

## Limited Asbestos Survey Report

### *Demolition, Commercial Property*

Site: APN 031-221-003-000, Building 2060 & 2061, Former Fort Ord, Marina, California

S Tech Project: 21087-4

Prepared for: MST / TAMC

May 17, 2021

S Tech Consulting was retained by MST / TAMC to conduct limited pre-demolition asbestos sampling at buildings 2060 and 2061, located at APN 031-221-003-000 in the City of Marina, California. Specifically, the under slab insulation and associated mastics were sampled following concrete coring. Due to the age of the structures, the materials discovered are suspect asbestos containing materials. This report is a supplemental report to the Vista Environmental Pre-Renovation/Demolition Hazardous Materials Survey Report for Buildings T-2060, T-2061, T-2062, T-2063, T-2064, T-2065, T-2071 (Project 191221001, June 11, 2019)

Prior to conducting renovation or demolition, the EPA and Cal-OSHA require the sampling of building materials to determine whether asbestos is present. When asbestos is identified and will be disturbed, it must be handled and disposed of by trained and licensed personnel, to prevent the creation of an airborne asbestos hazard.

The site visit took place on May 10, 2021 by Sean Tillema, a State of California Division of Occupational Safety and Health Certified Asbestos Consultant (07-4257).

## Scope of Work & Property Description

Our scope of work was limited to testing the materials discovered under the slabs of buildings 2060 and 2061 following the investigative concrete coring. Our assessment was in accordance with the requirements of the Monterey Bay Air Resources District (MBARD) and Cal-OSHA.

Buildings 2060 and 2061 functioned as cold storage facilities for food services, during the time Fort Ord was an active military base. Exploratory concrete coring determined cork insulation under the concrete foundation slab of building 2060 and fibrous insulation under the concrete foundation slab of building 2061. Both insulation types have black waterproofing mastic above and below the insulation layers. Both buildings have a secondary concrete foundation slab under the insulation layers.



## Asbestos Containing Materials

[Asbestos-containing material \(ACM\)](#) is defined by the United States Environmental Protection Agency (EPA) as material containing **more than one percent asbestos** as determined by Polarized Light Microscopy (PLM). In California, for contractor licensing and employee protection, the California Department of Occupational Safety and Health (Cal-OSHA) classifies any material as having greater than one-tenth of one percent (>0.1%) asbestos as [Asbestos-Containing Construction Material \(ACCM\)](#). Asbestos containing material are divided into friable and non-friable classifications. Friability refers to the likelihood of the material readily releasing airborne fibers when disturbed. Materials which are non-friable in-situ have the potential to become friable when deteriorated or when renovation or demolition occurs.

The following conclusions were arrived at from the field inspection and the analytical results:

- \* **Asbestos was not identified in the materials under the concrete slabs of buildings 2060 & 2061.**

Analysis was performed by AmeriSci Los Angeles, a NVLAP accredited laboratory, on a standard laboratory turnaround time. Eight samples were collected and submitted to the laboratory. Once at the lab, the submitted samples required no further separation. The table below is a listing of all materials collected from the site, with samples in red containing asbestos. The laboratory report is attached at the end of this document. See the summary for additional information.

Asbestos Bulk Sample Table			
Sample Number	Material Sampled	Sample Location	Analytical Results NAD = No Asbestos Detected
087 - 1	Black Coating	2060 - Under Top Slab	NAD
087 - 2	Cork Insulation	2060 - Under 087-1	NAD
087 - 3	Black Coating	2060 - Under 087-2, On Top of Bottom Slab	NAD
087 - 4	Black Paver Mastic	2061 - Top Layer	NAD
087 - 5	Black Coating	2061 - Under Top Slab	NAD
087 - 6	Misc. Insulation	2061 - Under 087-5	NAD
087 - 7	Black Coating	2061 - Under 087-6	NAD
087 - 8	Yellow Glue	2061 - Under 087-7, On Top of Bottom Slab	NAD

## Summary of Findings

Asbestos was not identified in the insulating materials and associated mastics under the concrete slabs of buildings 2060 and 2061. No further action, with regards to asbestos, is necessary to proceed with the demolition scope of work with regards to these materials. However, other materials containing asbestos have been identified at the site. Contractors should refer to the pre-demolition hazardous building materials assessment reports for a complete listings of all hazardous building materials identified at the site. Should any additional suspect materials be identified during the course of the demolition work, stop work and contact us to assess and sample if necessary.

If you have any questions please feel free to call us at 831.883.8415

**S Tech Consulting**



**Sean P. Tillema**

**DOSH Certified Asbestos Consultant (CAC) #07-4257**

## Limitations

This report is not intended to identify all hazards or unsafe conditions or to imply that others do not exist. This survey was planned and implemented on the basis of a mutually agreed scope of work and S Tech's experience in performing this type of assessment.

Areas outside our scope or inaccessible areas are excluded from this report. This was not a survey of the entire facility.

S Tech Consulting has performed this survey in a professional manner using the degree of skill and care exercised for similar projects under similar conditions, by reputable and competent environmental consultants. S Tech Consulting shall not be responsible for conditions or consequences arising from relevant facts that were concealed, withheld, or not fully disclosed at the time that this survey was conducted.

S Tech Consulting further states that no warranties, expressed or implied, are made regarding the quality, fitness, or results to be achieved as a consequence of this report or impacted by information not properly disclosed to S Tech at the time of this report. It further states that no responsibility is assumed for the control or correction of conditions or practices existing at the premises of the client.

## **Laboratory Analytical Report**



Please Reply To:

**AmeriSci Los Angeles**

24416 S. Main Street, Ste 308  
Carson, California 90745  
TEL: (310) 834-4868 • FAX: (310) 834-4772

**FACSIMILE TELECOPY TRANSMISSION**

<b>To:</b> Sean Tillema STech Consulting LLC	<b>From:</b> Madeline Cumad
<b>Fax #:</b>	<b>AmeriSci Job #:</b> 921051205
	<b>Subject:</b> PLM 48 hour Results
<b>Email:</b> Sean@stechconsulting.com, consultingstech@gmail.com, david@stechconsulting.com	<b>Client Project:</b> 21087; MST / TAMC; Building 2060-2065, Marina, California

**Date:** Thursday, May 13, 2021

**Time:** 07:16:35

**Comments:**

**Number of Pages:**

4

(including cover sheet)

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**PLM Bulk Asbestos Report**

STech Consulting LLC  
Attn: Sean Tillema  
484B Washington Street, #401  
  
Monterey, CA 93940

**Date Received** 05/11/21      **AmeriSci Job #** 921051205  
**Date Examined** 05/13/21      **P.O. #**  
**Page** 1 **of** 2  
**RE:** 21087; MST / TAMC; Building 2060-2065, Marina, California

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
087-1  <b>Location:</b> Black / Coating / 2060 / Interior / Floor Of Cooler Room / Under Top Slab  <b>Analyst Description:</b> Brown/Black, Heterogeneous, Non-Fibrous, Coating <b>Asbestos Types:</b> <b>Other Material:</b> Non-fibrous 100 %	921051205-01	No	NAD  (by CVES) by Madeline Cumad on 05/13/21
087-2  <b>Location:</b> Cork Insulation / 2060 / Interior / Floor Of Cooler Room / Below 087-1  <b>Analyst Description:</b> Brown, Heterogeneous, Non-Fibrous, Cork Insulation <b>Asbestos Types:</b> <b>Other Material:</b> Non-fibrous 100 %	921051205-02	No	NAD  (by CVES) by Madeline Cumad on 05/13/21
087-3  <b>Location:</b> Black / Coating / 2060 / Interior / Floor Of Cooler Room / On Top Of Bottom Slab  <b>Analyst Description:</b> Brown/Black, Heterogeneous, Non-Fibrous, Coating <b>Asbestos Types:</b> <b>Other Material:</b> Non-fibrous 100 %	921051205-03	No	NAD  (by CVES) by Madeline Cumad on 05/13/21
087-4  <b>Location:</b> Black / Paver Mastic / 2061 / Interior / Floor Of Cooler Room / Top Layer  <b>Analyst Description:</b> Black/Red, Heterogeneous, Non-Fibrous, Paver Mastic <b>Asbestos Types:</b> <b>Other Material:</b> Non-fibrous 100 %	921051205-04	No	NAD  (by CVES) by Madeline Cumad on 05/13/21
087-5  <b>Location:</b> Black / Coating / 2061 / Interior / Floor Of Cooler Room / Under Top Slab  <b>Analyst Description:</b> Brown/Black, Heterogeneous, Non-Fibrous, Coating <b>Asbestos Types:</b> <b>Other Material:</b> Non-fibrous 100 %	921051205-05	No	NAD  (by CVES) by Madeline Cumad on 05/13/21

## PLM Bulk Asbestos Report

21087; MST / TAMC; Building 2060-2065, Marina, California

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
087-6	921051205-06	No	NAD
Location: Insulation / 2061 / Interior / Floor Of Cooler Room / Under 087-5			(by CVES) by Madeline Cumad on 05/13/21
Analyst Description: Brown, Heterogeneous, Fibrous, Insulation			
Asbestos Types:			
Other Material: Cellulose 60 %, Non-fibrous 40 %			
087-7	921051205-07	No	NAD
Location: Black / Coating / 2061 / Interior / Floor Of Cooler Room / Under 087-6			(by CVES) by Madeline Cumad on 05/13/21
Analyst Description: Brown/Black, Heterogeneous, Non-Fibrous, Coating			
Asbestos Types:			
Other Material: Non-fibrous 100 %			
087-8	921051205-08	No	NAD
Location: Yellow / Glue / 2061 / Interior / Floor Of Cooler Room / Under 087-7, Adhered To Bottom Slab			(by CVES) by Madeline Cumad on 05/13/21
Analyst Description: Yellow/Beige, Heterogeneous, Non-Fibrous, Glue			
Asbestos Types:			
Other Material: Non-fibrous 100 %			

### Reporting Notes:

Analyzed By: Madeline Cumad ; Date Analyzed: 5/13/2021 513.21

\*NAD = no asbestos detected; Detection Limit <1%; Reporting Limits: CVES = 1%, 400 Pt Ct = 0.25%, 1000 Pt Ct = 0.1%; NA = not analyzed; NA/PS = not analyzed / positive stop; NVA = No Visible Asbestos; PLM (polarized light microscopy) Bulk Asbestos Analysis by EPA 600/R-93/116, including requirements for EPA 600/M4-82-020 per 40 CFR 763 (NVLAP Lab #200346-0); Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar NOB materials. TEM is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos-containing in New York State (also see EPA Advisory for floor tile, FR 59, 146, 38970, 8/1/94). NIST Accreditation requirements mandate that this report must not be reproduced except in full with the approval of the laboratory. This PLM report relates ONLY to the items tested.

Reviewed By: 

Laboratory Chain of Custody

9/21/05/205

Project Information	
Project #	21087
Date	5-10-21
Client	MST/TAMC
Site	Building 2060-2065, Marina, California
Tech	Sean Tillema
Analysis	Asbestos PLM
Turnaround	24 Hour
Released by	<i>[Signature]</i> 5/10/21 1530
Received by	<i>[Signature]</i> 5/11/21 0940
Note to Lab	

484-B Washington Street, #401, Monterey, California 93940 T 831.883.8415. Reports to: lab@stechconsulting.com

S Tech Consulting - Asbestos PLM COC

Sample Prefix	Sample #	Material (Pop Up Menu)	Additional Description	Color	Material (Manual Entry)	Building	Area	Location	#	Location Note	Note
087	1			Black	Coating	2060	Interior	Floor of Cooler Room			Under Top Slab
087	2				Cork Insulation	2060	Interior	Floor of Cooler Room			Below 087-1
087	3			Black	Coating	2060	Interior	Floor of Cooler Room			On Top of Bottom Slab
087	4			Black	Paver Mastic	2061	Interior	Floor of Cooler Room		Top Layer	
087	5			Black	Coating	2061	Interior	Floor of Cooler Room			Under Top Slab
087	6				Insulation	2061	Interior	Floor of Cooler Room			Under 087-5
087	7			Black	Coating	2061	Interior	Floor of Cooler Room			Under 087-6
087	8			Yellow	Glue	2061	Interior	Floor of Cooler Room			Under 087-7, Adhered to bottom slab