

# **Addendum 1 for RFB 945300-01**

Project Name: DNR HCR Hotel Roof Replacement  
RFP#945300-01  
DAS Project #: 9453.00  
Date: 4/14/2025

**Bids Due: Thursday May 1<sup>st</sup>, no later than 2:00pm**

## **Addendum #01: Extended Bid Due Date, AHU Equipment Clarifications, Updated Schedule & Hazardous Material Test.**

- 1. Bid Due Date Pushed Back & Questions Due Date.**
  - a. Bid due date has been pushed back two weeks from April 17<sup>th</sup>, new bid date will be May 1<sup>st</sup>, with bids due no later than 2:00pm.
  - b. A second question period has been added and will be open until April 21<sup>st</sup> by 2:00pm.
  
- 2. Contractor to Procure Equipment**
  - a. DAS has determined not to procure the AHU Equipment outside of the contractor's scope of work and it will be the responsibility of the bidding contractor to now include purchasing and procurement along with installation of the HCR AHU.
  
- 3. Updated Schedule**
  - a. Attached is an updated schedule showing the changes from DAS procuring the AHU Equipment to the contractor. The installation date has been adjusted to October, after Honey Creek Resort Kitchen busy season.
  
- 4. Hazardous Material Test Report**
  - a. Attached is the hazardous material survey report provided by Atlas Technical Consultants LLC dated April 3<sup>rd</sup>.

END OF ADDENDUM

## SECTION 01 1200

### CONTRACT SUMMARY

#### PART 1 - GENERAL

##### 1.01 SECTION INCLUDES

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

##### 1.02 PROJECT INFORMATION

- A. Facility Name/Location: Honey Creek Resort 12633 Resort Drive, Moravia, Iowa 52571
- B. DAS Project #: 9435.00
- C. Owner: State of Iowa, Department of Administrative Services, Hoover State Office Building, Level 3, 1305 East Walnut Street, Des Moines, IA 50319
- D. Owner's Representative: Jennifer Kleene, Iowa Department of Administrative Services, 109 SE 13th Street, Des Moines, IA 50319
- E. Construction Manager: Noah Thelen, McGough Construction, 217 E Second Street, Des Moines, Iowa 50309

##### 1.03 PROJECT SUMMARY

- A. The project includes removal and replacement of the asphalt shingle roof and selective EPDM roofing as well as removal and replacement of an RTU serving the kitchen at Honey Creek Resort, Moravia, Iowa 52571.
- B. Target date to provide substantial completion is November 5<sup>th</sup>, 2025.

##### 1.04 BID SCOPE SUMMARY

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

4. Provide all temporary facilities required for this scope of work including trailer, trailer power, telephone, secured storage, temporary power for work, temporary and task lighting for work, etc. as determined necessary by Contractor. Coordinate location of trailers, material storage and utility lines with Construction Manager. Limited space is available, and permission to bring any such facility or excess materials on to the site shall be approved by the Construction Manager.
5. Contractor shall provide all equipment and tools for Contractor's own cleanup. Clean up shall be done at end of every shift or more frequently if required for the Contractor to perform their work, for other Contractors to perform their work, as required by the Owner's operations, and at the discretion of the Construction Manager.
6. All turf, landscaping, and subgrade disturbances caused by equipment traffic or other activities related to the Contractor's scope shall be repaired or restored to proper conditions by the Contractor. It is at the owners request that any grass disturbance be replaced with sod, not seed and the Contractor to include the watering and equipment.
7. Protect adjacent existing building elements from damage from Scope of work. Repair existing building elements damaged during Contractor's Scope of work.
8. Contractor shall maintain an accurate set of As-Built Drawings throughout the duration of the project and submit to the Construction Manager at the completion of the project. Contractor to show accurate wire paths and device addresses.

#### **1.05 WORK HOUR RESTRICTIONS**

- A. Work hours are from 07:00 AM to 08:00 PM (Sunrise-Sunset following Labor Day), Monday through Friday unless arrangements are made in advance.

#### **1.06 CONTRACTOR USE OF SITE AND PREMISES**

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

#### **1.07 OWNER OCCUPANCY**

- A. Owner intends to occupy the Project throughout construction.
- B. Cooperate with Owner to minimize conflict and to facilitate Owner's operations.
- C. Schedule the Work to accommodate Owner occupancy.

#### **1.08 RULES FOR CONSTRUCTION WORKERS**

- A. The staff of the State of Iowa has a responsibility to protect the public by providing a secure environment. All work site rules must be followed to the letter, at all times.
- B. Hot Work Permit Processes and Fire Watch, when necessary, will be adhered to for this project.
- C. All State properties are tobacco free. No smoking will be permitted or tolerated on campus unless in designated areas.
- D. No drugs, alcohol, or firearms are allowed on the work site.
- E. Do not leave money, drugs, alcohol, or firearms in your personal vehicle.
- F. Company and personal vehicles are to be parked and locked in designated or authorized area of the work.
- G. Secure all tools at the end of the day.

H. Maintain control of all tools, supplies, and debris at all times during the work.

**1.09 BID PACKAGE INSTRUCTIONS**

- A. **Bid Package #01 – Asphalt Roof Replacement:** Trade Contractor shall include all of the following, but not limited to, as part of the contract:
1. All work on the contract documents complete; material and labor including all freight, unloading and installation for a complete scope.
  2. Includes specification: Division 00-07
  3. Roof Areas: A, C1 and C2 included in Base Bid.
  4. Demolition and replacement of gutters in select locations based on Base Bid.
  5. Includes 5% removal and replacement of sheathing in quote for any potential plywood sheathing repair that is required for new construction.
  6. OSHA required fall protection.
  7. Barriers or Flags preventing pedestrian foot traffic from falling objects.
  8. Removal and replacement of existing equipment to perform scope of work.
  9. Replacement sod for areas disturbed or damaged due to work. Contractor to include watering and equipment needed for at least 30 days prior to installation of sod.
- B. **Bid Package #02 – AHU Replacement:** Trade Contractor shall include all of the following, but not limited to, as part of the contract:
1. All work on the contract documents complete; material and labor including all freight, unloading and installation for a complete scope.
  2. Includes specification: Division 00-01, 23 & 26
  3. Contractor is responsible for procuring, coordinating delivery, unloading and installation of the equipment.
  4. DDC Controls have been contracted with JCI, coordination of control installation with JCI (Todd Magnani). Supplied controls with RTU Equipment to work in coordination with JCI.
  5. Re-Balancing of existing diffusers to airflows as shown on drawings.
  6. Removal and replacement of ceiling tiles to perform work for RTU replacement.
  7. Removal and replacement of existing equipment to perform scope of work.
- C. **Bid Package #03 – EPDM Roof Replacement:** Trade Contractor shall include all of the following, but not limited to, as part of the contract:
1. All work on the contract documents complete; material and labor including all freight, unloading and installation for a complete scope.
  2. Includes specification: Division 00-07
  3. Roof Areas: C2 included in Base Bid.
  4. OSHA required fall protection.
  5. Coordination with Contractors performing the AHU Replacement installation.
- D. **Alternate #01 – Add Hotel Asphalt Roof Replacement:** Trade Contractor shall include all of the following, but not limited to, as part of the contract:
1. All work on contract documents for roof areas B1 and B2 as indicated on drawings. To remove and replace asphalt shingles, underlayment, flashing, gutters and trim associated with contract documents.
  2. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
  3. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
  4. Execute accepted alternates under the same conditions as other work of the Contract.
- E. **Alternate #02 – Add Prefinished Gutter and Downspout:** Trade Contractor shall include all of the following, but not limited to, as part of the contract:

1. All work on contract documents for roof areas B1 and B2 as indicated on drawings to Supply and install of added prefinished downspout, gutter and accessories.
  2. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
  3. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
  4. Execute accepted alternates under the same conditions as other work of the Contract.
- F. **Alternate #03** – Deduct for multiple bid packages #02 AHU Replacement and #03 EPDM Roof: Trade Contractor shall include all the following, but not limited to, as part of the contract:
1. All work on the contract documents complete; material and labor including all freight, unloading and installation for a complete scope.
  2. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
  3. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
  4. Execute accepted alternates under the same conditions as other work of the Contract.
- G. **Alternate #04** – Deduct for multiple bid packages #01 Asphalt Roof and #03 EPDM Roof: Trade Contractor shall include all the following, but not limited to, as part of the contract:
1. All work on the contract documents complete; material and labor including all freight, unloading and installation for a complete scope.
  2. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
  3. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
  4. Execute accepted alternates under the same conditions as other work of the Contract.
- H. **Unit Price #01** – Sheathing Replacement Add & Deduct: Trade Contractor shall include all of the following, but not limited to, as part of the contract:
1. Include removal and replacement unit pricing for quantity 1 – 4x8 sheet of FRT Roof plywood sheathing repair.
  2. Unit prices include all necessary material, plus cost for delivery, installation, insurance, overhead, and profit.
  3. Owner reserves the right to reject Contractor's measurements of work in place that involves use of established unit prices and to have this work measured, at the Owner's expense, by an independent surveyor acceptable to the Contractor.

**PART 2 - PRODUCTS – NOT USED**  
**PART 3 - EXECUTION – NOT USED**

**END OF SECTION**

**SECTION 00 3113**

**PRELIMINARY SCHEDULE**

**PART 1 - GENERAL**

**1.01 SECTION INCLUDES**

- A. Preliminary Construction Schedule
- B. Schedule Durations

**1.02 PRELIMINARY SCHEDULE**

- A. A preliminary schedule has been identified by the Owner for the implementation of the Project. Refer to the schedule following this Section for references to anticipated milestones and construction duration.
- B. Each step of the Preliminary Schedule is subject to receipt of acceptable bids, Owner's decision process and date of commencement.
- C. A proposed construction schedule shall be submitted by all Trade Contractors to the Construction Manager no later than 48 hours prior to the pre-construction meeting. A revised Construction Schedule will be submitted by the Construction Manager once all preliminary schedules are reviewed and approved by the Owner.
- D. The final construction schedule will be established post award of bids with the cooperation of all contractors.

**1.03 SCHEDULE DURATIONS**

- A. Anticipated Notice of Intent to Award – 05/2/25
- B. Anticipated Date of Commencement – 09/2/25
- C. Substantial Completion by – 11/18/25

**PART 2 - PRODUCTS – NOT USED**

**PART 3 - EXECUTION – NOT USED**

**END OF SECTION**





**L I M I T E D   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   S U R V E Y**

**PREPARED FOR:**

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

**PROJECT LOCATION:**

Honey Creek Resort  
Hotel Roof Replacement Project #9435  
12633 Resort Drive  
Moravia, Iowa

Project Date: March 27, 2025

Report Date: April 3, 2025

Atlas Project ID: 204BS08347

**PREPARED BY:**

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



April 3, 2025

Ms. Jennifer Kleene  
**Iowa Department of Administrative Services**  
109 SE 13<sup>th</sup> Street  
Des Moines, IA 50319

**Re: Limited Hazardous Building Materials Survey Report**  
Hotel Roof Replacement Project #9435  
Honey Creek Resort  
12633 Resort Drive  
Moravia, Iowa  
Atlas Project Number: 204BS08347

Dear Ms. Kleene:

Atlas Technical Consultants LLC (Atlas) is pleased to submit the attached Limited Hazardous Building Materials Survey Report 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 that reads "Eric Brown".

Eric Brown  
Iowa Inspector  
(515) 981-4528

A handwritten signature in blue ink that reads "Phillip Thomas".

Phillip Thomas, OHST, CHMM  
Project Manager  
(402) 697-9747



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## APPENDICES

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- APPENDIX C: Photo Log
- APPENDIX D: Staff Certifications



## LIMITED HAZARDOUS BUILDING MATERIALS SURVEY

Honey Creek Resort  
Hotel Roof Replacement Project #9435  
12633 Resort Drive  
Moravia, Iowa

### 1.0 SCOPE OF SERVICES

The purpose of this project was to perform a survey for hazardous building materials that may be impacted by planned renovation 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 hazardous building material 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 equipment/areas as part of the Honey Creek Resort (HCR) – Hotel Roof Replacement Project #9435.
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 at the HCR – Hotel Roof Replacement Project #9435 located at 12633 Resort Drive in Moravia, Iowa. The survey area was limited to roofing materials that may be impacted as part of planned roofing activities.

### 3.0 ASBESTOS SURVEY

On March 27, 2025, the roofing materials of the HCR – Hotel Roof Replacement Project #9435 area were inspected for ACMs by inspector Eric Brown of Atlas. Mr. Brown has completed the requisite training for asbestos accreditation as an inspector at a state approved training provider under TSCA Title II. Mr. Brown's State of Iowa Inspector number is 25-13097.



The roofing materials were visually inspected for the presence of suspect ACMs that may be impacted by the HCR – Hotel Roof Replacement Project #9435. 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 **four** samples were collected from building materials suspected of containing asbestos. The samples were submitted under chain of custody to EMSL Analytical, Inc. (EMSL) located at 200 Route 130 North in Cinnaminson, New Jersey, for analysis by polarized light microscopy (PLM) with dispersion staining techniques per the *USEPA Method for the Determination of Asbestos in Bulk Building Materials (600/R-93-116)*. The percentage of asbestos, if applicable, was established by microscopic visual estimation. EMSL is an accredited laboratory by the National Voluntary Laboratory Accreditation Plan (NVLAP) No. 101048-0. Any material that contains greater than one percent (>1%) asbestos is considered an ACM and must be handled according to Occupational Safety and Health Administration (OSHA), USEPA, and all applicable state and local regulations.

Laboratory test results are provided in Appendix A.

### 3.5 Suspect Asbestos-Containing Materials

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



| TABLE 1: SUSPECT BUILDING MATERIALS |                          |               |
|-------------------------------------|--------------------------|---------------|
| Material                            | Location                 | Sample Number |
| Roof Membrane                       | Roof, 3' NW of RTU #3    | HCL-1         |
| Black Roof Tar                      | Roof, 2' W of RTU #3     | HCL-2         |
| Shingle                             | Roof, S Corner of E Wing | HCL-3         |
| Felt Paper                          | Roof, W Edge, S of Lobby | HCL-4         |

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 |
| None of the samples collected were determined to be ACMs |          |          |                  |                  |
| SF = Square Feet, LF = Linear Feet                       |          |          |                  |                  |

#### 4.0 LEAD PAINT CHIP TESTING

Atlas did not identify any representative surface coatings that may be impacted by the roof replacement project, therefore paint chips were not collected.

#### 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.

| TABLE 4: HAZARDOUS BUILDING MATERIALS<br>(PAINT SHOP) |                |                    |
|-------------------------------------------------------|----------------|--------------------|
| Category                                              | Material       | Estimated Quantity |
| Batteries                                             | Lead Acid      | NA                 |
|                                                       | Nickel Cadmium | NA                 |
|                                                       | Lithium-Ion    | NA                 |
| Mercury                                               | Thermostats    | NA                 |



| TABLE 4: HAZARDOUS BUILDING MATERIALS<br>(PAINT SHOP)              |                                |                    |
|--------------------------------------------------------------------|--------------------------------|--------------------|
| Category                                                           | Material                       | Estimated Quantity |
|                                                                    | Fluorescent Light Tubes        | NA                 |
|                                                                    | High Intensity Discharge Bulbs | NA                 |
|                                                                    | Strobes                        | NA                 |
| RCRA Metals                                                        | LED Light Fixtures             | NA                 |
| Poly-Chlorinated Biphenyl (PCBs)                                   | Light Ballasts                 | NA                 |
|                                                                    | Transformers                   | NA                 |
| Low Level Radioactive Sources (LLR)                                | Tritium Exit Signs             | NA                 |
|                                                                    | Smoke Detectors                | NA                 |
| Chlorofluorocarbons (CFCs) or<br>Hydro Chlorofluorocarbons (HCFCs) | Refrigerator/Cooler            | NA                 |
|                                                                    | Freezer                        | NA                 |
|                                                                    | Water Fountain                 | NA                 |

## 6.0 CONCLUSIONS AND RECOMMENDATIONS

### 6.1 Asbestos

None of the samples collected were determined to be ACMs.

### 6.2 Lead

Atlas did not identify any representative surface coatings that may be impacted by the sidewalk replacement project.

### 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 renovation contractor’s scope of work, they shall be collected and disposed of according to the USEPA Toxic Substances Control Act (TSCA) and the State of Iowa regulations.

## 7.0 LIMITATIONS

The results, findings, conclusions, and recommendations expressed in this report are based solely on conditions noted during the March 27, 2025, Atlas inspection of the HCR – Hotel Roof Replacement Project #9435 located at 12633 Resort Drive in Moravia, Iowa.

Atlas did not perform destructive sampling -- it was not within Atlas’s scope of work to remove surface materials to investigate portions of the structure or materials that may lay beneath the

## Limited Hazardous Building Materials Survey

HCR-Hotel Roof Replacement Project #9435 ♦ Moravia, IA

April 3, 2025 ♦ Project No. 204BS08347



surface -- thus, any materials that could not be visually identified on the surface were not inspected and would not be noted in this report. 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.

Atlas recommendations are based in part on federal, state, local regulations, and guidelines. Atlas does not undertake responsibility for reporting to any local, state, or federal public agencies of conditions at the site that may present a potential danger to public health or safety. Atlas recommends that the Client comply with regulations and response actions in accordance with federal, state, and local regulations.

**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: 042505948

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:** 03/31/2025 8:50 AM

**Analysis Date:** 04/02/2025

**Collected Date:** 03/27/2025

**Project:** Honey Creek Hotel Roof Replacement / 204BS08347

## 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        |
| HCL-1-Roof Membrane<br><small>042505948-0001</small> | Roof; 3' NW of RTU #3 - Roof Membrane   | White/Black<br>Fibrous<br>Homogeneous  | 15% Synthetic | 85% Non-fibrous (Other)  | None Detected |
| HCL-1-Gypsum<br><small>042505948-0001A</small>       | Roof; 3' NW of RTU #3 - Gypsum          | White<br>Fibrous<br>Homogeneous        | 10% Glass     | 90% Non-fibrous (Other)  | None Detected |
| HCL-2<br><small>042505948-0002</small>               | Roof; 2' W of RTU #3 - Black Roof Tar   | Black<br>Non-Fibrous<br>Homogeneous    |               | 100% Non-fibrous (Other) | None Detected |
| HCL-3<br><small>042505948-0003</small>               | Roof; S. Corner of E. Wing - Shingle    | Black/Orange<br>Fibrous<br>Homogeneous | 10% Glass     | 90% Non-fibrous (Other)  | None Detected |
| HCL-4<br><small>042505948-0004</small>               | Roof; W. Edge, S. of Lobby - Felt Paper | Black<br>Fibrous<br>Homogeneous        | 15% Glass     | 85% Non-fibrous (Other)  | None Detected |

Analyst(s)

Emilie Kalbach (5)

Samantha Rundstrom, 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 method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

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

Initial report from: 04/02/2025 13:42:08



EMSL ANALYTICAL, INC.  
LABORATORY-PRODUCTS-TRAINING

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

EMSL Order Number / Lab Use Only

042505948

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.

|                                                     |                                                            |                                                       |
|-----------------------------------------------------|------------------------------------------------------------|-------------------------------------------------------|
| Customer Information                                | Customer ID: <b>ATC55</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>  |

#### Project Information

Project Name/No: **HONEY CREEK HOTEL ROOF REPLACEMENT 204BS08347** Purchase Order:

EMSL LIMS Project ID: (If applicable, EMSL will provide) US State where samples collected: **IA** State of Connecticut (CT) must select project location:  Commercial (Taxable)  Residential (Non-Taxable)

Sampled By Name: **ERIC BROWN** Sampled By Signature: *Eric Brown* No. of Samples in Shipment: **4**

#### Turn-Around-Time (TAT)

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

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

#### Test Selection

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <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><input type="checkbox"/> 400 (&lt;0.25%) <input type="checkbox"/> 1,000 (&lt;0.1%)</p> <p>POINT COUNT w/ GRAVIMETRIC</p> <p><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><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><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> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

\*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 OTHER SHEET               |                                  |                                           |
|               |                               |                                  |                                           |
|               |                               |                                  |                                           |
|               |                               |                                  |                                           |
|               |                               |                                  |                                           |
|               |                               |                                  |                                           |
|               |                               |                                  |                                           |

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

Method of Shipment: Sample Condition Upon Receipt:

Relinquished by: *Eric Brown* Date/Time: **3/24/2025 17:00** Received by: *Ange O'Neil* Date/Time: **3/31/25 8:50**

Relinquished by: Date/Time: Received by: Date/Time:

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.

042505948

ASBESTOS BULK SAMPLE FORM



11117 Mockingbird Drive  
Omaha, NE 68137

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

Project Information

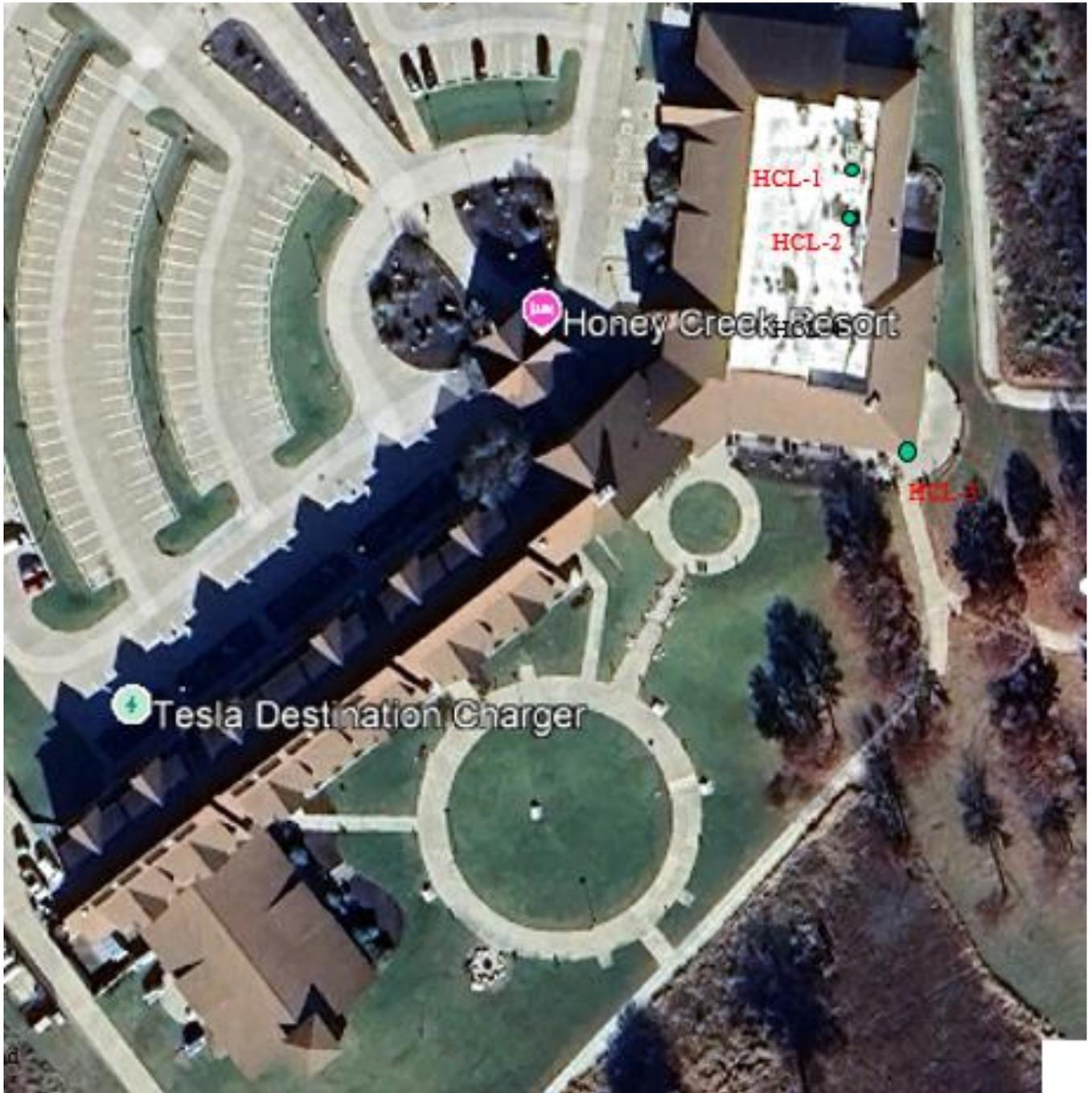
|                    |                                                               |                                      |
|--------------------|---------------------------------------------------------------|--------------------------------------|
| Client:            | Project Description:<br>HONEY CREEK LODGE<br>ROOF REPLACEMENT | Project Manager: PT<br>Inspector: EB |
| Date:<br>3/27/2025 | Site Location:<br>HONEY CREEK                                 | ATLAS PROJECT NUMBER:<br>204B508347  |

| Sample # | Material Description | Floor | Sample Location      | Quantity |
|----------|----------------------|-------|----------------------|----------|
| HCL-1    | ROOF MEMBRANE        | R     | 3' NW OF RTU #3      |          |
| HCL-2    | BLACK ROOF TAR       | R     | 2' W OF RTU #3       |          |
| HCL-3    | SHINGLE              | R     | S. CORNER OF E. WING |          |
| HCL-4    | FELT PAPER           | R     | W. EDGE, S. OF LOBBY |          |
|          |                      |       |                      |          |
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RECEIVED  
 EMS  
 CINNAMINSON, NJ  
 2025 MAR 31 11:08

**APPENDIX B**

**Drawing(s) with Sample Locations**



Legend

- Asbestos Sample Location
- Non-Asbestos Sample Location
- LBP Sample Location
- Non-LBP Sample Location



4503 East 50<sup>th</sup> St., Ste. 800  
Des Moines, IA 50317

**SITE MAP**  
HAZARDOUS BUILDING MATERIALS SURVEY

HCR-Hotel Roof Replacement Project #9435  
12633 Resort Drive  
Moravia, Iowa 52571

PROJECT NO: 204BS08347

|                  |            |                  |
|------------------|------------|------------------|
| DESIGNED BY: EJM | SCALE: NTS | REVIEWED BY: EJM |
|------------------|------------|------------------|

|              |               |            |
|--------------|---------------|------------|
| DRAWN BY: EB | DATE: 3/27/25 | FILE: MPCF |
|--------------|---------------|------------|

## **APPENDIX C**

### **Photo Log**



View of the Hotel.

|                                                                                                                          |                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Photograph Log</b><br/>HCR-Hotel Roof Replacement Project #9435<br/>12633 Resort Drive<br/>Moravia, Iowa 52571</p> | <p><b>Atlas Technical Consultants LLC</b><br/>4503 East 50<sup>th</sup> Street, Suite 800<br/>Des Moines, IA 50317<br/>(515) 981-4528<br/>Project No. 204BS08347</p> |
|--------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**APPENDIX D**

**Staff Certification(s)**

**ERIC BROWN**

**DOB: 05-07-1970**

**Issued: 02-27-2025**



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    | 25-13097 | 02-21-2026 |
|              |          |            |
|              |          |            |
|              |          |            |
|              |          |            |

**IOWA**

**Asbestos**

  
**Larry Johnson, Jr.**  
**Labor Commissioner**