



## AGENDA REPORT

**Meeting Date:** September 11, 2012

**Item Number:** G-15

**To:** Honorable Mayor & City Council

**From:** Scott Miller, Director of Administrative Services and CFO

**Subject:** **AWARD OF A CONTRACT TO THE LOWEST RESPONSIBLE BIDDER CASTLEROCK ENVIRONMENTAL INC. FOR THE REMOVAL OF HAZARDOUS MATERIALS INCLUDING ASBESTOS CONTAINING MATERIALS IN THE FLOORING, CEILING, ROOF MASTIC, PIPE INSULATION AND STABILIZATION; AND THE REMOVAL OF LEAD BASED PAINT AND WINDOW CAULKING; AND**

**APPROVAL OF A PURCHASE ORDER TO CASTLEROCK ENVIRONMENTAL INC IN AN AMOUNT NOT TO EXCEED \$69,741.75**

**Attachments:** 1.) Agreement

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### **RECOMMENDATION**

It is recommended that the City Council approve the "Award of a Contract to Castlerock Environmental, Inc. for the removal of hazardous materials", Bid No. 1, in the amount of \$60,645; approve the construction contingency of \$9,096.75; and delegate the authority to approve change orders to the Director of Administrative Services, and approve a purchase order in the amount of \$69,741.75.

### **INTRODUCTION**

The City purchased the 239 S. Beverly Drive building from the Chamber of Commerce in December of 2010 with both asbestos and lead hazards present in the building. We have since leased the building to Panera Bakery and in accordance with the lease agreement are responsible for the removal and/or remediation of the hazardous materials. This contract is for the removal and remediation of all known hazards. Staff through a separate agreement contracted with Clark Seif Clark, Inc. (CSC) to conduct a hazmat survey and prepare the technical specifications for the

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abatement of all asbestos and lead containing materials. CSC prepared the technical specification and scope of work that was included in the informal bid package and is made a part of the construction agreement.

## **DISCUSSION**

This project will be completed in two phases: Phase I will include the remediation of the asbestos and lead contained in the interior building, and Phase II will include the exterior building lead remediation and removal.

The technical specifications developed for this project include the following scope of work:

- Removal of Asbestos materials and Lead base Paint stabilization as identified in the technical specifications developed by environmental health and safety consultant Clark Seif Clark Inc. dated April 17, 2012 and Amended May 25, 2012.
- The work is located on levels 1, 2 of the building interior, on the building roof, and on the exterior of the building.

On August 10, 2012 an invitation for this project was issued to the following prequalified bidders:

Castlerock Environmental Inc.  
LVI Services, Inc.  
American Technologies Inc.  
Air Clean Services  
TriSpan Inc.

On August 20, 2012, three bids were received. The bid results are as follows:

Bidder	Bid Total
Castlerock Environmental Inc.	\$60,645.00
American Technologies Inc.	\$64,000.00
LVI Services, Inc.	\$207,655.00

The low bidder, Castlerock Environmental Inc., submitted a fully responsive bid, and as reported by the State Contractors Licensing Board, their license is current and in good standing. Review of the firm's references indicates that the firm has successfully executed similar work.

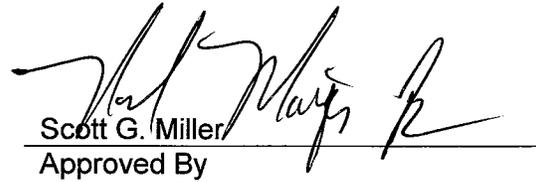
Staff recommends that the base bid be accepted as the contract work. The total contract amount is \$60,645.00. In addition, a contingency of \$9,096.75 (approximately 15% of the contract amount) is recommended for change due to unforeseen conditions to complete the work. The consultant's pre-bid estimate was \$80,000.

The bid documents specifies completion in two phases of 10 days per phase, resulting in completion of the project by mid-October 2012.

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**FISCAL IMPACT**

Funding for this project has been budgeted in the fiscal year 2012-13 Capital Improvement Program for the refurbishment of the 239 S. Beverly Drive building under budget program 11810926-85060.

  
Scott G. Miller  
Approved By

# **Attachment 1**

APPENDIX A

FORM OF CONTRACT

This contract ("Contract") is entered into by and between the City of Beverly Hills ("City"), a California municipal corporation, and Castlerock Environmental Inc, a Corporation, whose address is 10040 Painter Ave., Santa Fe Springs, CA 90670.

In consideration of the agreements herein contained, the parties agree as follows:

1. WORK TO BE PERFORMED. Contractor shall furnish at Contractor's own expense all labor, materials, supplies, equipment, tools, transportation and other items of expense necessary to complete in a workmanlike manner all Work in accordance with the terms and conditions of the Contract, except for the labor, materials, supplies, equipment, tools, transportation and other items of expense as may be required to be furnished by the City. The Work is defined in detail in the Contract Documents, which govern the interpretation and performance of this Contract, but may be generally described as follows:

**Hazardous Materials Abatement for Chamber of Commerce Building**

Item Description: Asbestos Abatement throughout the building and Lead based paint stabilization at interior and exterior of building

2. CONTRACT DOCUMENTS. This contract consists of this Form of Contract and the following Contract Documents, including all exhibits, appendices, addenda, drawings, specifications and documents therein and attachments thereto, all of which are by this reference incorporated herein and made a part of this Contract:

**SECTION 1: NOTICE INVITING BIDS**  
**SECTION 2: INSTRUCTIONS TO BIDDERS**  
**SECTION 3: SPECIAL CITY REQUIREMENTS**  
**SECTION 4: GENERAL SPECIFICATIONS**  
**SECTION 7: ADDITIONAL FORMS**  
**APPENDIX B: SCOPE OF WORK**  
**APPENDIX C: PAYMENT PROCEDURES**  
**APPENDIX D: BID FORM**  
**APPENDIX E: TECHNICAL SPECIFICATIONS**  
**APPENDIX F: DEMOLITION PLANS – FOR INFORMATION ONLY**  
**APPENDIX G: NEW EXIT STAIR PLANS – FOR INFORMATION ONLY**

as contained in City's Bid Document for Bid No. 1 dated August 10, 2012 and

**SECTION 5: BIDDER'S BID**  
**SECTION 6: SIGNATURE PAGE AND LEGAL STATUS**

of Contractor's Bid in response thereto, all of which are incorporated herein by reference, and all of which shall comprise the Contract Documents for this Contract. If any item of the Scope of Work, Payment Schedule, or any other item of the Bid Package is modified by either of the parties or arrived at by negotiation between the parties, that item as finally agreed upon by the parties shall also become a Contract Document, it shall supersede the corresponding item of the Bid Package, if any, and it shall be subject to all terms and conditions of the Contract.

3. PERFORMANCE PERIOD. Contractor shall commence Work after execution of the Contract, and shall complete all Work in two (2) Phases of 10calendar days each from the date of Notice To Proceed as set forth in the Contract Documents.

4. In addition to the insurance requirements set forth in the General Specifications (section 4), Contractor shall provide Contractor's Pollution Liability coverage with limits of not less than \$2,000,000 per occurrence.

5. Contractor affirms that it is fully aware and will comply with all EPA and South Coast Air Quality Management District regulations concerning asbestos and asbestos-removal projects. Contractor will ensure that all such requirements and regulations will be followed by Contractor, including any requirements for protecting workers employed by Contractor or any sub-contractor, and all other requirements set forth in the Asbestos Abatement Specifications and Lead Abatement Specifications (or collectively "Technical Specifications").

6. Contractor shall be solely responsible for the appropriate handling, transport, and disposal of any ACM (Asbestos-Containing Material) and lead material, and represents to City that Contractor is fully aware of an responsible for all such disposal as required in the Technical Specifications. Contractor shall sign all waste manifest forms (or similar disposal forms) as "owner" of the ACM and lead material.

7. PAYMENT. City shall pay Contractor as full consideration for the satisfactory performance by Contractor of all Work required under this Contract the sum of Fifty Six Thousand Two Hundred Dollars (\$56,200), payable as provided in the Contract Documents.

8. The City Manager or his designee shall administer the terms of the Agreement on behalf of the City.

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be executed as of the date stated below.

DATED: \_\_\_\_\_

CITY OF BEVERLY HILLS  
"City"

\_\_\_\_\_  
WILLIAM W. BRIEN, M.D.  
Mayor

ATTEST:

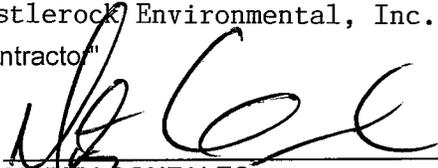
\_\_\_\_\_  
BYRON POPE  
City Clerk

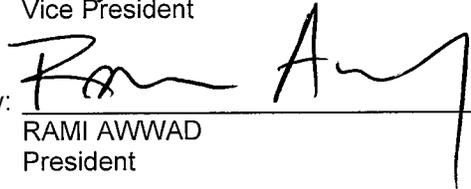
APPROVED TO FORM:

  
\_\_\_\_\_  
LAURENCE S. WIENER  
City Attorney

DATED: September 5, 2012

Castlerock Environmental, Inc.  
"Contractor"

By:   
\_\_\_\_\_  
MARTY GONZALES  
Vice President

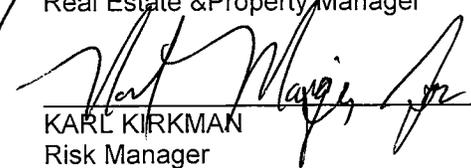
By:   
\_\_\_\_\_  
RAMI AWWAD  
President

APPROVED AS TO CONTENT:

\_\_\_\_\_  
JEFFREY KOLIN  
City Manager

  
\_\_\_\_\_  
SCOTT MILLER  
Director of Administrative Services and CFO

  
\_\_\_\_\_  
BRENDA LAVENDER  
Real Estate & Property Manager

  
\_\_\_\_\_  
KARL KIRKMAN  
Risk Manager

INFORMAL BID PACKAGE NO. 1

CITY OF BEVERLY HILLS  
 DEPT OF FINANCE – REAL ESTATE AND PROPERTY MANAGEMENT  
 455 N. REXFORD DRIVE  
 BEVERLY HILLS, CALIFORNIA 90210

LEGAL NOTICE - BIDS WANTED

HAZARDOUS MATERIALS ABATEMENT – CHAMBER OF COMMERCE BUILDING, 239 S. BEVERLY DRIVE, BEVERLY HILLS, CA

The City of Beverly Hills ("City") hereby requests sealed bids for the materials, supplies, equipment or services set forth herein, subject to all conditions outlined in this Bid Package, including:

- SECTION 1: NOTICE INVITING BIDS
- SECTION 2: INSTRUCTIONS TO BIDDERS
- SECTION 3: SPECIAL CITY REQUIREMENTS
- SECTION 4: GENERAL SPECIFICATIONS
- SECTION 5: BIDDER'S BID
- SECTION 6: SIGNATURE PAGE AND LEGAL STATUS
- SECTION 7: ADDITIONAL FORMS

SECTION 1: NOTICE INVITING BIDS

1. Notice Inviting Bids

- a. **Date of Request:** August 10, 2012
- b. **Bid Number:** 1
- c. **Item Description:** Asbestos Abatement throught out the building and Lead base paint stabilization at interior and exterior of building
- d. Not used
- e. **Bid Opening:** Monday August 20, 2012 at 2:00 p.m.
- f. **Due Date and Location for Submittals:** Sealed bids will be received at all times during normal business hours prior to the Bid Opening, at the City Clerk's Office, 455 North Rexford Drive, Room 190, Beverly Hills, CA 90210. All bids must be in writing and must contain an original signature by an authorized officer of the firm. Electronic bids (i.e., telephonic, FAX, etc.) are **NOT** acceptable. All bids shall clearly contain on the outside of the sealed envelope in which they are submitted: **BID PACKAGE 1: Hazardous Materials Abatement for Chamber of Commerce Building**
- g. **Contractor's License:** See Appendix E. Failure to possess such license may render the bid non responsive and bar the award of the contract to that non responsive Bidder.
- h. **Liquidated Damages:** \$1000 per day
- i. **Prevailing Wages:** In accordance with the provisions of Sections 1770 et seq., of the Labor Code, the Director of the Industrial Relations of the State of California has determined the general prevailing rate of wages applicable to the work to be done. The Contractor will be required to pay to all persons employed on the project by the Contractor sums not less than the sums set forth in the documents entitled "General Prevailing Wage

Determination made by the Director of Industrial Relations pursuant to California Labor Code, Part 7, Chapter 1, Article 2, Sections 1770, 1773, 1773.1." These documents can be reviewed in the office of the City Clerk or may be obtained from the State.

j. **Prebid Conference Date and Location: August 14, 2012 at 10 a.m. 239 S. Beverly Drive, Beverly Hills, California 90212**

k. **Bid Security:** Not required

l. **Payment Bond and Performance Bond:** A Payment Bond and a Performance Bond, each in the amount of 100% of the contract amount, will be required of the Contractor.

m. **Insurance:** Upon award of contract, contractor will be obligated to file certificates of insurance evidencing coverage as specified in the bid documents and in a form acceptable to the City. The certificates shall be on the City's standard proof of insurance form.

n. **Time of Completion:** The contractual completion time shall be 10 calendar days from the date of Notice To Proceed.

o. **Retention:** In accordance with the contract, five percent (5%) of any progress payment will be withheld as retention. Pursuant to Section 22300 of the Public Contract Code, at the request and expense of the Contractor, securities equivalent to the amount withheld may be deposited with the City or with a state or federally chartered bank as the escrow agent, and City shall then pay such moneys to the Contractor. Refer to the contract for further clarification.

p. **Contact Person:** A bidder or potential bidder who has a procedural question may call Zara Farimani at telephone number 310-560-4483. A substantive question must be submitted in writing and a copy of that question plus a written response to it will be emailed or mailed to all parties who have obtained a bid package.

THE CITY OF BEVERLY HILLS RESERVES THE RIGHT TO REJECT ANY BID OR ALL BIDS AND TO WAIVE ANY INFORMALITY OR IRREGULARITY IN ANY BID. ANY CONTRACT AWARDED WILL BE LET TO THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER.

## SECTION 2: INSTRUCTIONS TO BIDDERS

### 2. Instructions to Bidders

a. **General Bid Requirements.** To be considered, a bidder must follow the format for bids presented in this document. Bids must be binding and firm. Any bid may be withdrawn before Bid Opening but no proposal may be withdrawn after Bid Opening.

b. **Bid Security.** Not used

c. **Bidder Must Make Thorough Investigation.** It is the bidder's responsibility to examine the location of the proposed work, to fully acquaint itself with any plans and/or specifications and the nature of the work to be done. Bidders shall have no claim against the City based upon ignorance of the nature or requirements of the project, misapprehension of site conditions or misunderstanding of the specifications or other Contract provisions. Once the award has been made, failure to have read all of the conditions, instructions and Contract Documents shall not be cause to alter any term of the Contract or provide valid grounds for the Contractor to seek additional compensation.

d. **Acceptance of Conditions.** By submitting a bid, each bidder expressly agrees to and accepts the following conditions:

(1) All parts of the Instructions to Bidders and Specifications will be part of the Contract between the selected bidder and the City;

(2) Either before or after Bid Opening, the City may require whatever evidence it deems necessary relative to the bidder's financial stability and ability to complete this project;

(3) The City reserves the right to request further information from a bidder, either in writing or orally, to establish any stated qualifications.

(4) The City reserves the right, in its sole discretion, to judge a bidder's representations and to determine whether the bidder is qualified to undertake the project pursuant to the criteria set forth herein. A bidder, by submitting a bid, expressly acknowledges and agrees that the judgment of the City as to whether or not the bidder is qualified to perform the project shall be final, binding and conclusive.

(5) The City reserves the right to reject all bids, waive any irregularity in any of the bids, cancel or delay the bid opening at any time.

(6) This bidding process does not commit the City to award any contract, and the City is not liable for any costs incurred by the bidder in the preparation and submission of a bid.

e. **Registration and Qualifications of Contractors.** Before submitting bids, contractors shall be licensed in accordance with Licensing requirements specified in Appendix E and each contractor shall insert its license number on its bid.

In submitting its bid, contractor warrants that it has work experience comparable to that which is to be performed. Prior to award of a Contract, City may request of any bidder, a statement setting forth its work experience of a nature comparable to that which is to be performed. That statement shall describe the work performed during the period three (3) years immediately preceding the date of the statement, and shall give the owner, location, and contract price of all such work, together with the dates of beginning and completing that work. This statement of experience shall be submitted within seven (7) calendar days after the City's notification to so submit. Failure to submit an adequate statement may result in rejection of the bid as non responsive.

Any bidder not licensed at the time of award of the contract shall be subject to all legal penalties imposed by law, including, but not limited to, any appropriate disciplinary action by the Contractor's State License

Board. Failure of the bidder to obtain proper and adequate licensing for an award of a contract shall constitute a failure to execute the contract and shall result in the forfeiture of the security of the bidder.

f. **Truth and Accuracy of Representation.** False, incomplete or unresponsive statements in connection with a bid may be sufficient cause for rejection of a bid or a bidder.

g. **Withdrawal of Proposals.** A bidder may withdraw a proposal at any time prior to bid opening; no bid may be withdrawn after bid opening.

h. **City Changes to the Bid Documents.** The City reserves the right to change any part of the Bid Package any time prior to the bid opening. Any changes shall be in the form of addenda which shall become a part of the bid documents and the Contract. Addenda shall be made available to each bidder. A bidder's failure to address the requirements of any addendum may result in that bid being rejected as non-responsive. If the City determines that a time extension is required for the submission of the bid, an addendum will give the new bid opening date.

i. **Notice Regarding Disclosure of Contents of Bids.** All bids accepted by the City shall become the exclusive property of the City. Upon opening, all bids submitted to the City shall become a matter of public record and shall be regarded as public, with the exception of those elements of each bid which are identified by the bidder as business or trade secrets and plainly marked as "trade secret," "confidential," or "proprietary." Each element of a bid which a bidder desires not to be considered a public record must be clearly marked as set forth above, and any blanket statement (i.e, regarding entire pages, documents, or other non-specific designations) shall not be sufficient and shall not bind the City in any way whatsoever. If disclosure is nonetheless required under the California Public Records Act or otherwise by law (despite the bidder's request for confidentiality), the City shall not in any way be liable or responsible for disclosure of any such records or part thereof.

j. **Warranties, Guarantees and Manufacturer's Specifications.** If applicable, bidder shall state the nature and period of any warranty or guarantee. If applicable, manufacturer's specifications shall be submitted with the bid and shall be considered a part of the Contract for the bidder who is awarded the Contract and where the specifications meet the minimum requirements of the Contract.

k. **Award of Bid and Determination of Responsiveness.** The City shall determine the bidder to whom the Contract shall be awarded. In making this determination, the City shall consider (in no particular order):

- (1) The cost to the City;
- (2) The quality of the material offered;
- (3) The ability, capacity and skill of the bidder to perform the Contract or provide the material or services;
- (4) Whether the bidder can perform the Contract or provide the service promptly, or within the time specified, without delay or interference;
- (5) The sufficiency of the bidder's financial resources and the effect thereof on its ability to perform the Contract or provide the material or services;
- (6) The character, integrity, reputation, judgment, experience and efficiency of the bidder;
- (7) The quality and timeliness of the bidder's performance on previous purchase orders or contracts with the City;
- (8) Litigation by the bidder on previous purchase orders or contracts with the City;
- (9) The ability of the bidder to provide future maintenance and service where such maintenance and service are essential;

The City reserves the right to be the sole and exclusive judge of quality, compliance with bid requirements, and all other matters pertaining to this bid.

l. **Prompt Payment Discounts.** Prompt payment discounts shall be considered in evaluating bids, except that payment periods shorter than thirty (30) days will not be considered. Where discounts are offered, the period for calculation of the discount shall begin with the invoice date or its date of delivery to the City, whichever is later.

m. **Bids Other than "Lump Sum" Bids.** Bids calling for other than a "lump sum" total bid may be awarded by single item, by groups of items, or as a whole, as the City deems to be in its best interests.

n. **Prices in Bid.** Prices quoted in the bid must be firm for a period of not less than ninety (90) days after the Bid Opening.

o. **Assignment and Subcontracting.** The Contractor shall not assign the Contract in whole or in part without express prior written consent of the City. Any such consent given by the City shall neither relieve the Contractor from its obligations nor change any term of the Contract.

p. **Errors and Omissions.** Bidders shall not be allowed to take advantage of any errors or omissions in these Bid Documents. Full instructions will be given if any error or omission is discovered and timely called to the attention of the City.

q. **Patent Fees; Patent, Copyright, Trade Secret and Trademark Fees.** Each bidder shall include in the price bid any patent fees, royalties and charges on any patented article or process to be furnished or used in the prosecution of the Work.

r. **Taxes.** The price bid shall include all federal, state, local and other taxes.

**SECTION 3: SPECIAL CITY REQUIREMENTS**

3. **Special City Requirements.** All forms (and their instructions) which a bidder must complete to establish compliance with City requirements should be considered an integral part of the Specifications, and failure to complete any of them shall be grounds, in the sole discretion of the City, for rejection of that bid or that bidder.

a. **Fair Employment Practices/Equal Opportunity Acts.** In the performance of any services described in this Bid Package, Contractor and every supplier of materials and services shall comply with all applicable provisions of the California Fair Employment Practices Act (California Government Code Sections 12940-48) and the applicable equal employment provisions of the Civil Rights Act of 1964 (42 U.S.C. §§ 200e-217), whichever is more restrictive.

b. **Affidavit of Non-Collusion by Contractor.** The City requires that each bidder complete, execute and submit to the City with its bid the Affidavit of Non-Collusion included in the Bid Package.

c. **Requirement for Acceptance of Sureties.**

(1) The surety on any bond or undertaking must be a corporation authorized by the Insurance Commissioner of the Department of Insurance of the state to transact surety business in the state; and

(2) There must be on file with the City Clerk of the City of Beverly Hills or submitted with the bond, a copy, duly certified by the proper authority and attested by the seal of the corporation, of the transcript or record of appointment entitling or authorizing the person or persons purporting to execute an undertaking or bond for and on behalf of such corporation to act in the premises.

d. **Security Clearance of the Contractor.** Contractor and employees who perform work on this project will be required to wear an identification badge at all times while on City property.

e. **Contract Allowance:** Not Used

f. **Rubbish Removal in the City:** One rubbish removal company is allowed to operate within the City: Crown Disposal Co.

## SECTION 4: GENERAL SPECIFICATIONS

## 4. General Specifications

- a. **Sample Contract.** A sample of the Form of Contract the successful bidder will be required to enter into with the City is attached hereto as Appendix A and by this reference incorporated herein and made a part of these General Specifications.
- b. **Scope of Work.** The Scope of Work shall be as described and in accordance with the specifications set forth in Appendix B hereto, and by reference, incorporated herein.
- c. **Bid Proposal Quantities.** The quantities contained in the Bid Package are approximate only, and are for the sole purpose of comparing bids. The City may order more or less Work or material, as necessary, in the City's sole discretion. Payment will be made for the amount of Work or material actually provided, as determined by the City and accepted at the unit or lump sum prices noted in the bid, where applicable, and those prices shall govern.
- d. **Standard Specifications.** In connection with contracts to which it may apply, and except as otherwise provided below, all public works construction Work shall be done in accordance with the provisions of the most current edition of "**STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION**" (commonly known as "the GREEN BOOK") including Supplements, prepared and promulgated by the Southern California Chapter of the American Public Works Association and the Associated General Contractors of California, which specifications are hereinafter referred to as the "Standard Specifications." The provisions of these General Specifications shall apply and/or shall supersede, as the case may be, provisions of the above referenced Standard Specifications.
- e. **Subcontracts.** In addition to the information to be listed by the bidder with its bid pursuant to Section 2-3 of the Standard Specifications, entitled "Subcontracts," the bidder shall provide for each subcontractor listed a brief description of the Work and the dollar value of the Work to be subcontracted. After bids have been received, the written consent of the City is required to make any change in subcontractors.
- f. **Meaning of Amount of Bid.** Except where otherwise provided, all costs to perform the entirety of the Work, including all costs required for repair or replacement of existing improvements damaged, injured or removed as a result of the Work, shall be reflected in the unit or lump sum prices stated in the bidder's bid. If no specific unit or lump sum line item is required to be bid for a specific item of Work, then all costs related to that item shall be incorporated into the unit or lump sum prices provided for all other items. The total price of the bid is to be interpreted as the total price of all Work required under the Contract, whether or not there is a specific line item identifying a particular item of Work.
- g. **Compliance with Labor Laws.** Contractor shall comply with and adhere to all applicable labor laws, such as, but not limited to, alien labor, prevailing wages, etc. Contractor shall comply with the provisions of Sections 1770-1777.5 of the California Labor Code, and Section 7-2 of the Standard Specifications, entitled "Labor." The California Department of Industrial Relations has ascertained the general prevailing rate of wages in the county in which the Work is to be done. A copy of the general prevailing rate of wages is on file with the City Clerk of the City of Beverly Hills and is available for inspection and reference during regular business hours. Contractor shall submit with bid, on a form provided in Section 7, a statement acknowledging obligation to comply with California Labor Law requirements.
- h. **Contract Bonds.** The bidder to whom a Contract is awarded shall file with the City a Payment (Labor and Materials) Bond in a form acceptable to the City in the amount of 100% of the Contract Price before execution of the Contract. The bidder to whom a Contract is awarded shall file with the City a Performance (Completion) Bond in a form acceptable to the City in the amount of 100% of the Contract Price before execution of the Contract. The term "Contract Price" shall be deemed to mean the total Contract "not to exceed" amount consisting of the base bid stated in the Bidder's Bid plus all additional amounts provided for adjustments to the estimated quantities contained in the Bidder's Bid and for extra Work covered by approved Change Orders, if any.

i. **Liability Insurance.** Contractor shall procure and maintain for the duration of the contract, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work by the Contractor, his agents, representatives, employees or subcontractors, pursuant to contractor's bid or any subsequent contract. Insurance shall be of the type, in the amounts and subject to the provisions described below.

(1) **Commercial general liability** coverage at least as broad as Insurance Services Office Commercial General Liability occurrence coverage ("occurrence" form CG0001, Ed. 11/88) with a limit of not less than \$2,000,000 per occurrence. If the insurance includes a general aggregate limit, that limit shall apply separately to this contract or it shall be at least twice the required per occurrence limit.

(2) **Business automobile liability** insurance at least as broad as Insurance Services office form CA 0001 (Ed. 12/90) covering Automobile Liability, code 1 "any auto" and endorsement CA 0029 (Ed. 12/88) with a limit not less than \$1,000,000 per accident.

(3) **Workers Compensation** Insurance as required by the State of California and employers liability insurance with a limit not less than \$1,000,000 per accident.

(4) **Evidence of Coverage:**

(a) Prior to commencement of work under this contract, or within 5 days of notification of award of contract, whichever is shorter, Contractor shall file certificates of insurance with original endorsements evidencing coverage in compliance with this contract and in a form acceptable to City. The certificate shall be on the City's standard proof of insurance form.

(b) Contractor shall provide to City, on request, a complete copy, including all endorsements and riders, of any insurance policy.

(c) During the term of this agreement, Contractor shall maintain current valid proof of insurance coverage, with City at all times. Proof of renewals shall be filed prior to expiration of any required coverage and shall be provided on the City's standard proof of insurance form.

(d) Failure to submit any required evidences of insurance within the required time period shall be cause for termination for default, and shall be cause for forfeiture of this bidder's bid security, if applicable.

(e) In the event Contractor does not maintain current, valid evidence of insurance on file with City, City may, at its option, withhold payment of any moneys owed to Contractor, or which it subsequently owes to Contractor, until proper proof is filed.

(5) All insurance coverages shall be provided by insurers with a rating of B+;VII, or better in the most recent edition of Best's Key Rating Guide, Property-Casualty Edition.

(6) Each insurance policy shall be endorsed to state that coverage shall not be suspended, voided or canceled and shall not be reduced in coverage or limits except after 30 days prior written notice provided to the City. Upon prior request of the carrier, the notice period may be reduced to 10 days in the event of non-payment of premium.

(7) All liability coverages shall name the City, its City Council and every officer, agent and employee of City as additional insureds with respect to work under this bid or any subsequent contract.

(8) Contractor's insurance and any insurance provided in compliance with these specifications, shall be primary with respect to any insurance or self-insurance programs covering the City, its City Council and any officer, agent or employee of City.

(9) Where available, the insurer shall agree to waive all rights of subrogation against the City, its City Council and every officer, agent and employee of City.

(10) Any deductibles or self-insured retention's shall be declared to and must be approved by City. At the option of the City, either the insurer shall reduce or eliminate the deductibles or self-insured retention's as respects the City, or the Contractor shall procure a bond guaranteeing payment of losses and expenses.

(11) In the event that Contractor does not provide continuous insurance coverage, the City shall have the right, but not the obligation, to obtain the required insurance coverage at Contractor's cost, and the City may deduct all such costs from moneys the City owes to the Contractor or from moneys which it subsequently owes to the Contractor.

j. **Indemnification.** The Contractor shall indemnify, defend, and hold harmless the City, including its officers, agents, servants and employees, from any and all costs, claims, liabilities, damages, or expenses, including, without limitation, costs of suit and reasonable attorney fees, arising out of the operations, acts or omissions of the Contractor, its agents, servants, subcontractors or employees.

k. **Materials and Workmanship.** The City shall have the right to inspect any material used. Material furnished shall be new, complete, ready-for-use and of the latest model, shall not have been used in demonstration or other services and shall have all the usual equipment as shown by its manufacturer's current specifications and catalogs, unless otherwise specified. Equipment, supplies or services that fail to comply with the Contract requirements regarding design, material or workmanship may be rejected at the option of the City. Any materials rejected shall be removed from City premises at the Contractor's sole expense.

All Work must be approved by the City. For unsatisfactory Work not corrected, the City may, at its option, withhold payment for the unsatisfactory Work, deduct the amount from the invoiced amount, have the Work corrected by another contractor at Contractor's cost and expense or perform the corrective Work with City personnel and deduct all costs so incurred by the City from moneys owed to the Contractor.

l. **License and Permits.** Except as provided herein below, the Contractor shall obtain and pay for all permits and licenses required by federal, state or local law, rule or regulation. Costs for obtaining City permits required under this Contract will be waived. [NOTE: All requirements for obtaining permits (including City permits) remain in effect and are not waived; only the costs of City permits are waived.] For information concerning business licenses required under the Beverly Hills Municipal Code, contact the Beverly Hills Finance Department at (310) 285-2427.

m. **Payment.** The Payment Provisions are provided in Appendix C hereto, and by this reference they are incorporated herein.

n. **Changes to the Work.** City may by written notice initiate any change within the scope of the Contract. If Contractor desires to make any change, Contractor must submit a written request for that change to the City, but Contractor may make that change only upon written order of the City. A corresponding equitable change in the Contract Price of this Contract will be made for each change ordered.

o. **Termination of Work.**

(1) **For Cause.** Upon notice to Contractor, City may terminate the Work or any part thereof immediately for cause, without any prior notification to Contractor.

(2) **Without Cause.** City may terminate the Work or any part thereof upon five (5) days prior notice to Contractor.

(3) **Payment.** Upon termination of the Contract in whole or in part, City shall pay Contractor, subject to all provisions of the Contract for retention of funds, for all Work completed prior to the date of termination.

p. **Resolution of Claims and Disputes.** Public Contract Code Sections 20104 et seq. apply to this contract. Those Public Contract Code Sections are attached hereto as Exhibit I. In any arbitration to resolve a dispute relating to or arising out of this contract, the arbitrator's award shall be supported by law and substantial evidence. The arbitrator shall file a written decision with the court and serve a copy of it on each of the parties. The written decision shall contain a summary of the evidence, reasons underlying the decision, and unless the parties otherwise agree, findings of fact and conclusions of law.

q. **Assignment of Unfair Business Practices.** In entering into a public works contract or a subcontract to supply goods, services, or materials pursuant to a public works contract, the contractor or a subcontractor offers and agrees to assign to the awarding body all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Sec. 15) or under the Cartwright Act (Chapter 2 (commencing with Section 16700) of Part 2 of Division 7 of the Business and Professions Code), arises from purchases of goods, services, or materials pursuant to the public works contract or the subcontract. This assignment shall be made and become effective at the time the awarding body tenders final payment to the contractor, without further acknowledgment by the parties.

r. **Safety and Protection of Workers.** Pursuant to Public Contract Code Section 7104, if any work under this Contract involves digging trenches or other excavations that extend deeper than four feet below the surface:

(1) The Contractor shall promptly, and before the following conditions are disturbed, notify City, in writing, of any:

(a) Material that the Contractor believes may be material that is hazardous waste, as defined in Section 25117 of the Health and Safety Code, that is required to be removed to a Class I, Class II, or Class III disposal site in accordance with provisions of existing law.

(b) Subsurface or latent physical conditions at the site differing from those indicated.

(c) Unknown physical conditions at the site of any unusual nature, different materially from those ordinarily encountered and generally recognized as inherent in the work of the character provided for in the Contract.

(2) The City shall promptly investigate the conditions, and if it finds that the conditions do materially so differ, or do involve hazardous waste, and cause a decrease or increase in the Contractor's cost of, or the time required for, performance of any part of the work shall issue a change order under the procedures described in the Contract.

(3) In the event that a dispute arises between the City and the Contractor, whether the conditions materially differ, or involve hazardous waste, or cause a decrease or increase in the Contractor's cost of, or time required for, performance of any part of the work, the Contractor shall not be excused from any scheduled completion date provided for by the Contract, but shall proceed with all work to be performed under the Contract. The Contractor shall retain any and all rights provided either by Contract or by law which pertain to the resolution of disputes and protests between the contracting parties.

**SECTION 5: BIDDER'S BID**

5. **Bidder's Bid.** The Bidder's Bid Form is provided in Appendix D hereto, and by this reference it is incorporated herein. This form must be completed by the bidder and submitted to the City as described in Section 1 above.

**SECTION 6: SIGNATURE PAGE AND LEGAL STATUS**

6. **Signature Page and Legal Status.** The undersigned certifies that he is an official legally authorized to bind his firm and to enter into a contract should the City accept this proposal.

Bid proposal by \_\_\_\_\_  
(Name of Firm)

Legal status of bidder: Please check the appropriate box

A. Corporation \_\_\_; State of Incorporation \_\_\_\_\_;

B. Partnership \_\_\_; List Names \_\_\_\_\_

C. DBA \_\_\_; State full name \_\_\_\_\_ DBA

D. Other \_\_\_; Explain \_\_\_\_\_

Signature of Bidder \_\_\_\_\_ Title \_\_\_\_\_  
(Authorized Signature)

Signature of Bidder \_\_\_\_\_ Title \_\_\_\_\_  
(Authorized Signature)

Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

Telephone ( ) \_\_\_\_\_

Signed this \_\_\_\_\_ day of \_\_\_\_\_ 200\_

Bidder acknowledges receipt of the following Addenda:

<u>ADDENDUM NO.</u>	<u>BIDDER'S INITIALS</u>
_____	_____
_____	_____
_____	_____

**SECTION 7: ADDITIONAL FORMS**

**7. Additional Forms**

- a. Experience Form
- b. Affidavit of Non-Collusion
- c. Statement Acknowledging Obligation To Comply With California Labor Laws
- d. Bid Bond
- e. Faithful Performance Bond
- f. Payment Bond
- g. Certificate of Insurance
- h. Bidder's Check List

**EXPERIENCE FORM**

Bidders must complete the following Experience Form and submit all required information. Bidder's failure to fully complete the form or to adequately respond to the questions will render the bid non-responsive and are grounds for rejection by the City Council.

**LICENSING**

1) List jurisdictions and trade categories in which your organization is legally qualified to do business and indicate registration or license numbers if applicable.

State: California  
 Category: Construction  
 License: 776105  
 Class: A.B.C21.C2.C15.ASB & HAZ

**GENERAL EXPERIENCE**

2) List the categories of work that your organization normally performs with its own forces.

i) Trades: Asbestos Abatement  
Lead Abatement  
Demolition

3) Claims and Suits: (if the answer to any of the questions below is yes, attach details)

- i) Has your organization ever failed to complete any work awarded to it? NO
- ii) Are there any judgment, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers? NO
- iii) Has your organization filed any lawsuits or requested arbitration with regard to construction contracts within the last five years? NO
- iv) Has your organization ever been cited for violation in complying with the Prevailing Wage requirements? NO

4) Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (if the answer is yes, attach details)  
 NO

5) On a separate sheet, list the major roofing projects your organization has in progress, giving the name of project, owner, contract amount, percent complete and scheduled completion date. N/A - None

i) State total worth of work in progress and under contract:           \$0.00          

6) On a separate sheet, list the cumulative experience and present commitments of the key individuals of your organization.

**SPECIFIC QUALIFICATIONS**

7) Not used

Project i) \_\_\_\_\_

Project ii) \_\_\_\_\_

Project iii) \_\_\_\_\_

**REFERENCES**

8) Trade references: (provide on a separate sheet)

9) Bank references: (provide on a separate sheet)

6) Key Individuals – Cumulative experience and present commitments

Rami Awwad, President

25+ years experience

Present commitments: Clients include major southern California theme parks, USC, The Irvine Company, Macerich

Marty Gonzales, Vice President

20+ years experience

Present commitments: UCLA Hazardous Materials Abatement Annual Contract, KROGER/Ralphs Stores, Montebello USD, City of Santa Monica

Jeff Hall, Sr. Estimator / Operations Manager

Present commitments: Major Film & Television Studio, Military Bases,

20+ years experience

7.1) Project References:

- 2012 Mount San Antonio Gardens  
Abate vinyl floor tile and mastic, acoustic, linoleum, duct insulation,  
transite pipe, duct registers, site demolition
- Southern California Builders  
Gary Fausett  
Ph: (805) 497-4497
- \$60,500
- 2011 San Antonio Community Hospital Ph 1 & Ph II  
Abatement of penetration and roofing mastic, transite flue, fire  
doors, window putty, mirror mastic, floor tile and mastic, thermal  
system insulation, insulated tank,
- SACH, Mr. Gene Santilli  
Ph: (909) 920-4848
- c/o Jacobs Global Buildings, N. America  
(Construction Management)  
Mr. Zamir Khan  
Ph: (714) 686-6067
- \$34,780
- 2010 Lockheed Martin Aeronautics Company, Bldg. 602  
Abatement of vinyl floor tile and mastic under carpeting at (12)  
locations per phased schedule; 9/2010 – 12/2010
- Mr. Paul Posthumus  
Ph: (661) 572-4555
- \$77,510

8) Trade References:

BDC Special Waste Services

Attn: Sean Kelly

P. O. Box 7814

Baldwin Park, CA 91706-7814

1211 W. Gladstone St.  
Azusa, CA 91702

Ph: (800) 506-5581

E.C.T.I.

Attn: John Minutoli

P.O. Box 7318

San Bernardino, CA 92411

953 W. Reece St.  
San Bernardino, CA

Ph: (800) 664-7773

INLINE DISTRIBUTING

Attn: Brad

9380 San Fernando Road

Sun Valley, CA 91352

Ph: (818) 768-3333

9) Bank Reference:

OpusBank  
Rick Lamoreux  
Director, Commercial Business Banking  
19900 MacArthur Blvd., 12<sup>th</sup> Floor  
Irvine, CA 92612

Ph: (949) 251-8244

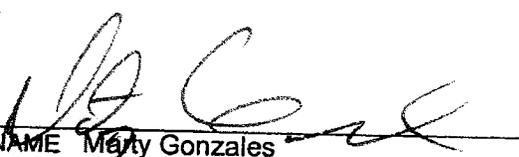
**NON-COLLUSION AFFIDAVIT  
(TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID)**

State of California )

) ss.

County of Los Angeles )

Marty Gonzales, being first duly sworn, deposes and says that he or she is Vice President of Castlerock Environmental, Inc. the party making the foregoing bid that the bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and, further, that the bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

  
NAME Marty Gonzales

Vice President  
TITLE

August 17, 2012  
DATE

**STATEMENT ACKNOWLEDGING OBLIGATION TO COMPLY WITH CALIFORNIA LABOR LAW**

[Labor Code § 1720, 1773.8, 1775, 1776, 1777.5, 1813, 1860, 1861, 3700]

I, the undersigned Contractor, certify that I am aware of and will fully comply with the following provisions of California law:

Contractor acknowledges that this contract is subject to the provisions of Division 2, Part 7, Chapter 1 (commencing with Section 1720) of the California Labor Code relating to public works and the awarding public agency ("Agency") and agrees to be bound by all provisions thereof as though set forth in full herein.

Contractor agrees to comply with the provisions of California Labor Code Section 1773.8 which require the payment of travel and subsistence payments to each worker needed to execute the work, to the extent required by law.

Contractor agrees to comply with the provisions of California Labor Code Section 1774 and 1775 concerning the payment of prevailing wages to workers and the penalties for failure to do so. Contractor shall, as a penalty to the Agency, forfeit not more than fifty dollars (\$50) for each calendar day or portion thereof, for each worker paid less than the prevailing rates, as determined by the Director of Industrial Relations, for the work or craft in which the worker is employed for any public work done under the contract by Contractor or any subcontractor.

Contractor agrees to comply with the provisions of California Labor Code Section 1776 which require Contractor and each subcontractor to (1) keep accurate payroll records, (2) certify and make those payroll records available for inspection as provided by Section 1776, and (3) inform the Agency of the location of the records. Contractor is responsible for compliance with Section 1776, by itself and all of its subcontractors.

Contractor agrees to comply with the provisions of California Labor Code Section 1777.5 concerning the employment of apprentices on public works projects, and Contractor further agrees that Contractor is responsible for compliance with Section 1777.5 and for the compliance of all of its subcontractors.

Contractor agrees to comply with the provisions of California Labor Code Section 1813 concerning penalties for workers who work excess hours. Contractor shall, as a penalty to the Agency, forfeit twenty-five dollars (\$25) for each worker employed in the execution of the contract by Contractor or by any subcontractor for each calendar day during which such worker was required or permitted to work more than 8 hours in any one calendar day or 40 hours in any one calendar week in violation of the provisions of Division 2, Part 7, Chapter 1, Article 3 of the California Labor Code.

California Labor Code Sections 1860 and 3700, provide that every Contractor will be required to secure the payment of compensation to its employees. In accordance with the provisions of California Labor Code Section 1861, Contractor hereby certifies as follows:

"I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for worker's compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract."

Date: August 17, 2012

Signature:   
Marty Gonzales, Vice President

BID BOND - NOT REQUIRED

WHEREAS, \_\_\_\_\_, hereinafter "Principal," has submitted a bid to the City of Beverly Hills (hereinafter, "City") for the XXXXXXXXX PROJECT.

AND WHEREAS, said Principal is required to furnish a bond in connection with said bid, to ensure that the Principal will enter into a contract with the City;

NOW, THEREFORE, we, the Principal and \_\_\_\_\_, as Surety, are held firmly bound unto the City in the sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_), this amount being not less than ten percent (10%) of the Bid Sum, for which payment well and truly to be made we bind ourselves, our heirs, executors and administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if said Principal is awarded a Contract by said City and, within the time and in the manner required in the Contract Documents for said project, enters into the written form of Agreement bound with said Contract Documents and furnishes the required bonds and insurance, and performs all other obligations prerequisite to signing the Agreement, then this obligation shall be null and void, otherwise it shall remain in full force and effect. In the event suit is brought upon this bond by said City and judgment is recovered, said Surety shall pay all costs incurred by said City in such suit, including a reasonable attorney's fee to be fixed by the Court.

IN WITNESS WHEREOF, two (2) identical counterparts of this instrument, each of which shall for all purposes be deemed an original thereof, have been duly executed by the Principal and Surety named herein, on the \_\_\_\_\_ day of \_\_\_\_\_ 2008, the name and corporate seal of each corporate party being hereto affixed and these presents duly signed by its undersigned representative pursuant to authority of its governing body.

\_\_\_\_\_  
Principal \_\_\_\_\_  
\_\_\_\_\_  
By \_\_\_\_\_  
\_\_\_\_\_  
Surety \_\_\_\_\_  
\_\_\_\_\_  
By \_\_\_\_\_

**BIDDER'S CHECK LIST**

**TO THE BIDDER:**

The following checklist is provided for the convenience of both you and the City to help eliminate errors or omissions which may render your bid non-responsive. Please check all appropriate boxes and submit this page with your bid.

- 1. **BID**  
Signed by Bidder
- 2. **BID BOND**  
Enclosed   @
- 3. **AFFIDAVIT OF NONCOLLUSION**  
Enclosed   R    
Signed by Bidder
- 4. **STATEMENT ACKNOWLEDGING OBLIGATION TO COMPLY WITH CALIFORNIA LABOR LAW REQUIREMENTS**  
Enclosed   @    
Signed by Bidder
- 5. **SECTION 6: SIGNATURE AND LEGAL STATUS**  
Enclosed   @    
Signed by Bidder
- 6. **SECTION 7: EXPERIENCE FORM**  
Enclosed   @

Make sure DELIVERY of your completed documents is made to the City Clerk, 455 North Rexford Drive, Room 190, Beverly Hills, CA 90210, prior to Bid Opening time. It is YOUR responsibility to mail your bid sufficiently early or deliver it in person.

PERFORMANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS that:

WHEREAS, the City of Beverly Hills, hereinafter "City", has awarded to

\_\_\_\_\_ hereinafter designated as "Principal", a Contract for the **Hazardous Materials Abatement for Chamber of Commerce Building**

WHEREAS, said Principal is required under the terms of said Contract to furnish a bond for the faithful performance of said Contract;

NOW, THEREFORE, the undersigned Principal, and \_\_\_\_\_, as Surety, are held and firmly bound unto the City in the sum of:

\_\_\_\_\_ Dollars (\$ \_\_\_\_\_ ), this amount being not less than one hundred percent (100%) of the total Contract Sum, for which payment well and truly to be made we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if said Principal, its heirs, executors, administrators, successors, assigns, shall in all things stand to and abide by, well and truly keep and perform all the undertakings, terms, covenants, conditions and agreements in the said Contract and any alteration thereof, made as therein provided, all within the time and in the manner therein designated and in all respects according to their true intent and meaning, then this obligation shall become null and void, otherwise, it shall be and remain in full force and effect. In case suit is brought upon this bond, the Surety shall pay all court costs and reasonable attorneys' fees to the City in an amount fixed by the court.

FURTHER, the said Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or modification of the Contract Documents, or of the work to be performed thereunder, shall in any way affect its obligation under this bond, and it does hereby waive notice of any such change, extension of time, alteration or modification of the Contract Documents or of the work to be performed thereunder. Surety hereby waives the provisions of California Civil Code § 2845 and 2849. The City is the principal beneficiary of this bond and has all rights of a party hereto.



IN WITNESS WHEREOF, two (2) identical counterparts of this instrument, each of which shall for all purposes be deemed an original hereof, have been duly executed by the Principal and Surety named herein, on the date set forth below, the name of each corporate party being hereto affixed and these presents duly signed by its undersigned representative pursuant to authority of its governing body.

DATED: \_\_\_\_\_

"PRINCIPAL"

"SURETY"

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

BY: \_\_\_\_\_  
Its

BY: \_\_\_\_\_  
Its

BY: \_\_\_\_\_  
Its

BY: \_\_\_\_\_  
Its

{ SEAL }

{ SEAL }

NOTE: THIS BOND MUST BE EXECUTED IN DUPLICATE AND DATED. ALL SIGNATURES MUST BE NOTARIZED, AND EVIDENCE OF THE AUTHORITY OF ANY PERSON SIGNING AS ATTORNEY-IN-FACT MUST BE ATTACHED.

PAYMENT BOND

KNOW ALL PERSONS BY THESE PRESENTS that:

WHEREAS, the City of Beverly Hills, hereinafter "City", has awarded to

\_\_\_\_\_ ,  
hereinafter designated as "Principal," a Contract for the **Hazardous Materials Abatement for Chamber of  
Commerce Building**

WHEREAS, said Principal is required under the terms of the Contract and the California Civil Code, to secure the  
payment of claims of laborers, mechanics, materialmen and other persons, as provided by law;

NOW, THEREFORE, we, the undersigned Principal, and \_\_\_\_\_,  
("Surety") a duly admitted surety insurer under the laws of the State of California, as Surety, are held and firmly  
bound unto the City in the penal sum of:

\_\_\_\_\_ Dollars (\$ \_\_\_\_\_ ),  
this amount being not less than one hundred percent (100%) of the total Contract Price, in lawful money of the  
United States of America, for the payment of which sum well and truly to be made, we bind ourselves, our heirs,  
executors and administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if the hereby bounded Principal, its heirs, executors,  
administrators, successors, assigns, or subcontractors shall fail to pay any of the persons named in Section 3181,  
of the California Civil Code, or any amounts due under the Contract, or for any amounts required to be deducted,  
withheld, and paid over to the Employment Development Department from the wages of employees of the  
Contractor and its subcontractors pursuant to Section 13020 of the Unemployment Insurance Code, with respect to  
work or labor performed under the Contract, the Surety will pay for the same in an amount not exceeding the penal  
sum specified in this bond; otherwise, the above obligation shall be null and void.

This bond shall inure to the benefit of any of the persons named in Section 3181 of the California Civil Code so as  
to give a right of action to such persons or other assigns in any suit brought upon the bond.

In case suit is brought upon this bond, the said Surety will pay all court costs and reasonable attorneys' fees in an amount to be fixed by the court.

FURTHER the Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or modification of the Contract Documents, or of the work to be performed thereunder, shall in any way affect the obligations of this bond, and it does hereby waive notice of any such change, extension of time, alteration, addition or modification of the Contract Documents or to the work or specifications thereunder. Surety hereby waives the provisions of California Civil Code § 2845 and 2849.

IN WITNESS WHEREOF, two (2) identical counterparts of this instrument, each of which shall for all purposes be deemed an original hereof, have been duly executed by the Principal and Surety named herein, on the date set forth below, the name of each corporate party being hereto affixed and these presents duly signed by its undersigned representative(s) pursuant to authority of its governing body.

DATE: \_\_\_\_\_

"PRINCIPAL"

"SURETY"

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

BY: \_\_\_\_\_  
Its

BY: \_\_\_\_\_  
Its

BY: \_\_\_\_\_  
Its

BY: \_\_\_\_\_  
Its

{ SEAL }

{ SEAL }

NOTE: THIS BOND MUST BE EXECUTED IN DUPLICATE AND DATED. ALL SIGNATURES MUST BE NOTARIZED, AND EVIDENCE OF THE AUTHORITY OF ANY PERSON SIGNING AS ATTORNEY-IN-FACT MUST BE ATTACHED.

## CERTIFICATE OF INSURANCE

This is to certify that the following endorsement is part of the policy(ies) described below:

**NAMED INSURED (CONTRACTOR)**

**COMPANIES AFFORDING COVERAGE**

ADDRESS \_\_\_\_\_

- A.
- B.
- C.

POLICY NUMBER	COMPANY (A. B. C.)	COVERAGE	EXPIR. DATE	LIMITS		
				B.I.	P.D.	AGGREGATE
		AUTOMOBILE LIABILITY [ ]				
		GENERAL LIABILITY [ ]				
		PRODUCTS /COMPLETED OPERATIONS [ ]				
		BLANKET CONTRACTUAL [ ]				
		CONTRACTOR'S PROTECTIVE [ ]				
		PERSONAL INJURY [ ]				
		OTHER [ ]				
		EXCESS LIABILITY [ ]				
		WORKERS' COMPENSATION [ ]				

It is hereby understood and agreed that the City of Beverly Hills, its City Council and each member thereof and every officer and employee of the City shall be named as joint and several assureds with respect to claims arising out of the following project:

### Hazardous Materials Abatement for the Chamber of Commerce Building

It is further agreed that the following indemnity agreement between the City of Beverly Hills and the named insured is covered under the policy: Contractor agrees to indemnify, hold harmless and defend City, its City Council and each member thereof and every officer and employee of City from any and all liability or financial loss resulting from any suits, claims, losses or actions brought against and from all costs and expenses of litigation brought against City, its City Council and each member thereof and any officer or employee of City which results directly or indirectly from the wrongful or negligent actions of contractor's officers, employees, agents or others employed by Contractor while engaged by Contractor in the (performance of this agreement) construction of this project.

It is further agreed that the inclusion of more than one assured shall not operate to increase the limit of the company's liability and that insurer waives any right on contribution with insurance which may be available to the City of Beverly Hills.

In the event of cancellation or material change in the above coverage, the company will give 30 days written notice of cancellation or material change to the certificate holder.

Except to certify that the policy(ies) described above have the above endorsement attached, this certificate or verification of insurance is not an insurance policy and does not amend, extend or alter the coverage afforded by the policies listed herein. Notwithstanding any requirement, term, or condition of any contract or other document with respect to which this certificate or verification of insurance may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions and conditions of such policies.

DATE \_\_\_\_\_

BY \_\_\_\_\_  
 Authorized Insurance Representative

AGENCY \_\_\_\_\_

TITLE \_\_\_\_\_

ADDRESS \_\_\_\_\_

EXHIBIT I

**Public Contract Code**

ARTICLE 1.5. RESOLUTION OF CONSTRUCTION CLAIMS

§20104:

(a)(1) This article applies to all public works claims of three hundred seventy-five thousand dollars (\$375,000) or less which arises between a contractor and a local agency.

(2) This article shall not apply to any claims resulting from a contract between a contractor and a public agency when the public agency has elected to resolve any disputes pursuant to Article 7.1 (commencing with Section 10240) of Chapter 1 of Part 2.

(b)(1) "Public work" has the same meaning as in Sections 3100 and 3106 of the Civil Code, except that "public work" does not include any work or improvement contracted for by the state or the Regents of the University of California.

(2) "Claim" means a separate demand by the contractor for (A) a time extension, (B) payment of money or damages arising from work done by or on behalf of the contractor pursuant to the contract for a public work and payment of which is not otherwise expressly provided for or the claimant is not otherwise entitled to, or (C) an amount the payment of which is disputed by the local agency.

(c) The provisions of this article or a summary thereof shall be set forth in the plans and specifications for any work which may give rise to a claim under this article.

(d) This article applies only to contracts entered into on or after January 1, 1991.

§20104.2:

For any claim subject to this article, the following requirements apply:

(a) The claim shall be in writing and include the documents necessary to substantiate the claim. Claims must be filed on or before the date of final payment. Nothing in this subdivision is intended to extend the time limit or supersede notice requirements otherwise provided by contract for the filing of claims.

(b)(1) For claims of less than fifty thousand dollars (\$50,000), the local agency shall respond in writing to any written claim within 45 days of receipt of the claim, or may request, in writing, within 30 days of receipt of the claim, any additional documentation supporting the claim or relating to defenses to the claim the local agency may have against the claimant.

(2) If additional information is thereafter required, it shall be requested and provided pursuant to this subdivision, upon mutual agreement of the local agency and the claimant.

(3) The local agency's written response to the claim, as further documented, shall be submitted to the claimant within 15 days after receipt of the further documentation, or within a period of time no greater than that taken by the claimant in producing the additional information, whichever is greater.

(c)(1) For claims of over fifty thousand dollars (\$50,000) and less than or equal to three hundred seventy-five thousand dollars (\$375,000), the local agency shall respond in writing to all written claims within 60 days of receipt of the claim, or may request, in writing, within 30 days of receipt of the claim, any additional documentation supporting the claim or relating to defenses to the claim the local agency may have against the claimant.

(2) If additional information is thereafter required, it shall be requested and provided pursuant to this subdivision, upon mutual agreement of the local agency and the claimant.

(3) The local agency's written response to the claim, as further documented, shall be submitted to the claimant within 30 days after receipt of the further documentation, or within a period of time no greater than that taken by the claimant in producing the additional information or requested documentation, whichever is greater.

(d) If the claimant disputes the local agency's written response, or the local agency fails to respond within the time prescribed, the claimant may so notify the local agency, in writing, either within 15 days of receipt of the local agency's response or within 15 days of the local agency's failure to respond within the time prescribed, respectively, and demand an informal conference to meet and confer for settlement of the issues in dispute. Upon a demand, the local agency shall schedule a meet and confer conference within 30 days for settlement of the dispute.

(e) Following the meet and confer conference, if the claim or any portion remains in dispute, the claimant may file a claim as provided in Chapter 1 (commencing with Section 900) and Chapter 2 (commencing with Section 910) of Part 3 of Division 3.6 of Title 1 of the Government Code. For purposes of those provisions, the running of the period of time within which a claim must be filed shall be tolled from the time a claimant submits his or her written claim pursuant to subdivision (a) until the time that claim is denied as a result of the meet and confer process, including any period of time utilized by the meet and confer process.

(f) This article does not apply to tort claims and nothing in this article is intended nor shall be construed to change the time periods for filing tort claims or actions specified by Chapter 1 (commencing with Section 900) and Chapter 2 (commencing with Section 910) of Part 3 of Division 3.6 of Title 1 of the Government Code.

§20104.4:

The following procedures are established for all civil actions filed to resolve claims subject to this article:

(a) Within 60 days, but no earlier than 30 days, following the filing of responsive pleadings, the court shall submit the matter to non-binding mediation unless waived by mutual stipulation of both parties. The mediation process shall provide for the selection within 15 days by both parties of a disinterested third person as mediator, shall be commenced within 30 days of the submittal, and shall be concluded within 15 days from the commencement of the mediation unless a time requirement is extended upon a good cause showing to the court or by stipulation of both parties. If the parties fail to select a mediator within the 15-day period, any party may petition the court to appoint the mediator.

(b)(1) If the matter remains in dispute, the case shall be submitted to judicial arbitration pursuant to Chapter 2.5 (commencing with Section 1141.10) of Title 3 of Part 3 of the Code of Civil Procedure, notwithstanding Section 1141.11 of that code. The Civil Discovery Act of 1986 (Article 3 (commencing with Section 2016) of Chapter 3 of Title 3 of Part 4 of the Code of Civil Procedure) shall apply to any proceeding brought under this subdivision consistent with the rules pertaining to judicial arbitration.

(2) Notwithstanding any other provision of law, upon stipulation of the parties, arbitrators appointed for purposes of this article shall be experienced in construction law, and, upon stipulation of the parties, mediators and arbitrators shall be paid necessary and reasonable hourly rates of pay not to exceed their customary rate, and such fees and expenses shall be paid equally by the parties, except in the case of arbitration where the arbitrator, for good cause, determines a different division. In no event shall these fees or expenses be paid by state or county funds.

(3) In addition to Chapter 2.5 (commencing with Section 1141.10) of Title 3 of Part 3 of the Code of Civil Procedure, any party who after receiving an arbitration award requests a trial de novo but does not obtain a more favorable judgment shall, in addition to payment of costs and fees under that chapter, pay the attorney's fees of the other party arising out of trial de novo.

(c) The court may, upon request by any party, order any witness to participate in the mediation or arbitration process.

§20104.6:

(a) No local agency shall fail to pay money as to any portion of a claim which is undisputed except as otherwise provided in the contract.

(b) In any suit filed under Section 20104.4, the local agency shall pay interest at the legal rate on any arbitration award or judgment. The interest shall begin to accrue on the date the suit is filed in a court of law.

§20104.8:

(a) This article shall remain in effect only until January 1, 1994, and as of that date is repealed, unless a later enacted statute, which is enacted before January 1, 1994, deletes or extends that date.

(b) As stated in subdivision (c) of Section 20104, any contract entered into between January 1, 1991, and January 1, 1994, which is subject to this article shall incorporate this article. To that end, these contracts shall be subject to this article even if this article is repealed pursuant to subdivision (a).

**APPENDIX B**  
**SCOPE OF WORK**

**1.0 SCOPE OF WORK**

- 1.1 Scope of Work shall be as described herein.
- 1.2 The scope of work includes:  
  
General Description: Removal of Asbestos materials and Lead base Paint stabilization as identified in the technical specifications developed by environmental health and safety consultant Clark Seif Clark Inc.
- 1.3 Base Bid: The work is located on levels 1, 2 and roof and building exterior at the Chamber of Commerce Building.
- 1.4 Bid Alternates: none
- 1.5 Bid Allowances: none
- 1.6 Unit Prices: Asbestos flooring, Ceiling tile mastic, Roof mastic, Lead based Paint

**2.0 SCHEDULE OF WORK – CONSTRUCTION PHASES**

- 2.1 Work shall be completed within the contract completion period specified herein from the date of Notice to Proceed:  
  
Base Bid Work: 10 Calendar Days

**3.0 SPECIAL CONDITIONS****3.1 SPECIAL CONDITIONS AND WORK SCHEDULE**

- A. The following special conditions shall take precedence over the standard specifications.
- B. The Abatement contractor shall be responsible for verifying all dimensions and quantities prior to bid. Any amounts listed on these specifications are only estimated and are not to be considered final measurements.
- C. Soft demolition of all interior walls (non-asbestos containing) prior to abatement, excluding walls which will remain or have been identified to have asbestos and/or lead present in the Asbestos Containing Materials and Lead-Based Paint Survey Report prepared by CSC, Inc. dated April 17, 2012, Amended May 25, 2012.
- D. Abatement of all asbestos containing materials shall be performed in conjunction with lead containing materials abatement. Waste shall not be comingled and shall be properly categorized for disposal.

- E. **Asbestos floor tile mastic shall be b-blasted. Work area containment shall be prepared for Class I operations.**
- F. **Paint Stabilization shall be performed on all Lead Based Paint present at the exterior of the building as identified in the Asbestos Containing Materials and Lead-Based Paint Survey Report prepared by CSC, Inc. dated April 17, 2012, Amended May 25, 2012.**
- G. **Paint Stabilization shall be performed on all Lead Based Paint present at the interior perimeter concrete walls as identified in the Asbestos Containing Materials and Lead-Based Paint Survey Report prepared by CSC, Inc. dated April 17, 2012, Amended May 25, 2012.**
- H. **Demolition of Lead Based Paint Concrete Stairs located at the 1<sup>st</sup> floor north corridor as identified in the Asbestos Containing Materials and Lead-Based Paint Survey Report prepared by CSC, Inc. dated April 17, 2012, Amended May 25, 2012.**
- I. **Demolition of all Lead Containing Ceramic Wall and Floor Tile as identified in the Asbestos Containing Materials and Lead-Based Paint Survey Report prepared by CSC, Inc. dated April 17, 2012, Amended May 25, 2012.**
- J. **In addition to the project specification submittal requirements, the abatement contractor shall submit for review and approval an abatement work plan. The work plan shall detail the means and methods that will be used for the controlling and containing fiber release of asbestos and lead dust during the removal/disturbance of asbestos and lead containing materials in accordance with the specifications. The plan shall include, but not limited to, a drawing that adequately depicts the location of the control areas, change areas, emergency exit routes and any special features.**
- K. **The abatement contractor shall not proceed with the disturbance of ACM and/or LBP until the Owner Consultant representative in writing approves the work plan.**
- L. **The abatement contractor shall submit the written schedule, to be approved by the Owners Representative prior to the commencement of the project.**
- M. **At the commencement of the project, all Contract Documents, Project Manuals and Specifications shall remain on-site until the completion of the project.**
- N. **It is anticipated that all demolition and abatement activities shall be performed during normal working hours, however, Building shall be vacant and available to the contractor at all times during the abatement work. Work on the exterior shall be performed Mon-Fri 8a.m. – 6p.m.**

- 3.2 Activities which create noise, vibration, fumes or similar disruptions which are, in the opinion of the Owner's Representative, detrimental to the normal operations of the facilities adjacent to the building shall only be performed as approved in advance by the Owner's Representative.

- 3.3 Contractor shall control the conduct of its employees so as to prevent unwanted interaction with the owner's staff, public or other individuals except those associated with the project
- 3.4 Storage will be limited to the project area.
- 3.5 Contractor shall provide all temporary structures, measures, apparatus and services required to prosecute the Work of this bid package.
- 3.6 All utility service and building system connections or required interruptions shall be coordinated in advance with the Owner's Representative.
- 3.7 Upon award of Contract, Contractor shall submit an itemized schedule of values in a format acceptable to the Owner's Representative.
- 3.8 Contractor may submit a letter upon award of contract certifying its intent to provide the specified materials/products/equipment and provide record submittals after materials/products/equipment orders have been placed.
- 3.9 **Contractor shall have a competent representative on the Project site at all times Work is in progress.** Communication given to the representative shall be binding as if given to the contractor. Contractor shall immediately replace any individual who ceases to perform his duties satisfactorily, in the opinion of the Owner's
- 3.10 Rubbish, debris, waste, dust or surplus materials shall not be allowed to accumulate and shall be removed continuously and disposed of by the Contractor as the work progresses. The owner may elect if required, upon written notice to the Contractor, to perform cleanup, the cost for which will be deducted from the Contract amount. Only one rubbish removal company is allowed to operate within the City. Their contact information may be obtained from the City's Commercial Solid Waste Division at 310-288-2806.
- 3.11 Contractor shall submit schedule information to the Owner's Representative for the project with updates as work progresses on the project.
- 3.12 ~~Contractor shall submit as-built drawings, warranties and service manuals upon completion of the work.~~

## APPENDIX C

PAYMENT PROCEDURES**1.0 PROGRESS PAYMENTS**

1.1 Based upon Applications for Payment submitted to the City, the City shall make progress payments on account of the Contract Sum to the Contractor as provided below.

1.2 The period covered by each Application for Payment shall be one calendar month.

1.3 City shall make payment to the Contractor within thirty (30) days after receipt of a proper Application for Payment.

1.4 Each Application for Payment shall be based upon the approved Schedule of Values submitted by the Contractor. The Schedule of Values shall allocate the entire Contract Sum among the Various portions of the Work and be prepared in such form and supported by such data to substantiate its accuracy as may be required.

1.5 Applications for Payment shall indicate the percentage of completion of each portion of the Work as of the end of the period covered by the Application for payment.

1.6 The amount of each progress payment shall be computed as follows:

1.6.1 Take that portion of the Contract Sum properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work by the share of the total Contract Sum allocated to that portion of the Work in the Schedule of Values, less retention of five percent (5%).

1.6.2 Add that portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction (or, if approved in advance by the City, suitably stored off the site at a location agreed upon in writing), less retention of five percent (5%).

1.6.3 Subtract the aggregate of previous payments made by the City.

1.7 Reduction or limitation of retainage, if any, shall be upon written request by the Contractor. The City, at its discretion, may reduce the total retention withheld or release retention for a specific item of work where extended withholding of retention is not warranted.

1.8 Securities may be provided in lieu of retainage as follows:

1.8.1 At the request and expense of the Contractor, upon execution of a proper escrow agreement, securities equivalent to the amount withheld shall be deposited with the public agency as the escrow agent, or with a state or federally chartered bank as the escrow agent, and the public agency shall then pay such monies to the Contractor.

1.8.2 Upon satisfactory completion of the contract, the securities shall be returned to the Contractor.

1.8.3 Securities eligible for investment under this section shall include those listed in Section 16430 of Government Code, bank or savings and loan certificates of deposit, interest bearing demand deposit accounts, standby letters of credit, or any other security mutually agreed to by the Contractor and the City.

1.8.4 The Contractor shall be the beneficial owner of any securities substituted for monies withheld and shall receive any interest thereon.

1.8.5 The escrow agreement to be used hereunder is attached hereto.

**2.0 FINAL PAYMENT**

2.1 Final Payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the City to the Contractor when (1) the Contract has been fully performed by the Contractor except for the Contractor's responsibility to correct nonconforming Work as agreed to between the City and the Contractor; and (2) a final Certificate for Payment has been submitted by the Contractor and approved by the City; and (3) the work has been accepted by the City Council of the City of Beverly Hills; and (4) a Notice of Completion has been filed. Final payment shall be made by the City not more than forty (40) days after completion of the above, but only to the extent that no stop notices or other requirements to withhold funds are then in effect.

APPENDIX D

BID FORM

**NOTE: Any Alteration or Addition to the Bid Form May Invalidate the Bid**

TO: THE MAYOR AND COUNCIL MEMBERS OF THE CITY OF BEVERLY HILLS

The undersigned, having carefully examined the site conditions and the Contract Documents for

**HAZARDOUS MATERIALS ABATEMENT FOR THE CHAMBER OF COMMERCE BUILDING**

HEREBY PROPOSES AND AGREES to commence the Work per the Agreement; to furnish all labor, materials, equipment, transportation, service, sales taxes, and other costs necessary to complete the Work as specified herein from the date of Notice To Proceed, in strict conformity with the Contract Documents, at prices indicated below.

**1.0 TOTAL LUMP SUM BASE BID:**

**Item Description:** Base Bid scope of work shall include Hazardous materials abatement

Bidder agrees to provide and install all base bid work as described in the Specifications including General Conditions, licenses, permits, fees, taxes, overhead, bond and insurance for the total lump sum of:

\$ Fifty-Six Thousand Two Hundred & 00/100 Dollars  
Dollars (in words- printed)

\$ 56,200.00  
Dollars (in figures)

**Total Lump Sum Base Bid Broken Down by Phase:**

Phase I : Total Lump Sump Bid: \$40,680.00

Phase II: Total Lump Sump Bid: \$15,520.00

**NOTE:** In the case of any discrepancy between words and figures, the words shall prevail.

**2.0 BID ALTERNATE**

**3.0 UNIT PRICE**

3.1 Asbestos flooring and associated mastic 300 sqft \$6.60 psf x 300 = \$1,980.00

3.2 Asbestos Ceiling tile mastic 100 sqft \$4.20 psf x 100= \$420.00

3.3 Asbestos Roof mastic 100 sqft \$3.90 psf x 100= \$390.00

3.4	Asbestos Wall Paneling mastic	100 sqft	\$3.85 psf x 100= \$385.00
3.5	Lead based Paint stabilization	200 sqft	\$2.75 psf x 200= \$550.00
3.6	Lead containing surface coating	200 sqft	\$3.60 psf x 200= \$720.00

3.0 **TIME OF PERFORMANCE** – Contractor proposes to complete the Work, including the accepted Alternatives, within the calendar days specified in the Bid Package, commencing from the Date of Notice To Proceed.

4.0 **DESIGNATION OF SUBCONTRACTORS/SUPPLIERS**

In accordance with the "Subletting and Subcontracting Fair Practices Act", Sections 4100-4113 of the Public Contract Code of the State of California, and any amendments thereto, each Bidder shall list below the dollar amount, name, location and trade of each Subcontractor or Supplier who will perform work, labor, render service or provide and install material and/or equipment to the Contractor in the construction of the Work in an amount in excess of one-half of one percent (0.5%) of the Contractor's total Bid (Example: one-half of one percent (0.5%) of a \$1,500,000 project is equal to \$7,500). Only one Subcontractor for each such trade shall be listed. If the Contractor fails to specify a Subcontractor for any portion of the Work to be performed under the Contract, he shall be deemed to have agreed to perform such portion himself, and he shall not be permitted to subcontract that portion of the Work. For the convenience of the Contractor, rounding-off values to the nearest thousand dollars is permitted.

**NOTICE:** Penalties for violations of the Subletting and Subcontracting Fair Practices Act will be enforced by the City for failure to list subcontractors as provided by that act.

**NOTES:**

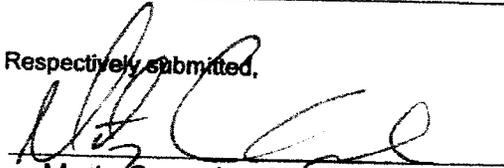
- (1) **SUBMISSION PROCEDURES:**
  - a. Upon submission of bid documents: Complete the forms as much as possible, but at a minimum include the Subcontractors/Suppliers name.
  - b. Incomplete forms turned in upon submission of Bids by Contractors will lead to the Bids of said Contractors being declared non-responsive.
- (2) Some of the trades listed may not be providing Work in excess of one-half of one percent (0.5%) of your Bid. In that case, indicate which trade the Work is to be included under.
- (3) In all cases, if the Work is to be provided by the General Contractor's (your) forces, indicate this by listing your company name in the space provided for the Subcontractor's name.
- (4) In accordance with requirements above, Contractor shall use the following form to list the Subcontractors or Suppliers:

**DESIGNATION OF SUBCONTRACTORS/SUPPLIER FORM**

Addendum 1 - BID NO. 1

CSI	TRADE	SUBCONTRACTORS/ SUPPLIERS NAME	LICENSE #
02080	Material Supplier	ABATIX	N/A
N/A	Equipment Rental	TOTAL EQUIPMENT RENTAL INC	N/A
02050	Concrete Sawcutting	R.B. Concrete Cutting Inc.	750668
02120	Asb Waste Transport	BDC Sepcial Waste Mgmt	DTSC 3720
02120	Lbp Waste Transport	BDC Special Waste Mgmt	DTSC 3720

Respectively submitted,



Marty Gonzales, Vice President



**HEALTH AND SAFETY • ENGINEERING • ENVIRONMENTAL**

## **ASBESTOS ABATEMENT SPECIFICATIONS**

**Beverly Hills Chambers of Commerce  
The City of Beverly Hills  
239 Beverly Drive  
Beverly Hills, California 90212**

**CSC Project No. 1021794**

**July 15, 2012**

**Prepared For:**

City of Beverly Hills  
455 N. Rexford Drive  
Beverly Hills, CA 90210

c/o Stegeman and Kastner, Inc.  
2601 Ocean Park Blvd, Suite 300  
Santa Monica, CA 90405

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# ASBESTOS ABATEMENT SPECIFICATION

## BEVERLY HILLS CHAMBER OF COMMERCE

SCOPE OF WORK:  
SITE ADDRESS:

ASBESTOS ABATEMENT  
239 S. BEVERLY DRIVE, BEVERLY HILLS, CA

ASBESTOS ABATEMENT AND ASBESTOS RELATED DISTURBANCE

### PART 1 – GENERAL

#### 1.01 INTRODUCTION

- A. The City of Beverly Hills (Owner) retained Clark Seif Clark, Inc. (CSC) to prepare this technical specification for the abatement of all asbestos containing material and asbestos contaminated materials at the commercial property located at 239 Beverly Drive, Beverly Hills, California.

#### 1.02 DESCRIPTION

- A. This section consists of furnishing all work necessary to perform abatement of asbestos-containing and/or asbestos contaminated materials throughout the Beverly Hills Chambers of Commerce, located at 239 S. Beverly Drive, Beverly Hills, California. Work shall be performed for the City of Beverly Hills. All work shall be performed in accordance with all federal, state, and local requirements and statutes. The work specified herein shall be the removal of asbestos-containing materials by persons knowledgeable, qualified, trained, and experienced in the removal, treatment, handling, transportation, and disposal of asbestos-containing material, and the subsequent cleaning of the affected environment. These persons shall comply with all federal, state, and local regulations and mandated work practices, and shall be capable of performing the work in the Contract.
- B. It is the intent of the City of Beverly Hills to remove all identified asbestos containing building materials and other hazardous materials from the building.

#### 1.03 SCOPE OF WORK

- A. Project Specific Requirements: The Contractor shall remove, transport, and properly dispose of the following asbestos containing materials (ACM)/ asbestos containing construction material (ACCM)/ presumed asbestos containing materials (PACM). Quantities provided are estimates only and shall be field verified by the contractor prior to submitting bid.

# ASBESTOS ABATEMENT SPECIFICATION

## BEVERLY HILLS CHAMBER OF COMMERCE

**SCOPE OF WORK:**  
**SITE ADDRESS:**

**ASBESTOS ABATEMENT**  
**239 S. BEVERLY DRIVE, BEVERLY HILLS, CA**

1. Exterior of the Building:
    - a. Window Glazing - approximately 100 square feet
    - b. Silver Roof Mastic – approximately 100 square feet
    - c. Pitch Pan Mastic – approximately 30 square feet
    - d. Transite Exhaust Flute (\*) (visible in attic space)- approximately 8 linear feet
  
  2. 1<sup>st</sup> Floor, Interior of the Building:
    - a. 12” Grey Vinyl Floor Tile and Mastic - approximately 900 square feet
    - b. 12” Cream Vinyl Floor Tile and Mastic - approximately 2,100 square feet
    - c. Mastic associated with Wood Paneling(\*) – approximately 100 square feet
    - d. Ceiling Tile and Adhesive(\*) – approximately 600 square feet
  
  3. 2<sup>nd</sup> Floor, Interior of the Building:
    - a. Brown Floor Tile (bottom layer) - approximately 1,000 square feet
    - b. Black Mirror Mastic – approximately 100 square feet
    - c. 9” Rust Vinyl Floor Tile – approximately 1,800 square feet
    - d. 12” Beige/White Multi-layered Flooring (Bottom Layer Flooring) - approximately 200 square feet
- B. Materials listed above which denote an asterisk (\*) are presumed asbestos containing materials. *NOTE: Provide abatement cost as a line item for all materials identified as a PACM.* These materials shall be sampled and analyzed for verification prior to abatement.
- C. Multiple layers of floor tile are present throughout the building. It is the contractor’s responsibility to determine disposal costs at the time of bidding.

# **ASBESTOS ABATEMENT SPECIFICATION**

## **BEVERLY HILLS CHAMBER OF COMMERCE**

**SCOPE OF WORK:**  
**SITE ADDRESS:**

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**239 S. BEVERLY DRIVE, BEVERLY HILLS, CA**

- D. Removal of all asbestos-containing materials identified above shall be classified as Class I asbestos work activities as defined in 8 CCR 1529.
- E. In the event that an additional suspect asbestos containing material not identified in the Hazardous Materials Survey Report prepared by CSC, Inc. dated April 17, 2012, amended May 23, 2012, the contractor shall stop work in that area and notify the Owner Representative and the Owners Environmental Consultant for testing of asbestos content. Work shall not resume in the area until analytical results have been received.
- F. Regulatory Requirements shall include, but not be limited to:
  - 1. U.S. Environmental Protection Agency Regulations for Asbestos (Title 40, Code of Federal Regulations, Part 61, Subparts A & B, and Part 763, Subpart E.)
  - 2. Title 8, Article 4, California Code of Regulations Construction Industry Safety Orders, Section 1529 "Asbestos" or current revised California regulations.
  - 3. South Coast Air Quality Management District (SCAQMD) Rule 1403.
  - 4. Los Angeles Fire Department (LAFD), Division 10

### 1.04 POLICIES AND PROCEDURES

- A. The Owner has a zero tolerance policy for the uncontrolled release of Asbestos during construction or Abatement Work. An Asbestos release requiring an emergency response is any uncontrolled release of Asbestos Containing Building Materials. The Owners and Owners Consultant shall be immediately notified of all such uncontrolled releases.
- B. Where ACM is damaged or disturbed, except during Controlled Disturbance or Abatement, all Work in that room shall cease, the room be vacated immediately, the Owner Consultant notified of the disturbance with corrective action provided as required by the Owner Consultant.
- C. Asbestos Abatement Subcontractors are not permitted to subcontract any Abatement work to a lower tier Subcontractor without the prior written approval of the Owner.
- D. The following requirements shall be a part of the contract in conformance with South Coast Air Quality Management District, Rule 1403 and California Code of Regulations, Title 8.

# ASBESTOS ABATEMENT SPECIFICATION

## BEVERLY HILLS CHAMBER OF COMMERCE

**SCOPE OF WORK:**  
**SITE ADDRESS:**

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**239 S. BEVERLY DRIVE, BEVERLY HILLS, CA**

- E. The asbestos-containing materials located in areas identified in the scope of work of this contract have been sampled, tested, and found to be a Class I non-friable asbestos-containing material under the provisions of Rule 1403, and contain greater than 0.1 percent asbestos as defined in the California Code of Regulations.
- F. The following requirements apply to the notification, certification, work area preparation, removal, transportation, disposal, cleanup and clearance monitoring of non-friable asbestos-containing materials. The language herein shall not be construed to conflict with, or supersede any regulatory requirements in the law.

### 1.05 ROLES AND RESPONSIBILITIES

- A. Roles and Functions:
  - 1. Coordinate the Work of this section directly with the Owners Representative and/or Owners Consultant.
  - 2. All Work under this section shall be performed in strict accordance with all applicable Federal, State, and Local regulations, standards, and codes governing asbestos Abatement and any other Work performed in conjunction with the Asbestos Abatement Work.
  - 3. The most recent edition of any relevant regulation, standard, document, or code is in effect. Where conflict among the requirements or with this Specification exists, the most stringent requirement shall be followed.

### 1.06 REQUIRED LICENSURE

- A. The Work of this section shall be performed by an entity duly licensed in the State of California in accordance with the provisions of Chapter 9 of Division 3 of the Business and Professions Code, as amended. The Abatement work of this section shall be performed by an entity holding a license with an "ABS" Asbestos Certification as issued by the Contractors State License Board.
- B. The entity performing the Work of this section shall be registered with the Department of Industrial Relations in accordance with the provisions of Section 6501.5 of the California Labor Code.

### 1.07 SITE SECURITY

# **ASBESTOS ABATEMENT SPECIFICATION**

## **BEVERLY HILLS CHAMBER OF COMMERCE**

**SCOPE OF WORK:**  
**SITE ADDRESS:**

**ASBESTOS ABATEMENT**  
**239 S. BEVERLY DRIVE, BEVERLY HILLS, CA**

- A. The Work area shall be restricted to authorized, trained, and protected personnel. Copies of all required workers certification documents are to be provided to the Owners Consultant for review prior to commencement of the Work and entrance into the Regulated Area.
- B. Report to the Owner Consultant any unauthorized entry into the Regulated Area.
- C. A logbook shall be maintained at the entrance of the Regulated Area. All persons entering the Regulated area shall record their name, company affiliation, time in, and time out for each entry and exit.
- D. Access to the contained area shall be through the worker Decontamination Enclosure System or other room established when worker Decontamination Enclosure System is not required. All other means of access shall be blocked or locked to prevent entry to or exit from the Work area. The only exceptions are the waste pass-out airlock, which shall be sealed except during the Removal of containerized Asbestos waste from the Work area, and emergency exits in case of fire or accident. Emergency exits shall be marked and operable from inside the Work area; however they shall be sealed with polyethylene sheeting and tape.
- E. Maintain Regulated Area security during Abatement Work. All Regulated Areas and ancillary equipment accessible to non-authorized personnel shall be protected from unauthorized access by constructing a minimum barrier of 3/8 inch CDX plywood supported by 2" x 4" studs, 16 inches on center. Height shall be as required to safely access Regulated Area. An access door shall be provided with hasp and padlock sufficient to prevent unauthorized entry. A key shall be provided to the Owners Representative and Owner Consultant. Required barriers within an occupied building shall be furnished with sheathing as required by state and local fire protection regulations.
- F. The protective barrier for a High Volume Vacuum shall be a minimum of eight (8) feet in height. Barriers for these systems may be constructed of chain link type fencing instead of the specified barriers. Such fencing, if provided, shall be covered with an opaque covering resistant to environmental conditions. This barrier system shall be maintained at all times while the enclosed equipment is on the Project site.
- G. Unless otherwise specified, remove all barriers upon completion of the Work of this section. Repair and/or replace to original condition, all damage resulting from installation, use, and removal of the barriers.

### 1.08 EMERGENCY PLANNING

# ASBESTOS ABATEMENT SPECIFICATION

## BEVERLY HILLS CHAMBER OF COMMERCE

**SCOPE OF WORK:**  
**SITE ADDRESS:**

**ASBESTOS ABATEMENT**  
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- A. Emergency planning and procedures shall be developed, submitted, reviewed, and agreed to by the Owner Representative and Owner Consultant prior to the commencement of Abatement Work.
- B. Emergency planning shall be in compliance with all applicable regulatory requirements including LAFD, Division 10.
- C. Emergency procedures shall be provided in the written languages understood by all employees working on the Project and shall be prominently posted at the entrance of the Decontamination Enclosure System. Prior to entering the Work area, all parties must read and sign these procedures to acknowledge receipt and understanding of the Work site layout, location of emergency exits, and emergency procedures.
- D. Emergency planning shall consider the effects of fire, explosion, toxic atmospheres, electrical hazards, slips, trips and falls, confined spaces, and heat related injury. Develop and provide written procedures and training to all employees.
- E. Employees shall be trained in evacuation procedures in the event of workplace emergencies.
- F. In the event of non-life threatening situations requiring medical treatment, injured or otherwise incapacitated employees shall decontaminate following normal procedures with assistance from fellow workers if necessary, before exiting the Work area.
- G. In the event of life threatening injury or illness requiring immediate medical treatment, worker Decontamination shall be given minimum priority. Provide all measures to stabilize the injured worker, remove them from the Work area and secure proper medical treatment.
- H. Telephone numbers of all emergency response personnel shall be prominently posted at the entrance of the Decontamination Enclosure System along with the location of the nearest telephone. In addition to the 911 emergency number, post the address and telephone number of the nearest emergency medical services provider.
- I. Provide at least one (1) employee on the Project site at all times during progress of Abatement work that is trained and certified in first aid and cardiopulmonary resuscitation (CPR). This employee shall be identified by name and proof of training shall be provided to the Owner Consultant prior to the commencement of the Work of this section.
- J. Provide 4A/60BC dry chemical extinguisher and place in designated locations as required

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by LAFD, Division 10. All workers shall be trained in the proper operation of fire extinguishers.

- K. Emergency exits shall be provided and clearly marked with arrows or other clearly visible markings to permit easy identification from anywhere within the Work area. Exits shall be secured to prevent access from uncontaminated areas while still permitting emergency egress. Exits shall be properly sealed with polyethylene sheeting, which can be cut to permit emergency egress. Emergency exits may lead through the worker Decontamination Enclosure, the waste removal airlock or other alternative exits as required by fire officials.

### 1.09 ASBESTOS RELATED REQUIREMENTS

A. Qualifications:

1. Comply with the provisions of the California Labor Code, Division 5, Part 1, as it pertains to safety in employment and the applicable provisions of Title 8, Chapter 4, Subchapters 1 through 21, California Code of Regulations (CCR) as it pertains to Occupational Safety and Health, and Subchapter 7, Section 5208 Article 4, and Section 1529, Asbestos regulations.
2. Where Electrical Work is required in a Regulated Area this work shall be performed, personnel who enter a Contained and Regulated asbestos work area are required to possess the appropriate training.

B. Abatement Activities:

1. The Asbestos Abatement work shall be performed by persons who comply with all applicable Federal, State, and local regulations including AHERA certified training.
2. Supply all labor, materials, services, insurance, permits, and equipment necessary to perform the Work in accordance with all applicable Federal, State, and Local regulations and this Specification.
3. Within ten (10) days of analysis, submit results of air sampling data collected for Cal/OSHA compliance air monitoring during the course of the Asbestos Abatement work activities. Copies of PEL air monitoring results shall be posted at the job site as required by Cal OSHA.

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4. Within five (5) workdays of transport and/or disposal, submit copies of all transport manifests, disposal receipts, and weight certificates for all Asbestos waste removed from the Work area during the Abatement process. Weight certificates shall indicate in pounds the net weight of waste disposed from the Project site as indicated on the manifest.
5. Submit copies on a daily basis of the Work site entry logbooks.
6. Submit on a weekly basis all daily project paperwork, including sign in sheets, daily log and checklist, safety meetings and any other pertinent documentation.
7. Where Decontamination Enclosure System is required, post at the entrance a list containing the names, addresses, and telephone numbers of the entity performing the Work of this section, designated Competent Person, the Owner Representative and/or Owner Consultant, the testing laboratory and any other personnel who may be required to access the Work area or perform services during the Abatement Work.
8. For employee review, post at the entry of the Work area a copy of the scope of Work, special conditions, this Specification, and the applicable prevailing wage, along with all other required postings.

### 1.10 SUBMITTALS

- A. Prior to commencement of the Asbestos Abatement work of this section, submit the following notices, documentation, Shop Drawings, and Product Data:
  1. For Projects involving Asbestos Containing Materials 100 square feet or more, provide a typed written notification fourteen (14) days prior to start of work to SCAQMD in accordance with Rule 1403 and 40 CFR Part 61.146 of Subpart M; and to Cal/OSHA prior to start of the work in accordance with the Division of Occupational Safety and Health. For Projects within the geographical limits of Los Angeles City, obtain a Los Angeles City Fire Department (LAFD) Permit, as required by the LAFD, Division 10 Fire Code. Copies of all notifications and permits are to be submitted to the Owners Consultant prior to the commencement of asbestos related work activities.

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2. Submit to the Owner Consultant, satisfactory proof the required permits, site location, and arrangements for transport and disposal of Asbestos Containing Waste materials have been completed in accordance with California Health and Safety Code, Section 25143.7. Obtain and submit a copy of the transporter and landfills permits and certificate of insurance to the Owners Consultant.
3. Submit to the Owners Consultant copies of all required contractor licenses to perform asbestos related work and a copy of certificate of insurance.
4. Submit to the Owner Consultant satisfactory documentation that all employees, including foremen, supervisors, and any other company personnel or agents who may be exposed to airborne Asbestos fibers or who may be responsible for any aspects of Asbestos Abatement work have received adequate training that includes, at a minimum, information as described within this section and as required by AHERA.
5. Prior to commencement of Abatement Work, all personnel required to construct and enter the Work area or handle containerized Asbestos Containing Materials shall have received adequate training, in accordance with the requirements of this Specification and by 40 CFR, Part 763, Subpart E (AHERA) and Title 8, Section 1529, of the California Code of Regulations applies.
6. Special Project site training for equipment and procedures unique to this Project site shall be provided as required.
7. Training in emergency response and evacuation procedures shall be provided to all personnel performing Asbestos Abatement work of this section.
8. Submit documentation from a physician certifying that all employees are medically monitored and are physically capable of working while wearing the required respiratory protection without suffering adverse health effects as required by California D.O.S.H regulations. Where such documentation is required, the certification shall state that the employee or agent is approved to work with Asbestos and wear a respiratory protection without restrictions. Provide information to the examining physician about unusual conditions in the workplace environment that may impact on the employee's ability to perform Abatement Work activities.
9. Submit Shop Drawings for layout and construction of Decontamination Enclosure Systems and barriers for isolation of the contained Asbestos Abatement work area as detailed in this Specification and required by applicable regulations.

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10. When used, submit manufacturer's certification that HEPA Vacuums, air filtration units, and other local exhaust ventilation equipment complies with ANSI Z9.2-79.
  11. Submit Product Data verifying that all air filtration devices (i.e., air filtration units and vacuums) for use on this project have been registered or certified, as applicable, in compliance with the SCAQMD Rules.
  12. If rental equipment is to be furnished in Abatement Work areas or to transport Asbestos contaminated waste, written notification concerning the intended use of the rental equipment shall be provided to the rental agency with a copy submitted to the Owner.
  13. Document NIOSH approvals for all respiratory protective devices furnished as required by the Work. Include manufacturer certification of HEPA filtration capabilities for all cartridges and filters.
  14. Submit documentation of respirator fit testing for all employees and agents entering the Abatement work area or areas where respiratory protection is required. This fit testing shall be performed in accordance with DOSH regulations.
  15. Submit copies of all Materials Safety Data Sheets (MSDS) for all products used in the course of the asbestos abatement work.
- B. Provide all other required submittals specified as part of the Work of this section.

### PART 2 – PRODUCTS

2.01 Materials and Equipment:

A. Materials

1. General:

- a. Deliver all materials in the original sealed packages, containers, or bundles bearing the name of the manufacturer and brand name.
- b. Store all materials subject to damage off the ground, away from wet or damp surfaces, and under cover sufficient enough to prevent damage or contamination. Replacement materials shall be stored outside of the Abatement Work area until area is cleared for normal occupancy.

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- c. Damaged, deteriorating or previously used materials shall not be furnished and shall be removed from the Project site and legally disposed of.
  - d. A sufficient supply of disposable mops, rags, and sponges for Abatement Work area Decontamination shall be provided.
  - e. Unless otherwise specified, the Owner will provide water and power for construction purposes. Connect to existing system as required.
2. Asbestos Related:
- a. All plastic, polyethylene sheeting or visqueen shall be a fire retardant type. Provide documentation from the manufacturer verifying compliance with this requirement.
  - b. Where a contained work area is required for Abatement Work, a minimum of two layers of 6-mil polyethylene sheeting shall be installed for walls. For floors and all other installations, polyethylene sheeting of at least 6-mil thickness shall be furnished in sufficient widths to minimize the frequency of joints.
  - c. Method of attaching polyethylene sheeting shall be reviewed prior to installation and/or commencement of Abatement Work. Method of attaching polyethylene sheeting shall not cause damage to equipment, finish surfaces, or other property.
  - d. Polyethylene sheeting furnished for the Decontamination Enclosure System shall be opaque white or black in color and shall be a minimum of 6-mil thick.
  - e. Disposal bags shall be of 6-mil polyethylene, with the outer bag pre-printed with labels as required by SCAQMD and applicable Cal/OSHA and DOT requirements at a minimum.
  - f. Apply labels as per SCAQMD, Cal/OSHA, and DOT requirements for disposal containers.
  - g. Provide warning signs as required by CAL/OSHA.



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- c. Provide sprayers with pumps in a quantity capable of providing Amended Water in sufficient quantities to adequately wet materials during Asbestos Abatement activities.
- d. Non-skid footwear shall be worn by all Abatement workers. Disposable clothing shall be adequately sealed to the footwear to prevent body contamination.
- e. Provide other required safety equipment to all workers and authorized visitors.
- f. When roll-off disposal containers are delivered to a Project site, all four (4) wheels of each container shall be moved and rested upon a sheet of plywood no smaller than 4' X 4' X 3/4" minimum.

2.02

### EMPLOYEE PERSONAL PROTECTIVE EQUIPMENT

#### A. Respiratory Protection:

1. Where respirators are required these shall be provided for protection from particulate contaminants as required by the National Institute of Occupational Safety and Health.
2. The respirators provided shall furnish a protection factor as required by CCR Title 8, Section 1529 for the fiber concentration in the work area. When powered air purifying respirators are provided, a sufficient supply of charged replacement batteries, filters, and a flow test meter shall be provided in the Clean Room area. Air purifying respirators with dual HEPA Filters may be provided during Work area preparation activities.

#### B. Fit Testing:

1. Workers must perform positive and negative air pressure fit tests each time a respirator is donned, whenever the respirator design so permits. Powered air purifying respirators shall be tested for adequate flow as specified by the manufacturer.
2. Workers shall be undergo a qualitative fit test in accordance with procedures detailed in the D.O.S.H. requirements for all respirators provided to comply with the requirements of this Project. An appropriately administered quantitative fit test may be substituted for the qualitative fit test.

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3. Where respirators are required, documentation of adequate respirator fit must be provided to the Owner Consultant.
  4. No one wearing a beard shall be permitted to don a respirator and enter the Work area.
  5. Where respirators are required, a minimum of two additional respirators of each type and training on their donning and use must be provided at the Work site for authorized visitors required to enter the Work area.
- C. Protective Clothing:
1. Where protective clothing is required, full body disposable protective clothing, including head, body, and foot coverings, shall be provided to all workers and authorized visitors in sizes adequate to accommodate movement without tearing.
  2. Disposable clothing including head, foot, and full body protection shall be provided in sufficient quantities and adequate sizes for all workers and authorized visitors.
  3. A new suit shall be donned upon each entry to the Abatement Work area or area where the permissible exposure level will be exceeded.
  4. Hard hats, protective eye wear, gloves, rubber boots and/or other footwear shall be provided as required for workers and authorized visitors. Safety shoes may be required and shall be provided.

### PART 3 - EXECUTION

#### 3.01 WORK AREA PREPARATION

A. Containment Set Up:

1. Shut off all air handling systems, where possible, within or affecting the area of containment, without disrupting use of other occupied areas of the building, or modify the system so as to restrict any source of air movement into or out of the work area through the air handling system. Seal all intakes and exhaust vents in the Work area with 6-mil polyethylene sheeting and tape. Seal all seams in any system components that pass through the Work area.

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2. In conjunction with the Owner, shut down and lock out/tag out electric power to all asbestos work areas. Provide equipment for temporary power with ground fault interrupters and lighting sources. Temporary power sources and equipment shall comply with all applicable electrical code requirements and Cal/OSHA requirements for temporary electrical systems. The Owner shall perform all electrical connections of electrical cable and equipment provided as part of the Work of this section to existing Owner systems. The Owner shall pay for the costs of electric power consumed during performance of the Work of this section, unless otherwise noted.
3. Remove from the work area all objects not fastened to the structure prior to the commencement of area isolation. This includes, but is not limited to, items hanging from ceilings or walls. Boxes, equipment, etc., removed from the work area shall be stored as directed by the Owners Representative.
4. Clean and cover with an airtight seal all porous, dropped, or perforated ceilings, stationary objects, doors, windows, vents, air circulating units, and registers (where the air handling system is turned off), in the work area, with 6-mil polyethylene sheeting, sealed around all edges. This does not include the opening for ingress and egress of the isolated work space.
5. Cover all wall surfaces six (6) feet from the floor down to a maximum of two inches above the floor. Wall coverings shall be, at a minimum, one layer of 6-mil minimum thickness polyethylene sheeting. The integrity of the sheeting and the seals shall be maintained at all times until clearance is given to demobilize the containment.
6. Decontamination Enclosure Systems shall be provided at all locations where workers will enter or exit the Abatement Work area. Enclosure systems may be constructed out of metal, wood, or plastic support as required.
7. Decontamination Enclosure System shall be constructed utilizing two (2) layers of 6-mil polyethylene sheeting on the floors, walls, and ceiling and consist of a Clean Room, a Shower Room, and an Equipment room. Each room shall be separated from the other, from the Abatement Work area and from the non-Work area by "Z-flaps" at a minimum. The system shall be furnished with 6-mil opaque white or black polyethylene sheeting or other approved materials for privacy.
  - a. Clean room shall be of adequate size to accommodate the Abatement crew and storage of work clothes and necessary supplies.

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- b. Shower room shall be constructed to ensure against any kind of leakage and an adequate supply of soap, shampoo, and disposable towels, available at all times. Shower water shall be drained, collected, and progressively filtered through a system achieving a maximum particle size of 1.0 microns.
  - c. Equipment Room shall be used for the collection of disposable clothes and the storage of equipment and tools at the end of a shift. Equipment and tools are to be properly decontaminated prior to storing.
8. A separate Bag-out Chamber for the removal of waste from the work area shall be installed when feasible. The waste container airlock shall be constructed in similar fashion with similar materials as the Decontamination Enclosure System
9. Install viewing ports to the contained work area as required by SCAQMD and LAFD regulations.
10. Where required, install and operate air filtration equipment to provide one air change in the Abatement Work area every 15 minutes. Openings made in the Enclosure System to accommodate these units shall be made airtight with durable tape and/or caulking as needed. If more than one unit is installed, they shall be turned on one at a time, checking the integrity of all barriers after each unit is started. Insure that adequate power supply is available to satisfy the requirements of the air filtration units. Exhaust from these units shall be directed to the outside of the building whenever feasible. They shall not be exhausted into occupied areas of the buildings. Exhaust duct shall be extended from the Abatement Work area to the outside as required. Careful installation and daily inspections shall be performed to verify the exhaust ducts do not discharge into any areas of the building.
11. Once the Enclosure system is constructed and reinforced with air filtration units in operation as required, test the Enclosure for leakage utilizing smoke tubes. Repair, replace or reconstruct as required.
12. In accordance with LAFD, an emergency shutdown switch of all negative air equipment shall be provided in a non-contaminated location near the exit from the decontamination chamber.
13. Provide and post signs at all locations and approaches to the Regulated Area. The signs shall comply with Cal/OSHA regulations.

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14. The regulated area containment is to remain in place until air clearance sampling has been performed and airborne concentrations within the work is obtained at less than or equal to 0.01 f/cc via PCM analysis.
15. Commencement of the Work of this section shall not occur until:
  - a. All pre-Abatement submittals, including licenses, notifications/permits, and workers certifications have been provided and reviewed by the Owner Consultant.
  - b. All equipment for Abatement, Decontamination, and disposal are on the Project site.
  - c. The entire containment system has been constructed and inspected by Owner Consultant. The Owners Consultant shall provide the contractor with the okay to commence abatement upon approval of the containment set up.

### 3.02 REMOVAL PROCEDURES

- A. Adequately wet the surface area to be removed with amended water initially and continually during the entire removal and waste packaging process. This shall be applied with an airless sprayer at a low pressure setting.
- B. Only manual pry bars, scrapers, and chisels or similar tools shall be used to remove these materials. The use of non-metallic dustpans, squeegees and shovels shall be utilized during abatement cleanup activities. Do NOT use tools that can cause fibers to be rendered airborne, such as brooms, blowers, etc.
- C. Brushes furnished for removing loose Asbestos Containing Material during detail cleaning of substrate shall be furnished with nylon or fiber bristles. Metal or wire brushes are not permitted. Brushes used during this process shall be disposed as contaminated waste when use of the brush for this work is completed.
- D. All waste shall be bagged during the removal process and all waste containers shall be properly labeled and removed from the work area to the storage facility by the end of each shift.

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- E. Following the removal of all asbestos containing material, the contractor shall perform detail cleaning of the work area. Detail cleaning shall consist of cleaning all surfaces within the work area by HEPA vacuuming, wet mopping, or wiping with amended water.
- F. Upon completion of the abatement and detail cleaning activities and prior to encapsulation of the work area, a visual inspection shall be performed by the Owners Consultant in order to verify that all ACM has been removed and properly decontaminated.
- G. If the work area fails to pass the visual inspection, the contractor shall be instructed to re-clean the work area until successfully passing the visual inspection performed by the Owners Consultant.
- H. Once the area is found free of any visible asbestos containing material, residual or debris, as determined by the Owners Consultant. The contractor will be instructed by the Owners Consultant that the work area can be encapsulated at that time.
- I. The contractor shall apply a continuous coat of post removal lock-down material (encapsulation) to the removal substrate and all poly sheeting utilized to construct the work area containment. *It is the responsibility of the contractor to ensure the compatibility of the lock-down material with the replacement material to be applied on the substrate.*
- J. After the lock-down material settles and dries, the Owners Consultant shall collect clearance air samples within the work area.
- K. Only after clearance is provided by the Owners Consultant may the critical barrier sheeting and mini-enclosure be removed, sealed in 6-mil polyethylene waste bags, and placed in the disposal container as asbestos contaminated waste.
- L. At any time throughout the abatement process should air samples collected outside of the work area indicate airborne fiber concentrations greater than 0.01 f/cc. Work shall stop immediately. An inspection and repair of barriers shall be performed as required. Surface cleaning with HEPA Vacuums and wet wiping methods of areas outside of the Work area may be required by the Owners Consultant. Findings, observations, and corrective actions shall be documented in the daily Project log.
- M. The contractor shall be responsible for costs incurred by the Owner for additional inspections and clearance air monitoring resulting from a failure or failures to pass the visual inspection and clearance air testing.

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1. REMOVAL OF ASBESTOS CONTAINING FLOORING
  - a. Every effort shall be made to loosen the flooring material with the least breakage or chipping possible. If excessive breakage is unavoidable, the tile may be heated with electric heat guns to facilitate removal with limited breakage. Ground fault interrupters shall be used with electrical devices.
  - b. Flooring shall be removed in small manageable sections and debris shall be cleaned and containerized before proceeding with the next section. A manageable section in this requirement is defined as an abatement area that can be cleaned and containerized as removal occurs.
  - c. Mastic removal shall be performed utilizing a low odor mastic remover and hand tools. The use of mechanical systems including, but not limited to, bead blasters are not permitted without written approval by the Owners Representative and Owners Consultant.
  
2. REMOVAL OF ASBESTOS CONTAINING CEILING TILE AND ADHESIVE
  - a. The work area shall be contained as described in Work Area Preparation above and can be performed in conjunction with the flooring removal to be performed within this area.
  - b. The removal of ceiling tiles and adhesive shall be performed prior to the removal of the flooring system. Additional containment preparation to be performed on the floor directly under the area of ceiling tile and adhesive removal.
  - c. Two (2) layers of 6 mil polyethylene sheeting shall be placed over the floors directly under the area of removal.
  - d. Every effort shall be made to remove the ceiling tile and adhesive from the ceiling without damaging the ceiling surface.
  - e. A visual inspection shall be performed by the Owners Consultant following removal and detail cleaning efforts and prior to the removal of poly floor for the removal of flooring within the work area.

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3. REMOVAL OF MIRROR MASTIC
  - a. Every effort shall be made to remove the mirrors from the walls without breaking the glass or damaging the wall surface.
  - b. Mastic shall be removed from the back of the mirror and wall utilizing hand scrappers or other similar hand tools.
  - c. The removal of mirror mastic present in locations where flooring is to be removed can be performed following the visual inspection of flooring removal activities and prior to final clearance air sampling.
  - d. In areas where no flooring is to be removed, a mini-enclosure shall be constructed large enough that two persons may occupy for the purpose of removing the mirror intact with the least amount of breakage.
  - e. Clean by wet method the surfaces disturbed, the enclosure device and/or materials used, and any tools used during the disturbance operation.
  - f. Clean up by wet method and/or HEPA vacuum any debris that may have escaped outside the enclosure required by this section.
  
4. REMOVAL OF WOOD PANELING MASTIC
  - a. The work area shall be contained by installing critical barriers at all opening to the work area. Polyethylene sheeting shall be placed on floors and over all stationary items. A minimum two (2) stage contamination chamber with a wash station shall be constructed directly adjacent to the work area.
  - b. Every effort shall be made to remove the wood paneling from the walls without damaging the wall surface.
  - c. Mastic shall be removed from the back of the wood paneling and wall utilizing hand scrappers or other similar hand tools.
  - d. Clean by wet method the surfaces disturbed, the enclosure device and/or materials used, and any tools used during the disturbance operation.

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- e. Clean up by wet method and/or HEPA vacuum any debris that may have escaped outside the enclosure required by this section.
5. REMOVAL OF ASBESTOS CONTAINING WINDOW GLAZING AND TRANSITE EXHAUST PIPE
    - a. Provide and post signs at the entrance to the work area affected. The signs shall comply with Cal/OSHA regulations.
    - b. Clean the area immediately under the location to be disturbed.
    - c. Move any moveable furniture or objects from immediately beneath the material to be disturbed.
    - d. Provide an enclosure around the area of disturbance. This may include, but is not limited to:
      - i. Mini-enclosure where not more than two persons may occupy for the purpose of removing the asbestos containing material intact with the least amount of breakage.
    - e. Clean by wet method the surfaces disturbed, the enclosure device and/or materials used, and any tools used during the disturbance operation.
    - f. Clean up by wet method and/or HEPA vacuum any debris that may have escaped outside the enclosure required by this section.
  6. REMOVAL OF ASBESTOS CONTAINING ROOFING MASTIC
    - a. Provide and post signs at the entrance to the work area affected. The signs shall comply with Cal/OSHA regulations.
    - b. Clean the area immediately around the location to be disturbed.
    - c. Move any moveable objects from immediately around the material to be disturbed.
    - d. Utilizing wet methods and hand tools remove the asbestos containing mastic from locations identified throughout the roofing system.

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- e. Clean up areas of any roofing removal debris utilizing HEPA vacuum and wet wiping methods.

### 3.03 FINAL CLEANING AND CLEARANCE

- A. All surfaces within the work areas shall be detailed cleaned following the removal of asbestos containing materials utilizing HEPA vacuuming and wet wiping methods.
- B. All waste shall be bagged and properly labeled and removed from the work area, placing in the waste dumpster for disposal as asbestos waste.
- C. All tools and equipment shall be properly decontaminated and removed from the regulated work area.
- D. All critical barriers and decontamination enclosures shall remain in place until the regulated work area has passed final clearance.
- E. The air filtration devices shall remain in continuous operation until final air clearance is achieved.
- F. Once the area passes the visual inspection by the Owners Consultant, the work area can be encapsulated. A continuous coat of post removal lock-down material shall be applied to the removal substrate. *It is the responsibility of the contractor to ensure the compatibility of the lock-down material with the replacement material to be applied on the substrate.*
- G. Encapsulating Material shall be sprayed applied with airless spray equipment. Nozzle pressure shall be adjustable within a range of 400 to 1500 PSI.
- H. Lock down coat shall be spray applied with low pressure providing a continuous even coat.
- I. Following sufficient dry time of the lockdown encapsulate, the Owners Consultant shall collect final air clearance samples within the regulated area.
- J. The Owner Consultant shall arrange for sampling of the air in the Abatement Work area for airborne fiber concentrations. Unauthorized interference or tampering with air sampling equipment may result in termination of the Contract and/or removal of the Abatement Contractor from future projects with the Owner.

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- K. All air clearance samples shall be collected and analyzed in accordance with NIOSH Method 7400 utilizing Phase Contrast Microscopy (PCM). In order to achieve air clearance, all air clearance samples must be equal to or less than 0.01 fibers per cubic centimeters of air (f/cc), the EPA recommended level for re-occupancy by non-protected personnel.
- L. Areas failing clearance monitoring shall be re-cleaned as required in the CLEAN UP PROCEDURES, and tested until satisfactory levels are provided in accordance with this Specification where required.

### 3.04 WASTE HANDLING AND TRANSPORTATION

- A. The storage/transportation container shall be poly lined with 6 mil polyethylene sheeting for the waste generated from asbestos removal activities and shall be lockable and fully enclosed.
- B. Contractor shall transport the waste material from the work area to the disposal bin or waste container in an enclosed container (drum, carboy, plastic bags, etc.).
- C. Bags shall be placed, not thrown, into these containers to avoid damage or breaking.
- D. The contractor shall comply with regulations of the Department of Transportation, Department of Health Services and all other regulatory agencies as it pertains to labeling, transporting and disposal of friable and non-friable asbestos-containing waste.
- E. The asbestos waste shall be disposed of as a non-friable/non-hazardous asbestos-containing waste at a landfill approved to accept such waste. Before waste is removed from the project site, the contractor shall notify the Owners Consultant of the landfill to be used, and providing copies of transporter and landfill current permits and insurance. The contractor shall comply with all requirements and regulations enforced or imposed by the landfill in the course of disposing waste generated from a project site.
- F. The contractor shall provide and complete the NON-hazardous waste manifest for transporting this waste.
- G. Waste, including used personal protective equipment and isolation materials, shall be disposed of as asbestos contaminated waste.
- H. The asbestos waste manifest shall be submitted to the Owners Representative for signature as the waste generator prior to transport and disposal of this waste.

# **ASBESTOS ABATEMENT SPECIFICATION**

## **BEVERLY HILLS CHAMBER OF COMMERCE**

**SCOPE OF WORK:**

**SITE ADDRESS:**

**ASBESTOS ABATEMENT  
239 S. BEVERLY DRIVE, BEVERLY HILLS, CA**

### 3.05 GENERAL REQUIREMENTS

- A. **Licensing and Registration:** The contractor shall provide the Owners Consultant with written proof of asbestos certification as required by the Contractor State License Board and registration with the Division of Occupational Safety and Health.
- B. **Product Compatibility:** Provide written approval from the manufacturer of replacement materials indicating its compatibility with the encapsulating material to be used.
- C. **Training Certification:** Certificates documenting current AHERA accreditation for all workers and competent/lead persons shall be provided to the Owner Consultant prior to the start of any work. Contractor shall provide a copy of each certificate for all workers arriving on sites for the purpose of working on setup, removal or cleanup of the asbestos removal project. Any worker arriving without a certificate will be denied access to work on the project until a current certificate is provided. Each certificate shall require review and approval by the Owners Consultant before the individual employees of the contractor are permitted to work.
- D. **Medical and Respiratory Clearance:** All persons entering the work area are required to have been medically tested and approved to wear respiratory protection and to work in an asbestos contaminated environment. Documentation of this approval is required prior to entry into the work area.
- E. **Fit Testing:** All persons required to wear respiratory protection shall be fit tested as required by the Title 8 CCR. Documentation of fit testing shall be provided prior to entry into the work area.
- F. **Plastic Sheeting Requirements:** All polyethylene sheeting, plastic or visqueen to be used in the performance of this contract shall be a fire retardant type. Abatement contractor shall provide documentation from the manufacturer verifying this requirement.
- G. **First Aid and CPR:** At least one employee of the Contractor trained and certified in first-aid and CPR is required to be on the site for the duration of the project.
- H. **Storage of Materials:** The contractor shall confine the storage of material and equipment on site to the area designated by the Owners representative.

# **ASBESTOS ABATEMENT SPECIFICATION**

## **BEVERLY HILLS CHAMBER OF COMMERCE**

**SCOPE OF WORK:**  
**SITE ADDRESS:**

**ASBESTOS ABATEMENT**  
**239 S. BEVERLY DRIVE, BEVERLY HILLS, CA**

- I. Safety and Security:
  - 1. Comply with all laws, ordinances, rules and regulations applicable to the work.
  - 2. Provide adequate protection for all persons and all City property within the working area or approaches thereto, and shall furnish and erect temporary barricades where necessary.
- J. Work Schedules and Coordination: The contractor shall plan a schedule of work with the Owners Representative and Owners Consultant to provide vacated areas while work is in progress. Care shall be exercised by the contractor to minimize the inconvenience and danger to the public.
- K. Access: The contractor, its employees, subcontractors, or other representatives, have no tenancy and shall be admitted to the grounds only for the proper execution of the work under this contract.
- L. Workmanship and Labor: All employees of the contractor, subcontractors or other representatives, shall be skilled in the type of work for which they are employed on this project and shall work under direction of competent superintendent.
- M. Fees, Permits, Licenses, Patents, Royalties and Payment Thereof: The contractor and contractor's employees and agents shall secure and maintain in force such licenses and permits as are required by law and shall conform to all Federal, State, and local laws, ordinances, and regulations covering the work under the contract. All operations and materials shall be in accordance with applicable laws, ordinances, and regulations.

### 3.06 SPECIAL CONDITIONS

- A. The Abatement contractor shall be responsible for verifying all dimensions and quantities prior to bid. Any amounts listed on these specifications are only estimated and are not to be considered final measurements.
- B. Security of the work area shall be the responsibility of the contractor.
- C. Contractor shall provide storage container(s) for all materials, equipment and waste. Asbestos and Lead waste shall not be commingled.

# ASBESTOS ABATEMENT SPECIFICATION

## BEVERLY HILLS CHAMBER OF COMMERCE

**SCOPE OF WORK:**

**SITE ADDRESS:**

**ASBESTOS ABATEMENT  
239 S. BEVERLY DRIVE, BEVERLY HILLS, CA**

- D. If required, the contractor shall provide portable chemical toilets facilities. The quantity of portable toilet facilities shall be based upon on the total number of worker and shall be in accordance with CAL/OSHA standards.
- E. In addition to the project specification submittal requirements, the abatement contractor shall submit for review and approval an abatement work plan. The work plan shall detail the means and methods that will be used for the controlling and containing fiber release of asbestos and lead dust during the removal/disturbance of asbestos containing materials in accordance with the specifications. The plan shall include, but not limited to, a drawing that adequately depicts the location of the control areas, change areas, emergency exit routes and any special features.
- F. The abatement contractor shall not proceed with the disturbance of ACM until the Owner Consultant representative in writing approves the work plan.
- G. The abatement contractor shall submit the written schedule, to be approved by the Owners Representative prior to the commencement of the project.
- H. At the commencement of the project, all Contract Documents, Project Manuals and Specifications shall remain on-site until the completion of the project.

### 3.07 WORK SCHEDULE

- A. All abatement work shall be scheduled through the Owners Representative and Owners Consultant... This will ensure the abatement work will have appropriate oversight.

### 3.08 UNIVERSAL WASTE RULE

- A. All mercury containing thermostats, PCB containing ballasts and fluorescent light tubes shall be handled, transported and recycled and/or disposed of in accordance with the Universal Waste Rule (40 CFR 273).

### 3.09 RE-ESTABLISHMENT OF THE WORK AREA AND SYSTEMS

- A. Reestablishment of the Work area shall only occur following the completion of final inspection and clearance air monitoring.
- B. All critical barriers shall be removed at this time.

**ASBESTOS ABATEMENT SPECIFICATION**  
**BEVERLY HILLS CHAMBER OF COMMERCE**

**SCOPE OF WORK:**

**ASBESTOS ABATEMENT**

**SITE ADDRESS:**

**239 S. BEVERLY DRIVE, BEVERLY HILLS, CA**

- C. Accompanied by the Owner Consultant, visually inspect the Abatement Work area for any remaining visible residue. Evidence of contamination will require additional cleaning requirements.
- D. Install and secure Moveable Objects.
- E. Relocate Moveable Objects that were removed to temporary locations back to their original positions.
- F. Reestablish HVAC, mechanical, and electrical systems to the condition prior to commencement of the Work of this section.
- G. Repair all areas of damage deemed to be a result of the Abatement Work.
- H. Restore the Work area and auxiliary areas utilized during the Abatement to conditions equal to or better than original. Any damage caused during the performance of Abatement Work, including, but not limited to, damage caused by tape, adhesive, staples, nails, water, Encapsulating Material, or any other material shall be repaired as required.
- I. Prior to occupancy of a space following clearance monitoring, all HVAC systems filters associated with the Work area shall be removed and disposed of as Asbestos waste. Decontaminate filter assembly and surrounding area with HEPA Vacuums and wet cleaning methods.

END OF SECTION

**ASBESTOS SPECIFICATION**  
**BEVERLY HILLS CHAMBER OF COMMERCE**

**SCOPE OF WORK:**

**SITE ADDRESS:**

**ASBESTOS ABATEMENT**  
**239 S. BEVERLY DRIVE, BEVERLY HILLS, CA**

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**Attachment A**

**Asbestos & Lead Survey Report**



**HEALTH AND SAFETY • ENGINEERING • ENVIRONMENTAL**

Project Number: 1021794

Re: Asbestos Containing Materials and  
Lead-Based Paint Survey Report  
Beverly Hills Chamber of Commerce  
239 Beverly Drive  
Beverly Hills, California 90212

CSC Local Office: Clark Seif Clark, Inc.  
PO Box 4299  
Chatsworth, CA 91313  
Office: 818-727-2553  
Fax: 818-727-2556

Client: City of Beverly Hills  
Brenda Lavender, Real Estate & Property Manager  
455 N. Rexford Drive  
Beverly Hills, CA 90210

c/o: Stegeman and Kastner, Inc.  
Zara Farimani  
2601 Ocean Park Blvd, Suite 300  
Santa Monica, California 90405-5216

Date Report Issued: April 17, 2012  
*Date Report Amended: May 25, 2012*

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## INTRODUCTION

Ms. Brenda Lavender of the City of Beverly Hills retained Clark Seif Clark, Inc. (CSC) to perform a asbestos-containing material (ACM) and Lead-Based Paint (LBP) survey at the commercial property located at 239 Beverly Drive, Beverly Hills, California. Ms. Gena Digby, Cal/OSHA - CAC No. 95-1631 and Mr. Ivan Paxton, California Department of Public Health (CDPH) Certified Lead Inspector/Assessor - CDPH No. 9201 of CSC conducted the survey on April 2, 2012.

CSC's report is for the exclusive use of the City of Beverly Hills and applies only to the building referenced above or portion thereof. No one other than the City of Beverly Hills or those contracted by the City of Beverly Hills may utilize, reference, or otherwise rely on this report without prior written consent from CSC.

## PURPOSE AND SCOPE

The purpose of this investigation is to perform an ACM and LBP survey in order to aid the City of Beverly Hills in their upcoming renovation project at the site. CSC's scope of work included:

- A visual reconnaissance of the readily accessible areas at the site to evaluate the possible presence of ACM and LBP.
- Collection of suspect ACM bulk samples of and submittal of samples to a NVLAP accredited laboratory for analysis.
- Assessment of the condition of suspect ACM.
- Collection of x-ray fluorescence (XRF) reading of potential LBP.
- Assessment of the condition of potential LBP.
- Preparation of this report, which presents our data and summarizes the assessed materials

## SITE DESCRIPTION

The subject property is a 2-story, commercial building constructed circa 1940s. In general, the construction materials consist of wooden frame construction on a concrete foundation with brick and plaster exterior finish. The interior finishes consist of a combination of drywall walls and ceilings and plaster walls and ceilings. The floors are covered with ceramic tile, floor tile, floor sheeting, and carpet.

## BACKGROUND

### A. ASBESTOS:

Currently, asbestos-containing materials are being removed and/or encapsulated in schools and public buildings because of the cancer risk associated with breathing asbestos.

Much of what is known about asbestos-related diseases comes from studying workers in the various asbestos industries. Exposure to levels of airborne asbestos has been linked with a debilitating lung disease called asbestosis; a rare cancer of the chest and abdominal lining called mesothelioma; and cancers of the lung, esophagus, stomach, colon, and other organs.

The relationship between exposure level and health risk is complex. The potential for disease appears to be related to the physical and chemical characteristics of asbestos fibers as well as to the concentration of fibers in the air and each person's genetic susceptibility. However, the U.S. Government through the U.S. Department of

Health and Human Services, has stated that, "evaluation of all available human data provides no evidence for a threshold or for a "safe, level of asbestos exposure.

Federal, State, and Local laws require that building owner(s) and/or their representatives, prior to any demolition and/or renovation operations that may disturb any asbestos-containing materials in their buildings, must meet the following requirements: Notifications; removal techniques for asbestos-containing materials; clean-up procedures and waste storage and disposal requirements.

In Los Angeles County, the South Coast Air Quality Management District (SCAQMD) must be notified 10 working days prior to the start of any asbestos-abatement projects that exceed 100 square feet of asbestos-containing material. In addition, a Los Angeles Fire Department (LAFD) Permit must be obtained for any amount of asbestos removed in accordance with LAFD, Division 10 Regulation.

The Occupational Safety & Health Administration (OSHA) must be notified 24 hours prior to the start of any asbestos-abatement project.

## **B. LEAD-BASED PAINT:**

Lead is a heavy metal, which accumulates in the body when ingested. It interferes with chemical reaction in the body and can result in reduced performance in school, kidney problems, liver damage, high blood pressure, immune system failure, coma, convulsions, brain damage, and in severe cases death. In pregnant women, lead poisoning, nerve damage, impaired blood formation, and infant mortality.

An estimated 3 to 4 million American children have damaging levels of lead in their blood. According to the National Health and Nutrition Examination Survey, 50% (one half) of the adults and 88% of preschool children tested had high blood lead levels. Of those, 9% of the children met the center for Disease Control standards for lead poisoning.

Children usually are exposed through household dust contaminated by peeling, flaking, or chalking paint. Young children also may be poisoned during teething by mouthing on windowsills that contain leaded paint.

Pottery and glassware containing lead is quite common. Lead paint and glaze were commonly used on items made in the U.S. before 1970 and are still used on imported ceramics. When those pieces are fired at temperatures below 1,200 degrees centigrade, the lead can be released into food. The most common sources of contaminated pottery and ceramics are Mexico and Italy. Research performed by the Food and Drug Administration indicated that nearly 10% of imported ceramics might release lead into blood.

The American Academy of Pediatrics recommends that children be screened for lead poisoning at 12 months of age and also that middle age men should have their blood level tested because of their susceptibility to hypertension.

According to public health experts, preventive measures should be taken to avoid lead poisoning. These measures include testing for lead in paint, pottery, ceramic dishes, and drinking water.

California OSHA (CAL/OSHA) requires a lead-work pre-job notification if the quantities of lead-containing materials to be disturbed exceeds 100 square feet or 100 linear feet OR if the tasks include torch cutting or welding exceeding 1 hour in any shift OR if the percentage of lead in the material to be disturbed exceeds 0.5% by weight (5,000 ppm), or 1.0 mg/square centimeter. The information and form required for notification can be found in 8CCR1532.1.

## METHODS

### A. ASBESTOS

Suspect asbestos containing materials are sampled and later identified using the Polarized Light Microscopy (PLM) method in accordance with the EPA Interim method of the Determination of Asbestos in Bulk Samples (EPA/600/R-93/116, July 1993). Sampling was performed in accordance with 40 CFR 763.86. Homogeneous areas were based on the total functional space. Number of samples per homogeneous area was taken as recommended under said section "Sampling Procedures".

The PLM Method is the most commonly used method to analyze building materials for the presence of asbestos. This method utilizes the optical properties of minerals to identify the selected constituent. The use of this method enables identification of the type and the percentage of asbestos in a given sample. The detection limit of the PLM method for asbestos identification is about one percent (1%) asbestos. Because the State of California recognizes asbestos-containing building material (ACBM) as any material, which contains greater than or equal to one tenth of one percent (0.1%) asbestos, materials containing "trace" amounts of asbestos are reported as ACBM in the State of California. CSC recommends Transmission Electron Microscopy (TEM) analysis for asbestos samples with one percent (1%) or less asbestos content and Point Count Method with results ranging between two percent (2%) and ten percent (10%) when analyzed via PLM.

Documentation of the laboratory results should be retained as a reference for general building safety and maintenance, and for any future renovation/ demolition activities.

#### INSPECTION PROCEDURE (763.85)

Areas Inspected: In each area of the building, the inspector performed a preliminary walk-through to designate the functional spaces. He also noted which areas had homogeneous materials.

The inspector then visually inspected each accessible room or space in the building. The inspector touched suspect materials to determine if they were friable. For each suspect material, the inspector noted its condition and the potential for disturbance.

Quantities: Suspect asbestos-containing materials identified at the site were quantified. For extensive materials such as the transite siding and roof panels, general functional space measurements were used. Such measurements provide "approximate square or linear footage" (763.93 (d)(2)(ii)).

Suspect Asbestos-Containing Materials: The following suspect ACM materials were sampled for laboratory analysis or were visually identified as a Presumed Asbestos Containing Material (PACM):

- Exterior Plaster
- Plaster wall and ceiling system
- Window glazing
- Drywall tape and compound system (D/T/C)
- Base cove mastic
- Green vinyl sheet flooring
- Brown vinyl floor tile and mastic
- Mirror mastic
- Yellow and gold vinyl sheet flooring
- Black floor mastic under carpet
- Wall vapor barrier
- 9" Dark rust vinyl floor tile and mastic

- 2'x 4' Fissured ceiling panels
- 12" Beige vinyl floor tile and mastic
- Black mastic/vapor barrier paper beneath wood flooring
- 12" White vinyl floor tile and mastic
- 9" Rust and yellow vinyl floor tile and mastic
- Cap sheet roofing
- Parapet roofing
- Roof curb flashing
- Silver roof mastic
- Pitch pan mastic
- Caulking
- HVAC sealant
- 12" Gray vinyl floor tile and mastic
- 12" Tan vinyl floor tile and mastic
- 12" Cream vinyl floor tile and mastic
- Transite exhaust pipe
- 12" Ceiling tile and adhesive
- Mastic associated with wood paneling

## **B. LEAD- BASED PAINT**

Our inspector used a portable NITON-XLp 300 Series, XRF LBP Spectrum Analyzer manufactured by NITON Corporation to test for LBP. The LBP analyzer was equipped with 14 mCi, cadmium 109 sealed radioactive source. CSC calibrated the XRF pursuant to the manufacturer's specifications and regularly verified XRF readings against pre-determined lead samples produced by the National Institute of Standards and Testing (NIST). The calibration data is attached hereto.

The HUD Guidelines define X-Ray fluorescent analyzer ("XRF") measurements greater than or equal to 1.0 mg/cm<sup>2</sup> (milligrams per square centimeter) or 5000 ppm (parts per million by weight) (0.5% by dry weight) using laboratory analysis, lead positive. For purposes of this inspection, all XRF readings equal to or greater than 0.7 mg/cm<sup>2</sup> are considered lead-based paint in accordance with the California Title 17 regulations and Los Angeles County guidelines. The Cal/OSHA "Lead in Construction" standard recognizes *any detectable (quantifiable)* concentrations of lead as regulated materials. When performing lead-related construction activities, workers must be protected when exposed to levels above the current permissible exposure limit (PEL) of 50ug/cm<sup>2</sup>, regardless of the content of lead in paint.

## **RESULTS**

### **A. ASBEST OS**

Forty-seven (47) bulk samples were collected and then analyzed a total of ninety-two (92) times on a layer-by-layer basis using polarized light microscopy (PLM). The following Table lists the samples/layers that tested positive for asbestos and are considered ACM. A complete list of sample results can be found in the laboratory sheets at the end of this report.

**TABLE I: ACM Bulk Sampling Results – PLM Analysis, Positive Results**

Asbestos-Containing Materials	% Asbestos	Location of Material (all locations where material is present)	Est. Ft <sup>2</sup>
Window glazing	2% <i>Chrysotile</i>	Exterior windows	<100 SF
Brown floor tile (bottom layer)	10% <i>Chrysotile</i>	Found beneath green floor sheeting throughout second floor corridor.	1,000 SF
Black mirror mastic	15% <i>Chrysotile</i>	Second floor corridor, Office #1 and stairwell landing	<100 SF
9" Rust vinyl floor tile	10% <i>Chrysotile</i>	Second floor Office #6, 7, 8, 9, First floor corridor west	1,800 SF
12" Beige/white multi-layered flooring	10% <i>Chrysotile</i>	Second floor Office #8	200 SF
Silver roof mastic	7% <i>Chrysotile</i>	Roof system	100 SF
Pitch pan mastic	<1% <i>Chrysotile</i>	Roof pitch pans	30 SF
12" Grey vinyl floor tile and mastic	5-10% <i>Chrysotile</i>	First floor Office #4, 5, north and middle corridors	900 SF
12" Cream vinyl floor tile and mastic	4-8% <i>Chrysotile</i>	First floor Offices, Bull Pin, north and middle corridors	2,100 SF
Transite exhaust pipe	<i>PACM (*)</i>	Roof, attic space	8 lf
Mastic associated with Wood Paneling (**)	<i>PACM (*)</i>	First floor Chambers room	<100 SF
12" Ceiling tile and adhesive (**)	<i>PACM (*)</i>	First floor Bull Pin (above lights) and Office #4	600 SF
*PACM=Presumed Asbestos Containing Materials ** Materials not sampled due to inaccessible and/or occupied offices, samples to be collected prior to renovation activities *** Multi-layered flooring systems present throughout See the laboratory report and chain custodies for the complete list materials tested and the sampling locations.			

Should the demolition/renovation process reveal any additional suspect asbestos-containing materials; work must stop until the suspect materials are tested for asbestos content.

**B. LEAD-BASED PAINT**

The following are the results of the testing combinations that tested positive for lead-based paint at  $\geq 0.7$  mg/cm<sup>2</sup>.

**TABLE II: LBP Results**

Testing Combination	Substrate	Location of Material (all locations where material is present)
White concrete interior walls	Concrete	Throughout 1 <sup>st</sup> and 2 <sup>nd</sup> floor interior perimeter walls
Tan wall tile	Ceramic	2 <sup>nd</sup> floor Women and Men restrooms, 1 <sup>st</sup> floor south corridor restroom
Pink floor tile	Ceramic	1 <sup>st</sup> and 2 <sup>nd</sup> floor Women and Men restrooms
Beige floor tile	Ceramic	1 <sup>st</sup> floor Lobby
Grey stairs	Concrete	1 <sup>st</sup> floor north corridor
White concrete exterior wall	Concrete	Side A exterior walls (Beverly Drive)
White portico (overhang)	Plaster	Side A exterior (Beverly Drive)
White posts	Metal	Side A exterior (Beverly Drive)
White door frame	Wood	Side A exterior (Beverly Drive)
Pink safety rail	Metal	Side C exterior (Alley)
Pink overhang	Metal	Side C exterior (Alley)

Note: Painted surfaces generally contain lead at various levels, which are lead containing and not considered lead based paint. It is advised that all work where painted surfaces are impacted is conducted in a manner to minimize the generation of dust.

## CONCLUSION

### A. ASBESTOS

To assist in the management, handling, or reporting of asbestos identified in this report, a description and quantity of said materials is presented in Table III below. Materials are described by type (i.e., Thermal System Insulation or Surfacing Material or Miscellaneous Material) and category (i.e., Regulated Asbestos-Containing Material or Category I Non-friable ACM or Category II Non-friable ACM or Asbestos Containing Construction Material). The quantities are expressed in terms of square-feet (sf), lineal-feet (lf), or cubic feet (cf).

**TABLE III: Description and Quantity of Asbestos Containing Materials**

Description of Asbestos-Containing Material	Thermal System Insulation	Surfacing Material	Miscellaneous Material	Regulated Asbestos-Containing Material	Category I Non-friable ACM*	Category II Non-friable ACM*	Asbestos Containing Construction Material	Quantity of ACM**
Window glazing			X		X			<100 sf
Brown floor tile (beneath green floor sheeting)			X		X			1,000 sf
Black mirror mastic			X		X			<100 sf
9" Rust vinyl floor tile			X		X			1,800 sf
12" Beige/white multi-layered flooring			X		X			200 sf
Silver roof mastic			X		X			100 sf
Pitch pan mastic			X				X	30 sf
12" Grey vinyl floor tile and mastic			X		X			900 sf
12" Cream vinyl floor tile and mastic			X		X			2,100 sf
Transite exhaust pipe			X			X		8 lf
Mastic associated with Wood Paneling			X		X			<100 sf
12" Ceiling tile and adhesive			X		X			600 sf

\*Indicates condition of material at the time of sampling. Material may become friable and, thus, a Regulated Asbestos-Containing Material depending on the method of renovation or demolition and/or age. Material should be re-evaluated at the time of the project.

\*\*Quantities are approximate and are not intended for bidding or reporting purposes, and must be field verified.

It will be necessary to comply with the pertinent provisions of EPA, OSHA, SCAQMD and LAFD regulations during any removal or repair activities that may disturb the asbestos containing materials.

## **B. LEAD-BASED PAINT**

Based on the field assessment and XRF analysis, there is lead based paint and/or lead containing components in various areas of the complex (Refer to TABLE II: LBP RESUTS).

## **RECOMMENDATIONS**

### **A. ASBESTOS**

If the materials identified to contain asbestos will be disturbed during upcoming renovation/demolition activities, they must be abated prior to the renovation/demolition. In California, abatement of asbestos-containing materials, with asbestos content of greater than or equal to 0.1%, must be performed by a licensed, certified, and registered asbestos abatement contractor. If the abatement exceeds 100 square feet a fourteen (14) calendar day notification to the South Coast Air Quality Management District is required, in addition to obtaining a LAFD Permit. A fourteen (14) calendar day notification to the SCAQMD is also required for the demolition of the building (Refer to TABLE I: PLM Analysis, Positive Results).

### **B. LEAD**

Based on the field assessment and XRF analysis, there is lead based material that may be impacted during the upcoming renovation project.

Although there are no present state or federal laws dealing with mandatory abatement following the identification of lead-containing materials prior to disturbance of said materials, the Occupational Safety and Health Administration has promulgated legislation (29 CFR 1926.62 and 8 CCR 1532.1) entitled "Lead Exposure in the Construction Industry", which deals with worker exposure to lead. This legislation requires that any task that may potentially expose workers to any concentration of lead, be monitored to determine workers eight-hour time weighted average (TWA) exposure to lead. Further, prior to initiation of activities that may generate a lead exposure, such workers must have appropriate medical surveillance, hazard communication training and be properly fitted with respiratory protection and protective clothing until TWA results reveal exposures below the Action Level.

At this time, there are two forms of controls: 1) One control method is abatement, a "permanent" means of treatment that has an expected life of at least 20 years; 2) the other control method is interim controls, a short-term plan to control the lead hazards. Abatement measures include building component replacement, enclosure, paint removal (by heat gun, chemical, or contained abrasive), encapsulation (with patch tests and 20 year warranty), permanent soil covering (paving); and soil replacement. Interim controls measures include, paint film stabilization, friction and impact reduction treatments, dust removal, general cleanup of contaminated areas, and soil covering using non-permanent means (grass, mulch, gravel).

All work involving potential and identified LBP/LCSC surfaces should be conducted in accordance with Title 8, California Code of Regulations, Section 1532.1, 29 CFR 1926.62 and AB 2784.

Any cutting and/or heating of interior metal surfaces, containing toxic lead should be conducted in accordance with 29 CFR 1926.354. This regulation requires surfaces covered with toxic preservative, and in enclosed areas, be stripped of all toxic coatings for a distance of at least 4 inches, in all directions, from the area of heat application prior to the initiation of such heat application.

Contractor must perform all work in compliance with the most recent edition of all applicable federal, state, and local regulations, standards, and codes governing abatement, transport, and disposal of lead-containing/contaminated materials.

Should materials similar to those identified in this report or, other forms of suspect hazardous materials be discovered during the renovation process, the contractor should be instructed to cease all work activities which may initiate an exposure episode and notify the appropriate management personnel.

### C. UNI VERSAL WASTE MATERIALS

Other regulated hazardous materials may be present within the building that could be impacted during the upcoming renovation projects. Those materials are governed by the Universal Waste Rule, including but not limited to, PCB-containing light fixture ballasts, mercury containing thermostats switches and fluorescent light tubes (FLT's), chlorofluorocarbons (CFCs) in air conditioning units, tritium in exit signs and lead acid or nickel cadmium batteries emergency lighting.

In the event, that these building materials will be impacted during renovation activities, verification should be made for proper handling and disposal in accordance with regulatory requirements.

All potential and identified PCB-containing light fixture ballasts should be handled, collected, transported and disposed in accordance with the requirements of Title 22 of the California Code of Regulations, Section 67426.1 (22 CCR 67426.1).

All Fluorescent Light Tubes, mercury-containing thermostat switch capsules, batteries, and other Universal Waste Rule components should be handled in accordance with the requirements of Title 22 of the California Code of Regulations, Section 66273 *et seq.* (22 CCR 66273).

Should refrigerants or Halon systems be encountered, such materials should be captured and recycled in accordance with the requirements of the South Coast Air Quality Management District and the California Air Resources Board.

Should materials similar to those identified in this report or, other forms of suspect hazardous materials be present, maintenance personnel/contractors should be instructed to immediately cease work activities which may initiate an exposure episode, and notify the appropriate management personnel.

Clark Seif Clark, Inc. prepared this asbestos and lead-based paint survey report under contract with the City of Beverly Hills. No warranties expressed or implied, are made by Clark Seif Clark, Inc. or its employees as to the use of any information, apparatus, product or process disclosed in this report. Though reasonable efforts have been made to assure correctness, if a Contractor is employed he should bring any discrepancies to the immediate attention of Clark Seif Clark, Inc.

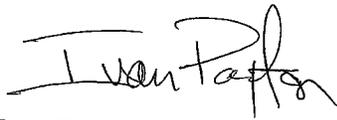
We have employed state-of-the-art practices to perform this analysis of risk and identification, but this evaluation is severely limited in scope to areas accessible to a visual inspection or through reasonable means of the areas evaluated. No demolition or product review was performed in attempts to reveal material compositions. Our services consist of professional opinions and recommendations made in accordance with generally accepted engineering principles and practices and are designed to provide an analytical tool to assist the client. Clark Seif Clark or those representing Clark Seif Clark bear no responsibility for the actual condition of the structure or safety of a site pertaining to asbestos and/or asbestos contamination regardless of the actions taken by the client.

Clark Seif Clark appreciated having the opportunity to inspect your property. If you have any questions regarding this survey or other environmental hazards, please don't hesitate to contact us at (818) 727-2553 or (800) 807-1118.

Respectfully Submitted,

**Clark Seif Clark, Inc.**

Generated By:



Ivan Paxton  
Certified Asbestos Consultant (CAC)  
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Gena R. Digby  
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**Project Name: Beverly Hills Chamber of Commerce**  
**Project Location: 239 Beverly Drive, Beverly Hills, California 90212**  
**CSC Project No.: 1021794**

**APPENDIX A**  
**LABORATORY ANALYTICAL RESULTS AND CHAIN OF CUSTODY**



# LA Testing

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LA Testing Order: 321205978

CustomerID: CLAR53

CustomerPO:

ProjectID:

Attn: **Gena Digby  
Clark Seif Clark  
PO Box 4299**

**Chatsworth, CA 91313**

Phone: (818) 727-2553

Fax: (818) 727-2556

Received: 04/10/12 9:15 AM

Analysis Date: 4/11/2012

Collected: 4/3/2012

Project: 1021794 Beverly Hills Chamber of Commerce 239 Beverly Drive Beverly Hills, CA 90212

## Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 and/or EPA 600/M4-82-020 Method(s) using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
239-01-Finish Coat 321205978-0001	Plaster	White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
239-01-Base Coat 321205978-0001A	Plaster	Gray Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
239-02-Finish Coat 321205978-0002	Plaster	White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
239-02-Base Coat 321205978-0002A	Plaster	Gray Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
239-03-Finish Coat 321205978-0003	Plaster	White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
239-03-Base Coat 321205978-0003A	Plaster	Gray Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
239-04 321205978-0004	Window Glazing	Gray Fibrous Heterogeneous		98% Non-fibrous (other)	2% Chrysotile
239-05 321205978-0005	Window Glazing	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected

Analyst(s)

Kieu-anh Pham Duong (81)

Rosa Mendoza (10)

Jerry Drapala Ph.D, Laboratory Manager  
or other approved signatory

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Report Amended: 04/12/2012 09:54:35 Replaces the Initial Report 04/11/2012 12:05:14. Reason Code: Client-Change to Location



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## Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 and/or EPA 600/M4-82-020 Method(s) using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
239-06 321205978-0006	Window Glazing	Beige Fibrous Heterogeneous		98% Non-fibrous (other)	2% Chrysotile
239-08-Finish Coat 321205978-0008	D/T/C	White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
No D/T/C present for analysis.					
239-08-Base Coat 321205978-0008A	D/T/C	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-09-Drywall 321205978-0009	D/T/C	Beige Non-Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (other)	None Detected
239-09-Tape 321205978-0009A	D/T/C	Brown Fibrous Homogeneous	98% Cellulose	2% Non-fibrous (other)	None Detected
239-09-Finish Coat 321205978-0009B	D/T/C	White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
No JC present for analysis.					
239-09-Base Coat 321205978-0009C	D/T/C	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-10-Drywall 321205978-0010	D/T/C	Beige Non-Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (other)	None Detected

Analyst(s)

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Rosa Mendoza (10)

Jerry Drapala Ph.D, Laboratory Manager  
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Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
239-10-Tape 321205978-0010A	D/T/C	Brown Fibrous Homogeneous	98% Cellulose	2% Non-fibrous (other)	None Detected
239-10-Finish Coat 321205978-0010B	D/T/C	White/Beige Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
No JC present for analysis.					
239-10-Base Coat 321205978-0010C	D/T/C	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-11-Drywall 321205978-0011	D/T/C	White Non-Fibrous Heterogeneous	3% Cellulose	97% Non-fibrous (other)	None Detected
239-11-Tape 321205978-0011A	D/T/C	Brown Fibrous Heterogeneous	95% Cellulose	5% Non-fibrous (other)	None Detected
239-11-Finish Coat 321205978-0011B	D/T/C	White Non-Fibrous Heterogeneous		80% Non-fibrous (other) 20% Perlite	None Detected
No JC present for analysis.					
239-12-Drywall 321205978-0012	D/T/C	White Non-Fibrous Heterogeneous	3% Cellulose	97% Non-fibrous (other)	None Detected
239-12-Tape 321205978-0012A	D/T/C	Brown Fibrous Heterogeneous	98% Cellulose	2% Non-fibrous (other)	None Detected

Analyst(s)

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Rosa Mendoza (10)

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## Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 and/or EPA 600/M4-82-020 Method(s) using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
239-12-Finish Coat 321205978-0012B	D/T/C	White/Yellow Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
No JC present for analysis					
239-13 321205978-0013	Base Cove Mastic/Adhesive	Cream Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-14-Vinyl Sheet Floor 321205978-0014	Green VSF (Top) Brown VAT & Mastic	Brown/Green Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (other)	None Detected
239-14-Vinyl Tile 321205978-0014A	Green VSF (Top) Brown VAT & Mastic	Brown Fibrous Heterogeneous		90% Non-fibrous (other)	10% Chrysotile
239-14-Mastic 321205978-0014B	Green VSF (Top) Brown VAT & Mastic	Black Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-15-Vinyl Sheet Floor 321205978-0015	Green VSF (Top) Brown VAT & Mastic	Brown/Green Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (other)	None Detected
239-15-Mastic 1 321205978-0015A	Green VSF (Top) Brown VAT & Mastic	Brown Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected

Analyst(s)

Kieu-anh Pham Duong (81)  
 Rosa Mendoza (10)

Jerry Drapala Ph.D, Laboratory Manager  
 or other approved signatory

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Project: 1021794 Beverly Hills Chamber of Commerce 239 Beverly Drive Beverly Hills, CA 90212

## Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 and/or EPA 600/M4-82-020 Method(s) using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
239-15-Mastic 2/Foam 321205978-0015B	Green VSF (Top) Brown VAT & Mastic	Brown/Black/Green Non-Fibrous  Heterogeneous		100% Non-fibrous (other)	None Detected
239-15-Vinyl Tile 321205978-0015C	Green VSF (Top) Brown VAT & Mastic	Brown Fibrous Heterogeneous		90% Non-fibrous (other)	10% Chrysotile
239-15-Mastic 3 321205978-0015D	Green VSF (Top) Brown VAT & Mastic	Black Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-17-Mirror Mastic 321205978-0017	Mirror Mastic	Black Fibrous Homogeneous		85% Non-fibrous (other)	15% Chrysotile
239-17-Plaster 321205978-0017A	Mirror Mastic	White/Red Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
239-18 321205978-0018	Yellow/Gold VSF	Brown Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-19-Vinyl Sheet Floor 321205978-0019	Yellow/Gold VSF	Brown Non-Fibrous  Homogeneous		100% Non-fibrous (other)	None Detected
239-19-Mastic 321205978-0019A	Yellow/Gold VSF	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected

Analyst(s)

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Rosa Mendoza (10)

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or other approved signatory

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Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
239-20 321205978-0020	Transite Pipe- Assumed				Not Submitted
239-21- Mastic/Vapor Barrier 321205978-0021	Black Mastic	Black Fibrous Heterogeneous	30% Cellulose 5% Synthetic	65% Non-fibrous (other)	None Detected
239-22- Mastic/Vapor Barrier 321205978-0022	Black Mastic	Black Fibrous Heterogeneous	30% Cellulose 5% Synthetic	65% Non-fibrous (other)	None Detected
239-23 321205978-0023	Vapor Barrier	Black Fibrous Heterogeneous	60% Cellulose 2% Glass	38% Non-fibrous (other)	None Detected
239-24-Floor Tile 321205978-0024	9" Drk Rust w/ Wht VAT & Mastic	Brown Fibrous Heterogeneous		90% Non-fibrous (other)	10% Chrysotile
239-24-Mastic 321205978-0024A	9" Drk Rust w/ Wht VAT & Mastic	Black Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-25-Floor Tile 321205978-0025	9" Drk Rust w/ Wht VAT & Mastic	Brown Fibrous Heterogeneous		90% Non-fibrous (other)	10% Chrysotile
239-25-Mastic/Felt 321205978-0025A	9" Drk Rust w/ Wht VAT & Mastic	Black Fibrous Heterogeneous	30% Cellulose 5% Synthetic	65% Non-fibrous (other)	None Detected

Analyst(s)

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Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
239-26 321205978-0026	Fissured Ceiling Panels (2x4)	White/Beige Fibrous Heterogeneous	50% Cellulose 20% Min. Wool	10% Non-fibrous (other) 20% Perlite	None Detected
239-27-Floor Tile 1 321205978-0027	12" Beige/Wht VAT (Over Homo Q)	White Non-Fibrous Homogeneous	2% Cellulose	98% Non-fibrous (other)	None Detected
239-27-Mastic 1 321205978-0027A	12" Beige/Wht VAT (Over Homo Q)	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-27-Floor Tile 2 321205978-0027B	12" Beige/Wht VAT (Over Homo Q)	Brown Fibrous Heterogeneous		90% Non-fibrous (other)	10% Chrysotile
239-27-Caulking 321205978-0027C	12" Beige/Wht VAT (Over Homo Q)	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-28-Floor Tile 1 321205978-0028	12" Beige/Wht VAT (Over Homo Q)	White Non-Fibrous Homogeneous	2% Cellulose	98% Non-fibrous (other)	None Detected
239-28-Mastic 1 321205978-0028A	12" Beige/Wht VAT (Over Homo Q)	Yellow Non-Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (other)	None Detected
239-28-Floor Tile 2 321205978-0028B	12" Beige/Wht VAT (Over Homo Q)	Brown Fibrous Heterogeneous		90% Non-fibrous (other)	10% Chrysotile

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Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
239-28-Caulking 321205978-0028C	12" Beige/Wht VAT (Over Homo Q)	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-29 321205978-0029	Black Mastic/Vapor Barrier	Black Fibrous Heterogeneous	30% Cellulose 5% Synthetic	65% Non-fibrous (other)	None Detected
239-30-Floor Tile 321205978-0030	12" Off Wht VAT	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-30-Mastic 321205978-0030A	12" Off Wht VAT	Black Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-31-Floor Tile 321205978-0031	12" Off Wht VAT	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-31-Mastic 321205978-0031A	12" Off Wht VAT	Black Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-32-Floor Tile 321205978-0032	9" Rust/Yellow VAT	Brown Fibrous Heterogeneous		90% Non-fibrous (other)	10% Chrysotile
239-32-Mastic/Vapor Barrier 321205978-0032A	9" Rust/Yellow VAT	Black Fibrous Heterogeneous	30% Cellulose 5% Synthetic	65% Non-fibrous (other)	None Detected

Analyst(s)

Kieu-anh Pham Duong (81)

Rosa Mendoza (10)

Jerry Drapala Ph.D, Laboratory Manager  
or other approved signatory

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Samples analyzed by LA Testing South Pasadena, CA NVLAP Lab Code 200232-0, CA ELAP 2283

Report Amended: 04/12/2012 09:54:35 Replaces the Initial Report 04/11/2012 12:05:14. Reason Code: Client-Change to Location



# LA Testing

520 Mission Street, South Pasadena, CA 91030

Phone/Fax: (323) 254-9960 / (323) 254-9982

<http://www.latesting.com>

[pasadenalab@latesting.com](mailto:pasadenalab@latesting.com)

LA Testing Order: 321205978

CustomerID: CLAR53

CustomerPO:

ProjectID:

Attn: **Gena Digby**  
**Clark Seif Clark**  
**PO Box 4299**

**Chatsworth, CA 91313**

Phone: (818) 727-2553

Fax: (818) 727-2556

Received: 04/10/12 9:15 AM

Analysis Date: 4/11/2012

Collected: 4/3/2012

Project: 1021794 Beverly Hills Chamber of Commerce 239 Beverly Drive Beverly Hills, CA 90212

## Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 and/or EPA 600/M4-82-020 Method(s) using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
239-33-Floor Tile 321205978-0033	9" Rust/Yellow VAT	Brown Fibrous Heterogeneous		90% Non-fibrous (other)	10% Chrysotile
239-33-Mastic/Vapor Barrier 321205978-0033A	9" Rust/Yellow VAT	Black Fibrous Heterogeneous	30% Cellulose 10% Synthetic	60% Non-fibrous (other)	None Detected
239-34-Shingle 321205978-0034	Roof Core (Cap Sheet & Felt)	Gray/Black Fibrous Heterogeneous	10% Glass	90% Non-fibrous (other)	None Detected
239-34-Felt 321205978-0034A	Roof Core (Cap Sheet & Felt)	Black Fibrous Heterogeneous	10% Glass	90% Non-fibrous (other)	None Detected
239-35 321205978-0035	Parapit Wall	Gray/Black Fibrous Heterogeneous	10% Glass	90% Non-fibrous (other)	None Detected
239-36 321205978-0036	Curb Flashing	Gray/Black Fibrous Heterogeneous	10% Glass	90% Non-fibrous (other)	None Detected
239-37 321205978-0037	Silver (Mastic)	Black/Silver Fibrous Heterogeneous		93% Non-fibrous (other)	7% Chrysotile
239-38 321205978-0038	Pitch Pan Mastic	Black/Silver Non-Fibrous Heterogeneous	5% Cellulose	95% Non-fibrous (other)	<1% Chrysotile

Analyst(s)

Kieu-anh Pham Duong (81)

Rosa Mendoza (10)

Jerry Drapala Ph.D, Laboratory Manager  
or other approved signatory

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Samples analyzed by LA Testing South Pasadena, CA NVLAP Lab Code 200232-0, CA ELAP 2283

Report Amended: 04/12/2012 09:54:35 Replaces the Initial Report 04/11/2012 12:05:14. Reason Code: Client-Change to Location



# LA Testing

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[pasadenalab@latesting.com](mailto:pasadenalab@latesting.com)

LA Testing Order: 321205978

CustomerID: CLAR53

CustomerPO:

ProjectID:

Attn: **Gena Digby  
Clark Seif Clark  
PO Box 4299**

**Chatsworth, CA 91313**

Phone: (818) 727-2553  
Fax: (818) 727-2556  
Received: 04/10/12 9:15 AM  
Analysis Date: 4/11/2012  
Collected: 4/3/2012

Project: 1021794 Beverly Hills Chamber of Commerce 239 Beverly Drive Beverly Hills, CA 90212

## Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 and/or EPA 600/M4-82-020 Method(s) using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
239-39 321205978-0039	Caulking	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-40 321205978-0040	HVAC Sealant	Beige Non-Fibrous Heterogeneous		95% Non-fibrous (other) 5% Mica	None Detected
239-41 321205978-0041	HVAC Sealant	Beige Non-Fibrous Heterogeneous		95% Non-fibrous (other) 5% Mica	None Detected
239-42-Floor Tile 321205978-0042	12" Grey VAT & Mastic	Grayish Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-42-Mastic 321205978-0042A	12" Grey VAT & Mastic	Black/Yellow Non-Fibrous Heterogeneous		95% Non-fibrous (other)	5% Chrysotile
239-43-Floor Tile 321205978-0043	12" Grey VAT & Mastic	Gray Fibrous Heterogeneous		90% Non-fibrous (other)	10% Chrysotile
239-43-Mastic 1 321205978-0043A	12" Grey VAT & Mastic	Black Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-43-Mastic 2 321205978-0043B	12" Grey VAT & Mastic	Yellow Non-Fibrous Heterogeneous	5% Cellulose 5% Synthetic	90% Non-fibrous (other)	None Detected

**Analyst(s)**

Kieu-anh Pham Duong (81)

Rosa Mendoza (10)

Jerry Drapala Ph.D, Laboratory Manager  
or other approved signatory

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Samples analyzed by LA Testing South Pasadena, CA NVLAP Lab Code 200232-0, CA ELAP 2283

Report Amended: 04/12/2012 09:54:35 Replaces the Initial Report 04/11/2012 12:05:14. Reason Code: Client-Change to Location



# LA Testing

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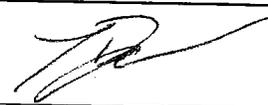
LA Testing Order:	321205978
CustomerID:	CLAR53
CustomerPO:	
ProjectID:	

Attn: <b>Gena Digby</b> <b>Clark Seif Clark</b> <b>PO Box 4299</b>  <b>Chatsworth, CA 91313</b>	Phone: (818) 727-2553 Fax: (818) 727-2556 Received: 04/10/12 9:15 AM Analysis Date: 4/11/2012 Collected: 4/3/2012
Project: 1021794 Beverly Hills Chamber of Commerce 239 Beverly Drive Beverly Hills, CA 90212	

## Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 and/or EPA 600/M4-82-020 Method(s) using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
239-44-Sheet Floor 321205978-0044	12" Tan VAT & Mastic	Gray/Tan Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (other)	None Detected
239-44-Mastic 1 321205978-0044A	12" Tan VAT & Mastic	Clear Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-44-Floor Tile 321205978-0044B	12" Tan VAT & Mastic	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-44-Mastic 2 321205978-0044C	12" Tan VAT & Mastic	Black Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-45-Floor Tile 321205978-0045	12" Cream VAT 4 Mastic	Cream Non-Fibrous Homogeneous		96% Non-fibrous (other)	4% Chrysotile
239-45-Mastic 1 321205978-0045A	12" Cream VAT 4 Mastic	Black Non-Fibrous Homogeneous		92% Non-fibrous (other)	8% Chrysotile
239-45-Mastic 2/Leveling Compound 321205978-0045B	12" Cream VAT 4 Mastic	White/Yellow Non-Fibrous  Heterogeneous	5% Cellulose 2% Synthetic	93% Non-fibrous (other)	None Detected
239-45-Concrete 321205978-0045C	12" Cream VAT 4 Mastic	Gray Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected

Analyst(s)  
 Kieu-anh Pham Duong (81)  
 Rosa Mendoza (10)

  
 Jerry Drapala Ph.D, Laboratory Manager  
 or other approved signatory

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 Samples analyzed by LA Testing South Pasadena, CA NVLAP Lab Code 200232-0, CA ELAP 2283

Report Amended: 04/12/2012 09:54:35 Replaces the Initial Report 04/11/2012 12:05:14. Reason Code: Client-Change to Location



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LA Testing Order: 321205978

CustomerID: CLAR53

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Attn: **Gena Digby  
Clark Seif Clark  
PO Box 4299**

**Chatsworth, CA 91313**

Phone: (818) 727-2553

Fax: (818) 727-2556

Received: 04/10/12 9:15 AM

Analysis Date: 4/11/2012

Collected: 4/3/2012

Project: 1021794 Beverly Hills Chamber of Commerce 239 Beverly Drive Beverly Hills, CA 90212

## Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 and/or EPA 600/M4-82-020 Method(s) using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
239-46-Floor Tile 321205978-0046	12" Cream VAT 4 Mastic	Cream Non-Fibrous Homogeneous		96% Non-fibrous (other)	4% Chrysotile
239-46-Mastic 321205978-0046A	12" Cream VAT 4 Mastic	Black Non-Fibrous Homogeneous		90% Non-fibrous (other)	10% Chrysotile
239-47 321205978-0047	Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-48 321205978-0048	Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-49 321205978-0049	Plaster	White Non-Fibrous Heterogeneous		85% Non-fibrous (other) 15% Perlite	None Detected

### Analyst(s)

Kieu-anh Pham Duong (81)

Rosa Mendoza (10)

Jerry Drapala Ph.D, Laboratory Manager  
or other approved signatory

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Samples analyzed by LA Testing South Pasadena, CA NVLAP Lab Code 200232-0, CA ELAP 2283

Report Amended: 04/12/2012 09:54:35 Replaces the Initial Report 04/11/2012 12:05:14. Reason Code: Client-Change to Location

32120597

Requested Turnaround

24 Hr

TAT



99011487

Chain of Custody Form- Bulk Sampling

CSC Job #	Sampling By	Date Taken	# Samples	Page #	Total Pages
1021794	Gena DeJby	04/03/12		1 of	9

Job Name & Location	Billing Info:
Beverly Hills Chamber of Commerce 230 Beverly Drive Beverly Hills, CA 90212	Stegeman and Kastner, Inc. (1004286) Ms. Zara Linnani 2601 Ocean Park Blvd Suite 300 Santa Monica, CA 90405-5215

Sample Analysis	PLM - Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy	Lab Submitted to:	CSC
-----------------	---	-------------------	-----

ID #	Material Description	HM	Location of Sample	Condition	Friable	Quantity
23001	PLASTER	A	EXTERIOR FACADE/ CIVIL WORK			
02			EXTERIOR COLUMN			
03			EXTERIOR COLUMN			
04	WINDOW GLAZING	B	EXTERIOR WINDOW FRONT OF BLDG			
05			EXTERIOR WINDOW OFFICE 8			
06			EXTERIOR WINDOW SOUTH/WEST EXIT			
07	2' x 2' CEILING PLATES	C	CEILING PLATES			
08	D/T/C	D	2ND FL, CORRIDOR			
09			JANITORS CLOSET			
10			OFFICE 4 PIPE CHASE			
11			1ST FL, CLOSET UNDER STAIRS			
12			JANITORS CLOSET			
13	BASE CONC MASTIC/ EPHAESIX	E	2ND FLOOR, OFFICE			
14	ELGIN VOT (TOP) BROWN VOT & MASTIC (BOTTOM)	F	2ND FL, CORRIDOR NEAR OFFICE 9 DOOR			
15			2ND FL, CORRIDOR (@ OFFICE 9 DOOR			

CONDITION CODE	FRIABLE CODE	HOMOGENEOUS CODE	QUANTITY CODE
G GO O OL I I F F P PO R R	Y Y N N H HO	HA- HOMOGENEOUS MA- MATERIAL	SF- Square LF- LINEAL PF- PILE

INSPECTION COMMENTS: EXTERIOR = BRICK w/ PLASTER COLUMNS, FACADE & OVER HANG, 2-STORY w/ PNEUM (MECHANICAL RM)

(\*) 1ST FL CEILING PLATES = FIBERGLASS

Relinquished By:	Date & Time
<i>[Signature]</i>	04/04/12
Received By:	Date & Time
<i>[Signature]</i>	4-5-12 1800

4/10/12 1152



HEALTH & SAFETY - ENGINEERING - ENVIRONMENTAL

321205978-

Requested Turn around time

24 Hr

99011487

Chain of Custody Form- Bulk Sampling

CSC Job # 1021794	Sampling By Gena Digby	Date Taken 04/03/12	# Samples	Page # 2	of 4	Total Pages 4
----------------------	---------------------------	------------------------	-----------	-------------	---------	------------------

Job Name & Location Beverly Hills Chamber of Commerce 239 Beverly Drive Bervery Hills, CA 90212	Billing Info: Stegeman and Kastner, Inc. (1004286) Ms. Zara Farmani 2601 Ocean Park Blvd. Suite 300 Santa Monica, CA 90405-5216
--	---

Sample Analysis: PLM - Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy Lab Submitted to:

ID #	Material Description	HM	Location of Sample	Condition	Friable	Quantity
* 239-14 N/A	WOOD PANELING MASTIC - ASSUMED	VOID	1st FL CHAMBER RM - INACCESSIBLE	NO	SPL COLLECTED	
17	MIRROR MASTIC	G	2ND FLOOR, CORRIDOR			
18	YELLOW/GOLD VSC	H	2ND FLOOR, STAIRS			
19			1st FLOOR, STAIRS			
20 N/A	TRANSITE PIPE - ASSUMED	I	PENUM/ROOF			
21	BLACK MASTIC	J	2ND FLOOR OFFICE 2 (UNDER CARPET)			
22			2ND FLOOR OFFICE 3 (UNDER CARPET)			
23	VAPOR BARRICK	K	2ND FLOOR RR TR BIRKING FROM OFFICE 9 CHASC			
24	9" DRK RUST W/ WHT VAT & MASTIC	L	2ND FLOOR, OFFICE 7			
25			1st FLOOR (CORRIDOR, WEST END			
26	FISSURED CEILING PANELS (2x4)	M	1st FL, CHAMBERS RM			
27	12" BEIGE / WHT VAT (OVER HOMO R)	N	2ND FL OFFICE 8 @ DOOR			
28			2ND FL, OFFICE 8 @ WINDOW			
29	BLACK MASTIC / VAPOR BARRICK	O	2ND FL, OFFICE 5, UNDER WOOD FLOOR			
30	12" OFF WHT VAT	P	2ND FL, SCLV/DATA RM @ DOOR			

CONDITION CODE G GO = OD F FAI R P POO R	FRIABLE CODE Y= YE S N NO	HOMOGENEOUS CODE HA= HOMOGENEOUS MATERIAL	QUANTITY CODE SF= Square Ft LF LINEAR FL
---	---------------------------------	--	--

INSPECTION COMMENTS: (\* ) 239-14 = ASSUME ACM MASTIC ASSOC. W/ WOOD PANELING @ 1st FL CHAMBER RM (INACCESSIBLE, NO SAMPLE COLLECTED)

Relinquished By: <i>Sam Relys</i>	Date & Time 4/4/12
Received By: <i>Shane</i>	Date & Time 4-5-12 1800



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Requested Turn around time

24 Hr

99011487

Chain of Custody Form- Bulk Sampling

CSC Job # 1021794	Sampling By Gena Digby	Date Taken 04/02/12	# Samples	Page # 3	Total Pages 4
Job Name & Location Beverly Hills Chamber of Commerce 239 Beverly Drive Beverly Hills, CA 90212			Billing Info: Stegeman and Kastner, Inc. (1004286) Ms. Zara Farimani 2601 Ocean Park Blvd. Suite 300 Santa Monica, CA 90405-5216		

ID #	Material Description	HM	Location of Sample	Condition	Friable	Quantity
239-31	12" OFF WHT VHT	P	2ND FLOOR, SERVICE / DATA RM (HOLE IN CONCRETE)			
32	9" ROSE/YELLOW VHT	O	2ND FL, OFFICE 7 @ DOOR			
33			OFFICE 4 @ CORNER			
34	ROOF CORE (CAP SHEET & FULT)	R	ROOF, SW PERIMETER			
35	PARTICIPIT WALL	S	ROOF, S. SIDE, W. END			
36	CURB FLASHING	T	ROOF, HVAC PLATFORM			
37	SILVEX (MASTIC)	U	ROOF, DIPC PENETRATION			
38	PITCH PAN MASTIC	V	ROOF @ CROSS BRACKS			
39	CAULKING	W	ROOF, WINDOW SCALANT (SKYLIGHTS)			
40	HVAC SCALANT	X	PLENUM @ REGISTER			
41			@ DIFFUSER			
42	12" GREY VHT & MASTIC	Y	1ST FL, NO CORRIDOR			
43			OFFICE 5 @ DOOR			
44	12" TAN VHT & MASTIC	Z	1ST FL, WALK			
45	12" CREAM VHT & MASTIC	AA	1ST FL, OFFICE 4 @ DOOR			

CONDITION CODE G GO = OD    F= FAI R    P POC = R	FRIABLE CODE Y= YE S    N NO	HOMOGENEOUS CODE HA= HOMOGENEOUS MATERIAL	QUANTITY CODE SF= Square Ft.    LF LINEAR Ft.
--	---------------------------------	--	--

INSPECTION COMMENTS:

Relinquished By: <i>[Signature]</i>	Date & Time 4/14/12
Received By: <i>[Signature]</i>	Date & Time 4-5-12 1800

321205973-



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99011487

Chain of Custody Form- Bulk Sampling

Requested Turn around time

24 Hr

TAT

CSC Job # 1021794		Sampling By Gena Digby		Date Taken 04/03/12	# Samples	Page # 4	of 9	Total Pages
Job Name & Location Beverly Hills Chamber of Commerce 239 Beverly Drive Beverly Hills, CA 90212				Billing Info: Stegeman and Kastner, Inc. (1004286) Ms. Zara Farimani 2601 Ocean Park Blvd. Suite 300 Santa Monica, CA 90405-5216				
Sample Analysis: PLM - Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy		Lab Submitted to:						
ID #	Material Description	HM	Location of Sample	Condition	Friable	Quantity		
46	12" CREAM VAT & MASTIC	AA	1st FL. OFFICE 7 @ DOOR					
47	PLASTER	BB	CEILING, FROM PLASTER (BACK SIDE)					
48			FROM 2ND					
49			1 FLOOR, OFFICE FROM 2ND FL. PIPE CHASE					
(*)	12" CEILING TILE & ADHESIVE - ASSUMED		1st FL. BALL PIN ABOVE LIGHT & OFFICE 4 - INACCESSIBLE			NO SPL COLLECTED		
CONDITION CODE		FRIABLE CODE		HOMOGENEOUS CODE		QUANTITY CODE		
G GO = OD	F= FAI R	P = POO R	Y= YE S	N = NO	HA= HOMOGENEOUS MATERIAL	SF=	Square Ft.	LF LINEA R Ft.
INSPECTION COMMENTS:		(*) 12" CEILING TILE & ADHESIVE IS ACM ASSUMED. NO SPL COLLECTED DUE TO INACCESSIBLE AND/OR OCCUPIED OFFICE.						
Relinquished By:				Date & Time				
[Signature]				4/4/12				
Received By:				Date & Time				
[Signature]				4-5-12 1800				

**Project Name: Beverly Hills Chamber of Commerce**  
**Project Location: 239 Beverly Drive, Beverly Hills, California 90212**  
**CSC Project No.: 1021794**

## **APPENDIX B**

### **XRF DATA SHEETS AND CDPH 8552 FORM**



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**XRF LEAD-BASED PAINT AND LEAD-CONTAINING MATERIALS INSPECTION REPORT**

Shot	Site	Room	Floor	Side	Component	Substrate	Condition	Color	Results			
									Results	Pbc	Pbc Error	Units
1					SHUTTER CALIBRATION							
2					NIST CALIBRATION 2574					2.95	0	cps
3					NIST CALIBRATION 2574				Positive	0.7	0.1	mg / cm ^2
4					NIST CALIBRATION 2574				Positive	0.8	0.1	mg / cm ^2
5	239	OFFICE 1	SECOND	A	WALL	CONCRETE	INTACT	WHITE	Positive	0.7	0.1	mg / cm ^2
6	239	OFFICE 1	SECOND	C	WALL	DRYWALL	INTACT	WHITE	Positive	1	0.3	mg / cm ^2
7	239	OFFICE 1	SECOND	C	CEILING	DRYWALL	INTACT	WHITE	Negative	0.3	0.38	mg / cm ^2
8	239	OFFICE 1	SECOND	B	BASEBOARD	WOOD	INTACT	WHITE	Negative	0.3	0.39	mg / cm ^2
9	239	OFFICE 1	SECOND	D	CABINET	WOOD	INTACT	WHITE	Negative	0.04	0.05	mg / cm ^2
10	239	OFFICE 2	SECOND	C	DOOR FRAME	WOOD	INTACT	WHITE	Negative	0.01	0.03	mg / cm ^2
11	239	OFFICE 2	SECOND	A	WALL	DRYWALL	INTACT	WHITE	Negative	0.19	0.26	mg / cm ^2
12	239	OFFICE 2	SECOND	B	WALL	DRYWALL	INTACT	WHITE	Positive	0.8	0.2	mg / cm ^2
13	239	OFFICE 2	SECOND	D	WALL	DRYWALL	INTACT	WHITE	Negative	0	0.02	mg / cm ^2
14	239	OFFICE 2	SECOND	A	WINDOW	METAL	INTACT	WHITE	Negative	0.4	0.3	mg / cm ^2
15	239	OFFICE 3	SECOND	A	WINDOW	METAL	INTACT	WHITE	Negative	0.18	0.2	mg / cm ^2
16	239	OFFICE 3	SECOND	A	WALL	DRYWALL	INTACT	WHITE	Negative	0.25	0.24	mg / cm ^2
17	239	OFFICE 3	SECOND	A	WALL	DRYWALL	INTACT	WHITE	Null	0.7	0.2	mg / cm ^2
18	239	OFFICE 3	SECOND	B	WALL	CONCRETE	INTACT	WHITE	Positive	0.7	0.2	mg / cm ^2
19	239	OFFICE 3	SECOND	C	WALL	CONCRETE	INTACT	WHITE	Negative	0.21	0.06	mg / cm ^2
20	239	OFFICE 3	SECOND	C	CEILING	CONCRETE	INTACT	WHITE	Positive	0.7	0.2	mg / cm ^2
21	239	OFFICE 3	SECOND	C	DOOR JAMB	WOOD	INTACT	WHITE	Negative	0	0.02	mg / cm ^2
22	239	OFFICE 1	SECOND	D	WALL	CONCRETE	INTACT	WHITE	Negative	0.23	0.24	mg / cm ^2
23	239	OFFICE 1	SECOND	D	WALL	CONCRETE	INTACT	WHITE	Null	0.25	0.15	mg / cm ^2
24	239	OFFICE 4	SECOND	C	WALL	DRYWALL	INTACT	WHITE	Negative	0.5	0.2	mg / cm ^2
25	239	OFFICE 4	SECOND	A	WALL	DRYWALL	INTACT	WHITE	Negative	0.3	0.35	mg / cm ^2
26	239	OFFICE 4	SECOND	B	C RAIL	WOOD	INTACT	WHITE	Negative	0.4	0.3	mg / cm ^2
27	239	OFFICE 4	SECOND	D	BASEBOARD	WOOD	INTACT	WHITE	Negative	0.26	0.17	mg / cm ^2
28	239	OFFICE 5	SECOND	A	WALL	DRYWALL	INTACT	WHITE	Negative	0.07	0.15	mg / cm ^2
29	239	OFFICE 5	SECOND	C	WALL	DRYWALL	INTACT	WHITE	Negative	0.29	0.08	mg / cm ^2
30	239	OFFICE 5	SECOND	B	WALL	CONCRETE	INTACT	WHITE	Negative	0.5	0.2	mg / cm ^2
									Negative	0.15	0.05	mg / cm ^2



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XRF LEAD-BASED PAINT AND LEAD-CONTAINING MATERIALS INSPECTION REPORT

Shot	Site	Room	Floor	Side	Component	Substrate	Condition	Color	Results			
									Results	Pbc	Pbc Error	Units
31	239	OFFICE 5	SECOND	B	WINDOW	METAL	INTACT	WHITE	Negative	0.06	0.08	mg / cm ^2
32	239	OFFICE 5	SECOND	D	CEILING	DRYWALL	INTACT	WHITE	Negative	0.3	0.39	mg / cm ^2
33	239	OFFICE 5	SECOND	D	DOOR	WOOD	INTACT	WHITE	Negative	0.01	0.03	mg / cm ^2
34	239	OFFICE 5	SECOND	D	DOOR JAMB	WOOD	INTACT	WHITE	Negative	0.12	0.19	mg / cm ^2
35	239	OFFICE 6	SECOND	C	CEILING	DRYWALL	INTACT	WHITE	Null	0.26	0.09	mg / cm ^2
36	239	OFFICE 6	SECOND	C	CEILING	DRYWALL	INTACT	WHITE	Null	0.3	1.13	mg / cm ^2
37	239	OFFICE 6	SECOND	C	CEILING	DRYWALL	INTACT	WHITE	Negative	0.4	0.3	mg / cm ^2
38	239	OFFICE 6	SECOND	C	WALL	CONCRETE	INTACT	WHITE	Negative	0.3	0.39	mg / cm ^2
39	239	OFFICE 6	SECOND	D	WALL	CONCRETE	INTACT	WHITE	Null	0.17	0.16	mg / cm ^2
40	239	OFFICE 6	SECOND	D	WALL	CONCRETE	INTACT	WHITE	Negative	0.23	0.07	mg / cm ^2
41	239	OFFICE 6	SECOND	A	WALL	DRYWALL	INTACT	WHITE	Negative	0.24	0.44	mg / cm ^2
42	239	OFFICE 6	SECOND	D	WINDOW	METAL	INTACT	WHITE	Negative	0.11	0.13	mg / cm ^2
43	239	OFFICE 6	SECOND	A	BASEBOARD	WOOD	INTACT	WHITE	Negative	0.01	0.03	mg / cm ^2
44	239	OFFICE 6	SECOND	A	VENT	METAL	INTACT	WHITE	Negative	0.4	0.3	mg / cm ^2
45	239	OFFICE 7	SECOND	D	WALL	CONCRETE	PEELING	WHITE	Negative	0.22	0.07	mg / cm ^2
46	239	OFFICE 7	SECOND	A	WALL	DRYWALL	INTACT	WHITE	Negative	0.16	0.05	mg / cm ^2
47	239	OFFICE 7	SECOND	B	DOOR JAMB	WOOD	INTACT	WHITE	Negative	0.12	0.26	mg / cm ^2
48	239	OFFICE 8	SECOND	B	DOOR JAMB	WOOD	INTACT	WHITE	Negative	0.14	0.29	mg / cm ^2
49	239	OFFICE 8	SECOND	D	WALL	CONCRETE	INTACT	WHITE	Positive	0.9	0.2	mg / cm ^2
50	239	OFFICE 8	SECOND	A	WALL	DRYWALL	INTACT	WHITE	Negative	0	0.02	mg / cm ^2
51	239	OFFICE 9	SECOND	D	WALL	CONCRETE	INTACT	WHITE	Positive	0.9	0.2	mg / cm ^2
52	239	OFFICE 9	SECOND	A	WALL	DRYWALL	INTACT	WHITE	Negative	0.01	0.02	mg / cm ^2
53	239	OFFICE 9	SECOND	A	BASEBOARD	WOOD	INTACT	WHITE	Negative	0.1	0.21	mg / cm ^2
54	239	OFFICE 9	SECOND	A	CEILING	DRYWALL	INTACT	WHITE	Null	0	0.02	mg / cm ^2
55	239	OFFICE 9	SECOND	A	CEILING	DRYWALL	INTACT	WHITE	Null	0	0.02	mg / cm ^2
56	239	OFFICE 9	SECOND	A	CEILING	DRYWALL	INTACT	WHITE	Negative	0	0.02	mg / cm ^2
57	239	OFFICE 9	SECOND	A	DOOR JAMB	WOOD	INTACT	WHITE	Negative	0.1	0.15	mg / cm ^2
58	239	MEN RR	SECOND	A	WALL	DRYWALL	INTACT	WHITE	Negative	0.4	0.3	mg / cm ^2
59	239	MEN RR	SECOND	C	WALL	DRYWALL	INTACT	WHITE	Negative	0.28	0.39	mg / cm ^2
60	239	MEN RR	SECOND	C	PARTITION	DRYWALL	INTACT	WHITE	Negative	0.01	0.02	mg / cm ^2



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**XRF LEAD-BASED PAINT AND LEAD-CONTAINING MATERIALS INSPECTION REPORT**

Shot	Site	Room	Floor	Side	Component	Substrate	Condition	Color	Results			
									Results	Pbc	Pbc Error	Units
61	239	MEN RR	SECOND	C	WALL TILE	CERAMIC	INTACT	TAN	Positive	12.4	9.7	mg / cm ^2
62	239	MEN RR	SECOND	C	FLOOR	CERAMIC	INTACT	PINK	Positive	17.4	5.7	mg / cm ^2
63	239	WOMEN RR	SECOND	C	FLOOR	CERAMIC	INTACT	PINK	Positive	19	5.9	mg / cm ^2
64	239	WOMEN RR	SECOND	C	PARTION	WOOD	INTACT	WHITE	Negative	0.12	0.22	mg / cm ^2
65	239	WOMEN RR	SECOND	B	DOOR FRAME	WOOD	INTACT	WHITE	Negative	0.5	0.2	mg / cm ^2
66	239	JANITOR	SECOND	A	WALL	DRYWALL	INTACT	WHITE	Negative	0.03	0.02	mg / cm ^2
67	239	JANITOR	SECOND	A	CEILING	DRYWALL	INTACT	WHITE	Negative	0.02	0.02	mg / cm ^2
68	239	JANITOR	SECOND	B	DOOR JAMB	WOOD	INTACT	WHITE	Negative	0.11	0.09	mg / cm ^2
69	239	CORRIDOR	SECOND	A	WALL	DRYWALL	INTACT	WHITE	Negative	0.27	0.05	mg / cm ^2
70	239	CORRIDOR	SECOND	B	WALL	DRYWALL	INTACT	WHITE	Negative	0.25	0.05	mg / cm ^2
71	239	CORRIDOR	SECOND	B	CEILING	DRYWALL	INTACT	WHITE	Negative	0.23	0.07	mg / cm ^2
72	239	CORRIDOR	SECOND	B	BASEBOARD	WOOD	INTACT	WHITE	Negative	0.01	0.05	mg / cm ^2
73	239	CORRIDOR	SECOND	C	WINDOW	METAL	INTACT	WHITE	Negative	0.01	0.02	mg / cm ^2
74	239	DATA	SECOND	C	WALL	DRYWALL	INTACT	WHITE	Negative	0.24	0.05	mg / cm ^2
75	239	DATA	SECOND	A	WALL	DRYWALL	INTACT	WHITE	Negative	0.4	0.1	mg / cm ^2
76	239	DATA	SECOND	A	DOOR FRAME	METAL	INTACT	WHITE	Negative	0.01	0.03	mg / cm ^2
77	239	DATA	SECOND	D	DOOR	METAL	INTACT	WHITE	Negative	0	0.02	mg / cm ^2
78	239	DATA	SECOND	D	CEILING	DRYWALL	INTACT	WHITE	Negative	0.4	0.1	mg / cm ^2
79	239	STAIRS	SECOND	A	STRINGER	WOOD	INTACT	WHITE	Negative	0.24	0.11	mg / cm ^2
80	239	STAIRS	SECOND	A	RAIL SUP	WOOD	INTACT	WHITE	Negative	0.3	0.22	mg / cm ^2
81	239	STAIRS	SECOND	A	RAIL	WOOD	INTACT	VARNISH	Negative	0	0.02	mg / cm ^2
82	239	CORRIDOR	SECOND	A	CROSS BEAM	METAL	INTACT	WHITE	Negative	0	0.02	mg / cm ^2
83	239	CORRIDOR	SECOND	A	CROSS BEAM	METAL	INTACT	WHITE	Negative	0	0.02	mg / cm ^2
84	239	ROOF	SECOND	A	HVAC	METAL	INTACT	WHITE	Negative	0.11	0.12	mg / cm ^2
85	239	ROOF	SECOND	A	FLASING	METAL	PEELING	PINK	Negative	0	0.02	mg / cm ^2
86	239	ROOF	SECOND	B	SUP BEAM	METAL	INTACT	ORANGE	Negative	0	0.02	mg / cm ^2
87	239	STAIRS	FIRST	B	WALL	CONCRETE	INTACT	WHITE	Null	0.7	0.2	mg / cm ^2
88	239	STAIRS	FIRST	B	WALL	CONCRETE	INTACT	WHITE	Negative	0	0.02	mg / cm ^2
89	239	LOBBY S	FIRST	A	WALL	DRYWALL	INTACT	WHITE	Negative	0	0.02	mg / cm ^2
90	239	CORRIDOR	FIRST	B	CEILING	DRYWALL	INTACT	WHITE	Negative	0.27	0.38	mg / cm ^2



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Shot	Site	Room	Floor	Side	Component	Substrate	Condition	Color	Results			
									Results	Pbc	Pbc Error	Units
91	239	CORRIDOR	FIRST	B	DOOR JAMB	WOOD	PEELING	TAN	Negative	0.16	0.14	mg / cm ^2
92	239	CORRIDOR RR	FIRST	B	WALL	CERAMIC	INTACT	TAN	Positive	11.2	5.1	mg / cm ^2
93	239	CORRIDOR RR	FIRST	C	WINDOW	METAL	INTACT	WHITE	Negative	0.09	0.14	mg / cm ^2
94	239	CORRIDOR	FIRST	B WEST	DOOR FRAME	METAL	INTACT	BEIGE	Negative	0.3	0.2	mg / cm ^2
95	239	CORRIDOR	FIRST	B WEST	DOOR	WOOD	INTACT	BEIGE	Negative	0.3	0.2	mg / cm ^2
96	239	CONFERENCE	FIRST	B	WALL	CONCRETE	INTACT	WHITE	Negative	0.4	0.1	mg / cm ^2
97	239	CONFERENCE	FIRST	D	WALL	CONCRETE	INTACT	WHITE	Positive	0.9	0.2	mg / cm ^2
98	239	CONFERENCE	FIRST	C	DOOR	METAL	INTACT	RED	Negative	0.4	0.2	mg / cm ^2
99	239	CONFERENCE	FIRST	B	WINDOW	METAL	PEELING	WHITE	Negative	0.2	0.07	mg / cm ^2
100	239	OFFICE 4	FIRST	D	WALL	DRYWALL	INTACT	WHITE	Negative	0.03	0.05	mg / cm ^2
101	239	OFFICE 4	FIRST	B	WALL	DRYWALL	INTACT	WHITE	Negative	0.28	0.39	mg / cm ^2
102	239	OFFICE 4	FIRST	D	DOOR JAMB	WOOD	INTACT	BEIGE	Negative	0.02	0.06	mg / cm ^2
103	239	OFFICE 3	FIRST	D	DOOR	WOOD	INTACT	BEIGE	Negative	0.01	0.03	mg / cm ^2
104	239	OFFICE 2	FIRST	D	WALL	DRYWALL	INTACT	ORANGE	Negative	0.01	0.02	mg / cm ^2
105	239	OFFICE 2	FIRST	A	WALL	DRYWALL	INTACT	ORANGE	Negative	0	0.02	mg / cm ^2
106	239	OFFICE 2	FIRST	D	DOOR	WOOD	INTACT	ORANGE	Negative	-0.22	0.44	mg / cm ^2
107	239	OFFICE 2	FIRST	D	DOOR JAMB	WOOD	INTACT	BEIGE	Negative	0.03	0.06	mg / cm ^2
108	239	LOBBY	FIRST	A	WALL	CONCRETE	INTACT	WHITE	Null	0	0.02	mg / cm ^2
109	239	LOBBY	FIRST	A	WALL	CONCRETE	INTACT	WHITE	Positive	0.8	0.2	mg / cm ^2
110	239	LOBBY	FIRST	A	BASEBOARD	CERAMIC	INTACT	BEIGE	Negative	0.01	0.04	mg / cm ^2
111	239	LOBBY	FIRST	A	FLOOR	CERAMIC	INTACT	BEIGE	Null	0.8	0.1	mg / cm ^2
112	239	LOBBY	FIRST	A	FLOOR	CERAMIC	INTACT	BEIGE	Positive	0.8	0.1	mg / cm ^2
113	239	BULLPEN	FIRST	B	WINDOW	METAL	INTACT	TAN	Negative	0	0.02	mg / cm ^2
114	239	BULLPEN	FIRST	B	COLUMN	DRYWALL	INTACT	TAN	Negative	0.01	0.02	mg / cm ^2
115	239	BULLPEN	FIRST	C	WALL	DRYWALL	INTACT	TAN	Negative	0	0.02	mg / cm ^2
116	239	BULLPEN	FIRST	C	REGISTER	METAL	INTACT	TAN	Negative	0	0.02	mg / cm ^2
117	239	OFFICE 7	FIRST	A	WALL	WOOD	INTACT	GREEN	Negative	0	0.02	mg / cm ^2
118	239	OFFICE 7	FIRST	C	WALL	WOOD	INTACT	GREEN	Negative	0.01	0.02	mg / cm ^2
119	239	OFFICE 7	FIRST	C	DOOR JAMB	WOOD	INTACT	BROWN	Negative	0	0.02	mg / cm ^2
120	239	OFFICE 5	FIRST	A	WALL	DRYWALL	INTACT	TAN	Null	0	0.02	mg / cm ^2



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Shot	Site	Room	Floor	Side	Component	Substrate	Condition	Color	Results			
									Results	Pbc	Pbc Error	Units
121	239	OFFICE 5	FIRST	A	WALL	DRYWALL	INTACT	TAN	Negative	0	0.02	mg / cm ^2
122	239	OFFICE 5	FIRST	C	WALL	DRYWALL	INTACT	TAN	Negative	0.01	0.02	mg / cm ^2
123	239	OFFICE 5	FIRST	B	DOOR	WOOD	INTACT	WHITE	Negative	0.02	0.08	mg / cm ^2
124	239	N CORRIDOR	FIRST	C	CABINET	WOOD	INTACT	TAN	Negative	0.01	0.03	mg / cm ^2
125	239	WOMEN RR	FIRST	A	WALL	DRYWALL	INTACT	YELLOW	Negative	0.18	0.11	mg / cm ^2
126	239	WOMEN RR	FIRST	A	CEILING	DRYWALL	INTACT	YELLOW	Negative	0.1	0.06	mg / cm ^2
127	239	WOMEN RR	FIRST	A	DOOR FRAME	WOOD	INTACT	YELLOW	Negative	0.04	0.08	mg / cm ^2
128	239	MEN RR	FIRST	A	FLOOR	CERAMIC	INTACT	PINK	Positive	22.3	4.9	mg / cm ^2
129	239	MEN RR	FIRST	C	WALL	DRYWALL	INTACT	YELLOW	Negative	0.1	0.53	mg / cm ^2
130	239	MEN RR	FIRST	C	SINK	PORCELIN	INTACT	WHITE	Negative	0.17	0.04	mg / cm ^2
131	239	N CORRIDOR	FIRST	C	DOOR	METAL	INTACT	BROWN	Negative	0.18	0.11	mg / cm ^2
132	239	N CORRIDOR	FIRST	C	DOOR FRAME	METAL	INTACT	BROWN	Negative	0.1	0.15	mg / cm ^2
133	239	N CORRIDOR	FIRST	C	STAIRS	CONCRETE	PEELING	GREY	Null	0.3	0.06	mg / cm ^2
134	239	N CORRIDOR	FIRST	C	STAIRS	CONCRETE	PEELING	GREY	Positive	1.2	0.5	mg / cm ^2
135	239	OUTSIDE	FIRST	A	WALL	CONCRETE	INTACT	WHITE	Positive	1	0.3	mg / cm ^2
136	239	OUTSIDE	FIRST	A	PORTICO	PLASTER	INTACT	WHITE	Positive	1.3	0.5	mg / cm ^2
137	239	OUTSIDE	FIRST	A	POST	METAL	PEELING	WHITE	Positive	1.3	0.5	mg / cm ^2
138	239	OUTSIDE	FIRST	A	DOOR FRAME	WOOD	PEELING	WHITE	Positive	1.5	0.6	mg / cm ^2
139	239	OUTSIDE	FIRST	C	DOOR FRAME	METAL	PEELING	GREY	Negative	0.5	0.1	mg / cm ^2
140	239	OUTSIDE	FIRST	C	DOOR	METAL	PEELING	PINK	Negative	0.6	0.1	mg / cm ^2
141	239	OUTSIDE	FIRST	C	WALL	BRICK	PEELING	WHITE	Negative	0.01	0.02	mg / cm ^2
142	239	OUTSIDE	FIRST	C	LADDER	METAL	PEELING	PINK	Negative	0	0.02	mg / cm ^2
143	239	OUTSIDE	FIRST	C	PIPE	METAL	PEELING	PINK	Negative	0.3	0.21	mg / cm ^2
144	239	OUTSIDE	FIRST	C	PLATFORM	METAL	PEELING	PINK	Negative	0.01	0.02	mg / cm ^2
145	239	OUTSIDE	FIRST	C	ELEC BOX	METAL	PEELING	PINK	Negative	0.17	0.11	mg / cm ^2
146	239	OUTSIDE	FIRST	C	SAFE RAIL	METAL	PEELING	PINK	Null	0.8	0.2	mg / cm ^2
147	239	OUTSIDE	FIRST	C	SAFETY RAIL	METAL	PEELING	PINK	Positive	1.1	0.2	mg / cm ^2
148	239	OUTSIDE	FIRST	C	DOWN SPOUT	METAL	PEELING	WHITE	Negative	0.3	0.25	mg / cm ^2
149	239	OUTSIDE	FIRST	D	WINDOW	METAL	CRACKED	PINK	Negative	0.3	0.16	mg / cm ^2
150	239	OUTSIDE	FIRST	D	WALL	BRICK	CRACKED	WHITE	Negative	0.01	0.02	mg / cm ^2



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Shot	Site	Room	Floor	Side	Component	Substrate	Condition	Color	Results			
									Results	Pbc	Pbc Error	Units
151	239	OUTSIDE	FIRST	D	LOUVER	BRICK	CRACKED	PINK	Negative	0.08	0.21	mg / cm ^2
152	239	OUTSIDE	FIRST	C	OVERHANG	METAL	CRACKED	PINK	Positive	1	0.2	mg / cm ^2
153					NIST CALIBRATION 2574				Positive	1.1	0.4	mg / cm ^2
154					NIST CALIBRATION 2574				Positive	0.8	0.1	mg / cm ^2
155					NIST CALIBRATION 2574				Positive	1.2	0.5	mg / cm ^2

**Summary of Lead Based Paint Materials and Components (>0.7 mg/cm<sup>2</sup>)**

**Action Level is >0.7 mg/cm<sup>2</sup>**

White concrete walls throughout 1st and 2nd floor interior perimeter walls, Tan wall tiles in 2nd floor Women Men restrooms, 1st floor south corridor restroom, Pink ceramic floor tile in 1st and 2nd floor Women and Men restrooms, Beige ceramic floor tile in 1st floor lobby, Grey concrete stairs at 1st floor north corridor, White concrete wall at Side A, White plaster portico at Side A, White metal posts at side A, White wood door frame at Side A, Pink metal safety rails at Side C, Pink overhang at Side C.

**Inspection Comments:**

This limited XRF inspection was performed on April 3, 2012 with a Niton XLp300 series lead detector, serial no. 25063

*Ivan Taffa*

9201 Inspector/ Assessor  
 CDPH Certification

April 16, 2012  
 Date

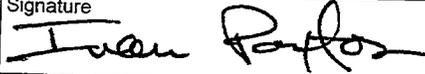
**LEAD HAZARD EVALUATION REPORT****Section 1 — Date of Lead Hazard Evaluation** April 3, 2012**Section 2 — Type of Lead Hazard Evaluation (Check one box only)**
 Lead Inspection   
  Risk assessment   
  Clearance Inspection   
  Other (specify) \_\_\_\_\_
**Section 3 — Structure Where Lead Hazard Evaluation Was Conducted**

Address [number, street, apartment (if applicable)] <b>239 Beverly Drive</b>		City <b>Beverly Hills</b>	County <b>Los Angeles</b>	Zip Code <b>90212</b>
Construction date (year) of structure <b>Circa 1940s</b>	Type of structure (check one box only)			
	<input type="checkbox"/> Multi-unit building	<input type="checkbox"/> School or daycare	<input type="checkbox"/> Single family dwelling	
	<input checked="" type="checkbox"/> Other (specify) <u>Chamber of Commerce/Office Building</u>			

**Section 4 — Owner of Structure (if business/agency, list contact person)**

Name <b>City of Beverly Hills/Brenda Lavender</b>		Telephone number <b>310-285-2426</b>		
Address [number, street, apartment (if applicable)] <b>455 N. Rexford Drive</b>		City <b>Beverly Hills</b>	State <b>California</b>	Zip Code <b>90210</b>

**Section 5 — Results of Lead Hazard Evaluation (check all that apply)**
 No lead-based paint detected.   
  Lead-based paint detected.  
 No lead hazards detected.   
  Lead hazards detected.
**Section 6 — Individual Conducting Lead Hazard Evaluation**

Name <b>Ivan Paxton</b>		Telephone number <b>818-727-2553</b>		
Address [number, street, apartment (if applicable)] <b>P.O. Box 4299</b>		City <b>Chatsworth</b>	State <b>California</b>	Zip Code <b>91313</b>
CDPH certification number <b>9201</b>	Signature 		Date <b>April 17, 2012</b>	
Name and CDPH certification number of any other individuals conducting sampling or testing (if applicable)				

**Section 7 — Attachments**

- A. A foundation diagram or sketch of the structure indicating the specific locations of each lead hazard or presence of lead-based paint;
- B. Each testing method, device, and sampling procedure used;
- C. All data collected, including quality control data, laboratory results, including laboratory name, address, and phone number.

First copy and attachments retained by inspector

Second copy and attachments retained by owner

Third copy only (no attachments) mailed or faxed to:

California Department of Public Health  
 Childhood Lead Poisoning Prevention Branch Reports  
 850 Marina Bay Parkway, Building P, Third Floor  
 Richmond, CA 94804-6403  
 Fax: (510) 620-5656

**Project Name: Beverly Hills Chamber of Commerce**  
**Project Location: 239 Beverly Drive, Beverly Hills, California 90212**  
**CSC Project No.: 1021794**

**APPENDIX C**  
**SITE PHOTOGRAPHS**

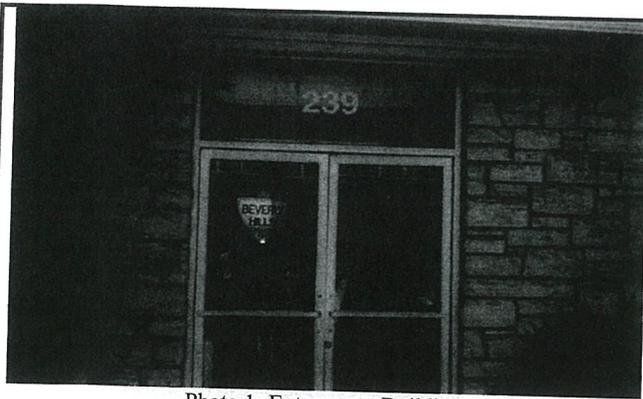


Photo 1: Entrance to Building

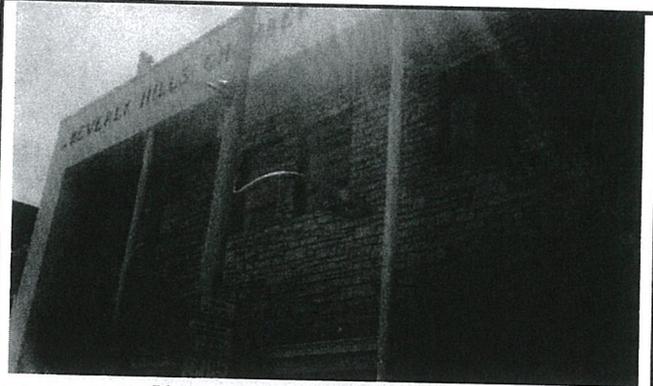


Photo 2: Exterior of Building (Front)

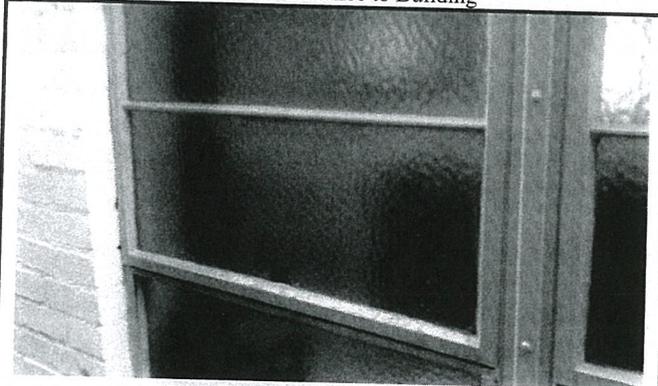


Photo 3: Exterior Window Glazing

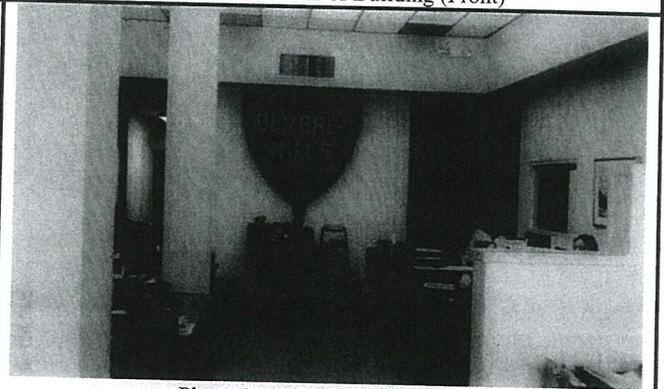


Photo 4: 1st floor Bull Pin Area

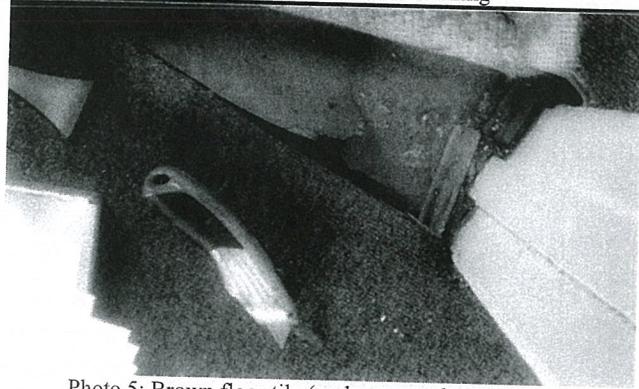


Photo 5: Brown floor tile (under green sheet flooring)

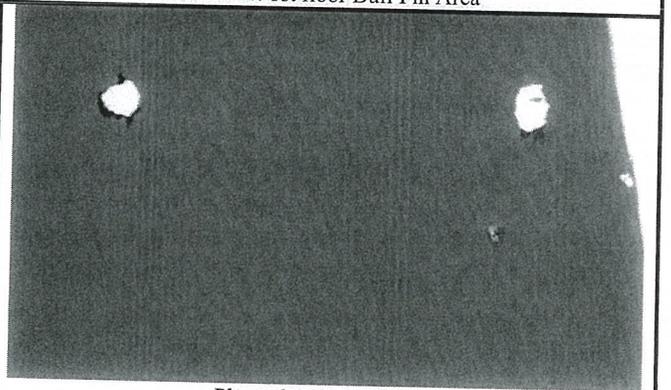


Photo 6: Mirror Mastic.

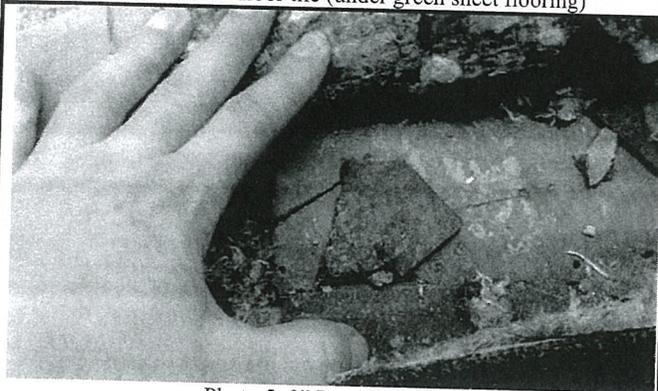


Photo 5: 9" Rust floor tile

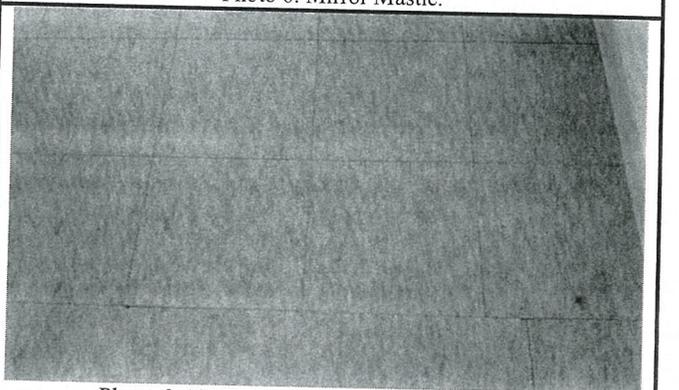


Photo 6: 12" Beige /white multilayered flooring

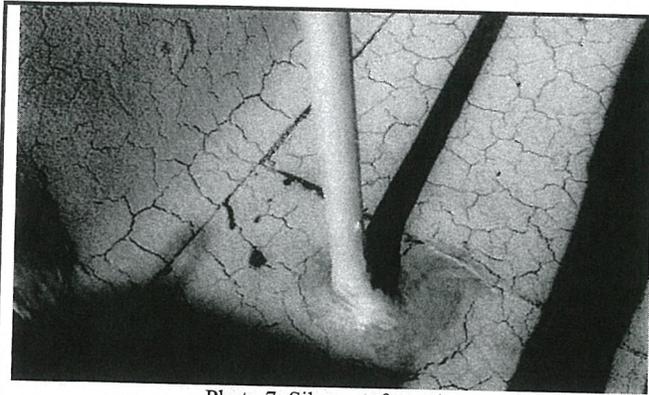


Photo 7: Silver roof mastic



Photo 8: Roof, Pitch pan mastic



Photo 9: 12" Grey vinyl floor tile and mastic.



Photo 10: 12" Cream vinyl floor tile and mastic

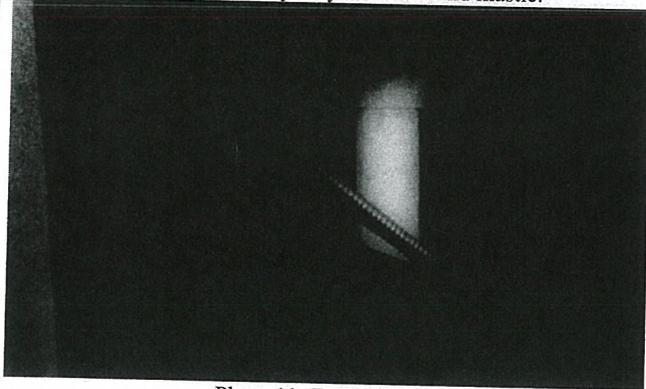


Photo 11: Transite Pipe



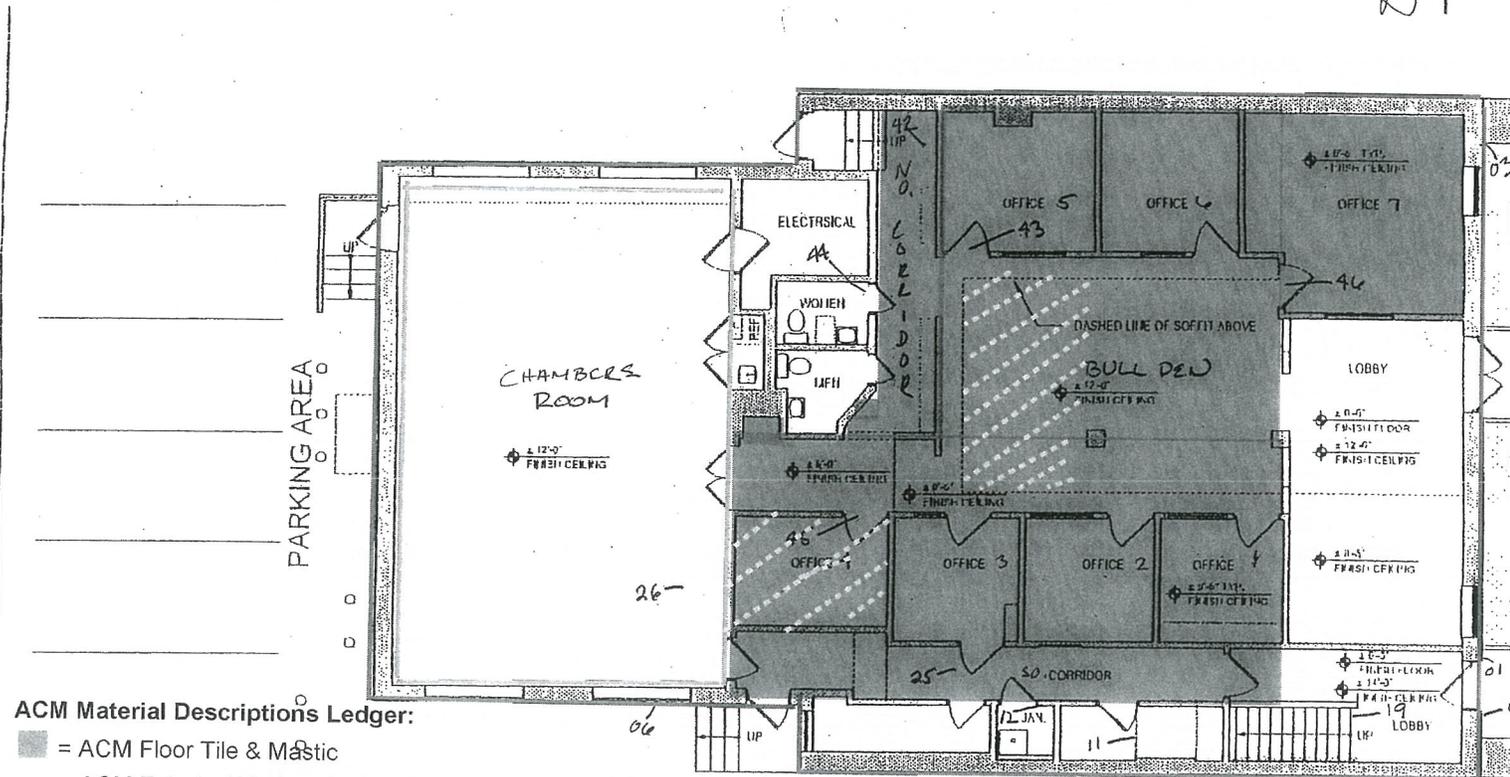
Photo 12: Tan wall tile & Pink floor tile (Ceramic)

**Project Name: Beverly Hills Chamber of Commerce**  
**Project Location: 239 Beverly Drive, Beverly Hills, California 90212**  
**CSC Project No.: 1021794**

**APPENDIX D**  
**SITE SKETCH**

# BEVERLY HILLS CHAMBER OF COMMERCE

NA



**ACM Material Descriptions Ledger:**

- = ACM Floor Tile & Mastic
- = ACM Exterior Window Glazing
- = ACM Floor Tile & Mastic and PACM 12" Ceiling tiles and adhesive
- = PACM Mastic assoc. w/ wood paneling

**FIRST FLOOR PLAN**



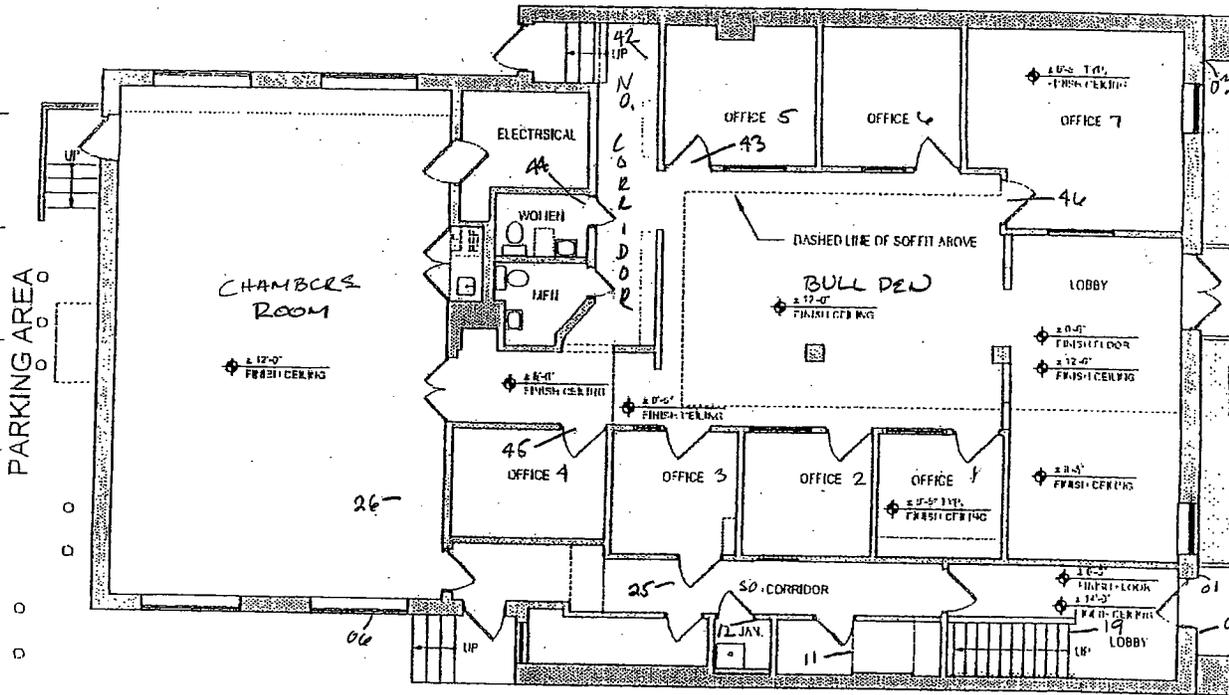
TITLE: CHAMBER OF COMMERCE - AS BUILT  
 12062  
 02.10.2012  
 1/16" = 1'-0" (FULL SIZE SHEET 11"x17")

239 SOUTH BEVERLY DRIVE

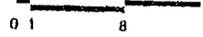


# BEVERLY HILLS CHAMBER OF COMMERCE

NA



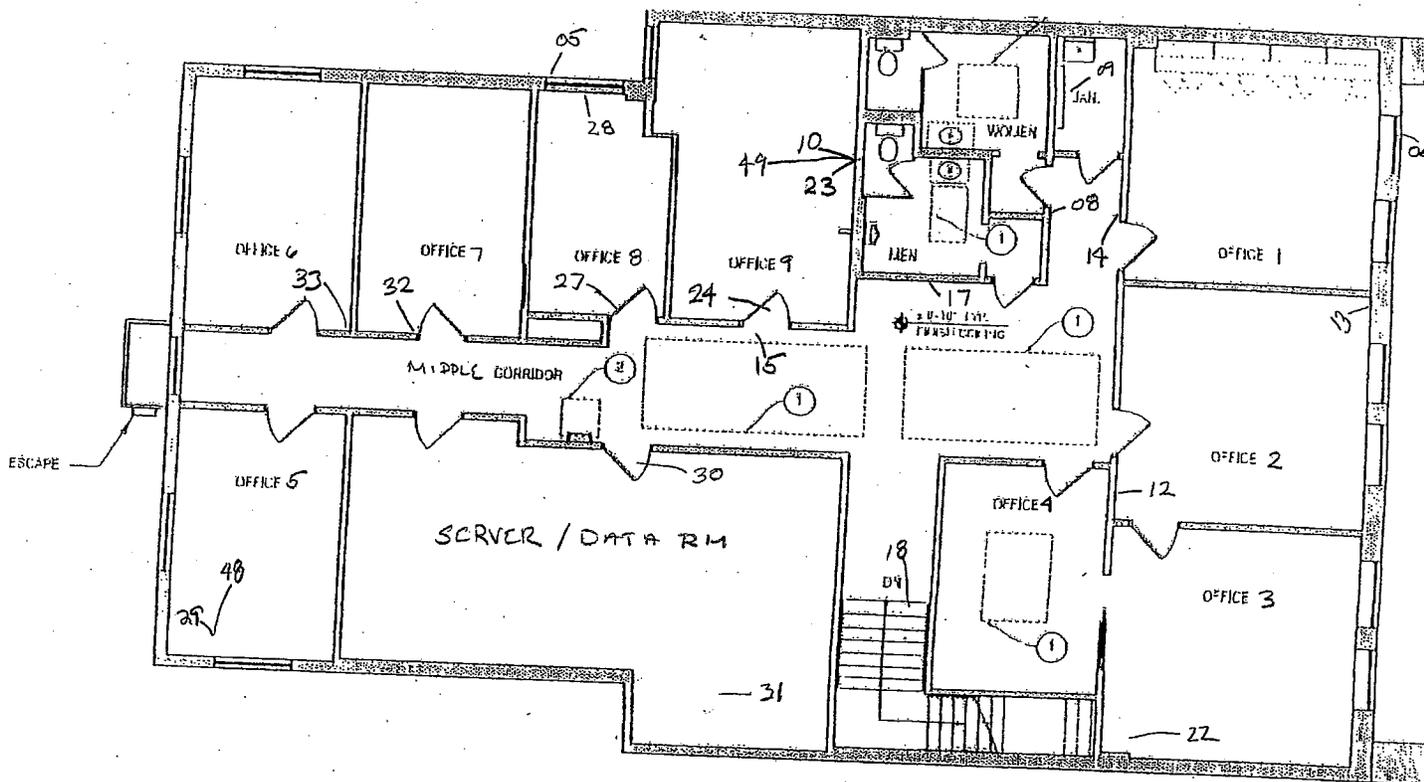
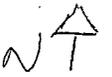
FIRST FLOOR PLAN - ASBESTOS SAMPLE LOCATIONS



TITLE: CHAMBER OF COMMERCE - AS BUILT  
 12062  
 02.10.2012  
 1/16" = 1'-0" (FULL SIZE SHEET 11"x17")

239 SOUTH BEVERLY DRIVE

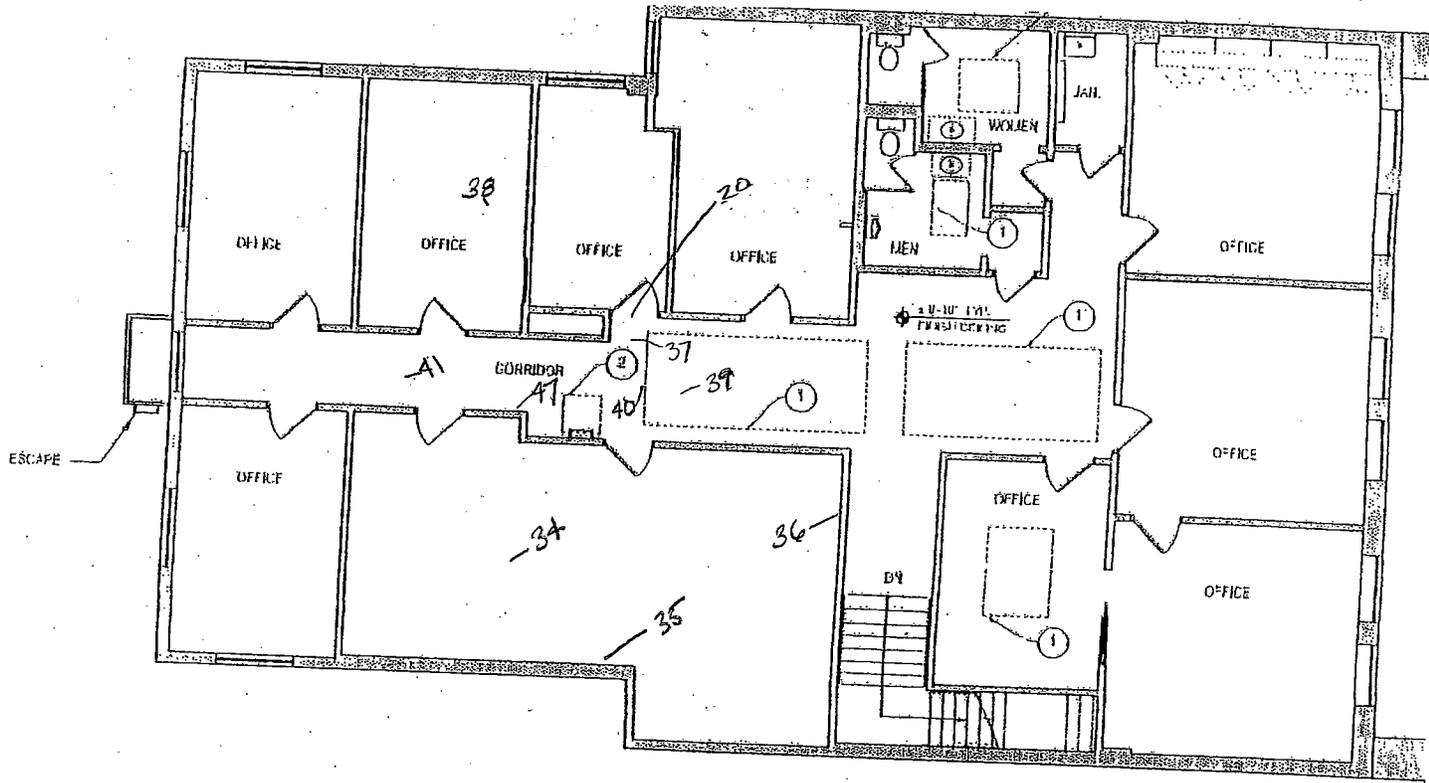
BEVERLY HILLS CHAMBER OF COMMERCE



SECOND FLOOR PLAN - ASBESTOS SAMPLE LOCATIONS

BEVERLY HILLS CHAMBERS OF COMMERCE

NA

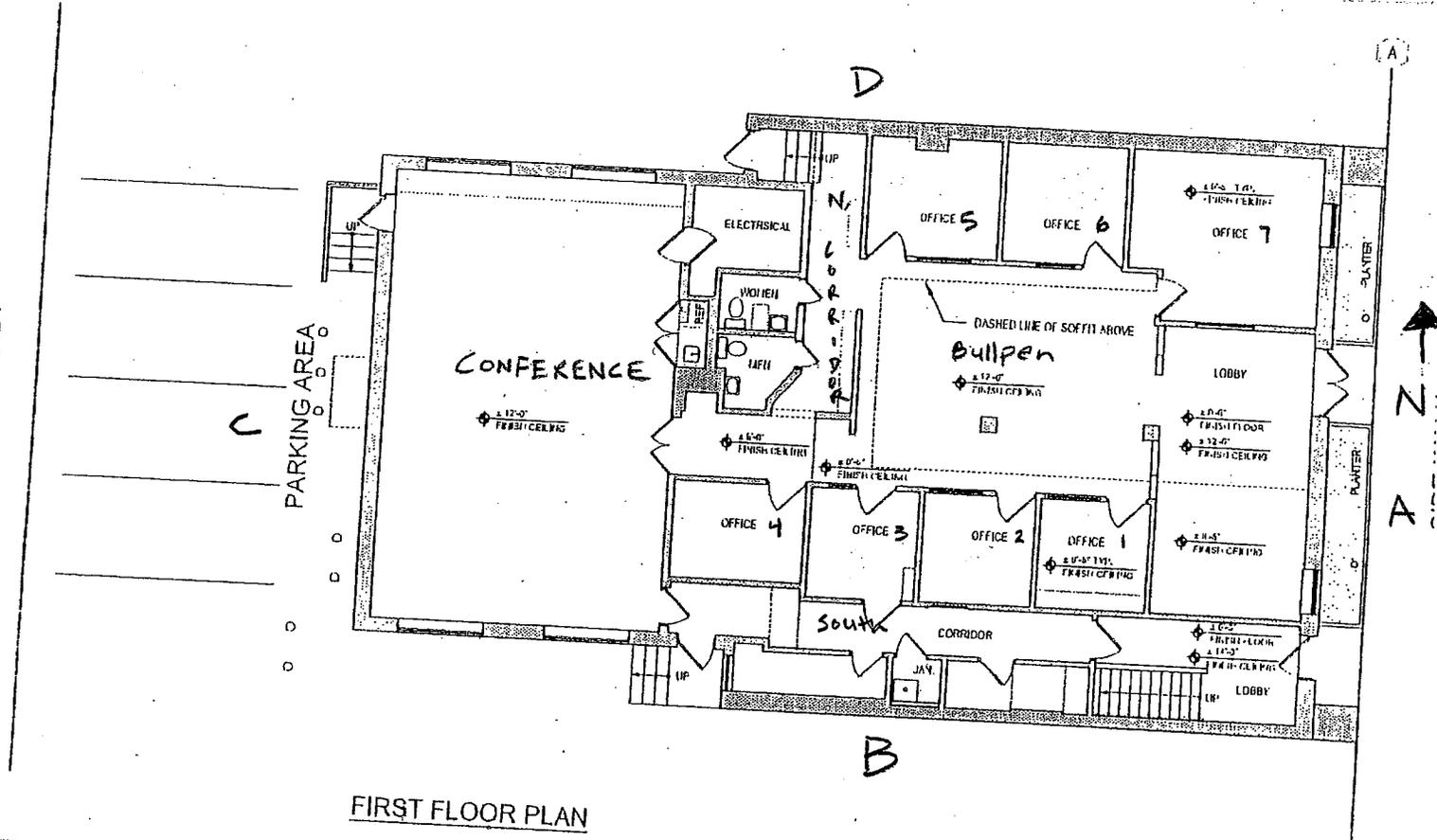


ROOF & PLUMBING  
SECOND FLOOR PLAN - ASBESTOS SAMPLE LOCATIONS

ALLEY

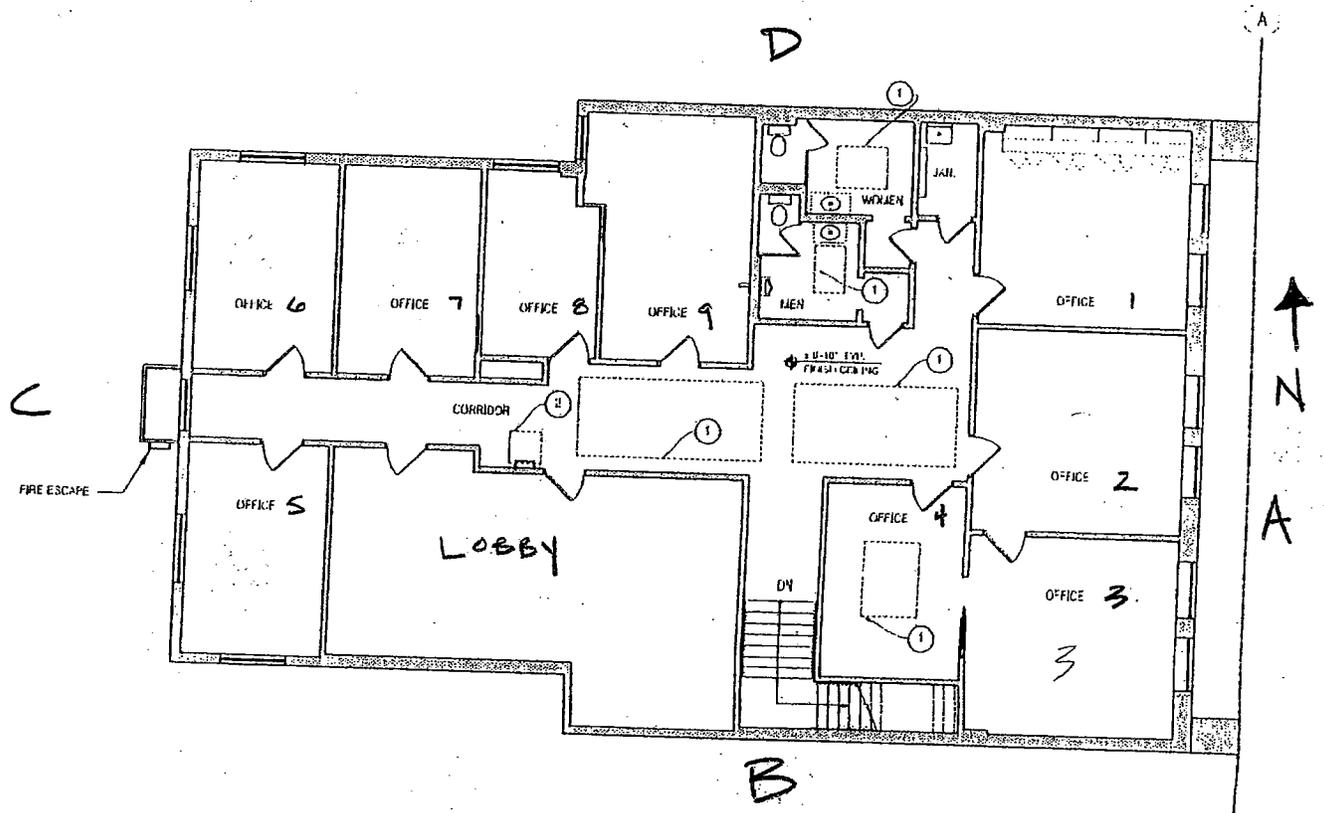
PARKING AREA

FIRST FLOOR PLAN



PROJECT TITLE: CHAMBER OF COMMERCE - AS BUILT  
 DATE: 12062  
 02.10.2012  
 SCALE: 1/16" = 1'-0" (FULL SIZE SHEET 11"x17")  
 DRAWN BY: SK

239 SOUTH BEVERLY DRIVE - FIRST



SECOND FLOOR PLAN

**Project Name: Beverly Hills Chamber of Commerce**  
**Project Location: 239 Beverly Drive, Beverly Hills, California 90212**  
**CSC Project No.: 1021794**

**APPENDIX E**  
**ACCREDITATIONS AND CERTIFICATIONS**

State of California  
Division of Occupational Safety and Health  
**Certified Asbestos Consultant**

**Gena R Digby**

Name

Certification No. **95-1631**

Expires on **05/11/13**

This certification was issued by the Division of  
Occupational Safety and Health as authorized by  
Sections 7180 et seq. of the Business and  
Professions Code



State of California Department of Public Health

Lead-Related Construction Certificate	Certificate Type	Expiration Date
	Inspector/Assessor	11/21/2012
	Project Monitor	11/21/2012



Ivan D. Paxton

13052

ID # 9201

State of California  
Division of Occupational Safety and Health  
**Certified Asbestos Consultant**

**Ivan D Paxton**

Name

Certification No. **02-3146**

Expires on **07/19/12**

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code.



**ASBESTOS SPECIFICATION**  
**BEVERLY HILLS CHAMBER OF COMMERCE**

**SCOPE OF WORK:**

**ASBESTOS ABATEMENT**

**SITE ADDRESS:**

**239 S. BEVERLY DRIVE, BEVERLY HILLS, CA**

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**Attachment B**

**Applicable Regulatory References**

# ASBESTOS SPECIFICATION

## BEVERLY HILLS CHAMBER OF COMMERCE

**SCOPE OF WORK:**

**ASBESTOS ABATEMENT**

**SITE ADDRESS:**

**239 S. BEVERLY DRIVE, BEVERLY HILLS, CA**

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### APPLICABLE REGULATIONS REFERENCES

- A. It is the responsibility of the Contractor to know the current regulations controlling work and to perform all related work in accordance with such regulations that provide for worker and public safety against asbestos exposure.
- B. The publications listed below form a part of this specification to the extent referenced. The current issue of each document shall govern. Where conflict among requirements or with these Specifications exists, the more stringent requirements shall apply.

### CODE OF FEDERAL REGULATIONS (CFR)

- 29 CFR Part 1910 Occupational Safety and Health Standards for General Industry
- 29 CFR 1910.1200 Hazard Communications
- 29 CFR 1910.134 Respiratory Protection
- 29 CFR 1910.145 Specifications for Accident Prevention Signs and Tags
- 29 CFR 1910.1020 Access to Employee Medical Records
- 29 CFR Part 1926 Occupational Safety and Health Regulations for Construction
- 29 CFR 1926.1101 Construction Standard for Asbestos, Tremolite, Anthophyllite and Actinolite

### U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA)

- 40 CFR 61 Sub A & B General Provisions
- 40 CFR 61 Sub M National Emissions Standard for Hazardous Air Pollutants (NESHAP)
- 40 CFR 260 Hazardous Waste Management Systems: General
- 40 CFR 261 Identification and Listing of Hazardous Waste
- 40 CFR 262 Standards Applicable to Generators of Hazardous Waste
- 40 CFR 263 Standards Applicable to Transporters of Hazardous Waste
- 40 CFR 264 Standards for Owners and Operators of Hazardous Waste Treatment, Storage, and Disposal Facilities
- 40 CFR 265 Interim Status Standards for Owners and Operators of Hazardous Waste Treatment, Storage, and Disposal Facilities
- 40 CFR 268 Land Disposal Restrictions
- 40 CFR 763 Sub G Worker Protection Rule
- 40 CFR 763 Asbestos Hazard Emergency Response Act (AHERA)

### U.S. DEPARTMENT OF TRANSPORTATION (DOT)

- 49 CFR 171 & 172 Transportation of Hazardous Waste

### NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)

- NFPA 701 (1989) Methods of Fire Test for Flame Resistant Textiles and Films

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**ASBESTOS SPECIFICATION**  
**BEVERLY HILLS CHAMBER OF COMMERCE**

**SCOPE OF WORK:**  
**SITE ADDRESS:**

**ASBESTOS ABATEMENT**  
**239 S. BEVERLY DRIVE, BEVERLY HILLS, CA**

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**UNDERWRITERS LABORATORIES (UL)**

UL 586      (1990) High-Efficiency Particulate Air Filter Units

**CALIFORNIA CODE OF REGULATIONS (CCR)**

Title 8 5208	General Industry Safety Orders - Asbestos
Title 8 Article 2.5	Registration - Asbestos Related Work
Title 8 5194	Hazard Communication
Title 8 1529	Construction Industry Safety Orders - Asbestos
Title 22 Div. 4 Cpt. 30	Hazardous Waste Handling

**CALIFORNIA LABOR CODE**

Section 6501.5-6505.5

**CITY OF LOS ANGELES FIRE DEPARTMENT**

Division 10      Asbestos Abatement

**SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD)**

Rule 1403      Asbestos Emissions From Demolition/Renovation Activities

**ASBESTOS SPECIFICATION**  
**BEVERLY HILLS CHAMBER OF COMMERCE**

**SCOPE OF WORK:**

**SITE ADDRESS:**

**ASBESTOS ABATEMENT**

**239 S. BEVERLY DRIVE, BEVERLY HILLS, CA**

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**Attachment C**

**Definitions and Acronyms**

# ASBESTOS SPECIFICATION

## BEVERLY HILLS CHAMBER OF COMMERCE

SCOPE OF WORK:  
SITE ADDRESS:

ASBESTOS ABATEMENT  
239 S. BEVERLY DRIVE, BEVERLY HILLS, CA

### DEFINITIONS AND ACRONYMS

**Abatement** – Procedures to control fiber release from Asbestos Containing Materials or Asbestos Containing Construction Materials. Includes Removal, Encapsulation, Enclosures, Repair, Demolition, and Renovation activities but does not include Asbestos Related Disturbance.

**AHERA** - Asbestos Hazard Emergency Response Act, 40 CFR, Part 763, Subpart E, and subsequent amendments.

**Air Filtration and Ventilation System** - A portable exhaust system, equipped with HEPA filtration, and capable of maintaining a constant air flow into a Regulated Area from adjacent areas and exhausted outside the Regulated Area.

**Amended Water** - Water to which a surfactant (wetting agent) has been added.

**ANSI** - American National Standards Institute

**Asbestos** - Means the asbestoform varieties of chrysotile (Serpentine); crocidolite (Riebeckite); amosite (cummingtonitegrunerite); anthophyllite; tremolite; and actinolite.

**Asbestos Containing Construction Material (ACCM)** – Means any manufactured construction material which contains more than one tenth of one percent (0.1%) Asbestos by weight.

**Asbestos Containing Material (ACM)** – Means any material containing more than one-percent (1%) Asbestos.

**Asbestos Containing Waste (Non-hazardous)** – Non-Friable Asbestos Containing Material including, but not limited to, floor covering, roofing materials and cementitious materials requiring disposal.

**Asbestos Containing Waste (Hazardous)** – Friable Asbestos Containing Materials and Asbestos contaminated objects and debris requiring disposal.

**Asbestos Related Disturbance** – is the drilling, coring, removal or similar disturbance of ACCM or ACM not to exceed three (3) square feet in any one opening and not to disturb 100 square feet or greater cumulatively on any one project (contract).

**ASTM** - American Society for Testing and Materials

**Bulk Samples** - Samples of building or other materials collected for analysis to determine the presence and quantities of Asbestos.

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# ASBESTOS SPECIFICATION

## BEVERLY HILLS CHAMBER OF COMMERCE

SCOPE OF WORK:  
SITE ADDRESS:

ASBESTOS ABATEMENT  
239 S. BEVERLY DRIVE, BEVERLY HILLS, CA

---

**Class I, II, III, and IV** asbestos work has the meaning as defined in California Code of Regulations Title 8, Section 1529.

**Clean Room** - An uncontaminated area or room, which is a part of the worker Decontamination Enclosure System with provisions for storage of worker's street clothes and clean protective equipment.

**Competent Person** - Has the same meaning as defined in the California Code of Regulations Title 8, as it relates to, "Competent Person."

**Controlled Disturbance** - An activity by which a contractor disturbs an asbestos containing material or an asbestos containing construction material using the work practices allowed for in this specification and in compliance with regulatory limitations.

**Curtailed Doorway** - A device to allow ingress and egress from one room to another while permitting minimal air movement between the rooms, typically constructed by placing two overlapping sheets of plastic over an existing or temporarily framed doorway, securing each along the top of the doorway, securing the vertical edge of one sheet along one vertical side of the doorway and securing the vertical edge of the other sheet along the opposite vertical side of the doorway. Other effective designs may be submitted for review.

**Decontamination** - The process of eliminating Asbestos contamination from building surfaces, objects, and property, by cloths, mops, or other utensils dampened with water and disposed of afterwards as Asbestos contaminated waste.

**Decontamination Enclosure System** - Means an enclosed area, which is adjacent and connected to the Regulated Area, consisting of an Equipment Room, Shower Room, and Clean Room for the Decontamination of workers, materials, and equipment contaminated with Asbestos.

**Demolition** - The wrecking or taking out of any load supporting structural member of a facility together with any related handling operations.

**DOSH** - Division of Occupational Safety & Health or Cal/OSHA

**DOT** - Department of Transportation

**DTSC** - Department of Toxic Substances Control

**Encapsulating Material** - A liquid material applied to Asbestos Containing Materials which controls the possible release of Asbestos fibers from the material either by creating a membrane over the

# ASBESTOS SPECIFICATION

## BEVERLY HILLS CHAMBER OF COMMERCE

**SCOPE OF WORK:**

**ASBESTOS ABATEMENT**

**SITE ADDRESS:**

**239 S. BEVERLY DRIVE, BEVERLY HILLS, CA**

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surface (bridging agent) or by penetrating into the material and binding its components together (penetrating Encapsulating Material).

**Encapsulation** - The application of an Encapsulating Material to Asbestos Containing Materials to prevent the release of Asbestos fibers into the air.

**Enclosure** - The construction or application of an airtight, impermeable, permanent barrier around Asbestos Containing Material to control the release of Asbestos fibers into the air.

**Equipment Room** - A room within the worker Decontamination Enclosure System with provisions for storage of used clothing and equipment and for controlled transfer of materials and equipment into and out of the regulated area.

**Facility Component** - Means any part of a facility including equipment.

**Fixed Object** - A piece of equipment, furniture, or improvement in the Work area, which cannot be removed from the Work area.

**Friable Asbestos** - Asbestos Containing Material which, when dry, can be crumbled, pulverized or reduced to a powder by hand pressure or as defined by current regulations.

**Glove Bag Technique** - A method with limited applications for removing small amounts of Asbestos Containing Material from short piping runs, valves, joints, elbows, and other non-planar surfaces in a Work area. The glove bag assembly is a manufactured or fabricated device consisting of a glove bag (typically constructed of 6 mil transparent polyethylene or polyvinyl chloride plastic), two inward projecting long sleeves gloves, an internal tool pouch, and labeled for Asbestos waste. The glove bag is constructed and installed in such a manner that it surrounds the object or material to be removed and contains all Asbestos fibers released during the process. All workers who are permitted to perform the Glove Bag Technique shall be thoroughly trained, experienced, and skilled in this method.

**Hazardous Waste** - Means Friable Asbestos generated and prepared for waste disposal. Does not include non-friable material or materials containing one-percent or less of Asbestos as determined by PLM and/or the point counting method.

**HEPA Filter** - Means a filtering system capable of trapping and retaining at least 99.97% of all mono-dispersed particles 0.3 microns in diameter or larger. For respirators this shall include NIOSH rated P-100 cartridges only.

**HEPA Vacuum** - A vacuum system furnished with HEPA filtration.

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# ASBESTOS SPECIFICATION

## BEVERLY HILLS CHAMBER OF COMMERCE

SCOPE OF WORK:

ASBESTOS ABATEMENT

SITE ADDRESS:

239 S. BEVERLY DRIVE, BEVERLY HILLS, CA

---

**High Volume Vacuum** - A vacuum system with the capacity to collect material through a four (4) inch diameter hose a minimum distance of 150 feet. This system shall be furnished with HEPA Filter at the air exhaust port and water applicators within the hopper.

**HVAC** – Heating, Ventilation, and Air Conditioning System.

**Lockdown Coat** – A material applied to surfaces where Asbestos has been completely removed. The manufacturer shall determine the concentration of this material.

**Member** – A component part of a structure complete in itself.

**Movable Object** - A portable piece of equipment or furniture in the Work area, which can be removed from the Work area.

**NESHAP** - National Emission Standards for Hazardous Air Pollutants (40 CFR Part 61)

**NIOSH** - National Institute for Occupational Safety and Health

**Outside Air** - Air outside of buildings and structures.

**Owner Consultant (OC)** - Refers to the firm, company or individual designated by the Owner.

**PCM** - Phase Contrast Microscopy as it relates to clearance air, personnel exposure assessment, and ambient air monitoring. This procedure must follow the NIOSH Method 7400, Asbestos Fibers by PCM.

**PLM** - Polarized Light Microscopy used for bulk sample analysis with dispersion staining for the determination and quantifying of Asbestos in Bulk Samples building materials.

**Regulated Area** - Designated rooms, spaces or areas of the Project in which asbestos Abatement actions are to be performed or which may become contaminated as a result of Abatement activities. A contained Work area is a Work area, which has been sealed and furnished with a Decontamination Enclosure System. A non-contained Work area is an isolated or controlled access Work area, which has not been sealed or furnished with a Decontamination Enclosure System.

**Removal** – Means all operations where all ACM and/or PACM is removed or stripped from structures or substrates including Demolition.

**Renovation** – Means the modifying of any existing structure, facility, or portion thereof.

**SCAQMD** – South Coast Air Quality Management District

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# ASBESTOS SPECIFICATION

## BEVERLY HILLS CHAMBER OF COMMERCE

SCOPE OF WORK:

ASBESTOS ABATEMENT

SITE ADDRESS:

239 S. BEVERLY DRIVE, BEVERLY HILLS, CA

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**Shower Room** - A room between the Clean Room and the Equipment Room in the worker Decontamination Enclosure System furnished with hot and cold running water controllable at the tap, and suitably arranged for complete showering during Decontamination.

**Staging Area** - Areas near the Waste Transfer Airlock where containerized Asbestos waste is temporarily placed prior to permanent removal from the Work area.

**Surfactant** - A chemical wetting agent added to water.

**TEM** - Transmission Electron Microscopy as defined for Asbestos clearance air monitoring within AHERA. This procedure must follow the NIOSH Method 7402, Asbestos Fibers by TEM.

**TSI** - Thermal System Insulation as defined in AHERA.

**USEPA or EPA** – United States Environmental Protection Agency

**Visible Emissions** - Any emissions from a known or suspected Asbestos Containing Material that is visually discernible.

**Waste Transfer Airlock** - A Decontamination system provided for transferring containerized waste from inside to outside of the Work area.

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**HEALTH AND SAFETY • ENGINEERING • ENVIRONMENTAL**

**LEAD ABATEMENT AND LEAD RELATED CONSTRUCTION  
SPECIFICATIONS**

**Beverly Hills Chambers of Commerce  
The City of Beverly Hills  
239 Beverly Drive  
Beverly Hills, California 90212**

**CSC Project No. 1021794**

**July 15, 2012**

**Prepared For:**

City of Beverly Hills  
455 N. Rexford Drive  
Beverly Hills, CA 90210

c/o Stegeman and Kastner, Inc.  
2601 Ocean Park Blvd, Suite 300  
Santa Monica, CA 90405

21732 Devonshire Street, Suite B, Chatsworth, California 91311  
Tel: 818-727-2553 Fax: 818-727-2556

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### Attachments

Attachment A	Asbestos and Lead Survey Report
Attachment B	Definitions and Acronyms

# LEAD ABATEMENT SPECIFICATION

## BEVERLY HILLS CHAMBER OF COMMERCE

SCOPE OF WORK:  
SITE ADDRESS:

LEAD ABATEMENT  
239 S. BEVERLY DRIVE, BEVERLY HILLS, CA

### LEAD ABATEMENT AND LEAD RELATED CONSTRUCTION WORK

#### PART 1 – GENERAL

##### 1.01 INTRODUCTION

- A. The City of Beverly Hills (Owner) retained Clark Seif Clark, Inc. (CSC) to prepare this technical specification for the abatement of all regulated levels of lead containing materials and lead based paint at the commercial property located at 239 Beverly Drive, Beverly Hills, California.

##### 1.02 DESCRIPTION

- A. This section consists of furnishing all work necessary to perform abatement of regulated lead containing materials and lead based paint throughout the Beverly Hills Chambers of Commerce, located at 239 S. Beverly Drive, Beverly Hills, California. Work shall be performed for the City of Beverly Hills (Owner). All work shall be performed in accordance with all federal, state, and local requirements and statutes. The work specified herein shall be the removal of regulated levels of lead containing materials and lead based paint by persons knowledgeable, qualified, trained, and experienced in the removal, treatment, handling, transportation, and disposal of asbestos-containing material, and the subsequent cleaning of the affected environment. These persons shall comply with all federal, state, and local regulations and mandated work practices, and shall be capable of performing the work in the Contract.
- B. It is the intent of the City of Beverly Hills to remove all identified regulated levels of lead containing materials and/or lead based paint and other hazardous materials from the building.

##### 1.03 SCOPE OF WORK

- A. Project Specific Requirements: The Contractor shall remove, transport, and properly dispose of the following regulated levels of lead containing materials (LCM) and lead based paint (LBP).

# LEAD ABATEMENT SPECIFICATION

## BEVERLY HILLS CHAMBER OF COMMERCE

SCOPE OF WORK:  
SITE ADDRESS:

LEAD ABATEMENT  
239 S. BEVERLY DRIVE, BEVERLY HILLS, CA

1. Exterior of the Building:
    - a. Pink LBP on Metal Overhang - alley
    - b. Pink LBP on Metal Safety Rail – alley
    - c. White LBP on Wood Door Frame – front of bldg.
    - d. White LBP on Metal Posts – front of bldg.
    - e. White LBP on Plaster Portico (overhang) – front of bldg.
    - f. White LBP on Concrete Exterior Wall – front of bldg.
  2. Interior of the Building:
    - a. Grey LBP on Concrete Stairs – 1<sup>st</sup> floor north corridor
    - b. Beige Lead Containing Ceramic Floor Tile – 1<sup>st</sup> floor lobby
    - c. Pink Lead Containing Ceramic Floor Tile – 1<sup>st</sup> and 2<sup>nd</sup> floor women and men restrooms
    - d. Tan Lead Containing Ceramic Wall Tile – 2<sup>nd</sup> floor women and men restrooms, 1<sup>st</sup> floor south corridor restroom
    - e. White LBP on Concrete Interior Walls – throughout 1<sup>st</sup> and 2<sup>nd</sup> floor interior perimeters walls
- B. Removal of all lead based paints and lead-containing materials identified above. All lead related work activities shall be classified as defined in 8 CCR 1532.1.
- C. In the event that an additional suspect lead based paint and/or lead containing material not identified in the Hazardous Materials Survey Report prepared by CSC, Inc. dated April 17, 2012, amended May 23, 2012, the contractor shall stop work in that area and notify the Owner Representative and the Owners Environmental Consultant for testing of lead content. Work shall not resume in the area until analytical results have been received.

**LEAD ABATEMENT SPECIFICATION**  
**BEVERLY HILLS CHAMBER OF COMMERCE**

**SCOPE OF WORK:**

**SITE ADDRESS:**

**LEAD ABATEMENT**  
**239 S. BEVERLY DRIVE, BEVERLY HILLS, CA**

- D. Regulatory Requirements shall include, but not be limited to:
1. Cal/OSHA Title 8, California Code of Regulations (CCR)
  2. California Air Resources Board Ambient Air Quality Standard, Title 24 CCR
  3. California Department of Health Services, Title 17, CCR
  4. Cal/EPA, Title 22 CCR
  5. California Labor Code, Division 5, Part 1, as it pertains to safety in employment and with the applicable provisions of the Title 8, CCR as it pertains to Occupational Safety and Health in the work place.
  6. HUD – Title X, Residential Lead-Based Paint Hazard Reduction Act of 1992
  7. Los Angeles County Public Health Code (Chapter 11)

1.04 POLICIES AND PROCEDURES

- A. The Owner has a zero-tolerance policy for uncontrolled release of Lead during Lead Related Construction Work, Lead Containing Paint disturbance, or Abatement activities. A lead release requiring an emergency response is any disturbance resulting in the uncontrolled release of lead containing materials. Upon observation of any visual emissions, immediately stop the Work, vacate the Work Area, and immediately notify the Owners Consultant.
- B. Lead Abatement Subcontractors are not permitted to subcontract any Abatement Work to a lower tier Subcontractor without the prior written approval of the Owner.
- C. Do not furnish a reduced pressurization and filtration system in violation of, or in infringement upon, any patent.
- D. Owner Consultant shall provide oversight for all Projects that have the potential to disturb Lead Containing Materials or Lead Based Paint. Prior to the commencement of such Work, provide written notification to the Owner Consultant.

# LEAD ABATEMENT SPECIFICATION

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### 1.05 ROLES AND RESPONSIBILITIES

#### A. Roles and Functions:

1. Coordinate the Work of this section directly with the Owners Representative and/or Owners Consultant.
2. All Work under this section shall be performed in strict accordance with all applicable Federal, State, and Local regulations, standards, and codes governing Lead Abatement and Lead Related Construction Work.
3. The most recent edition of any relevant regulation, standard, document, or code is in effect. Where conflict among the requirements or with this Specification exists, the most stringent requirement shall be followed.

### 1.06 REQUIRED LICENSURE

- A. The Work of this section shall be performed by an entity duly licensed in the State of California in accordance with the provisions of Chapter 9 of Division 3 of the Business and Professions Code, as amended.

### 1.07 SITE SECURITY

- A. The Work area shall be restricted to authorized, trained, and protected personnel. Copies of all required workers certification documents are to be provided to the Owners Consultant for review prior to commencement of the Work and entrance into the Regulated Area.
- B. Report to the Owner Consultant any unauthorized entry into the Work Area.
- C. A logbook shall be maintained at the entrance of the Work Area. All persons entering the Work Area shall record their name, company affiliation, time in, and time out for each entry and exit.
- D. Access to the Abatement Work Area shall be through the Decontamination Enclosure System or other room established when worker Decontamination Enclosure System is not required. All other means of access shall be blocked or locked so as to prevent entry to or exit from the Work Area. Emergency exits shall be operable from inside the Work Area.

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- E. Maintain Work Area security during Abatement and/or Lead Related Construction Work. All Work Areas and ancillary equipment accessible to non-authorized personnel shall be protected from unauthorized access by constructing a minimum barrier of 3/8 inch CDX plywood supported by 2" x 4" studs, 16 inches on center. An access door shall be provided with hasp and padlock sufficient to prevent unauthorized entry. A key shall be provided to the Owner and Owner Consultant. Required barriers within an occupied building shall be furnished with sheathing as required by state and local fire protection regulations.
- F. The protective barrier for a High Volume Vacuum shall be a minimum of eight (8) feet in height. Barriers for these systems may be constructed of chain link type fencing instead of the specified barriers. Such fencing, if provided, shall be covered with an opaque covering resistant to environmental conditions. This barrier system shall be maintained at all times while the enclosed equipment is on the Project site.
- G. Unless otherwise specified, remove all barriers upon the completion of the Work of this section. Repair and/or replace to original condition, all damage resulting from installation, use, and removal of the barriers.

### 1.08 EMERGENCY PLANNING

- A. Emergency planning and procedures shall be developed, submitted, reviewed, and agreed to by the Owner Consultant prior to the commencement of lead-related construction and/or Abatement Work.
- B. Emergency procedures shall be provided in the written languages understood by all employees working on the Project and shall be prominently posted at the entrance of the Decontamination Enclosure System. Prior to entering the Work Area, all parties must read and sign these procedures to acknowledge receipt and understanding of the Work Area layout, location of emergency exits, and emergency procedures.
- C. Emergency planning shall consider the effects of fire, explosion, toxic atmospheres, electrical hazards, slips, trips and falls, confined spaces, and heat related injury. Develop and provide written procedures and training to all employees.
- D. Employees shall be trained in evacuation procedures in the event of workplace emergencies.
- E. In the event of non-life threatening situations requiring medical treatment, injured or otherwise incapacitated employees shall decontaminate following normal procedures with assistance from fellow workers if necessary, before exiting the Work Area.

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- F. In the event of life threatening injury or illness requiring immediate medical treatment, worker Decontamination shall be given minimum priority. Provide all measures to stabilize the injured worker, remove them from the Work Area and secure proper medical treatment.
- G. Telephone numbers of all emergency response personnel shall be prominently posted at the entrance of the Decontamination Enclosure System along with the location of the nearest telephone. In addition to the 911 emergency number, post the address and telephone number of the nearest emergency medical services provider.
- H. Provide at least one (1) employee on the Project site at all times during progress of the Work that is trained and certified in first aid and cardiopulmonary resuscitation (CPR). This employee shall be identified by name and proof of training shall be provided to the Owner Consultant prior to the commencement of the Work of this section.
- I. Provide 4A/60BC dry chemical extinguisher and distribute throughout the work area and at least one (1) in the Decontamination compartment. All workers shall be trained in the proper operation of fire extinguishers.
- J. Emergency exits shall be provided and clearly marked with arrows or other clearly visible markings to permit easy identification from anywhere within the Work Area. Exits shall be secured to prevent access from uncontaminated areas while still permitting emergency egress. Exits shall be properly sealed with polyethylene sheeting, which can be cut to permit emergency egress. Emergency exits may lead through the workers Decontamination Enclosure System or other alternative exits as required by fire officials.

### 1.09 LEAD RELATED REQUIREMENTS

- A. Qualifications:
  - 1. Before any workers perform Abatement Work or Work of this section where the P.E.L. is exceeded, submit proof of CDPH training and certification. No Work shall be performed until the Owner Consultant has reviewed and approved CDPH training and certifications. Federal EPA Lead; Renovation, Repair, and Painting Program training is **NOT** acceptable for this project.
  - 2. All workers shall be in personal possession of a wallet CDPH certification card at all times while they are performing Abatement Work on the Project site.

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3. All workers performing Lead Abatement, Lead Related Construction Work, or disturbance of Lead Containing Paint or Surface Coating where the exposure level exceeds the P.E.L., shall possess current CDPH certification and at least one CDPH Certified supervisor shall be available as required by Title 17, CCR subsection 36100.

B. Abatement Activities:

1. The Lead Abatement work shall be performed by persons who comply with all applicable Federal, State, and local regulations.
2. Supply all labor, materials, services, insurance, permits, and equipment necessary to perform the Work in accordance with all applicable Federal, State, and Local regulations and this Specification.
3. Within ten (10) days of analysis, submit results of air sampling data collected for Cal/OSHA compliance air monitoring during the course of the Lead Abatement work activities. Copies of PEL air monitoring results shall be posted at the job site as required by Cal OSHA.
4. Within five (5) workdays of transport and/or disposal, submit copies of all transport manifests, disposal receipts, and weight certificates for all Lead waste removed from the Work area during the Abatement process. Weight certificates shall indicate in pounds the net weight of waste disposed from the Project site as indicated on the manifest.
5. Submit copies on a daily basis of the Work site entry logbooks.
6. Submit on a weekly basis all daily project paperwork, including sign in sheets, daily log and checklist, safety meetings and any other pertinent documentation.
7. Where Decontamination Enclosure System is required, post at the entrance a list containing the names, addresses, and telephone numbers of the entity performing the Work of this section, designated Competent Person, the Owner Representative and/or Owner Consultant, the testing laboratory and any other personnel who may be required to access the Work area or perform services during the Abatement Work.
8. For employee review, post at the entry of the Work area a copy of the scope of Work, special conditions, this Specification, and the applicable prevailing wage, along with all other required postings.

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### 1.10 EXPOSURE ASSESSMENT

- A. Disturbance of Lead Containing Paint, as defined in this Specification, disturbed by tasks not included in Title 8, CCR Section 1532.1, Subsection (d)(2), shall require worker-exposure monitoring upon initiation of the Work. The workers performing these tasks shall be trained in accordance with the Hazard Communications Standard, Section 5194, including but not limited to, the requirements concerning warning signs and labels, Material Safety Data Sheets (MSDS), and employee information and training.
- B. Provide an exposure assessment where the workers are performing Lead Related Construction Work. If historical data, collected within the 12 months prior to the Work performed, indicates worker exposure is below the P.E.L. , and the Work being performed closely resembles the process, type of material, control methods, work practices, and environmental conditions, additional exposure assessment is not required.
- C. For Lead Related Construction Work where there is objective data or an exposure assessment demonstrating that the Lead Based Paint, or a specific process, operation or activity other than Abatement involving lead cannot result in employee exposure to lead at or above the P.E.L. during the specific process or handling, employees trained as required by Title 8, CCR Section 1532.1, may perform the Lead Related Construction Work.
- D. Where Lead Related Work is being performed each employee is required to have current blood lead level and Zinc Protoporphorin testing two weeks prior to and one week after work activities. Each employee shall have medical clearance for negative pressure respirator use, and proof of respirator fit testing.
- E. If there is no objective data or a negative exposure assessment fulfilling the above requirements, all Lead Related Construction Work identified as a trigger task by Title 8, CCR 1532.1 shall be performed by workers who have received training as required by Title 8 CCR, Section 1532.1. An exposure assessment is required to be performed upon initiation of Work.
- F. The required exposure assessment shall not exceed 6 months from the date the samples were collected to the date the Lead Related Construction Work or disturbance of Lead Containing Paint is performed.
- G. The submission and review by the Owner Consultant of the objective data or exposure assessment is required prior to performing Lead Related Construction Work.

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### 1.11 SUBMITTALS

- A. Prior to performing the Work of this section, submit the following procedures to the Owner Consultant:
1. An Abatement plan including, but not limited to:
    - a. A detailed written description of the measures and management procedures, including the containment that will be utilized during Abatement to prevent exposure to lead hazards. Shop Drawings shall indicate the containment locations.
    - b. A detailed written description of the Abatement, including methods of Abatement, locations of rooms and building Component where Abatement is planned.
  2. Submit to the Owners Consultant copies of all required contractor licenses to perform lead related work and a copy of certificate of insurance.
  3. Submit to the Owner Consultant satisfactory documentation that all employees, including foremen, supervisors, and any other company personnel or agents who may be exposed to lead or who may be responsible for any aspect of the Lead Abatement work, the following minimum documents:
    - a. Workers training certificate that is adequate for performing Lead Abatement work activities
    - b. Documentation from a physician certifying that all employees are physically capable of working while wearing the required respiratory protection without suffering adverse health effects as required by California D.O.S.H regulations.
    - c. Medical monitoring blood level results for Lead and Zinc Protoporphorin tests in accordance with Title 8 CCR, Section 1532.1
    - d. Respirator Fit Test
  4. Required air monitoring procedures (Cal/OSHA mandatory and SCAQMD permits for air filtering equipment).
  5. Decontamination procedures for personnel, Work Area, and equipment.

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6. Procedures for handling and disposing of waste materials, including disposal facility. Obtain and submit a copy of the transporter and landfills permits and certificate of insurance to the Owners Consultant.
7. Provide the procedures to be used for capturing debris while disturbing overhead materials.
8. Procedures for final Decontamination and cleanup.
9. Procedures for dealing with heat stress during Abatement.
10. Emergency procedures during Abatement.
11. Copies of all material safety data sheets (MSDS) and technical specifications for all proposed product materials to be used in the course of the lead abatement work.
12. Regulatory Agency Notifications and Permits - copies of all regulatory agency notifications and permits are to be submitted to the Owners Consultant prior to the commencement of lead related work activities, including but limited to:
  - a. Evidence of notification to Cal/OSHA as required by Title 8 CCR, Section 1532.1, where applicable.
  - b. Notify CDPH no less than five days in advance of Abatement by submitting an Abatement of Lead Hazard Notification, CDPH Form 8551.

### PART 2 – PRODUCTS

2.01 Materials and Equipment

A. Materials:

1. General:

- a. Deliver all materials in the original sealed packages, containers, or bundles bearing the name of the manufacturer and brand name.
- b. Store all materials, subject to damage off the ground, away from wet or damp surfaces, and under cover sufficient enough to prevent damage or contamination. Replacement materials shall be stored outside of the Work Area until area is cleared for normal occupancy.

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- c. Damaged, deteriorating, or previously used materials shall not be furnished and shall be removed from the Project site and legally disposed of.
- d. A sufficient supply of disposable mops, rags, and sponges for Work Area Decontamination shall be provided.
- e. Unless otherwise specified, the Owner will provide water and power for construction purposes. Connect to existing system as required.
- f. All products brought onto the Project site shall be accompanied by their respective Material Safety Data Sheet, which shall be maintained on the Project site.

### 2. Lead Related:

- a. All plastic, polyethylene sheeting or visqueen shall be a fire retardant type. Provide documentation from the manufacturer verifying compliance with this requirement.
- b. Polyethylene sheeting furnished for the Decontamination Enclosure System shall be opaque white or black in color and shall be a minimum of 6-mil thick.
- c. Disposal bags shall be of 6-mil polyethylene, pre-printed with labels as required by applicable Cal/OSHA and DOT requirements.
- d. Disposal containers shall meet requirements of Title 22, CCR.
- e. Provide labels as per DOT requirements for disposal containers
- f. Provide warning signs as required by Cal/OSHA
- g. Surfactant (wetting agent) shall be a material that, when tested, demonstrates a surface tension of 29 dynes/cm as tested in its properly mixed concentration, using ASTM method D1331-56-"Surface and Interfacial Tension of Solutions of Surface Active Agents." Where Work Area temperature may cause freezing of the Amended Water solution, the addition of approved antifreeze in a manufacturer recommended amount is permitted.

### B. Equipment:

#### 1. General:

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- a. Provide a sufficient supply of scaffolds, ladders, lifts, and hand tools, as needed to complete the Work.
- b. Provide sprayers with pumps capable of providing amended water in sufficient quantity to adequately wet the material to be abated or for Lead Related Construction Work.
- c. Provide a sufficient supply of HEPA filtered vacuums to maintain a clean environment in compliance with this section.
- d. When an enclosure requiring negative pressure is specified, a sufficient quantity of air-filtration ventilation units furnished with HEPA filtration and operated in accordance with ANSI Z9.2-79 and EPA guidance documents shall be utilized to provide one workplace air change every 15 minutes and creating a pressure differential of -0.02 inches of water everywhere within the enclosure when compared to the area outside the enclosure. A log documenting the filter change history of each unit shall be required before use, and any unit without this log shall have all filters changed and the unit decontaminated.
- e. When rental equipment is to be used in Abatement areas or to transport lead contaminated waste, a written notification concerning the intended use of the rental equipment shall be provided to the rental agency with a copy submitted to the Owner.
- f. When performing Chemical Removal, provide portable eyewash station(s) that meet ANSI standards and are accessible to workers within 10 seconds.
- g. Additional safety equipment, as necessary, shall be provided to all workers and authorized visitors.
- h. All equipment delivered to the Project site shall be free of all debris suspect of containing lead. No equipment with suspect debris in or on it shall be permitted on Owner properties and/or the Project site.
- i. When roll-off disposal containers are delivered to a Project site, all four (4) wheels of each container shall be moved and rested upon a minimum size sheet of plywood of 4' X 4' X 3/4".

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- j. Lighting shall be provided in an amount sufficient to illuminate the Work Area for the purpose of safe visual working conditions and to permit examination of all surfaces where Work is performed.

### 2.02 EMPLOYEE PERSONAL PROTECTIVE EQUIPMENT

#### A. Respiratory Protection:

1. Submit NIOSH approvals for all respiratory protective devices utilized on the Project site. Include manufacturer certification of HEPA filtration capabilities for all cartridges and filters. Filter cartridges shall be furnished with the NIOSH P-100 designation.
2. Provide respiratory protection to all employees in compliance with CCR Title 8, Sections 1532.1 and 5144, as determined by the employee exposure assessment.
3. In the absence of an exposure assessment, base respiratory protection on the requirements of Title 8, CCR Section 1532.1, specifically subsection (d).
4. In addition to P-100 filters, provide the appropriate respirator filter cartridges for exposure to other airborne contaminants generated during the Abatement process.

#### B. Fit Testing:

1. Perform fit testing in accordance with Title 8 CCR, Section 5144.
2. Submit documentation of respirator fit testing for all individuals entering the Work Area.

#### C. Personal Protective Clothing and Equipment:

1. Provide eye protection to employees sufficient to protect employees from debris during Work progress when full-face respirators are not being utilized.
2. Provide and require the use of eye protection when employees are working with a material that may splash or fragment, as specified by the Material Safety Data Sheet for a given product, or as required by Title 8, CCR.
3. Provide full-body disposable protective clothing, including head, body, and foot coverings to all workers and authorized visitors who enter the Work Area, in sizes

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- adequate to accommodate movement without tearing. A new suit shall be provided and donned for each separate entry.
4. Provide a clean staging area for workers and others to store street clothes and personal protective equipment.
  5. Disposal suits shall be collected in an appropriate disposal container at the entrance of the Abatement Work Area.
  6. Abatement workers are required to wear nonskid footwear sufficient to protect them from workplace hazards. Disposable clothing shall be adequately sealed to the footwear to prevent body contamination.
  7. Hand protection shall be provided, and workers shall be required to use lotion sufficient quantities to protect the worker when chemicals or other physical hazards exist.
  8. As required by the Work site and applicable safety regulations, provide head protection and require the use thereof.
  9. All worker protection equipment shall be ANSI approved.

### PART 3 - EXECUTION

#### 3.01 LEAD RELATED CONSTRUCTION WORK

##### A. Work Area Preparation and Work Practices:

1. Where exposure monitoring indicates Worker exposure is below the P.E.L., comply with the requirements of this section and the "Monitoring" section of this Specification.
2. All disturbance of lead containing materials shall be performed using wet methods.
3. Work requiring overhead disturbances shall require a means of capturing debris, thus preventing an uncontrolled release on the worker or the surfaces below.
4. Where Components are to be removed, all loose Lead Based Paint and Lead Containing Paint shall be removed by manual means using wet methods.
5. Where a Component is attached and painted onto another surface and the Component is to be removed from the adjoining surface the paint shall be cut with

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a razor knife to reduce the potential of paint chip debris during Component removal.

6. If a Component being removed will be disposed of rather than reinstalled, manually cut the Component into manageable sections for disposal using wet methods or mechanically cut using a manufactured approved HEPA filtered local exhaust dust collector.
7. For solid core surfaces where penetration and/or welding are required the lead containing material shall be removed from the area impacted using wet methods. All layers of Paint shall be removed before impact to the surface commences.

### B. Clean Up Procedures:

1. During the entire process of Lead Related Construction Work, clean all debris generated using wet methods and/or HEPA Vacuuming.
2. At the completion of the Lead Related Construction Work, clean all surfaces within the impacted Work Area.
3. When HEPA filtered Vacuums are utilized, vacuum from the area of impact to the outer perimeter of the polyethylene sheeting to remove all visible debris. If vacuuming cannot remove all visible debris, wet wiping will also be required.
4. When wet wiping the Work Area, wipe from the area of impact to the outer perimeter of the polyethylene sheeting to remove all visible debris.
5. All tools and equipment utilized in the Work Area shall be thoroughly wet wiped to remove visible debris.

### 3.02 LEAD ABATEMENT

#### A. Work Area Preparation:

1. Clean areas to be isolated by HEPA Vacuum prior to installation of polyethylene sheeting.
2. Seal the Work Area with a layer of 6 mil thick polyethylene sheeting prior to any Lead Based or Lead Containing Paint Removal or disturbance by covering all vents, windows, door openings, and any non-Moveable Objects such as lockers, etc.
3. Install a minimum of two (2) layers of 6 mil thick polyethylene sheets on floors, fastened by waterproof tape and other means as necessary to secure the sheeting.

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4. The covering on windows, exterior doors, and vents shall be installed from the outside to facilitate Work on them from the inside.
- B. Decontamination Enclosure System:
1. At a minimum a two-stage Decontamination Enclosure System consisting of a compartment for Decontamination and a Clean Room shall be constructed and used.
  2. Unless otherwise specified, the Decontamination Enclosure System shall be adjacent to the Abatement area.
  3. Other enclosure methods may be used if submitted and approved by the Owner Consultant.
- C. Removal and Replacement Substrates with Lead Based Paint:
1. Except as noted in the Specifications and Drawings, replace substrate with material of the same or better quality. Substrates include, but are not limited to doors, windows, moldings, casements, mantels, trims, skirting, baseboards, and associated hardware and fasteners.
  2. Areas adjacent to substrate Removal shall be protected from damage. Damages shall be repaired or replaced to original condition.
  3. Substrates that are removed for Replacement shall be wrapped and stored for disposal.
  4. Disposal shall be in accordance with the applicable codes and sections of this Specification.
  5. After Removal, the areas disturbed shall be cleaned and a Clearance Inspection performed in accordance with the procedures described in this Specification.
- D. Abrasive Removers – Machine Sanders:
1. Machine sanders shall be furnished with a HEPA Vacuum system approved by the manufacturer.
  2. Sanding shall only be performed on flat surfaces that allow the HEPA Vacuum dust collection attachment to come into tight contact with the surface being sanded.

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3. Remove Lead Based Paint down to the bare substrate surface. If the pigment cannot be removed without damaging the substrate, submit a Request for Clarification to the Owner Consultant.
  4. Protect adjacent surfaces from damage from machine sanding. Repair and/or replace all damaged surfaces.
- E. Chemical Removal-On-Site Chemical Removal:
1. No chemical Removal shall be performed on interior surfaces unless specifically called for and designed in the Specifications or the Abatement plan of the Project.
  2. Owner approved chemical removers shall be compatible with and harmless to the substrate. On masonry surfaces chemical removers shall contain anti-stain formulation that inhibits discoloration.
  3. Chemical Removal Agent Neutralizer: Use chemical Removal agent neutralizers on exterior surfaces only. Neutralizers shall be compatible with and not harmful to the substrate. Neutralizers shall be compatible with the Removal agent that has been applied to the surface substrate.
  4. Apply chemical removal agents and neutralizers in accordance with the recommendations of the manufacturer and the following:
    - a. Adhere to all health and safety regulations and other Specification section requirements. Stripping agents shall not be allowed to penetrate wood or other fibrous substrates.
    - b. Remove the softened paint by scraping or wire brushing.
    - c. Protect adjacent areas from damage from Removal agent during the course of Work.
    - d. Note: The abatement contractor shall guarantee that chemicals used to remove lead based paint will not compromise the integrity of any newly applied paint applications.

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- F. Water Jet Washing or Sand Blasting:
1. The purpose of the Water Jet Washing or Sand Blasting process is to remove Lead-Based and Lead Containing Paint from masonry/concrete substrates.
  2. If this procedure is selected, submit a Work plan to the Owner Consultant which includes, but is not limited to, interim controls, paint stabilization, and capture of waste water.
- G. Dry ice blasting is strictly prohibited
- H. Clean Up Procedures
1. During the entire process of the Work of this section, perform continuous cleaning of all debris generated using wet methods and/or HEPA filtered vacuuming.
  2. At the completion of the Work of this section, clean all surfaces within the impacted Work Area, including but not limited to, all tools, equipment, and polyethylene sheeting to remove visible debris from the Work Area.
  3. Electrical tools and equipment shall be HEPA vacuumed and cleaned by wet wiping limiting the amount of water used to avoid electrical hazards.
  4. Remove polyethylene sheeting, except for critical barriers, by folding it into itself beginning with the higher level polyethylene first.
  5. Following Removal of polyethylene sheeting a final cleaning of all surfaces in the Abatement workspace shall be performed by HEPA vacuuming, wet wiping, and a final HEPA vacuuming.
  6. When HEPA vacuums are utilized, vacuuming shall be performed from the top down and from the area of impact to the outer edge of the polyethylene sheeting.
  7. At the completion of the final clean up, the CDPH certified supervisor shall inspect the Work Area for visible debris. If debris is identified, repeat the final cleaning process.
  8. Wet wiping, washing, and cleaning required by this section shall include the Removal of visible debris by cleaning with a lead specific detergent or other suitable cleaning agent in clean water followed by a rinsing with clean water and clean rags, following the same sequence of cleaning as the vacuuming.

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9. Refer to the waste handling and transportation section of this Specification for disposal of waste generated by this process.

### 3.03 MONITORING AND CLEARANCE

#### A. Project Management and Inspection:

1. Owner has the right to perform air, wipe, and visual monitoring at any time.
2. Owner shall proceed in accordance with the terms and conditions of the Contract Documents whenever the Work or protective measures are not in compliance with applicable governmental regulations, Contract requirements, and/or threatens the adjoining environment with lead contamination.
3. Where exposure monitoring indicates exposure is at or above the P.E.L., comply with Title 8, CCR Section 1532.1 (e) through (n).

#### B. Employee – Personal Air Monitoring:

1. Provide air monitoring as required by Title 8 CCR, Section 1532.1. Results shall be provided within ten working days of sampling. If the intent is to utilize such as exposure assessment documentation, and Work is to commence earlier than ten working days, submit results 24 hours in advance of the start of Work.

#### C. Clearance Inspection:

1. Clearance Inspection for Lead Related Construction Work shall include:
  - a. A visual inspection of the Work Area by the Owner Consultant prior to occupancy for normal activity.
  - b. Do not remove barriers designating a regulated Work Area until a written release from the Owner Consultant is provided.
  - c. The Owner Consultant has the right to collect wipe samples as part of the Clearance Inspection.
2. Clearance Inspection for Abatement shall include:
  - a. A visual inspection of the Work Area by the Owner Consultant prior to collection of environmental samples (dust, wipe, and/or soil samples, as applicable).

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- b. Owner Consultant shall collect environmental samples.
- c. Results of samples shall comply with Title 17, CCR before the Work Area is released for normal occupancy.
- d. Where samples fail to meet regulated clearance levels of Title 17, CCR, clean the Work Area as required for final cleaning in the Clean Up Procedures section of this Specification.
- e. Following cleaning, the visual inspection and environmental sampling will be repeated as described above. This process shall continue until the clearance level of Title 17, CCR is provided.
- f. The contractor shall be responsible for costs incurred by the Owner for additional inspections and clearance air monitoring resulting from a failure or failures to pass the visual inspection and clearance air testing.

3.04

### WASTE HANDLING AND TRANSPORTATION

#### A. Characterization of Waste:

1. Until analytical results are available, all waste materials (including water) shall be treated as hazardous.
2. Characterize all waste streams as follows:
  - a. Collect a representative sample of the waste material.
  - b. For a pile of waste take one sample of a proportionate combination of Component in the pile. If a large quantity of waste is generated no less than four samples may be required.
  - c. For large wood Component, such as windows, doors, etc., a representative sample of each Component of similar characteristics, paint history, etc., shall be collected and tested. A full depth core sample, not less than one (1) inch diameter, of the Component is to be collected. The core sample shall include the substrate and paint coatings on both sides of the Component, as applicable.

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3. Analysis for the waste characterization samples shall be performed as follows:
  - a. Waste generated by chemical stripping shall, in addition to the requirements for determining the solid and soluble lead concentrations, shall be tested for corrosiveness and other contaminants, as applicable, resulting from the chemical stripping process.
  - b. Analyze samples for Total Threshold Limit Concentration (TTLC):
    - 1) If results are less than 50 mg/kg (milligrams/kilogram) the waste is not hazardous and shall be disposed as general construction waste.
    - 2) If sample results are 50 mg/kg or greater, the waste shall be tested for Soluble Threshold Limit Concentration (STLC).
  - c. Where waste is required to be tested for STLC the following shall apply:
    - 1) If the STLC results is less than 5 mg/L (milligrams/liter) the material shall be disposed at a Class II waste landfill. Evidence of such results of the STLC testing will be required by the landfill before waste is accepted. No further testing is required.
    - 2) If the STLC results are 5 mg/L or greater, the waste is a California regulated waste and the material shall be tested using the federally mandated Toxicity Characterization Leaching Procedure (TCLP).
  - d. Where waste is required to be tested by TCLP the following shall apply:
    - 1) If the TCLP is less than 5 mg/L, the waste is a California regulated hazardous solid waste (non-RCRA). This material shall be disposed in a Class I hazardous waste landfill.
    - 2) If the TCLP is equal to or greater than 5 mg/L, the waste is a federally regulated hazardous waste solid (RCRA). The waste shall then be disposed in a Class I hazardous waste landfill.

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- e. Personal and commercial wash water with lead contamination shall be handled as follows:
  - 1) Filter the waste water through cheesecloth, or other similar filtering media, to remove the gross debris. Separate the waste streams and characterize these in compliance with this Specification.
  - 2) If the waste water is identified as a RCRA or California regulated hazardous waste (Non-RCRA) by STLC and TCLP, filter the waste water by power pumping it through a 20 micron pore size filter. The filtered water shall be tested as described for waste in this Specification.
  - 3) If test results categorize the filtered water as non-hazardous, it may be disposed of in the sewer system.
  - 4) Wastewater, filtered or otherwise, shall not be discharged in storm drains, gutters or allowed to sheet flow over the surface of the ground.
  
- B. Waste Handling:
  - 1. All waste, hazardous and non-hazardous, shall be disposed of at an authorized site in accordance with all provisions of this Specification and applicable Federal, State, and local laws.
  - 2. Any waste determined to be hazardous, through analytical testing, shall be kept in a secured area or lockable container that is inaccessible to all persons other than authorized personnel working on the Project. All hazardous waste containers shall be labeled "Hazardous-Waste – Contains Lead" and labeled with the date waste collection commenced.
  - 3. Hazardous waste shall not remain on the Project site beyond 90 days of the date it was generated. It shall be removed from the Project site and transported to an approved landfill before the 90 days has elapsed.
  - 4. Once hazardous waste is removed from the Project site, ensure it is disposed of in an approved landfill within 6 days. The waste shall not be transported to another site for commingling of waste from a source other than the site of original generation. This requirement shall be documented by the proper execution of a Uniform Hazardous Waste Manifest signed by the landfill operator.

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5. All hazardous and non-hazardous waste shall be kept in different containers and stored in separate locations. Commingling of waste is not permitted.
  6. As the Work progresses, to prevent exceeding available storage capacity on the Project site, sealed and labeled containers of lead waste shall be removed and transported to the prearranged disposal location.
  7. Containers used for hazardous waste shall meet the requirements of EPA and DOT for hazardous waste storage and transport. At a minimum, disposal packaging of Lead Based Paint fragments, dust, and debris shall be in 6-mil polyethylene (plastic) bags that are airtight and puncture resistant.
- C. Transportation of Non-Hazardous Waste:
1. All receipts from the disposal facility, trip tickets, transportation manifests, weight certificates or other documentation of disposal shall be delivered to the Owner Consultant within 48 hours of disposal. The waste manifest shall be signed by the generator, the transporter(s), and the disposal site operator each time the responsibility for the waste material is transferred. If a separate hauler is employed, the name, address, and signature of the transporter shall also appear on the manifest.
- D. Transportation of Hazardous Waste:
1. All hazardous waste shall be transported by a RCRA/DOT/EPA certified hazardous waste transporter. Provide evidence that the hazardous waste transporter meets the requirements of this Specification.
  2. The Work of this section includes responsibility for all actions of the hazardous waste transporter as it pertains to waste Removal and disposal related to the Work of this Specification.
  3. Identify the facility to which the waste generated by this Specification will be taken. Evidence shall be provided verifying the facility is licensed/permitted to receive and handle non-hazardous lead containing waste and/or hazardous lead containing waste as applicable.
  4. All waste disposed as hazardous shall be transported under a Uniform Hazardous Waste Manifest. The generator copy of this manifest shall be submitted to the Owner Consultant within five (5) days of transport.

**CSC, Inc.**

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# LEAD ABATEMENT SPECIFICATION

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5. All dump receipts, trip tickets, transportation manifests, weight certificates or other documentation of disposal shall be delivered to the Owner Consultant within 48 hours of disposal. The Uniform Hazardous Waste Manifest shall be signed by the generator (or designee), the transporter(s), and the disposal site operator each time the responsibility for the waste material is transferred. If a separate hauler is employed, the name, address, U.S.E.P.A. ID number and signature of the transporter shall also appear on the manifest.
6. The enclosed cargo area of trucks or containers shall be free of debris and lined with 6-mil polyethylene sheeting to prevent contamination from leaking or spilled containers. Floor sheeting shall be installed first and extend up the walls. Wall sheeting shall be overlapped and taped into place.
7. During transport, drums and other containers shall be placed on level surfaces in the cargo area and packed tightly together to prevent shifting and tipping. Large structural Component shall be secured to prevent shifting and bags placed on top.

3.05

### GENERAL REQUIREMENTS AND SPECIAL CONDITIONS

- A. The Abatement contractor shall be responsible for verifying all dimensions and quantities prior to bid. Any amounts listed on these specifications are only estimated and are not to be considered final measurements.
- B. Security of the work area shall be the responsibility of the contractor.
- C. Safety and Security:
  1. Comply with all laws, ordinances, rules and regulations applicable to the work.
  2. Provide adequate protection for all persons and all City property within the working area or approaches thereto, and shall furnish and erect temporary barricades where necessary.
- D. Contractor shall provide storage container(s) for all materials, equipment and waste. Asbestos and lead waste shall not be commingled.
- E. If required, the contractor shall provide portable chemical toilets facilities. The quantity of portable toilet facilities shall be based upon on the total number of worker and shall be in accordance with CAL/OSHA standards.

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- F. In addition to the project specification submittal requirements, the abatement contractor shall submit for review and approval an abatement work plan. The work plan shall detail the means and methods that will be used for the controlling and containing fiber release of asbestos and lead dust during the removal/disturbance of asbestos and lead containing materials in accordance with the specifications. The plan shall include, but not limited to, a drawing that adequately depicts the location of the control areas, change areas, emergency exit routes and any special features.
- G. The abatement contractor shall not proceed with the disturbance of LBP until the Owner Consultant representative in writing approves the work plan.
- H. The abatement contractor shall submit the written schedule, to be approved by the Owners Representative prior to the commencement of the project.
- I. Work Schedules and Coordination: The contractor shall plan a schedule of work with the Owners Representative and Owners Consultant to provide vacated areas while work is in progress. Care shall be exercised by the contractor to minimize the inconvenience and danger to the public.
- J. Access: The contractor, its employees, subcontractors, or other representatives, have no tenancy and shall be admitted to the grounds only for the proper execution of the work under this contract.
- K. Workmanship and Labor: All employees of the contractor, subcontractors or other representatives, shall be skilled in the type of work for which they are employed on this project and shall work under direction of competent superintendent.
- L. Fees, Permits, Licenses, Patents, Royalties and Payment Thereof: The contractor and contractor's employees and agents shall secure and maintain in force such licenses and permits as are required by law and shall conform to all Federal, State, and local laws, ordinances, and regulations covering the work under the contract. All operations and materials shall be in accordance with applicable laws, ordinances, and regulations.
- M. At the commencement of the project, all Contract Documents, Project Manuals and Specifications shall remain on-site until the completion of the project.

### 3.06 WORK SCHEDULE

- A. All abatement work shall be scheduled through the Owners Representative and Owners Consultant... This will ensure the abatement work will have appropriate oversight.

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- 3.07            UNIVERSAL WASTE RULE
- A.    All mercury containing thermostats, PCB containing ballasts and fluorescent light tubes shall be handled, transported and recycled and/or disposed of in accordance with the Universal Waste Rule (40 CFR 273).
- 3.08            RE-ESTABLISHMENT OF THE WORK AREA AND SYSTEMS
- A.    Re-establishment of the Work Area shall only occur following the completion of clean-up procedures and after a Clearance Inspection has been performed and documented to the satisfaction of the Owner Consultant.
- B.    Re-secure Moveable Objects removed from their former positions during area preparation activities.
- C.    Relocate Moveable Objects that were removed to temporary locations back to their original positions.
- C.    Re-establish HVAC, mechanical and electrical systems to the condition prior to commencement of the Project.
- E.    Repair all areas of damage that occurred as a result of Abatement or Lead Related Construction Work.

END OF SECTION

**LEAD ABATEMENT SPECIFICATION**  
**BEVERLY HILLS CHAMBER OF COMMERCE**

**SCOPE OF WORK:**  
**SITE ADDRESS:**

**LEAD ABATEMENT**  
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**Attachment A**  
**Asbestos & Lead Survey Report**



**HEALTH AND SAFETY • ENGINEERING • ENVIRONMENTAL**

Project Number: 1021794

Re: Asbestos Containing Materials and  
Lead-Based Paint Survey Report  
Beverly Hills Chamber of Commerce  
239 Beverly Drive  
Beverly Hills, California 90212

CSC Local Office: Clark Seif Clark, Inc.  
PO Box 4299  
Chatsworth, CA 91313  
Office: 818-727-2553  
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Client: City of Beverly Hills  
Brenda Lavender, Real Estate & Property Manager  
455 N. Rexford Drive  
Beverly Hills, CA 90210

c/o: Stegeman and Kastner, Inc.  
Zara Farimani  
2601 Ocean Park Blvd, Suite 300  
Santa Monica, California 90405-5216

Date Report Issued: April 17, 2012  
*Date Report Amended: May 25, 2012*

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## INTRODUCTION

Ms. Brenda Lavender of the City of Beverly Hills retained Clark Seif Clark, Inc. (CSC) to perform a asbestos-containing material (ACM) and Lead-Based Paint (LBP) survey at the commercial property located at 239 Beverly Drive, Beverly Hills, California. Ms. Gena Digby, Cal/OSHA - CAC No. 95-1631 and Mr. Ivan Paxton, California Department of Public Health (CDPH) Certified Lead Inspector/Assessor - CDPH No. 9201 of CSC conducted the survey on April 2, 2012.

CSC's report is for the exclusive use of the City of Beverly Hills and applies only to the building referenced above or portion thereof. No one other than the City of Beverly Hills or those contracted by the City of Beverly Hills may utilize, reference, or otherwise rely on this report without prior written consent from CSC.

## PURPOSE AND SCOPE

The purpose of this investigation is to perform an ACM and LBP survey in order to aid the City of Beverly Hills in their upcoming renovation project at the site. CSC's scope of work included:

- A visual reconnaissance of the readily accessible areas at the site to evaluate the possible presence of ACM and LBP.
- Collection of suspect ACM bulk samples of and submittal of samples to a NVLAP accredited laboratory for analysis.
- Assessment of the condition of suspect ACM.
- Collection of x-ray fluorescence (XRF) reading of potential LBP.
- Assessment of the condition of potential LBP.
- Preparation of this report, which presents our data and summarizes the assessed materials

## SITE DESCRIPTION

The subject property is a 2-story, commercial building constructed circa 1940s. In general, the construction materials consist of wooden frame construction on a concrete foundation with brick and plaster exterior finish. The interior finishes consist of a combination of drywall walls and ceilings and plaster walls and ceilings. The floors are covered with ceramic tile, floor tile, floor sheeting, and carpet.

## BACKGROUND

### A. ASBESTOS:

Currently, asbestos-containing materials are being removed and/or encapsulated in schools and public buildings because of the cancer risk associated with breathing asbestos.

Much of what is known about asbestos-related diseases comes from studying workers in the various asbestos industries. Exposure to levels of airborne asbestos has been linked with a debilitating lung disease called asbestosis; a rare cancer of the chest and abdominal lining called mesothelioma; and cancers of the lung, esophagus, stomach, colon, and other organs.

The relationship between exposure level and health risk is complex. The potential for disease appears to be related to the physical and chemical characteristics of asbestos fibers as well as to the concentration of fibers in the air and each person's genetic susceptibility. However, the U.S. Government through the U.S. Department of

Health and Human Services, has stated that, "evaluation of all available human data provides no evidence for a threshold or for a "safe, level of asbestos exposure.

Federal, State, and Local laws require that building owner(s) and/or their representatives, prior to any demolition and/or renovation operations that may disturb any asbestos-containing materials in their buildings, must meet the following requirements: Notifications; removal techniques for asbestos-containing materials; clean-up procedures and waste storage and disposal requirements.

In Los Angeles County, the South Coast Air Quality Management District (SCAQMD) must be notified 10 working days prior to the start of any asbestos-abatement projects that exceed 100 square feet of asbestos-containing material. In addition, a Los Angeles Fire Department (LAFD) Permit must be obtained for any amount of asbestos removed in accordance with LAFD, Division 10 Regulation.

The Occupational Safety & Health Administration (OSHA) must be notified 24 hours prior to the start of any asbestos-abatement project.

#### **B. LEAD-BASED PAINT:**

Lead is a heavy metal, which accumulates in the body when ingested. It interferes with chemical reaction in the body and can result in reduced performance in school, kidney problems, liver damage, high blood pressure, immune system failure, coma, convulsions, brain damage, and in severe cases death. In pregnant women, lead poisoning, nerve damage, impaired blood formation, and infant mortality.

An estimated 3 to 4 million American children have damaging levels of lead in their blood. According to the National Health and Nutrition Examination Survey, 50% (one half) of the adults and 88% of preschool children tested had high blood lead levels. Of those, 9% of the children met the center for Disease Control standards for lead poisoning.

Children usually are exposed through household dust contaminated by peeling, flaking, or chalking paint. Young children also may be poisoned during teething by mouthing on windowsills that contain leaded paint.

Pottery and glassware containing lead is quite common. Lead paint and glaze were commonly used on items made in the U.S. before 1970 and are still used on imported ceramics. When those pieces are fired at temperatures below 1,200 degrees centigrade, the lead can be released into food. The most common sources of contaminated pottery and ceramics are Mexico and Italy. Research performed by the Food and Drug Administration indicated that nearly 10% of imported ceramics might release lead into blood.

The American Academy of Pediatrics recommends that children be screened for lead poisoning at 12 months of age and also that middle age men should have their blood level tested because of their susceptibility to hypertension.

According to public health experts, preventive measures should be taken to avoid lead poisoning. These measures include testing for lead in paint, pottery, ceramic dishes, and drinking water.

California OSHA (CAL/OSHA) requires a lead-work pre-job notification if the quantities of lead-containing materials to be disturbed exceeds 100 square feet or 100 linear feet OR if the tasks include torch cutting or welding exceeding 1 hour in any shift OR if the percentage of lead in the material to be disturbed exceeds 0.5% by weight (5,000 ppm), or 1.0 mg/square centimeter. The information and form required for notification can be found in 8CCR1532.1.

## METHODS

### A. ASBESTOS

Suspect asbestos containing materials are sampled and later identified using the Polarized Light Microscopy (PLM) method in accordance with the EPA Interim method of the Determination of Asbestos in Bulk Samples (EPA/600/R-93/116, July 1993). Sampling was performed in accordance with 40 CFR 763.86. Homogeneous areas were based on the total functional space. Number of samples per homogeneous area was taken as recommended under said section "Sampling Procedures".

The PLM Method is the most commonly used method to analyze building materials for the presence of asbestos. This method utilizes the optical properties of minerals to identify the selected constituent. The use of this method enables identification of the type and the percentage of asbestos in a given sample. The detection limit of the PLM method for asbestos identification is about one percent (1%) asbestos. Because the State of California recognizes asbestos-containing building material (ACBM) as any material, which contains greater than or equal to one tenth of one percent (0.1%) asbestos, materials containing "trace" amounts of asbestos are reported as ACBM in the State of California. CSC recommends Transmission Electron Microscopy (TEM) analysis for asbestos samples with one percent (1%) or less asbestos content and Point Count Method with results ranging between two percent (2%) and ten percent (10%) when analyzed via PLM.

Documentation of the laboratory results should be retained as a reference for general building safety and maintenance, and for any future renovation/ demolition activities.

#### INSPECTION PROCEDURE (763.85)

Areas Inspected: In each area of the building, the inspector performed a preliminary walk-through to designate the functional spaces. He also noted which areas had homogeneous materials.

The inspector then visually inspected each accessible room or space in the building. The inspector touched suspect materials to determine if they were friable. For each suspect material, the inspector noted its condition and the potential for disturbance.

Quantities: Suspect asbestos-containing materials identified at the site were quantified. For extensive materials such as the transite siding and roof panels, general functional space measurements were used. Such measurements provide "approximate square or linear footage" (763.93 (d)(2)(ii)).

Suspect Asbestos-Containing Materials: The following suspect ACM materials were sampled for laboratory analysis or were visually identified as a Presumed Asbestos Containing Material (PACM):

- Exterior Plaster
- Plaster wall and ceiling system
- Window glazing
- Drywall tape and compound system (D/T/C)
- Base cove mastic
- Green vinyl sheet flooring
- Brown vinyl floor tile and mastic
- Mirror mastic
- Yellow and gold vinyl sheet flooring
- Black floor mastic under carpet
- Wall vapor barrier
- 9" Dark rust vinyl floor tile and mastic

- 2'x 4' Fissured ceiling panels
- 12" Beige vinyl floor tile and mastic
- Black mastic/vapor barrier paper beneath wood flooring
- 12" White vinyl floor tile and mastic
- 9" Rust and yellow vinyl floor tile and mastic
- Cap sheet roofing
- Parapet roofing
- Roof curb flashing
- Silver roof mastic
- Pitch pan mastic
- Caulking
- HVAC sealant
- 12" Gray vinyl floor tile and mastic
- 12" Tan vinyl floor tile and mastic
- 12" Cream vinyl floor tile and mastic
- Transite exhaust pipe
- 12" Ceiling tile and adhesive
- Mastic associated with wood paneling

## **B. LEAD- BASED PAINT**

Our inspector used a portable NITON-XLp 300 Series, XRF LBP Spectrum Analyzer manufactured by NITON Corporation to test for LBP. The LBP analyzer was equipped with 14 mCi, cadmium 109 sealed radioactive source. CSC calibrated the XRF pursuant to the manufacturer's specifications and regularly verified XRF readings against pre-determined lead samples produced by the National Institute of Standards and Testing (NIST). The calibration data is attached hereto.

The HUD Guidelines define X-Ray fluorescent analyzer ("XRF") measurements greater than or equal to 1.0 mg/cm<sup>2</sup> (milligrams per square centimeter) or 5000 ppm (parts per million by weight) (0.5% by dry weight) using laboratory analysis, lead positive. For purposes of this inspection, all XRF readings equal to or greater than 0.7 mg/cm<sup>2</sup> are considered lead-based paint in accordance with the California Title 17 regulations and Los Angeles County guidelines. The Cal/OSHA "Lead in Construction" standard recognizes *any detectable (quantifiable)* concentrations of lead as regulated materials. When performing lead-related construction activities, workers must be protected when exposed to levels above the current permissible exposure limit (PEL) of 50ug/cm<sup>2</sup>, regardless of the content of lead in paint.

## **RESULTS**

### **A. ASBEST OS**

Forty-seven (47) bulk samples were collected and then analyzed a total of ninety-two (92) times on a layer-by-layer basis using polarized light microscopy (PLM). The following Table lists the samples/layers that tested positive for asbestos and are considered ACM. A complete list of sample results can be found in the laboratory sheets at the end of this report.

**TABLE I: ACM Bulk Sampling Results – PLM Analysis, Positive Results**

Asbestos-Containing Materials	% Asbestos	Location of Material (all locations where material is present)	Est. Ft <sup>2</sup>
Window glazing	2% <i>Chrysotile</i>	Exterior windows	<100 SF
Brown floor tile (bottom layer)	10% <i>Chrysotile</i>	Found beneath green floor sheeting throughout second floor corridor.	1,000 SF
Black mirror mastic	15% <i>Chrysotile</i>	Second floor corridor, Office #1 and stairwell landing	<100 SF
9" Rust vinyl floor tile	10% <i>Chrysotile</i>	Second floor Office #6, 7, 8, 9, First floor corridor west	1,800 SF
12" Beige/white multi-layered flooring	10% <i>Chrysotile</i>	Second floor Office #8	200 SF
Silver roof mastic	7% <i>Chrysotile</i>	Roof system	100 SF
Pitch pan mastic	<1% <i>Chrysotile</i>	Roof pitch pans	30 SF
12" Grey vinyl floor tile and mastic	5-10% <i>Chrysotile</i>	First floor Office #4, 5, north and middle corridors	900 SF
12" Cream vinyl floor tile and mastic	4-8% <i>Chrysotile</i>	First floor Offices, Bull Pin, north and middle corridors	2,100 SF
Transite exhaust pipe	<i>PACM (*)</i>	Roof, attic space	8 lf
Mastic associated with Wood Paneling (**)	<i>PACM (*)</i>	First floor Chambers room	<100 SF
12" Ceiling tile and adhesive (**)	<i>PACM (*)</i>	First floor Bull Pin (above lights) and Office #4	600 SF
*PACM=Presumed Asbestos Containing Materials			
** Materials not sampled due to inaccessible and/or occupied offices, samples to be collected prior to renovation activities			
*** Multi-layered flooring systems present throughout			
See the laboratory report and chain custodies for the complete list materials tested and the sampling locations.			

Should the demolition/renovation process reveal any additional suspect asbestos-containing materials; work must stop until the suspect materials are tested for asbestos content.

**B. LEAD-BASED PAINT**

The following are the results of the testing combinations that tested positive for lead-based paint at  $\geq 0.7$  mg/cm<sup>2</sup>.

**TABLE II: LBP Results**

Testing Combination	Substrate	Location of Material (all locations where material is present)
White concrete interior walls	Concrete	Throughout 1 <sup>st</sup> and 2 <sup>nd</sup> floor interior perimeter walls
Tan wall tile	Ceramic	2 <sup>nd</sup> floor Women and Men restrooms, 1 <sup>st</sup> floor south corridor restroom
Pink floor tile	Ceramic	1 <sup>st</sup> and 2 <sup>nd</sup> floor Women and Men restrooms
Beige floor tile	Ceramic	1 <sup>st</sup> floor Lobby
Grey stairs	Concrete	1 <sup>st</sup> floor north corridor
White concrete exterior wall	Concrete	Side A exterior walls (Beverly Drive)
White portico (overhang)	Plaster	Side A exterior (Beverly Drive)
White posts	Metal	Side A exterior (Beverly Drive)
White door frame	Wood	Side A exterior (Beverly Drive)
Pink safety rail	Metal	Side C exterior (Alley)
Pink overhang	Metal	Side C exterior (Alley)

Note: Painted surfaces generally contain lead at various levels, which are lead containing and not considered lead based paint. It is advised that all work where painted surfaces are impacted is conducted in a manner to minimize the generation of dust.

## CONCLUSION

### A. ASBESTOS

To assist in the management, handling, or reporting of asbestos identified in this report, a description and quantity of said materials is presented in Table III below. Materials are described by type (i.e., Thermal System Insulation or Surfacing Material or Miscellaneous Material) and category (i.e., Regulated Asbestos-Containing Material or Category I Non-friable ACM or Category II Non-friable ACM or Asbestos Containing Construction Material). The quantities are expressed in terms of square-feet (sf), lineal-feet (lf), or cubic feet (cf).

**TABLE III: Description and Quantity of Asbestos Containing Materials**

Description of Asbestos-Containing Material	Thermal System Insulation	Surfacing Material	Miscellaneous Material	Regulated Asbestos-Containing Material	Category I Non-friable ACM*	Category II Non-friable ACM*	Asbestos Containing Construction Material	Quantity of ACM**
Window glazing			X		X			<100 sf
Brown floor tile (beneath green floor sheeting)			X		X			1,000 sf
Black mirror mastic			X		X			<100 sf
9" Rust vinyl floor tile			X		X			1,800 sf
12" Beige/white multi-layered flooring			X		X			200 sf
Silver roof mastic			X		X			100 sf
Pitch pan mastic			X				X	30 sf
12" Grey vinyl floor tile and mastic			X		X			900 sf
12" Cream vinyl floor tile and mastic			X		X			2,100 sf
Transite exhaust pipe			X			X		8 lf
Mastic associated with Wood Paneling			X		X			<100 sf
12" Ceiling tile and adhesive			X		X			600 sf

\*Indicates condition of material at the time of sampling. Material may become friable and, thus, a Regulated Asbestos-Containing Material depending on the method of renovation or demolition and/or age. Material should be re-evaluated at the time of the project.

\*\*Quantities are approximate and are not intended for bidding or reporting purposes, and must be field verified.

It will be necessary to comply with the pertinent provisions of EPA, OSHA, SCAQMD and LAFD regulations during any removal or repair activities that may disturb the asbestos containing materials.

## **B. LEAD-BASED PAINT**

Based on the field assessment and XRF analysis, there is lead based paint and/or lead containing components in various areas of the complex (Refer to TABLE II: LBP RESULTS).

## **RECOMMENDATIONS**

### **A. ASBESTOS**

If the materials identified to contain asbestos will be disturbed during upcoming renovation/demolition activities, they must be abated prior to the renovation/demolition. In California, abatement of asbestos-containing materials, with asbestos content of greater than or equal to 0.1%, must be performed by a licensed, certified, and registered asbestos abatement contractor. If the abatement exceeds 100 square feet a fourteen (14) calendar day notification to the South Coast Air Quality Management District is required, in addition to obtaining a LAFD Permit. A fourteen (14) calendar day notification to the SCAQMD is also required for the demolition of the building (Refer to TABLE I: PLM Analysis, Positive Results).

### **B. LEAD**

Based on the field assessment and XRF analysis, there is lead based material that may be impacted during the upcoming renovation project.

Although there are no present state or federal laws dealing with mandatory abatement following the identification of lead-containing materials prior to disturbance of said materials, the Occupational Safety and Health Administration has promulgated legislation (29 CFR 1926.62 and 8 CCR 1532.1) entitled "Lead Exposure in the Construction Industry", which deals with worker exposure to lead. This legislation requires that any task that may potentially expose workers to any concentration of lead, be monitored to determine workers eight-hour time weighted average (TWA) exposure to lead. Further, prior to initiation of activities that may generate a lead exposure, such workers must have appropriate medical surveillance, hazard communication training and be properly fitted with respiratory protection and protective clothing until TWA results reveal exposures below the Action Level.

At this time, there are two forms of controls: 1) One control method is abatement, a "permanent" means of treatment that has an expected life of at least 20 years; 2) the other control method is interim controls, a short-term plan to control the lead hazards. Abatement measures include building component replacement, enclosure, paint removal (by heat gun, chemical, or contained abrasive), encapsulation (with patch tests and 20 year warranty), permanent soil covering (paving); and soil replacement. Interim controls measures include, paint film stabilization, friction and impact reduction treatments, dust removal, general cleanup of contaminated areas, and soil covering using non-permanent means (grass, mulch, gravel).

All work involving potential and identified LBP/LCSC surfaces should be conducted in accordance with Title 8, California Code of Regulations, Section 1532.1, 29 CFR 1926.62 and AB 2784.

Any cutting and/or heating of interior metal surfaces, containing toxic lead should be conducted in accordance with 29 CFR 1926.354. This regulation requires surfaces covered with toxic preservative, and in enclosed areas, be stripped of all toxic coatings for a distance of at least 4 inches, in all directions, from the area of heat application prior to the initiation of such heat application.

Contractor must perform all work in compliance with the most recent edition of all applicable federal, state, and local regulations, standards, and codes governing abatement, transport, and disposal of lead-containing/contaminated materials.

Should materials similar to those identified in this report or, other forms of suspect hazardous materials be discovered during the renovation process, the contractor should be instructed to cease all work activities which may initiate an exposure episode and notify the appropriate management personnel.

### **C. UNI      VERSAL WASTE MATERIALS**

Other regulated hazardous materials may be present within the building that could be impacted during the upcoming renovation projects. Those materials are governed by the Universal Waste Rule, including but not limited to, PCB-containing light fixture ballasts, mercury containing thermostats switches and fluorescent light tubes (FLT's), chlorofluorocarbons (CFC's) in air conditioning units, tritium in exit signs and lead acid or nickel cadmium batteries emergency lighting.

In the event, that these building materials will be impacted during renovation activities, verification should be made for proper handling and disposal in accordance with regulatory requirements.

All potential and identified PCB-containing light fixture ballasts should be handled, collected, transported and disposed in accordance with the requirements of Title 22 of the California Code of Regulations, Section 67426.1 (22 CCR 67426.1).

All Fluorescent Light Tubes, mercury-containing thermostat switch capsules, batteries, and other Universal Waste Rule components should be handled in accordance with the requirements of Title 22 of the California Code of Regulations, Section 66273 *et seq.* (22 CCR 66273).

Should refrigerants or Halon systems be encountered, such materials should be captured and recycled in accordance with the requirements of the South Coast Air Quality Management District and the California Air Resources Board.

Should materials similar to those identified in this report or, other forms of suspect hazardous materials be present, maintenance personnel/contractors should be instructed to immediately cease work activities which may initiate an exposure episode, and notify the appropriate management personnel.

Clark Seif Clark, Inc. prepared this asbestos and lead-based paint survey report under contract with the City of Beverly Hills. No warranties expressed or implied, are made by Clark Seif Clark, Inc. or its employees as to the use of any information, apparatus, product or process disclosed in this report. Though reasonable efforts have been made to assure correctness, if a Contractor is employed he should bring any discrepancies to the immediate attention of Clark Seif Clark, Inc.

We have employed state-of-the-art practices to perform this analysis of risk and identification, but this evaluation is severely limited in scope to areas accessible to a visual inspection or through reasonable means of the areas evaluated. No demolition or product review was performed in attempts to reveal material compositions. Our services consist of professional opinions and recommendations made in accordance with generally accepted engineering principles and practices and are designed to provide an analytical tool to assist the client. Clark Seif Clark or those representing Clark Seif Clark bear no responsibility for the actual condition of the structure or safety of a site pertaining to asbestos and/or asbestos contamination regardless of the actions taken by the client.

Clark Seif Clark appreciated having the opportunity to inspect your property. If you have any questions regarding this survey or other environmental hazards, please don't hesitate to contact us at (818) 727-2553 or (800) 807-1118.

Respectfully Submitted,

**Clark Seif Clark, Inc.**

Generated By:



Ivan Paxton  
Certified Asbestos Consultant (CAC)  
CAL/OSHA - CAC No. 02-3146  
Lead Inspector/Assessor - 9201

Reviewed By:



Gena R. Digby  
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**Project Name: Beverly Hills Chamber of Commerce**  
**Project Location: 239 Beverly Drive, Beverly Hills, California 90212**  
**CSC Project No.: 1021794**

## **APPENDIX A**

### **LABORATORY ANALYTICAL RESULTS AND CHAIN OF CUSTODY**



# LA Testing

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Phone: (818) 727-2553  
Fax: (818) 727-2556  
Received: 04/10/12 9:15 AM  
Analysis Date: 4/11/2012  
Collected: 4/3/2012

Project: 1021794 Beverly Hills Chamber of Commerce 239 Beverly Drive Beverly Hills, CA 90212

## Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 and/or EPA 600/M4-82-020 Method(s) using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
239-01-Finish Coat 321205978-0001	Plaster	White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
239-01-Base Coat 321205978-0001A	Plaster	Gray Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
239-02-Finish Coat 321205978-0002	Plaster	White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
239-02-Base Coat 321205978-0002A	Plaster	Gray Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
239-03-Finish Coat 321205978-0003	Plaster	White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
239-03-Base Coat 321205978-0003A	Plaster	Gray Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
239-04 321205978-0004	Window Glazing	Gray Fibrous Heterogeneous		98% Non-fibrous (other)	2% Chrysotile
239-05 321205978-0005	Window Glazing	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected

Analyst(s)

Kieu-anh Pham Duong (81)

Rosa Mendoza (10)

Jerry Drapala Ph.D, Laboratory Manager  
or other approved signatory

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Samples analyzed by LA Testing South Pasadena, CA NVLAP Lab Code 200232-0, CA ELAP 2283

Report Amended: 04/12/2012 09:54:35 Replaces the Initial Report 04/11/2012 12:05:14. Reason Code: Client-Change to Location



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Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
239-06 321205978-0006	Window Glazing	Beige Fibrous Heterogeneous		98% Non-fibrous (other)	2% Chrysotile
239-08-Finish Coat 321205978-0008	D/T/C	White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
No D/T/C present for analysis.					
239-08-Base Coat 321205978-0008A	D/T/C	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-09-Drywall 321205978-0009	D/T/C	Beige Non-Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (other)	None Detected
239-09-Tape 321205978-0009A	D/T/C	Brown Fibrous Homogeneous	98% Cellulose	2% Non-fibrous (other)	None Detected
239-09-Finish Coat 321205978-0009B	D/T/C	White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
No JC present for analysis.					
239-09-Base Coat 321205978-0009C	D/T/C	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-10-Drywall 321205978-0010	D/T/C	Beige Non-Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (other)	None Detected

### Analyst(s)

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or other approved signatory

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Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
239-10-Tape 321205978-0010A	D/T/C	Brown Fibrous Homogeneous	98% Cellulose	2% Non-fibrous (other)	None Detected
239-10-Finish Coat 321205978-0010B	D/T/C	White/Beige Non-Fibrous Heterogeneous	100% Non-fibrous (other)		None Detected
No JC present for analysis.					
239-10-Base Coat 321205978-0010C	D/T/C	White Non-Fibrous Homogeneous	100% Non-fibrous (other)		None Detected
239-11-Drywall 321205978-0011	D/T/C	White Non-Fibrous Heterogeneous	3% Cellulose	97% Non-fibrous (other)	None Detected
239-11-Tape 321205978-0011A	D/T/C	Brown Fibrous Heterogeneous	95% Cellulose	5% Non-fibrous (other)	None Detected
239-11-Finish Coat 321205978-0011B	D/T/C	White Non-Fibrous Heterogeneous	80% Non-fibrous (other) 20% Perlite		None Detected
No JC present for analysis.					
239-12-Drywall 321205978-0012	D/T/C	White Non-Fibrous Heterogeneous	3% Cellulose	97% Non-fibrous (other)	None Detected
239-12-Tape 321205978-0012A	D/T/C	Brown Fibrous Heterogeneous	98% Cellulose	2% Non-fibrous (other)	None Detected

### Analyst(s)

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or other approved signatory

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Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
239-12-Finish Coat 321205978-0012B	D/T/C	White/Yellow Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
No JC present for analysis					
239-13 321205978-0013	Base Cove Mastic/Adhesive	Cream Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-14-Vinyl Sheet Floor 321205978-0014	Green VSF (Top) Brown VAT & Mastic	Brown/Green Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (other)	None Detected
239-14-Vinyl Tile 321205978-0014A	Green VSF (Top) Brown VAT & Mastic	Brown Fibrous Heterogeneous		90% Non-fibrous (other)	10% Chrysotile
239-14-Mastic 321205978-0014B	Green VSF (Top) Brown VAT & Mastic	Black Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-15-Vinyl Sheet Floor 321205978-0015	Green VSF (Top) Brown VAT & Mastic	Brown/Green Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (other)	None Detected
239-15-Mastic 1 321205978-0015A	Green VSF (Top) Brown VAT & Mastic	Brown Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected

### Analyst(s)

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Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
239-15-Mastic 2/Foam 321205978-0015B	Green VSF (Top) Brown VAT & Mastic	Brown/Black/Green Non-Fibrous  Heterogeneous		100% Non-fibrous (other)	None Detected
239-15-Vinyl Tile 321205978-0015C	Green VSF (Top) Brown VAT & Mastic	Brown Fibrous Heterogeneous		90% Non-fibrous (other)	10% Chrysotile
239-15-Mastic 3 321205978-0015D	Green VSF (Top) Brown VAT & Mastic	Black Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-17-Mirror Mastic 321205978-0017	Mirror Mastic	Black Fibrous Homogeneous		85% Non-fibrous (other)	15% Chrysotile
239-17-Plaster 321205978-0017A	Mirror Mastic	White/Red Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
239-18 321205978-0018	Yellow/Gold VSF	Brown Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-19-Vinyl Sheet Floor 321205978-0019	Yellow/Gold VSF	Brown Non-Fibrous  Homogeneous		100% Non-fibrous (other)	None Detected
239-19-Mastic 321205978-0019A	Yellow/Gold VSF	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected

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Sample	Description	Appearance	Non-Asbestos		Asbestos % Type
			% Fibrous	% Non-Fibrous	
239-20 321205978-0020	Transite Pipe- Assumed				Not Submitted
239-21- Mastic/Vapor Barrier 321205978-0021	Black Mastic	Black Fibrous  Heterogeneous	30% Cellulose 5% Synthetic	65% Non-fibrous (other)	None Detected
239-22- Mastic/Vapor Barrier 321205978-0022	Black Mastic	Black Fibrous  Heterogeneous	30% Cellulose 5% Synthetic	65% Non-fibrous (other)	None Detected
239-23 321205978-0023	Vapor Barrier	Black Fibrous Heterogeneous	60% Cellulose 2% Glass	38% Non-fibrous (other)	None Detected
239-24-Floor Tile 321205978-0024	9" Drk Rust w/ Wht VAT & Mastic	Brown Fibrous Heterogeneous		90% Non-fibrous (other)	10% Chrysotile
239-24-Mastic 321205978-0024A	9" Drk Rust w/ Wht VAT & Mastic	Black Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-25-Floor Tile 321205978-0025	9" Drk Rust w/ Wht VAT & Mastic	Brown Fibrous Heterogeneous		90% Non-fibrous (other)	10% Chrysotile
239-25-Mastic/Felt 321205978-0025A	9" Drk Rust w/ Wht VAT & Mastic	Black Fibrous Heterogeneous	30% Cellulose 5% Synthetic	65% Non-fibrous (other)	None Detected

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Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
239-26 321205978-0026	Fissured Ceiling Panels (2x4)	White/Beige Fibrous Heterogeneous	50% Cellulose 20% Min. Wool	10% Non-fibrous (other) 20% Perlite	None Detected
239-27-Floor Tile 1 321205978-0027	12" Beige/Wht VAT (Over Homo Q)	White Non-Fibrous Homogeneous	2% Cellulose	98% Non-fibrous (other)	None Detected
239-27-Mastic 1 321205978-0027A	12" Beige/Wht VAT (Over Homo Q)	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-27-Floor Tile 2 321205978-0027B	12" Beige/Wht VAT (Over Homo Q)	Brown Fibrous Heterogeneous		90% Non-fibrous (other)	10% Chrysotile
239-27-Caulking 321205978-0027C	12" Beige/Wht VAT (Over Homo Q)	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-28-Floor Tile 1 321205978-0028	12" Beige/Wht VAT (Over Homo Q)	White Non-Fibrous Homogeneous	2% Cellulose	98% Non-fibrous (other)	None Detected
239-28-Mastic 1 321205978-0028A	12" Beige/Wht VAT (Over Homo Q)	Yellow Non-Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (other)	None Detected
239-28-Floor Tile 2 321205978-0028B	12" Beige/Wht VAT (Over Homo Q)	Brown Fibrous Heterogeneous		90% Non-fibrous (other)	10% Chrysotile

Analyst(s)

Kieu-anh Pham Duong (81)

Rosa Mendoza (10)

Jerry Drapala Ph.D, Laboratory Manager  
or other approved signatory

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Samples analyzed by LA Testing South Pasadena, CA NVLAP Lab Code 200232-0, CA ELAP 2283

Report Amended: 04/12/2012 09:54:35 Replaces the Initial Report 04/11/2012 12:05:14. Reason Code: Client-Change to Location



# LA Testing

520 Mission Street, South Pasadena, CA 91030

Phone/Fax: (323) 254-9960 / (323) 254-9982

<http://www.latestesting.com>

[pasadenalab@latestesting.com](mailto:pasadenalab@latestesting.com)

LA Testing Order: 321205978

CustomerID: CLAR53

CustomerPO:

ProjectID:

Attn: **Gena Digby**  
**Clark Seif Clark**  
**PO Box 4299**

**Chatsworth, CA 91313**

Phone: (818) 727-2553

Fax: (818) 727-2556

Received: 04/10/12 9:15 AM

Analysis Date: 4/11/2012

Collected: 4/3/2012

Project: 1021794 Beverly Hills Chamber of Commerce 239 Beverly Drive Beverly Hills, CA 90212

## Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 and/or EPA 600/M4-82-020 Method(s) using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
239-28-Caulking 321205978-0028C	12" Beige/Wht VAT (Over Homo Q)	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-29 321205978-0029	Black Mastic/Vapor Barrier	Black Fibrous Heterogeneous	30% Cellulose 5% Synthetic	65% Non-fibrous (other)	None Detected
239-30-Floor Tile 321205978-0030	12" Off Wht VAT	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-30-Mastic 321205978-0030A	12" Off Wht VAT	Black Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-31-Floor Tile 321205978-0031	12" Off Wht VAT	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-31-Mastic 321205978-0031A	12" Off Wht VAT	Black Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-32-Floor Tile 321205978-0032	9" Rust/Yellow VAT	Brown Fibrous Heterogeneous		90% Non-fibrous (other)	10% Chrysotile
239-32-Mastic/Vapor Barrier 321205978-0032A	9" Rust/Yellow VAT	Black Fibrous Heterogeneous	30% Cellulose 5% Synthetic	65% Non-fibrous (other)	None Detected

### Analyst(s)

Kieu-anh Pham Duong (81)

Rosa Mendoza (10)

Jerry Drapala Ph.D, Laboratory Manager  
or other approved signatory

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Samples analyzed by LA Testing South Pasadena, CA NVLAP Lab Code 200232-0, CA ELAP 2283

Report Amended: 04/12/2012 09:54:35 Replaces the Initial Report 04/11/2012 12:05:14. Reason Code: Client-Change to Location

Test Report PLM-7.16.0 Printed: 4/12/2012 9:54:35 AM



# LA Testing

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LA Testing Order: 321205978

CustomerID: CLAR53

CustomerPO:

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Attn: **Gena Digby  
Clark Seif Clark  
PO Box 4299**

Phone: (818) 727-2553

Fax: (818) 727-2556

Received: 04/10/12 9:15 AM

Analysis Date: 4/11/2012

Collected: 4/3/2012

**Chatsworth, CA 91313**

Project: 1021794 Beverly Hills Chamber of Commerce 239 Beverly Drive Beverly Hills, CA 90212

## Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 and/or EPA 600/M4-82-020 Method(s) using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
239-33-Floor Tile 321205978-0033	9" Rust/Yellow VAT	Brown Fibrous Heterogeneous		90% Non-fibrous (other)	10% Chrysotile
239-33-Mastic/Vapor Barrier 321205978-0033A	9" Rust/Yellow VAT	Black Fibrous Heterogeneous	30% Cellulose 10% Synthetic	60% Non-fibrous (other)	None Detected
239-34-Shingle 321205978-0034	Roof Core (Cap Sheet & Felt)	Gray/Black Fibrous Heterogeneous	10% Glass	90% Non-fibrous (other)	None Detected
239-34-Felt 321205978-0034A	Roof Core (Cap Sheet & Felt)	Black Fibrous Heterogeneous	10% Glass	90% Non-fibrous (other)	None Detected
239-35 321205978-0035	Parapit Wall	Gray/Black Fibrous Heterogeneous	10% Glass	90% Non-fibrous (other)	None Detected
239-36 321205978-0036	Curb Flashing	Gray/Black Fibrous Heterogeneous	10% Glass	90% Non-fibrous (other)	None Detected
239-37 321205978-0037	Silver (Mastic)	Black/Silver Fibrous Heterogeneous		93% Non-fibrous (other)	7% Chrysotile
239-38 321205978-0038	Pitch Pan Mastic	Black/Silver Non-Fibrous Heterogeneous	5% Cellulose	95% Non-fibrous (other)	<1% Chrysotile

### Analyst(s)

Kieu-anh Pham Duong (81)

Rosa Mendoza (10)

Jerry Drapala Ph.D, Laboratory Manager  
or other approved signatory

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Samples analyzed by LA Testing South Pasadena, CA NVLAP Lab Code 200232-0, CA ELAP 2283

Report Amended: 04/12/2012 09:54:35 Replaces the Initial Report 04/11/2012 12:05:14. Reason Code: Client-Change to Location



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LA Testing Order:	321205978
CustomerID:	CLAR53
CustomerPO:	
ProjectID:	

Attn: **Gena Digby**  
**Clark Seif Clark**  
**PO Box 4299**

Phone: (818) 727-2553  
 Fax: (818) 727-2556  
 Received: 04/10/12 9:15 AM  
 Analysis Date: 4/11/2012  
 Collected: 4/3/2012

**Chatsworth, CA 91313**

Project: 1021794 Beverly Hills Chamber of Commerce 239 Beverly Drive Beverly Hills, CA 90212

## Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 and/or EPA 600/M4-82-020 Method(s) using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
239-39 321205978-0039	Caulking	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-40 321205978-0040	HVAC Sealant	Beige Non-Fibrous Heterogeneous		95% Non-fibrous (other) 5% Mica	None Detected
239-41 321205978-0041	HVAC Sealant	Beige Non-Fibrous Heterogeneous		95% Non-fibrous (other) 5% Mica	None Detected
239-42-Floor Tile 321205978-0042	12" Grey VAT & Mastic	Grayish Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-42-Mastic 321205978-0042A	12" Grey VAT & Mastic	Black/Yellow Non-Fibrous Heterogeneous		95% Non-fibrous (other)	5% Chrysotile
239-43-Floor Tile 321205978-0043	12" Grey VAT & Mastic	Gray Fibrous Heterogeneous		90% Non-fibrous (other)	10% Chrysotile
239-43-Mastic 1 321205978-0043A	12" Grey VAT & Mastic	Black Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-43-Mastic 2 321205978-0043B	12" Grey VAT & Mastic	Yellow Non-Fibrous Heterogeneous	5% Cellulose 5% Synthetic	90% Non-fibrous (other)	None Detected

Analyst(s)

Kieu-anh Pham Duong (81)  
 Rosa Mendoza (10)

Jerry Drapala Ph.D, Laboratory Manager  
or other approved signatory

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 Samples analyzed by LA Testing South Pasadena, CA NVLAP Lab Code 200232-0, CA ELAP 2283

Report Amended: 04/12/2012 09:54:35 Replaces the Initial Report 04/11/2012 12:05:14. Reason Code: Client-Change to Location



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LA Testing Order: 321205978

CustomerID: CLAR53

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Attn: **Gena Digby  
Clark Seif Clark  
PO Box 4299**

**Chatsworth, CA 91313**

Phone: (818) 727-2553

Fax: (818) 727-2556

Received: 04/10/12 9:15 AM

Analysis Date: 4/11/2012

Collected: 4/3/2012

Project: 1021794 Beverly Hills Chamber of Commerce 239 Beverly Drive Beverly Hills, CA 90212

## Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 and/or EPA 600/M4-82-020 Method(s) using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
239-44-Sheet Floor 321205978-0044	12" Tan VAT & Mastic	Gray/Tan Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (other)	None Detected
239-44-Mastic 1 321205978-0044A	12" Tan VAT & Mastic	Clear Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-44-Floor Tile 321205978-0044B	12" Tan VAT & Mastic	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-44-Mastic 2 321205978-0044C	12" Tan VAT & Mastic	Black Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-45-Floor Tile 321205978-0045	12" Cream VAT 4 Mastic	Cream Non-Fibrous Homogeneous		96% Non-fibrous (other)	4% Chrysotile
239-45-Mastic 1 321205978-0045A	12" Cream VAT 4 Mastic	Black Non-Fibrous Homogeneous		92% Non-fibrous (other)	8% Chrysotile
239-45-Mastic 2/Leveling Compound 321205978-0045B	12" Cream VAT 4 Mastic	White/Yellow Non-Fibrous Heterogeneous	5% Cellulose 2% Synthetic	93% Non-fibrous (other)	None Detected
239-45-Concrete 321205978-0045C	12" Cream VAT 4 Mastic	Gray Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected

Analyst(s)

Kieu-anh Pham Duong (81)

Rosa Mendoza (10)

Jerry Drapala Ph.D, Laboratory Manager  
or other approved signatory

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Samples analyzed by LA Testing South Pasadena, CA NVLAP Lab Code 200232-0, CA ELAP 2283

Report Amended: 04/12/2012 09:54:35 Replaces the Initial Report 04/11/2012 12:05:14. Reason Code: Client-Change to Location



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LA Testing Order: 321205978

CustomerID: CLAR53

CustomerPO:

ProjectID:

Attn: **Gena Digby  
Clark Seif Clark  
PO Box 4299**

**Chatsworth, CA 91313**

Phone: (818) 727-2553

Fax: (818) 727-2556

Received: 04/10/12 9:15 AM

Analysis Date: 4/11/2012

Collected: 4/3/2012

Project: 1021794 Beverly Hills Chamber of Commerce 239 Beverly Drive Beverly Hills, CA 90212

## Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 and/or EPA 600/M4-82-020 Method(s) using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
239-46-Floor Tile 321205978-0046	12" Cream VAT 4 Mastic	Cream Non-Fibrous Homogeneous		96% Non-fibrous (other)	4% Chrysotile
239-46-Mastic 321205978-0046A	12" Cream VAT 4 Mastic	Black Non-Fibrous Homogeneous		90% Non-fibrous (other)	10% Chrysotile
239-47 321205978-0047	Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-48 321205978-0048	Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
239-49 321205978-0049	Plaster	White Non-Fibrous Heterogeneous		85% Non-fibrous (other) 15% Perlite	None Detected

Analyst(s)

*Kieu-anh Pham Duong (81)*

*Rosa Mendoza (10)*

Jerry Drapala Ph.D, Laboratory Manager  
or other approved signatory

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Samples analyzed by LA Testing South Pasadena, CA NVLAP Lab Code 200232-0, CA ELAP 2283

Report Amended: 04/12/2012 09:54:35 Replaces the Initial Report 04/11/2012 12:05:14. Reason Code: Client-Change to Location

421205978

Registered Firm and Date

24 Hr

TAT

99011487

Chain of Custody Form- Bulk Sampling

CSC Job #	Sampling By	Date Taken	# Samples	Page #	Total Pages
1021794	Gene Dwyer	04/04/12		1 of	9

Job Name & Location	Billing Info:
Beverly Hills Chamber of Commerce 239 Beverly Drive Beverly Hills, CA 90212	Stegeman and Frazier, Inc. (1004266) Ms. Zara Farnani 2601 Ocean Park Blvd, Suite 300 Santa Monica, CA 90405-5216

Sample Analysis:	PLM - Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy	Lab Submitted to:	CSC
------------------	---	-------------------	-----

ID #	Material Description	HM	Location of Sample	Condition	Friable	Quantity
01	PLASTER	A	EXTERIOR FACADE/ CORNER			
02	L	L	EXTERIOR COLUMN			
03	L	L	EXTERIOR COLUMN			
04	WINDOW CASING	B	EXTERIOR WINDOW FRONT OF BLDG			
05	L	L	EXTERIOR WINDOW OFFICE 8			
06	L	L	EXTERIOR WINDOW SOUTH/WEST EXIT			
07	2" x 2" CEILING PLATES	C	CEILING	FIBERGLASS		
08	D/T/C	D	2ND FL, CORRIDOR			
09	L	L	JANITORS			
10	L	L	CLINET			
11	L	L	OFFICE 4 PIPE CHASE			
12	L	L	1ST FL, CLOSET UNDER STAIRS			
13	BASE COAT PLASTER/ PLASTER	E	2ND FLOOR, OFFICE			
14	GREEN VPT (TOP) PAVING VPT & MASTIC (BOTTOM)	F	2ND FL. CORRIDOR NEAR OFFICE 4 DOOR			
15	L	L	2ND FL. CORRIDOR (OFFICE 4 DOOR)			

CONDITION CODE	FRIABLE CODE	HOMOGENEOUS CODE	QUANTITY CODE
CO GO OF	Y N	HA MA	SI SF LF TUBZ TUBZ

INSPECTION COMMENTS: EXTERIOR = BRICK w/ PLASTER (COLUMN'S, FACADE & OVER HANG), 2-STORY w/ PNEUMATIC (MECHANICAL RM)

(4) 1ST FL. CORRIDOR - 2" x 2" CEILING PLATES = FIBERGLASS

Relinquished By:	Date & Time
<i>[Signature]</i>	04/04/12
Received By:	Date & Time
<i>[Signature]</i>	4-5-12 1800



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321205978-

Requested Turn around time

24 Hr

99011487

Chain of Custody Form - Bulk Sampling

CSC Job # 1021794	Sampling By Gena Digby	Date Taken 04/02/12	# Samples	Page # 2	of 4	Total Pages 4
Job Name & Location Beverly Hills Chamber of Commerce 239 Beverly Drive Beverly Hills, CA 90212			Billing Info: Stegeman and Kastner, Inc. (1004286) Ms. Zara Farimani 2601 Ocean Park Blvd. Suite 300 Santa Monica, CA 90405-5216			

Sample Analysis: PLM - Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy	Lab Submitted to:
---	-------------------

ID #	Material Description	HM	Location of Sample	Condition	Friable	Quantity
239-14 N/A	WOOD PAINTING MASTIC - ASSUMED	VOID	1st FL CHAMBER RM - INACCESSIBLE	NO	SPL COLLECTED	
17	MIRROK MASTIC	G	2ND FLOOR, CORRIDOR			
18	YELLOW/GOLD VSC	H	2ND FLOOR, STAIRS			
19	I I I	I	1st FLOOR, STAIRS			
20 N/A	TRANSITE PIPC - ASSUMED	I	PENUMN/ROOF			
21	BLACK MASTIC	J	2ND FLOOR OFFICE 2 (UNDER CARPET)			
22	I I	I	2ND FLOOR OFFICE 3 (UNDER CARPET)			
23	VAPOR BARRICK	K	2ND FLOOR, RR TH BREAKING FROM OFFICE 9 CHMSC			
24	9" DRK. RST W/ WHT VAT & MASTIC	L	2ND FLOOR, OFFICE 7			
25	I I I I	I	1st FLOOR CORRIDOR, WEST END			
26	FISSURED CEILING PANELS (2x4)	M	1st FL, CHAMBERS RM			
27	12" BEIGE / WHT VAT (OVER HOMO Q)	N	2ND FL OFFICE 8 @ DOOR			
28	I I I	I	2ND FL, OFFICE 8 @ WINDOW			
29	BLACK MASTIC / VAPOR BARRICK	O	2ND FL, OFFICE 5, UNDER WOOD FLOOR			
30	12" OFF WHT VAT	P	2ND FL, SEVELL/DATA RM @ DOOR			

CONDITION CODE		FRIABLE CODE		HOMOGENEOUS CODE		QUANTITY CODE	
G GO = OD	F FAI = R	P POO = R	Y= YE S = NO	N =	HA= HOMOGENEOUS MATERIAL	SF=	Square FL LF LINEA = R FL

INSPECTION COMMENTS: (\* ) 239-14 = ASSUME ACM MASTIC ASSOC. W/ WOOD PAINTING @ 1st FL CHAMBER RM (INACCESSIBLE, NO SAMPLE COLLECTED)

Relinquished By: <i>Gena Digby</i>	Date & Time 4/4/12
Received By: <i>Clark Seal Clark</i>	Date & Time 4-5-12 1800



HEALTH & SAFETY - ENGINEERING - ENVIRONMENTAL

321205978

Requested Turn around time

24 Hr

99011487

Chain of Custody Form - Bulk Sampling

CSC Job # 1021794	Sampling By Gena Digby	Date Taken 04/02/12	# Samples	Page # 3	Total Pages 4
Job Name & Location Beverly Hills Chamber of Commerce 239 Beverly Drive Beverly Hills, CA 90212			Billing Info: Stegeman and Kastner, Inc. (1004286) Ms. Zara Farmani 2601 Ocean Park Blvd. Suite 300 Santa Monica, CA 90405-5216		

ID #	Material Description	HM	Location of Sample	Condition	Friable	Quantity
29-31	12" OFF WHT VHT	P	7 <sup>th</sup> FLOOR, SERVICE/DATA RM (HOLE IN CONCRETE)			
32	9" RUST/YELLOW VHT	O	2 <sup>nd</sup> FL, OFFICE 7 @ DOOR			
33			, OFFICE 4 @ CORNER			
34	ROOF CORE (CAP SHEET & FLUT)	R	ROOF, SW PERIMETER			
35	PARTIAL PIT WALL	S	ROOF, S. SIDE, W. END			
36	CURB FLASHING	T	ROOF, HVAC PLATFORM			
37	SILVEX (MASTIC)	U	ROOF, PIPE PENETRATION			
38	PITCH PAN MASTIC	V	ROOF @ CEILING BRACKS			
39	CAULKING	W	ROOF, WINDOW SEALANT (SKYLIGHTS)			
40	HVAC SEALANT	X	PLENUM @ REGISTER			
41			@ DIFFUSER			
42	12" GRAY VHT & MASTIC	Y	1 <sup>st</sup> FL, NO COREIDOK			
43			, OFFICE 5 @ DOOR			
44	12" TAN VHT & MASTIC	Z	1 <sup>st</sup> FL, VHT			
45	12" CREAM VHT & MASTIC	AA	1 <sup>st</sup> FL, OFFICE 4 @ DOOR			

CONDITION CODE G GO = OD    F= FAI R    P POC = R	FRIABLE CODE v= YE S    N = NO	HOMOGENEOUS CODE HA= HOMOGENEOUS MATERIAL	QUANTITY CODE SF= Square Ft.    LF LINEA = R FL
--	-----------------------------------	--	--

INSPECTION COMMENTS:

Relinquished By: <i>[Signature]</i>	Date & Time 4/14/12
Received By: <i>[Signature]</i>	Date & Time 4-5-12 1800

321205978



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Requested Turn around time

24 Hr

99011487

Chain of Custody Form - Bulk Sampling

TAT

CSC Job # 1021794	Sampling By Gena Digby	Date Taken 04/08/12	# Samples	Page # #1 of 4	Total Pages 4
Job Name & Location Beverly Hills Chamber of Commerce 239 Beverly Drive Beverly Hills, CA 90212			Billing Info: Stegeman and Kastner, Inc. (1004286) Ms. Zara Farimani 2601 Ocean Park Blvd. Suite 300 Santa Monica, CA 90405-5216		

Sample Analysis: PLM - Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy	Lab Submitted to:
---	-------------------

ID #	Material Description	HM	Location of Sample	Condition	Friable	Quantity
4.6	12" CREAM VAT & MASTIC	AA	1st FL. OF FILE 7 @ DOOR			
4.7	PLASTER	B.B.	CEILING FROM PLASTER (BACK SIDE)			
4.8			FROM 2nd FLOOR, OFFICE			
4.9			FROM 2nd FL. PIPE CHASE			
(*) 4.10	12" CEILING TILE & ADHESIVE - ASSUMED		1st FL. BALL PIN ABOVE LIGHT & OFFICE 4 - INACCESSIBLE			NO SPL COLLECTED

CONDITION CODE		FRIABLE CODE		HOMOGENEOUS CODE		QUANTITY CODE	
G GO = OD	F= FAI R	P POO = R	Y= YE S	N = NO	HA= HOMOGENEOUS MATERIAL	SF= Square Fl.	LF LINEA = R Ft.

INSPECTION COMMENTS: (\*) 12" CEILING TILE & ADHESIVE IS ACM ASSUMED. NO SPL COLLECTED DUE TO INACCESSIBLE AND/OR OCCUPIED OFFICE.

Relinquished By: *[Signature]* Date & Time: 4/9/12

Received By: *[Signature]* Date & Time: 4-5-12 1800

**Project Name: Beverly Hills Chamber of Commerce**  
**Project Location: 239 Beverly Drive, Beverly Hills, California 90212**  
**CSC Project No.: 1021794**

## **APPENDIX B**

### **XRF DATA SHEETS AND CDPH 8552 FORM**



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Limited Asbestos and Lead Survey Report  
 Beverly Hills Chamber of Commerce  
 239 Beverly Drive, Beverly Hills, CA 90212  
 CSC Project No. 1022524

**XRF LEAD-BASED PAINT AND LEAD-CONTAINING MATERIALS INSPECTION REPORT**

Shot	Site	Room	Floor	Side	Component	Substrate	Condition	Color	Results				
									Results	Pbc	Pbc Error	Units	
1													
2					SHUTTER CALIBRATION						2.95	0	cps
3					NIST CALIBRATION 2574				Positive	0.7	0.1		mg / cm ^2
4					NIST CALIBRATION 2574				Positive	0.8	0.1		mg / cm ^2
5	239	OFFICE 1	SECOND	A	WALL	CONCRETE	INTACT	WHITE	Positive	0.7	0.1		mg / cm ^2
6	239	OFFICE 1	SECOND	C	WALL	DRYWALL	INTACT	WHITE	Positive	1	0.3		mg / cm ^2
7	239	OFFICE 1	SECOND	C	CEILING	DRYWALL	INTACT	WHITE	Negative	0.3	0.38		mg / cm ^2
8	239	OFFICE 1	SECOND	B	BASEBOARD	WOOD	INTACT	WHITE	Negative	0.3	0.39		mg / cm ^2
9	239	OFFICE 1	SECOND	D	CABINET	WOOD	INTACT	WHITE	Negative	0.04	0.05		mg / cm ^2
10	239	OFFICE 2	SECOND	C	DOOR FRAME	WOOD	INTACT	WHITE	Negative	0.01	0.03		mg / cm ^2
11	239	OFFICE 2	SECOND	A	WALL	DRYWALL	INTACT	WHITE	Negative	0.19	0.26		mg / cm ^2
12	239	OFFICE 2	SECOND	B	WALL	DRYWALL	INTACT	WHITE	Positive	0.8	0.2		mg / cm ^2
13	239	OFFICE 2	SECOND	D	WALL	DRYWALL	INTACT	WHITE	Negative	0	0.02		mg / cm ^2
14	239	OFFICE 2	SECOND	A	WINDOW	METAL	INTACT	WHITE	Negative	0.4	0.3		mg / cm ^2
15	239	OFFICE 3	SECOND	A	WINDOW	METAL	INTACT	WHITE	Negative	0.18	0.2		mg / cm ^2
16	239	OFFICE 3	SECOND	A	WALL	DRYWALL	INTACT	WHITE	Negative	0.25	0.24		mg / cm ^2
17	239	OFFICE 3	SECOND	A	WALL	DRYWALL	INTACT	WHITE	Null	0.7	0.2		mg / cm ^2
18	239	OFFICE 3	SECOND	B	WALL	CONCRETE	INTACT	WHITE	Positive	0.7	0.2		mg / cm ^2
19	239	OFFICE 3	SECOND	C	WALL	CONCRETE	INTACT	WHITE	Negative	0.21	0.06		mg / cm ^2
20	239	OFFICE 3	SECOND	C	CEILING	CONCRETE	INTACT	WHITE	Positive	0.7	0.2		mg / cm ^2
21	239	OFFICE 3	SECOND	C	DOOR JAMB	WOOD	INTACT	WHITE	Negative	0	0.02		mg / cm ^2
22	239	OFFICE 1	SECOND	D	WALL	CONCRETE	INTACT	WHITE	Negative	0.23	0.24		mg / cm ^2
23	239	OFFICE 1	SECOND	D	WALL	CONCRETE	INTACT	WHITE	Null	0.25	0.15		mg / cm ^2
24	239	OFFICE 4	SECOND	C	WALL	DRYWALL	INTACT	WHITE	Negative	0.5	0.2		mg / cm ^2
25	239	OFFICE 4	SECOND	A	WALL	DRYWALL	INTACT	WHITE	Negative	0.3	0.35		mg / cm ^2
26	239	OFFICE 4	SECOND	B	C RAIL	WOOD	INTACT	WHITE	Negative	0.4	0.3		mg / cm ^2
27	239	OFFICE 4	SECOND	D	BASEBOARD	WOOD	INTACT	WHITE	Negative	0.26	0.17		mg / cm ^2
28	239	OFFICE 5	SECOND	A	WALL	DRYWALL	INTACT	WHITE	Negative	0.07	0.15		mg / cm ^2
29	239	OFFICE 5	SECOND	C	WALL	DRYWALL	INTACT	WHITE	Negative	0.29	0.08		mg / cm ^2
30	239	OFFICE 5	SECOND	B	WALL	CONCRETE	INTACT	WHITE	Negative	0.5	0.2		mg / cm ^2

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**XRF LEAD-BASED PAINT AND LEAD-CONTAINING MATERIALS INSPECTION REPORT**

Shot	Site	Room	Floor	Side	Component	Substrate	Condition	Color	Results			
									Results	Pbc	Pbc Error	Units
31	239	OFFICE 5	SECOND	B	WINDOW	METAL	INTACT	WHITE	Negative	0.06	0.08	mg / cm ^2
32	239	OFFICE 5	SECOND	D	CEILING	DRYWALL	INTACT	WHITE	Negative	0.3	0.39	mg / cm ^2
33	239	OFFICE 5	SECOND	D	DOOR	WOOD	INTACT	WHITE	Negative	0.01	0.03	mg / cm ^2
34	239	OFFICE 5	SECOND	D	DOOR JAMB	WOOD	INTACT	WHITE	Negative	0.12	0.19	mg / cm ^2
35	239	OFFICE 6	SECOND	C	CEILING	DRYWALL	INTACT	WHITE	Null	0.26	0.09	mg / cm ^2
36	239	OFFICE 6	SECOND	C	CEILING	DRYWALL	INTACT	WHITE	Null	0.3	1.13	mg / cm ^2
37	239	OFFICE 6	SECOND	C	CEILING	DRYWALL	INTACT	WHITE	Negative	0.4	0.3	mg / cm ^2
38	239	OFFICE 6	SECOND	C	WALL	CONCRETE	INTACT	WHITE	Negative	0.3	0.39	mg / cm ^2
39	239	OFFICE 6	SECOND	D	WALL	CONCRETE	INTACT	WHITE	Null	0.17	0.16	mg / cm ^2
40	239	OFFICE 6	SECOND	D	WALL	CONCRETE	INTACT	WHITE	Negative	0.23	0.07	mg / cm ^2
41	239	OFFICE 6	SECOND	A	WALL	DRYWALL	INTACT	WHITE	Negative	0.24	0.44	mg / cm ^2
42	239	OFFICE 6	SECOND	D	WINDOW	METAL	INTACT	WHITE	Negative	0.11	0.13	mg / cm ^2
43	239	OFFICE 6	SECOND	A	BASEBOARD	WOOD	INTACT	WHITE	Negative	0.01	0.03	mg / cm ^2
44	239	OFFICE 6	SECOND	A	VENT	METAL	INTACT	WHITE	Negative	0.4	0.3	mg / cm ^2
45	239	OFFICE 7	SECOND	D	WALL	CONCRETE	PEELING	WHITE	Negative	0.22	0.07	mg / cm ^2
46	239	OFFICE 7	SECOND	A	WALL	DRYWALL	INTACT	WHITE	Negative	0.16	0.05	mg / cm ^2
47	239	OFFICE 7	SECOND	B	DOOR JAMB	WOOD	INTACT	WHITE	Negative	0.12	0.26	mg / cm ^2
48	239	OFFICE 8	SECOND	B	DOOR JAMB	WOOD	INTACT	WHITE	Negative	0.14	0.29	mg / cm ^2
49	239	OFFICE 8	SECOND	D	WALL	CONCRETE	INTACT	WHITE	Positive	0.9	0.2	mg / cm ^2
50	239	OFFICE 8	SECOND	A	WALL	DRYWALL	INTACT	WHITE	Negative	0	0.02	mg / cm ^2
51	239	OFFICE 9	SECOND	D	WALL	CONCRETE	INTACT	WHITE	Positive	0.9	0.2	mg / cm ^2
52	239	OFFICE 9	SECOND	A	WALL	DRYWALL	INTACT	WHITE	Negative	0.01	0.02	mg / cm ^2
53	239	OFFICE 9	SECOND	A	BASEBOARD	WOOD	INTACT	WHITE	Negative	0.1	0.21	mg / cm ^2
54	239	OFFICE 9	SECOND	A	CEILING	DRYWALL	INTACT	WHITE	Null	0	0.02	mg / cm ^2
55	239	OFFICE 9	SECOND	A	CEILING	DRYWALL	INTACT	WHITE	Null	0	0.02	mg / cm ^2
56	239	OFFICE 9	SECOND	A	CEILING	DRYWALL	INTACT	WHITE	Negative	0	0.02	mg / cm ^2
57	239	OFFICE 9	SECOND	A	DOOR JAMB	WOOD	INTACT	WHITE	Negative	0.1	0.15	mg / cm ^2
58	239	MEN RR	SECOND	A	WALL	DRYWALL	INTACT	WHITE	Negative	0.4	0.3	mg / cm ^2
59	239	MEN RR	SECOND	C	WALL	DRYWALL	INTACT	WHITE	Negative	0.28	0.39	mg / cm ^2
60	239	MEN RR	SECOND	C	PARTITION	DRYWALL	INTACT	WHITE	Negative	0.01	0.02	mg / cm ^2



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**XRF LEAD-BASED PAINT AND LEAD-CONTAINING MATERIALS INSPECTION REPORT**

Shot	Site	Room	Floor	Side	Component	Substrate	Results					
							Condition	Color	Results	Pbc	Pbc Error	Units
61	239	MEN RR	SECOND	C	WALL TILE	CERAMIC	INTACT	TAN	Positive	12.4	9.7	mg / cm ^2
62	239	MEN RR	SECOND	C	FLOOR	CERAMIC	INTACT	PINK	Positive	17.4	5.7	mg / cm ^2
63	239	WOMEN RR	SECOND	C	FLOOR	CERAMIC	INTACT	PINK	Positive	19	5.9	mg / cm ^2
64	239	WOMEN RR	SECOND	C	PARTION	WOOD	INTACT	WHITE	Negative	0.12	0.22	mg / cm ^2
65	239	WOMEN RR	SECOND	B	DOOR FRAME	WOOD	INTACT	WHITE	Negative	0.5	0.2	mg / cm ^2
66	239	JANITOR	SECOND	A	WALL	DRYWALL	INTACT	WHITE	Negative	0.03	0.02	mg / cm ^2
67	239	JANITOR	SECOND	A	CEILING	DRYWALL	INTACT	WHITE	Negative	0.02	0.02	mg / cm ^2
68	239	JANITOR	SECOND	B	DOOR JAMB	WOOD	INTACT	WHITE	Negative	0.11	0.09	mg / cm ^2
69	239	CORRIDOR	SECOND	A	WALL	DRYWALL	INTACT	WHITE	Negative	0.27	0.05	mg / cm ^2
70	239	CORRIDOR	SECOND	B	WALL	DRYWALL	INTACT	WHITE	Negative	0.25	0.05	mg / cm ^2
71	239	CORRIDOR	SECOND	B	CEILING	DRYWALL	INTACT	WHITE	Negative	0.23	0.07	mg / cm ^2
72	239	CORRIDOR	SECOND	B	BASEBOARD	WOOD	INTACT	WHITE	Negative	0.01	0.05	mg / cm ^2
73	239	CORRIDOR	SECOND	C	WINDOW	METAL	INTACT	WHITE	Negative	0.01	0.02	mg / cm ^2
74	239	DATA	SECOND	C	WALL	DRYWALL	INTACT	WHITE	Negative	0.24	0.05	mg / cm ^2
75	239	DATA	SECOND	A	WALL	DRYWALL	INTACT	WHITE	Negative	0.4	0.1	mg / cm ^2
76	239	DATA	SECOND	A	DOOR FRAME	METAL	INTACT	WHITE	Negative	0.01	0.03	mg / cm ^2
77	239	DATA	SECOND	D	DOOR	METAL	INTACT	WHITE	Negative	0	0.02	mg / cm ^2
78	239	DATA	SECOND	D	CEILING	DRYWALL	INTACT	WHITE	Negative	0.4	0.1	mg / cm ^2
79	239	STAIRS	SECOND	A	STRINGER	WOOD	INTACT	WHITE	Negative	0.24	0.11	mg / cm ^2
80	239	STAIRS	SECOND	A	RAIL SUP	WOOD	INTACT	WHITE	Negative	0.3	0.22	mg / cm ^2
81	239	STAIRS	SECOND	A	RAIL	WOOD	INTACT	VARNISH	Negative	0	0.02	mg / cm ^2
82	239	CORRIDOR	SECOND	A	CROSS BEAM	METAL	INTACT	WHITE	Negative	0	0.02	mg / cm ^2
83	239	CORRIDOR	SECOND	A	CROSS BEAM	METAL	INTACT	WHITE	Negative	0	0.02	mg / cm ^2
84	239	ROOF	SECOND	A	HVAC	METAL	INTACT	WHITE	Negative	0	0.02	mg / cm ^2
85	239	ROOF	SECOND	A	FLASING	METAL	PEELING	PINK	Negative	0.11	0.12	mg / cm ^2
86	239	ROOF	SECOND	B	SUP BEAM	METAL	INTACT	ORANGE	Negative	0	0.02	mg / cm ^2
87	239	STAIRS	FIRST	B	WALL	CONCRETE	INTACT	WHITE	Null	0.7	0.2	mg / cm ^2
88	239	STAIRS	FIRST	B	WALL	CONCRETE	INTACT	WHITE	Negative	0	0.02	mg / cm ^2
89	239	LOBBY S	FIRST	A	WALL	DRYWALL	INTACT	WHITE	Negative	0	0.02	mg / cm ^2
90	239	CORRIDOR	FIRST	B	CEILING	DRYWALL	INTACT	WHITE	Negative	0.27	0.38	mg / cm ^2

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Shot	Site	Room	Floor	Side	Component	Substrate	Condition	Color	Results			
									Results	Pbc	Pbc Error	Units
91	239	CORRIDOR	FIRST	B	DOOR JAMB	WOOD	PEELING	TAN	Negative	0.16	0.14	mg / cm ^2
92	239	CORRIDOR RR	FIRST	B	WALL	CERAMIC	INTACT	TAN	Positive	11.2	5.1	mg / cm ^2
93	239	CORRIDOR RR	FIRST	C	WINDOW	METAL	INTACT	WHITE	Negative	0.09	0.14	mg / cm ^2
94	239	CORRIDOR	FIRST	B WEST	DOOR FRAME	METAL	INTACT	BEIGE	Negative	0.3	0.2	mg / cm ^2
95	239	CORRIDOR	FIRST	B WEST	DOOR	WOOD	INTACT	BEIGE	Negative	0.3	0.2	mg / cm ^2
96	239	CONFERENCE	FIRST	B	WALL	CONCRETE	INTACT	WHITE	Negative	0.4	0.1	mg / cm ^2
97	239	CONFERENCE	FIRST	D	WALL	CONCRETE	INTACT	WHITE	Positive	0.9	0.2	mg / cm ^2
98	239	CONFERENCE	FIRST	C	DOOR	METAL	INTACT	RED	Negative	0.4	0.2	mg / cm ^2
99	239	CONFERENCE	FIRST	B	WINDOW	METAL	PEELING	WHITE	Negative	0.2	0.07	mg / cm ^2
100	239	OFFICE 4	FIRST	D	WALL	DRYWALL	INTACT	WHITE	Negative	0.03	0.05	mg / cm ^2
101	239	OFFICE 4	FIRST	B	WALL	DRYWALL	INTACT	WHITE	Negative	0.28	0.39	mg / cm ^2
102	239	OFFICE 4	FIRST	D	DOOR JAMB	WOOD	INTACT	BEIGE	Negative	0.02	0.06	mg / cm ^2
103	239	OFFICE 3	FIRST	D	DOOR	WOOD	INTACT	BEIGE	Negative	0.01	0.03	mg / cm ^2
104	239	OFFICE 2	FIRST	D	WALL	DRYWALL	INTACT	ORANGE	Negative	0.01	0.02	mg / cm ^2
105	239	OFFICE 2	FIRST	A	WALL	DRYWALL	INTACT	ORANGE	Negative	0	0.02	mg / cm ^2
106	239	OFFICE 2	FIRST	D	DOOR	WOOD	INTACT	ORANGE	Negative	-0.22	0.44	mg / cm ^2
107	239	OFFICE 2	FIRST	D	DOOR JAMB	WOOD	INTACT	BEIGE	Negative	0.03	0.06	mg / cm ^2
108	239	LOBBY	FIRST	A	WALL	CONCRETE	INTACT	WHITE	Null	0	0.02	mg / cm ^2
109	239	LOBBY	FIRST	A	WALL	CONCRETE	INTACT	WHITE	Positive	0.8	0.2	mg / cm ^2
110	239	LOBBY	FIRST	A	BASEBOARD	CERAMIC	INTACT	BEIGE	Negative	0.01	0.04	mg / cm ^2
111	239	LOBBY	FIRST	A	FLOOR	CERAMIC	INTACT	BEIGE	Null	0.8	0.1	mg / cm ^2
112	239	LOBBY	FIRST	A	FLOOR	CERAMIC	INTACT	BEIGE	Positive	0.8	0.1	mg / cm ^2
113	239	BULLPEN	FIRST	B	WINDOW	METAL	INTACT	TAN	Negative	0	0.02	mg / cm ^2
114	239	BULLPEN	FIRST	B	COLUMN	DRYWALL	INTACT	TAN	Negative	0.01	0.02	mg / cm ^2
115	239	BULLPEN	FIRST	C	WALL	DRYWALL	INTACT	TAN	Negative	0	0.02	mg / cm ^2
116	239	BULLPEN	FIRST	C	REGISTER	METAL	INTACT	TAN	Negative	0	0.02	mg / cm ^2
117	239	OFFICE 7	FIRST	A	WALL	WOOD	INTACT	GREEN	Negative	0	0.02	mg / cm ^2
118	239	OFFICE 7	FIRST	C	WALL	WOOD	INTACT	GREEN	Negative	0.01	0.02	mg / cm ^2
119	239	OFFICE 7	FIRST	C	DOOR JAMB	WOOD	INTACT	BROWN	Negative	0	0.02	mg / cm ^2
120	239	OFFICE 5	FIRST	A	WALL	DRYWALL	INTACT	TAN	Null	0	0.02	mg / cm ^2

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**XRF LEAD-BASED PAINT AND LEAD-CONTAINING MATERIALS INSPECTION REPORT**

Shot	Site	Room	Floor	Side	Component	Substrate	Condition	Color	Results			
									Results	Pbc	Pbc Error	Units
121	239	OFFICE 5	FIRST	A	WALL	DRYWALL	INTACT	TAN	Negative	0	0.02	mg / cm ^2
122	239	OFFICE 5	FIRST	C	WALL	DRYWALL	INTACT	TAN	Negative	0.01	0.02	mg / cm ^2
123	239	OFFICE 5	FIRST	B	DOOR	WOOD	INTACT	WHITE	Negative	0.02	0.08	mg / cm ^2
124	239	N CORRIDOR	FIRST	C	CABINET	WOOD	INTACT	TAN	Negative	0.01	0.03	mg / cm ^2
125	239	WOMEN RR	FIRST	A	WALL	DRYWALL	INTACT	YELLOW	Negative	0.18	0.11	mg / cm ^2
126	239	WOMEN RR	FIRST	A	CEILING	DRYWALL	INTACT	YELLOW	Negative	0.1	0.06	mg / cm ^2
127	239	WOMEN RR	FIRST	A	DOOR FRAME	WOOD	INTACT	YELLOW	Negative	0.04	0.08	mg / cm ^2
128	239	MEN RR	FIRST	A	FLOOR	CERAMIC	INTACT	PINK	Positive	22.3	4.9	mg / cm ^2
129	239	MEN RR	FIRST	C	WALL	DRYWALL	INTACT	YELLOW	Negative	0.1	0.53	mg / cm ^2
130	239	MEN RR	FIRST	C	SINK	PORCELIN	INTACT	WHITE	Negative	0.17	0.04	mg / cm ^2
131	239	N CORRIDOR	FIRST	C	DOOR	METAL	INTACT	BROWN	Negative	0.18	0.11	mg / cm ^2
132	239	N CORRIDOR	FIRST	C	DOOR FRAME	METAL	INTACT	BROWN	Negative	0.1	0.15	mg / cm ^2
133	239	N CORRIDOR	FIRST	C	STAIRS	CONCRETE	PEELING	GREY	Null	0.3	0.06	mg / cm ^2
134	239	N CORRIDOR	FIRST	C	STAIRS	CONCRETE	PEELING	GREY	Positive	1.2	0.5	mg / cm ^2
135	239	OUTSIDE	FIRST	A	WALL	CONCRETE	INTACT	WHITE	Positive	1	0.3	mg / cm ^2
136	239	OUTSIDE	FIRST	A	PORTICO	PLASTER	INTACT	WHITE	Positive	1.3	0.5	mg / cm ^2
137	239	OUTSIDE	FIRST	A	POST	METAL	PEELING	WHITE	Positive	1.3	0.5	mg / cm ^2
138	239	OUTSIDE	FIRST	A	DOOR FRAME	WOOD	PEELING	WHITE	Positive	1.5	0.6	mg / cm ^2
139	239	OUTSIDE	FIRST	C	DOOR FRAME	METAL	PEELING	GREY	Negative	0.5	0.1	mg / cm ^2
140	239	OUTSIDE	FIRST	C	DOOR	METAL	PEELING	PINK	Negative	0.6	0.1	mg / cm ^2
141	239	OUTSIDE	FIRST	C	WALL	BRICK	PEELING	WHITE	Negative	0.01	0.02	mg / cm ^2
142	239	OUTSIDE	FIRST	C	LADDER	METAL	PEELING	PINK	Negative	0	0.02	mg / cm ^2
143	239	OUTSIDE	FIRST	C	PIPE	METAL	PEELING	PINK	Negative	0.3	0.21	mg / cm ^2
144	239	OUTSIDE	FIRST	C	PLATFORM	METAL	PEELING	PINK	Negative	0.01	0.02	mg / cm ^2
145	239	OUTSIDE	FIRST	C	ELEC BOX	METAL	PEELING	PINK	Negative	0.17	0.11	mg / cm ^2
146	239	OUTSIDE	FIRST	C	SAFE RAIL	METAL	PEELING	PINK	Null	0.8	0.2	mg / cm ^2
147	239	OUTSIDE	FIRST	C	SAFETY RAIL	METAL	PEELING	PINK	Positive	1.1	0.2	mg / cm ^2
148	239	OUTSIDE	FIRST	C	DOWN SPOUT	METAL	PEELING	WHITE	Negative	0.3	0.25	mg / cm ^2
149	239	OUTSIDE	FIRST	D	WINDOW	METAL	CRACKED	PINK	Negative	0.3	0.16	mg / cm ^2
150	239	OUTSIDE	FIRST	D	WALL	BRICK	CRACKED	WHITE	Negative	0.01	0.02	mg / cm ^2



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Shot	Site	Room	Floor	Side	Component	Substrate	Results					
							Condition	Color	Results	Pbc	Pbc Error	Units
151	239	OUTSIDE	FIRST	D	LOUVER	BRICK	CRACKED	PINK	Negative	0.08	0.21	mg / cm ^2
152	239	OUTSIDE	FIRST	C	OVERHANG	METAL	CRACKED	PINK	Positive	1	0.2	mg / cm ^2
153					NIST CALIBRATION 2574				Positive	1.1	0.4	mg / cm ^2
154					NIST CALIBRATION 2574				Positive	0.8	0.1	mg / cm ^2
155					NIST CALIBRATION 2574				Positive	1.2	0.5	mg / cm ^2

**Summary of Lead Based Paint Materials and Components (>0.7 mg/cm2)**

**Action Level is >0.7 mg/cm2**

White concrete walls throughout 1st and 2nd floor interior perimeter walls, Tan wall tiles in 2nd floor Women Men restrooms, 1st floor south corridor restroom, Pink ceramic floor tile in 1st and 2nd floor Women and Men restrooms, Beige ceramic floor tile in 1st floor lobby, Grey concrete stairs at 1st floor north corridor, White concrete wall at Side A, White plaster portico at Side A, White metal posts at side A, White wood door frame at Side A, Pink metal safety rails at Side C, Pink overhang at Side C.

**Inspection Comments:**

This limited XRF inspection was performed on April 3, 2012 with a Niton XLp300 series lead detector, serial no. 25063

9201 Inspector/ Assessor  
CDPH Certification

April 16, 2012  
Date

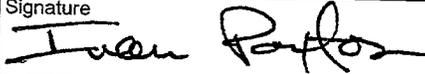
**LEAD HAZARD EVALUATION REPORT****Section 1 — Date of Lead Hazard Evaluation** April 3, 2012**Section 2 — Type of Lead Hazard Evaluation (Check one box only)**
 Lead Inspection   
  Risk assessment   
  Clearance Inspection   
  Other (specify) \_\_\_\_\_
**Section 3 — Structure Where Lead Hazard Evaluation Was Conducted**

Address [number, street, apartment (if applicable)] <b>239 Beverly Drive</b>		City <b>Beverly Hills</b>	County <b>Los Angeles</b>	Zip Code <b>90212</b>
Construction date (year) of structure <b>Circa 1940s</b>	Type of structure (check one box only)			
	<input type="checkbox"/> Multi-unit building <input type="checkbox"/> School or daycare <input type="checkbox"/> Single family dwelling <input checked="" type="checkbox"/> Other (specify) <u>Chamber of Commerce/Office Building</u>			

**Section 4 — Owner of Structure (if business/agency, list contact person)**

Name <b>City of Beverly Hills/Brenda Lavender</b>		Telephone number <b>310-285-2426</b>		
Address [number, street, apartment (if applicable)] <b>455 N. Rexford Drive</b>		City <b>Beverly Hills</b>	State <b>California</b>	Zip Code <b>90210</b>

**Section 5 — Results of Lead Hazard Evaluation (check all that apply)**
 No lead-based paint detected.   
  Lead-based paint detected.  
 No lead hazards detected.   
  Lead hazards detected.
**Section 6 — Individual Conducting Lead Hazard Evaluation**

Name <b>Ivan Paxton</b>		Telephone number <b>818-727-2553</b>		
Address [number, street, apartment (if applicable)] <b>P.O. Box 4299</b>		City <b>Chatsworth</b>	State <b>California</b>	Zip Code <b>91313</b>
CDPH certification number <b>9201</b>	Signature 		Date <b>April 17, 2012</b>	
Name and CDPH certification number of any other individuals conducting sampling or testing (if applicable)				

**Section 7 — Attachments**

- A. A foundation diagram or sketch of the structure indicating the specific locations of each lead hazard or presence of lead-based paint;
- B. Each testing method, device, and sampling procedure used;
- C. All data collected, including quality control data, laboratory results, including laboratory name, address, and phone number.

First copy and attachments retained by inspector

Second copy and attachments retained by owner

Third copy only (no attachments) mailed or faxed to:

California Department of Public Health  
 Childhood Lead Poisoning Prevention Branch Reports  
 850 Marina Bay Parkway, Building P, Third Floor  
 Richmond, CA 94804-6403  
 Fax: (510) 620-5656

**Project Name: Beverly Hills Chamber of Commerce**  
**Project Location: 239 Beverly Drive, Beverly Hills, California 90212**  
**CSC Project No.: 1021794**

**APPENDIX C**  
**SITE PHOTOGRAPHS**

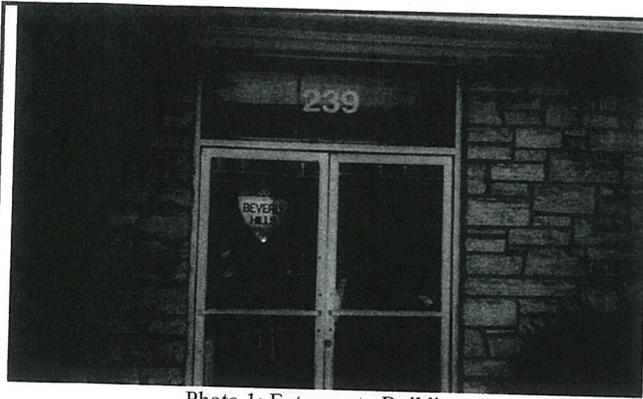


Photo 1: Entrance to Building

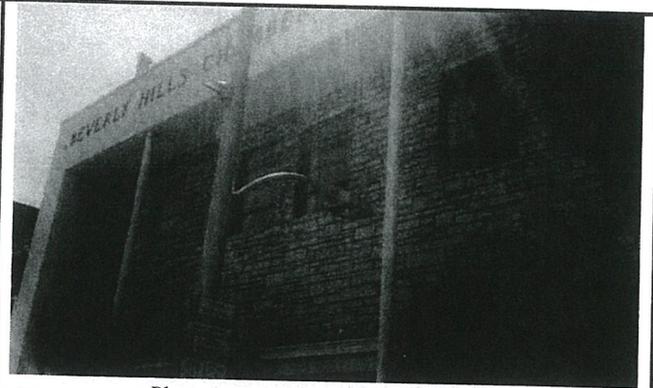


Photo 2: Exterior of Building (Front)

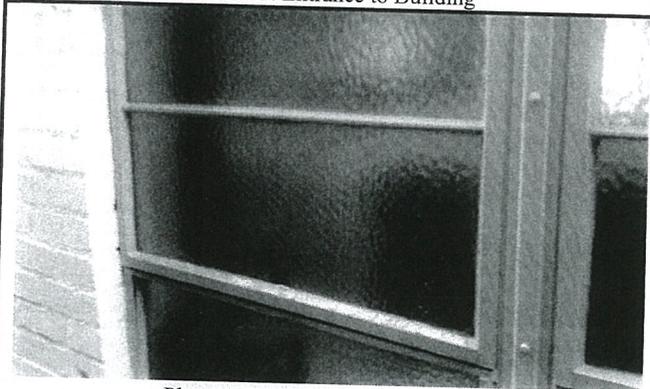


Photo 3: Exterior Window Glazing

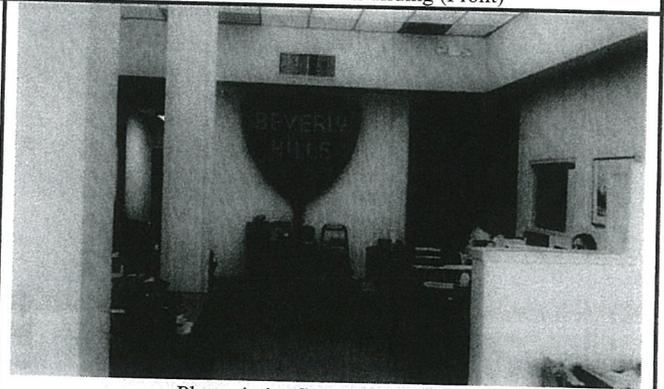


Photo 4: 1st floor Bull Pin Area

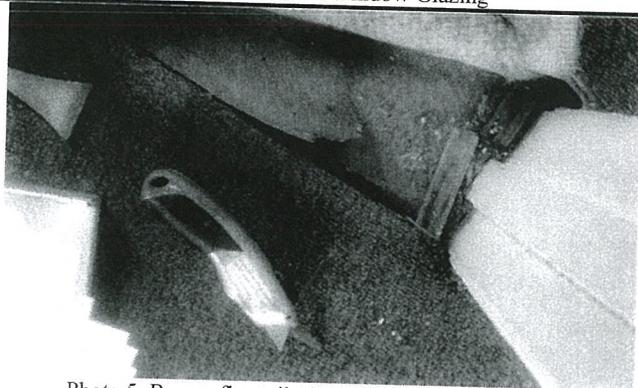


Photo 5: Brown floor tile (under green sheet flooring)

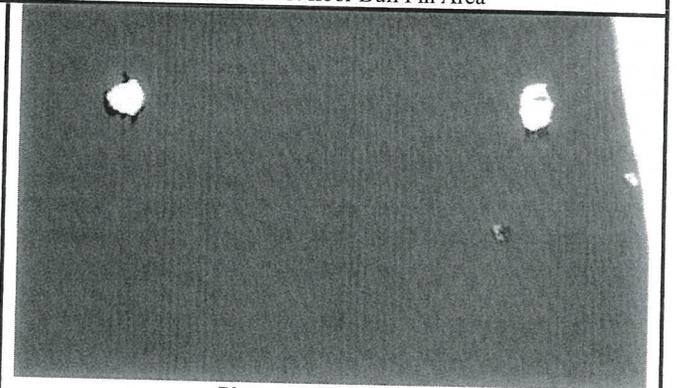


Photo 6: Mirror Mastic.

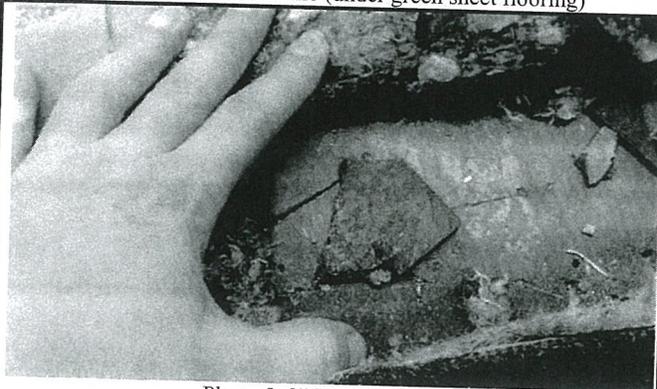


Photo 5: 9" Rust floor tile

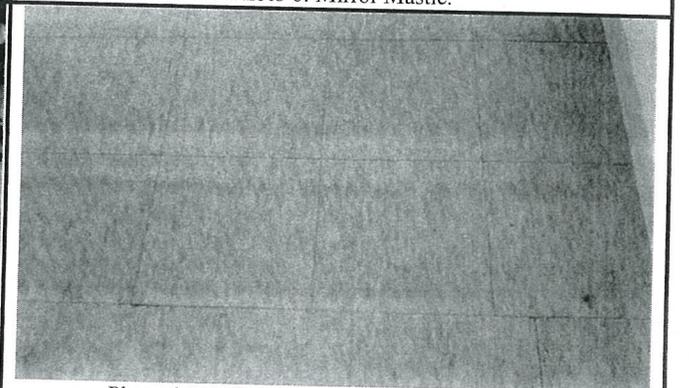


Photo 6: 12" Beige /white multilayered flooring

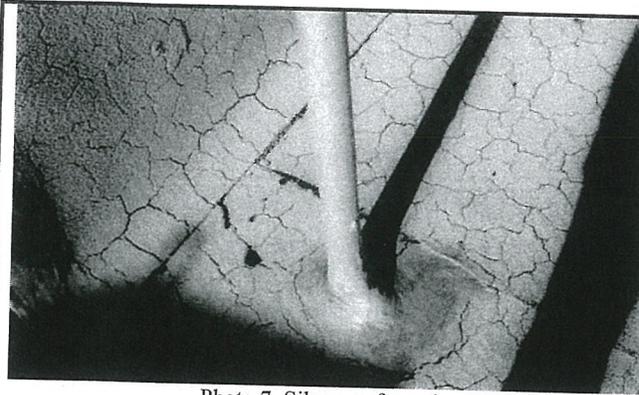


Photo 7: Silver roof mastic



Photo 8: Roof, Pitch pan mastic



Photo 9: 12" Grey vinyl floor tile and mastic.



Photo 10: 12" Cream vinyl floor tile and mastic

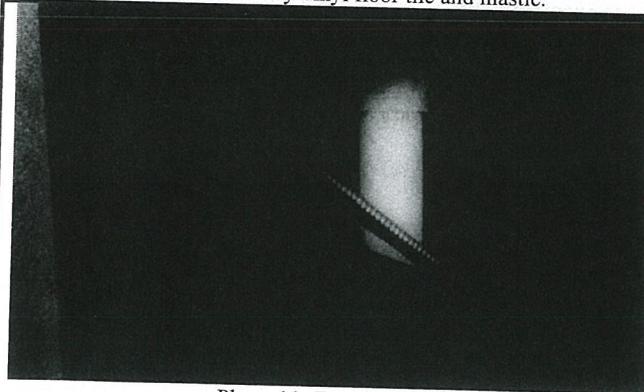


Photo 11: Transite Pipe



Photo 12: Tan wall tile & Pink floor tile (Ceramic)

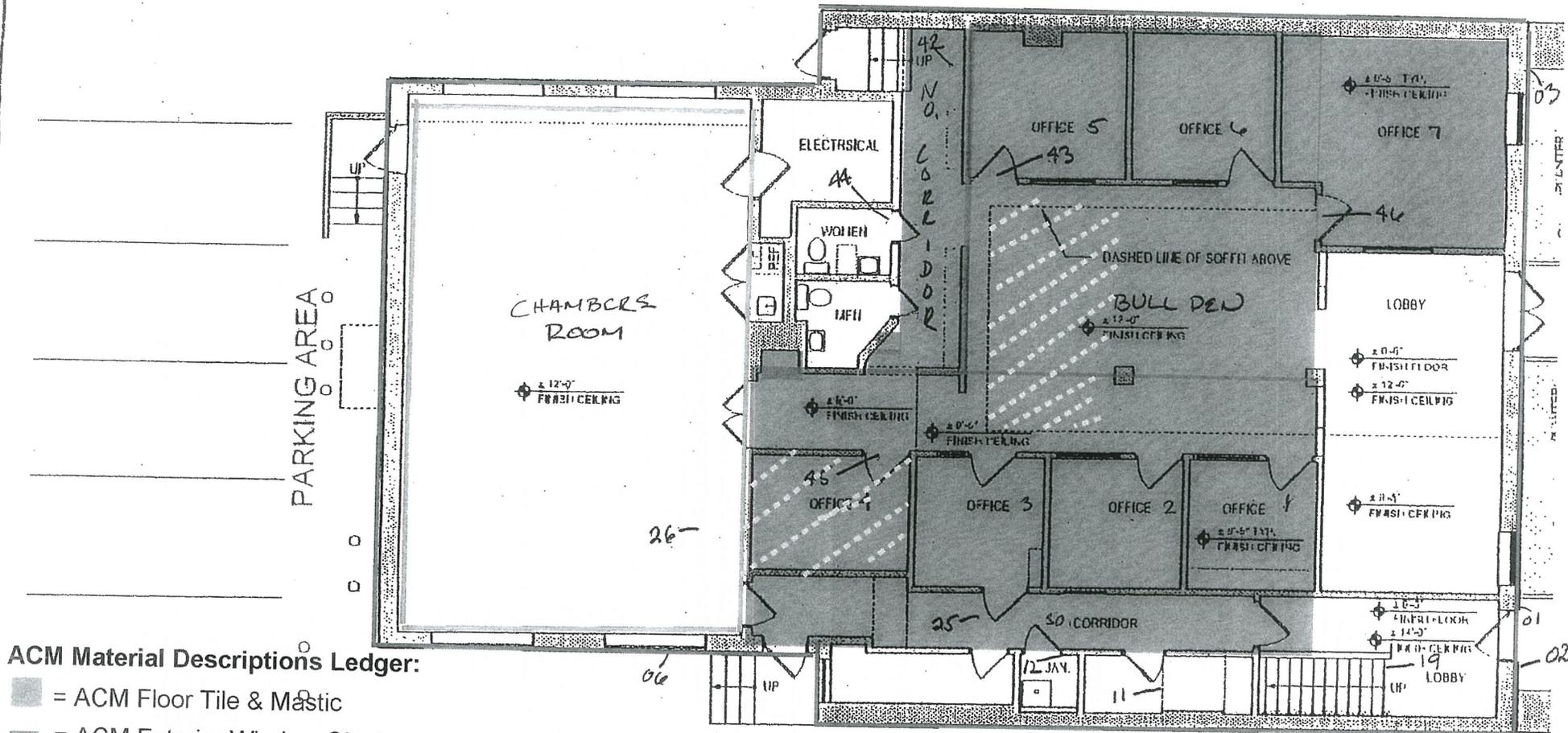
**Project Name: Beverly Hills Chamber of Commerce**  
**Project Location: 239 Beverly Drive, Beverly Hills, California 90212**  
**CSC Project No.: 1021794**

## **APPENDIX D**

### **SITE SKETCH**

# BEVERLY HILLS CHAMBER OF COMMERCE

N 4



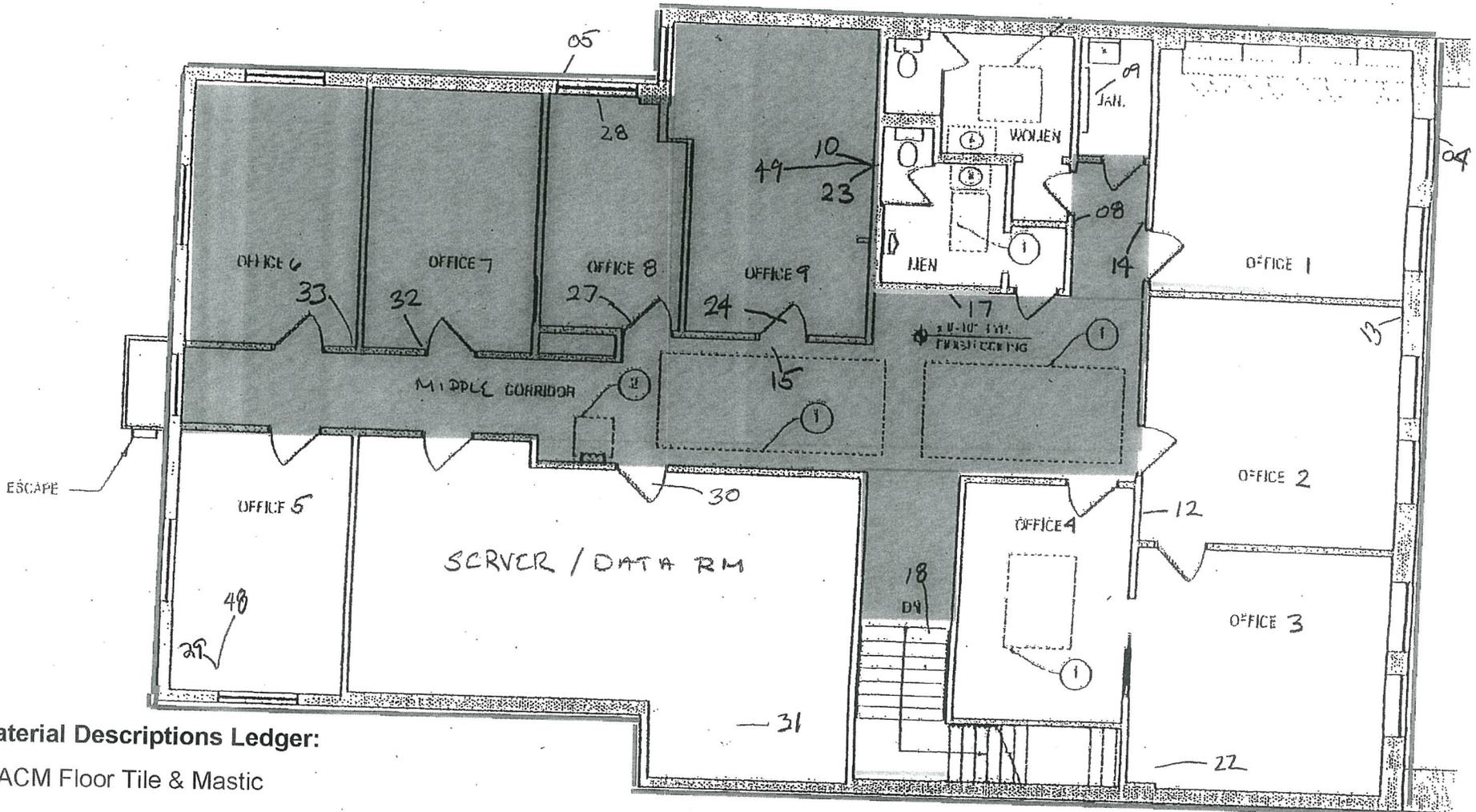
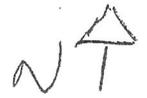
## FIRST FLOOR PLAN



TITLE: CHAMBER OF COMMERCE - AS BUILT  
 12062  
 02.10.2012  
 1/16" = 1'-0" (FULL SIZE SHEET 11"x17")

239 SOUTH BEVERLY DRIVE

# BEVERLY HILLS CHAMBER OF COMMERCE



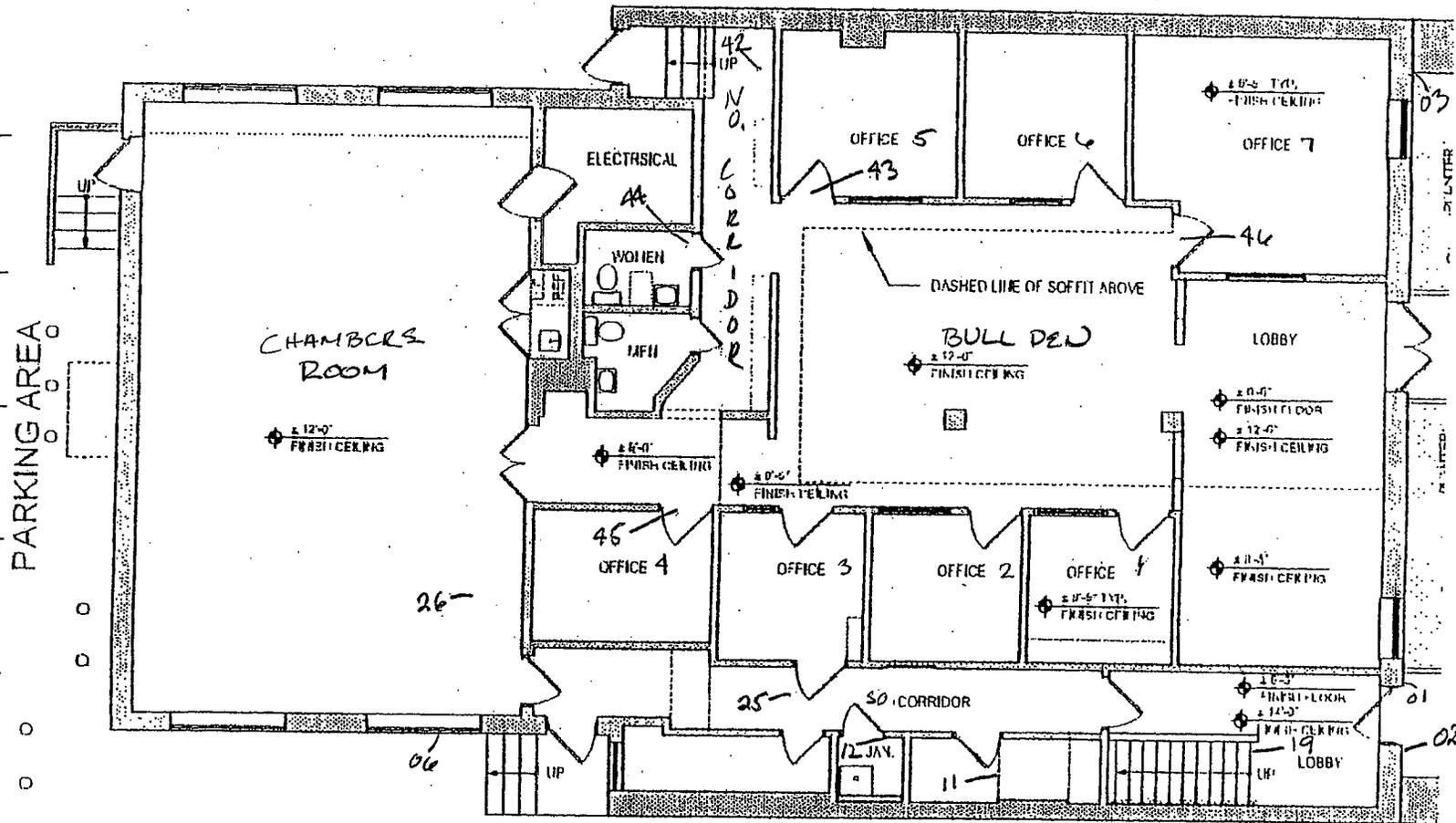
## ACM Material Descriptions Ledger:

- = ACM Floor Tile & Mastic
- = ACM Exterior Window Glazing
- = ACM Mirror Mastic

SECOND FLOOR PLAN

# BEVERLY HILLS CHAMBER OF COMMERCE

NA



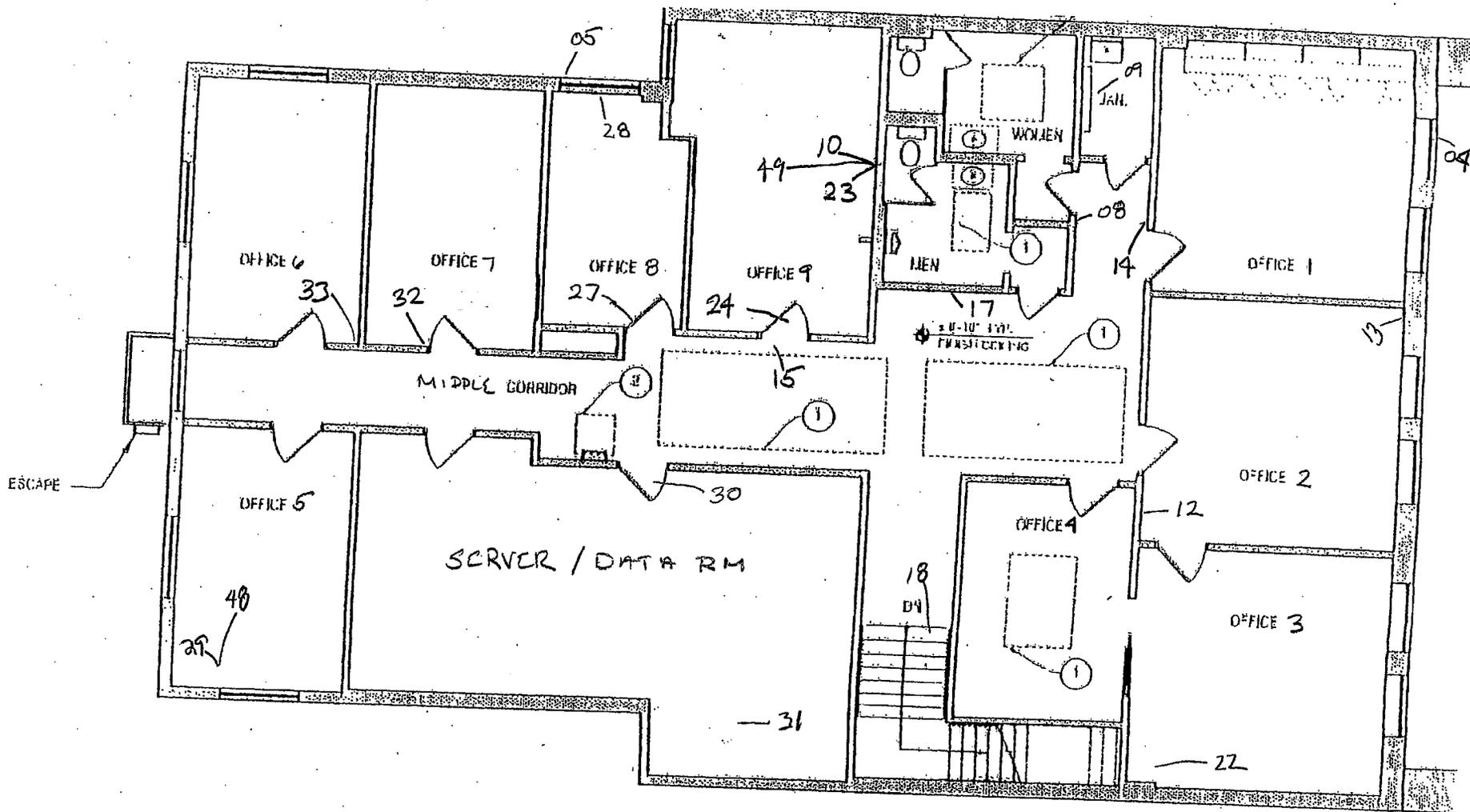
FIRST FLOOR PLAN - ASBESTOS SAMPLE LOCATIONS



TITLE: CHAMBER OF COMMERCE - AS BUILT  
 12062  
 02.10.2012  
 1/16" = 1'-0" (FULL SIZE SHEET 11"x17")

239 SOUTH BEVERLY DRIVE

# BEVERLY HILLS CHAMBER OF COMMERCE



SECOND FLOOR PLAN - ASBESTOS SAMPLE LOCATIONS

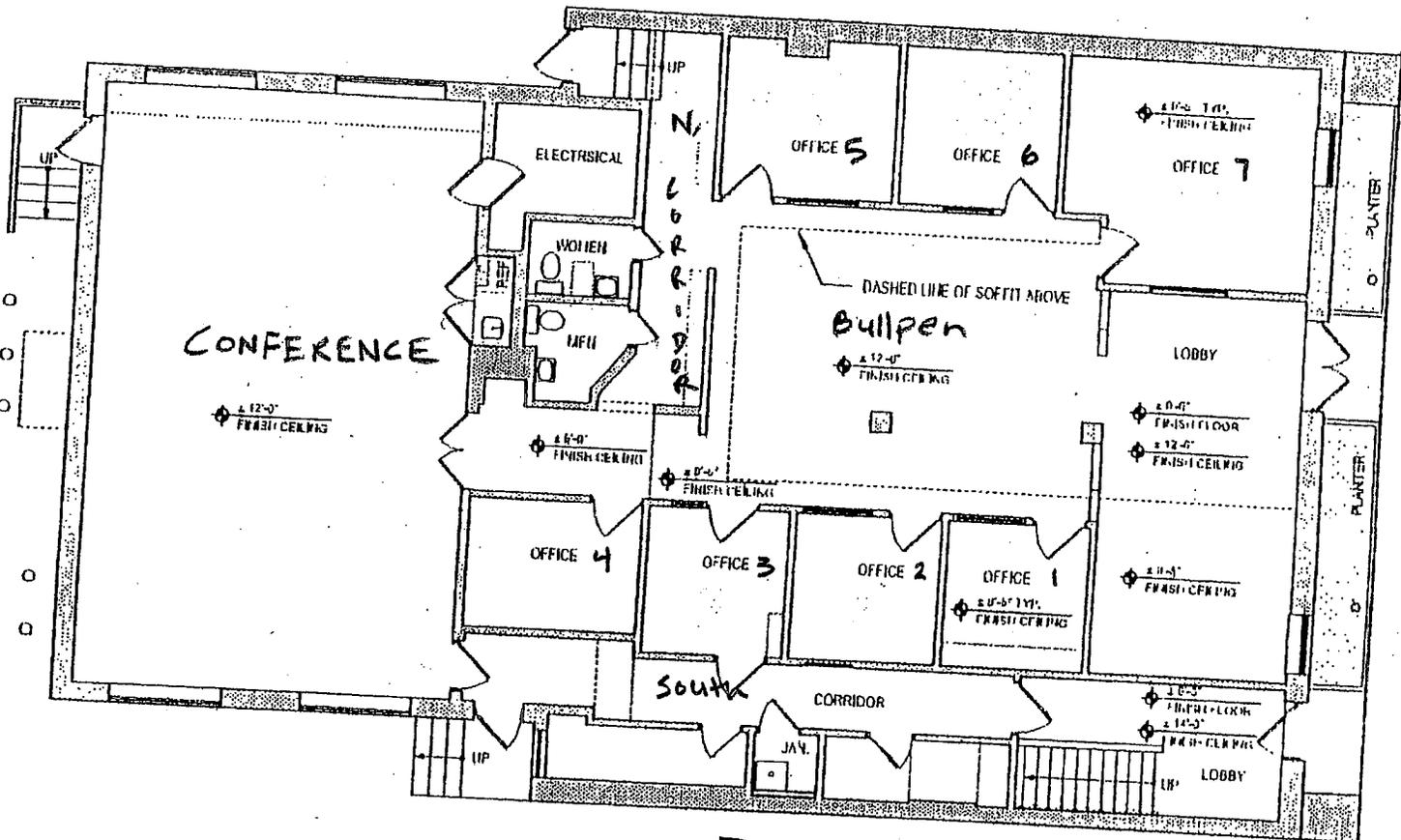


ALLEY

C

PARKING AREA

FIRST FLOOR PLAN



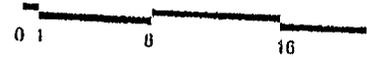
D

N  
CORRIDOR

B

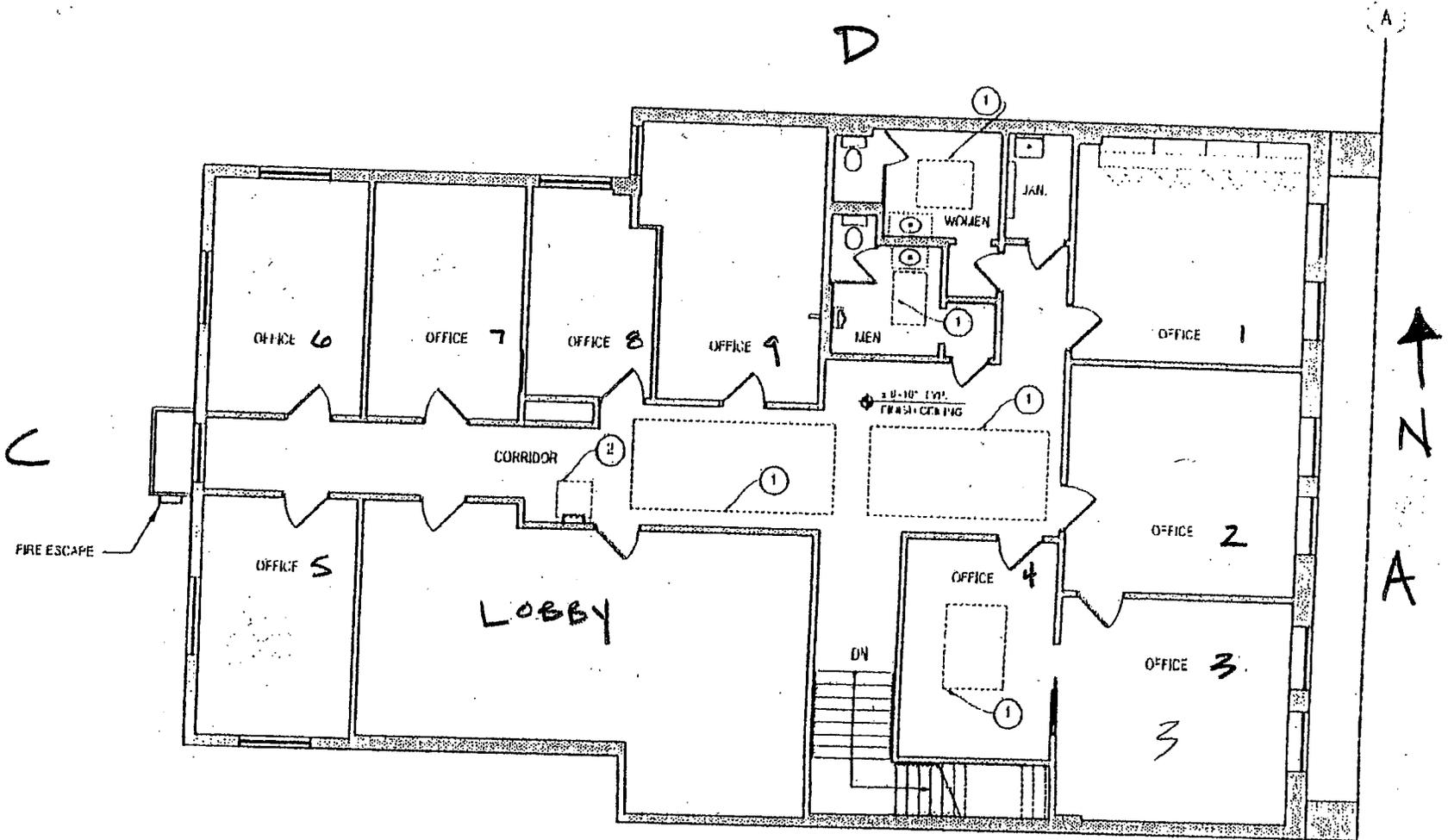
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PROJECT TITLE: CHAMBER OF COMMERCE - AS BUILT  
 NO: 12062  
 DATE: 02.10.2012  
 SCALE: 1/16" = 1'-0" (FULL SIZE SHEET 11"x17")  
 DRAWN BY: SK

239 SOUTH BEVERLY DRIVE - FIRST



SECOND FLOOR PLAN

**Project Name: Beverly Hills Chamber of Commerce**  
**Project Location: 239 Beverly Drive, Beverly Hills, California 90212**  
**CSC Project No.: 1021794**

**APPENDIX E**  
**ACCREDITATIONS AND CERTIFICATIONS**

State of California  
Division of Occupational Safety and Health  
**Certified Asbestos Consultant**

**Gena R Digby**

Name

Certification No. **95-1631**

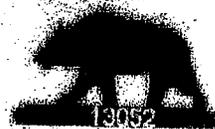
Expires on **05/11/13**



This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code.

State of California Department of Public Health

Lead-Related Construction Certificate	Certificate Type	Expiration Date
	Inspector/Assessor	11/21/2012
	Project Monitor	11/21/2012



Ivan D. Paxton

ID # 9201

State of California  
Division of Occupational Safety and Health  
**Certified Asbestos Consultant**

**Ivan D Paxton**



Name

Certification No. 02-3146

Expires on 07/19/12

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code.

**LEAD ABATEMENT SPECIFICATION**  
**BEVERLY HILLS CHAMBER OF COMMERCE**

**SCOPE OF WORK:**  
**SITE ADDRESS:**

**LEAD ABATEMENT**  
**239 S. BEVERLY DRIVE, BEVERLY HILLS, CA**

**Attachment B**

**Definitions and Acronyms**

# LEAD ABATEMENT SPECIFICATION

## BEVERLY HILLS CHAMBER OF COMMERCE

SCOPE OF WORK:

SITE ADDRESS:

LEAD ABATEMENT  
239 S. BEVERLY DRIVE, BEVERLY HILLS, CA

### DEFINITIONS AND ACRONYMS

**AAS** - Atomic Absorption Spectrophotometry used for lead paint chip and dust wipe sample analysis.

**Abatement** – Any set of measures designed to reduce or eliminate lead hazards or Lead Based Paint for public and residential buildings, but does not include containment or cleaning.

**Action Level** – Means the Action Level as defined in Title 8, California Code of Regulations, Section 1532.1.

**ANSI** – American National Standards Institute

**ASTM** – American Society for Testing and Materials

**Certificate** – Means the document issued by CDPH to an individual meeting the certification requirements as described in CCR Title 17, Sections 35083, 35085, 35087, 35089, or 35091.

**Clean Room** – An uncontaminated area or room which is a part of the worker Decontamination Enclosure System with provisions for storage of worker's street clothes and clean protective equipment.

**Clearance Inspection** – Means visual examination and, as applicable, collection of environmental samples upon completion of the Work of this section.

**Component** – Means a structural element or fixture, including but not limited to, walls, floors, ceilings, doors, window molding, trim, trestles, tanks, stairs, railings, cabinets, gutters, or downspouts.

**Curtained doorway** – A device to allow ingress and egress from one room to another while permitting minimal air movement between the rooms, typically constructed by placing two overlapping sheets of plastic over an existing or temporarily framed doorway, securing each along the top of the doorway, securing the vertical edge of one sheet along one vertical side of the doorway and securing the vertical edge of the other sheet along the opposite vertical side of the doorway. Other effective designs may be submitted for review.

**Decontamination** – The process of eliminating lead contamination from building surfaces, and property by cloths, mops, or other utensils dampened with water and disposed of as lead contaminated waste.

**Decontamination Enclosure System** – A minimum a two-stage Decontamination unit consisting of a compartment for Decontamination, and a Clean Room. Unless otherwise specified, it shall be adjacent to the Abatement area.

# LEAD ABATEMENT SPECIFICATION

## BEVERLY HILLS CHAMBER OF COMMERCE

SCOPE OF WORK:

LEAD ABATEMENT

SITE ADDRESS:

239 S. BEVERLY DRIVE, BEVERLY HILLS, CA

**Demolition** – The wrecking or taking out of any load supporting structural member of a facility together with any related handling operations.

**Deteriorated Lead Based Paint** – Means Lead Based Paint or a surface coating that is cracking, chalking, flaking, chipping, peeling, non-intact, failed, or otherwise separating from the substrate to which it is applied to.

**CDPH** – California Department of Public Health

**CDPH-Approved Course** – Means any lead-related construction course that satisfies the requirements specified in CCR Title 17, Sections 35056, 35061, 35066, or 35067 as determined by CDPH pursuant to Sections 35076 and 35078.

**DOSH** – California Division of Occupational Safety & Health or Cal/OSHA.

**DOT** – Department of Transportation

**DTSC** – California Department of Toxic Substances Control

**Encapsulating Material** – Are coatings or rigid materials adhesively applied to Lead Based Painted surfaces in the Encapsulation process.

**Encapsulation** – The application of an Encapsulating Material to Lead Based Paint to provide a barrier between the Lead Based Paint and the environment.

**Enclosure** – A rigid durable barrier mechanically attached to building Component, with all edges and seams sealed with caulk or other sealant.

**Fixed Object** – A piece of equipment, furniture, or improvement in the Work Area, which cannot be removed from the Work Area.

**Hazardous Waste** – Means any waste stream determined by an Owner approved laboratory to exceed the regulatory thresholds for lead hazardous waste.

**HEPA Filter** – Means a filtering system capable of trapping and retaining at least 99.97% of all mono-dispersed particles 0.3 micrometers in diameter or larger.

**HEPA Vacuum** – A vacuum system furnished with HEPA filtration.

**HUD** – United States Department of Housing and Urban Development

**HVAC** – Heating, Ventilation, and Air Conditioning system.

# LEAD ABATEMENT SPECIFICATION

## BEVERLY HILLS CHAMBER OF COMMERCE

SCOPE OF WORK:

LEAD ABATEMENT

SITE ADDRESS:

239 S. BEVERLY DRIVE, BEVERLY HILLS, CA

**ICP-AES** – Means Inductively Coupled Plasma-Atomic Emission Spectroscopy used for heavy metal analysis, including lead.

**Lead Based Paint** – Means paint or other surface coatings that contain an amount of lead equal to or greater than 0.7 milligrams per square centimeter ( $0.7 \text{ mg/cm}^2$ ) or equal to or greater than 0.5% by weight.

**Lead Containing Material** – Means paint or other surface coatings that contain lead in an amount equal to or greater than 0.06% lead dry weight (600 ppm) but does not meet the definition of Lead Based Paint. In the absence of paint chip or surface coating bulk sample results, any surface coating shall be assumed to be above 0.06% lead dry weight (600 ppm) until surface coating samples are collected and analyzed that indicate otherwise. Lead concentration shall be determined by a method that has an accuracy of not less than plus or minus 25% at 0.06% lead dry weight, to a confidence level of 95%.

**Lead Contaminated Dust** – Means dust that contains an amount of lead equal to, or greater than, forty micrograms per square foot ( $40 \text{ } \mu\text{g/ft}^2$ ) for interior floor surfaces; two hundred and fifty micrograms per square foot ( $250 \text{ } \mu\text{g/ft}^2$ ) for interior horizontal window surfaces; and eight hundred micrograms per square foot ( $800 \text{ } \mu\text{g/ft}^2$ ) for exterior floor and exterior horizontal window surfaces.

**Lead Contaminated Soil** – Means bare soil that contains an amount of lead equal to, or greater than, four hundred parts per million (400 ppm) in children's play areas or one thousand parts per million (1000 ppm) in all other areas.

**Lead Hazard** – Means deteriorated Lead Based Paint, Lead Contaminated Dust, Lead Contaminated Soil, the disturbance of Lead Based Paint or Presumed Lead Based Paint without containment, or any other operation that may result in persistent and quantifiable lead exposure.

**Lead Inspection** – Means a surface by surface investigation to determine the presence of Lead Based Paint as described in Chapter 7: Lead Based Paint Inspection, "Guidelines for the Evaluation and Control of Lead Based Paint Hazards in Housing," U.S. Department of Housing and Urban Development, 1997 Revision.

**Lead Related Construction Work** – Means any construction, alteration, painting, Demolition, salvage, Renovation, repair, or maintenance of any residential or public building, including preparation and cleanup, that, by using or disturbing lead-containing material or soil, may result in significant exposure of adults or children to lead.

**Member** – A Component part of a structure complete in itself.

**Movable Object** – A piece of portable equipment or furniture in the Work Area, which can be removed from the Work Area.

# LEAD ABATEMENT SPECIFICATION

## BEVERLY HILLS CHAMBER OF COMMERCE

SCOPE OF WORK:

SITE ADDRESS:

LEAD ABATEMENT  
239 S. BEVERLY DRIVE, BEVERLY HILLS, CA

**NESHAP** – The National Emission Standards for Hazardous Air Pollutants (40 CFR Part 50.12)

**NIOSH** – The National Institute for Occupational Safety and Health

**Owner Consultant (OC)** – Refers to the firm, company or individual designated by the Owner.

**Painting Contract** – For purposes of this section, a painting contract is a Contract with the Owner to perform painting on existing facilities where Lead Based Paint, Lead Containing Paint, Presumed Lead Based or Presumed Lead Containing Paint will be disturbed or abated.

**P.E.L.** – Means permissible exposure limits as defined in Title 8, California Code of Regulations, Section 1532.1.

**Plasticize** – To cover floors, walls, and equipment with plastic sheeting as specified herein.

**Portable Mechanical Ventilation System** – A portable exhaust system furnished with HEPA filtration and capable of providing a constant air flow into regulated Work Area from adjacent areas and exhausted outside the regulated area.

**Presumed Lead Based Paint** – Means paint or surface coating affixed to a Component in or on a structure, excluding paint or surface coating affixed to a Component in or on a residential dwelling constructed on or after January 1, 1979, or a school constructed on or after January 1, 1993.

**Removal** – Means all operations where Lead Based Paint is removed or stripped from structures or substrates including Demolition.

**Renovation** – Means the modifying of any existing structure, facility, or portion thereof.

**Replacement** – Means Removal of an entire building Component coated with Lead Based Paint and replacing it with a lead free Component.

**SCAQMD** – South Coast Air Quality Management District

**STLC** – Means Soluble Threshold Limit Concentration used in the State of California in conjunction with TTLC to determine lead hazardous waste limits. If the STLC result is equal to or exceeds 5 mg/L the waste is deemed to be hazardous.

**Surfactant** - A chemical wetting agent added to water.

**TCLP** – Means Toxicity Characteristic Leaching Procedure used to determine the federal Resources Conservation Recovery Act (RCRA) lead hazardous waste limits. If the results equal or exceed 5 mg/L the waste is deemed to be hazardous.

# LEAD ABATEMENT SPECIFICATION

## BEVERLY HILLS CHAMBER OF COMMERCE

SCOPE OF WORK:

LEAD ABATEMENT

SITE ADDRESS:

239 S. BEVERLY DRIVE, BEVERLY HILLS, CA

**TTLIC** – Means Total Threshold Limit Concentration used in the State of California in conjunction with STLC to determine lead hazardous waste limits. If the results are equal to or exceeds 1000 mg/kg, the waste is deemed to be hazardous.

**Visible Emissions** – Any emissions from a known or suspected lead-containing material that is visually discernible.

**Wet Cleaning** – The process of eliminating lead contamination from building surfaces and/or objects by cloths, mops, or other utensils dampened with amended water and afterwards being disposed of as hazardous waste.

**Work Area** – Means an area where known or Presumed Lead Based Paint is disturbed or Abatement is conducted.

**X-Ray Fluorescence (XRF) Analyzer** – Means a direct reading instrument that determines the lead content of the surface coatings in milligrams per square centimeter ( $\text{mg}/\text{cm}^2$ ) using the principle of x-ray fluorescence.

**CSC, Inc.**

21732 Devonshire Street, Chatsworth, CA 91311 \* PH (818) 727-2553 \* Fax (818) 727-2556  
[www.csceng.com](http://www.csceng.com)

**LEAD ABATEMENT SPECIFICATION**  
**BEVERLY HILLS CHAMBER OF COMMERCE**

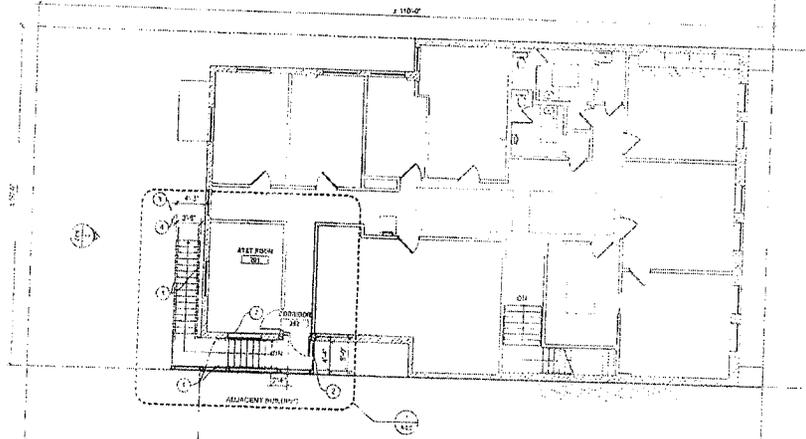
**SCOPE OF WORK:**  
**SITE ADDRESS:**

**LEAD ABATEMENT**  
**239 S. BEVERLY DRIVE, BEVERLY HILLS, CA**

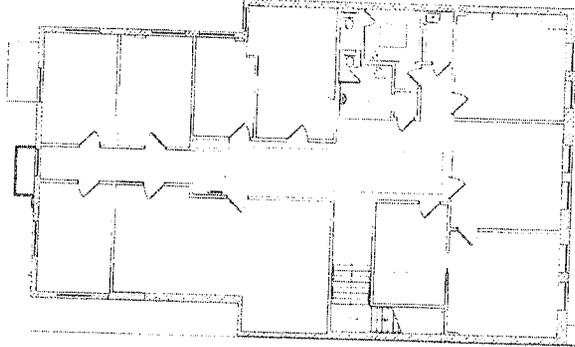




# APPENDIX = G



**PROPOSED SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



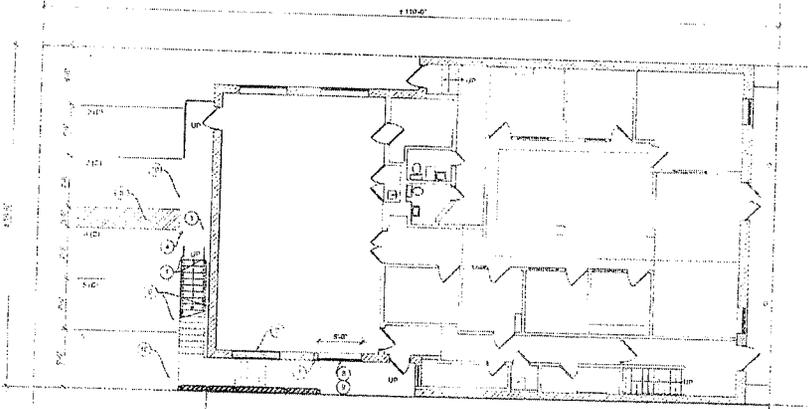
**EXISTING / DEMO SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

### KEY NOTES:

1. 1/2" DIA. METAL RODS - PARTIAL
2. 2" X 4" METAL GUARD RAIL - PARTIAL
3. EXISTING CONCRETE PAD
4. NEW BOLLS
5. NEW ACCESS DOOR
6. REMOVE EXISTING CONCRETE CURB
7. REMOVE EXISTING WINDOW - CLASH OUT WINDOW EXTERIOR IS NOT A PART OF EXISTING
8. NEW WINDOW TO MATCH EXISTING
9. PROVIDE NEW 3/4" CEILING PROTECTIVE
10. EXISTING BOLLARDS

### LEGEND:

- EXISTING MASONRY WALLS
- EXISTING STEEL WALLS
- NEW MASONRY WALL
- NEW STEEL WALL
- EXISTING DOOR
- NEW FLOOR FINISH
- PROPERTY LINE



**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

PROGRESS PRINT  
NOT FOR CONSTRUCTION

FIRST AND SECOND FLOOR PLAN  
CITY OF BEVERLY HILLS  
CHAMBER OF COMMERCE EXISTING STAIRS  
328 SOUTH BEVERLY DRIVE  
BEVERLY HILLS, CA 91212

**RTK**  
RTK Architects, Inc.  
Architects & Engineers  
1911 WILSON ST., SUITE 100, BEVERLY HILLS, CA 91222  
TEL: 310.737.3662

APPENDIX # 1

A-2.1

SECTION 6: SIGNATURE PAGE AND LEGAL STATUS

6. Signature Page and Legal Status. The undersigned certifies that he is an official legally authorized to bind his firm and to enter into a contract should the City accept this proposal.

Bid proposal by Castlerock Environmental, Inc.  
(Name of Firm)

Legal status of bidder: Please check the appropriate box

A. Corporation  ; State of Incorporation California ;

B. Partnership  ; List Names N/A

C. DBA  ; State full name N/A DBA

D. Other  ; Explain N/A

Signature of Bidder  Title Vice President  
(Authorized Signature)

Signature of Bidder \_\_\_\_\_ Title \_\_\_\_\_  
(Authorized Signature)

Address 10040 Painter Avenue City Santa Fe Springs Zip 90670

Telephone (562) 941-9244

Signed this 17th day of August 2012

Bidder acknowledges receipt of the following Addenda:

<u>ADDENDUM NO.</u>	<u>BIDDER'S INITIALS</u>
<u>#1</u>	<u></u>
<u>N/A</u>	<u>N/A</u>
<u>N/A</u>	<u>N/A</u>

## ADDENDUM # 1

### HAZARDOUS MATERIALS ABATEMENT – CHAMBER OF COMMERCE BUILDING, 239 S. BEVERLY DRIVE, BEVERLY HILLS, CA

The Following are changes to the informal bid documents:

1. Appendix A – Form of Contract - item 2. Contract Documents – include the following:  
Appendix F: Demolition Plans – For Information Only  
Appendix G: New exist stair plans – For Information Only
2. Section 1 – Notice Inviting Bids: Change section 1.n as follows:  
Time of Completion: Phase I – 10 calendar days from date of Notice to Proceed for Phase I, and Phase II – 10 calendar days from date of Notice to Proceed for Phase II.
3. Appendix B - Scope of Work – 1.0 Scope of Work: Delete this section and replace with the attached revised Scope of Work, 1.0 Scope of Work.
4. Appendix D – Bid Form – Delete this Appendix and replace with Revised Appendix D.
5. Informal Bid Package 1 – page 14 of 26 – Specific Qualifications: Add the following:  
7.1 Provide 3 references for similar projects completed within the last 10 years including project name and client contact name, phone number and email address.
6. Lead Abatement Specifications - section 1.03 – Scope of Work – Delete and replace with Revised Scope of Work.

APPENDIX A

FORM OF CONTRACT

This contract ("Contract") is entered into by and between the City of Beverly Hills ("City"), a California municipal corporation, and \_\_\_\_\_, a \_\_\_\_\_, whose address is \_\_\_\_\_.

In consideration of the agreements herein contained, the parties agree as follows:

1. **WORK TO BE PERFORMED.** Contractor shall furnish at Contractor's own expense all labor, materials, supplies, equipment, tools, transportation and other items of expense necessary to complete in a workmanlike manner all Work in accordance with the terms and conditions of the Contract, except for the labor, materials, supplies, equipment, tools, transportation and other items of expense as may be required to be furnished by the City. The Work is defined in detail in the Contract Documents, which govern the interpretation and performance of this Contract, but may be generally described as follows:

**Hazardous Materials Abatement for Chamber of Commerce Building**

Item Description: Asbestos Abatement throughout the building and Lead based paint stabilization at interior and exterior of building

2. **CONTRACT DOCUMENTS.** This contract consists of this Form of Contract and the following Contract Documents, including all exhibits, appendices, addenda, drawings, specifications and documents therein and attachments thereto, all of which are by this reference incorporated herein and made a part of this Contract:

- SECTION 1: NOTICE INVITING BIDS**
- SECTION 2: INSTRUCTIONS TO BIDDERS**
- SECTION 3: SPECIAL CITY REQUIREMENTS**
- SECTION 4: GENERAL SPECIFICATIONS**
- SECTION 7: ADDITIONAL FORMS**
- APPENDIX B: SCOPE OF WORK**
- APPENDIX C: PAYMENT PROCEDURES**
- APPENDIX D: BID FORM**
- APPENDIX E: TECHNICAL SPECIFICATIONS**
- APPENDIX F: DEMOLITION PLANS – FOR INFORMATION ONLY**
- APPENDIX G: NEW EXIT STAIR PLANS – FOR INFORMATION ONLY**

as contained in City's Bid Document for Bid No. 1 dated August 10, 2012 and

- SECTION 5: BIDDER'S BID**
- SECTION 6: SIGNATURE PAGE AND LEGAL STATUS**

of Contractor's Bid in response thereto, all of which are incorporated herein by reference, and all of which shall comprise the Contract Documents for this Contract. If any item of the Scope of Work, Payment Schedule, or any other item of the Bid Package is modified by either of the parties or arrived at by negotiation between the parties, that item as finally agreed upon by the parties shall also become a Contract Document, it shall supersede the corresponding item of the Bid Package, if any, and it shall be subject to all terms and conditions of the Contract.

**APPENDIX B**

**SCOPE OF WORK**

**1.0 SCOPE OF WORK**

- 1.1 Scope of Work shall be as described herein.
- 1.2 The scope of work includes:  
  
General Description: Removal of Asbestos materials and Lead containing materials and Lead Related Construction as identified in the technical specifications developed by environmental health and safety consultant Clark Seif Clark Inc.
- 1.3 Base Bid: The work is located on levels 1, 2 and roof and building exterior at the Chamber of Commerce Building.
- 1.4 Bid Alternates: none
- 1.5 Bid Allowances: none
- 1.6 Unit Prices: Asbestos flooring, Ceiling tile mastic, Wall Paneling mastic, Roof mastic, Lead containing surface coating and Lead based Paint Stabilization

**2.0 SCHEDULE OF WORK – CONSTRUCTION PHASES**

- 2.1 Work shall be completed within the contract completion period specified herein from the date of Notice to Proceed:  
  
Base Bid Work: 10 Calendar Days

**3.0 SPECIAL CONDITIONS**

***3.1 SPECIAL CONDITIONS AND WORK SCHEDULE***

- A. The following special conditions shall take precedence over the standard specifications.
- B. The Abatement contractor shall be responsible for verifying all dimensions and quantities prior to bid. Any amounts listed on these specifications are only estimated and are not to be considered final measurements.
- C. Abatement scope of work shall be performed in Phases; Phase I shall consist of all interior work and shall be completed within 10 calendars days. Phase II shall consist of all exterior work including roof work and shall be completed within 10 calendar days. Phase II work will require coordination with the General Contractor in order to avoid compromising the buildings security. Commencement of Phase II shall be confirmed with the General Contractor's construction schedule.

- D. Abatement of all asbestos containing materials as identified in the Asbestos Containing Materials and Lead Based Paint Survey Report prepared by CSC, Inc. dated April 17, 2012 amended May 25, 2012, shall be performed in conjunction with lead containing materials abatement. Waste shall not be comingled and shall be properly categorized for disposal.
- E. Paint Stabilization shall be performed on all Lead Based Paint present on the concrete walls around the perimeter, plaster portico and metal posts at the front exterior of the building on Beverly Drive, and metal overhang and posts at the back exterior of the building facing the alley as identified in the Asbestos Containing Materials and Lead-Based Paint Survey Report prepared by CSC, Inc. dated April 17, 2012, Amended May 25, 2012.
- F. Demolition of Lead Based Paint Concrete Stairs located at the 1<sup>st</sup> floor north corridor as identified in the Asbestos Containing Materials and Lead-Based Paint Survey Report prepared by CSC, Inc. dated April 17, 2012, Amended May 25, 2012.
- G. Demolition of all Lead Containing Ceramic Wall and Floor Tile as identified in the Asbestos Containing Materials and Lead-Based Paint Survey Report prepared by CSC, Inc. dated April 17, 2012, Amended May 25, 2012.
- H. Demolition of Lead based paint metal fire escape at the back of the building exterior facing Alley as identified in the Asbestos Containing Materials and Lead-Based Paint Survey Report prepared by CSC, Inc. dated April 17, 2012, Amended May 25, 2012.
- i. Demolition of Lead based paint wood door frame at the front of the building exterior on Beverly Drive as identified in the Asbestos Containing Materials and Lead Based Paint Survey Report prepared by CSC, Inc. dated April 17, 2012, Amended May 25, 2012.
- J. Demolition of portion of existing perimeter wall as noted in Appendix G – New Exit Stair plans.
- K. In addition to the project specification submittal requirements, the abatement contractor shall submit for review and approval an abatement work plan. The work plan shall detail the means and methods that will be used for the controlling and containing fiber release of asbestos and lead dust during the removal/disturbance of asbestos and lead containing materials in accordance with the specifications. The plan shall include, but not limited to, a drawing that adequately depicts the location of the control areas, change areas, emergency exit routes and any special features.
- L. The abatement contractor shall not proceed with the disturbance of ACM and/or LBP until the Owner Consultant representative in writing approves the work plan.
- M. The abatement contractor shall submit the written schedule, to be approved by the Owners Representative prior to the commencement of the project.
- N. At the commencement of the project, all Contract Documents, Project Manuals and Specifications shall remain on-site until the completion of the project.

- O. All work is anticipated to be performed during normal business hours of 8 a.m.– 6 p.m. All work deemed disruptive by Owner's Representative shall be performed off hours.
- 3.2 Activities which create noise, vibration, fumes or similar disruptions which are, in the opinion of the Owner's Representative, detrimental to the normal operations of the facilities adjacent to the building shall only be performed as approved in advance by the Owner's Representative.
- 3.3 Contractor shall control the conduct of its employees so as to prevent unwanted interaction with the owner's staff, public or other individuals except those associated with the project
- 3.4 Storage will be limited to the project area.
- 3.5 Contractor shall provide all temporary structures, measures, apparatus and services required to prosecute the Work of this bid package.
- 3.6 All utility service and building system connections or required interruptions shall be coordinated in advance with the Owner's Representative.
- 3.7 Upon award of Contract, Contractor shall submit an itemized schedule of values in a format acceptable to the Owner's Representative.
- 3.8 Contractor may submit a letter upon award of contract certifying its intent to provide the specified materials/products/equipment and provide record submittals after materials/products/equipment orders have been placed.
- 3.9 Contractor shall have a competent representative on the Project site at all times Work is in progress. Communication given to the representative shall be binding as if given to the contractor. Contractor shall immediately replace any individual who ceases to perform his duties satisfactorily, in the opinion of the Owner's Representative.
- 3.10 Rubbish, debris, waste, dust or surplus materials shall not be allowed to accumulate and shall be removed continuously and disposed of by the Contractor as the work progresses. The owner may elect if required, upon written notice to the Contractor, to perform cleanup, the cost for which will be deducted from the Contract amount. Only one rubbish removal company is allowed to operate within the City. Their contact information may be obtained from the City's Commercial Solid Waste Division at 310-288-2806.
- 3.11 Contractor shall submit schedule information to the Owner's Representative for the project with updates as work progresses on the project.

APPENDIX D

BID FORM

**NOTE: Any Alteration or Addition to the Bid Form May Invalidate the Bid**

TO: THE MAYOR AND COUNCIL MEMBERS OF THE CITY OF BEVERLY HILLS

The undersigned, having carefully examined the site conditions and the Contract Documents for

**HAZARDOUS MATERIALS ABATEMENT FOR THE CHAMBER OF COMMERCE BUILDING**

HEREBY PROPOSES AND AGREES to commence the Work per the Agreement; to furnish all labor, materials, equipment, transportation, service, sales taxes, and other costs necessary to complete the Work as specified herein from the date of Notice To Proceed, in strict conformity with the Contract Documents, at prices indicated below.

**1.0 TOTAL LUMP SUM BASE BID:**

**Item Description:** Base Bid scope of work shall include Hazardous materials abatement

Bidder agrees to provide and install all base bid work as described in the Specifications including General Conditions, licenses, permits, fees, taxes, overhead, bond and insurance for the total lump sum of:

\$ \_\_\_\_\_  
Dollars (in words- printed)

\$ \_\_\_\_\_  
Dollars (in figures)

**Total Lump Sum Base Bid Broken Down by Phase:**

Phase I : Total Lump Sump Bid:

Phase II: Total Lump Sump Bid:

**NOTE: In the case of any discrepancy between words and figures, the words shall prevail.**

**2.0 BID ALTERNATE**

**3.0 UNIT PRICE**

3.1 Asbestos flooring and associated mastic 300 sqft

3.2 Asbestos Ceiling tile mastic 100 sqft

3.3 Asbestos Roof mastic 100 sqft

- 3.4 Asbestos Wall Paneling mastic 100 sqft
- 3.5 Lead based Paint stabilization 200 sqft
- 3.6 Lead containing surface coating 200 sqft

**3.0 TIME OF PERFORMANCE** – Contractor proposes to complete the Work, including the accepted Alternatives, within the calendar days specified in the Bid Package, commencing from the Date of Notice To Proceed.

**4.0 DESIGNATION OF SUBCONTRACTORS/SUPPLIERS**

In accordance with the "Subletting and Subcontracting Fair Practices Act", Sections 4100-4113 of the Public Contract Code of the State of California, and any amendments thereto, each Bidder shall list below the dollar amount, name, location and trade of each Subcontractor or Supplier who will perform work, labor, render service or provide and install material and/or equipment to the Contractor in the construction of the Work in an amount in excess of one-half of one percent (0.5%) of the Contractor's total Bid (Example: one-half of one percent (0.5%) of a \$1,500,000 project is equal to \$7,500). Only one Subcontractor for each such trade shall be listed. If the Contractor fails to specify a Subcontractor for any portion of the Work to be performed under the Contract, he shall be deemed to have agreed to perform such portion himself, and he shall not be permitted to subcontract that portion of the Work. For the convenience of the Contractor, rounding-off values to the nearest thousand dollars is permitted.

**NOTICE:** Penalties for violations of the Subletting and Subcontracting Fair Practices Act will be enforced by the City for failure to list subcontractors as provided by that act.

**NOTES:**

- (1) **SUBMISSION PROCEDURES:**
  - a. Upon submission of bid documents: Complete the forms as much as possible, but at a minimum include the Subcontractors/Suppliers name.
  - b. Incomplete forms turned in upon submission of Bids by Contractors will lead to the Bids of said Contractors being declared non-responsive.
- (2) Some of the trades listed may not be providing Work in excess of one-half of one percent (0.5%) of your Bid. In that case, indicate which trade the Work is to be included under.
- (3) In all cases, if the Work is to be provided by the General Contractor's (your) forces, indicate this by listing your company name in the space provided for the Subcontractor's name.
- (4) In accordance with requirements above, Contractor shall use the following form to list the Subcontractors or Suppliers:

**DESIGNATION OF SUBCONTRACTORS/SUPPLIER FORM**

CSI	TRADE	SUBCONTRACTORS/ SUPPLIERS NAME	LICENSE #

Respectively submitted,

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**ADDENDUM # 1**  
**LEAD ABATEMENT SPECIFICATION**  
**BEVERLY HILLS CHAMBER OF COMMERCE**

**SCOPE OF WORK:**  
**SITE ADDRESS:**

**LEAD ABATEMENT**  
**239 S. BEVERLY DRIVE, BEVERLY HILLS, CA**

1. Exterior of the Building:
    - a. Pink LBP on Metal Overhang – alley – Paint Stabilization
    - b. Pink LBP on Metal Safety Rail – alley – Component Removal
    - c. White LBP on Wood Door Frame – front of bldg. – Component Removal
    - d. White LBP on Metal Posts – front of bldg. - Paint Stabilization
    - e. White LBP on Plaster Portico (overhang) – front of bldg. - Paint Stabilization
    - f. White LBP on Concrete Exterior Wall – front of bldg. - Paint Stabilization
    - g. White LBP on Concrete Interior / Exterior Wall – front of bldg. – Demolition of portion of existing wall as identified on the Demolition Plan, Exhibit F
    - h. White LBP on Concrete Interior Wall – back of bldg. – Demolition of portion of existing wall as identified on the Demolition Plan, Exhibit F
  2. Interior of the Building:
    - a. Grey LBP on Concrete Stairs – 1<sup>st</sup> floor north corridor – Component Removal (Demolition)
    - b. Beige Lead Containing Ceramic Floor Tile – 1<sup>st</sup> floor lobby - Component Removal (Demolition)
    - c. Pink Lead Containing Ceramic Floor Tile – 1<sup>st</sup> and 2<sup>nd</sup> floor women and men restrooms - Component Removal (Demolition)
    - d. Tan Lead Containing Ceramic Wall Tile – 2<sup>nd</sup> floor women and men restrooms, 1<sup>st</sup> floor south corridor restroom - Component Removal (Demolition)
    - e. White LBP on Concrete Interior Walls – throughout 1<sup>st</sup> and 2<sup>nd</sup> floor interior perimeters walls – Paint Stabilization
- A. Removal of all lead based paints and lead-containing materials identified above. All lead related work activities shall be classified as defined in 8 CCR 1532.1.