REQUEST FOR PROPOSALS

QUALIFIED ENVIRONMENTAL PROFESSIONAL SERVICES

HASTINGS FORMER MIDDLE SCHOOL

ASBESTOS CLEANUP GRANT

FOR

CITY OF HASTINGS

HASTINGS, NEBRASKA

Contract No. CH 2026-18

Proposals Will Be Accepted Until
5:00 PM, Wednesday, May 27, 2026

Bid Submitted By: _____

HASTINGS
Nebraska

ADVERTISEMENT FOR BIDS

The City of Hastings, Nebraska, will receive Request for Proposals for: **Qualified Environmental Professional Services, CH2026-18** until 5:00 p.m. at the City of Hastings Offices, 1228 N Denver Ave., Hastings, Nebraska, on Wednesday, May 27, 2026, at which time all proposals will be reviewed. **Brief description of project: Request for Proposals is for the solicitation of qualified environmental professional services to support asbestos cleanup at the Hastings Former Middle School.** If you plan on submitting a proposal and are not already on our approved bidders list for this project, you are REQUIRED to fill out the Plan Holders Submittal Form that is located on the City website: https://www.cityofhastings.org/bids/ .

No proposal shall be withdrawn after submittal deadline without the consent of the City of Hastings, Nebraska, for a period of sixty (60) days after scheduled time of closing.

Time is of the essence in this contract. In evaluating proposals received, the City will consider the experience with projects of similar scope, staff qualifications and certifications, schedule and cost.

DATED AT HASTINGS, NEBRASKA, this 27th day of April 2026.

_____

Tyler Ficken, City Clerk

For City Clerk: Publish and Attach two (2) Proofs of Publication
April 30, 2026
May 7, 2026

IMPORTANT MAILING (OR HAND DELIVERY) INSTRUCTIONS

Please address your return envelope as shown in the example below. All bids must be sealed in a properly marked envelope.

To hand deliver, please drop of between the hours of 8:00 am – 5:00pm Monday-Friday.

Your Return Address

City of Hastings
Attn: Engineering Dept
1228 N Denver Avenue
Hastings, NE 68901

This Information MUST BE typed or written in the lower left hand corner of return envelope
OR SIMPLY CUT OUT AND TAPE ON YOUR RETURN ENVELOPE

✂ ✂ ✂ ✂

BID DOCUMENTS ENCLOSED
ATTN: Lee Vrooman, Director of Engineering
Contract No: CH 2026-18
Qualified Environmental Professional Services
Bid Opens: Wednesday, May 27, 2026 @ 5:00 pm

If returning Fed-X or similar carrier, please enclose the bid in an "inner" envelope which is sealed. Please make sure BOTH envelopes are properly marked on the OUTSIDE OF THE ENVELOPE as shown in the example above.

One bid per envelope. Bid submittal via email is not allowed. Bids must be checked in to the City of Hastings prior to 5:00 pm deadline.

REQUEST FOR PROPOSALS
QUALIFIED ENVIRONMENTAL PROFESSIONAL SERVICES
HASTINGS FORMER MIDDLE SCHOOL ASBESTOS CLEANUP GRANT
CITY OF HASTINGS

INTRODUCTION

The U.S. Environmental Protection Agency (EPA) has awarded the City of Hastings a Brownfields Grant to support the removal of asbestos in the Hastings Former Middle School building. To support this cleanup work, the City of Hastings is procuring the services of a qualified environmental professional (QEP). The proposed work includes finalization of the Analysis of Brownfields Cleanup Alternatives (ABCA), development of the Quality Assurance Project Plan (QAPP), development of the Health and Safety Plan (HASP), plan approval and permitting submittals to the State of Nebraska, air monitoring and oversight during asbestos removal, and final inspection along with final paperwork to close out the project. The QEP will work under the direction of the City of Hastings staff associated with the project. Removal of asbestos materials will allow for development of the property.

SITE DESCRIPTION

The property located at 714 W 5th Street, formerly known as Hastings Middle School, was originally constructed in 1917; this property presents several significant challenges and considerations regarding cleanup and remediation due to known contamination and its historical use. An asbestos survey conducted in August 2009 identified numerous locations throughout the building where asbestos-containing materials (ACMs) were present. Despite the passage of time since this survey, it remains relevant due to the nature of asbestos and the building's largely undisturbed condition. The August 2009 survey is attached to this RFP.

SCOPE OF SERVICES

The QEP will perform the following services:

1. Assessment and Planning Activities
    a. Finalize the draft ABCA attached to this RFP.
    b. Prepare a QAPP for the project
    c. Prepare a HASP for the site
    d. Prepare and help submit all paperwork and permitting required by the State of Nebraska
    e. Provide documentation and deliverables required for EPA ACRES database updates
    f. Develop a cost estimate for asbestos abatement activities.
2. Remediation Oversight
    a. Oversee asbestos abatement field activities.
    b. Provide air monitoring as required.
    c. Provide project management during abatement.
    d. Provide final inspection.
    e. Prepare and submit paperwork to close out project.

Note: If the successful bidder for QEP services is also the successful bidder for the abatement work, the QEP will be required to hire a third party to perform item #2, Remediation Oversight.

SCHEDULE

- RFP submittals accepted until 5:00 pm on May 27, 2026
- Award of contract – June 8, 2026
- Preferred completion date for ABCA, QAPP & HASP – August 7, 2026
- Remediation Oversight – dependent on contractor schedule

It is anticipated that an abatement contract will be awarded no later than mid-September with completion of the project by the end of 2026.

PROPOSAL SUBMISSION REQUIREMENTS

Consultant shall provide the following in their RFP submittal:

- Qualifications and experience
    - Description of relevant experience and list of at least 3 comparable projects with contact information
    - EPA Brownfields experience
- Project team
    - List of staff with qualifications and licenses that will work on the project
    - Resumes of key personnel
    - Roles and responsibilities of each team member
- Task based cost estimate

QEP may not assign, subcontract, or transfer any part of the contract without prior written consent from the City of Hastings.

Proposals may to mailed or hand delivered to:

Lee Vrooman - Director of Engineering
1228 N Denver Ave
Hastings, NE 68901

By email: a single consolidated PDF may be emailed to: lvrooman@cityofhastings.org

Proposals shall be signed by an authorized representative of the company. Late proposals will not be considered.

EVALUATION CRITERIA

Evaluation Factor	Weight
Experience with projects of similar scope	15
Staff qualifications and certifications	15
Schedule	20
Cost	50
Total Possible Points	100

GENERAL CONDITIONS

Consultant's Insurance Coverage. The Consultant shall not commence work under this Contract until Consultant has obtained all the insurance required under this article. Furthermore, the Consultant shall not allow any sub-contractor to commence work under this Contract until the sub-contractor has obtained the same insurance as is required of the Consultant. The sub-contractor alone shall be responsible for the sufficiency of its own insurance program.

Certificates of Insurance. Certificates of Insurance acceptable to the Purchaser shall be filed with the Purchaser prior to commencement of the work. These Certificates shall contain a provision that coverages afforded under the policies will not be canceled, or materially altered, until at least 30 days prior written notice has been given to the Purchaser. All insurance carried shall conform to the relevant provisions of the respective Project Documents and be with insurance companies which are rated "A, X" or better by Best's Insurance Guide, or other insurance companies of recognized responsibility satisfactory to the Purchaser.

Additional Insureds. Insurance coverages furnished under this Contract, with the exception of Workers' Compensation and Employer's Liability, shall include the Purchaser and their partners, directors, officers, agents, and employees as Additional Insureds on a primary and noncontributory basis, and shall include Products and completed operations with respect to the activities of the Consultant and shall be maintained for the full duration of the project including for a period after completion to include the statute of repose.

Notwithstanding any other provision of these policies, the insurance afforded shall apply separately to each insured, with respect to any claim, suit, or judgment made or brought by or for any other insured, as though a separate policy had been issued to each, except the insurer's liability shall not be increased beyond the amount or amounts for which the insurer would have been liable had only one insured been named.

The Purchaser shall not by reason of their inclusion under these policies incur liability to the insurance carrier for payment of premium for these policies.

Waiver Of Subrogation. The Consultant and their sub-contractor shall require their insurance carriers, with respect to all insurance policies, to waive all rights of subrogation against the Purchaser their partners, directors, officers, agents, and employees.

Workers' Compensation And Employer's Liability Insurance. The Consultant shall procure, and shall maintain during the life of this Contract, Workers' Compensation Insurance as required by workers' compensation laws of the State of Nebraska and also of the state in which the sub-contractor is domiciled.

The Consultant shall also be protected against claims for injury, disease, or death of employees which, for any reason, may not fall within the provisions of a workers' compensation law. The Employer's Liability Insurance shall contain the following limits of liability:

Bodily Injury by Accident	$500,000 each accident
Bodily Injury by Disease	$500,000 each employee
Bodily Injury by Disease	$500,000 policy limit

General Liability Insurance. This insurance shall be written per project on an "occurrence" policy form, including coverage for premises/operations, products/completed operations, broad form property damage, blanket contractual liability, independent consultant's and personal injury, with no exclusions for explosion, sudden and accidental pollution or an absolute or total pollution exclusion, collapse and underground perils. The commercial general liability policy shall also include a severability of interest clause and a cross liability clause in the event more than one entity is "named insured" under the liability policy. If work is being done near a railroad track, the 50' railroad right of way exclusion must be deleted.

Limits of Insurance shall be as follows:

Each Occurrence Limit	$1,000,000
Products/Completed Operations	$2,000,000
General Aggregate Limit	$2,000,000
Personal and Advertising Injury	$1,000,000

Pollution Liability – (If Applicable).

Limits of at least: $1,000,000 per occurrence; $1,000,000 aggregate

If Consultant or its Sub-subcontractor's work includes but not limited to remediating, handling, processing or disposing of hazardous material including but not limited to asbestos containing materials, silica, lead, PCBs, contaminated soil, etc, coverage shall be provided for bodily injury, property damage and clean-up costs resulting for pollution conditions.

Automobile Liability Insurance. This insurance shall be written under a Business Auto Policy and shall protect the Consultant and Additional Insureds against claims arising from injuries to members of the public or damage to property of others arising from the use of automobiles whether such automobiles are owned, non-owned, or hired. Automobile insurance shall include Motor Carrier Endorsement Act MCS 90 and transportation pollution coverage if applicable. If work is being done near a railroad track, the 50' railroad right of way exclusion must be deleted.

Limit of Liability	$1,000,000 each accident

Umbrella Liability Policy. This insurance shall protect the Consultant and the Additional Insureds against all claims in excess of the limits provided under the employer's liability, automobile liability, and general liability policies. The liability limits of the umbrella liability policy shall be not less than $2,000,000 per occurrence. This policy shall be an "occurrence" type policy. However, Purchaser reserves the right to require higher limits with respect to each project.

Professional Liability (Applicable for consultants providing or is responsible for providing design/engineering/surveying services/or consulting services):

Limits of at least: $1,000,000 per occurrence; $1,000,000 aggregate

Policy shall provide for a retroactive date prior to the starting date of services for which this agreement applies. Policy shall not exclude bodily injury, property damage, or pollution liability. Coverage shall remain in force for a minimum of 3 years following substantial completion of construction through either policy renewal or the purchase of an Extended Reporting Provision. Consultant agrees to waive its rights of recovery. Subcontractor's insurer shall endorse the policy to waive subrogation against Owner and their respective agents, officers, directors and employees.

Indemnification. To the fullest extent permitted by laws and regulations, the Consultant shall defend, indemnify, and hold harmless the Purchaser, their officers, directors, partners, consultants, agents, and employees from and against all claims, damages, losses, and expenses, direct, indirect, or consequential (including but not limited to fees and charges of engineers, architects, attorneys, and other professionals and court and arbitration costs) arising out of or resulting from the performance of the work by the Consultant, any sub-contractor, any person or organization directly or indirectly employed by any of them to perform or furnish any of the work, or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder or arises by or is imposed by law and regulations regardless of the negligence of any such party.

In any and all claims against the Purchaser, or of any of their officers, directors, partners, consultants, agents, or employees by any employee of the Consultant, any sub-contractor, any person or organization directly or indirectly employed by any of them to perform or furnish any of the work or anyone for whose acts any of them may be liable, this indemnification obligation shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for the Consultant or any such sub-contractor or other person or organization under workers' or workmen's compensation acts, disability benefit acts, or other employee benefit acts, nor shall this indemnification obligation be limited in any way by any limitation on the amount or type of insurance coverage provided by the Purchaser, the Consultant, or any of their sub-contractors.

Laws to be Observed. The Consultant shall keep himself fully informed of, and at all times, shall observe and comply with all federal and state laws, all local bylaws, ordinances, and regulations, and all orders and decrees of bodies or tribunals having any jurisdiction or authority, which in any manner affect those engaged or employed on the work, or which in any way affect the conduct of the work. The Consultant shall protect and indemnify the Purchaser and its representatives against any claim or liability arising from or based on the violation of any such law, ordinance, regulation, order, or decree, whether by himself or his employees. It shall be the responsibility of the Consultant to provide all safeguards, safety devices and protective equipment and to take any other needed actions as are reasonably necessary to protect the life and health of employees on the project.

Work Eligibility Status. Consultant is required and hereby agrees to use a federal immigration verification system to determine the work eligibility status of new employees physically performing services within the State of Nebraska. A federal immigration verification system means the electronic verification of the work authorization program authorized by the Illegal Immigration Reform and Immigrant Responsibility Act of 1996, 8 U.S.C. 1324a, known as the E-Verify Program, or an equivalent federal program designated by the United States Department of Homeland Security or other federal agency authorized to verify the work eligibility status of a newly hired employee.

Fair Labor Standards. The Consultant agrees to comply with all current applicable State, Federal, and Purchaser fair labor standards in the execution of the contract. Pursuant to the Title VI Non-Discrimination Program of the City of Hastings, Consultant agrees to comply with the provisions set forth by Purchaser's Title VI Non-discrimination Program, if applicable. A copy of said provisions are as follows:

During the performance of this contract, the consultant, for itself, its assignees and successors in interest (hereinafter referred to as the "consultant") agrees as follows:

(1) **Compliance with the following Regulations:**
   a. Title VI of the Civil Rights Act of 1964
   b. Federal nondiscrimination regulations under 40 CFR Parts 5 & 7
   c. 40 CFR Part 33 (DBE/MBE/WBE requirements)

(2) **Solicitations for Subcontractors, Including Procurements of Materials and Equipment:** In all solicitations either by competitive bidding or negotiation made by the consultant for work to be performed under a subcontract, including procurements of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the consultant of the consultant's obligations under this contract and the Regulations relative to nondiscrimination on the grounds of race, color, or national origin, sex, age, and disability/handicap.

(3) **Incorporation of Provisions:** The consultant shall include the provisions of paragraphs (1) through (3) in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto.

ATTACHMENTS

1. Hastings Middle School Inspection Report
2. Draft ABCA

ATTACHMENTS

ASBESTOS SURVEY REPORT

HASTINGS MIDDLE SCHOOL
550 NORTH HASTINGS AVENUE
HASTINGS, NE 68901

Client:

FIRST PRESBYTERIAN CHURCH
621 NORTH LINCOLN AVENUE
HASTINGS, NE 68901

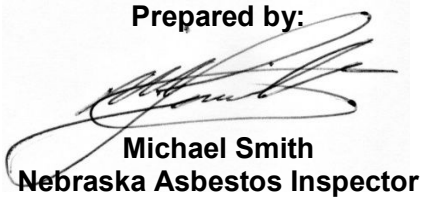
Consultant:

B2 ENVIRONMENTAL, INC.
558 SOUTH STUHR ROAD
GRAND ISLAND, NEBRASKA 68801

B2E Project Number: 20052.0001

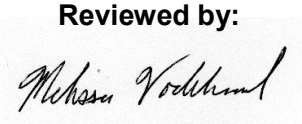
August 26, 2009

Prepared by:



Michael Smith
Nebraska Asbestos Inspector

Reviewed by:



Melissa Vodehnal
Industrial Hygienist

TABLE OF CONTENTS

APPENDICES

1.0 SCOPE OF SERVICES

The purpose of this project was to perform a United States Environmental Protection Agency (USEPA) National Emission Standards for Hazardous Air Pollutants (NESHAP), (40 CFR, Part 61) asbestos survey at the former Hastings Middle School structure located at 505 North Hastings Avenue, Hastings, Nebraska.

B2 Environmental, Inc. (B2E) provided a limited asbestos survey at the identified building in general accordance with the referenced agreement and as outlined below:

1. Review any existing asbestos reports relating to the site, if available.
2. Survey the site building(s).
3. Identify accessible suspect asbestos-containing materials (ACM) in general accordance with the USEPA NESHAP, (40 CFR, Part 61).
4. Collect and analyze bulk samples of suspect materials.
5. Quantify any asbestos containing materials and record location.

2.0 GENERAL SITE CONDITIONS

B2E conducted the survey at the former Hastings Middle School structure located at 505 North Hastings Avenue, Hastings, Nebraska. B2E did encounter limiting conditions (i.e. inaccessible areas, unsafe conditions, snow cover, etc.) during the inspection. The AHERA three-year re-inspection report for the facility, dated March 15, 2003 and floor plans completed by Steele, Weinstein & Associates, Inc., dated December 1967, were reviewed as part of this inspection.

3.0 ASBESTOS SURVEY REPORT

On August 4 through August 7, 2009, B2E inspector Michael Smith surveyed the site for asbestos-containing building materials. Mr. Smith has completed the requisite training for asbestos accreditation as an inspector at a state approved training provider under Toxic Substances Control Act (TSCA) Title II. Mr. Smith's State of Nebraska asbestos inspector number is 1065.

B2E visually inspected the site for the presence of suspect ACM. Materials that were hidden, not accessible (i.e. boilers, areas of safety concern), or when sampled would damage the integrity of the structure or component (i.e. electrical wiring), were not sampled as part of this survey. B2E did not sample materials that were visibly identified as non-asbestos (fibrous glass, foam rubber, wood, etc.). The asbestos survey consisted of three steps: 1) a visual inspection of the site(s); 2) a determination of homogeneous areas with suspect surfacing, thermal system insulation, and miscellaneous materials; and 3) sampling accessible, friable and non-friable, suspect materials.

Friable materials are materials that, when dry, can be crumbled, pulverized or reduced to powder by hand pressure. Non-friable materials are materials that, when dry, cannot be crumbled, pulverized or reduced to powder by hand pressure. Non-friable materials, when subjected to sanding, grinding, cutting or abrading may become friable. Friable materials include, but are not limited to, pipe insulation, fireproofing, sprayed-on material, ceiling tile, and other thermal system insulation. Non-friable materials include, but are not limited to, floor tile, adhesives, plaster, stucco, and drywall and joint compound. Because friable materials are more likely to release asbestos fibers into the air when disturbed than non-friable materials, friable materials are considered a greater potential health concern.

3.1 Homogeneous Areas

Prior to sampling, B2E identified homogeneous areas to facilitate a sampling strategy. A homogeneous sampling area is described as one or more areas with suspect material similar in appearance and texture that have the same installation date and function. The actual number of samples collected from each homogeneous sampling area varies, dependent upon material type and the professional judgment of the inspector.

3.2 Sampling Strategy

B2E's sampling strategy incorporated AHERA requirements, quantities of suspect material, and the inspector's judgment to aid in the identification of suspect ACM. B2E's sampling strategy was to identify and collect accessible suspect ACM in general accordance with the USEPA NESHAP, (40 CFR, Part 61). If the analytical results indicated that all the samples collected per homogeneous area did not contain asbestos, then the homogeneous area (material) was considered non-asbestos containing. However, if the analytical results of one or more of the samples collected per homogeneous area indicated that asbestos was present in quantities greater than one percent asbestos (as defined by USEPA), all of the homogeneous area (material) was treated as an asbestos-containing material regardless of other analytical results. B2E did not sample materials that the accredited inspector visually determined to be non-asbestos (i.e. fibrous glass, foam rubber, etc.). Actual collection of a bulk asbestos sample involves physically removing approximately one square inch (1 in^2) of the material and placing it in an airtight sample container marked with a unique identification number.

3.3 Suspect Asbestos-Containing Materials

The following table contains a list of building materials suspected of containing asbestos:

505 NORTH HASTINGS AVENUE, HASTINGS, NE SUSPECT BUILDING MATERIALS		
MATERIAL	**LOCATION**	**SAMPLE NUMBER**
Black Adhesive for Fiberglass Pipe Wrapping	Throughout Building	HM-1
Yellow Carpet Glue	Throughout Building	HM-3
4" Light Tan/Gray Base Cover with Brown Adhesive	Room B-10	HM-4
9"x9" Carmel Tile with White and Black Accent and Black Mastic	Gymnasium	HM-5
9"x9" Reddish-Brown Tile with Brown and Gray Accent and Black Mastic	Gymnasium	HM-6
9"x9" Dark Brown-Red Tile with Red and White Accent and Black Mastic	Gymnasium	HM-7
2'x2" Light Tan-Gray Tile with Brown and White Accent and Black Mastic	Gymnasium	HM-8
9"x9" Tan Tile with Brown and White Accent and Clear Adhesive	Gymnasium	HM-9
9"x9" Dark Red Tile with White and Peach Accent	Gymnasium	HM-10
9"x9" Dark Brown Tile with White and Red Accent and Brown/Yellow Mastic	Gymnasium	HM-11
12"x12" Dark Gray Tile with Black and Tan Accent and Yellow Mastic	Gymnasium	HM-12
9"x9" Black Tile with Red and Tan Accent	Gymnasium	HM-13
9"x9" Black Tile	Gymnasium	HM-14
White Plaster Surface Finish	Throughout 1917 Building	HM-17, 19, 21, 23, 24, 76, 77
Mudded Boiler and Water Tank Insulation	Boiler Room (B1)	HM-25

505 NORTH HASTINGS AVENUE, HASTINGS, NE SUSPECT BUILDING MATERIALS		
MATERIAL	**LOCATION**	**SAMPLE NUMBER**
White Mudded Pipe an d Fitting Insulation	Gymnasium (B5), Boiler Room (B1), Fan Room (B4), Room B3, Room B9, Room B10, Room 309, Rest Room 114, Rest Room 214, Restroom 314, Restroom 317, Tunnels 1917 Building	HM-27
Black Roof Coating	Coal Bin	HM-29
Gray Boiler Access Panel Insulation	Boiler Room (B1)	HM-30
2'x4' Ceiling Tile	Restroom (102)	HM-31
2'x2' White Ceiling Tile	Room 101, 105, 126, 127, 201, 206, 208, 226, 215, 216, 219, 220, 221, 222, 225, 227, 229, 232, 301, 303, 304, 305, 312, 315, 316, 321, 322	HM-32
White Popcorn Ceiling Texture	Room 101, 103, 104, 104B	HM-33, 36, 40, 43, 44, 45
Drywall and Joint Compound Composite	Throughout Building	HM-37, 38, 39
1'x1' Ceiling Tile with Deep Impression Pattern	Room 103, 104, 104B, 311	HM-41
2'x2' Ceiling Tile	Room 104	HM-42
Carpet Padding with Black Backing	Room 105	HM-46
9"x9" Red-Brown Floor Tile with Black Mastic	Room 108	HM-47
4" Brown Base Cover with White-Yellow Mastic	Room 108	HM-48
9"x9" Tan Floor Tile with Black Accent and Black Mastic	Room 108	HM-49
4" Black Base Cover with Yellow Glue	Throughout Building	HM-51
1'x1' Ceiling Tile with Shallow Impression Pattern	Cafeteria (110) Through Out Hallways Room 113, 120, 129, 130, 131, 133, 136, 209, 210,229, 232, 236, 309, 319, 327, 330	HM-52
9"x9" White Floor Tile with Gray Accent and Black Mastic	Cafeteria (110) Auditorium (212) Room 127, 129, 130, 131, 136, 204, 222, 225, 227, 229, 232, 237	HM-53
White Plaster Surface Finish (1967 Addition)	Throughout 1967 Addition	HM-54, 55, 56, 57, 58, 59, 60
Dark Brown Base Cover with Yellow Mastic	Throughout Building	HM-65
Gray-White Floor Leveling Compound	Room 113, 138, 309	HM-67
4" Tan-Rose Base Cover	Room 138	HM-68
White Mudded Pipe Insulation (1/2" Lines Above Ceiling)	Room 127, 129, 130, 131, 236, 237, 306	HM-70
Gray-White Window Glaze	1967 Addition North Exterior Windows	HM-72
Yellow Insulation Coating for Hot and Cold Water Service Lines (1967 Addition)	All Heat/Cool Units	HM-73
4" Gray Base Cover	Throughout Building	HM-74
White Plaster Surface Finish	Throughout 1927 Building	HM-80, 81, 86, 87, 88, 89, 92
12"x12" Tan-Gray Floor Tile with Olive Accent and Black Mastic	Room 125, 121	HM-93
6" Black Base Cover	Throughout Building	HM-94
White Ceiling Texture	Room 119, 121,122, 123, 124	HM-95, 96, 97, 98, 99
Black Chalk Board	Multiple Locations	HM-100
Brown Glue Puck for 1'x1' Ceiling Access Panel Tiles	Room 236	HM-101
9"x9" Brown Floor Tile with Off-White and Black Accent	Room 124	HM-102

505 NORTH HASTINGS AVENUE, HASTINGS, NE SUSPECT BUILDING MATERIALS		
MATERIAL	**LOCATION**	**SAMPLE NUMBER**
12”x12” Light Brown Floor Tile with White and Olive Accent and Black Mastic	Room 123	HM-103
Vinyl Sheet Flooring with Black and Gray Specks	Room 119, 120	HM-104
1’x1’ Ceiling Tile (North and South Sound Deflectors)	Band Room 136	HM-105
1’x1’ Ceiling Tile (Replacement Tiles)	Band Room 136	HM-106
8’x2’ White Roof Panels (Above Ceiling)	Band Room 136	HM-107
Black Sink Undercoat (Stainless Steel Sinks)	Room 108, 222, 225, 227, 229, 232	HM-108
Elevator Carpet Vinyl Backing	Elevator Room 216, 315, 316	HM-109
Black Base Cover with Yellow Glue	Room 222, 225, 227, 229, 232	HM-111
Gray Vinyl Stair Tread	All Stairways	HM-113
4” Dark Brown Base Cover with White Adhesive	Room 201	HM-114
Vinyl Sheet Flooring Tan-Cream-Off-White	Nurses Station (205)	HM-116
2’x4’ Ceiling Tile	Room 209, 237	HM-117
Tan Glue Puck for 1’x1’ Ceiling (HM-52) Access Panel Tiles	Room 236	HM-118
12”x12” Off-White-Tan-Brown Floor Tile with Black Mastic	Room 237, 309,	HM119
Green Stair Tread with Brown Adhesive	Library (209, 240)	HM-120
8” Gray Base Cover	Library (209, 240)	HM-121
Gray-White Leveling Compound with Black Mastic	Room 309	HM-122
Black Vapor Barrier (Above Auditorium Ceiling)	Auditorium (212)	HM-123
1’x1’ Ceiling Tile with Uniform Holes	Room 103, 104, 311, 319,	HM-124
Black Vinyl Platform Covers with Yellow Mastic	Auditorium Balcony (312)	HM-125
9”x9” Tan/Off-White Floor Tile with Black and Gray Accent and Black Mastic	Auditorium Balcony (312)	HM-126
2’x4’ Ceiling Tile	Room 313	HM-127
9”x9” Black Floor Tile with White Accent and Black Mastic	Room 326	HM-128
9”x9” Gray Floor Tile	Room 326	HM-129
9”X9” Light Gray-Green Floor Tile with Aqua Accent	Room 325	HM-130
9”x9” Gray Floor Tile with Red and Black Backing	Room 322, 324	HM-131
Gray Sealant for Roof Capstones	Roof Capstone Gap Sealant (Top Layer)	HM-132
Gray-Tan Sealant for Roof Capstones	Roof Capstone Gap Sealant (Bottom Layer)	HM-133
White Sealant	Roof Joint and Gap Sealant	HM-134
Gray-White Sealant	Roof	HM-135
Black Membrane Liner Sealant	Roof	HM-136
Black Sealant with Silver Foil Cover	Roof 1967 West Building Line Cap	HM-137
Black with Silver Coating Vibration Joint Cover	Roof Air Handling Unit - RHU-1	HM-138
Gray-Black Vibration Joint Coating	Roof Air Handling Unit - RHU-1	HM-139
Silver Coating	Roof Air Handling Unit - RHU-1	HM-140
Brown-White Window Glaze	North Auditorium Windows	HM-141
1’x1’ Glass Block Joint Sealant	South Side of 1917 Building	HM-143
Blue-Grayish Sealant	North Exterior Windows 1927 Addition	HM-145

The following table is a summary of the suspect ACM that have been determined, through laboratory analysis and/or assumed, to contain asbestos:

505 HASTINGS AVENUE, HASTINGS, NE
ASBESTOS-CONTAINING MATERIALS

MATERIAL	LOCATION	SAMPLE NUMBER	NESHAP CATEGORY	FRIABLE[1]	QUANTITY[2]	ASBESTOS CONTENT
9"x9" Reddish-Brown Tile with Brown and Gray Accent	Gymnasium	HM-6	Cat. I	No	150 sf	Tile = 20% Mastic = <1%
9"x9" Dark Brown-Red Tile with Red and White Accent	Gymnasium	HM-7	Cat. II	No	50 sf	Tile = 20% Mastic = ND
2'x2" Light Tan-Gray Tile with Brown and White Accent	Gymnasium	HM-8	Cat. I	No	150 sf	Tile = 12% Mastic = ND
9"x9" Tan Tile with Brown and White Accent	Gymnasium	HM-9	RACM	Yes	50 sf	Tile = 2% Adhesive = ND
9"x9" Dark Red Tile with White and Peach Accent	Gymnasium	HM-10	Cat. I	No	20 sf	Tile = 15%
12"x12" Dark Gray Tile with Black and Tan Accent	Gymnasium	HM-12	Cat. I	No	60 sf	Tile = 3% Mastic = ND
9"x9" Black Tile with Red and Tan Accent	Gymnasium	HM-13	Cat. I	No	20 sf	10%
9"x9" Black Tile	Gymnasium	HM-14	Cat. I	No	20 sf	8%
Mudded Boiler and Water Tank Insulation	Boiler Room (B1)	HM-25	RACM	Yes	500 sf	55%
White Mudded Pipe Fittings and Pipe Insulation 6"–12" O.D.	Boiler Room (B1)	HM-27	RACM	Yes	100 lf 14 mf	8% Chrysotile 3% Amosite
White Mudded Pipe Fittings 2-6" O.D.	Boiler Room (B1) Room B3 Fan Room (B4) Gymnasium (B5) Room B9 Room B10 Tunnels (1917 Building) Restroom 214, 314, 317	HM-27	RACM	Yes	375 mf	8% Chrysotile 3% Amosite
Air Cell Insulation 3-6" O.D.	Boiler Room (B1) Room B3 Fan Room (B4) Gymnasium (B5) Tunnels (1917 Building) Restroom 114, 214, 314, 317 Room 306 (Attic Space) Restroom 314 to Restroom 317 (Attic Space)	-	RACM	Yes	2500 lf	Assumed
White Mudded Pipe Fittings <2" O.D.	Room 127, 129, 130, 236, 237, 306, 309	HM-70	RACM	Yes	70 mf	5% Chrysotile 5% Amosite

sf = Square Feet, ND = Non Detect, NA = Not Applicable, lf = Linear Feet, mf = Mechanical Fittings
(1) Friability is based only on conditions that were observed during B2E's inspection of the site.
(2) Actual quantities should be field verified.

505 HASTINGS AVENUE, HASTINGS, NE
ASBESTOS-CONTAINING MATERIALS CONTINUED

MATERIAL	LOCATION	SAMPLE NUMBER	NESHAP CATEGORY	FRIABLE[1]	QUANTITY[2]	ASBESTOS CONTENT
White Mudded Pipe Fittings <2" O.D.	Room 131, 237 (Above Ceiling)	HM-70	RACM	Yes	Assumed mf	5% Chrysotile 5% Amosite
9"x9" Red-Brown Floor Tile with Black Mastic	Room 108	HM-47	Cat. I	No	150 sf	Tile = 18% Mastic = ND
9"x9" Tan Floor Tile with Black Accent	Room 108	HM-49	Cat. I	No	450 sf	Tile = 8% Mastic = ND
9"x9" White Floor Tile with Gray Accent	Cafeteria (110) Auditorium (212) Room 127, 129, 130, 131, 136, 204, 222, 225, 227, 229, 232, 237	HM-53	Cat. I	No	16,500 sf	Tile = 5% Mastic = ND
12"x12" Tan-Gray Floor Tile with Olive Accent	Room 125, 121	HM-93	Cat. I	No	1300 sf	Tile = 3% Mastic = ND
9"x9" Brown Floor Tile with Off-White and Black Accent	Room 124	HM-102	Cat. I	No	650 sf	12%
12"x12" Light Brown Floor Tile with White and Olive Accent	Room 123	HM-103	Cat. I	No	650 sf	Tile = 3% Mastic = ND
Black Sink Undercoat (Stainless Steel Sinks)	Room 108, 222, 225, 227, 229, 232	HM-108	Cat. II	No	11 Sinks	8%
Black Base Cover with Yellow Glue	Room 222, 225, 227, 229, 232	HM-111	Cat. II	No	550 lf	Cover = ND Glue = 5%
Tan Glue Puck for 1'x1' Ceiling (HM-52) Access Panel Tiles	Room 236	HM-118	Cat. II	No	10 sf	5%
9"x9" Black Floor Tile with White Accent	Room 326	HM-128	Cat. I	No	380 sf	Tile = 8% Mastic = ND
9"x9" Gray Floor Tile	Room 326	HM-129	Cat. I	No	380 sf	10%
9"X9" Light Gray-Green Floor Tile with Aqua Accent	Room 325	HM-130	Cat. I	No	1,130 sf	8%
9"x9" Gray Floor Tile with Red and Black Backing	Room 322, 324	HM-131	Cat. I	No	1,100 sf	Tile = 10% Backing = 5%
Black Sealant with Silver Foil Cover	Roof 1967 West Building Line Cap	HM-137	Cat. II	No	450 sf	3%
Black with Silver Coating Vibration Joint Cover	Roof Air Handling Unit - RHU-1	HM-138	Cat. II	No	50 lf	Black = 8% Silver = 2%
Gray-Black Vibration Joint Coating	Roof Air Handling Unit - RHU-1	HM-139	Cat. II	No	50 lf	5%
Silver Coating	Roof Air Handling Unit - RHU-1	HM-140	Cat. II	No	200 sf	3%
Blue-Grayish Sealant	North Exterior Windows 1927 Addition	HM-145	Cat. I	No	300 lf	3%
2'x4' Transite Panels	Room B9 (Ceiling Panels) Room 229/232 (Vent Hood)	-	Cat. II	No	475 sf	Assumed

sf = Square Feet, ND = Non Detect, NA = Not Applicable, lf = Linear Feet, mf = Mechanical Fittings
[1] Friability is based only on conditions that were observed during B2E's inspection of the site.
[2] Actual quantities should be field verified.

3.4 Laboratory Analytical Results

EMSL Analytical, Inc. located at 106 East Haddon in Westmont, New Jersey analyzed the bulk samples using polarized light microscopy (PLM). PLM analysis utilizes dispersion staining techniques (ref.: USEPA Method 600/R-93/116) to determine the asbestos content of the bulk samples collected at the site. This laboratory is currently recognized by the United States Department of Commerce's National Voluntary Laboratory Accreditation Program (NVLAP) for conformance with criteria set forth in the National Institute of Standards and Technology (NIST) Handbook 150:2001 and the International Organization for Standardization (ISO)/International Electrotechnical Commission (IEC) Guide 17025:1999. NVLAP accredits testing and calibration laboratories that are found competent to perform specific tests or calibrations, or types of tests or calibrations. NIST Handbook 150:2001 sets forth the basic procedures under which NVLAP operates, and the general accreditation requirements that testing and calibration laboratories must meet if they wish to demonstrate that they operate a quality system, are technically competent, and are able to generate technically valid results.

Any material that contains greater than one percent asbestos is considered an ACM and is categorized as either friable ACM or non-friable ACM. Friable ACM is categorized as regulated asbestos-containing material (RACM). There are two categories of non-friable materials: Category I non-friable ACM and Category II non-friable ACM.

- Category I non-friable ACM is any asbestos-containing packing, gasket, resilient floor covering or asphalt roofing product which contains more than one percent asbestos.
- Category II non-friable ACM is any material, excluding Category I non-friable ACM, containing more than one percent asbestos.

Except for the following, NESHAP requires that each owner or operator of a demolition or renovation activity involving regulated ACM remove all such material from the facility being demolished or renovated before any activity begins that would break up, dislodge, or disturb the material or preclude access to the material for subsequent removal.

ACM removal is not required prior to demolition if it:

1. Is a Category I non-friable ACM that is not friable.
2. Is on a facility component that is encased in concrete or other similarly hard material and is adequately wet whenever exposed during demolition.
3. Was not accessible for testing and therefore was not discovered until after demolition began and, as a result of the demolition, cannot be safely removed. If not removed for safety reasons, the exposed regulated ACM and any asbestos-contaminated debris must be treated as asbestos-containing waste material and kept adequately wet at all times until disposal.
4. Is a Category II non-friable ACM and the probability is low that the material will become crumbled, pulverized, or reduced to powder during demolition.

The following work practice should be followed whenever demolition or renovation activities involving regulated ACM occur:

1. Notify USEPA or appropriate state agency of intention to demolish/renovate.
2. Remove all regulated ACM from the facility being demolished or renovated before any disruptive activity begins or before access to the material is precluded.
3. Keep regulated ACM adequately wet before, during, and after removal operations.

4. Conduct demolition or renovation activities in a manner which produces no visible emissions to the outside air.
5. Handle and dispose of all regulated ACM in an approved manner according to Occupational Safety and Health Administration (OSHA), USEPA, and all applicable state and local regulations.

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

4.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions, and recommendations expressed in this report are based solely on conditions noted during B2E's inspection of the site. Qualifications for the field personnel and analytical laboratory are provided in Appendix B. As the user of this report, the Client and respective contractors are advised of the following limitations on the information presented in this report.

1. This report is intended for the sole use of the Client. The scope of services performed in execution of this evaluation may not be appropriate to satisfy the needs of other users, and use or re-use of this document or the findings, conclusions, or recommendations is at the risk of said user.
2. B2E did not perform destructive sampling -- it was not within B2E's scope of work to remove surface materials to investigate portions of the structure or materials that may lay beneath the surface -- thus, any materials that could not be visually identified on the surface were not inspected and would not be noted in this report. B2E's selection of sample locations and frequency of sampling was based on the inspector's assumption that like materials in the same area are homogeneous in content.
3. The report is designed to aid the building owner, architect, construction manager, general contractor, and potential asbestos abatement contractor in locating ACM. Under no circumstances is the report to be utilized as a bidding document or as a project specification document since it does not have all the components required to serve as an Asbestos Project Design document or an Abatement Work Plan.
4. This asbestos inspection was performed in a manner consistent with the level of care and skill ordinarily exercised by environmental professionals practicing contemporaneously under similar conditions in the area of the project in question. No other warranty, express or implied, is given and all other warranties are hereby expressly disclaimed. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated.
5. This report is not a comprehensive site evaluation and should not be construed as such. Only those structures specifically stated in Section 2.0 General Site Conditions are included in this report.

APPENDIX A

LABORATORY ANALYTICAL REPORT

EMSL Analytical, Inc.
107 Haddon Ave., Westmont, NJ 08108
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Attn: **Mike Smith**
B2 Environmental
PO Box 2202
Grand Island, NE 68802

Fax: Phone: (308) 381-9677
Project: **HASTINGS MIDDLE SCHOOL/20064.0001**

Customer ID: BENV85B
Customer PO: 20064.0001
Received: 08/12/09 10:30 AM
EMSL Order: 040920269

EMSL Proj:
Analysis Date: 8/14/2009

Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos				Asbestos	
Sample	**Description**	**Appearance**	**%**	**Fibrous**	**%**	**Non-Fibrous**	**%**	**Type**
HM-1 *040920269-0001*	B10	Black Non-Fibrous Heterogeneous			100%	Non-fibrous (other)		**None Detected**
HM-3 *040920269-0002*	B10	Yellow Non-Fibrous Heterogeneous			100%	Non-fibrous (other)		**None Detected**
HM-4-BASECOVE *040920269-0003*	B10	Gray Non-Fibrous Heterogeneous			100%	Non-fibrous (other)		**None Detected**
HM-4-MASTIC *040920269-0004*	B10	Yellow Non-Fibrous Heterogeneous			100%	Non-fibrous (other)		**None Detected**
HM-5-TILE *040920269-0005*	GYMNASIUM	Brown Non-Fibrous Heterogeneous			100%	Non-fibrous (other)		**None Detected**
HM-5-MASTIC *040920269-0006*	GYMNASIUM	Black Fibrous Heterogeneous	40%	Cellulose	60%	Non-fibrous (other)		**None Detected**
HM-6-TILE *040920269-0007*	GYMNASIUM	Brown Non-Fibrous Heterogeneous			80%	Non-fibrous (other)	**20%**	**Chrysotile**

Analyst(s)

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Jerry Cherian (31)

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			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
HM-6-MASTIC *040920269-0007A*	GYMNASIUM	Black Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**<1% Chrysotile**
		Possible contamination from tile			
HM-7-TILE *040920269-0008*	GYMNASIUM	Brown Non-Fibrous Heterogeneous		80% Non-fibrous (other)	**20% Chrysotile**
HM-7-MASTIC *040920269-0009*	GYMNASIUM	Black Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
HM-8-TILE *040920269-0010*	GYMNASIUM	Beige Non-Fibrous Heterogeneous		88% Non-fibrous (other)	**12% Chrysotile**
HM-8-MASTIC *040920269-0010A*	GYMNASIUM	Black Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
HM-9-TILE *040920269-0011*	GYMNASIUM	Tan Non-Fibrous Heterogeneous		98% Non-fibrous (other)	**2% Chrysotile**
HM-9-CLEAR ADHESIVE *040920269-0012*	GYMNASIUM	Clear Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**

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			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
HM-10-TILE *040920269-0013*	GYMNASIUM	Red Non-Fibrous Heterogeneous		85% Non-fibrous (other)	**15% Chrysotile**
HM-11-TILE *040920269-0014*	GYMNASIUM	Brown Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
HM-11-MASTIC *040920269-0014A*	GYMNASIUM	Brown/Yellow Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
HM-12-TILE *040920269-0015*	GYMNASIUM	Black Non-Fibrous Heterogeneous		97% Non-fibrous (other)	**3% Chrysotile**
HM-12-MASTIC *040920269-0016*	GYMNASIUM	Yellow Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
HM-13-TILE *040920269-0017*	GYMNASIUM	Brown Non-Fibrous Heterogeneous		90% Non-fibrous (other)	**10% Chrysotile**
HM-14-TILE *040920269-0018*	GYMNASIUM	Black/Yellow Non-Fibrous Heterogeneous		92% Non-fibrous (other)	**8% Chrysotile**

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			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
HM-14-MASTIC *040920269-0018A*	GYMNASIUM	Black/Yellow Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
HM-25 *040920269-0019*	BOILER JACKET	Gray Fibrous Heterogeneous		45% Non-fibrous (other)	**55% Chrysotile**
HM-17 *040920269-0020*	GYMNASIUM	White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
HM-19 *040920269-0021*	B10	Tan/White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
HM-21 *040920269-0022*	ROOM 101	White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
HM-23 *040920269-0023*	ROOM 226	Cream Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
HM-24 *040920269-0024*	ROOM 301	White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**

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Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos			Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**		**% Non-Fibrous**	**% Type**
HM-76 *040920269-0025*	ROOM 208	White Non-Fibrous Heterogeneous			100% Non-fibrous (other)	**None Detected**
HM-77 *040920269-0026*	ROOM 308	White Non-Fibrous Heterogeneous			100% Non-fibrous (other)	**None Detected**
HM-27 *040920269-0027*	BOILER ROOM PIPING	White Fibrous Heterogeneous	40%	Min. Wool	49% Non-fibrous (other)	**8% Chrysotile** **3% Amosite**
HM-29 *040920269-0028*	COOL BIN	Black Fibrous Heterogeneous	65%	Cellulose	35% Non-fibrous (other)	**None Detected**
HM-30 *040920269-0029*	BOILER ROOM W BOILER	Gray/White Non-Fibrous Heterogeneous			100% Non-fibrous (other)	**None Detected**
HM-31 *040920269-0030*	WOMENS RESTROOM (SOUTH) 1ST FLOOR	Gray/White Fibrous Heterogeneous	40% 35%	Cellulose Min. Wool	25% Non-fibrous (other)	**None Detected**
HM-32 *040920269-0031*	ROOM 101	Gray/White Fibrous Heterogeneous	40% 35%	Cellulose Min. Wool	25% Non-fibrous (other)	**None Detected**

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Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
HM-33 *040920269-0032*	HALLWAY RM 101	White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
HM-36 *040920269-0033*	FORMER STORAGE 1040	White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
HM-40 *040920269-0034*	OFFICE 104	White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
HM-37 *040920269-0035*	STORAGE 1040	Brown/White Fibrous Heterogeneous	50% Cellulose	50% Non-fibrous (other)	**None Detected**
HM-38 *040920269-0037*	FORMER CLASSROOM 105	Brown/White Fibrous Heterogeneous	65% Cellulose	35% Non-fibrous (other)	**None Detected**
HM-39 *040920269-0039*	FORMER OFFICE 104	White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
HM-41 *040920269-0041*	FORMER PRINCIPAL 103	Gray/White Fibrous Heterogeneous	15% Cellulose 65% Min. Wool	20% Non-fibrous (other)	**None Detected**

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Due to magnification limitations inherent in PLM, asbestos fibers in dimensions below the resolution capability of PLM may not be detected. The limit of detection as stated in the method is 1%. The above test report relates only to the items tested and may not be reproduced in any form without the express written approval of EMSL Analytical, Inc. EMSL's liability is limited to the cost of analysis. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. Samples received in good condition unless otherwise noted. This report must not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. The test results meet all NELAC requirements unless otherwise specified.

Samples analyzed by EMSL Analytical, Inc. Westmont 107 Haddon Ave., Westmont NJ AIHA IHLAP 100194, NVLAP Lab Code 101048-0, NYS ELAP 10872, NJ DEP 04006

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Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos				Asbestos
Sample	**Description**	**Appearance**	**%**	**Fibrous**	**%**	**Non-Fibrous**	**% Type**
HM-42 *040920269-0042*	FORMER OFFICE 104	Gray/White Fibrous Heterogeneous	40% 35%	Cellulose Min. Wool	25%	Non-fibrous (other)	**None Detected**
HM-43 *040920269-0043*	FORMER OFFICE 104	White Non-Fibrous Heterogeneous			100%	Non-fibrous (other)	**None Detected**
HM-44 *040920269-0044*	FORMER STORAGE 1040	White Non-Fibrous Heterogeneous			100%	Non-fibrous (other)	**None Detected**
HM-45 *040920269-0045*	CLASSROOM 108	White Non-Fibrous Heterogeneous			100%	Non-fibrous (other)	**None Detected**
HM-46-BLACK BACKING *040920269-0046*	FORMER CLASSROOM 105	Black Non-Fibrous Heterogeneous			100%	Non-fibrous (other)	**None Detected**
HM-46-SILVER BACKING *040920269-0046A*	FORMER CLASSROOM 105	Silver Non-Fibrous Heterogeneous			100%	Non-fibrous (other)	**None Detected**
HM-48-BASECOVE *040920269-0047*	CLASSROOM 108	Brown Non-Fibrous Heterogeneous			100%	Non-fibrous (other)	**None Detected**

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Sample	Description	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
HM-48-MASTIC *040920269-0048*	CLASSROOM 108	Yellow Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
HM-49-TILE *040920269-0049*	CLASSROOM 108	Beige Non-Fibrous Heterogeneous		82% Non-fibrous (other)	**18% Chrysotile**
HM-49-YELLOW MASTIC *040920269-0050*	CLASSROOM 108	Yellow Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
HM-49-BLACK MASTIC *040920269-0051*	CLASSROOM 108	Black Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
HM-51-COVE BASE *040920269-0052*	ADMINISTRATION OFFICE	Black Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
HM-51-MASTIC *040920269-0052A*	ADMINISTRATION OFFICE	Yellow Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
HM-52 *040920269-0053*	HALLWAY & CAFETERIA	Gray/White Fibrous Heterogeneous	70% Min. Wool	30% Non-fibrous (other)	**None Detected**

Analyst(s)

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Customer PO: 20064.0001
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EMSL Order: 040920269

EMSL Proj:
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Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
HM-53-TILE *040920269-0054*	CAFETERIA	Gray/White Non-Fibrous Heterogeneous		95% Non-fibrous (other)	**5% Chrysotile**
HM-53-BLACK MASTIC *040920269-0055*	CAFETERIA	Black Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
HM-47-TILE *040920269-0056*	ROOM 108	Brown Non-Fibrous Heterogeneous		82% Non-fibrous (other)	**18% Chrysotile**
HM-47-BLACK MASTIC *040920269-0057*	ROOM 108	Black Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
HM-54 *040920269-0058*	KITCHEN	White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
HM-55 *040920269-0059*	CAFETERIA	White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
HM-56 *040920269-0060*	ROOM 131	Gray/White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**

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			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
HM-57 *040920269-0061*	ROOM 129	Gray/White Non-Fibrous Heterogeneous	Suggest tem	100% Non-fibrous (other)	**None Detected**
HM-58 *040920269-0062*	ROOM 229	Gray/White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
HM-59 *040920269-0063*	ROOM 232	White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
HM-60 *040920269-0064*	ROOM 331	White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
HM-65-BASECOVE *040920269-0065*	ROOM 113	Brown Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
HM-65-MASTIC *040920269-0066*	ROOM 113	Yellow Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
HM-67 *040920269-0067*	ROOM 113	Gray/White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**

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			Non-Asbestos			Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**		**% Non-Fibrous**	**% Type**
HM-68 *040920269-0068*	ROOM 130	Tan Non-Fibrous Heterogeneous			100% Non-fibrous (other)	**None Detected**
HM-70 *040920269-0069*	ROOM 127	White Fibrous Heterogeneous	35%	Min. Wool	55% Non-fibrous (other)	**5% Chrysotile** **5% Amosite**
HM-72 *040920269-0070*	ROOM 129	Gray/White Non-Fibrous Heterogeneous			100% Non-fibrous (other)	**None Detected**
HM-73 *040920269-0071*	ROOM 129	Yellow Non-Fibrous Heterogeneous			100% Non-fibrous (other)	**None Detected**
HM-74 *040920269-0072*	ROOM 131	Gray Non-Fibrous Heterogeneous			100% Non-fibrous (other)	**None Detected**
HM-80 *040920269-0073*	ROOM 121	White/Beige Non-Fibrous Heterogeneous			100% Non-fibrous (other)	**None Detected**
HM-81 *040920269-0074*	ROOM 119	White Fibrous Heterogeneous	10%	Cellulose	90% Non-fibrous (other)	**None Detected**

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			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
HM-86 *040920269-0075*	ROOM 125	White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
HM-87 *040920269-0076*	ROOM 121	White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
HM-88 *040920269-0077*	ROOM 119	White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
HM-89 *040920269-0078*	ROOM 219	White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
HM-92 *040920269-0079*	ROOM 321	White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
HM-93-TILE *040920269-0080*	ROOM 125	White/Green Non-Fibrous Heterogeneous		97% Non-fibrous (other)	**3% Chrysotile**
HM-93-MASTIC *040920269-0081*	ROOM 125	Black Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**

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			Non-Asbestos				Asbestos
Sample	**Description**	**Appearance**	**%**	**Fibrous**	**%**	**Non-Fibrous**	**% Type**
HM-94-BASECOVE ONLY *040920269-0082*	ROOM 125	Black Non-Fibrous Heterogeneous			100%	Non-fibrous (other)	**None Detected**
HM-95 *040920269-0083*	ROOM 124	White Fibrous Heterogeneous	20%	Cellulose	80%	Non-fibrous (other)	**None Detected**
HM-96 *040920269-0084*	ROOM 121	White Fibrous Heterogeneous	20%	Cellulose	80%	Non-fibrous (other)	**None Detected**
HM-97 *040920269-0085*	ROOM 119	White Fibrous Heterogeneous	20%	Cellulose	80%	Non-fibrous (other)	**None Detected**
HM-98 *040920269-0086*	ROOM 123	White Fibrous Heterogeneous	20%	Cellulose	80%	Non-fibrous (other)	**None Detected**
HM-99 *040920269-0087*	ROOM 122	White Fibrous Heterogeneous	20%	Cellulose	80%	Non-fibrous (other)	**None Detected**
HM-100 *040920269-0088*	ROOM 206	Gray Non-Fibrous Heterogeneous			100%	Non-fibrous (other)	**None Detected**

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			Non-Asbestos			Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**		**% Non-Fibrous**	**% Type**
HM-101 *040920269-0089*	236 AUTO CENTER	Brown Non-Fibrous Heterogeneous			100% Non-fibrous (other)	**None Detected**
HM-102-TILE ONLY *040920269-0090*	ROOM 124	Tan Non-Fibrous Heterogeneous			88% Non-fibrous (other)	**12% Chrysotile**
HM-103-FLOOR TILE *040920269-0091*	ROOM 123	White/Green Non-Fibrous Heterogeneous			97% Non-fibrous (other)	**3% Chrysotile**
HM-103-MASTIC *040920269-0091A*	ROOM 123	Black Non-Fibrous Heterogeneous			100% Non-fibrous (other)	**None Detected**
HM-104 *040920269-0092*	ROOM 120	Gray/White Fibrous Heterogeneous	25% 15%	Cellulose Glass	60% Non-fibrous (other)	**None Detected**
HM-105 *040920269-0093*	BAND 136	Gray/White Fibrous Heterogeneous	70%	Min. Wool	30% Non-fibrous (other)	**None Detected**
HM-106 *040920269-0094*	BAND 136	Gray/White Fibrous Heterogeneous	30% 45%	Cellulose Min. Wool	25% Non-fibrous (other)	**None Detected**

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			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
HM-107 *040920269-0095*	BAND 136	White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
HM-108 *040920269-0096*	ROOM 108	Black Non-Fibrous Heterogeneous		92% Non-fibrous (other)	**8% Chrysotile**
HM-109 *040920269-0097*	ELEVATOR	Gray Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
HM-111-COVE BASE *040920269-0098*	ROOMS 222 & 223	Black Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
HM-111-MASTIC *040920269-0098A*	ROOMS 222 & 223	Yellow Non-Fibrous Heterogeneous		95% Non-fibrous (other)	**5% Chrysotile**
HM-113 *040920269-0099*	E & W STORAGE 1917	Gray Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
HM-114-COVE BASE *040920269-0100*		Brown Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**

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			Non-Asbestos			Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**		**% Non-Fibrous**	**% Type**
HM-114-MASTIC *040920269-0100A*		White Non-Fibrous Heterogeneous			100% Non-fibrous (other)	**None Detected**
HM-116 *040920269-0101*	NURSES STATION	Gray/White Fibrous Heterogeneous	25% 20%	Cellulose Glass	55% Non-fibrous (other)	**None Detected**
HM-117 *040920269-0102*	LIBRARY (237)	Gray/White Fibrous Heterogeneous	40% 40%	Cellulose Min. Wool	20% Non-fibrous (other)	**None Detected**
HM-118 *040920269-0103*	236	Yellow Non-Fibrous Heterogeneous			95% Non-fibrous (other)	**5% Chrysotile**
HM-119-TILE *040920269-0104*	RM 237	Brown/Tan Non-Fibrous Heterogeneous			100% Non-fibrous (other)	**None Detected**
HM-119-MASTIC *040920269-0105*	RM 237	Black Non-Fibrous Heterogeneous			100% Non-fibrous (other)	**None Detected**
HM-120-STAIRTREAD *040920269-0106*	LIBRARY	Gray Non-Fibrous Heterogeneous			100% Non-fibrous (other)	**None Detected**

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Sample	**Description**	**Appearance**	**%**	**Fibrous**	**%**	**Non-Fibrous**	**% Type**
HM-120-MASTIC *040920269-0107*	LIBRARY	Brown Non-Fibrous Heterogeneous			100%	Non-fibrous (other)	**None Detected**
HM-121 *040920269-0108*	LIBRARY	Gray Non-Fibrous Heterogeneous no mastic			100%	Non-fibrous (other)	**None Detected**
HM-122-GRAY LEVELING COMP *040920269-0109*	ROOM 309	Gray Non-Fibrous Heterogeneous			100%	Non-fibrous (other)	**None Detected**
HM-122-WHITE LEVELING COMP *040920269-0109A*	ROOM 309	White Non-Fibrous Heterogeneous			100%	Non-fibrous (other)	**None Detected**
HM-122-MASTIC *040920269-0110*	ROOM 309	Black Non-Fibrous Heterogeneous			100%	Non-fibrous (other)	**None Detected**
HM-123 *040920269-0111*	ATTIC ABOVE AUD	Brown/Black Fibrous Heterogeneous	65%	Cellulose	35%	Non-fibrous (other)	**None Detected**
HM-124 *040920269-0112*	ROOM 311	Brown/White Fibrous Heterogeneous	80%	Cellulose	20%	Non-fibrous (other)	**None Detected**

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			Non-Asbestos			Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**		**% Non-Fibrous**	**% Type**
HM-125-COVE BASE *040920269-0113*	FORMER AUDITORIUM BALCONY	Black Non-Fibrous Heterogeneous			100% Non-fibrous (other)	**None Detected**
HM-125-MASTIC *040920269-0113A*	FORMER AUDITORIUM BALCONY	Yellow Non-Fibrous Heterogeneous			100% Non-fibrous (other)	**None Detected**
HM-127 *040920269-0114*	ROOM 313	Gray/White Fibrous Heterogeneous	40% 35%	Cellulose Min. Wool	25% Non-fibrous (other)	**None Detected**
HM-128-TILE *040920269-0115*	ROOM 316	Black Non-Fibrous Homogeneous			92% Non-fibrous (other)	**8% Chrysotile**
HM-128-MASTIC *040920269-0116*	ROOM 316	Tan Non-Fibrous Homogeneous			100% Non-fibrous (other)	**None Detected**
HM-129-TILE *040920269-0117*	ROOM 316	Gray Non-Fibrous Homogeneous			90% Non-fibrous (other)	**10% Chrysotile**
HM-130 *040920269-0118*	ROOM 325	Gray Non-Fibrous Homogeneous			92% Non-fibrous (other)	**8% Chrysotile**

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Sample	Description	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
HM-131-TILE *040920269-0119*	ROOM 322	Gray Non-Fibrous Homogeneous		90% Non-fibrous (other)	**10% Chrysotile**
HM-131-BACKING *040920269-0120*	ROOM 322	Red/Black Non-Fibrous Heterogeneous		95% Non-fibrous (other)	**5% Chrysotile**
HM-132 *040920269-0121*	ROOF	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
HM-133 *040920269-0122*	ROOF	Gray/Tan Non-Fibrous Heterogeneous		98% Non-fibrous (other)	**2% Chrysotile**
HM-134 *040920269-0123*	ROOF SEAMS	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
HM-135 *040920269-0124*	ROOF	Gray Non-Fibrous Heterogeneous Suggest Tem		100% Non-fibrous (other)	**None Detected**
HM-136 *040920269-0125*	ROOF	Black Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**

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Samples analyzed by EMSL Analytical, Inc. Westmont 107 Haddon Ave., Westmont NJ AIHA IHLAP 100194, NVLAP Lab Code 101048-0, NYS ELAP 10872, NJ DEP 04006

EMSL Analytical, Inc.
107 Haddon Ave., Westmont, NJ 08108
Phone: (856) 858-4800 Fax: (856) 858-4960 Email: westmontasblab@EMSL.com

Attn: **Mike Smith**
B2 Environmental
PO Box 2202
Grand Island, NE 68802

Fax: Phone: (308) 381-9677
Project: **HASTINGS MIDDLE SCHOOL/20064.0001**

Customer ID: BENV85B
Customer PO: 20064.0001
Received: 08/12/09 10:30 AM
EMSL Order: 040920269

EMSL Proj:
Analysis Date: 8/14/2009

Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
HM-137-BLACK *040920269-0126*	ROOF	Black Non-Fibrous Heterogeneous		97% Non-fibrous (other)	**3% Chrysotile**
HM-137-SILVER *040920269-0127*	ROOF	Silver Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
HM-138-BLACK *040920269-0128*	RHU-1 ROOF	Black Non-Fibrous Heterogeneous		92% Non-fibrous (other)	**8% Chrysotile**
HM-138-SILVER *040920269-0129*	RHU-1 ROOF	Silver Non-Fibrous Heterogeneous		98% Non-fibrous (other)	**2% Chrysotile**
HM-139 *040920269-0130*	RHU-1 ROOF	Gray/Black Fibrous Heterogeneous		95% Non-fibrous (other)	**5% Chrysotile**
HM-140 *040920269-0131*	RHU-1 ROOF	Silver Non-Fibrous Heterogeneous		97% Non-fibrous (other)	**3% Chrysotile**
HM-141 *040920269-0132*	AUDITORIUM WINDOWS (NORTH SIDE)	Brown/White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**

Suggest Tem

Analyst(s)

Erica Valent (111)
Jerry Cherian (31)

Stephen Siegel, CIH, Laboratory Manager
or other approved signatory

EMSL Analytical, Inc.
107 Haddon Ave., Westmont, NJ 08108
Phone: (856) 858-4800 Fax: (856) 858-4960 Email: westmontasblab@EMSL.com

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Analysis Date: 8/14/2009

Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
HM-143 *040920269-0133*	1X1 GLASS BLOCKS S SIDE 17	Gray/White Non-Fibrous Heterogeneous	Suggest Tem	100% Non-fibrous (other)	**<1% Chrysotile**
HM-145 *040920269-0134*	WINDOWS 27 AUDITORIUM	Blue/Grayish Non-Fibrous Heterogeneous		97% Non-fibrous (other)	**3% Chrysotile**

Analyst(s)

Erica Valent (111)
Jerry Cherian (31)

Stephen Siegel, CIH, Laboratory Manager
or other approved signatory

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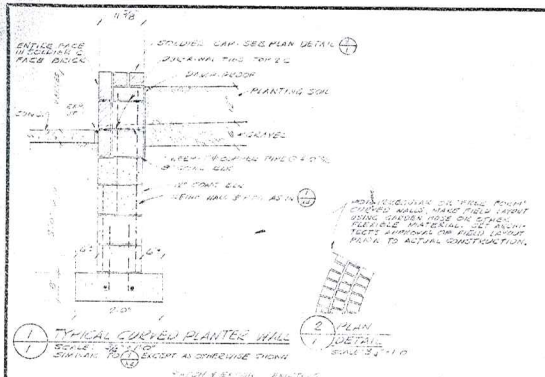
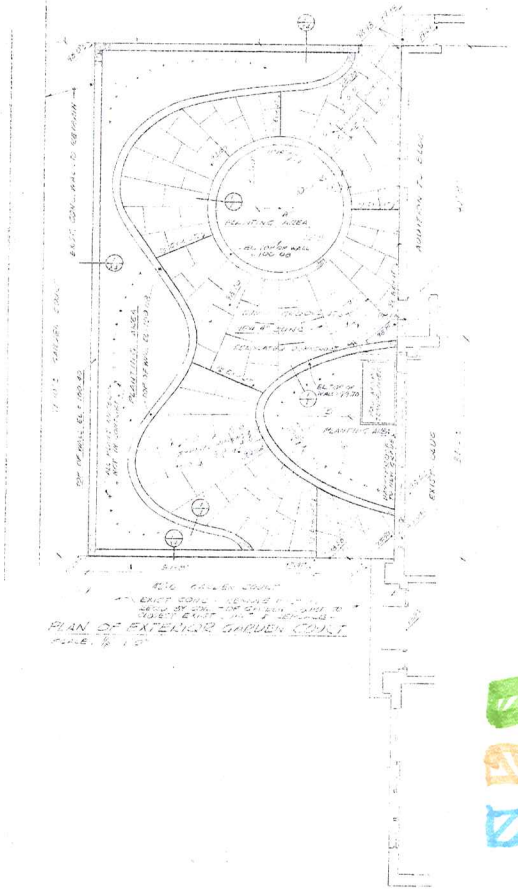
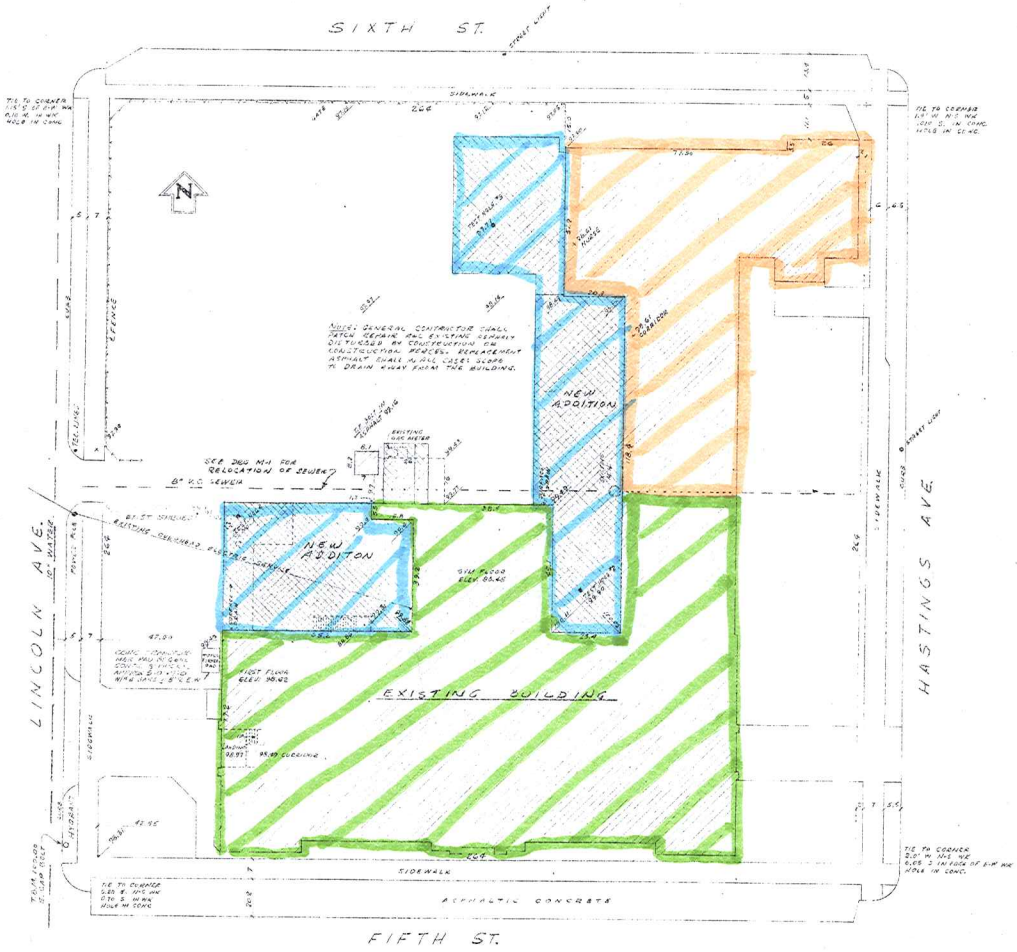
APPENDIX B

SAMPLE LOCATION MAPS







SITE PLAN
SCALE 1" = 20'

SURVEY BY:
EVAN N. BROCKHART
NEBR LAND SURVEYOR NO. 10
HASTINGS, NEBR. MAR. 1, 1967

= 1917 Building
= 1927 Addition
= 1967 Addition

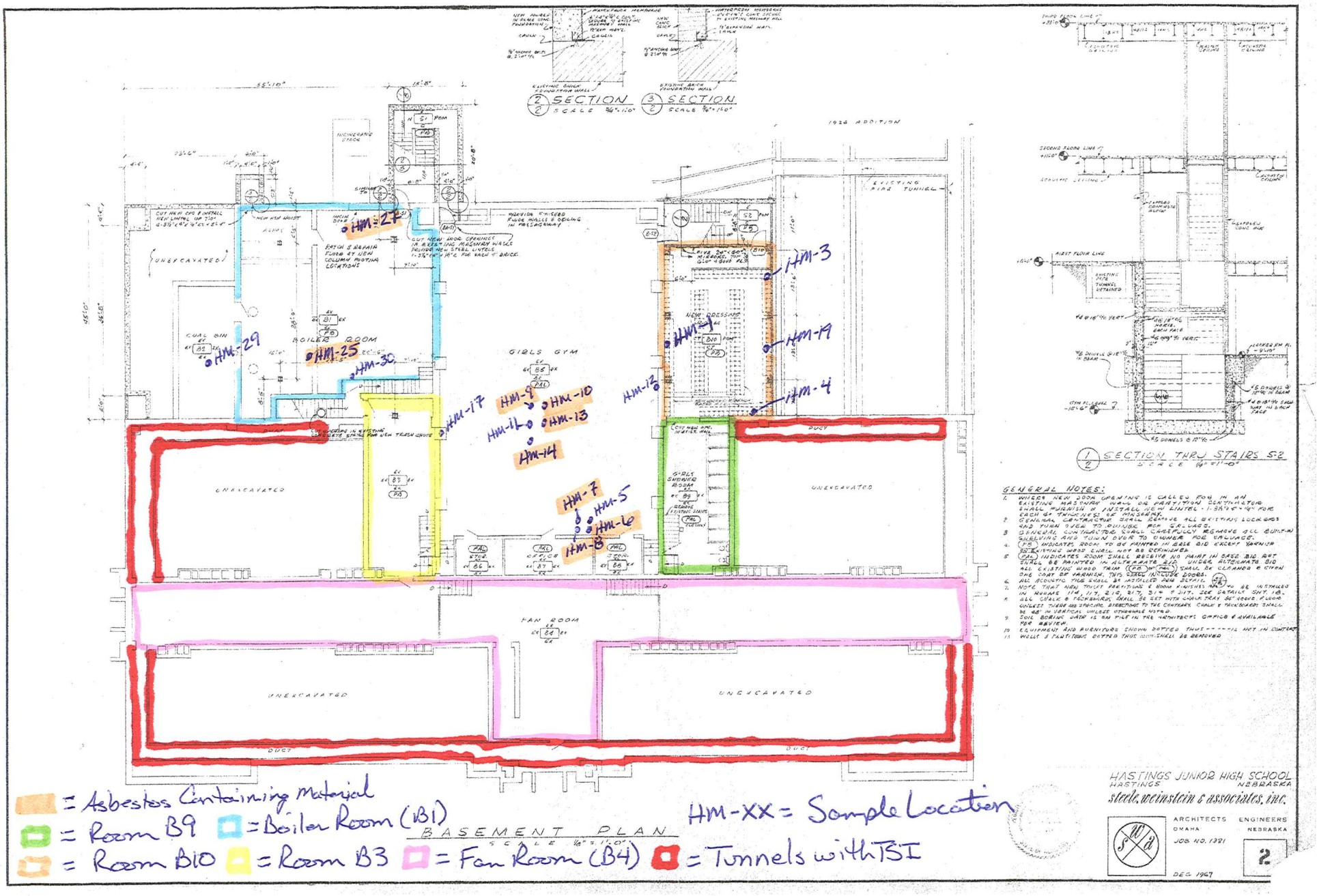
HASTINGS JUNIOR HIGH SCHOOL
HASTINGS NEBRAS

steele, weinstein & associates, in

ARCHITECTS ENG
OMAHA
JOB NO. 1821

DEC. 1967

Basement.



= Asbestos Containing Material

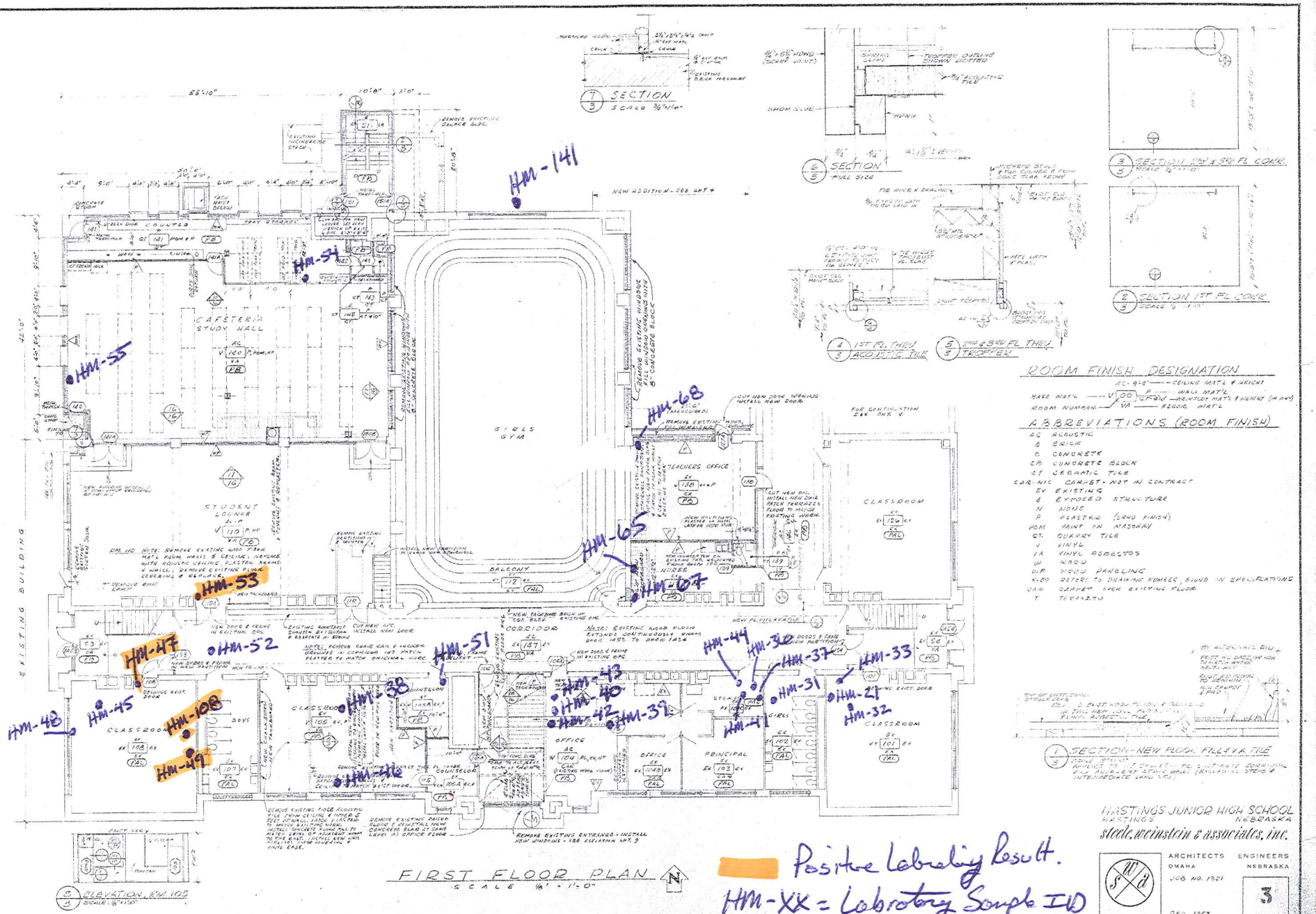
= Room B9 = Boiler Room (B1)

= Room B10 = Room B3 = Fan Room (B4) = Tunnels with TSI

HM-XX = Sample Location

BASEMENT PLAN
SCALE 1/8"=1'-0"

1st Floor



ROOM FINISH DESIGNATION

AC-915 — CEILING MAT'L & HEIGHT
BASE MAT'L — V — WALL MAT'L
ROOM NUMBER — VA — FLOOR MAT'L

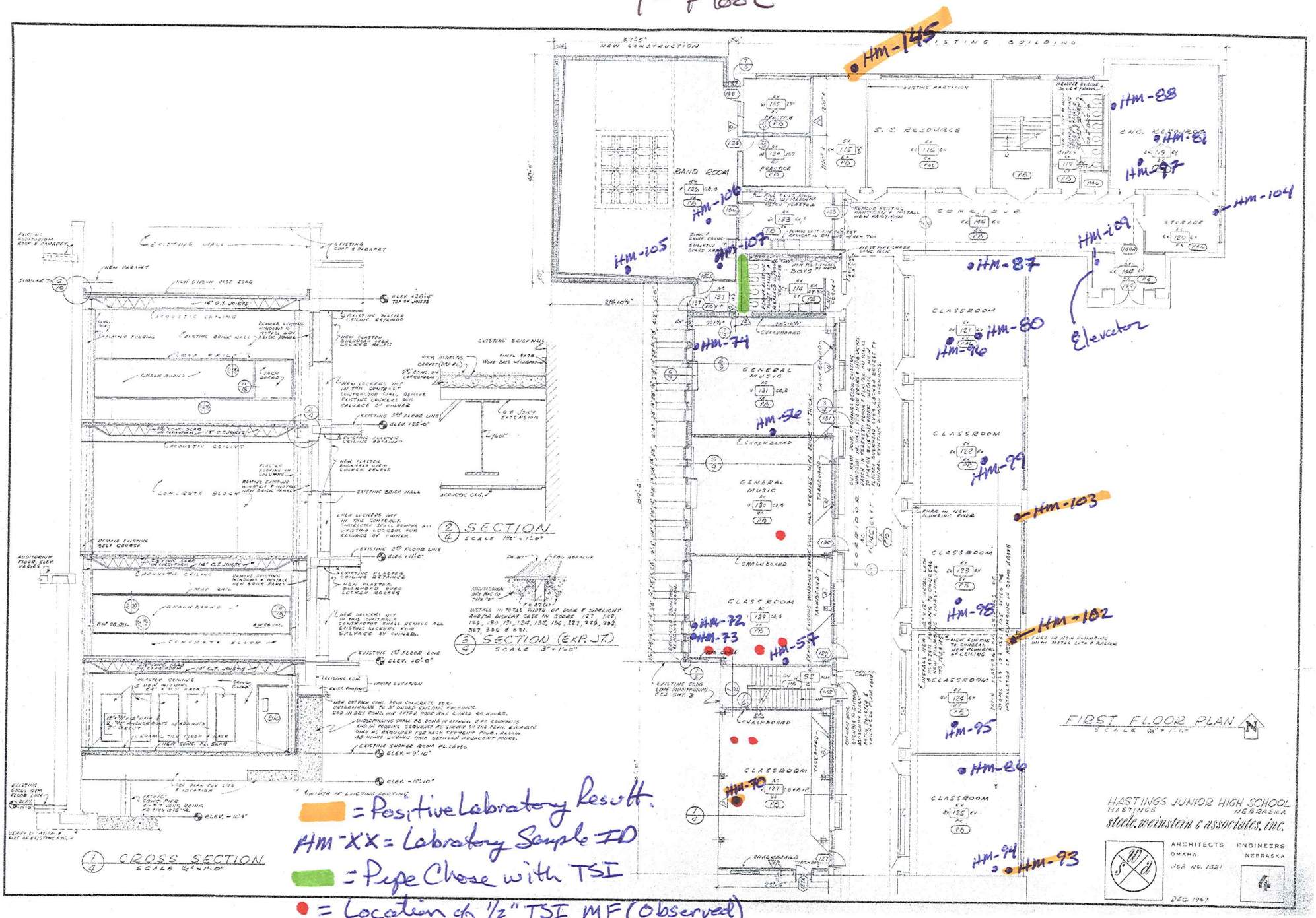
ABBREVIATIONS (ROOM FINISH)

AC	ACOUSTIC
B	BRICK
C	CONCRETE
CB	CONCRETE BLOCK
CT	CERAMIC TILE
CAR-NIC	CARPET - NOT IN CONTRACT
EX	EXISTING
E	EXPOSED STRUCTURE
N	NONE
P	PLASTER (AND FINISH)
PDM	PAINT ON MASONRY
QT	QUARRY TILE
V	VINYL
VA	VINYL ASBESTOS
W	WOOD
WP	WOOD PANELING
X-SD	REFERS TO DRAWING NUMBER BOUND IN SPECIFICATIONS
CAR	CARPET OVER EXISTING FLOOR
T	TERRAZZO

Positive Labeling Result.
HM-XX = Laboratory Sample ID

HASTINGS JUNIOR HIGH SCHOOL
HASTINGS NEBRASKA
steele, weinstein & associates, inc.
ARCHITECTS ENGINEERS
OMAHA NEBRASKA
JOB NO. 1921
DEC. 1967
3

1st Floor



= Positive Laboratory Result.

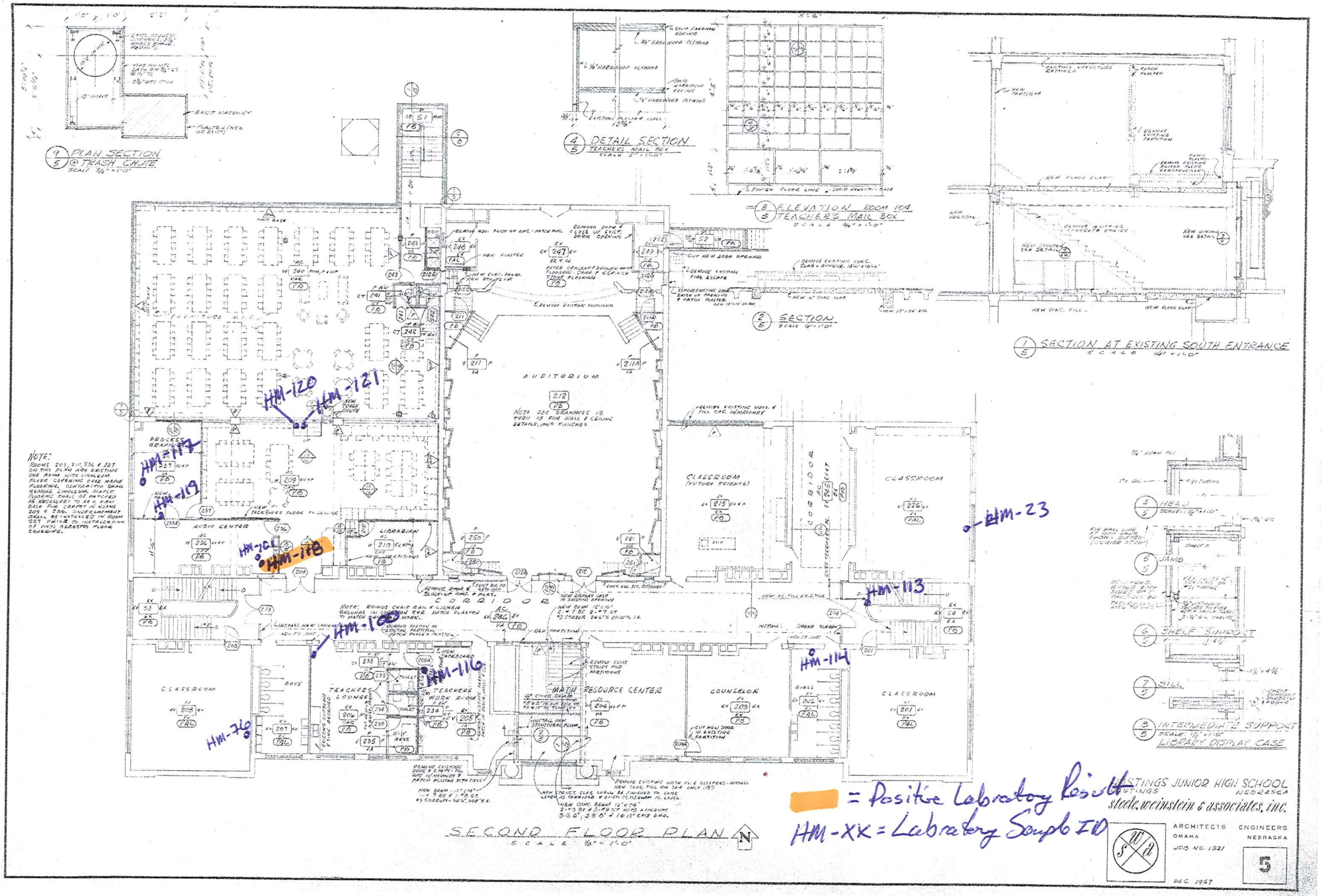
HM-XX = Laboratory Sample ID

= Pipe Chase with TSI

● = Location of 1/2" TSI MF (Observed)

HASTINGS JUNIOR HIGH SCHOOL
HASTINGS NEBRASKA
steele, weinstein & associates, inc.
ARCHITECTS ENGINEERS
OMAHA NEBRASKA
JOB NO. 1321
DEC. 1967

2nd Floor

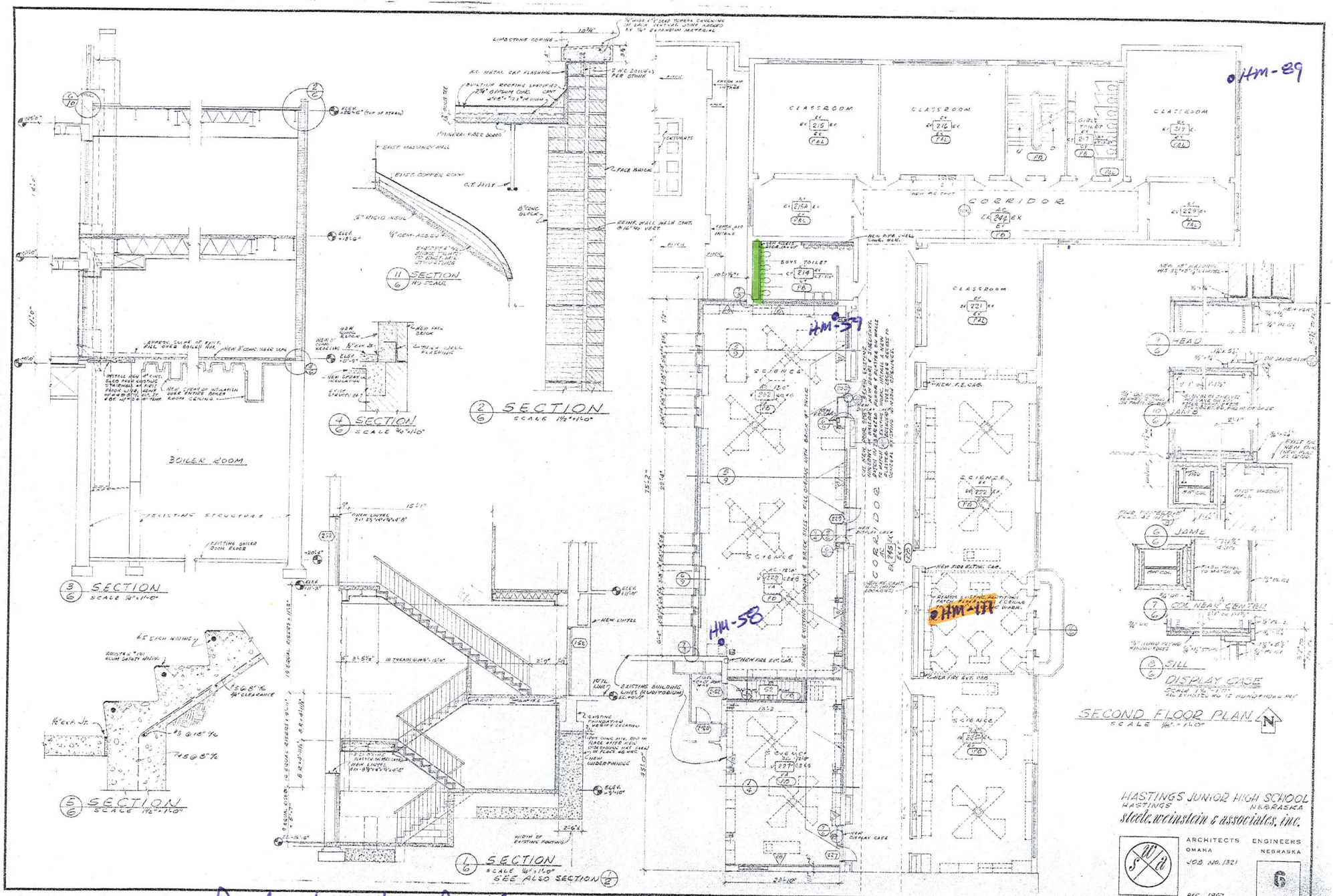


HASTINGS JUNIOR HIGH SCHOOL
HASTINGS NEBRASKA

steele, weinstein & associates, inc.
ARCHITECTS ENGINEERS
OMAHA NEBRASKA
JOB NO. 1321
DEC. 1967

5

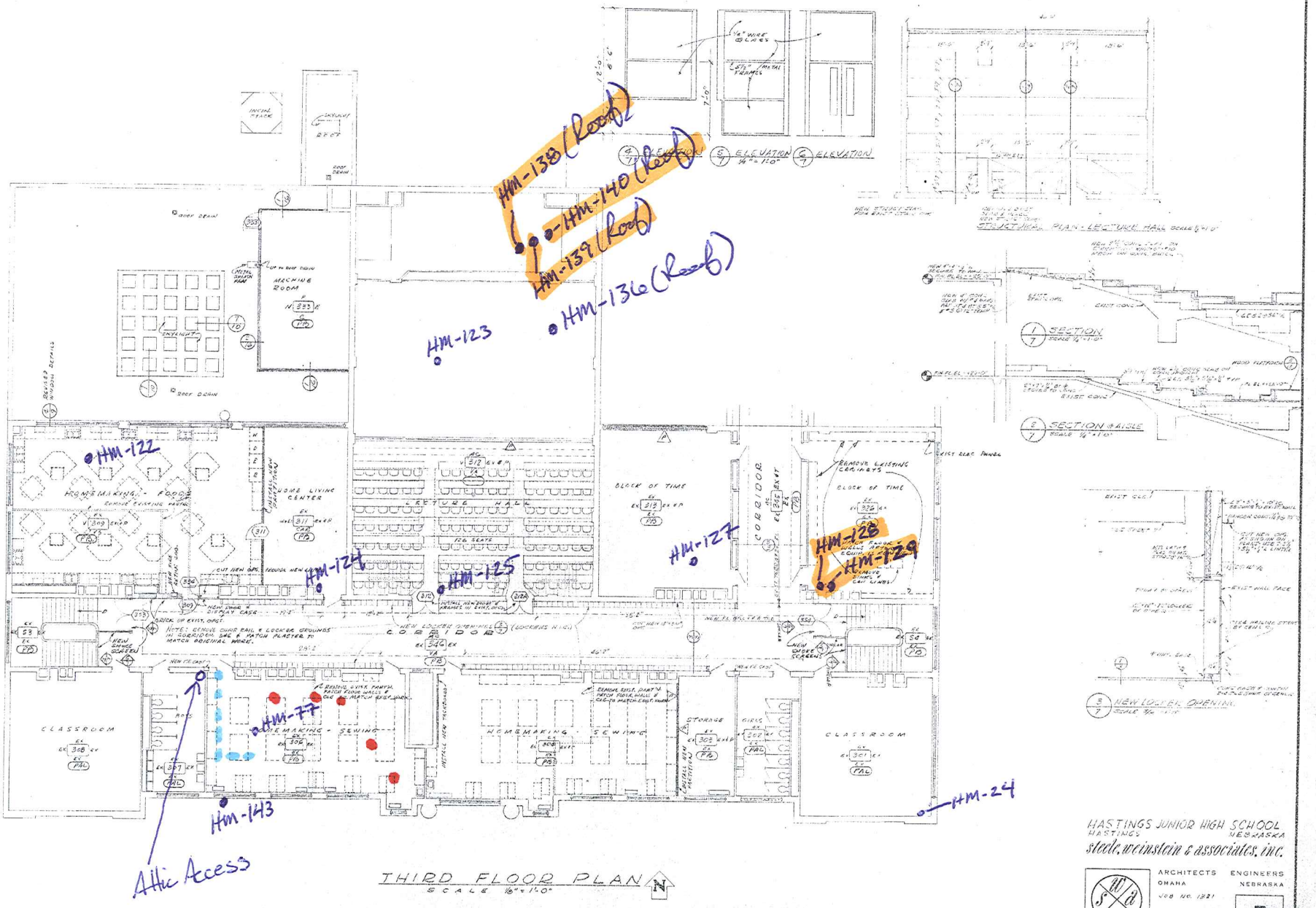
2nd Floor



= Positive Laboratory Result. = Pipe Chase with TSI

HM-XX = Laboratory Sample ID

3rd Floor



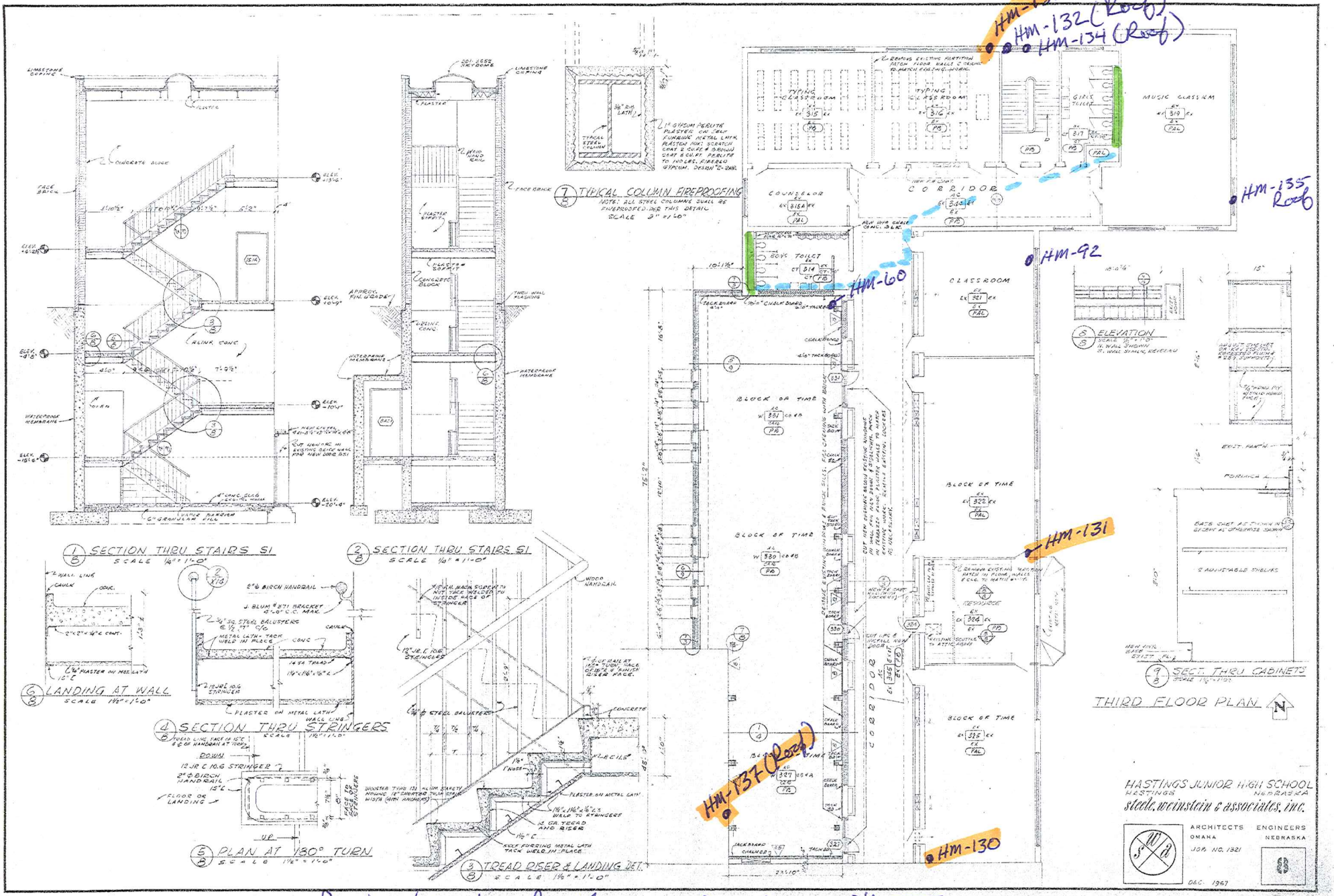
= Positive Laboratory Result.

HM-XX = Laboratory Sample ID

= TSI above Ceiling (Attic)

= Approximate Location of TSI MF (observed) - Attic

3rd Floor.

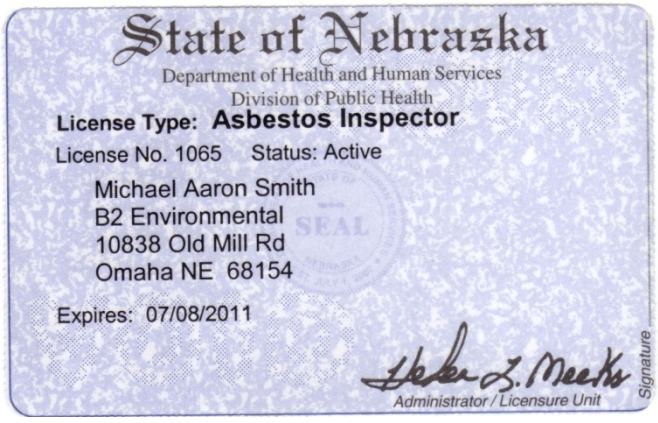


= Positive Laboratory Result. = Pipe Chase with TSI

HM-XX = Laboratory Sample I.D. = TSI Above Ceiling

APPENDIX C

QUALIFICATIONS



State of Nebraska

Department of Health and Human Services
Division of Public Health

License Type: Asbestos Inspector

License No. 1065 Status: Active

Michael Aaron Smith
B2 Environmental
10838 Old Mill Rd
Omaha NE 68154

Expires: 07/08/2011

Administrator / Licensure Unit

Signature

Analysis of Brownfields Cleanup Activities – Preliminary Evaluation

Contaminated Building Materials (Asbestos)

714 West 5th Street, City of Hastings, Adams County, Nebraska

Prepared by the City of Hastings

I. Introduction and Background

a. Site Location

The site is located at 714 West 5th Street in the City of Hastings, Adams County, Nebraska (herein referred to as "the Site"). The site is 1.59 acres consisting of Lots 1 -12 of the City's original town subdivision.

b. Previous Site Use(s) and any previous cleanup/remediation

The three-story building was the former middle school for the Hastings Public School District. Originally built in 1926 as a high school for the school district, the building was last used as a middle school in 2006 before the school district built a new building for the middle school grades on the west side of the City.

The building has a footprint of approximately 33,500 square feet and consists of classrooms, offices, a gymnasium, weight rooms, and locker rooms. The outside spaces of the site include yard areas, courtyards, and a large off-street parking lot.

After the school district sold the site in 2008, a developer attempted to reuse the site for residential uses and a for-profit fitness center. Unfortunately, the renovation of the building faltered because of building permit issues and a lack of an approved building design. Ultimately, the renovation project was forced to stop because the previous owner failed to secure the required construction permits. Subsequently, the owner failed to pay their property tax assessment, and the site was sold on a Sheriff's property tax sale in 2021.

Generally, most of the property has remained vacant since 2008. The fitness center was relocated from the site in 2016 to a new building at 2525 W. 2nd Street.

It can be assumed that minimal cleanup/remediation of the asbestos present in the building was done with past building additions and remodeling done by the school district over the years. It can also be assumed that minimal cleanup of asbestos occurred by the owners between the school district and the CRA.

An asbestos survey report done in 2009 showed that floor tiles containing asbestos were found in the gymnasium and multiple classrooms. Asbestos was also found in the insulation of the building's boiler system, pipe insulation, and building insulation.

Roofing material and windows in the gymnasium, as well as glass blocks used as part of a wall system on the second floor, were found to have asbestos.

Generally speaking, these building materials can cause health issues, including certain cancers.

c. Site Assessment Findings

As mentioned, a 2009 Asbestos Survey Report found asbestos materials in floor tiles in the gymnasium and multiple classrooms. Asbestos was also found in the insulation of buildings' boiler system, pipe insulation, and building insulation. Roofing material and windows in the gymnasium, as well as glass blocks used as part of a wall system on the second floor, were also to have asbestos.

d. Project Goals

The project goal for the Site is to preserve the structure to reuse the building as residential dwellings. As noted in the 2021 Housing Assessment and 2023 Affordable Housing Action Plan, the City of Hastings lacks a variety of housing types to meet current and future resident needs.

The property is currently zoned C-2, Central Business District, which allows for certain types of residential uses, including multiple-family dwellings.

e. Regional and Site Vulnerabilities

Although the currently adopted FEMA flood insurance rate maps for the site and surrounding area (FIRM Panel # 31001C106C) show this area in Zone X (unshaded), the most significant vulnerability physically impacting the site is localized flooding due to intense rainfall in a short period. The site is mostly impervious surfaces including the building and off-street parking lots. This is a similar site characteristic for most of the property in this neighborhood. Undersized stormwater infrastructure through the immediate neighborhood also contributes to the localized flooding on the site and surrounding area during intense rainfall.

As the site is designed for reuse, following the asbestos cleanup, particular attention should be given to ensure that current and future anticipated rain intensities are addressed to reduce the impacts of localized flooding on the site and surrounding area.

Several different data sources state regional vulnerabilities that affect Hastings and the site. These data sources include the Council on Environmental Quality's Climate and Economic Justice Screening Tool (CEJST), the U.S. Department of Transportation (USDOT) Equitable Transportation Community Explorer, and the Centers for Disease Control (CDC) and Agency for Toxic Substances and Disease Registry (ATSDR) Social Vulnerability Index.

Highlights of physical and social vulnerabilities from these data sources include:

Council on Environmental Quality's Climate and Economic Justice Screening Tool (CEJST)

Climate Change

- 93rd percentile - Expected building loss rate
- 90th percentile - Expected population loss rate

Housing

- 93rd percentile - Lack of green space

Legacy Pollution

- 91st percentile – Proximity to risk management plan facilities
- 99th percentile - Proximity to Superfund site

USDOT Equitable Transportation Community (ETC) Explorer

Climate & Disaster

- 73% Disadvantaged due to anticipated changes in extreme weather
- **95% Disadvantaged due to impervious surface (from land cover)**

Environmental

- **99% Disadvantaged due to air toxics cancer risk**
- 80% Disadvantaged due to hazardous site proximity
- **95% Disadvantaged due to toxic release site proximity**
- 69% Disadvantaged due to risk management site proximity
- **93% Disadvantaged due to pre-1980s housing**
- **95% Disadvantaged due to railroad proximity**
- 76% Disadvantaged due to airport proximity

Health Vulnerability

- 73% Disadvantaged due to asthma prevalence percentile
- 78% Disadvantaged due to poor mental health prevalence percentile

Social Vulnerability

- 83% Disadvantaged due to no high school diploma
- 81% Disadvantaged due to house tenure
- 76% Disadvantaged due to housing cost burden
- 84% Disadvantaged due to being uninsured
- 69% Disadvantaged due to limited English proficiency

Transportation Insecurity

- 84% Disadvantaged due to transportation cost burden

CDC/ATSDR Social Vulnerability Index 2022

II. Applicable Regulations and Cleanup Standards

a. Cleanup Oversight Responsibilities

The Nebraska Department of Environment and Energy (NDEE) has the primary regulatory oversight responsibility of asbestos removal and disposal, or remediation.

b. Cleanup Standards for major contaminants

The Nebraska Department of Environmental and Energy (NDEE) has delegated responsibility for the EPA's National Emission Standards for Hazardous Air Pollutants (NESHAP) for Asbestos (40 CFR Part 61 Subpart M) and has adopted these regulations in Title 129 – Nebraska Air Quality Regulations and Nebraska Asbestos Control Program (Title 178).

c. Laws and Regulations Applicable to the Cleanup

Laws and regulations that apply to this cleanup include EPA's National Emission Standards for Hazardous Air Pollutants (NESHAP) for Asbestos (40 CFR Part 61 Subpart M), Brownfields Revitalization Act, the Federal Davis-Bacon Act, Title 129 – Nebraska Air Quality Regulations and Nebraska Asbestos Control Program (Title 178), and town code of ordinance. Federal, state, and local laws regarding the procurement of contractors, equipment, and supplies to conduct the cleanup will be followed.

In addition, all appropriate permits (e.g. local demolition permits and state asbestos abatement permits) will be obtained before the work commences.

III. Evaluation of Cleanup Activities

a. Cleanup Alternatives Considered

To address contamination at the Site, three different alternatives were considered, including Alternative #1: No Action, Alternative #2: Sealing, and Alternative #3: Removal and proper disposal.

b. Cost Estimates of Cleanup Alternatives

Effectiveness – Including Vulnerabilities/Resiliency Considerations

- Alternate #1: No Action is not effective in controlling or preventing the exposure to the asbestos materials at the site. The most practical future for the site is to reuse or redevelop the site, both of which will require the asbestos to be dealt with.

- Alternate #2: Sealing the non-friable asbestos is an option. This can be done with paints, floor coverings, and sealing off areas with asbestos. Depending on the reuse or redevelopment plan, this alternative may be effective. However, it will not completely prevent the potential health effects of asbestos, especially if the building material is disturbed by future residents/occupants in the building.

- Alternate #3: Removal of the asbestos completely is an effective way to eliminate the health risk from the building materials since the contaminants will be removed, the area safely cleaned, and prepared for reuse and redevelopment.

Implementability

- Alternate #1: No Action is easy to implement since no actions will be conducted.
- Alternate #2: Sealing is relatively easy to implement, although this alternative may limit the use of the space and finishes for the reuse plan.

  It can be assumed that some level of remodeling will be done to convert the classroom and activity spaces into other types of uses, possibly apartments. This may require eliminating existing walls, and doorways, or adding new walls, doors, and fixtures. Sealing the existing asbestos may limit how the floor space is reimagined for an effective reuse plan.

- Alternate #3: Removal is moderately difficult to implement. The process to remove this hazardous material will include removing flooring, ceiling tiles, roofing materials, insulation, and wall structures that include glass blocks. This effort will likely be labor-intensive to remove the contaminated materials without damaging existing building materials and systems. However, ongoing monitoring and maintenance of these materials will not be required once properly removed and the building is cleaned.

Cost

- Alternate #1: No Action will have no associated costs. However, there may be community costs to maintaining a building that can not be reused or redeveloped.

- Alternate #2: Sealing is anticipated to cost $250,000.
- Alternate #3: Removal is estimated to cost roughly $500,000.

c. <u>Recommended Cleanup Alternatives</u>

The recommended cleanup alternative is Alternative #3: Removal.

Alternative #1: No Action cannot be recommended since it does not address the site risks. The building can not be reused or redeveloped, including being razed to make room for a new building.

Alternative #2: Sealing is a reasonable option. However, it does not allow for full flexibility in reusing or redeveloping the site. Essentially, the building will have to be reused as is, with no significant changes to the floor plan. Also, by only sealing the materials, the building cannot be razed in the future without further remediation. Additionally, by keeping the asbestos materials in the building and only covering them with appropriate paint, and floor coverings, or sealing off rooms to the public, the health risk is still present. Future occupants or tenants may inadvertently expose themselves to asbestos during future remodeling or by errors of not understanding what risks the materials may cause.

Alternative #3: Removal is the most appropriate measure to fully address the health risks caused by the asbestos building materials. By completely and properly removing the materials, the future developer of the building can have the freedom to make needed floor plan changes to meet the needs of the community. Also, if needed or desired, the building could be razed without concern or further remediation.

d. Green and Sustainable Remediations Measures for Selected Alternatives

To make the selected alternative greener, or more sustainable, several techniques are planned. The most recent Best Management Practices (BMPs) issued under *ASTM Standard E-2893: Standard Guide for Greener Cleanups* will be used as a reference in this effort. The City will require the cleanup contractor to follow an idle-reduction policy and use equipment with advanced emissions controls, where available. Appropriate site controls to minimize groundwater infiltration and erosion on the site will be required of the contractor.

In addition, the City plans to ask bidding cleanup contractors to propose additional green remediation techniques in their response to the Request for Proposals for the contract.