location	Quantity
A-92	Sheet Floor (Tan)	1	115 Feed/Fertilizer Lab	2500SF
A-93	Mastic (Tan) Ass. w/ Sheet Floor	1		2500SF
A-94	Drywall	1	147 Corridor	-
A-95	Joint Compound Ass. w/ Drywall	1		-
A-96	Drywall Tape Ass. w/ Drywall	1		-
A-97	Ceiling Tile (White)	1	119 Corridor	-
A-98	Caulking (White)	1	105 Loading/Proving Area	-
A-99	Ceiling Tile (White) Spotted	1	111 Large Mass Lab	-
A-100	Lab Table (Black)	1	102 Octane Lab	4 3x6
A-101	Caulking (Gray)	1	173 Mechanical	1
A-102	Mill Paper (Tan)	2	284 Micro	300SF
A-103	Sheet Floor (Tan)	2		1500SF
A-104	Mastic (Yellow) Ass w/ Sheet Floor	2		1500SF

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ASBESTOS BULK SAMPLE FORM



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Omaha, NE 68137

Phone (402) 697-9747  
Fax (402) 597-8532

Project Information

Client: State of Iowa	Project Description: Wallace Bldg Haz Materials Survey	Project Manager: Phil Thomas Inspector: Hunter Krichel Chris Nicolet
Date: 7/15/25	Site Location: Wallace Building	ATLAS PROJECT NUMBER: 204BS0 8839

Sample #	Material Description	Floor	Sample Location	Quantity
A-105	Ceiling Tile Speckled	2	291 Weapons Lab	-
A-106	Pipe Insulation First from Floor	B	Sub Tunnel Grimes	150LF
A-107	Pipe Insulation Second from Floor	B	I	750LF
A-108	Pipe Insulation 3rd from Floor	B		150LF
A-109	Caulking (Tan)	E1		NE Parking Lot
A-110	Expansion Joint	E2	I	-
A-111	Door Caulking (white)	E2		-

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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:** 012528176  
**LIMS Reference ID:** AD28176  
**EMSL Customer ID:** ATC55

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

**Project Name:** Wallace Building HBM Survey 204BS08839

**Customer PO:**  
**EMSL Sales Rep:** Anthony DeRosa  
**Received:** 07/21/2025 09:00  
**Reported:** 07/23/2025 13:57

**Analytical Results**

Analyte	Results	RL	Weight(g)	Prep Date & Tech	Prep Method	Analysis Date & Analyst	Analytical Method	Q	DF
<b>Client Sample ID: L-1/White - Wall - Lounge West - 5th Floor</b>							<b>Date Sampled: 07/14/25</b>		
<b>Matrix: Chips</b>							<b>LIMS Reference ID: AD28176-01</b>		
Lead	0.021 % wt	0.006 % wt	0.25	07/22/25 LXB	SW-846 3050B	07/22/25 PMX	SW846-7000B	Pb3, Pb7	1
Sample Comments:									
<b>Client Sample ID: L-2/Dark Grey - Wall - 511 Conference Room 5th Floor</b>							<b>Date Sampled: 07/14/25</b>		
<b>Matrix: Chips</b>							<b>LIMS Reference ID: AD28176-02</b>		
Lead	<0.008 % wt	0.008 % wt	0.1938	07/22/25 LXB	SW-846 3050B	07/22/25 PMX	SW846-7000B	Pb3, Pb7	1
Sample Comments:									
<b>Client Sample ID: L-3/Light Grey - Wall - 511 Conference Room 5th Floor</b>							<b>Date Sampled: 07/14/25</b>		
<b>Matrix: Chips</b>							<b>LIMS Reference ID: AD28176-03</b>		
Lead	<0.007 % wt	0.007 % wt	0.2221	07/22/25 LXB	SW-846 3050B	07/22/25 PMX	SW846-7000B	Pb3, Pb7	1
Sample Comments:									
<b>Client Sample ID: L-4/Yellow - Wall - Stairwell C 5th Floor</b>							<b>Date Sampled: 07/14/25</b>		
<b>Matrix: Chips</b>							<b>LIMS Reference ID: AD28176-04</b>		
Lead	<0.006 % wt	0.006 % wt	0.2526	07/22/25 LXB	SW-846 3050B	07/22/25 PMX	SW846-7000B	Pb3, Pb7	1
Sample Comments:									
<b>Client Sample ID: L-5/Brown - Stair Rail - Stairwell C 5th Floor</b>							<b>Date Sampled: 07/14/25</b>		
<b>Matrix: Chips</b>							<b>LIMS Reference ID: AD28176-05</b>		
Lead	0.041 % wt	0.012 % wt	0.1388	07/22/25 LXB	SW-846 3050B	07/22/25 PMX	SW846-7000B	Pb3, Pb7	1
Sample Comments:									
<b>Client Sample ID: L-6/Orange - Wall - Stairwell A 5th Floor</b>							<b>Date Sampled: 07/14/25</b>		
<b>Matrix: Chips</b>							<b>LIMS Reference ID: AD28176-06</b>		
Lead	<0.006 % wt	0.006 % wt	0.2526	07/22/25 LXB	SW-846 3050B	07/22/25 PMX	SW846-7000B	Pb3, Pb7	1
Sample Comments:									
<b>Client Sample ID: L-7/White - Guardrail - Open Office Area West 5th Floor</b>							<b>Date Sampled: 07/14/25</b>		
<b>Matrix: Chips</b>							<b>LIMS Reference ID: AD28176-07</b>		
Lead	0.022 % wt	0.015 % wt	0.1094	07/22/25 LXB	SW-846 3050B	07/22/25 PMX	SW846-7000B	Pb3, Pb7	1
Sample Comments:									
<b>Client Sample ID: L-8/Black - Wall - 303 Lounge 3rd Floor</b>							<b>Date Sampled: 07/14/25</b>		
<b>Matrix: Chips</b>							<b>LIMS Reference ID: AD28176-08</b>		
Lead	<0.006 % wt	0.006 % wt	0.2535	07/22/25 LXB	SW-846 3050B	07/22/25 PMX	SW846-7000B	Pb3, Pb7	1
Sample Comments:									

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**EMSL Order ID:** 012528176  
**LIMS Reference ID:** AD28176  
**EMSL Customer ID:** ATC55

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

**Project Name:** Wallace Building HBM Survey 204BS08839

**Customer PO:**  
**EMSL Sales Rep:** Anthony DeRosa  
**Received:** 07/21/2025 09:00  
**Reported:** 07/23/2025 13:57

### Analytical Results (Continued)

Analyte	Results	RL	Weight(g)	Prep Date & Tech	Prep Method	Analysis Date & Analyst	Analytical Method	Q	DF
<b>Client Sample ID: L-9/Blue - Wall - 302 Open Area Office</b>							<b>Date Sampled: 07/14/25</b>		
<b>Matrix: Chips</b>							<b>LIMS Reference ID: AD28176-09</b>		
Lead	<0.006 % wt	0.006 % wt	0.2525	07/22/25 LXB	SW-846 3050B	07/22/25 PMX	SW846-7000B	Pb3, Pb7	1
Sample Comments:									
<b>Client Sample ID: L-10/Brown - Ceiling - 2nd Floor Auditorium Stage</b>							<b>Date Sampled: 07/14/25</b>		
<b>Matrix: Chips</b>							<b>LIMS Reference ID: AD28176-10</b>		
Lead	<0.006 % wt	0.006 % wt	0.2637	07/22/25 LXB	SW-846 3050B	07/22/25 PMX	SW846-7000B	Pb3, Pb7	1
Sample Comments:									
<b>Client Sample ID: L-11/Tan - Wall - 2nd Floor 210 Reg. Direction</b>							<b>Date Sampled: 07/14/25</b>		
<b>Matrix: Chips</b>							<b>LIMS Reference ID: AD28176-11</b>		
Lead	0.080 % wt	0.006 % wt	0.2583	07/22/25 LXB	SW-846 3050B	07/22/25 PMX	SW846-7000B	Pb3, Pb7	1
Sample Comments:									
<b>Client Sample ID: L-12/Green - Wall - 2nd Floor 211 Reg Office</b>							<b>Date Sampled: 07/14/25</b>		
<b>Matrix: Chips</b>							<b>LIMS Reference ID: AD28176-12</b>		
Lead	0.043 % wt	0.006 % wt	0.254	07/22/25 LXB	SW-846 3050B	07/22/25 PMX	SW846-7000B	Pb3, Pb7	1
Sample Comments:									
<b>Client Sample ID: L-13/Orange - Wall - 2nd Floor 298 Fire Marshall Clearing</b>							<b>Date Sampled: 07/14/25</b>		
<b>Matrix: Chips</b>							<b>LIMS Reference ID: AD28176-13</b>		
Lead	0.066 % wt	0.006 % wt	0.257	07/22/25 LXB	SW-846 3050B	07/22/25 PMX	SW846-7000B	Pb3, Pb7	1
Sample Comments:									
<b>Client Sample ID: L-14/Yellow - Wall - 2nd Floor 298 Fire Marshall Clearing</b>							<b>Date Sampled: 07/14/25</b>		
<b>Matrix: Chips</b>							<b>LIMS Reference ID: AD28176-14</b>		
Lead	<0.035 % wt	0.035 % wt	0.0454	07/22/25 LXB	SW-846 3050B	07/22/25 PMX	SW846-7000B	Pb3, Pb7	1
Sample Comments:									
<b>Client Sample ID: L-15/Cream - Wall - 2nd Floor 298 Fire Marshall Clearing</b>							<b>Date Sampled: 07/14/25</b>		
<b>Matrix: Chips</b>							<b>LIMS Reference ID: AD28176-15</b>		
Lead	<0.013 % wt	0.013 % wt	0.1189	07/22/25 LXB	SW-846 3050B	07/22/25 PMX	SW846-7000B	Pb3, Pb7	1
Sample Comments:									
<b>Client Sample ID: L-16/Brown - Wall - 163 Conference Room</b>							<b>Date Sampled: 07/14/25</b>		
<b>Matrix: Chips</b>							<b>LIMS Reference ID: AD28176-16</b>		
Lead	<0.012 % wt	0.012 % wt	0.1294	07/22/25 LXB	SW-846 3050B	07/22/25 PMX	SW846-7000B	Pb3, Pb7	1
Sample Comments:									



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

**Project Name:** Wallace Building HBM Survey 204BS08839

**Customer PO:**  
**EMSL Sales Rep:** Anthony DeRosa  
**Received:** 07/21/2025 09:00  
**Reported:** 07/23/2025 13:57

**Analytical Results  
(Continued)**

Analyte	Results	RL	Weight(g)	Prep Date & Tech	Prep Method	Analysis Date & Analyst	Analytical Method	Q	DF
<b>Client Sample ID: L-17/White - Wall - 115 Feed/Fertilizer Room</b>							<b>Date Sampled: 07/14/25</b>		
<b>Matrix: Chips</b>							<b>LIMS Reference ID: AD28176-17</b>		
Lead	0.041 % wt	0.006 % wt	0.253	07/22/25 LXB	SW-846 3050B	07/22/25 PMX	SW846-7000B	Pb3, Pb7	1
Sample Comments:									
<b>Client Sample ID: L-18/Cream - Wall - 2nd Floor 287 Post Montana</b>							<b>Date Sampled: 07/14/25</b>		
<b>Matrix: Chips</b>							<b>LIMS Reference ID: AD28176-18</b>		
Lead	0.086 % wt	0.006 % wt	0.2529	07/22/25 LXB	SW-846 3050B	07/22/25 PMX	SW846-7000B	Pb3, Pb7	1
Sample Comments:									
<b>Client Sample ID: L-19/Black - Guardrail - 2nd Floor Exterior NE Parking Lot</b>							<b>Date Sampled: 07/14/25</b>		
<b>Matrix: Chips</b>							<b>LIMS Reference ID: AD28176-19</b>		
Lead	0.008 % wt	0.007 % wt	0.2278	07/22/25 LXB	SW-846 3050B	07/22/25 PMX	SW846-7000B	Pb3, Pb7	1
Sample Comments:									
<b>Client Sample ID: L-20/White - Door Paint - 2nd Floor Exterior NE Parking Lot</b>							<b>Date Sampled: 07/14/25</b>		
<b>Matrix: Chips</b>							<b>LIMS Reference ID: AD28176-20</b>		
Lead	<0.012 % wt	0.012 % wt	0.129	07/22/25 LXB	SW-846 3050B	07/22/25 PMX	SW846-7000B	Pb3, Pb7	1
Sample Comments:									

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**Certified Analyses included in this Report**

Analyte	Certifications
<b>SW846-7000B in Chips</b>	
Lead	AIHA LAP

**List of Certifications**

Code	Description	Number	Expires
NJDEP	New Jersey Department of Environmental Protection	03036	06/30/2025
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	06/30/2025
A2LA	A2LA Environmental Certificate	2845.01	07/31/2026
PADEP	Pennsylvania Department of Environmental Protection	2845.25	11/30/2025
MADEP	Massachusetts Department of Environmental Protection	M-NJ337	06/30/2025
CTDPH	Connecticut Department of Public Health	PH-0270	06/23/2026

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
Pb3	The QC sample duplicate RPD result for Lead was outside of the method control limits.
Pb7	The RLVS recovery for Lead was outside of the method control limits.
(Dig)	For metals analysis, sample was digested.
[2C]	Reported from the second channel in dual column analysis.
DA	Direct Analysis
DF	Dilution Factor
MDL	Method Detection Limit.
ND	Analyte was NOT DETECTED at or above the detection limit.
NR	Spike/Surrogate showed no recovery.
Q	Qualifier
RCS	Respirable Crystalline Silica
RL	Reporting Limit For paint chips, the RL is 0.008% by wt. (equiv. to 80 mg/kg, or ppm) based upon a minimum sample weight of 0.25 grams. For soils, the RL is 40 mg/kg (ppm) based upon a minimum sample weight of 0.5 grams. For dust wipes, the RL is 10 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.



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---

**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/cm<sup>2</sup> since it is dependent upon an area value provided by non-lab personnel. A "<" (less than) result signifies that the analyte was not detected at or above the reporting limit. Measurement of uncertainty and definitions of modifications are available upon request. Results in this report are not blank corrected unless specified.



EMSL ANALYTICAL, INC.  
LABORATORY PRODUCTS TRAINING

### Lead Chain of Custody

EMSL Order Number / Lab Use Only

EMSL Analytical, Inc.  
200 Route 130 North

Cinnaminson, NJ 08077  
PHONE: 1-800-220-3675

EMAIL: c@emsl.com

AD28176

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

Project Name/No: Wallace Building HBM Survey 204BS08839		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: <input type="checkbox"/> Commercial (Taxable) <input type="checkbox"/> Residential (Non-Taxable)
Sampled By Name: Chris Nicolet	Sampled By Signature: Chris Nicolet	No. of Samples in Shipment: 20

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

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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: Chris Nicolet	Received by: Angie [Signature] EPY
Date/Time: 7/17/25 1015	Date/Time: 7/17/25 9am
Relinquished by:	Received by:
Date/Time:	Date/Time:

20

AD28176



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

PAINT CHIP SAMPLE LOG SHEET

Client: State of Iowa	Project Description: Wallace Building Hazardous material Survey	Project Manager: Phil Thomas Inspector: Chris Nicolet
Date: 7/14/25 -	Site Location: Wallace Building <del>3rd Floor</del>	Atlas Project Number: 204BS08839

Sample #	Paint Color	Substrate	Material Description	Sample Location (Floor/Room/Location in Room)	Quantity
L-1	White	Drywall	Wall	Lounge West <sup>5th</sup>	
L-2	Dark Grey	Drywall	Wall	511 Conference Room	
L-3	Light Grey	Drywall	Wall	I	
L-4	Yellow	Drywall	Wall	Stairwell C	
L-5	Brown	Metal	Stair Rail	I	
L-6	Orange	Drywall	Wall	Stairwell A	
L-7	White	Metal	Guardrail	Open Office Area West	
L-8	Black	Drywall	Wall	303 Lounge 3rd Floor	
L-9	Blue	Drywall	Wall	302 Open Area Office	

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 Omaha, NE 68137  
 Phone (402) 697-9747

**PAINT CHIP SAMPLE LOG SHEET**

Client: State of Iowa	Project Description: Wallace Building Hazardous materials Survey	Project Manager: Phil Thomas Inspector: Chris Nicolet
Date: 7/14/25-	Site Location: Wallace Building	Atlas Project Number: 204BS08839

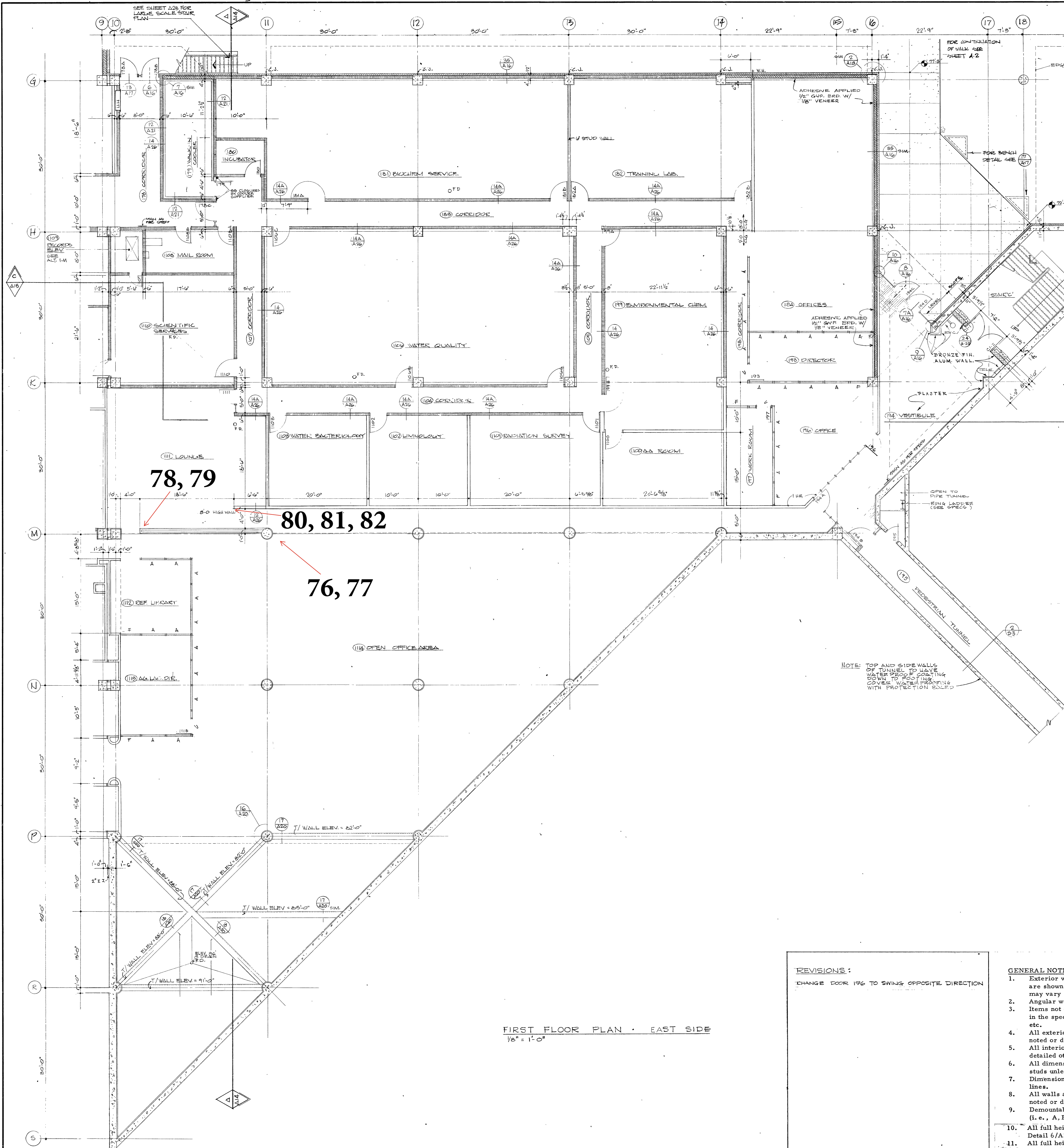
Sample #	Paint Color	Substrate	Material Description	Sample Location (Floor/Room/Location in Room)	Quantity
L-10	Brown	Drywall	Ceiling	2nd Floor Auditorium Stage	
L-11	Tan	Drywall	Wall	2nd Floor 210 Reg. Director	
L-12	Green	Drywall	Wall	2nd Floor 211 Reg. Office	
L-13	Orange	Drywall	Wall	2nd Floor 298 Fire Marshall Control	
L-14	Yellow	<del>Drywall</del> Plaster	Wall		
L-15	Cream	Drywall	Wall		
L-16	Brown	Drywall	Wall	163 Conference Room	
L-17	White	Drywall	Wall	115 Feed/Fertilizer Room	

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 CINNAMINSON, NJ  
 2025 JUL 21 P 12:06



## **APPENDIX C**

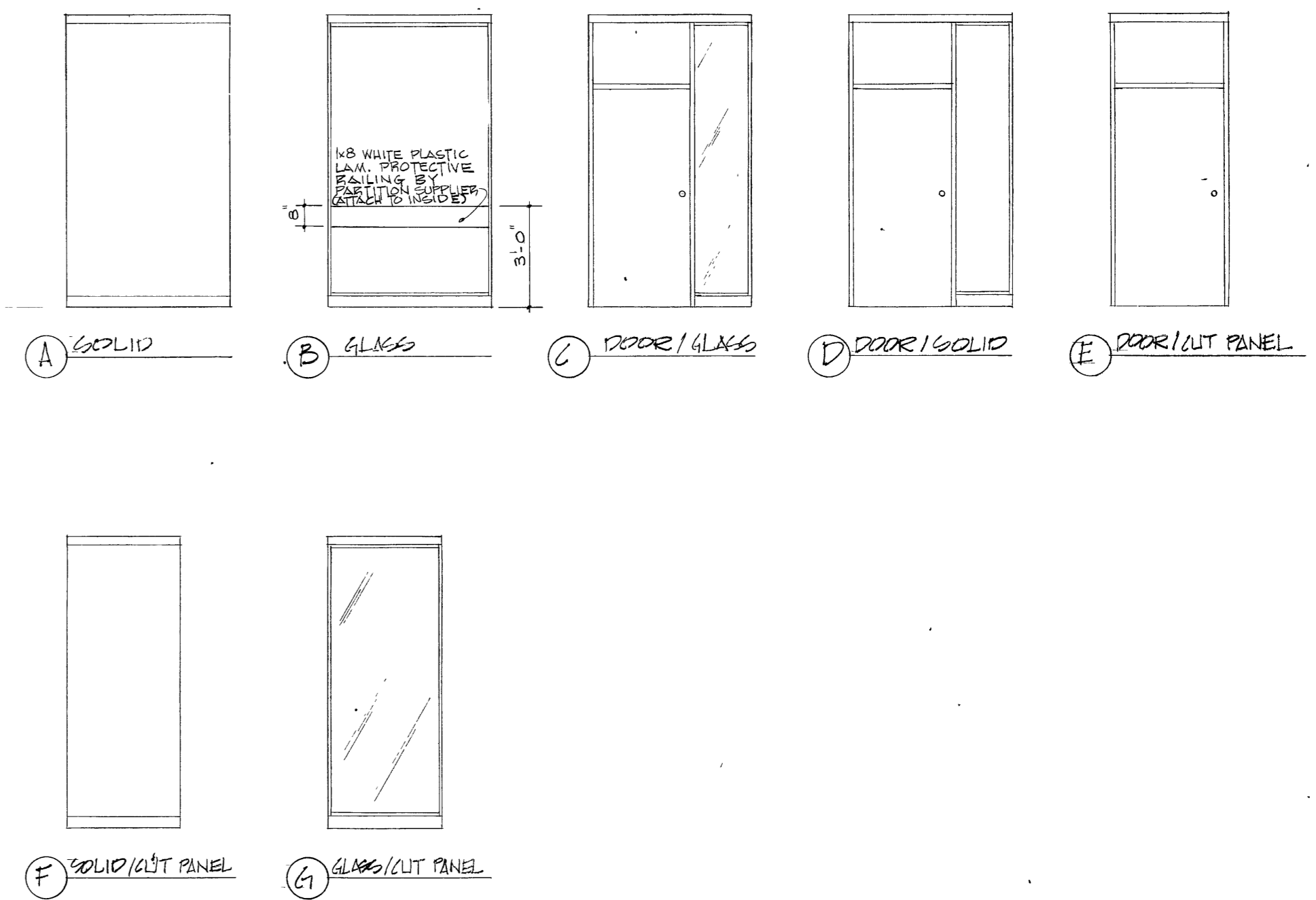
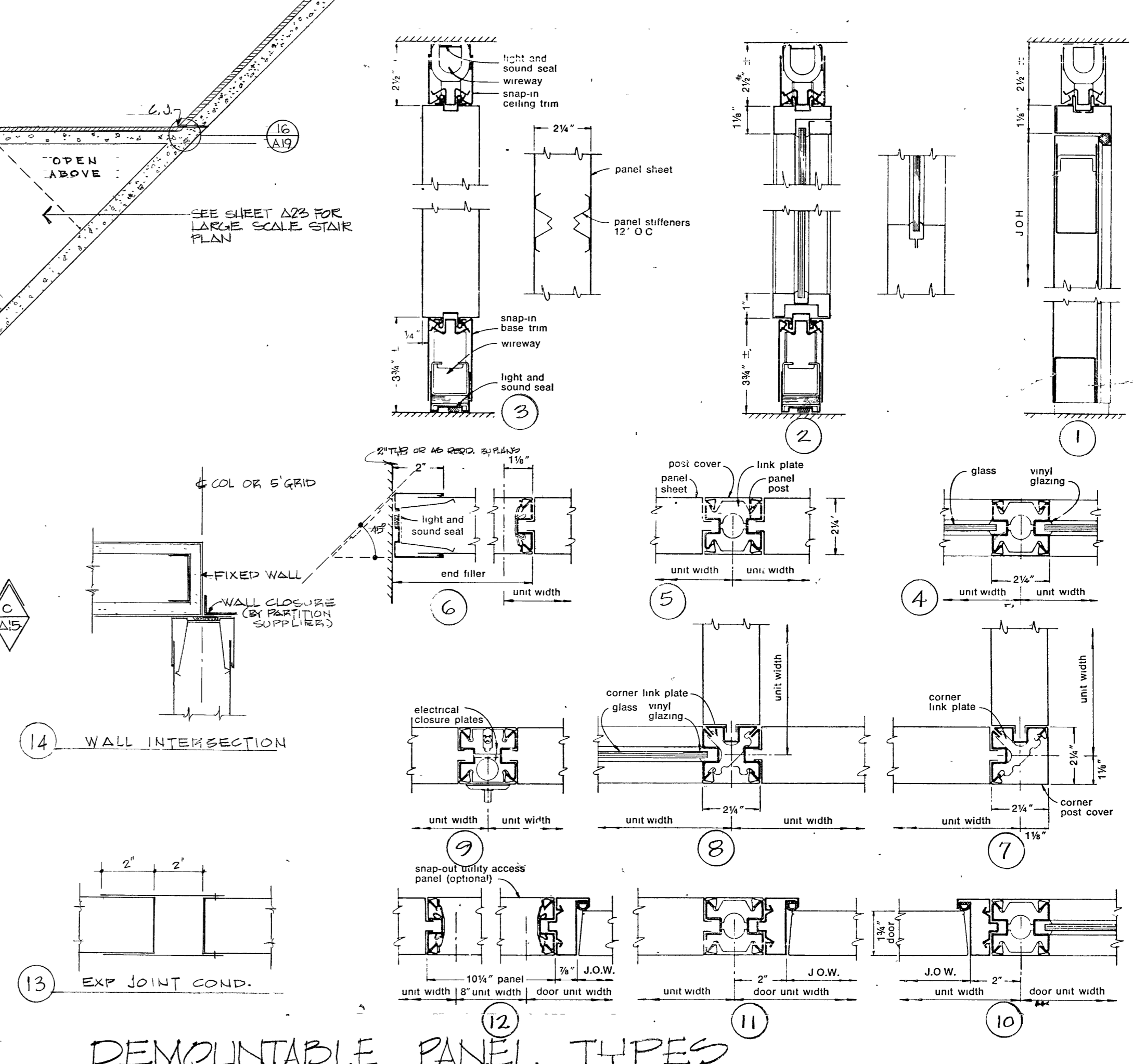
### **Drawing(s) with Sample Locations**



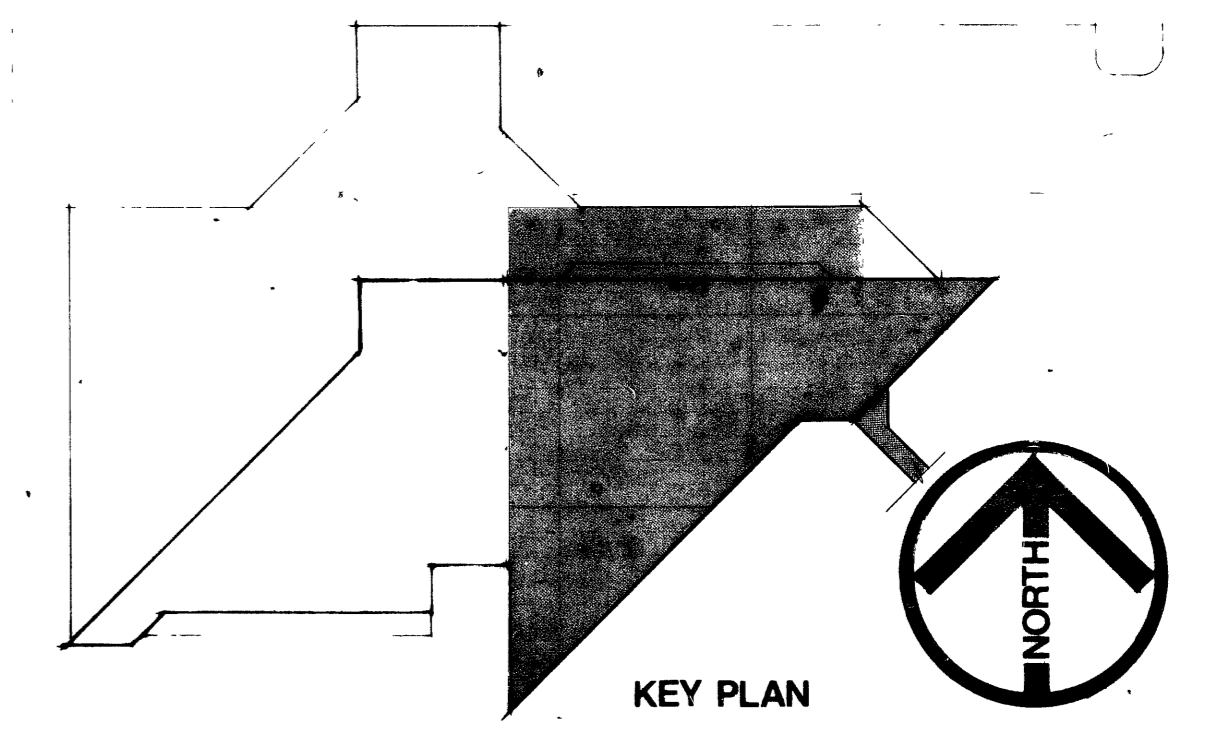
78, 79  
80, 81, 82  
76, 77

**REVISIONS:**  
CHANGE DOOR 196 TO SWING OPPOSITE DIRECTION

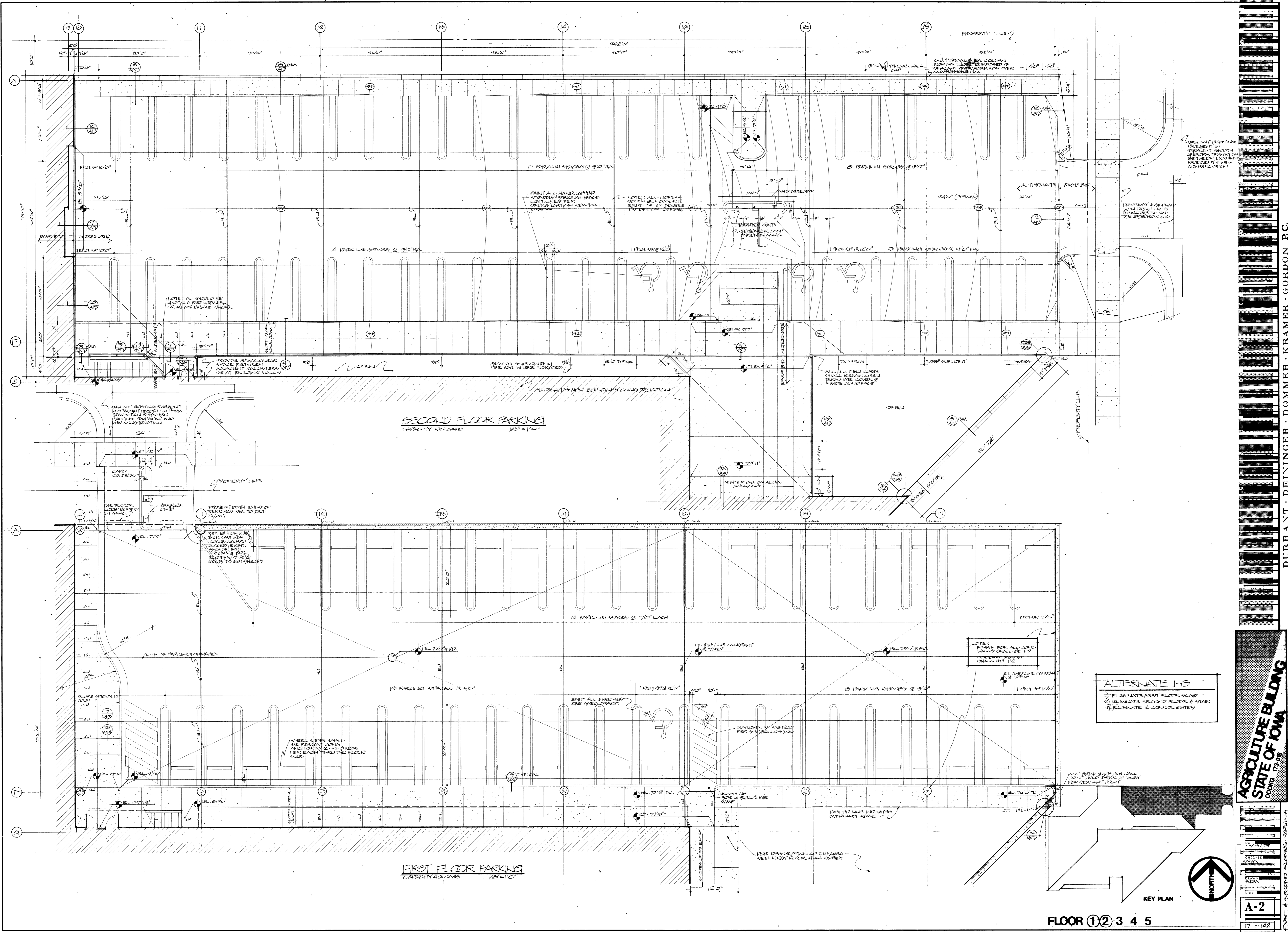
FIRST FLOOR PLAN - EAST SIDE  
1/8" = 1'-0"



- GENERAL NOTES**
- Exterior wall vertical control joint locations on angular walls are shown at approximate locations, however, exact location may vary several inches to hit brick coursing joints.
  - Angular walls are 45° and 90° unless otherwise noted.
  - Items not detailed or described on the drawings are explained in the specifications such as TD (Towel Dispenser/Disposals) etc.
  - All exterior wall metal studs are 6" per Detail 36/A16, unless noted or detailed otherwise.
  - All interior wall metal studs are 3-5/8" unless noted or detailed otherwise.
  - All dimensions are to face of masonry walls or face of metal studs unless noted otherwise.
  - Dimensions are referenced from 5' grid or column centerlines.
  - All walls are full height to the structure unless otherwise noted or detailed on the plans.
  - Demountable walls are indicated by capital letter designation (i.e., A, B, C...). Refer to details on Sheet A-4.
  - All full height metal stud walls to have head condition per Detail 6/A26 unless otherwise noted.
  - All full height masonry walls to have head condition per Detail 15/A26 unless otherwise noted.



FLOOR 1 2 3 4 5



**SECOND FLOOR PARKING**  
CAPACITY 30 CARS  
18' x 110'

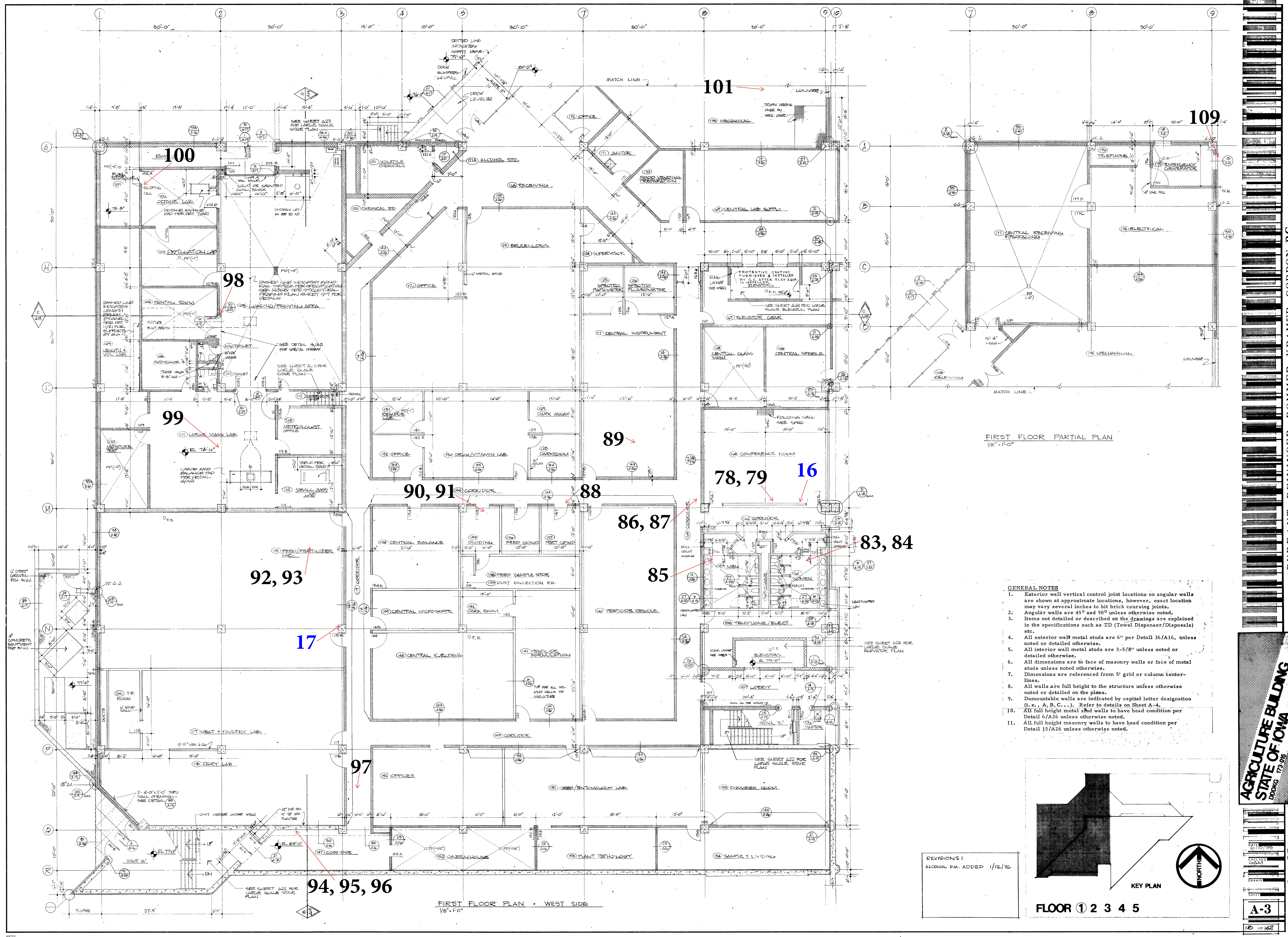
**FIRST FLOOR PARKING**  
CAPACITY 40 CARS  
18' x 110'

**ALTERNATE 1-G**  
1) ELIMINATE FIRST FLOOR PLAB  
2) ELIMINATE SECOND FLOOR & STAIR  
3) ELIMINATE 2 CONTROL GATES

**FLOOR 1 2 3 4 5**

**AGRICULTURE BUILDING**  
 STATE OF IOWA  
 PLANS 17.0-05  
 DUBUQUE, IOWA  
 DURRANT, DEININGER, DOMMER, KRAMER, GORDON P.C.  
 ARCHITECTS - ENGINEERS  
 WATERTOWN, WISCONSIN

CHECKED  
 DATE  
 DRAWN  
 DATE  
 SCALE  
 SHEET  
**A-2**  
 17 OF 142

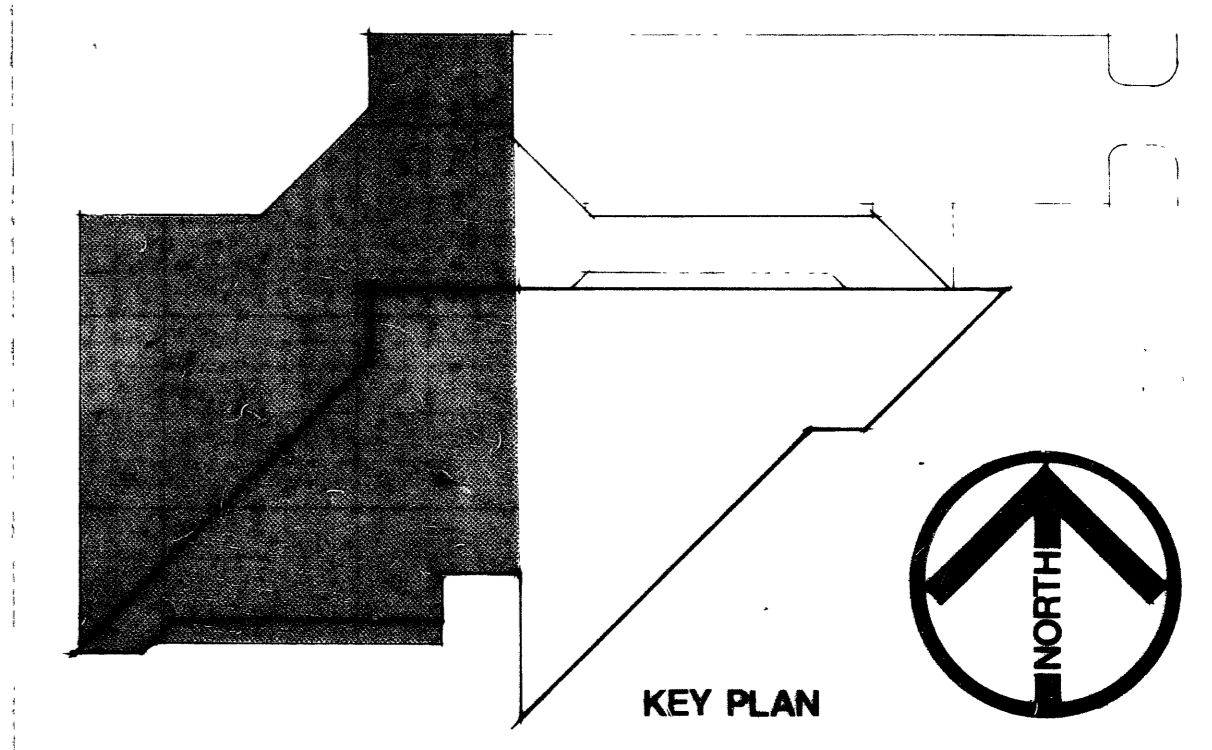


FIRST FLOOR PARTIAL PLAN  
1/8" = 1'-0"

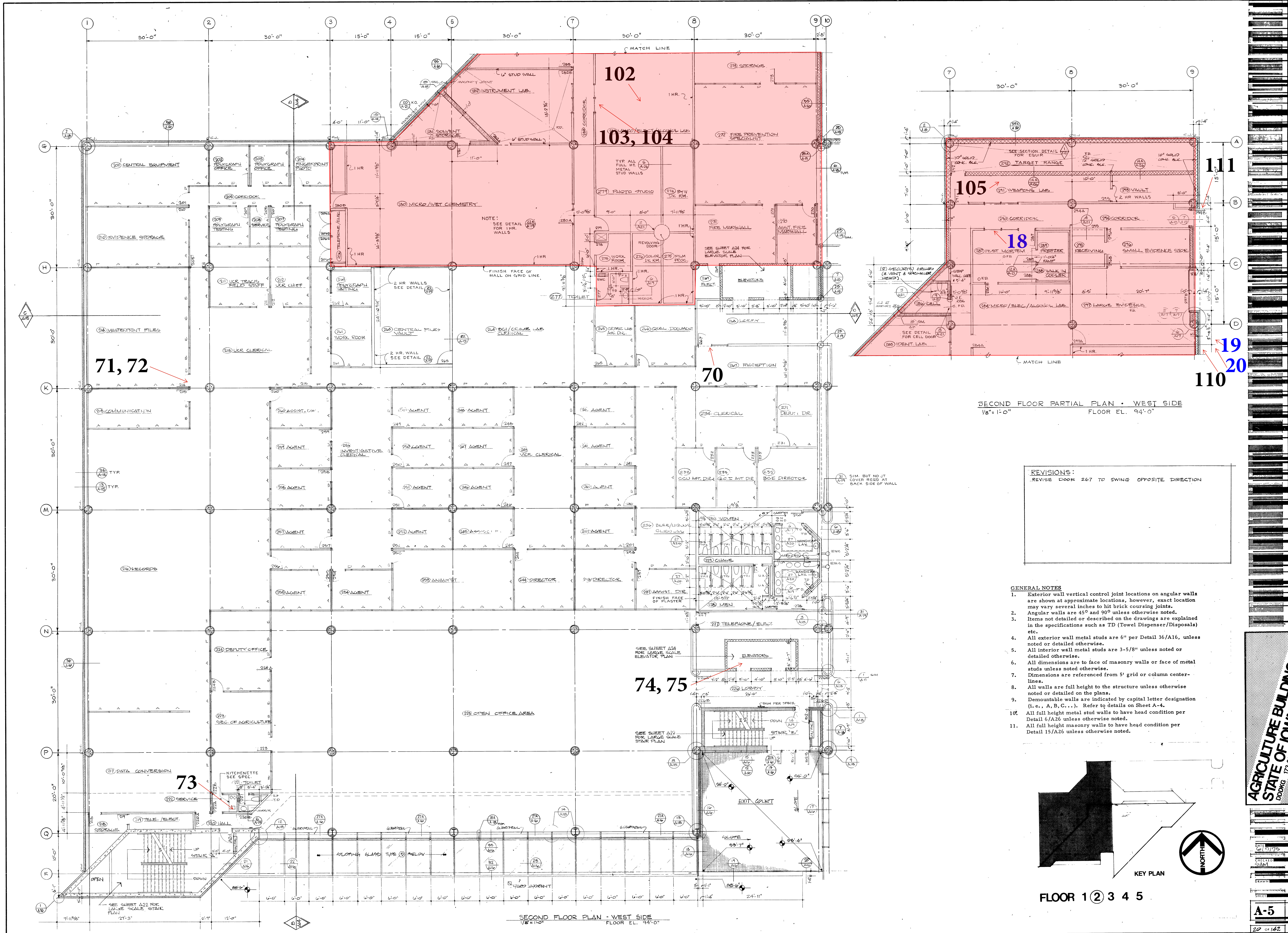
FIRST FLOOR PLAN - WEST SIDE  
1/8" = 1'-0"

- GENERAL NOTES**
1. Exterior wall vertical control joint locations on angular walls are shown at approximate locations, however, exact location may vary several inches to hit brick coursing joints.
  2. Angular walls are 45° and 90° unless otherwise noted.
  3. Items not detailed or described on the drawings are explained in the specifications such as TD (Towel Dispenser/Disposals) etc.
  4. All exterior wall metal studs are 6" per Detail 36/A16, unless noted or detailed otherwise.
  5. All interior wall metal studs are 3-5/8" unless noted or detailed otherwise.
  6. All dimensions are to face of masonry walls or face of metal studs unless noted otherwise.
  7. Dimensions are referenced from 5' grid or column center-lines.
  8. All walls are full height to the structure unless otherwise noted or detailed on the plans.
  9. Demountable walls are indicated by capital letter designation (i.e., A, B, C...). Refer to details on Sheet A-4.
  10. All full height metal stud walls to have head condition per Detail 6/A26 unless otherwise noted.
  11. All full height masonry walls to have head condition per Detail 15/A26 unless otherwise noted.

REVISIONS:  
ALCOHOL PM. ADDED 1/12/76



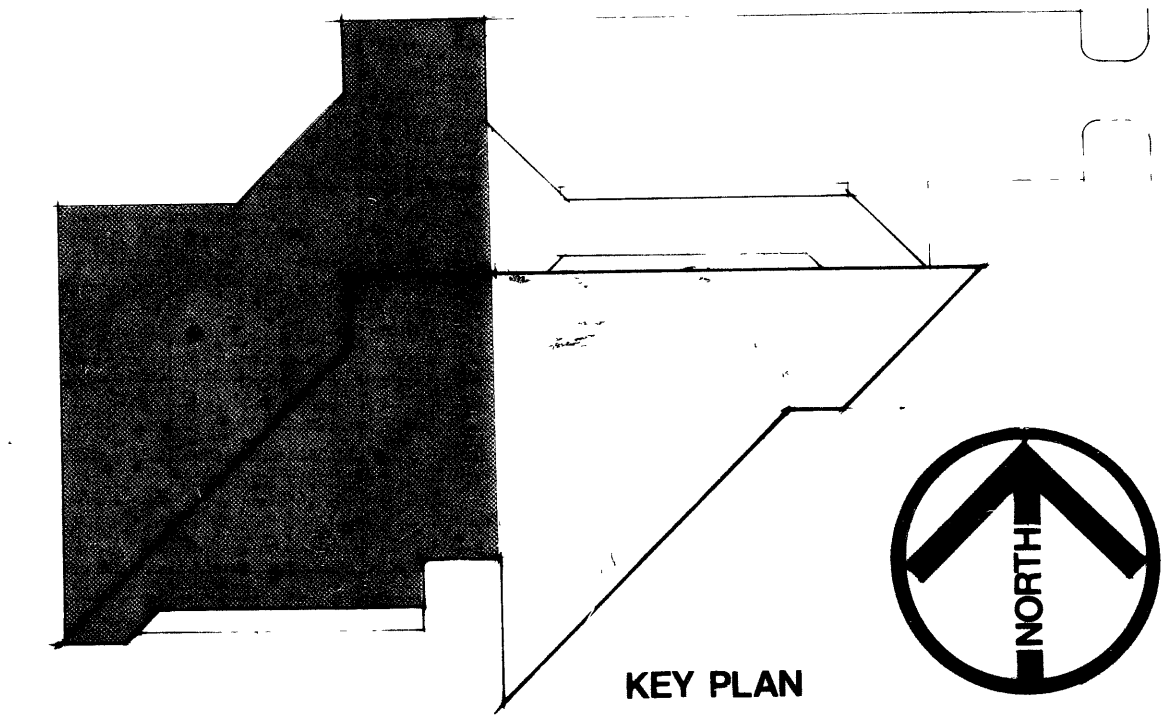
FLOOR 1 2 3 4 5



SECOND FLOOR PARTIAL PLAN - WEST SIDE  
1/8" = 1'-0"  
FLOOR EL. 94'-0"

REVISIONS:  
REVISE DOOR 267 TO SWING OPPOSITE DIRECTION

- GENERAL NOTES
1. Exterior wall vertical control joint locations on angular walls are shown at approximate locations, however, exact location may vary several inches to hit brick coursing joints.
  2. Angular walls are 45° and 90° unless otherwise noted.
  3. Items not detailed or described on the drawings are explained in the specifications such as TD (Towel Dispenser/Disposals) etc.
  4. All exterior wall metal studs are 6" per Detail 36/A16, unless noted or detailed otherwise.
  5. All interior wall metal studs are 3-5/8" unless noted or detailed otherwise.
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  10. All full height metal stud walls to have head condition per Detail 6/A26 unless otherwise noted.
  11. All full height masonry walls to have head condition per Detail 15/A26 unless otherwise noted.

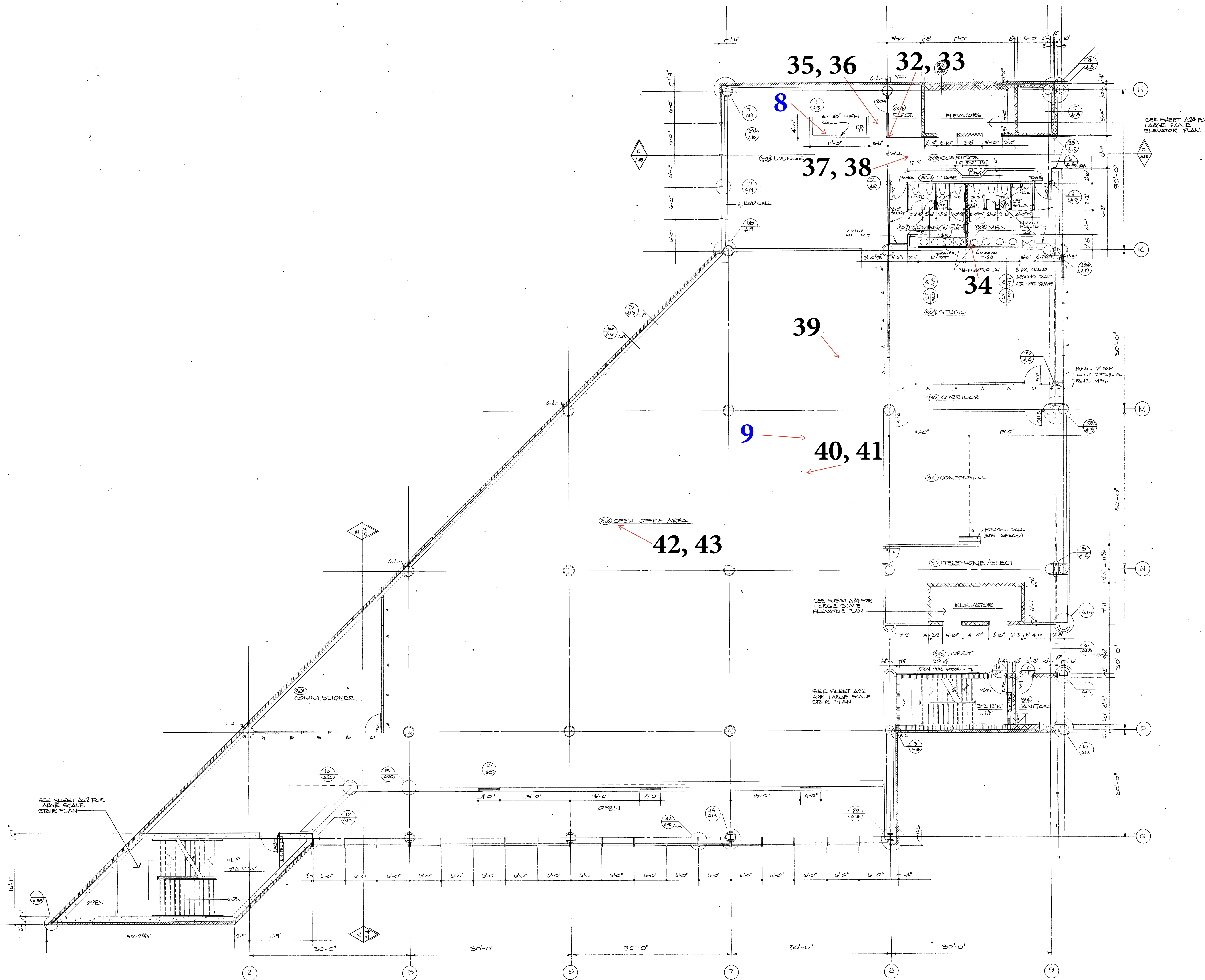


FLOOR 1 2 3 4 5

SECOND FLOOR PLAN - WEST SIDE  
1/8" = 1'-0"  
FLOOR EL. 94'-0"

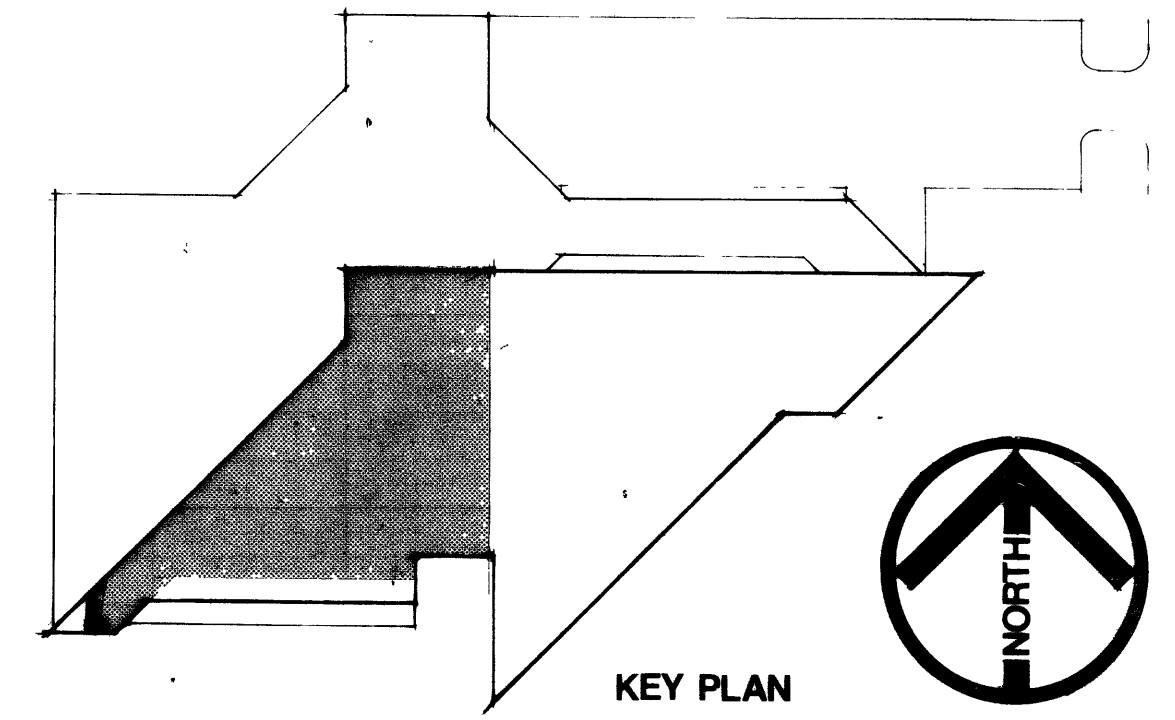
DURRANT · DEININGER · DOMMER · KRAMER · GORDON P.C.  
 ARCHITECTS - ENGINEERS  
 WATER TOWN · WISCONSIN  
 PUBUCQUE, IOWA  
 AGRICULTURE BUILDING  
 STATE OF IOWA  
 DRAWING 173-015  
 DATE 10/17/75  
 CHECKED [Signature]  
 DRAWN [Signature]  
 A-5  
 22 OF 142  
 SECOND FLOOR PLAN - WEST SIDE



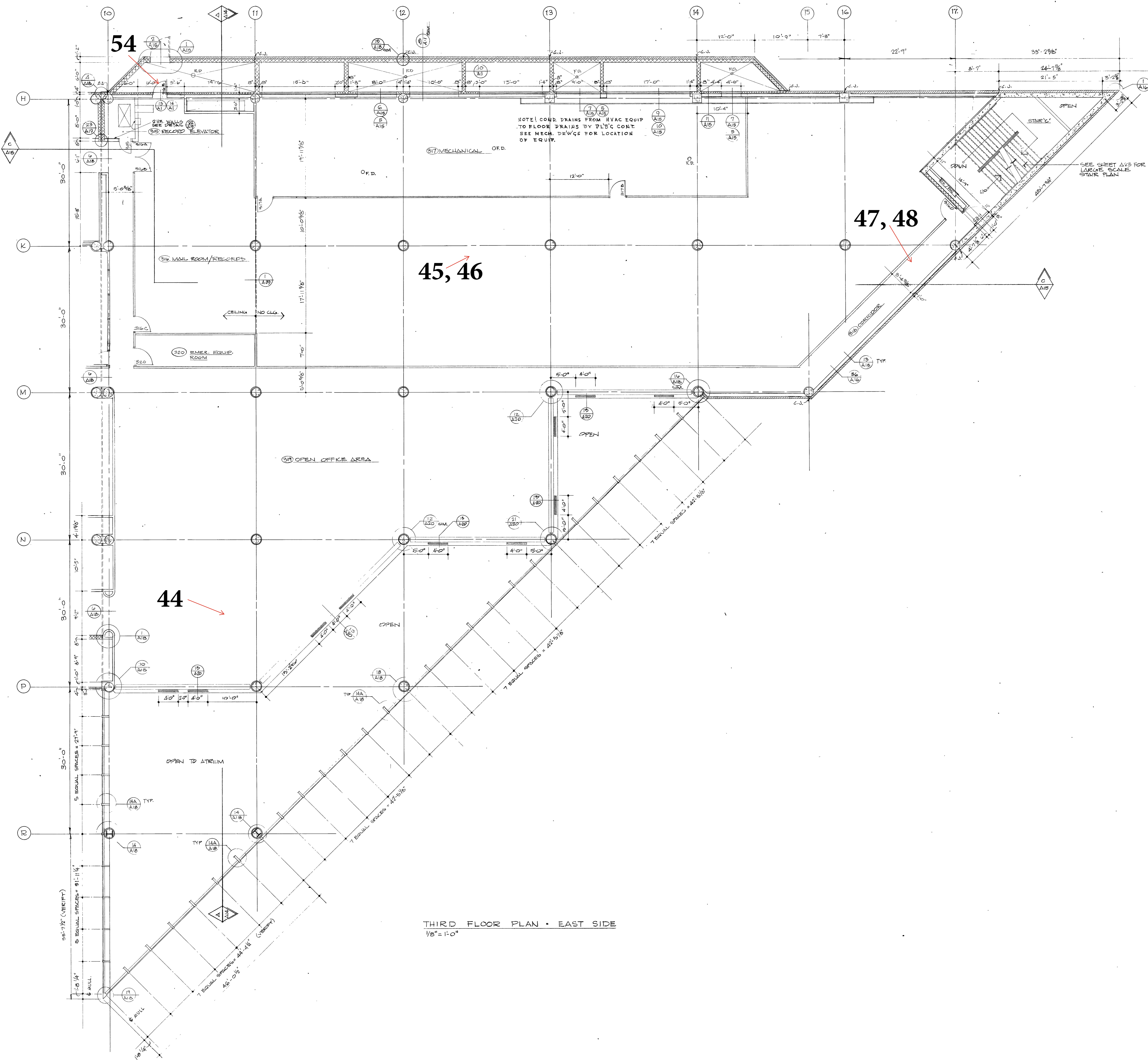


- GENERAL NOTES**
1. Exterior wall vertical control joint locations on angular walls are shown at approximate locations, however, exact location may vary several inches to hit brick coursing joints.
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  5. All interior wall metal studs are 3-5/8" unless noted or detailed otherwise.
  6. All dimensions are to face of masonry walls or face of metal studs unless noted otherwise.
  7. Dimensions are referenced from 5' grid or column centerlines.
  8. All walls are full height to the structure unless otherwise noted or detailed on the plans.
  9. Demountable walls are indicated by capital letter designation (i.e., A, B, C, ...). Refer to details on Sheet A-4.
  10. All full height metal stud walls to have head condition per Detail 6/A26 unless otherwise noted.
  11. All full height masonry walls to have head condition per Detail 15/A26 unless otherwise noted.

THIRD FLOOR PLAN - WEST SIDE  
1/8" = 1'-0"

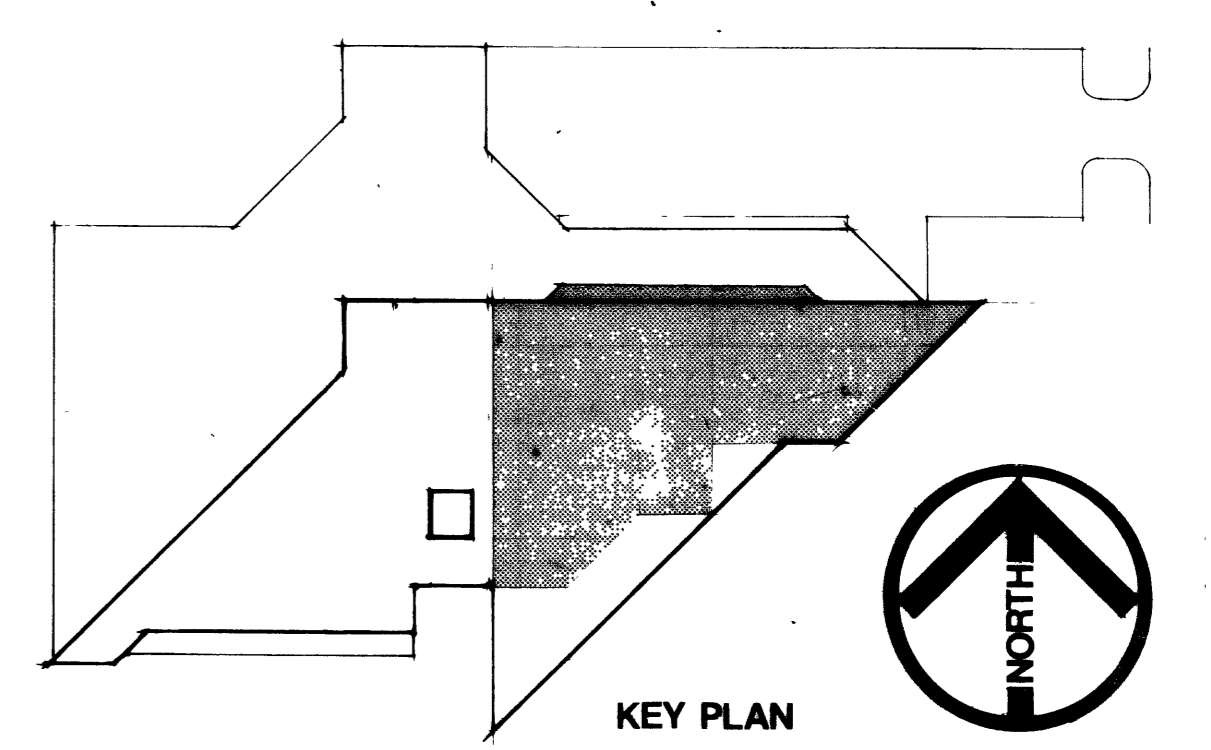


FLOOR 1 2 3 4 5



THIRD FLOOR PLAN • EAST SIDE  
1/8" = 1'-0"

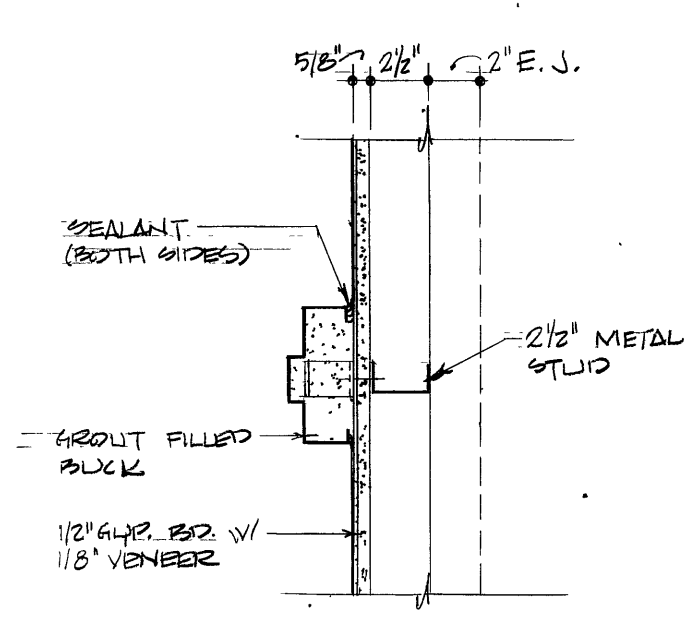
- GENERAL NOTES**
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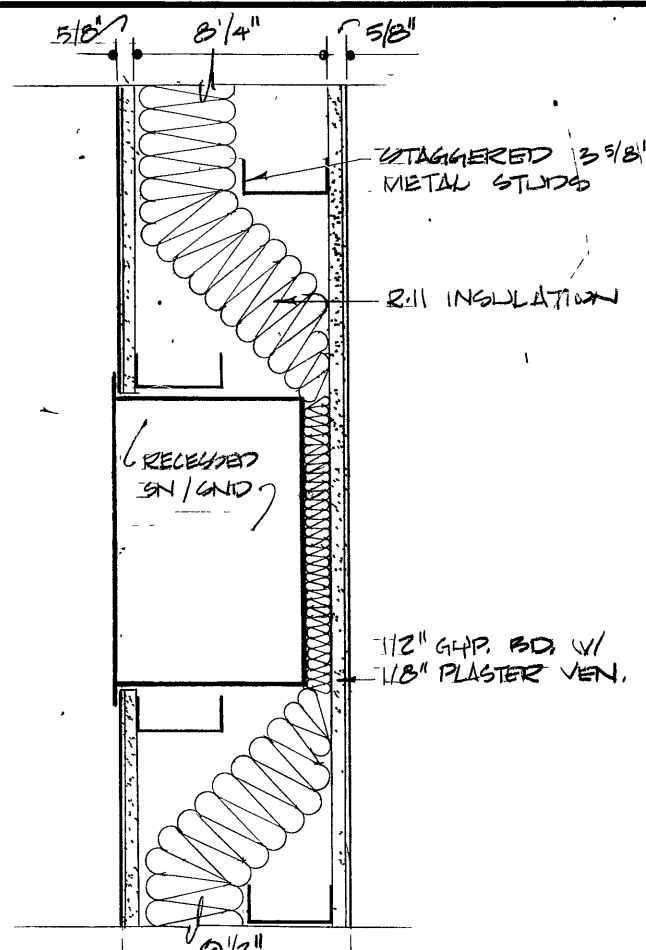
FLOOR 1 2 3 4 5

AGRICULTURE BUILDING  
 STATE OF IOWA  
 DRWG 178.015  
 Durrant • Deininger • Dommer • Kramer • Gordon P.C.  
 ARCHITECTS - ENGINEERS  
 DUBUQUE, IOWA  
 WATERLOO, WISCONSIN

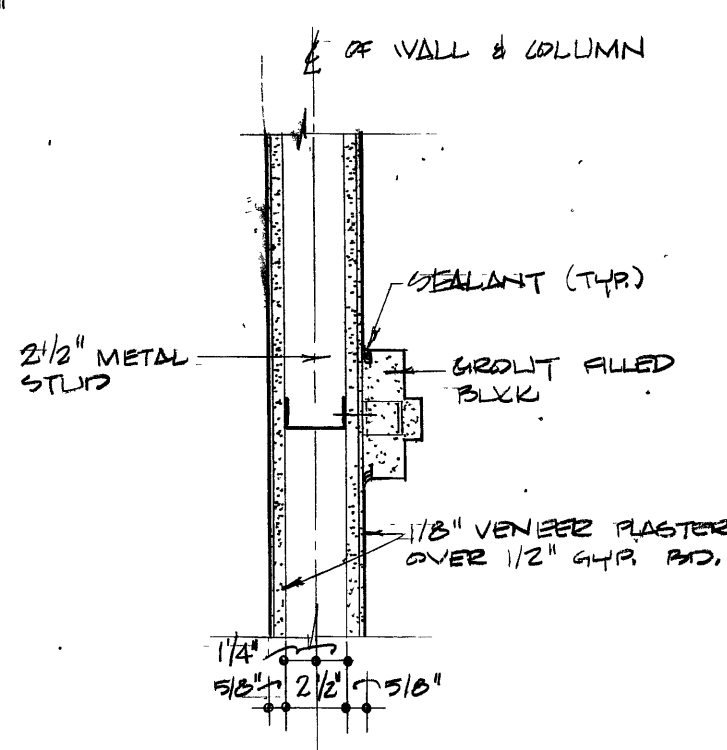
4 WALL PLAN DETAIL  
1/2" = 1'-0"



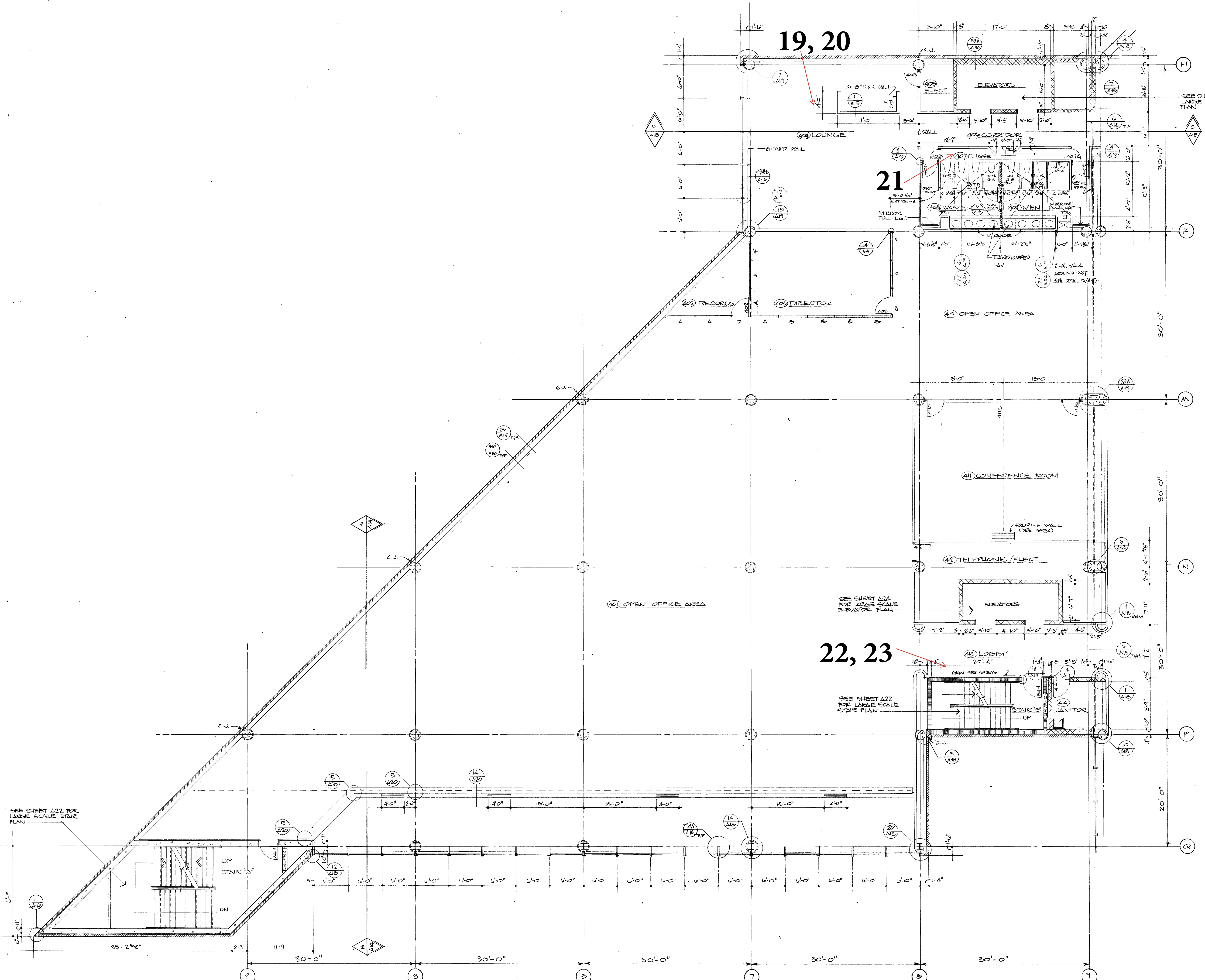
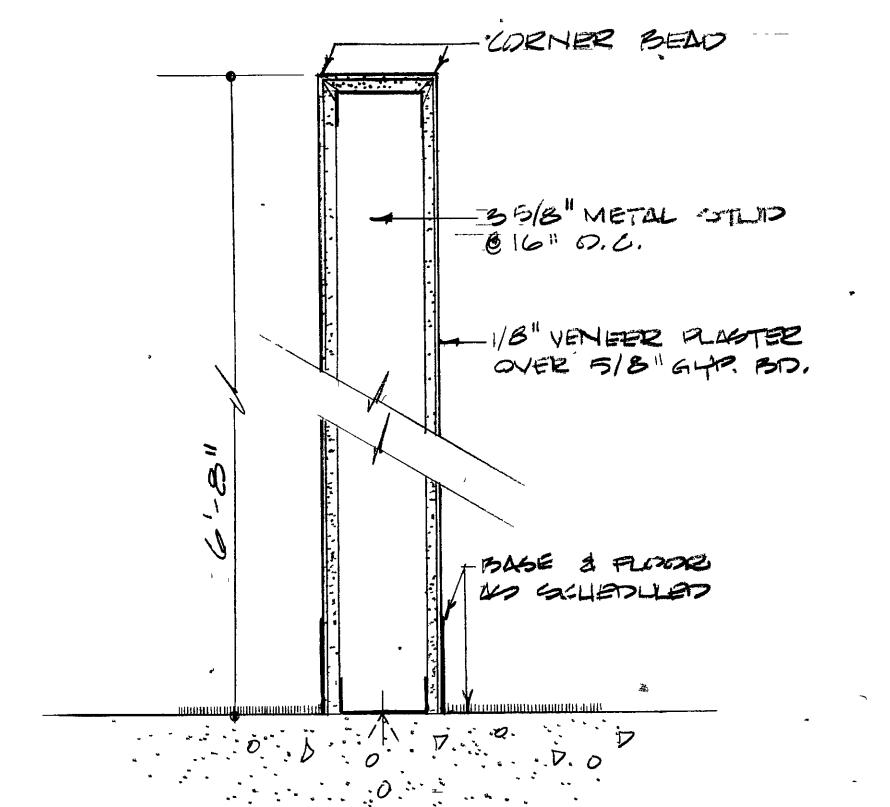
3 WALL PLAN DETAIL  
1/2" = 1'-0"



2 WALL PLAN DETAIL  
1/2" = 1'-0"

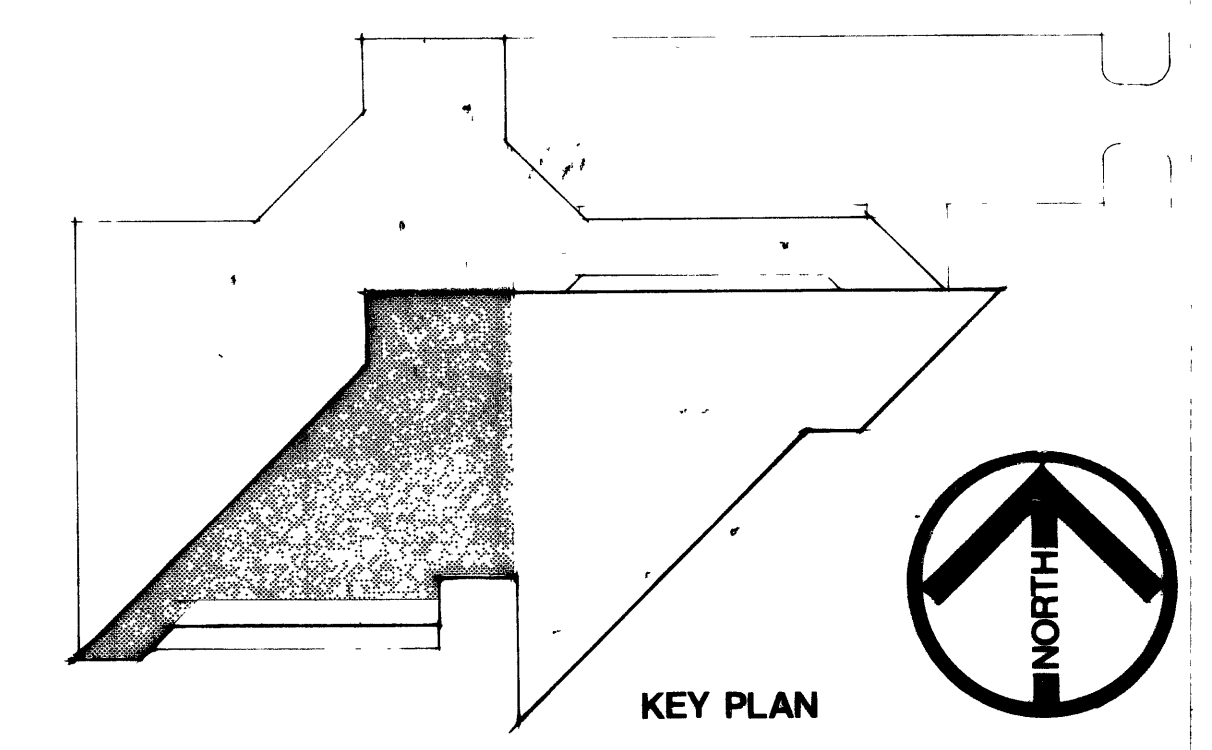


1 WALL SECTION @ VENDING  
1/2" = 1'-0"

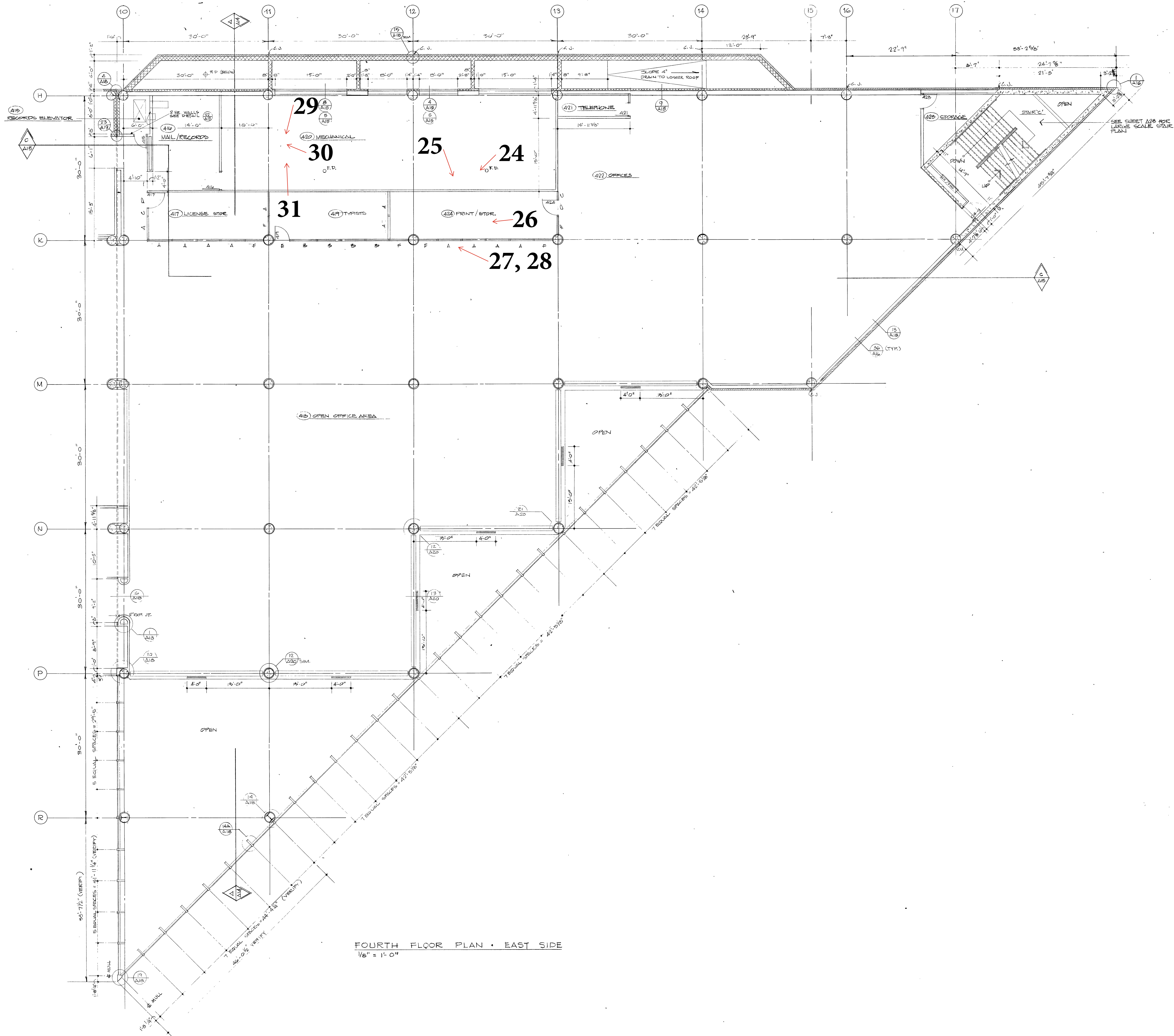


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  - Angular walls are 45° and 90° unless otherwise noted.
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  - All interior wall-metal studs are 3-5/8" unless noted or detailed otherwise.
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  - Dimensions are referenced from 5' grid or column centerlines.
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  - Demountable walls are indicated by capital letter designation (i.e., A, B, C, ...). Refer to details on Sheet A-4.
  - All full height metal stud walls to have head condition per Detail 6/A26 unless otherwise noted.
  - All full height masonry walls to have head condition per Detail 15/A26 unless otherwise noted.

FOURTH FLOOR PLAN - WEST SIDE  
1/8" = 1'-0"



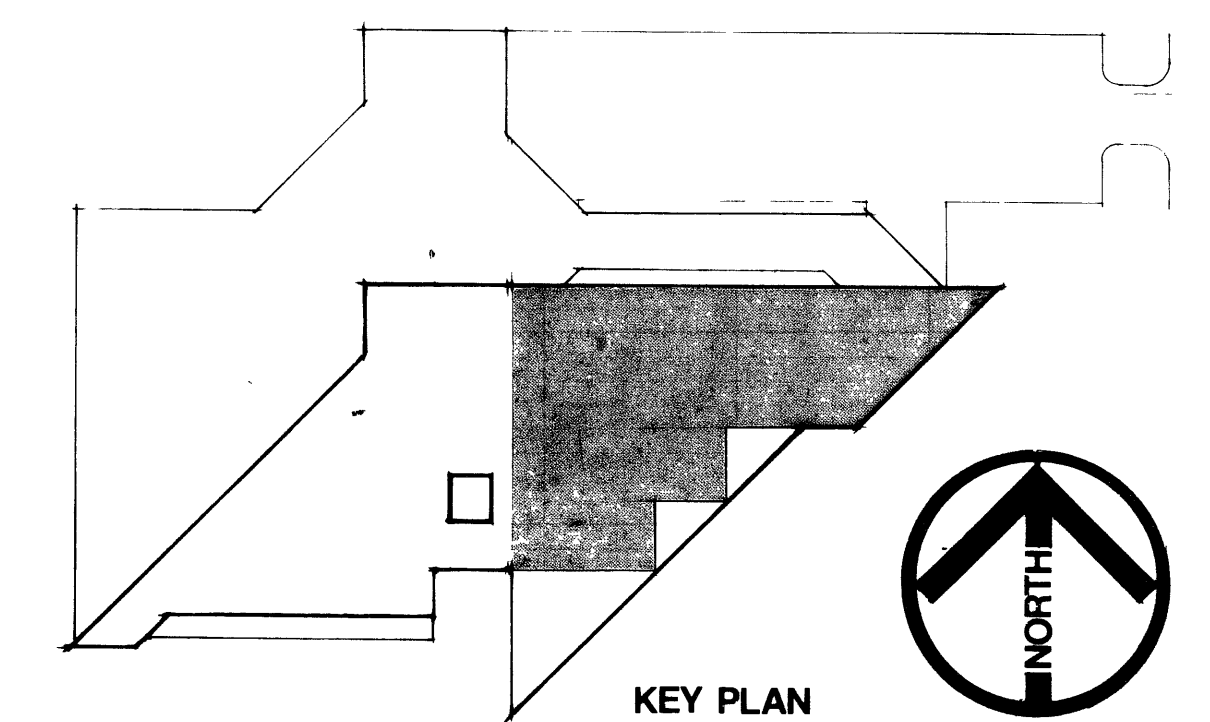
FLOOR 1 2 3 4 5



FOURTH FLOOR PLAN - EAST SIDE  
1/8" = 1'-0"

**GENERAL NOTES**

1. Exterior wall vertical control joint locations on angular walls are shown at approximate locations, however, exact location may vary several inches to his brick coursing joints.
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10. All full height metal stud walls to have head condition per Detail 6/A26 unless otherwise noted.
11. All full height masonry walls to have head condition per Detail 15/A26 unless otherwise noted.

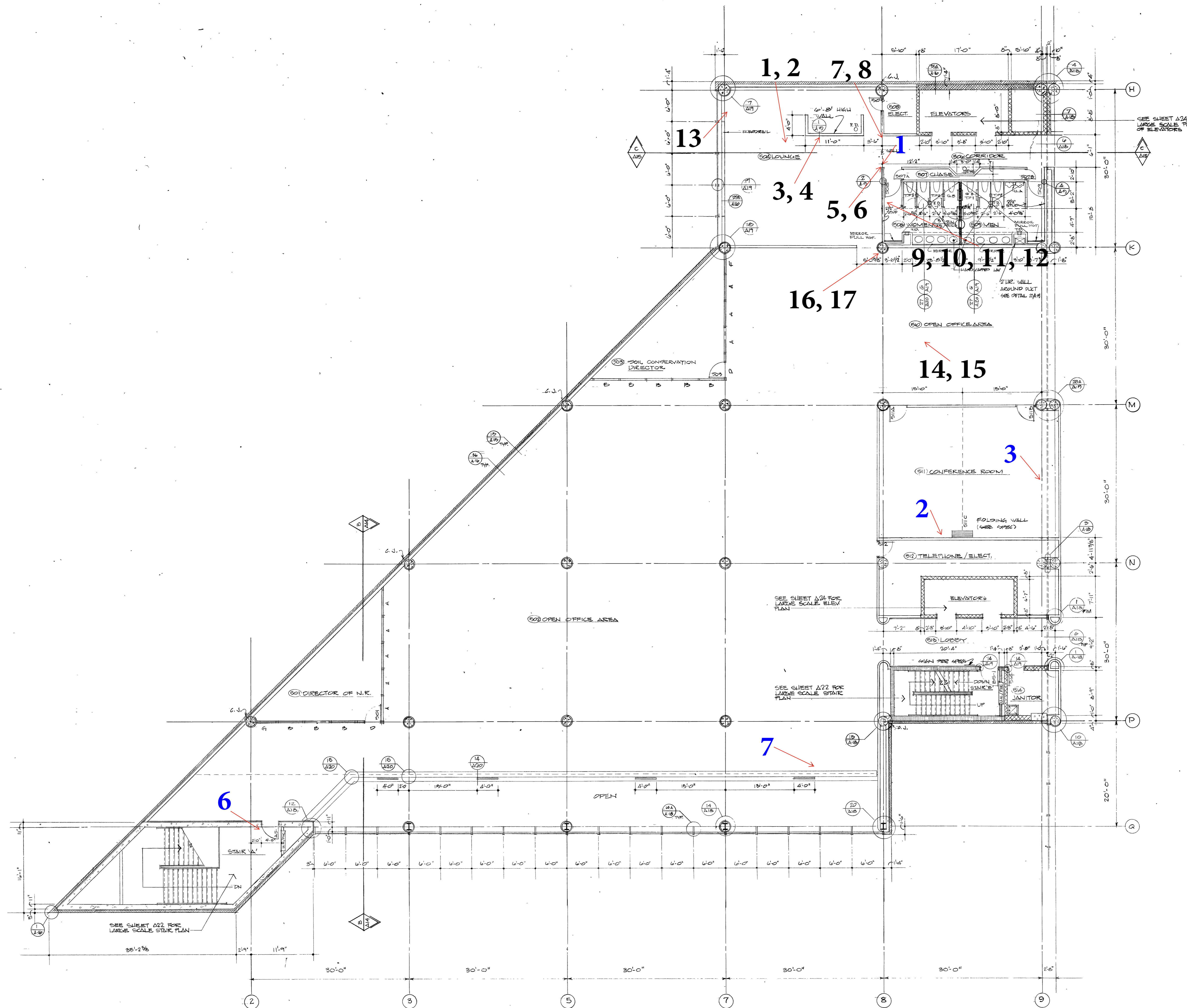


FLOOR 1 2 3 4 5

**AGRICULTURE BUILDING**  
 STATE OF IOWA  
 DDWG 173-05

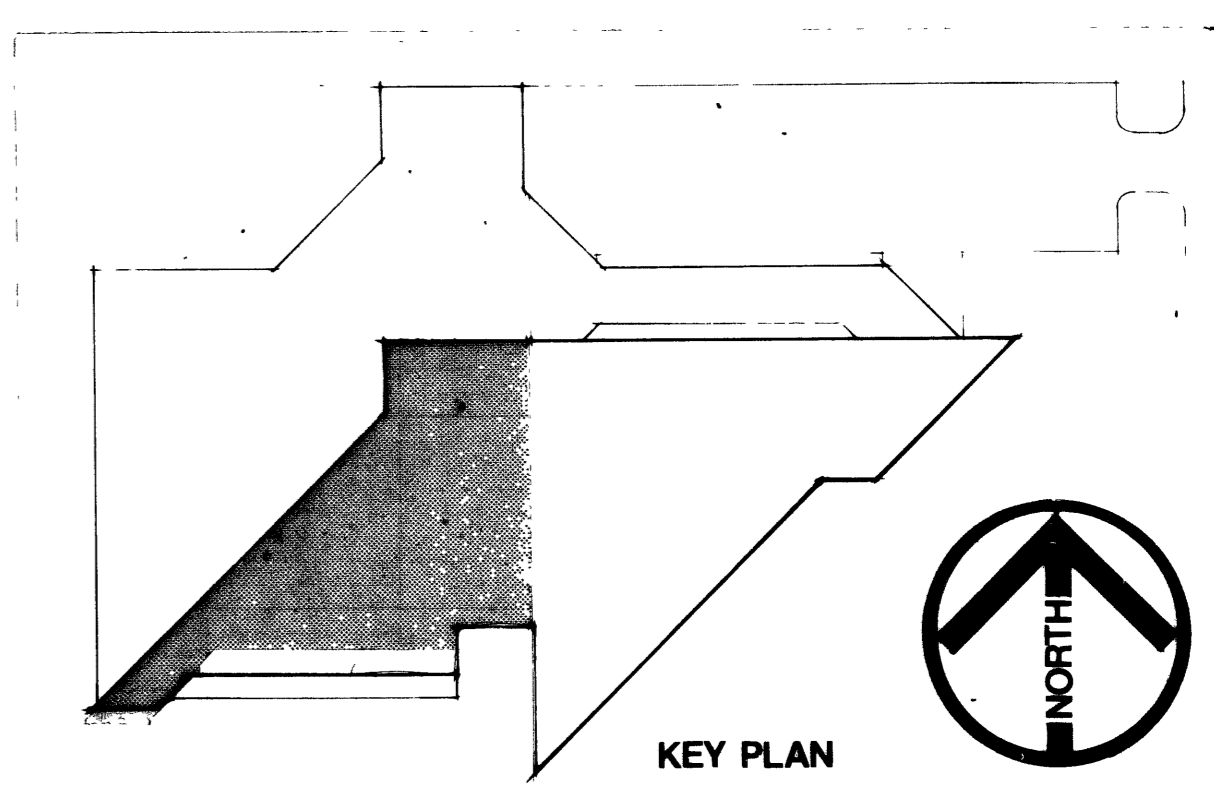
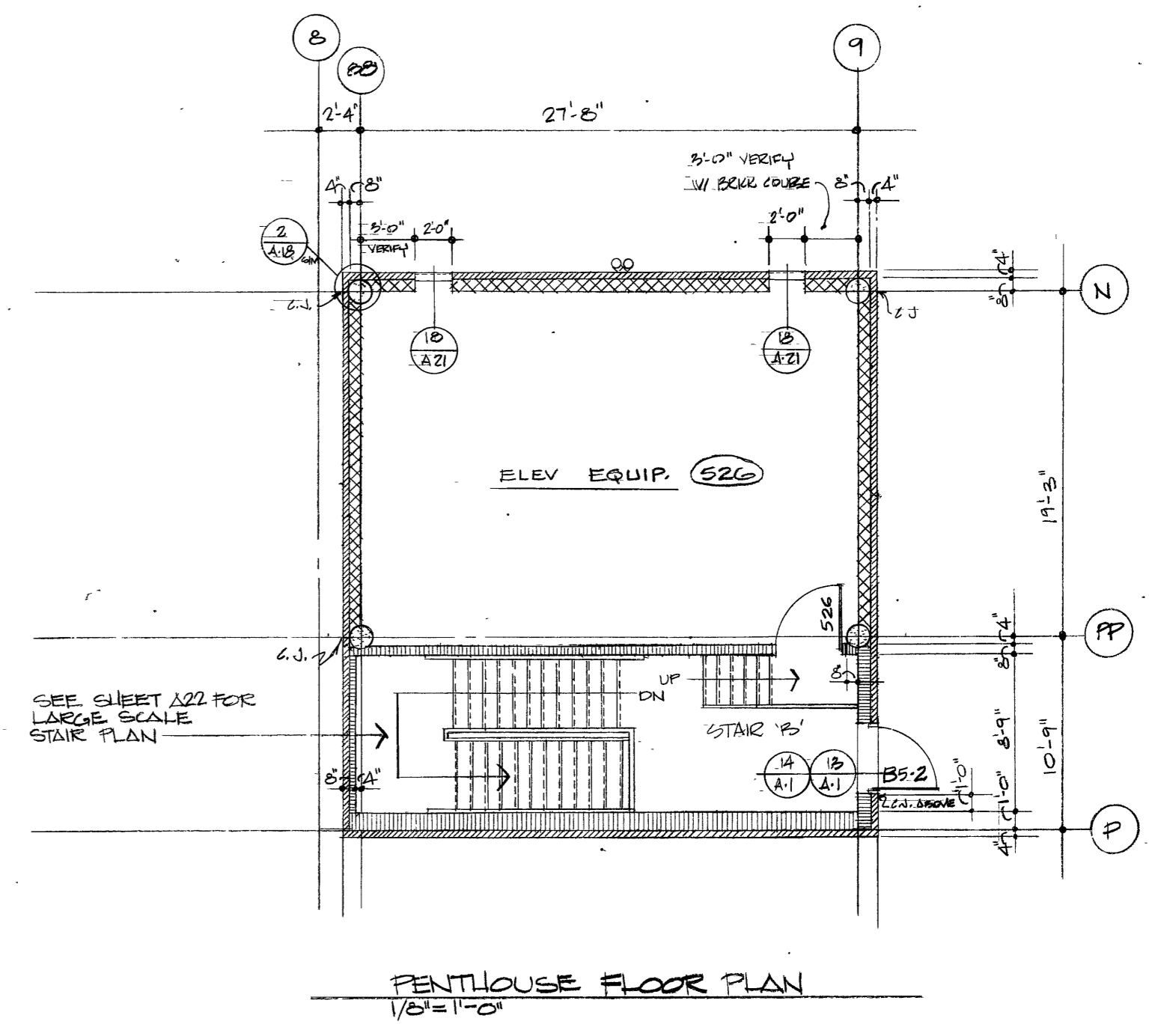
DURRANT · DEININGER · DOMMER · KRAMER · GORDON P.C.  
 ARCHITECTS - ENGINEERS  
 DUBUQUE, IOWA

FOURTH FLOOR PLAN - EAST SIDE  
 SHEET  
**A-10**  
 25 of 142

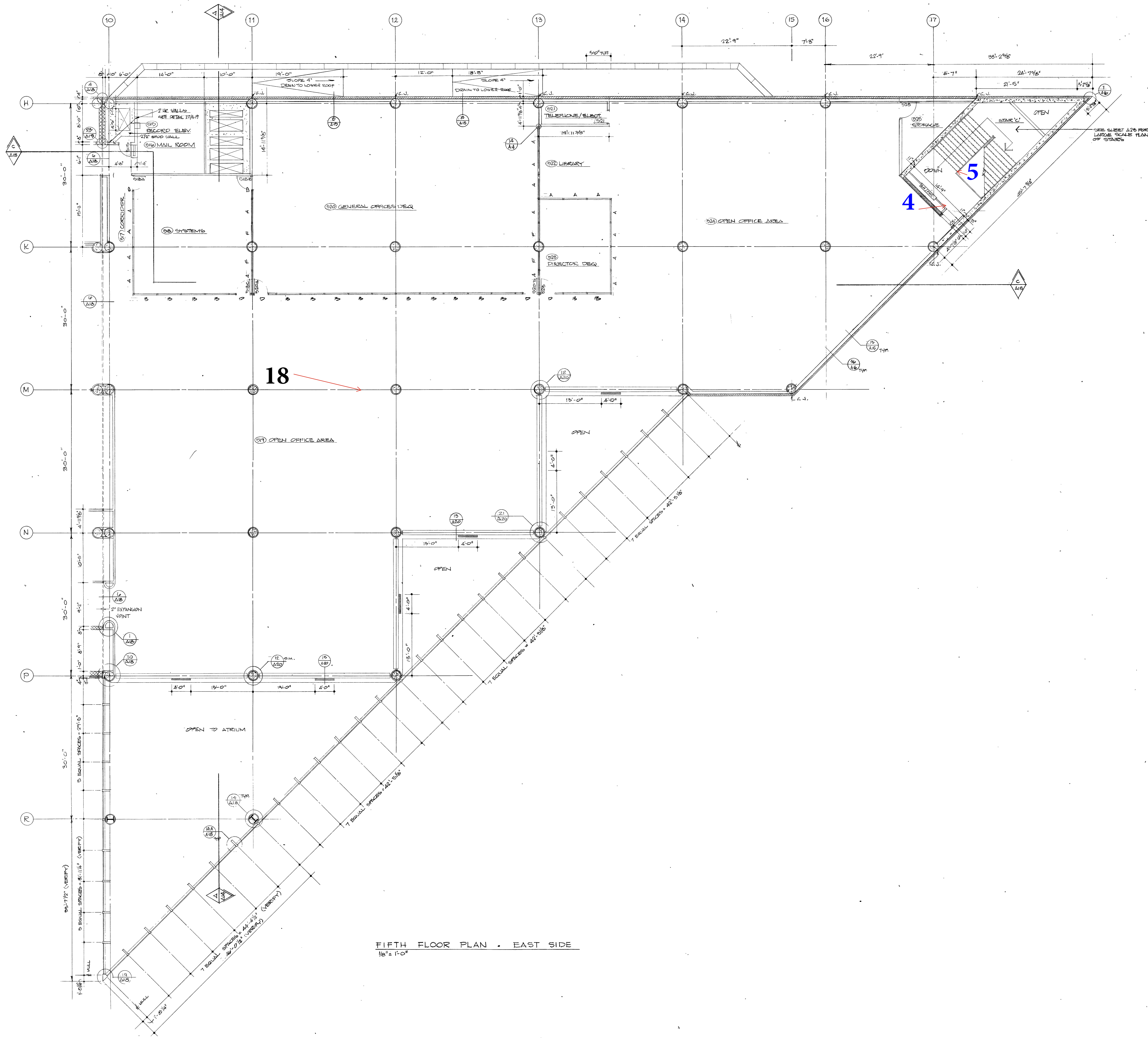


FIFTH FLOOR PLAN - WEST SIDE  
1/8" = 1'-0"

- GENERAL NOTES**
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  7. Dimensions are referenced from 5' grid or column centerlines.
  8. All walls are full height to the structure unless otherwise noted or detailed on the plans.
  9. Demountable walls are indicated by capital letter designation, (i.e., A, B, C, ...). Refer to details on Sheet A-4.
  10. All full height metal stud walls to have head condition per Detail 6/A24 unless otherwise noted.
  11. All full height masonry walls to have head condition per Detail 15/A26 unless otherwise noted.

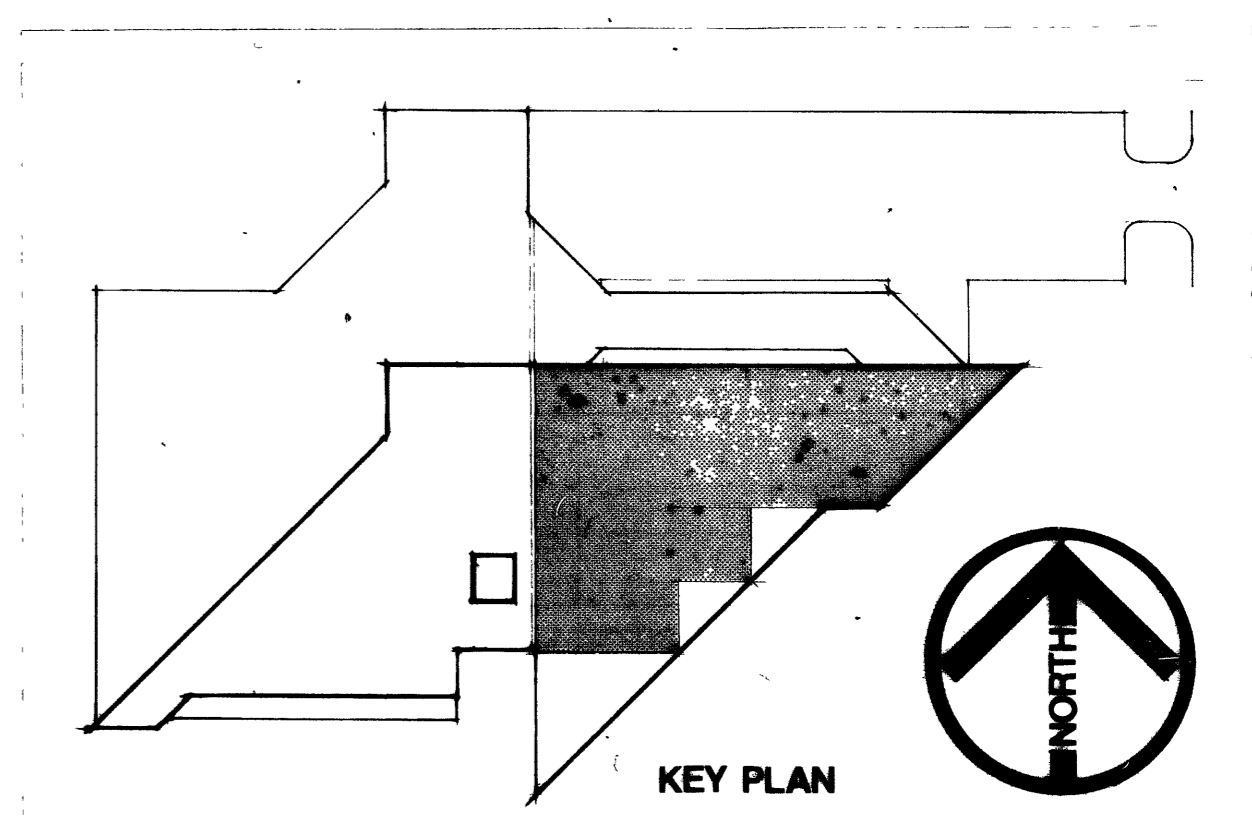


FLOOR 1 2 3 4 5



FIFTH FLOOR PLAN - EAST SIDE  
1/8" = 1'-0"

- GENERAL NOTES**
1. Exterior wall vertical control joint locations on angular walls are shown at approximate locations, however, exact location may vary several inches to hit brick coursing joints.
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  3. Items not detailed or described on the drawings are explained in the specifications such as TD (Towel Dispenser/Disposals) etc.
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FLOOR 1 2 3 4 5

DUBUQUE, IOWA  
 DURRANT · DEININGER · DOMMER · KRAMER · GORDON P.C.  
 ARCHITECTS - ENGINEERS  
 WATERLOO, WISCONSIN

**AGRICULTURE BUILDING**  
 STATE OF IOWA  
 DRAWING 173.05

DATE: 6/2/75  
 CHECKED: SAM  
 DRAWN: [unintelligible]  
 SHEET: [unintelligible]

FIFTH FLOOR PLAN - EAST SIDE  
 A-12  
 27 of 142

**APPENDIX D**

**Hazardous Materials Inventory**



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

### HAZARDOUS BUILDING MATERIALS INVENTORY SHEET

Client: State of Iowa	Project Description: Haz Survey	Inspector: Hunter Kriebel	Chris Nicht
Date: 7/16/25	Site Location: Wallace Building	Atlas Project Number: 204B508839	

Location	Batteries			Mercury				PCBs		Radioactive			Refrigerants			Misc.
	Lead Acid	Nickel Cadmium	Lithium-Ion	Thermostat	Fluorescent Light Tubes	High Intensity Discharge Bulbs	CFL/LED Single Bulbs	LED Light Fixtures (indicate size)	Light Ballasts	Transformers	Head/Smoke Detectors	Refrigerator/Freezer	Water Fountain	AC units	Fire Extinguishers	
1st Floor Tunnel					88		11				7					
1st Floor East Office					484		12				3				2	
1st Floor Dock Mechanical				2					1		3			2	3	
1st Floor Central Office				1	396		22				1					
2nd Floor Lobby				1	<del>100</del>		45				5		2		2	
2nd Floor Auditorium							100				6					
2nd Floor Bathrooms	*			1			20				2					
2nd Floor Breakroom				1			20									
2nd Floor Conference Room					160		10				5					
2nd Floor East Office				1	420						5				4	
2nd Floor West Office					1420		16		3		10		1	1	8	
2nd Floor Fire Marshalls				3	136										3	
2nd Floor Crime Lab					680		10		3		10				3	
3rd Floor Open Office Area					1250		50				30		2		8	
3rd Floor Mechanical Room									1							
4th Floor Office Area				3	1500		25				12		2	2	6	

\* 1st Floor Dock Mechanical: x1 Diesel AST x8 Soliform Batteries



## **APPENDIX E**

### **Photo Log**

**Asbestos and Lead Paint Containing Photo Log**

Wallace Building Pre-Demolition Project #9478 ♦ Des Moines, IA  
Date Taken: July 14-16, 2025 ♦ Atlas Project No. 204BS08839



**Photo #1** A-34 BR 363 Women Bathroom 3<sup>rd</sup> Floor, Black Mastic Puck behind mirror (**20% Chrysotile**).



**Photo #2** A-85 BR 165 Men's Room 1<sup>st</sup> Floor, Black Mastic Puck behind mirror (**5% Chrysotile**).



**Photo # 3** A-82 Room 1111 Ceiling, 1<sup>st</sup> Floor, White Drywall Tape (**3% Chrysotile**).

**APPENDIX F**

**Staff Certification(s)**

**CHRISTOPHER NICOLET**

**DOB: 05-24-1995**

**Issued: 01-15-2025**



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

License Type	Number	Expires
INSPECTOR	25-12809	12-20-2025



**Asbestos**

**Larry Johnson, Jr.  
Labor Commissioner**

**Addendum #01 for RFB947800-01**  
Attachment B – Cost Opinion

**Iowa Department of Administrative Services  
Wallace Building Demolition  
Bid Documents Cost Opinion  
October 10, 2025**

<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Extended Cost</u>
<b><u>Preparation and Demolition</u></b>				
6' tall chain link construction fence	1,100	LF	\$18	\$19,800
6' tall chain link temporary construction fence	800	LF	\$12	\$9,600
Tree protection fence	360	LF	\$8	\$2,880
SWPPP/ erosion control	1	LS	\$5,000	\$5,000
Traffic control/ phasing requirements	1	LS	\$2,500	\$2,500
Demolish Wallace building	3,200,000	CF	\$0.68	\$2,176,000
Wallace foundation removal	1,250	CY	\$150	\$187,500
Utility tunnel pipe/supports/conduit removal	1	LS	\$40,000	\$40,000
Wallace tunnel removal	620	CY	\$250	\$155,000
Site rough grade (on-site)	10,000	CY	\$8	\$80,000
Remove tree	16	EA	\$500	\$8,000
Remove building sign and foundations	1	LS	\$2,500	\$2,500
Remove flag pole and foundations	1	LS	\$1,000	\$1,000
Remove shrubs/ small trees	1	LS	\$1,000	\$1,000
Remove PCC/ HMA pavement	3,900	SY	\$15	\$58,500
Storm structure removal	2	EA	\$1,500	\$3,000
Storm sewer removal	400	LF	\$20	\$8,000
Cap storm pipe	3	EA	\$500	\$1,500
Sanitary piping removal	330	LF	\$20	\$6,600
Sanitary structure removal	3	EA	\$1,500	\$4,500
Pressure grout sanitary main	50	LF	\$20	\$1,000
Cap sanitary pipe	1	EA	\$500	\$500
Water main removal	150	LF	\$20	\$3,000
Pressure grout water main	20	CY	\$20	\$400
Gas main removal	30	LF	\$20	\$600
Remove gas structure	2	EA	\$500	\$1,000
Remove signage	9	EA	\$250	\$2,250
Remove cleanout	1	EA	\$400	\$400
Remove benches	3	EA	\$500	\$1,500
Light pole removal	5	EA	\$500	\$2,500
Site lighting conduits removal	140	LF	\$5	\$700
			<b>Subtotal</b>	<b>\$2,787,000</b>
<b><u>Utility Tunnel</u></b>				
Bulkhead	6	CY	\$1,500	\$9,000
Access floor penetration, supports, and hatch	1	LS	\$7,500	\$7,500
Ventilation floor penetration and supports	1	LS	\$5,000	\$5,000
Ladder	6	VLF	\$300	\$1,800
			<b>Subtotal</b>	<b>\$24,000</b>
<b><u>Site Restoration</u></b>				
6" PCC sidewalk	350	SY	\$80	\$28,000
PCC curb and gutter	240	LF	\$40	\$9,600
Detectable warning panel	10	SF	\$80	\$800
Storm intake casting	1	EA	\$2,000	\$2,000
Remove, store, and reinstall pedestrian crossing sign	1	EA	\$3,000	\$3,000
Topsoil import	2,200	CY	\$30	\$66,000
Hydroseed	13,550	SY	\$3	\$40,650
Sod	4,050	SY	\$8	\$32,400
			<b>Subtotal</b>	<b>\$183,000</b>
			<b>Combined Subtotal</b>	<b>\$2,994,000</b>
			Contingency (10%)	\$300,000
			Mobilization / Demobilization / GC /Contractor O&P (12%)	\$396,000
			<b>Anticipated Bid Amount</b>	<b>\$3,690,000</b>

The Engineer, as a design professional familiar with the construction industry, has prepared this opinion of the Probable Cost of Construction. It is recognized, however, that neither the Engineer nor the Owner has control over the cost of labor, materials, or equipment, over the Contractor's method of determining bid prices, or over competitive bidding, market, or negotiating conditions. Accordingly, the Engineer cannot and does not warrant or represent which bids or negotiated prices will not vary from the Probable Cost of Construction

**Addendum #01 for RFB947800-01**  
Attachment C – Mandatory Pre-Bid Meeting Sign-In Sheets

Pre-bid Meeting



Project: 9478.00 Wallace Demolition

Address: 502 E 9th Street, Des Moines, Iowa 50319

Meeting Date: 10/16/2025 at 2:00 PM

Questions Due: 10/21/2025 at 4:00 PM

Bids Due: 10/28/2025 at 2:00 PM

Attendees

Name	Company	Email	Phone	Bid Package(s)
MICHAEL STEEN	DCI GROUP	MICHAEL.S@dcigroup-us.com	515-975-8348	CM
Dan Cristofari	DeCarlo Demolition	dancristofari@decarlo.com	515-243-7151	Demolition
Aric Kos	DeCarlo Demolition	aric@decarlo.com	319-400-8602	Demolition
Jarrad Boever	DCI Group	Jarrad.b@dcigroup-us.com	515-480-8280	CM
Chris Conn	-	-	-	-
Brad Meister	DAS	-	-	-
Jennie Elliott	DAS	-	-	-
James Lumbley	TOTAL WRECKING and ENVIRON. LLC	JLumbley@TOTALWRECKING.COM	713 887 3028	Prime/Demolition
MIKE BROUGH	GREEN DEMO	MIKE@GREENDEMOLITIONINC.COM	773-617-4996	DEMO
Dan DeCarlo	DeCarlo Demolition	ddecarlo@decarlo.com	515-243-7151	Demolition
MIKE BERT	Iowa Demolition	mike.bert@iowademolition.com	515-250-4191	Demolition
AL SIEVERS	EPS	al@eps-iowa.com	515-777-1658	-
James Schellhorn	Neumann Brothers	schellhorn.j@neumannbro.com	314-493-8404	BP-2
BILL BEAMAN	AMERICAN DEMOLITION	WBeaman@amdem.com	647-343-1510	BP-1
CHRIS CONN				



**Project:** 9478.00 - Wallace Building Demolition Mandatory Pre-Bid #001  
**Address:** 502 E 9th Street, Des Moines, IA 50319

**Meeting Date:** October 16, 2025 at 2:00PM

**Questions Due:** 10/21/2025 at 4:00 PM

**Bids Due:** 10/28/2025 at 2:00 PM

**ATTENDEES**

PLEASE PRINT CLEARLY

Name	Company	Email	Phone #	Bid Package(s)
Michael Steen	DCI Group	<a href="mailto:michaels@dcigroup-us.com">michaels@dcigroup-us.com</a>	(515) 975-8348	CM
Dan Cretors	DeCarlo Demolition	<a href="mailto:dcretors@decarlodemolition.com">dcretors@decarlodemolition.com</a>	(515) 243-1151	Demolition
Aric Kos	DeCarlo Demolition	<a href="mailto:aric@decarlodemolition.com">aric@decarlodemolition.com</a>	(319) 400-8602	Demolition
Jarrad Boever	DCI Group		(515) 480-8280	CM
Chris Conn	DCI Group	-	-	-
Brad Meister	DAS	-	-	-
Jennie Elliott	DAS	-	-	-
James Lumbley	Total Wrecking and Environ, LLC	<a href="mailto:jlumbley@totalwrecking.com">jlumbley@totalwrecking.com</a>	(713) 887-3028	Prime/Demolition
Mike Brough	Green Demo	<a href="mailto:mike@greendemolition.com">mike@greendemolition.com</a>	(773) 617-4996	Demo
Dan DeCarlo	DeCarlo Demolition	<a href="mailto:ddecarlo@decarlodemolition.com">ddecarlo@decarlodemolition.com</a>	(515) 243-1151	Demolition
Mike Berst	Iowa Demolition	<a href="mailto:mike.berst@iowademolition.com">mike.berst@iowademolition.com</a>	(515) 250-4151	Demolition
Al Sievers	EPS	<a href="mailto:Al@epsiowa.com">Al@epsiowa.com</a>	(515) 777-1658	-
James Schellhorn	Neumann Brothers	<a href="mailto:sehellhornj@neumannbros.com">sehellhornj@neumannbros.com</a>	(314) 483-8404	BP-2
Bill Beaman	American Demolition	<a href="mailto:wbeaman@amerdemo.com">wbeaman@amerdemo.com</a>	(847) 343-1590	BP-1

Pre-bid Meeting



Project: 9478.00 Wallace Demolition

Address: 502 E 9th Street, Des Moines, Iowa 50319

Meeting Date: 10/20/2025 at 2:00 PM

Questions Due: 10/21/2025 at 4:00 PM

Bids Due: 10/28/2025 at 2:00 PM

Attendees

Name	Company	Email	Phone	Bid Package(s)
JOHN LINNEMANN	LINN Co, INC.	john@linncoinc.com	320 290 1511	#01
CALEY FARRISH	J. PETTIECORP	CALEY@JPETTIECORP.COM	515 971 9828	#01
Tom Wiseman	ALLIANCE Const	Tomw@ALLIANCE-SF.COM	605-728-2576	ALL
Ryan Duellin	Elite Glass	Rduellin@eliteglassandmetal.com	515 681 1637	#01
Talpaah Newman	Dore & Associates Inc	est@doreassoc.com	989-684-8358	#1
Joel Walitz	SMART Concrete	Joel@SMARTCONCRETE.com	515-298-2131	1
Paul Wyszkowski	VEIT	paul.wyszkowski@veitusa.com	773 636 4596	#1
NICK RUISER	VEIT	nicholas.ruiser@veitusa.com	515-400-7811	#1
Mike Flaherty	Veit	mike.flaherty@veitusa.com	612-295-1487	#1
Ryan Olson	Veit	rolson@veitusa.com	612-919-7107	#1
Michael Munro	Munro Construction	michael@munroconstruction.com	(515) 202-5904	#1
Mike Shores	Elder Corp	mike.shores@eldercorp.com	(515) 249-3723	#1
Edo DeCarlo	DeCarlo Demolition	info@DeCarloDemolition.com	515-953-8380	#1
CHUCK STEEPLES	D.W. ZINSER COMPANY, INC	CHUCK.STEEPLES@DWZINSER.COM	515 961-4072	#1
Dan DeCarlo	DeCarlo Demolition	ddecarlo@decarlo	515-243-1151	ALL

demolition.com



**Project:** 9478.00 - Wallace Building Demolition Mandatory Pre-Bid #002  
**Address:** 502 E 9th Street, Des Moines, IA 50319

**Meeting Date:** October 20, 2025 at 2:00PM

**Questions Due:** 10/21/2025 at 4:00 PM

**Bids Due:** 10/28/2025 at 2:00 PM

**ATTENDEES**

PLEASE PRINT CLEARLY

Name	Company	Email	Phone #	Bid Package(s)
Michael Steen	DCI Group	<a href="mailto:michaels@dcigroup-us.com">michaels@dcigroup-us.com</a>	(515) 975-8348	CM
Scott Gustafson	DCI Group	<a href="mailto:scottg@dcigroup-us.com">scottg@dcigroup-us.com</a>	(515) 490-6364	CM
Chris Conn	DCI Group	-	-	-
Evan Walsh	Shive-Hattery, Inc.	<a href="mailto:ewalsh@shive-hattery.com">ewalsh@shive-hattery.com</a>	(319) 541-1492	Engineer
Brad Meister	DAS	-	-	-
Jennie Elliott	DAS	-	-	-
John Linnemann	LinnCo, Inc.	<a href="mailto:john@linncoinc.com">john@linncoinc.com</a>	(320) 290-1511	#01
Caley Parrish	J. Pettiecord	<a href="mailto:caley@jpettiecord.com">caley@jpettiecord.com</a>	(515) 971-9828	#01
Tom Wiseman	Alliance Constr.	<a href="mailto:tomw@alliance-sf.com">tomw@alliance-sf.com</a>	(605) 728-2576	All
Ryan Bueklin	Elite Glass	<a href="mailto:rbeklin@eliteglassandmetal.com">rbeklin@eliteglassandmetal.com</a>	(515) 681-1637	#01
Taleah Newman	Dore & Associates, Inc.	<a href="mailto:est@doreassoc.com">est@doreassoc.com</a>	(989) 684-8358	#1
Joel Walte	Smart Concrete	<a href="mailto:joel@smartconcreteiowa.com">joel@smartconcreteiowa.com</a>	(515) 298-2181	1
Paul Wyszowski	Veit	<a href="mailto:paul.wyszowski@veitusa.com">paul.wyszowski@veitusa.com</a>	(773) 636-4596	#1
Nick Ruhser	Veit	<a href="mailto:nicholas.ruhser@veitusa.com">nicholas.ruhser@veitusa.com</a>	(515) 400-7811	#1

Mike Flahave	Veit	<a href="mailto:mike.flahave@veitusa.com">mike.flahave@veitusa.com</a>	(612) 290-1487	#1
Ryan Olson	Veit	<a href="mailto:volson@veitusa.com">volson@veitusa.com</a>	(612) 919-1707	#1
Michael Munro	Munro Construction	<a href="mailto:michael@munroconstruction.com">michael@munroconstruction.com</a>	(515) 202-5904	#1
Mike Shores	Elder Corp	<a href="mailto:mike.shores@eldercorp.com">mike.shores@eldercorp.com</a>	(515) 249-3723	#1
Eoch DeCarlo	DeCarlo Demolition	<a href="mailto:info@decarlodemolition.com">info@decarlodemolition.com</a>	(515) 953-8380	#1
Chuck Steeples	D. W. Zinsler	<a href="mailto:chuck.steeples@dwzinsler.com">chuck.steeples@dwzinsler.com</a>	(515) 953-8380	#1
Dan DeCarlo	DeCarlo Demolition	<a href="mailto:ddecarlo@decarlodemolition.com">ddecarlo@decarlodemolition.com</a>	(515) 243-1151	All

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## **Addendum #01 for RFB947800-01**

Attachment D – Mandatory Pre-Bid Meeting Minutes from Thursday, October 16, 2025 and  
Monday, October 20, 2025

## RFB Mandatory Pre-Bid Meeting Minutes: Meeting #1

<b>Meeting Date</b>	Oct 16, 2025	<b>Meeting Time</b>	02:00 pm - 03:30 pm Central Time (US & Canada)
<b>Meeting Location</b>	502 E 9th Street Des Moines, Iowa 50319		
<b>Overview</b>	Meeting to allow prospective bidders to visit the site, when possible, and learn more about the project.		
<b>Notes</b>			
<b>Attachments</b>			

### Scheduled Attendees

Name	Company	Phone Number	Email	Attendance
Brad Meister	Capitol Complex Maintenance		brad.meister@iowa.gov	
Jarrad Boever	DCI Group	P: (515) 244-5043	jarradb@dcigroup-us.com	
Chris Conn	DCI Group	P: (515) 244-5043	chrisc@dcigroup-us.com	
Michael Steen	DCI Group	P: (515) 244-5043	michaels@dcigroup-us.com	
Chris Bauer	Shive Hattery Inc.	P: (515) 223-8104	cbauer@shive-hattery.com	
Evan Walsh	Shive Hattery Inc.	P: (319) 248-3391	ewalsh@shive-hattery.com	
Jennie Elliott	State of Iowa - Department of Administrative Services		jennie.elliott@iowa.gov	

### Introduction

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Introductions				Open
		<b>Description</b> Attendees - Please Sign In				
		<b>Attachments</b> <a href="#">9478.00 - Pre-Bid 001 Sign In (2025-10-16).pdf</a>				

### Project Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	1	Project Description				Open
		<b>Description</b> <i>Complete demolition of the Wallace building including foundations, structure, interior, site features, tunnel, and sub tunnel. Includes site restoration.</i>				
		<ul style="list-style-type: none"> <li>• Base bid</li> </ul>				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> <li>◦ Bid Package #01 - General Demolition</li> <li>◦ Bid Package #02 - Concrete Paving</li> <li>◦ Bid Package #03 - Seeding and Sodding</li> </ul> <ul style="list-style-type: none"> <li>• Alternates                             <ul style="list-style-type: none"> <li>◦ Alternate #01 - Full Sod</li> </ul> </li> <li>• Unit prices                             <ul style="list-style-type: none"> <li>◦ Unit Price #01 - Import Soil per CY</li> <li>◦ Unit Price #02 - Export Soil per CY</li> </ul> </li> </ul> <ul style="list-style-type: none"> <li>• All contractor shall familiarize themselves with the hazardous materials report completed by Atlas Technical Consultants. The report will be provided via addendum. All known ACM has been abated. If suspected hazardous materials are identified, the contractor shall stop and protect work in that area and immediately notify DCI Group.</li> <li>• Contractor shall be aware of the items identified in the report that were not abated and will be the responsibility of Bid Package #01 to properly dispose of.</li> </ul>			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Project Schedule				Open
		<b>Description</b>	<ul style="list-style-type: none"> <li>• Contract(s) Issued: <b>10/29/2025</b></li> <li>• Submittals: <b>11/11/2025</b></li> <li>• Mobilization: <b>by 11/13/2025</b></li> <li>• Curtain Wall Removal: <b>by 11/26/2026</b></li> <li>• Building, Foundation, &amp; Tunnel Demolished: <b>by 1/27/2026</b></li> <li>• Site Improvements &amp; Sod: <b>by 04/17/2026</b></li> <li>• Closeout: <b>by 5/11/2026</b></li> </ul> <p>A pull-plan session will be held with the successful bid package contractors to finalize the construction schedule.</p> <p>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</p>			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.3	1	Site Rules				Open
		<b>Description</b>	<ul style="list-style-type: none"> <li>• Onsite supervision by Prime Contractor is required at all times when work by that contractor or their subcontractors/suppliers is taking place.</li> <li>• Contractors shall provide daily logs for each day they are on site.</li> <li>• Construction progress meeting:                             <ul style="list-style-type: none"> <li>◦ Bi-weekly contractor coordination meeting</li> <li>◦ Bi-weekly OAC meeting</li> <li>◦ Daily stand-up with DCI Superintendent and onsite Foreman</li> <li>◦ Weekly weekly workplan meeting</li> </ul> </li> <li>• It is of the utmost importance to show respect and courtesy to all staff at all times.</li> </ul>			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> <li>• 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.</li> <li>• No smoking, vaping or smokeless tobacco use onsite.</li> <li>• Temporary facilities                             <ul style="list-style-type: none"> <li>◦ Restrooms by Bid Package #01</li> <li>◦ Dumpsters by Bid Package #01</li> <li>◦ Fencing/Gates by bid Package #01</li> <li>◦ Signage and barricades by bid Package #01</li> </ul> </li> <li>• Cell phones:                             <ul style="list-style-type: none"> <li>◦ Each prime contractor shall provide the cell phone number of onsite foreman and emergency contact for off hours emergencies.</li> </ul> </li> <li>• Work hours: <b>7 AM - 5 PM Monday through Friday</b></li> <li>• View Specification 01 1200 - Contract Summary, 01 1201 - Special Work Requirements, and 01 1202 - General Work Requirements for more information.</li> </ul>			

**RFB Overview**

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status	
3.1	1	Bid Submission				Open	
		<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Bids are due <b>Tuesday 10/28/2025 at 2:00 PM</b></li> <li>• The Bid shall be submitted to the Issuing Officer through the IMPACS Electronic Procurement System.                             <ul style="list-style-type: none"> <li>◦ Link and information is in the project manual</li> <li>◦ Contractors will need to register prior to bidding</li> <li>◦ Bidders will need to register regardless of whether it has already done business with the State of Iowa.</li> <li>◦ 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.</li> <li>◦ Please make sure the electronic documents submitted contain any required signatures. Digital signatures will be accepted.</li> </ul> </li> <li>• Bid Opening will be held via conference call on <b>10/28/2025 at 3:00 PM</b>. Instructions can be found in 00 1113 Notice to Bidders.</li> <li>• Contractor shall reference section 00 0116 for the bid submittal checklist                             <ul style="list-style-type: none"> <li>◦ Bid Proposal Information</li> <li>◦ Non Discrimination Clause Information</li> <li>◦ Contractor Targeted Small Business Enterprise Pre-Bid Contract Information</li> <li>◦ Bid Security – 5% of total Bid amount</li> <li>◦ <b>Certificate of Site Visit</b></li> </ul> </li> <li>• Apparent low bidder will be required to submit subcontractor/supplier list 48hrs after the bid opening</li> </ul>					

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status	
3.2	1	Bid Schedule				Open	
		<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Questions/Substitutions Due in Writing to <a href="mailto:Construction.Procurement@iowa.gov">Construction.Procurement@iowa.gov</a>: <b>10/21/2025 by 4:00 PM CST</b></li> <li>• Addendum Issued: <b>10/22/2025</b></li> <li>• Bids Due: <b>10/28/2025 at 2:00 PM CST</b></li> <li>• Tentative NOI Issued: <b>10/29/2025</b></li> </ul>					

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.3	1	Administrative Details				Open
<b>Description</b> <ul style="list-style-type: none"> <li>• Contractors will sign a modified ConsensusDocs 802. Example in the project manual.</li> <li>• Project-specific Certificate of Insurance must be provided prior to contract execution. Follow example in the project manual and limits in the 802.</li> <li>• Project-specific P&amp;P bonds must be provided prior to contract execution.</li> <li>• Successful contractor must turn in their list of subcontractors and suppliers within 48 hours of the bid.</li> <li>• DAS will provide tax exempt certificates upon request.</li> <li>• Procore will be used for all project management, at no cost to the trade contractor.                             <ul style="list-style-type: none"> <li>◦ Submittals, Invoicing, RFIs, ASIs, PRs, RFQs</li> <li>◦ Contracts, Change Orders and Certificates of Substantial and Final Completion will also use DocuSign</li> </ul> </li> <li>• Contractor Schedule of Values shall be broken out as specified in the project manual.                             <ul style="list-style-type: none"> <li>◦ SOV must contain a closeout line item for at least 1% of the total contract value.</li> <li>◦ This line item can only be invoiced once the certificate of final completion has been signed by all parties.</li> </ul> </li> </ul>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.4	1	Pre-Bid Site Visits				Open
<b>Description</b> Mandatory pre-bid #01 - 10/16/25 at 2:00 PM Mandatory pre-bid #02 - 10/20/25 at 2:00 PM  <b>Prospective bidders are only required to attend one of the two meetings, but are welcome to attend both.</b> <b>Certificate of Site Visit should be submitted with your bid</b>						

**Questions**

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Questions				Open
<b>Description</b> Submit all questions in writing to <a href="mailto:construction.procurement@iowa.gov">construction.procurement@iowa.gov</a> by 10/21/25 at 4:00 PM CST.						

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.

## RFB Mandatory Pre-Bid Meeting Minutes: Meeting #2

<b>Meeting Date</b>	Oct 20, 2025	<b>Meeting Time</b>	02:00 pm - 03:30 pm Central Time (US & Canada)
<b>Meeting Location</b>	502 E 9th Street Des Moines, Iowa 50319		
<b>Overview</b>	Meeting to allow prospective bidders to visit the site, when possible, and learn more about the project.		
<b>Notes</b>			
<b>Attachments</b>			

### Scheduled Attendees

Name	Company	Phone Number	Email	Attendance
Brad Meister	Capitol Complex Maintenance		brad.meister@iowa.gov	
Jarrad Boever	DCI Group	P: (515) 244-5043	jarradb@dcigroup-us.com	
Chris Conn	DCI Group	P: (515) 244-5043	chrisc@dcigroup-us.com	
Michael Steen	DCI Group	P: (515) 244-5043	michaels@dcigroup-us.com	
Chris Bauer	Shive Hattery Inc.	P: (515) 223-8104	cbauer@shive-hattery.com	
Evan Walsh	Shive Hattery Inc.	P: (319) 248-3391	ewalsh@shive-hattery.com	
Jennie Elliott	State of Iowa - Department of Administrative Services		jennie.elliott@iowa.gov	

### Introduction

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Introductions				Open
		<b>Description</b> Attendees - Please Sign In				
		<b>Attachments</b> <a href="#">9478.00 - Pre-Bid 002 Sign In (2025-10-20).pdf</a>				

### Project Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	1	Project Description				Open
		<b>Description</b> <i>Complete demolition of the Wallace building including foundations, structure, interior, site features, tunnel, and sub tunnel. Includes site restoration.</i>				
		<ul style="list-style-type: none"> <li>• Base bid</li> </ul>				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> <li>◦ Bid Package #01 - General Demolition</li> <li>◦ Bid Package #02 - Concrete Paving</li> <li>◦ Bid Package #03 - Seeding and Sodding</li> </ul> <ul style="list-style-type: none"> <li>• Alternates                             <ul style="list-style-type: none"> <li>◦ Alternate #01 - Full Sod</li> </ul> </li> <li>• Unit prices                             <ul style="list-style-type: none"> <li>◦ Unit Price #01 - Import Soil per CY</li> <li>◦ Unit Price #02 - Export Soil per CY</li> </ul> </li> </ul> <ul style="list-style-type: none"> <li>• All contractor shall familiarize themselves with the hazardous materials report completed by Atlas Technical Consultants. The report will be provided via addendum. All known ACM has been abated. If suspected hazardous materials are identified, the contractor shall stop and protect work in that area and immediately notify DCI Group.</li> <li>• Contractor shall be aware of the items identified in the report that were not abated and will be the responsibility of Bid Package #01 to properly dispose of.</li> </ul>			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Project Schedule				Open
		<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Contract(s) Issued: <b>10/29/2025</b></li> <li>• Submittals: <b>11/11/2025</b></li> <li>• Mobilization: <b>by 11/13/2025</b></li> <li>• Curtain Wall Removal: <b>by 11/26/2026</b></li> <li>• Building, Foundation, &amp; Tunnel Demolished: <b>by 1/27/2026</b></li> <li>• Site Improvements &amp; Sod: <b>by 04/17/2026</b></li> <li>• Closeout: <b>by 5/11/2026</b></li> </ul> <p>A pull-plan session will be held with the successful bid package contractors to finalize the construction schedule.</p> <p>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</p>				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.3	1	Site Rules				Open
		<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Onsite supervision by Prime Contractor is required at all times when work by that contractor or their subcontractors/suppliers is taking place.</li> <li>• Contractors shall provide daily logs for each day they are on site.</li> <li>• Construction progress meeting:                             <ul style="list-style-type: none"> <li>◦ Bi-weekly contractor coordination meeting</li> <li>◦ Bi-weekly OAC meeting</li> <li>◦ Daily stand-up with DCI Superintendent and onsite Foreman</li> <li>◦ Weekly weekly workplan meeting</li> </ul> </li> <li>• It is of the utmost importance to show respect and courtesy to all staff at all times.</li> </ul>				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> <li>• 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.</li> <li>• No smoking, vaping or smokeless tobacco use onsite.</li> <li>• Temporary facilities                             <ul style="list-style-type: none"> <li>◦ Restrooms by Bid Package #01</li> <li>◦ Dumpsters by Bid Package #01</li> <li>◦ Fencing/Gates by bid Package #01</li> <li>◦ Signage and barricades by bid Package #01</li> </ul> </li> <li>• Cell phones:                             <ul style="list-style-type: none"> <li>◦ Each prime contractor shall provide the cell phone number of onsite foreman and emergency contact for off hours emergencies.</li> </ul> </li> <li>• Work hours: <b>7 AM - 5 PM Monday through Friday</b></li> <li>• View Specification 01 1200 - Contract Summary, 01 1201 - Special Work Requirements, and 01 1202 - General Work Requirements for more information.</li> </ul>			

**RFB Overview**

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status	
3.1	1	Bid Submission				Open	
		<b>Description</b> <ul style="list-style-type: none"> <li>• Bids are due <b>Tuesday 10/28/2025 at 2:00 PM</b></li> <li>• The Bid shall be submitted to the Issuing Officer through the IMPACS Electronic Procurement System.                             <ul style="list-style-type: none"> <li>◦ Link and information is in the project manual</li> <li>◦ Contractors will need to register prior to bidding</li> <li>◦ Bidders will need to register regardless of whether it has already done business with the State of Iowa.</li> <li>◦ 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.</li> <li>◦ Please make sure the electronic documents submitted contain any required signatures. Digital signatures will be accepted.</li> </ul> </li> <li>• Bid Opening will be held via conference call on <b>10/28/2025 at 3:00 PM</b>. Instructions can be found in 00 1113 Notice to Bidders.</li> <li>• Contractor shall reference section 00 0116 for the bid submittal checklist                             <ul style="list-style-type: none"> <li>◦ Bid Proposal Information</li> <li>◦ Non Discrimination Clause Information</li> <li>◦ Contractor Targeted Small Business Enterprise Pre-Bid Contract Information</li> <li>◦ Bid Security – 5% of total Bid amount</li> <li>◦ <b>Certificate of Site Visit</b></li> </ul> </li> <li>• Apparent low bidder will be required to submit subcontractor/supplier list 48hrs after the bid opening</li> </ul>					

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	1	Bid Schedule				Open
		<b>Description</b> <ul style="list-style-type: none"> <li>• Questions/Substitutions Due in Writing to <a href="mailto:Construction.Procurement@iowa.gov">Construction.Procurement@iowa.gov</a>: <b>10/21/2025 by 4:00 PM CST</b></li> <li>• Addendum Issued: <b>10/22/2025</b></li> <li>• Bids Due: <b>10/28/2025 at 2:00 PM CST</b></li> <li>• Tentative NOI Issued: <b>10/29/2025</b></li> </ul>				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.3	1	Administrative Details				Open
<b>Description</b> <ul style="list-style-type: none"> <li>• Contractors will sign a modified ConsensusDocs 802. Example in the project manual.</li> <li>• Project-specific Certificate of Insurance must be provided prior to contract execution. Follow example in the project manual and limits in the 802.</li> <li>• Project-specific P&amp;P bonds must be provided prior to contract execution.</li> <li>• Successful contractor must turn in their list of subcontractors and suppliers within 48 hours of the bid.</li> <li>• DAS will provide tax exempt certificates upon request.</li> <li>• Procore will be used for all project management, at no cost to the trade contractor.                             <ul style="list-style-type: none"> <li>◦ Submittals, Invoicing, RFIs, ASIs, PRs, RFQs</li> <li>◦ Contracts, Change Orders and Certificates of Substantial and Final Completion will also use DocuSign</li> </ul> </li> <li>• Contractor Schedule of Values shall be broken out as specified in the project manual.                             <ul style="list-style-type: none"> <li>◦ SOV must contain a closeout line item for at least 1% of the total contract value.</li> <li>◦ This line item can only be invoiced once the certificate of final completion has been signed by all parties.</li> </ul> </li> </ul>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.4	1	Pre-Bid Site Visits				Open
<b>Description</b> Mandatory pre-bid #01 - 10/16/25 at 2:00 PM Mandatory pre-bid #02 - 10/20/25 at 2:00 PM  <b>Prospective bidders are only required to attend one of the two meetings, but are welcome to attend both.</b> <b>Certificate of Site Visit should be submitted with your bid</b>						

**Questions**

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Questions				Open
<b>Description</b> Submit all questions in writing to <a href="mailto:construction.procurement@iowa.gov">construction.procurement@iowa.gov</a> by 10/21/25 at 4:00 PM CST.						

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.