

Asbestos Survey Report

Bear Creek Restrooms

Bear Creek Park

Colorado Springs, Colorado

October 12, 2020

Terracon Project No. 23207114



Prepared for:

Tremmel Design Group
Colorado Springs, Colorado

Prepared by:

Terracon Consultants, Inc.
Colorado Springs, Colorado

terracon.com

Terracon

Environmental

Facilities

Geotechnical

Materials

October 12, 2020



Tremmel Design Group
201 W Las Animas St Ste 113
Colorado Springs, Colorado 80903-2164

Attn: Ms. Sharon Allen
P: (719) 623-5641
E: sharon@tremmeldorfdesign.com

Re: Asbestos Pre-Demolition Survey
Bear Creek Restroom
Bear Creek Park 1852 S 21st Street
Colorado Springs, Colorado
Terracon Project No. 23207114

Dear Ms. Allen:

The purpose of this report is to present the results of asbestos sampling performed on September 30, 2020 by Terracon Consultants, Inc. (Terracon) at the above-referenced site in Colorado Springs, Colorado. This survey was conducted in accordance with the service agreement. We understand that this survey was requested due to the proposed demolition of the building.

Asbestos-containing materials were not identified during the investigation. Please refer to the attached report for details.

Terracon appreciates the opportunity to provide this service to Tremmel Design Group. If you have any questions regarding this report, please contact John Harness at (719) 572-7707.

Sincerely,

Terracon Consultants, Inc.
Colorado Asbestos Consulting Firm #14383


John Harness
Project Manager
State of Colorado Inspector #14549


Kevin Troyer
Senior Industrial Hygienist
State of Colorado Inspector #5044

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Terracon Consultants, Inc. 4172 Center Park Drive Colorado Springs, Colorado 80916
P [719] 597-2116 F [719] 597-2117 terracon.com

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ASBESTOS SURVEY REPORT
BEAR CREEK PARK RESTROOMS
BEAR CREEK PARK 1850 S 21ST STREET
COLORADO SPRINGS, COLORADO 80906
Terracon Project No. 23207114
October 12, 2020

1.0 INTRODUCTION

Terracon conducted a pre-demolition asbestos survey for the building containing restrooms at Bear Creek Park at 1850 S 21st Street in Colorado Springs, Colorado. The survey was conducted on September 30, 2020 by a Colorado-certified asbestos building inspector. The scope of work included the collection and laboratory analysis of bulk samples of suspect asbestos-containing materials (ACM) that will be impacted by the proposed demolition of the building. Interior and exterior building components were surveyed, and homogeneous areas of suspect ACM were visually identified and documented. During the field survey the Terracon team did conduct destructive investigation; however, no inspection can claim to discover all ACM present within a building. Therefore, additional suspect but un-sampled materials could be located in walls, in voids, or in other concealed areas. Suspect ACM samples were collected in general accordance with the sampling protocols outlined in EPA Regulation 40 CFR 763 (Asbestos Hazard Emergency Response Act, AHERA). Samples were delivered to an accredited laboratory for analysis.

1.1 Project Objective

Terracon understands that this survey was requested due to the proposed demolition of the building. The survey included sampling of suspect ACM that was likely to be disturbed during demolition activities. EPA Regulation 40 CFR 61, Subpart M, National Emission Standards for Hazardous Air Pollutants (NESHAP), prohibits the release of asbestos fibers to the atmosphere during renovation or demolition activities. NESHAP requires that potentially regulated asbestos-containing building materials be identified, classified, and quantified prior to planned disturbances or demolition activities.

1.2 Reliance

This report is for the exclusive use of Tremmel Design Group. for the project being discussed. Reliance by any other party on this report is prohibited without written authorization of Terracon and Sonic Restaurants, Inc. Reliance on this report by Sonic Restaurants, Inc. and all authorized parties will be subject to the terms, conditions, and limitations stated in the proposal, this report, and the original contract. The limitation of liability defined in the original contract is the aggregate limit of Terracon's liability to Tremmel Design Group.

2.0 BUILDING DESCRIPTION

The structure referred to in this report, the Bear Creek Restrooms located at 1850S 21st Street in Colorado Springs, consists of a cinder block building with block filler and paint on all walls in public rooms. The floor consisted of poured concrete. The ceiling was textured paint over plywood. The exterior of the building consisted of cinder block walls. There are two roofs to the building: The original roof is a tar-and-pebble roof system. The second roof system is a metal roof system, with plywood and felt paper layers.

3.0 FIELD ACTIVITIES

The survey was conducted by Mr. Dan Mikalian, an AHERA-trained and State of Colorado-certified asbestos building inspector. Copies of the asbestos inspector's training certificate and license are attached as Appendix D. The survey was conducted in general accordance with the sample collection protocols established in EPA Regulation 40 CFR 763, the Asbestos Hazard Emergency Response Act (AHERA). A summary of survey activities is provided below.

3.1 Visual Assessment

Terracon's survey activities began with visual observation of the interior and exterior of the building to identify homogeneous areas of suspect ACM. A homogeneous area consists of building materials that appear similar throughout in terms of color, texture, and date of application. Terracon also discussed demolition plans with the client to confirm that the asbestos survey included sampling of suspect ACM that may be disturbed and/or demolished. Building materials identified as concrete, glass, wood, masonry, metal, or rubber were not considered suspect ACM.

3.2 Suspect Material Sampling

Asbestos sampling was performed on September 30, 2020 to support the proposed demolition activities. EPA regulation 40 CFR 61, Subpart M, National Emission Standards for Hazardous Air Pollutants (NESHAP), prohibits the release of asbestos fibers to the atmosphere during renovation or demolition activities. The asbestos NESHAP requires that potentially regulated asbestos-containing building materials be identified, classified, and quantified prior to planned disturbances or demolition activities.

A physical assessment of each identified homogeneous area of suspect ACM that was likely to be impacted during demolition was conducted to assess the friability and condition of the materials. A friable material is defined by the EPA as a material which can be crumbled, pulverized, or reduced to powder by hand pressure when dry. Friability was assessed by physically touching suspect materials.

3.3 Sample Collection

Based on results of the visual observation, bulk samples of suspect ACM were collected in general accordance with AHERA and Colorado Regulation 8 sampling protocols. Random samples of suspect materials were collected in each homogeneous area. Sample team members collected bulk samples using wet methods as applicable to reduce the potential for fiber release. Samples were placed in sealable containers and labeled with unique sample numbers using an indelible marker.

Terracon collected 12 bulk samples from 4 homogeneous areas of suspect ACM. A summary of suspect ACM samples collected during the survey is included in Appendix A.

3.4 Sample Analysis

Bulk samples were submitted under chain of custody to EMSL Analytical, Inc. (EMSL) in Cinnaminson, New Jersey for analysis by polarized light microscopy (PLM) with dispersion staining techniques per EPA methodology (EPA/600/R-93/116). The percentage of asbestos, where applicable, was determined by microscopic visual estimation. The EPA requires samples containing less than 10% and greater than 0% asbestos be point counted; alternatively, one can assume the material to be ACM. EMSL Analytical is accredited under the National Voluntary Laboratory Accreditation Program (NVLAP Accreditation No. 101048-0). Copies of the analytical report and chain-of-custody forms are provided in Appendix B.

4.0 REGULATORY OVERVIEW

The asbestos NESHPA (40 CFR Part 61, Subpart M) regulates asbestos fiber emissions and asbestos waste disposal practices. It also requires the identification and classification of existing building materials prior to demolition or renovation activity. Under NESHPA, asbestos-containing building materials are classified as either friable, Category I non-friable, or Category II non-friable ACM. Friable materials are those that, when dry, may be crumbled, pulverized, or reduced to powder by hand pressure. Category I non-friable ACM includes packings, gaskets, resilient floor coverings, and asphalt roofing products containing more than 1% asbestos. Category II non-friable ACM are any materials other than Category I materials that contain more than 1% asbestos.

Friable ACM, Category I and Category II non-friable ACM which is in poor condition and has become friable or which will be subjected to drilling, sanding, grinding, cutting, or abrading and which could be crushed or pulverized during anticipated renovation or demolition activities are considered regulated ACM (RACM).

In the State of Colorado, asbestos activities are regulated by the Colorado Department of Public Health and Environment (CDPHE) under the Regulation No. 8, Control of Hazardous Air Pollutants, Colorado Air Quality Control Division, Section III, Part 6. Regulation No. 8 requires that any asbestos-related activity conducted in a public or commercial building be performed by personnel certified by the CDPHE. RACM must be removed prior to renovation or demolition activities which

will disturb the materials. If the amount of RACM exceeds 260 linear feet (lf) of pipe insulation, more than 160 square feet (ft^2) on other building components or will generate more than one 55-gallon drum of waste, the owner or operator must provide the CDPHE with written notification of planned removal activities at least 10 working days prior to the commencement of asbestos abatement activities. Removal of RACM must be conducted by a State of Colorado-certified asbestos abatement contractor. Third-party clearance inspections and air monitoring must be conducted by a Colorado-certified Air Monitoring Specialist following the abatement activities. Asbestos abatement of friable materials for projects greater than 1,000 lf of pipe insulation or more than 3,000 ft^2 on other building components must be performed in accordance with a Project Design prepared by a Colorado-certified Project Designer.

The OSHA Asbestos standard for construction (29 CFR 1926.1101) regulates workplace exposure to asbestos. The OSHA standard requires that employee exposure to airborne asbestos fibers be maintained below 0.1 asbestos fibers per cubic centimeter of air (0.1 f/cc). The OSHA standard classifies construction and maintenance activities which could disturb ACM, and specifies work practices and precautions which employers must follow when engaging in each class of regulated work. States which administer their own federally-approved state OSHA programs may require additional precautions.

5.0 FINDINGS AND RECOMMENDATIONS

Asbestos-containing materials were not identified during the survey.

A summary of the suspect ACM is presented in Appendix A. Laboratory analytical reports and chain-of-custody forms are included in Appendix B. A site diagram with sampling locations is included in Appendix C.

6.0 GENERAL COMMENTS

This ACM survey was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale. The results, findings, conclusions, and recommendations expressed in this report are based on conditions observed during Terracon's survey of the building. The information contained in this report is relevant to the date on which this survey was performed, and should not be relied upon to represent conditions at a later date. This report has been prepared on behalf of and exclusively for use by Tremmel Design Group for specific application to their project as discussed. Contractors or consultants reviewing this report must draw their own conclusions regarding further investigation or remediation deemed necessary. Terracon does not warrant the work of regulatory agencies, laboratories or other third parties supplying information which may have been used in the preparation of this report. No warranty, express or implied, is made.

APPENDIX A

ASBESTOS SAMPLING SUMMARY

Asbestos Sampling Summary – Bear Creek Restrooms – October 9, 2020



Asbestos Sampling Summary – Bear Creek Restrooms – October 9, 2020



***% & Type Asbestos** = this column contains both the analytical result of the sample with the highest concentration of asbestos detected in the samples that make up the HA and the types of asbestos identified.

¥ = NESHAP Classifications are: F=Friable, NFI = Non-Friable, Category I, NFII = Non-Friable, Category II.

∞ = AHERA Assessments are: Damaged or significantly damaged thermal systems insulation ACM (1), damaged friable surfacing ACM (2), significantly damaged friable surfacing ACM (3), damaged or significantly damaged friable miscellaneous ACM (4), friable ACM with potential for damage (5), friable ACM with potential for significant damage (6), any remaining friable ACM or friable suspected ACM (7), non-friable ACM (x), non-ACM

† = Assessment Categories are: Good (no damage), Damaged (<10% distributed damage or <25% localized damage), and Significantly Damaged (>10% distributed damage or >25% localized damage).

δ = OSHA Classifications: Miscellaneous (Misc.), Thermal System Insulation (TSI), or Surfacing

****Estimated quantities** are based on a cursory field evaluation, and actual quantities may vary significantly, especially if asbestos containing materials are present in hidden and/or inaccessible areas not evaluated as part of this survey.

SF = Square Feet

LF = Linear Feet

APPENDIX B

ASBESTOS ANALYTICAL LABORATORY REPORTS



EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077

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

<http://www.EMSL.com> / cinnasblab@EMSL.com

EMSL Order: 042024062

Customer ID: TRRA26

Customer PO: 2307114

Project ID:

Attention: John Harness
Terracon Consultants, Inc.
4172 Center Park Drive
Colorado Springs, CO 80916

Phone: (719) 597-2116

Fax: (719) 597-2117

Received Date: 10/02/2020 9:50 AM

Analysis Date: 10/03/2020 - 10/04/2020

Collected Date: 09/30/2020

Project: 2307114

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

Sample	Description	Appearance	Non-Asbestos		Asbestos % Type
			% Fibrous	% Non-Fibrous	
BF-01-01-Composite 042024062-0001	Woman's Bath 1/2 Wall by Sink - Block Filler / Tan Paint <i>Sample contains inseparable filler and paint.</i>	Gray/Tan Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected
			HA: 1		
BF-01-02-Composite 042024062-0002	Men's Bath 1/2 Wall by Sink - Block Filler / Tan Paint <i>Sample contains inseparable filler and paint.</i>	Tan/White Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected
			HA: 1		
BF-01-03-Composite 042024062-0003	Men's Bath Stall near Dox Latch - Block Filler / Tan Paint <i>Sample contains inseparable filler and paint.</i>	Tan/White Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected
			HA: 1		
TS-01-01 042024062-0004	Men's Room above Sink - Painted Textured over Plywood	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 2		
TS-01-02 042024062-0005	Men's Room Ceiling above S. Wall - Painted Textured over Plywood	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 2		
TS-01-03 042024062-0006	Women's Room above Sink - Painted Textured over Plywood	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 2		
TR-01-01 042024062-0007	Original Roof - West of Access - Tar Roof	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 3		
TR-01-02 042024062-0008	Original Roof - North of Access - Tar Roof	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 3		
TR-01-03 042024062-0009	Original Roof - North of Access - Tar Roof	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 3		
FP-01-01 042024062-0010	SE Corner - Felt Paper under Metal Roof	Black Fibrous Homogeneous	65% Cellulose	35% Non-fibrous (Other)	None Detected
			HA: 4		
FP-01-02 042024062-0011	SE Corner - Felt Paper under Metal Roof	Black Fibrous Homogeneous	65% Cellulose	35% Non-fibrous (Other)	None Detected
			HA: 4		

Initial report from: 10/05/2020 07:27:40



EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077

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

<http://www.EMSL.com> / cinnasblab@EMSL.com

EMSL Order: 042024062

Customer ID: TRRA26

Customer PO: 2307114

Project ID:

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

Sample	Description	Appearance	Non-Asbestos		Asbestos % Type
			% Fibrous	% Non-Fibrous	
FP-01-03	SE Corner - Felt Paper under Metal Roof	Black Fibrous Homogeneous	65% Cellulose	35% Non-fibrous (Other)	None Detected
042024062-0012			HA: 4		

Analyst(s)

Kyle DeKarski (8)

Quynh Vu (4)

Samantha Rundstrom, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA-LAP, LLC-IHLAP Lab 100194, NYS ELAP 10872, NJ DEP 03036, PA ID# 68-00367, LA #04127

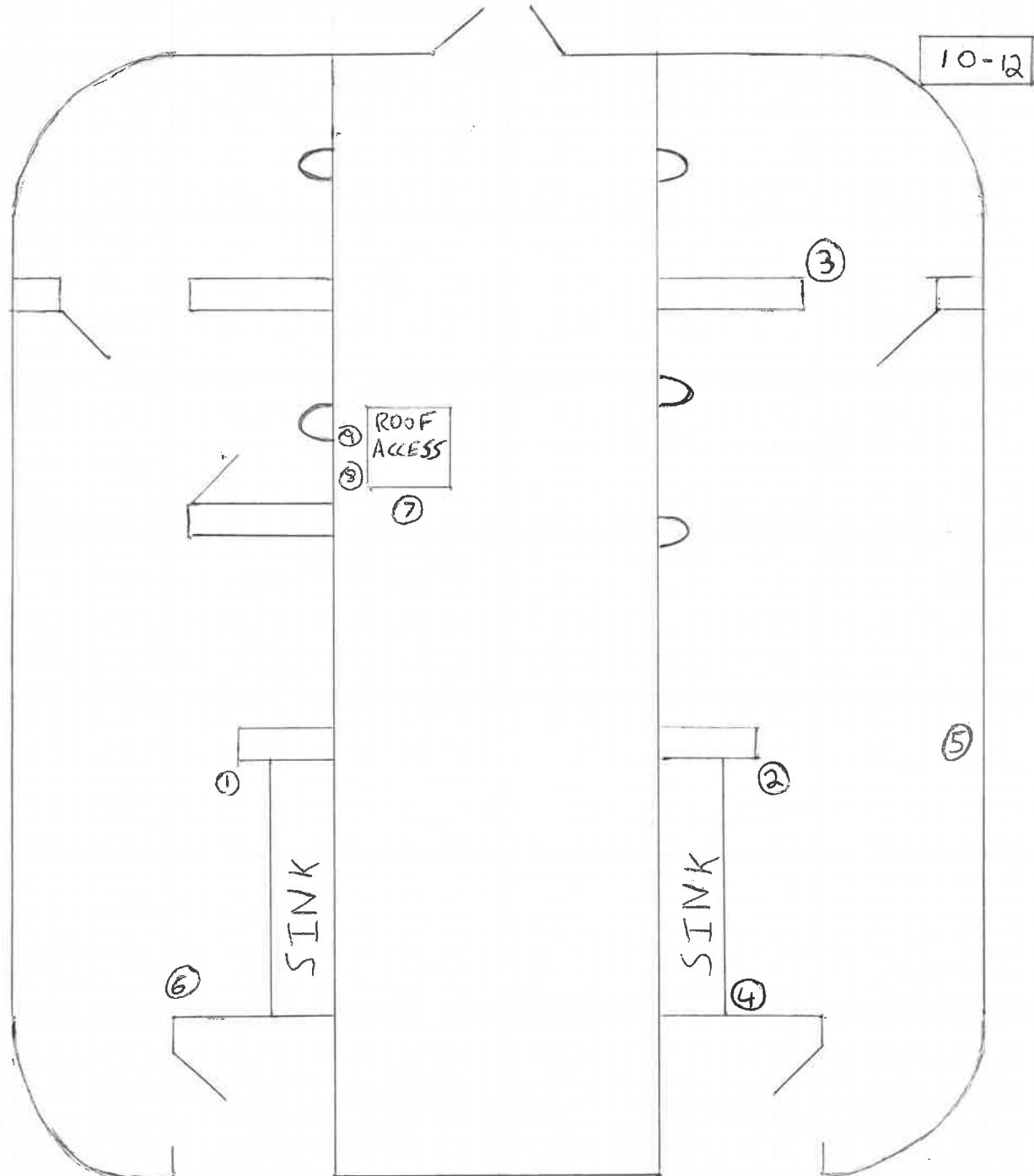
Initial report from: 10/05/2020 07:27:40

APPENDIX C

SAMPLING LOCATION DRAWING

PROJECT: _____ Page _____ of _____

JOB NO. _____ Date _____ Comp. By _____ CHECKED BY: _____



APPENDIX D

CERTIFICATIONS



Colorado Department
of Public Health
and Environment

ASBESTOS CERTIFICATION*

This certifies that

Daniel Mikalian

Certification No.: 26130

has met the requirements of 25-7-507, C.R.S. and Air Quality Control Commission Regulation No. 8, Part B, and is hereby certified by the state of Colorado in the following discipline:

Building Inspector*

Issued: December 27, 2019
Expires: December 27, 2020

**This certificate is valid only with the possession of a current Division-approved training course certification in the discipline specified above.*



Authorized APCD Representative

SEAL