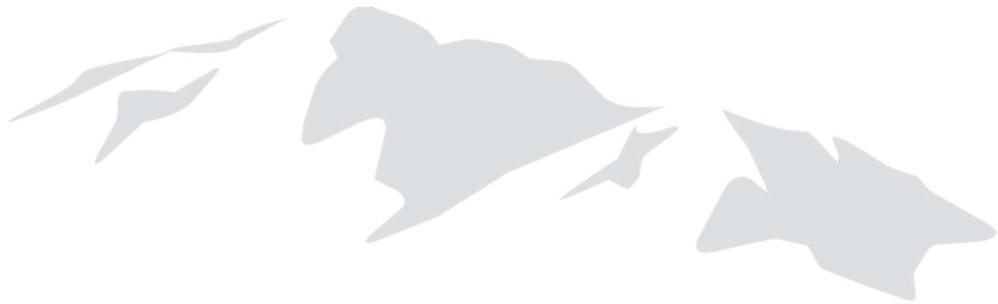




**OGDEN CITY CORPORATION
INVITATION TO BID
2325 Madison Avenue -
Demolition Contract**



Prepared by Sean Mathis
Community Development

9/24/2025

OGDEN CITY CORPORATION

INVITATION TO BID 2325 Madison Avenue

ADVERTISEMENT

Ogden City is accepting sealed bids from Contractors interested in providing **Demolition Construction of building**. All work must meet current industry standards and all applicable federal, state and local rules and regulations.

Bid information packets may be downloaded from the Ogden City Website located <https://www.ogdencity.gov/264/Purchasing>

Bidders are responsible for securing any and all addenda issued.

A mandatory pre-bid meeting will be held **October 2, 2025. We will meet at 2325 Madison Avenue, Ogden, Utah at 10 AM.** Please allow at least one (1) hour for the pre-bid meeting. All contractors intending to submit a bid are **REQUIRED** to attend to obtain relevant information concerning the project.

Licensed contractors submitting bids must be able to comply with insurance and bonding requirements and have experience with demolition construction of buildings and site clearing.

Sealed bids shall be submitted to the Purchasing Office, c/o the 2nd Floor Information / Constable Desk, 2549 Washington Blvd. Ogden, UT by **October 20, 2025 no later than 2pm.** At which time, bids will be opened and read aloud at the 7th Floor Conference room of the same address. **LATE BIDS WILL NOT BE ACCEPTED.**

The Owner reserves the right to accept or reject any bids that best serve its convenience and/or is found to be in the best interest of the City.

Ad Published: 9/27/2025

**NOTICE TO CONTRACTORS
INVITATION TO BID
DEMOLITION OF BUILDINGS**

Date: September 24, 2025

Demolition Property Addresses: 2325 Madison Avenue, Ogden UT 84401

Ogden City is funding the demolition of buildings located at **2325 Madison Avenue** in Ogden, UT. You are hereby invited to submit a bid for work outlined below. This bid is due as follows:

***MANDATORY PRE-BID MEETING: Thursday October 2, 2025, 10:00 A.M. at 2325 Madison Avenue, Ogden, UT**

BID DEADLINE: Monday , October 20, 2:00 P.M.

**SEND TO: Ogden City Purchasing Agent
ADDRESS: 2549 Washington Blvd.,(2nd Floor Constables Desk)
Ogden, UT 84401**

OWNER: Ogden City Corporation

**Project Manager: Sean Mathis
Ogden City Community Development
2549 Washington Blvd. Suite 120
Ogden, UT 84401
801-629-8935
seanmathis@ogdencity.com**

GENERAL REQUIREMENTS:

1. **Bid Form:** Bids must be sealed. Bids must be submitted on this form, and must be typed or written in ink and signed. Ogden City reserves the right to accept or reject any or all bids, or any portions thereof, and call for new bids if their interest or convenience is better served by such a course. The bidder certifies that this offer will not be withdrawn or changed for a period of 45 days after the date of the bid opening.
2. **Qualified Contractor:** Bidder certifies that they are a licensed demolition contractor, maintain insurance levels required by Ogden City. Asbestos has been removed by others (Fresh Air Environmental Services).
3. **Ogden City Codes:** All work to be performed under this project must meet the minimum requirements of the applicable codes, as adopted by Ogden City. Interpretations and clarifications of the codes and their applicability to this project shall be directed to the Ogden City Inspections Division.

4. Permits & Fees: The winning Contractor will obtain and pay for all necessary permits and fees, including the Ogden City demolition permit, Storm Water Pollution Plan Permit (SWPPP), State NOI, and shall follow the instructions on the attached "Demolition or Moving Permits" checklist provided by Ogden City. All permit applications are available at Ogden City website at the following location: <https://www.ogdencity.gov/188/Permit-Applications>
5. Air Quality Clearance: Obtain verification from Utah Division of Air Quality of their required "10-Day Notification," or waiver, utilizing asbestos inspection/report provided by Fresh Air Environmental Services.
6. Timing: Contractor shall achieve approval from all regulating entities, have completed all abatement, obtained an Ogden City demolition permit, and begin demolition work no later than **November 03, 2025**. Contractor will have **45** calendar days to complete the work for Notice to Proceed. Contractor must complete project within 45-day schedule in order to avoid liquidated damages penalties. The liquidated damages will be \$500 per calendar day that the project goes over schedule. **Contractor must submit a detailed demolition schedule of the project with bid schedule.**
7. Contract Document: Ogden City will negotiate a Professional Services Agreement with the winning Contractor.
8. Final Approval & Payment: Authorization of payment will be subject to approval by property owner and all applicable regulating agencies, including Ogden City Inspections.
9. Ogden City Businesses: Ogden City Policy #1220 giving preference to contractors located within Ogden City limits is no longer an active policy and does not apply to this bid.
10. Furnishing of W-9: Payment under this Agreement is contingent upon Contractor furnishing the Ogden City with a signed and completed W-9 IRS tax form. Contractor shall cooperate with Ogden City in furnishing any additional information needed to comply with rules and regulations of the Internal Revenue Service.
11. Bonding Requirements: All bids must be supported with a bid bond at the time of bid submission and opening. The winning Contractor shall be subject to the attached "Ogden City Payment and Performance Bonds Requirements."
12. Insurance Requirements: The winning Contractor shall be required to procure and maintain insurance according to the attached "Ogden City Insurance Requirements."
13. Dumping Requirements: All demolition debris must be taken to a licensed landfill or recycling center. All landfill / recycling receipts must be turned in before final approval and payment.

DESCRIPTION OF WORK:

1. Plot Plan: Complete demolition of all items located in the parcels (01-025-0041). Only compacted graded fill dirt shall remain, unless specified otherwise. Refer to attached plot plan for site location and general reference to work description items. Contractor shall verify conditions on site.
2. Asbestos Removal: Refer to attached asbestos analysis. Contractor is not responsible for the asbestos abatement prior to demolition and is not to be a part of the contractors bid. Asbestos removal completed prior to bid notice.

3. Utilities: Ogden City will have all utilities disconnected prior to commencement of demolition. Contractor shall remove and dispose of lateral water lines from the meter vaults to the building. If present, remove lateral natural gas lines after line kill. Cap sewer laterals at the property line.
4. Buildings: Demolish and remove all buildings and outbuildings, on the properties. This includes complete removal of all building materials, basement walls, footings and foundations. No debris shall be left or buried on the site. See aerial exhibit for approximate locations.
5. Plant Material: Remove all landscaping plants and shrubbery within the project boundary). All trees within the property lines are to be removed including all broken tree limbs on the ground, debris and firewood, are to be removed. Depressions to be backfilled and compacted with structural fill.
6. Pavement: Remove all concrete and/or asphalt flatwork, retaining walls (all block, concrete and wood), curbing within the project boundary lines. Including all patio/concrete slabs and surrounding asphalt drive and parking on site. All City Sidewalk and drive approaches to remain.
7. Miscellaneous: Remove all junk and debris from the site. If present, remove all sprinkler lines. Including medical supplies, furniture, paint cans, items in shed, misc hazardous materials.
8. Backfill: Soil under the footprints of the buildings needs to have all depressions from all excavations to be backfilled and brought up to existing grade. Compact soil with bucket and machine. Contractor not required to have compaction testing on this project.
9. Infrastructure Protection: Protect City sidewalk, drive approach, curb/gutter and street and existing chain-link fence by means acceptable to Ogden City Engineering. Contractor will be liable for any damage to public property. Contractor responsible for replacing any sidewalks, drive approach, and curb and gutter damaged during the course of the demolition.
10. SWPPP / Dust Control: Demolition methods must include a means of controlling dust generated on site. Contractor responsible for installing and maintaining all SWPP BMP's including silt fencing, track-out pad, catch basin protection, etc.
11. Traffic Control: Contractor responsible for designing and obtaining approval for any traffic control through Ogden City Engineering department, measures required and necessary during the project.
12. Salvage Rights: Salvage rights belong to the contractor.
13. Fencing: All perimeter fencing on the property lines are to remain. The temp panel fencing across the front will need to be replaced at completion. The chain-link mesh will need to be replaced with t-posts supports every 8'. Coordinate with Ogden City for placement of front elevation fencing.

*Attachments: Plat Map
 Aerial Photo
 Asbestos Survey
 Ogden City Insurance Requirements
 Ogden City Payment and Performance Bonds Requirements
 Demolition or Moving Permits Application / Checklist

Bid Schedule

2325 Madison	Bid Amount
Building Demolition & Site Clearance	\$
Tree Removal	\$
Temporary Fencing	\$
	\$
Total Bid	\$

Company

Address

Phone

Print Name

Signature

Date

Aerial Photo

2325 Madison

Aerial Map of Demo Site

Legend

-  2325 S Madison Ave
-  Untitled Path



 2325 S Madison Ave

↑
N

Google Earth

Image ©2025 Airbus

200 ft

BLOCK 29 PLAT A

IN OGDEN CITY
SCALE 1" = 50'

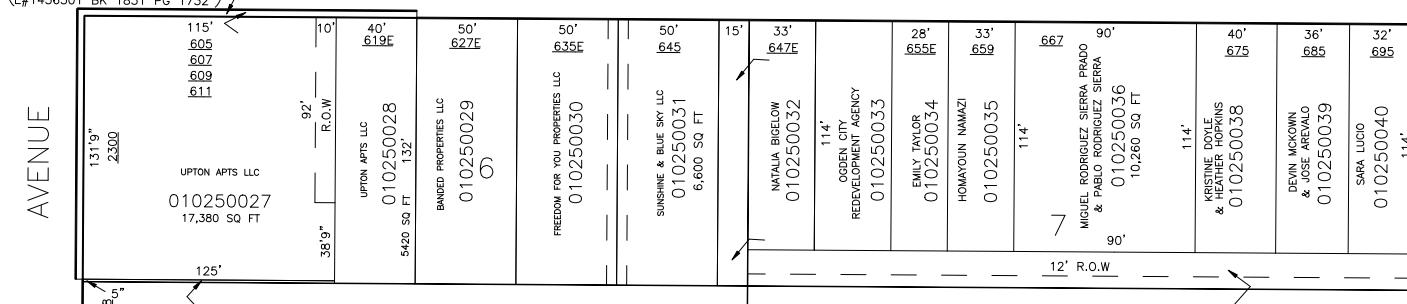
SEE PAGE 36

TAXING UNIT: 25

23RD

(VACATED 23-OCT-1996
E#1436501 BK 1831 PG 1732)

AVENUE



STREET

SEE PAGE 36

JEFFERSON

(DARIN H DEEM REVOC TR & DEBORAH D DEEM REVOC TR)

010250051

370 sq ft

GRANITE PEAK COMPANY LLC 600
600E 010250015TRAVIS O LARSEN & SHALAE A LARSEN
010250013

ADDRESS AFFIDAVIT E#3056276

24TH

SEE PAGE 36

AVENUE

MADISON

SEE PAGE 36

OGDEN CITY REDEVELOPMENT AGENCY
010250041HIGHLAND WEST APARTMENTS LLC
010250042

9

EYC PROPERTIES LLC
010250043SHOWCASE INVESTMENTS LLC
010250049

10

BRIAN K NIELSEN
010250044
144'GUADALUPE ZAMORA
010250045
132'ALANO CLUB INC
010250046

STREET

FOR TAX PURPOSES ONLY

KBR 07-98

Demolition or Moving Permit Application Checklist

All of the following documents must be included for submittal to be accepted:

- Ownership Plat of the property.** Available at Weber County Recorder, 2380 Washington Blvd.
- Site Plan** or a drawing of entire property showing all buildings, structures, hard surface areas, fences, walls, trees and any other items on site. Counter staff has a sample handout if you're unsure how to proceed with this.
- Historic Buildings** will require approval from the Landmarks Committee.
- Asbestos Clearance** from the State of Utah Division of Air Quality (801) 536-4000.
- Clearances from all utilities.** Ogden City Water department can be reached at (801) 629-8353 or 629-8466. (Please note: Ogden City must have water "Line Kill" document on file before a permit can be issued. Gas and electric clearances are the responsibility of the property owner.) **Please bring clearance letters from all utilities to accompany this application or have them faxed to (801) 629-8901.**
- STORM WATER POLLUTION PREVENTION PERMIT (SWPPP) REQUIREMENTS:**
 - If the property is less than 5000 sq. ft. in area:**
 - Demo application must be evaluated by Ogden City Engineering Department for a SWPP permit.
 - If the property area is 5000 sq. ft. to 1 acre:** only an Ogden City SWPP Permit is required, call Engineering department at (801) 629-8986.
 - If the property area is 1 acre or larger:**
 - Notice of intent (NOI) must be filed with the State (801) 538-6146 and a permit number (from the State) must be submitted to Ogden City.
 - Full SWPPP is required. Must follow the State of Utah guidelines, which can be found at this internet link: www.waterquality.utah.gov/UPDES/stormwatercon.htm
 - Ogden City SWPPP is also required. Contact Engineering department at (801) 629-8986.

NOTE: SWPP permits require a separate payment in addition to the cost of your building permit.

Permits are only issued to parties that meet the following qualifications:

- A Utah State Licensed Demolition and Wrecking Contractor** (License S460)
- A Utah State Licensed General Contractor** (License B100 or R100)
- A Utah State Licensed Engineering Contractor** (License E100)
- A homeowner, acting as a general contractor**, IF he or she has occupied the home as his/her primary residence. The permit can be issued to the owner if he/she is planning to rebuild a new primary residence on the property. In this case, construction plans for the new dwelling must be submitted at the same time the demolition permit is obtained. (Please note: If there are no plans to rebuild the dwelling, a State Licensed Contractor is required to obtain the demolition permit.)
- An owner of an accessory building** on the same property as his/her primary residence. (ie: shed, garage, concrete slab, deck, etc.) *Footing/foundation must be removed unless waived by the building official.*

Bond guidelines:

Permittees shall post a Performance Bond, Surety Bond, Cashier's Check, or Cash Bond to ensure compliance with the terms of the demolition ordinance in the amount indicated below:

Floor Area of Structure	Bond Amount
Up to 2,000 square feet	\$2,000
2,001 to 10,000 square feet	\$10,000
Over 10,000 square feet	\$20,000

Fees for demolition permits are based on the value of the demolition work. For fee estimates, please call (801) 629-8985.

Ogden City Payment and Performance Bonds Requirements

- A. Prior to OGDEN CITY executing the Agreement, Contractor shall file with OGDEN CITY a good and sufficient performance bond and a payment bond, each in the sum of not less than 100 percent of the Contract Price.
- B. The bonds shall be executed by the Contractor and secured by a company duly and regularly authorized to do a general surety business in the State of Utah and named in the current list of Companies holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies as published in current Circular 570 (amended) by the Audit Staff Bureau of Accounts, U.S. Treasury Department, with an underwriting limitation equal to or greater than the Contract Price which the bond guarantees or with a current "A--" rating or better in A.M. Best Co., Inc.'s, Best Insurance Reports, Property and Casualty Edition.
- C. Said bonds shall guarantee the faithful performance of the Construction Contract by the Contractor and payment of labor and materials. They shall inure by their terms to the benefit of OGDEN CITY. Neither this nor any other provision requiring a performance bond shall be construed to create any rights in any third party claimant as against OGDEN CITY for performance of the work under this Agreement.
- D. If the surety on any bond furnished by Contractor is subject to any proceeding under the Bankruptcy Code (Title 11, United States Code) or becomes insolvent or its right to do business is terminated in the State of Utah or it ceases to meet the requirements of this paragraph, Contractor shall, within 15 days thereafter, substitute another bond and surety, both of which must be acceptable to OGDEN CITY.

Ogden City Insurance Requirements

Insurance Requirements. Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by Contractor, its agents, representatives, employees or subcontractors. The cost of such insurance shall be included in Contractor's bid. The amount of insurance shall not be less than:

Commercial General Liability: \$1,000,000 combined single limit per occurrence and \$3,000,000 aggregate for bodily injury, personal injury and property damage. The limits of liability shall apply per project.

Business Automobile Liability: \$1,000,000 combined single limit per accident for bodily injury and property damage.

Workers' Compensation and Employers' Liability: Workers' compensation limits as required by the labor code of the State of Utah and employers liability with limits of \$1,000,000 per accident.

Insurance is to be placed with insurers acceptable to and approved by the City. Contractor's insurer must be authorized to do business in Utah at the time the contract is executed (and throughout the time period the contract is maintained), unless otherwise agreed in writing by the City. Failure to maintain or renew coverage or to provide evidence of renewal will be treated by City as a material breach of contract.

Limits of liability amounts must meet contract requirements before contract is initiated.

The City, and its elected officials, officers, employees, agents and volunteers are to be named as additional insureds with primary coverage and not contributing.

The City shall be furnished with original certificates of insurance and endorsements effecting coverage required within, signed by a person authorized by that insurer to bind coverage on its behalf. All certificates and endorsements are to be received by the City before work commences.

The City reserves the right to require complete, certified copies of all required insurance policies at any time.

Each policy shall be endorsed to state that coverage shall not be suspended, voided, canceled, reduced in coverage or in limits except after thirty days prior written notice by certified mail, return receipt requested, has been given to the City.

Contractor's insurance shall be primary insurance and any insurance or self

insurance maintained by the City, its officers, officials, employees, and volunteers shall be excess of Contractor's insurance and shall not contribute with it.

Contractor shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

Any deductibles or self-insured retentions must be declared to and approved by the City. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its elected officials, officers, employees, agents and volunteers; or Contractor shall provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations claim administration and defense expenses.

AN ASBESTOS SURVEY AND ASSESSMENT
FOR THE
ASPEN CARE CENTER
ASSISTED LIVING FACILITY
(Interior and Exterior Sampling)
2325 Madison Ave
Ogden, UT 84401

April 7, 2025

Prepared for:



Sean Mathis
Ogden City CD- Senior Project Coordinator
2549 Washington Blvd. Suite 120
Ogden, UT. 84401
O: 801-629-8935

Prepared by:



R & R Environmental, Inc. (R & R)
David Roskelley, MSPH, CIH, CSP, FAIHA
State of Utah, Division of Air Quality Inspector
Certification Number: ASB-1370/ASBC-237
47 West 9000 South, Suite #2
Sandy, Utah 84070
dave@rrenviro.com
Phone (801) 541-1035

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ASBESTOS

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1.0 INTRODUCTION

R & R Environmental, Inc. (R & R) was contacted to conduct a limited asbestos survey for the Aspen Care Assisted Living Building located at 2325 Madison Ave, Ogden, Utah. The building is scheduled to undergo a renovation. The survey consisted of a visual assessment of the building for suspect asbestos containing materials (ACM) and bulk sampling of the materials. The fieldwork component of this survey was conducted by Mr. Porter Roskelley who is a Utah Accredited Asbestos Building Inspector.

This report presents the conditions and observations noted on the visit dates.

The following general information is included in this survey report:

- Executive Summary (Section 2.0)
- Sampling Methods (Section 3.0)
- Analytical Results (Section 4.0)
- Conclusions (5.0)

2.0 EXECUTIVE SUMMARY:

The asbestos-containing material (ACM) identified at Aspen Care Center is as follows:

Material	Material Location	Quantity	Lab Result (%/Type)	Assessment
Wall System Texturing (Surfacing) See Photo #2	Throughout Building (Various Locations)	~32,000 ft ²	4% Chrysotile	Undamaged
Rolled Vinyl Flooring (Miscellaneous) See Photo #3	Storage Closets	~110 ft ²	17% Chrysotile	Undamaged
Light Grey Brick Sealant (Miscellaneous) See Photo #4	Front Rise of Building	~150 ft	5% Chrysotile	Undamaged
Black Roofing Skirt Tar (Miscellaneous) See Photo #5	Around Roof Skirt	~ 800 ft	12% Chrysotile	Undamaged
White Mortar (Miscellaneous) See Photo #4	Front Rise of Building	~150 ft	Trace % Chrysotile	Undamaged

ASPEN CARE CENTER
ASSISTED LIVING BUILDING
DATE OF SURVEY: NOVEMBER 2023
NESHAP - REGULATED
ASBESTOS-CONTAINING MATERIALS (R-ACM)

1. Friable asbestos material (>1% asbestos and can be crumbled, pulverized or reduced to powder by hand pressure)
 - Thermal system insulation (TSI)*
 - Textured ceiling material (TCM)*
 - Spray-on insulation or fireproofing*
 - Blown-in insulation*
 - Ceiling tiles/panels*
 - Plaster, gypsum board, gypsum board joint compound*
 - Cloth materials* (Boiler Flue Gasket)
 - Paper materials* (HVAC Paper Tape and Insulating Board)
 - Electrical wiring insulation*
 - Sink undercoating (loose)*
 - Other*(Fire Doors)
2. Category I ACM which has become friable
 - Packings
 - Gaskets
 - Resilient floor coverings (floor tile and sheet vinyl)
 - Asphalt roofing products (Dust Debris, Roofing Underlayment Debris, Flashing Material)
3. Category I ACM that will be or has been subjected to sanding, grinding, cutting or abrading
 - Packings
 - Gaskets
 - Resilient floor coverings (floor tile and sheet vinyl)
 - Asphalt roofing products
4. Category II ACM that has a high probability of becoming or has become friable in the course of demolition or renovation operations
 - Asbestos cement materials (transite)*
 - Asphalt, tar and rubber-base ACM products other than roofing products*
 - Non-asphalt and non-paper roofing products*
 - Paint*
 - Fire brick and/or mortar*
 - Stainless steel sink undercoating (solid)*
 - Encapsulated TCM*
 - Encapsulated TSI*
 - Mastic for floor tile, ceiling tile, cove molding, etc. (insulation pin adhesive) *
 - Other

**ASPEN CARE CENTER
ASSISTED LIVING BUILDING
DATE OF SURVEY: NOVEMBER 2023
NESHAP NON-REGULATED
ASBESTOS-CONTAINING MATERIAL (N-R-ACM)**

1. $\geq 1\%$ asbestos
2. Category I Non-friable (cannot be crumbled, pulverized, or reduced to powder by hand pressure) ACM with $>1\%$ asbestos by new PLM procedure
 - Packings
 - Gaskets (Window Glazing & Caulking)
 - Resilient floor coverings (Floor Tile)
 - Asphalt roofing products
3. Category II Non-friable ACM with $>1\%$ asbestos by new PLM procedure (Category includes items meeting Category I definition but not specifically listed in that category)
 - Asbestos cement materials (transite)* (Fume hoods, counter tops, and window panels)
 - Asphalt, tar and rubber-base ACM products other than roofing products*
 - Non-asphalt and non-paper roofing products*
 - Paint* (Silver Paint Sealant)
 - Fire brick and/or mortar*
 - Sink undercoating (solid)*
 - Mastic for floor tile, ceiling tile, cove molding, etc.*
 - Other* (Gym Sub-Floor)

Notes:

1. (*) denotes R & R's interpretation of materials included in this category.
2. New PLM procedure is outlined in Appendix A, Subpart F, 40 CFR, Part 783, Section 1, Polarized Light Microscopy.
3. The Environmental Protection Agency (EPA) National Emission Standard for Hazardous Air Pollutants (NESHAP) asbestos revision as outlined in 40 CFR, Part 61, became effective November 20, 1990. The asbestos classification system outlined in the revision and included in this section is dynamic in nature. Asbestos materials classified as "NON-REGULATED" at the time of the survey may become "REGULATED" due to ongoing or planned maintenance, renovation, or demolition actions, which can transform a material containing greater than 1% asbestos from a "non-friable" and NON-REGULATED to a friable and REGULATED condition. Classification of ACM in this section and in the executive summary of this report is, therefore, based on the observations of the surveyor at the time of the survey and may or may not be appropriate at later dates.
4. Maintenance, renovation, demolition, weathering, normal wear, water or other damage can alter the "NON-REGULATED" status of materials, and necessitate precautions required for handling them as "REGULATED" asbestos-materials.

3.0 SAMPLING METHODS

Survey procedures were based on those outlined in Title 40 Code of Federal Regulation (CFR) Part 763, USEPA Asbestos Hazard Emergency Response Act, and the Asbestos Model Accreditation Plan (effective April 4, 1994). The procedures included visual observation, physical inspection, bulk sample collection, and condition assessment of suspect ACM. The number of samples collected was based on the amount and accessibility of each homogeneous material, with consideration given for the type, age, and condition.

Eighty-two (82) samples were collected from the suspect materials to assess the presence of asbestos (or lack thereof) in building materials/systems. Each sample collected was placed into a sealable plastic bag or tub, marked with a unique sample identification code, and packaged for subsequent shipment to the laboratory for analysis. Individual sample identification consisted of a numeric code denoting the sampling media/location.

Subsequent to packaging and labeling, samples were submitted under proper chain-of-custody to Reservoirs Environmental, Inc., Denver, Colorado. The National Voluntary Laboratory Accreditation Program (NVLAP), Lab Code 101896 accredits Reservoirs for asbestos analysis. Samples were analyzed via Polarized Light Microscopy (PLM) utilizing EPA Method 600/M4-82-020. Please note that USEPA and OSHA regulations define an ACM as a material containing more than one (1) percent asbestos, by volume, as determined by PLM analysis. In the case of multi-layer systems (e.g., floor tile/mastic layers), the laboratory analyzed and reported each layer separately.

4.0 SURVEY RESULTS

Eighty-two (82) representative samples collected were submitted for analytical determination. A summary of analytical results for samples collected and analyzed for this survey are in Appendix B (Laboratory Results) and are discussed below by building material/system type. Photographs of the buildings where samples were taken are included as Appendix C. Floor Plans of the building where samples were taken are included in Appendix D

5.0 CONCLUSIONS

Asbestos-containing materials were identified in the building. See Executive Summary for details. This material should be removed prior to disturbance.

6.0 LIMITATIONS AND EXCLUSION OF WARRANTY

This asbestos survey and assessment was performed using procedures and a level of diligence typically exercised by professional consultants performing similar services. However, asbestos-containing material (ACM) can be present in a structure, but not identified using ordinary investigative procedures.

No asbestos survey can completely, eliminate uncertainty regarding the presence of ACM. R & R Environmental, Inc.'s level of diligence and investigative procedures are intended to reduce, but not eliminate, potential uncertainty regarding the presence of ACM. The procedures used for this survey attempt to establish a balance between the competing goals of limiting investigative costs, time, and building damage, and reducing the uncertainty about unknown conditions. Therefore, the determinations in this report should not be construed as a guarantee that all ACM present in the subject property has been included in this report.

This report presents R & R Environmental, Inc.'s professional determinations, which are dependent upon information obtained during performance of consulting services. R & R Environmental, Inc. assumes no responsibility for omissions or errors resulting from inaccurate information provided by sources outside of R & R Environmental, Inc.

No warranty or guarantee, expressed or implied, is made regarding the findings, conclusions, or recommendations contained in this report. The limitations presented above supersede the requirements or provisions of all other contracts or scopes of work, implied, or otherwise, except stated or acknowledged herein.

**A LIMITED
ASBESTOS SURVEY AND ASSESSMENT
FOR THE
ASPEN CARE CENTER
ASSISTED LIVING FACILITY
2325 Madison Ave
Ogden, UT 84401**

During the months of November 2023 and April 2025, R & R Environmental, Inc. (R & R) of Sandy, Utah, conducted an asbestos survey and assessment of the Aspen Care Center located at 2325 Madison Ave, Ogden, Utah. Bulk samples of suspect asbestos-containing materials were collected and analyzed. The condition of all friable and non-friable asbestos-containing materials was, assessed. The following accredited inspector conducted the survey and assessment.

Inspected by:



Porter Roskelley
State of Utah, Division of Air Quality Inspector
Certification Number: ASB-7218
State of Utah Company Certification ASBC-237

April 7, 2025

Date

This report was reviewed by:



David C. Roskelley, MSPH, CIH, CSP
State of Utah, Division of Air Quality Inspector
Certification Number: ASB-1370
AHERA Inspector #5 PSI 65451 I
Certified Safety Professional #15774
Certified Industrial Hygienist #8529
State of Utah Company Certification: ASBC-237

April 7, 2025

Date

Appendix A

Sample Log

INTERIOR SAMPLE LOG

Sample #	Material/ Homogenous Area	Sample Location	Quantity	Lab Result (%/Type)	Assessment
AP - 01	Wall System (Surfacing)	Hallway	32,000 ft ²	4% Chrysotile	Undamaged
AP - 02	Wall System (Surfacing)	Patient Room	32,000 ft ²	4% Chrysotile	Undamaged
AP - 03	Wall System (Surfacing)	Patient Room	32,000 ft ²	4% Chrysotile	Undamaged
AP - 04	Wall System (Surfacing)	Hallway	32,000 ft ²	4% Chrysotile	Undamaged
AP - 05	Wall System (Surfacing)	Storage	32,000 ft ²	4% Chrysotile	Undamaged
AP - 06	Wall System (Surfacing)	Patient Room	32,000 ft ²	4% Chrysotile	Undamaged
AP - 07	Wall System (Surfacing)	Storage	32,000 ft ²	4% Chrysotile	Undamaged
AP - 08	Block Filler	Entry	1500 ft ²	None Detected	Undamaged
AP - 09	Block Filler	Entry	1500 ft ²	None Detected	Undamaged
AP - 10	Block Filler	By Laundry	1500 ft ²	None Detected	Undamaged
AP - 11	Block Filler	By Laundry	1500 ft ²	None Detected	Undamaged
AP - 12	Block Filler	Entry East	1500 ft ²	None Detected	Undamaged
AP - 13	Ceiling Texture	Kitchen	500 ft ²	None Detected	Undamaged
AP - 14	Ceiling Texture	Kitchen	500 ft ²	None Detected	Undamaged
AP - 15	Ceiling Texture	Kitchen	500 ft ²	None Detected	Undamaged
AP - 16	Rolled VFT	Storage	100 ft ²	17 % Chrysotile	Undamaged
AP - 17	Rolled VFT	Storage	100 ft ²	17 % Chrysotile	Undamaged
AP - 18	12" White & Black VFT	Kitchen	6200 ft ²	None Detected	Undamaged
AP - 19	12" White & Black VFT	Kitchen	6200 ft ²	None Detected	Undamaged
AP - 20	12" White & Black VFT	Kitchen	250 ft ²	None Detected	Undamaged
AP - 21	12" White & Black VFT	Kitchen	250 ft ²	None Detected	Undamaged
AP - 22	12" Creme VFT	RA Suite	250 ft ²	None Detected	Undamaged
AP - 23	12" Creme VFT	RA Suite	250 ft ²	None Detected	Undamaged
AP - 24	12" White Streak VFT	Hallway	50 ft ²	None Detected	Undamaged
AP - 25	12" White Streak VFT	Hallway	50 ft ²	None Detected	Undamaged
AP - 26	12" Grey VFT	Patient Room	40 ft ²	None Detected	Undamaged
AP - 27	12" Grey VFT	Patient Room	40 ft ²	None Detected	Undamaged
AP - 28	2" Brown VCB	Patient Room	70 ft ²	None Detected	Undamaged
AP - 29	2" Brown VCB	Patient Room	70 ft ²	None Detected	Undamaged
AP - 30	4" White VCB	Patient Room	120 ft ²	None Detected	Undamaged
AP - 31	4" White VCB	Patient Room	120 ft ²	None Detected	Undamaged
AP - 32	4" Grey VCB	Patient Room	40 ft ²	None Detected	Undamaged

Sample #	Material/ Homogenous Area	Sample Location	Quantity	Lab Result (%/Type)	Assessment
AP - 33	4" Grey VCB	Hallway	40 ft ²	None Detected	Undamaged
AP - 34	4" Brown VCB	Hallway	30 ft ²	None Detected	Undamaged
AP - 35	4" Brown VCB	Hallway	30 ft ²	None Detected	Undamaged
AP - 36	2x4 Ceiling Tile	Hall	25 ft ²	None Detected	Undamaged
AP - 37	2x4 Ceiling Tile	Hall	25 ft ²	None Detected	Undamaged
AP - 38	12"x12" Ceiling Tile	Patient Room	4625 ft ²	None Detected	Undamaged
AP - 39	12"x12" Ceiling Tile	Patient Room	4625 ft ²	None Detected	Undamaged
AP - 40	Wallpaper Adhesive	Hall	1800 ft ²	None Detected	Undamaged
AP - 41	Wallpaper Adhesive	Hall	1800 ft ²	None Detected	Undamaged
AP - 42	Kitchen Wallboard	Kitchen	50 ft ²	None Detected	Undamaged
AP - 43	Kitchen Wallboard	Kitchen	50 ft ²	None Detected	Undamaged
AP - 44	White and Gold Wallboard	Laundry	1750 ft ²	None Detected	Undamaged
AP - 45	White and Gold Wallboard	Laundry	1750 ft ²	None Detected	Undamaged
AP - 46	Black Sink Undercoat	Pre-function	450 ft ²	None Detected	Undamaged
AP - 47	Black Sink Undercoat	Pre-function	450 ft ²	None Detected	Undamaged
AP - 48	Green Thread Sealant	Hall	450 u	None Detected	Undamaged
AP - 49	Green Thread Sealant	Hall	450 u	None Detected	Undamaged
AP - 50	Grey Duct Sealant	Hall	1200 ft	None Detected	Undamaged
AP - 51	Grey Duct Sealant	Hall	1200 ft	None Detected	Undamaged

EXTERIOR SAMPLE LOG

Sample #	Material/ Homogenous Area	Sample Location	Quantity	Lab Result (%/Type)	Assessment
ACC-01	Block Filler	Around Perimeter	12,000 ft ²	None Detected	Undamaged
ACC-02	Block Filler	Around Perimeter	12,000 ft ²	None Detected	Undamaged
ACC-03	Block Filler	Around Perimeter	12,000 ft ²	None Detected	Undamaged
ACC-04	Block Filler	Around Perimeter	12,000 ft ²	None Detected	Undamaged
ACC-05	Block Filler	Around Perimeter	12,000 ft ²	None Detected	Undamaged
ACC-06	Block Filler	Around Perimeter	12,000 ft ²	None Detected	Undamaged
ACC-07	Block Filler	Around Perimeter	12,000 ft ²	None Detected	Undamaged
ACC-08	White Penetration Sealant	Roofing Penetrations	100 ft	None Detected	Undamaged
ACC-09	White Penetration Sealant	Roofing Penetrations	100 ft	None Detected	Undamaged
ACC-10	Grey Penetration Sealant	Roofing Penetrations	120 ft	None Detected	Undamaged
ACC-11	Grey Penetration Sealant	Roofing Penetrations	120 ft	None Detected	Undamaged
ACC-12	Black Tar Sealant	Around HVAC Units	150 ft	None Detected	Undamaged
ACC-13	Black Tar Sealant	Around HVAC Units	150 ft	None Detected	Undamaged
ACC-14	Grey Roofing Patch	Skylight and HVAC Corners	50 ft ²	None Detected	Undamaged
ACC-15	Grey Roofing Patch	Skylight and HVAC Corners	50 ft ²	None Detected	Undamaged
ACC-16	Pea Gravel Roofing Core	Flat and Pitched Roof	8000 ft ²	None Detected	Undamaged
ACC-17	Pea Gravel Roofing Core	Flat and Pitched Roof	8000 ft ²	None Detected	Undamaged
ACC-18	Light Grey Brick Sealant	Front Rise of Building	150 ft	5% Chrysotile	Undamaged
ACC-19	Light Grey Brick Sealant	Front Rise of Building	150 ft	5% Chrysotile	Undamaged
ACC-20	Dark Grey Brick Sealant	Front Rise of Building	150 ft	None Detected	Undamaged
ACC-21	Dark Grey Brick Sealant	Front Rise of Building	150 ft	None Detected	Undamaged
ACC-22	Brown Window Sealant	Around Window Frame	250 ft	None Detected	Undamaged
ACC-23	Brown Window Sealant	Around Window Frame	250 ft	None Detected	Undamaged
ACC-24	Window Glazing	Around Window	220 ft ²	None Detected	Undamaged
ACC-25	Window Glazing	Around Window	220 ft ²	None Detected	Undamaged
ACC-26	White Mortar	Front Rise of Building	400 ft	Trace % Chrysotile	Undamaged
ACC-27	White Mortar	Front Rise of Building	400 ft	Trace % Chrysotile	Undamaged
ACC-28	Black Roofing Skirt Tar	Around Roof Skirt	800 ft	12% Chrysotile	Undamaged
ACC-29	Black Roofing Skirt Tar	Around Roof Skirt	800 ft	12% Chrysotile	Undamaged
ACC-30	Black Putty	Roofing Penetrations	120 ft	None Detected	Undamaged
ACC-31	Black Putty	Roofing Penetrations	120 ft	None Detected	Undamaged

Appendix B

Laboratory Report



Built Environment Testing
Reservoirs

November 20, 2023

Subcontractor Number:

Laboratory Report: **RES 584411-1**

Project #/P.O. #: **None Given**

Project Description: **11/14 Aspen Park Assisted Living**

Logan Wells
R & R Environmental
47 West 9000 South #2
Sandy UT 84070

Dear Logan,

Eurofins Reservoirs is an analytical laboratory accredited for the analysis of Industrial Hygiene and Environmental matrices by the National Voluntary Laboratory Accreditation Program (NVLAP), Lab Code 101896-0 for Transmission Electron Microscopy (TEM) and Polarized Light Microscopy (PLM) analysis and the American Industrial Hygiene Association (AIHA LAP, LLC), Lab ID 101533 for Phase Contrast Microscopy (PCM) analysis. This laboratory is currently proficient in both Proficiency Testing and PAT programs respectively.

Eurofins Reservoirs has analyzed the following samples for asbestos content as per your request. The analysis has been completed in general accordance with the appropriate methodology as stated in the attached analysis table. The results have been submitted to your office.

RES 584411-1 is the job number assigned to this study. This report is considered highly confidential and the sole property of the customer. Eurofins Reservoirs will not discuss any part of this study with personnel other than those of the client. The results described in this report only apply to the samples analyzed, as received and with the information provided by the customer. This report must not be used to claim endorsement of products or analytical results by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without written approval from Eurofins Reservoirs. Samples will be disposed of after sixty days unless longer storage is requested. If you have any questions about this report, please feel free to call 303-964-1986.

Sincerely,



by Josh Baker

Jeanne Spencer
President



EUROFINS RESERVOIRS ENVIRONMENTAL, INC

NVLAP Lab Code 101896-0
AIHA LAP, LLC. LAB ID 101533

TABLE: I ANALYSIS: PLM BULK ANALYSIS, PERCENTAGE COMPOSITION BY VOLUME

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 Client Project Description: **11/14 Aspen Park Assisted Living**
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 Analysis Type: **EPA 600/R-93/116 - Short Report, Bulk**
 Turnaround: **Priority**
 Date Samples Analyzed: **November 20, 2023**

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 ND = None Detected
 TR = Trace; <1 % Visual Estimate
 Trem-Act = Tremolite-Actinolite

Laboratory Sample ID	Client Sample Number	L A Y E R	Physical Description	Sub Part (%)	Asbestos Content		Non-Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
					Mineral	Visual Estimate (%)		
584411 - AP-01		A	Off white paint	4		ND	0	100
		B	Yellow fibrous woven material	5		ND	90	10
		C	White texture w/ off white paint	40		ND	0	100
		D	Beige compound	51	Chrysotile	3	0	97
	584411 - AP-02	A	Tan fibrous debris	15		ND	90	10
584411 - AP-03		B	White/multi-colored paint	20		ND	0	100
		C	Beige compound	65	Chrysotile	4	0	96
		A	Gray/multi-colored paint	13		ND	0	100
		B	Beige joint compound	17	Chrysotile	4	0	96
		C	Tan/white drywall	20		ND	80	20
		D	Beige compound	25	Chrysotile	3	0	97
		E	Off white tape	25		ND	90	10

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.

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Laboratory Sample ID	L A Y E R	Physical Description	Sub Part	Asbestos Content		Non-Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
				Mineral	Visual Estimate (%)		
Client Sample Number	(%)						
584411 - AP-04		A Beige/multi-colored paint w/ tan adhesive	14		ND	0	100
		B Beige compound	20	Chrysotile	3	0	97
		C Off white tape	20		ND	90	10
		D Tan/white drywall	21		ND	75	25
		E Beige joint compound	25	Chrysotile	3	0	97
584411 - AP-05		A Beige/multi-colored paint w/ tan adhesive	13		ND	0	100
		B Off white tape	17		ND	90	10
		C Tan/white drywall	20		ND	75	25
		D Beige compound	23	Chrysotile	3	0	97
		E Beige joint compound	27	Chrysotile	4	0	96
584411 - AP-06		A Off white paint	8		ND	0	100
		B Beige joint compound	18	Chrysotile	3	0	97
		C Beige texture	20	Chrysotile	3	0	97
		D Tan/beige drywall	24		ND	85	15
		E Off white tape	30		ND	90	10

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Laboratory Sample ID	L A Y E R	Physical Description	Sub Part	Asbestos Content		Non-Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
				Mineral	Visual Estimate (%)		
Client Sample Number			(%)				
584411 - AP-07		A Gray/multi-colored paint	2		ND	0	100
		B Beige joint compound	15	Chrysotile	3	0	97
		C Tan paper	18		ND	90	10
		D Beige compound	30	Chrysotile	3	0	97
		E Off white tape	35		ND	90	10
584411 - AP-08		A Tan brick w/ gray paint	100		ND	0	100
584411 - AP-09		A Tan brick w/ gray paint	100		ND	0	100
584411 - AP-10		A Tan brick w/ gray paint	100		ND	0	100
584411 - AP-11		A Gray granular cementitious material w/ gray paint	40		ND	0	100
		B Tan brick w/ gray paint	60		ND	0	100
584411 - AP-12		A Gray/multi-colored cinder block w/ cream paint	100		ND	0	100
584411 - AP-13		A White compound w/ cream/multi-colored paint	100		ND	0	100
584411 - AP-14		A White compound w/ cream/white paint	40		ND	0	100
		B Tan/white drywall	60		ND	75	25
584411 - AP-15		A White compound w/ cream/white paint	30		ND	0	100
		B White/white drywall	70		ND	85	15

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					Mineral	Visual Estimate (%)		
584411 - AP-16		A	White leveling compound w/ tan adhesive	20	Chrysotile	ND	3	97
			B Brown/multi-colored sheet vinyl w/ gray fibrous backing material	80				
584411 - AP-17		A	Brown sheet vinyl w/ gray fibrous backing material	45	Chrysotile	17	2	81
			B Tan wood w/ tan adhesive	55				
584411 - AP-18		A	Tan wood w/ tan adhesive	35	Chrysotile	ND	88	12
			B Light gray floor tile	65				
584411 - AP-19		A	Tan adhesive	15	Chrysotile	ND	0	100
			B Light gray floor tile	85				
584411 - AP-20		A	Tan adhesive	17	Chrysotile	ND	0	100
			B Gray floor tile	83				
584411 - AP-21		A	Tan adhesive	15	Chrysotile	ND	0	100
			B Gray floor tile	85				
584411 - AP-22		A	White leveling compound w/ tan adhesive	10	Chrysotile	ND	0	100
			B Off white floor tile	90				

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Laboratory Sample ID	Client Sample Number	L A Y E R	Physical Description	Sub Part	Asbestos Content		Non-Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
					Mineral	Visual Estimate (%)		
584411 - AP-23			A Tan adhesive	6		ND	0	100
			B Off white floor tile	94		ND	0	100
584411 - AP-24			A Tan wood w/ tan adhesive	10		ND	85	15
			B Light gray floor tile	90		ND	0	100
584411 - AP-25			A Tan wood w/ tan adhesive	12		ND	85	15
			B Light gray floor tile	88		ND	0	100
584411 - AP-26			A Tan adhesive	TR	Chrysotile	TR	0	100
			B Tan adhesive	8		ND	0	100
			C Gray fibrous material	17	Chrysotile	38	4	58
			D Off white floor tile	75		ND	0	100
584411 - AP-27			A Tan wood w/ tan adhesive	20		ND	90	10
			B Off white floor tile	80		ND	0	100
584411 - AP-28			A Black adhesive	7		ND	0	100
			B Gray cove base	93		ND	0	100

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Laboratory Sample ID	Client Sample Number	L A Y E R	Physical Description	Sub Part (%)	Asbestos Content		Non-Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
					Mineral	Visual Estimate (%)		
584411 - AP-29		A	Black adhesive	9		ND	0	100
			Gray cove base		91	ND		
584411 - AP-30		A	Tan adhesive	4		ND	0	100
			Off white cove base		96	ND		
584411 - AP-31		A	Tan adhesive	10		ND	0	100
			Orange cove base		90	ND		
584411 - AP-32		A	Tan adhesive	11		ND	0	100
			Gray cove base		89	ND		
584411 - AP-33		A	Tan adhesive	15		ND	0	100
			Gray cove base		85	ND		
584411 - AP-34		A	Brown adhesive	8		ND	0	100
			Brown cove base		92	ND		
584411 - AP-35		A	Brown adhesive	10		ND	0	100
			Brown cove base		90	ND		
584411 - AP-36		A	Gray/white ceiling tile	100		ND	65	35

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Laboratory Sample ID	L A Y E R	Physical Description	Sub Part	Asbestos Content		Non-Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
				Mineral	Visual Estimate (%)		
584411 - AP-37	A	Gray/white ceiling tile	100			ND	65
584411 - AP-38	A	Tan/white ceiling tile	100			ND	85
584411 - AP-39	A	Tan/white ceiling tile	100			ND	85
584411 - AP-40	A	Off white paint	3			ND	0
	B	Off white compound	12	Chrysotile	2	0	98
	C	Tan/white drywall	25			87	13
	D	Off white/beige wall covering w/ gray/multi-colored paint & white caulk	60			25	75
	A	Off white/beige wall covering w/ gray/multi-colored paint & white caulk	100			25	75
584411 - AP-41	A	Tan adhesive	25			ND	0
	B	White fibrous resinous material	75			ND	35
584411 - AP-43	A	Tan adhesive	6			ND	0
	B	White fibrous resinous material	94			ND	30

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Laboratory Sample ID	Client Sample Number	L A Y E R	Physical Description	Sub Part (%)	Asbestos Content		Non-Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
					Mineral	Visual Estimate (%)		
584411 - AP-44		A	Tan adhesive	4		ND	0	100
			White compound	35		ND	0	100
			Brown fiberboard	61		ND	90	10
584411 - AP-45		A	Tan adhesive	4		ND	0	100
			White compound	25		ND	0	100
			Brown fiberboard	71		ND	90	10
584411 - AP-46		A	Black resinous material	100		ND	0	100
584411 - AP-47		A	Black resinous material	100		ND	0	100
584411 - AP-48		A	Brown resinous material	100		ND	0	100
584411 - AP-49		A	Brown resinous material	100		ND	0	100
584411 - AP-50		A	Gray resinous material	100		ND	0	100
584411 - AP-51		A	Gray resinous material	100		ND	0	100

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.



Josh Baker
Analyst

Q:\QAQC\Eurofins Reservoirs QA Manual.pdf

RES Job #: 584411

SUBMITTED BY	INVOICE TO	CONTACT INFORMATION	SERIES
Company: R & R Environmental	Company: R & R Environmental	Contact: Logan Wells	-1 PLM Priority
Address: 47 West 9000 South #2	Address: 47 West 9000 South #2	Phone: (801) 885-2126	
		Fax:	
Sandy, UT 84070	Sandy, UT 84070	Cell: (801) 885-2126	
Project Number and/or P.O. #: None Given		Final Data Deliverable Email Address:	
Project Description/Location: 11/14 Aspen Park Assisted Living		logan@rrenviro.com (+ 4 ADDNL. CONTACTS)	

ASBESTOS LABORATORY HOURS: Weekdays: 7am - 7pm & Sat. 8am - 5pm					REQUESTED ANALYSIS				VALID MATRIX CODES		LAB NOTES			
PLM / PCM / TEM	DTL	RUSH	PRIORITY	STANDARD					Air = A	Bulk = B				
CHEMISTRY LABORATORY HOURS: Weekdays: 8am - 5pm									Dust = D	Food = F				
Dust	RUSH	PRIORITY	STANDARD					Paint = P	Soil = S					
Metals	RUSH	PRIORITY	STANDARD	*PRIOR NOTICE REQUIRED FOR SAME DAY TAT				Surface = SU	Swab = SW					
Organics*	SAME DAY	RUSH	PRIORITY	STANDARD					Tape = T	Wipe = W				
MICROBIOLOGY LABORATORY HOURS: Weekdays: 8am - 5pm									Drinking Water = DW	Waste Water = WW				
Viable Analysis**	PRIORITY	STANDARD					**ASTM E1792 approved wipe media only**							
**TAT DEPENDENT ON SPEED OF MICROBIAL GROWTH														
Medical Device Analysis	RUSH	STANDARD												
Mold Analysis	RUSH	PRIORITY	STANDARD											
Turnaround times establish a laboratory priority, subject to laboratory volume and are not guaranteed. Additional fees apply for afterhours, weekends and holidays.														
Special Instructions:														
Client Sample ID Number (Sample ID's must be unique)					ASBESTOS	CHEMISTRY	MICROBIOLOGY	ICO	Sample Volume (L) / Area	Length(or Aliquots) x Width(or Area per Aliquot)	Matrix Code	# of Containers	Date Collected mm/dd/yy	Time Collected hh:mm
1 AP-01	X								B					
2 AP-02	X								B					
3 AP-03	X								B					
4 AP-04	X								B					
5 AP-05	X								B					
6 AP-06	X								B					
7 AP-07	X								B					
8 AP-08	X								B					
9 AP-09	X								B					
10 AP-10	X								B					
11 AP-11	X								B					
12 AP-12	X								B					
13 AP-13	X								B					
PLM - PLM Short Report (EPA/600/R-93/16)														
TEM - AHERA (+/- or Quantified), Microvac (+/- or Quantified), Wipe (+/- or Quantified), NIOSH 7402, Tammie Level I, ISO 13012, ISO 3794, Chatfield, Drinking Water, Waste Water, Bulk +/-, CARB Modified Ahera														
PCM - 7400A, 7400B, OSHA														
DUST - Total, Respirable														
METALS - Analyte(s)														
Lead Only (7082, 7420, Waste Water, Foodware), Multi Metals (7303,6020A, 200,8, Waste Water, Foodware, OSHA ID:125G), pH (Liquid or Non-Liquid), TCLP, RCRA 8, Scan, Welding Flame Scan, Full Metals Scan														
ORGANICS - Methamphetamine, TSS														
VIABLES - Campylobacter, Bacillus, Salmonella (Culturable or 1-2), Listeria, E.coli O157:H7, E.coli Coliforms - Pated, S.aureus, Yeast & Mold, Aerobic Plate Count, Coliforms/E.coli - (State Water, Drinking Water, Non-Drinking Water, +/-, Quantification), Lactic Acid, Viable Microbial Count (wild ID or wild ID), Enterococcus (+/- or Quantification), Legionella (P, NP, C)														
MEDICAL - Bobburden, LAL														
MOLD - Spore Trap, Bulk Mold, Particulate identification														
Laboratory Analysis Instructions														

EREI establishes a unique Lab Sample ID, for each sample, by preceding each unique Client Sample ID with the laboratory RES Job Number.

EREI will analyze incoming samples based on information received and will not be responsible for errors or omissions in calculations resulting from the inaccuracy of original data. By signing, client/company representative agrees that submission of the following samples for requested analysis as indicated on this Chain of Custody shall constitute an analytical services agreement with payment terms of NET 30 days. Failure to comply with payment terms may result in a 1.5% monthly interest surcharge.

Relinquished By:		Logan Wells	Date/Time: 11/17/2023 17:05:08	Sample Condition: Acceptable
Received By:		Victoria Hernandez	Date/Time: 11/20/2023 10:50:09	Carrier: Fed-Ex



Built Environment Testing Reservoirs

RES Job #: **584411**

Submitted By: **R & R Environmental**

Client Sample ID Number	REQUESTED ANALYSIS					VALID MATRIX CODES		LAB NOTES	
	ASBESTOS	CHEMISTRY	MICROBIOLOGY	ICO		Air = A	Bulk = B		
14 AP-14	X								
15 AP-15	X								
16 AP-16	X								
17 AP-17	X								
18 AP-18	X								
19 AP-19	X								
20 AP-20	X								
21 AP-21	X								
22 AP-22	X								
23 AP-23	X								
24 AP-24	X								
25 AP-25	X								
26 AP-26	X								
27 AP-27	X								
28 AP-28	X								
29 AP-29	X								
30 AP-30	X								
31 AP-31	X								
32 AP-32	X								
33 AP-33	X								
34 AP-34	X								
35 AP-35	X								
36 AP-36	X								
37 AP-37	X								
38 AP-38	X								
39 AP-39	X								
40 AP-40	X								
41 AP-41	X								
42 AP-42	X								
43 AP-43	X								

PLM - PLM Short Report (EPA/600/R-93/16)

TEM - AHERA (+/- or Quantified), Microvac (+/- or Quantified), Wipe (+/- or Quantified), NIOSH 7402, Yamate Level II, ISO 10312, ISO 13794, Chaffield, Drinking Water, Waste Water, Bulk +/-, CARB Modified Area, PCM - 7400A, 7400B, OSHA DUST - Total, Respirable

METALS - Analyte(s) Lead Only (7082 7420, Waste Water Foodware), Multi Metals (7303 6020A, 2003, Waste Water, Foodware, OSHA ID-125G), pH (Liquid or Non-Liquid), TCLP, RCRA 3 Scan, Wiping/June Scan, Full/Metals Scan

ORGANICS - Methamphetamine, TSS

VIABLES - Campylobacter, Bacillus, Salmonella (Culturable or 1/2), Listeria, E. coli 0157:H7, E. coli/Colliforms - Plated, S. aureus, Yeast & Mold, Aerobic Plate Count, California/E. coli - (State Water, Drinking Water, Non-Drinking Water, +/-, Quantification), Lactic Acid, Viable Microbial Count (w/ID or w/o ID), Escherichia coli (+/- or Quantification), Legionella (P, NF, C), MEDICAL - Bioburden, LAL

MOLD - Spore Trap, Bulk Mold, Particulate Identification

Sample Volume (L) / Area

Length (or Aliquot) x Width (or Area per Aliquot)

Matrix Code

of Containers

Date Collected mm/dd/yy

Time Collected hh:mm

ASTM E1792 approved wipe media only

Laboratory Analysis Instructions



Built Environment Testing Reservoirs

RES Job #: **584411**

Submitted By: **R & R Environmental**

Client Sample ID Number	(Sample ID's must be unique)	REQUESTED ANALYSIS					VALID MATRIX CODES		LAB NOTES	
		ASBESTOS	CHEMISTRY	MICROBIOLOGY	ICO	Sample Volume (L) / Area	Length (or Aliquots) x Width (or Area per Aliquot)	Matrix Code	# of Containers	Date Collected mm/dd/yy
44 AP-44		X						B		
45 AP-45		X						B		
46 AP-46		X						B		
47 AP-47		X						B		
48 AP-48		X						B		
49 AP-49		X						B		
50 AP-50		X						B		
51 AP-51		X						B		



**Built Environment Testing
Reservoirs**

April 02, 2025

Subcontractor Number:

Laboratory Report: **RES 648199-1**

Project #/P.O. #: **None Given**

Project Description: **Aspen Care Center Exterior**

Porter Roskelley
R & R Environmental
47 West 9000 South #2
Sandy UT 84070

Dear Porter,

Eurofins Reservoirs is an analytical laboratory accredited for the analysis of Industrial Hygiene and Environmental matrices by the National Voluntary Laboratory Accreditation Program (NVLAP), Lab Code 101896-0 for Transmission Electron Microscopy (TEM) and Polarized Light Microscopy (PLM) analysis and the American Industrial Hygiene Association (AIHA LAP, LLC), Lab ID 101533 for Phase Contrast Microscopy (PCM) analysis. This laboratory is currently proficient in both Proficiency Testing and PAT programs respectively.

Eurofins Reservoirs has analyzed the following samples for asbestos content as per your request. The analysis has been completed in general accordance with the appropriate methodology as stated in the attached analysis table. The results have been submitted to your office.

RES 648199-1 is the job number assigned to this study. This report is considered highly confidential and the sole property of the customer. Eurofins Reservoirs will not discuss any part of this study with personnel other than those of the client. The results described in this report only apply to the samples analyzed, as received and with the information provided by the customer. This report must not be used to claim endorsement of products or analytical results by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without written approval from Eurofins Reservoirs. Samples will be disposed of after sixty days unless longer storage is requested. If you have any questions about this report, please feel free to call 303-964-1986.

Sincerely,



by Jessica Parker

Jeanne Spencer
President



EUROFINS RESERVOIRS ENVIRONMENTAL, INC

NVLAP Lab Code 101896-0
AIHA LAP, LLC. LAB ID 101533

TABLE: I ANALYSIS: PLM BULK ANALYSIS, PERCENTAGE COMPOSITION BY VOLUME

RES Job Number: **RES 648199-1**
 Client: **R & R Environmental**
 Client Project/P.O.: **None Given**
 Client Project Description: **Aspen Care Center Exterior**
 Date Samples Received: **April 02, 2025**
 Analysis Type: **EPA 600/R-93/116 - Short Report, Bulk**
 Turnaround: **Rush**
 Date Samples Analyzed: **April 02, 2025**

NA = Not Analyzed
 NR = Not Received
 ND = None Detected
 TR = Trace; <1 % Visual Estimate
 Trem-Act = Tremolite-Actinolite

Laboratory Sample ID	Client Sample Number	L A Y E R	Physical Description	Sub Part	Asbestos Content		Non-Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
					Mineral	Visual Estimate (%)		
648199 -	ACC-01	A	Tan brick w/ white paint	100		ND	0	100.0
648199 -	ACC-02	A	Tan brick w/ white paint	100		ND	0	100.0
648199 -	ACC-03	A	Tan brick w/ white paint	100		ND	0	100.0
648199 -	ACC-04	A	Tan brick w/ white paint	100		ND	0	100.0
648199 -	ACC-05	A	Tan brick w/ white paint	100		ND	0	100.0
648199 -	ACC-06	A	Tan brick w/ white paint	100		ND	0	100.0
648199 -	ACC-07	A	Tan brick w/ white paint	100		ND	0	100.0
648199 -	ACC-08	A	White caulk	100		ND	0	100.0
648199 -	ACC-09	A	White caulk	100		ND	0	100.0
648199 -	ACC-10	A	Gray caulk	100		ND	0	100.0
648199 -	ACC-11	A	Gray caulk	100		ND	0	100.0
648199 -	ACC-12	A	Black felt w/ black tar	100		ND	45	55.0
648199 -	ACC-13	A	Black felt w/ black tar	100		ND	45	55.0
648199 -	ACC-14	A	Gray/white/black fibrous resinous material	100		ND	15	85.0
648199 -	ACC-15	A	Gray/white/black fibrous resinous material	100		ND	15	85.0
648199 -	ACC-16	A	Gray/black shingle	100		ND	20	80.0

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.

EUROFINS RESERVOIRS ENVIRONMENTAL, INC

NVLAP Lab Code 101896-0
AIHA LAP, LLC. LAB ID 101533

TABLE: I ANALYSIS: PLM BULK ANALYSIS, PERCENTAGE COMPOSITION BY VOLUME

RES Job Number: **RES 648199-1**
 Client: **R & R Environmental**
 Client Project/P.O.: **None Given**
 Client Project Description: **Aspen Care Center Exterior**
 Date Samples Received: **April 02, 2025**
 Analysis Type: **EPA 600/R-93/116 - Short Report, Bulk**
 Turnaround: **Rush**
 Date Samples Analyzed: **April 02, 2025**

NA = Not Analyzed
 NR = Not Received
 ND = None Detected
 TR = Trace; <1 % Visual Estimate
 Trem-Act = Tremolite-Actinolite

Laboratory Sample ID	Client Sample Number	L A Y E R	Physical Description	Sub Part (%)	Asbestos Content		Non-Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
					Mineral	Visual Estimate (%)		
648199 - ACC-17		A	Gray/white/black fibrous resinous material	30		ND	15	85.0
		B	White foam w/ silver foil	35		ND	0	100.0
		C	Gray/black shingle	35		ND	20	80.0
648199 - ACC-18		A	Gray resinous material	100	Chrysotile	5	0	95.0
648199 - ACC-19		A	Gray resinous material	100	Chrysotile	5	0	95.0
648199 - ACC-20		A	Black fibrous tar	100		ND	12	88.0
648199 - ACC-21		A	Black fibrous tar	100		ND	12	88.0
648199 - ACC-22		A	Black caulk	100		ND	0	100.0
648199 - ACC-23		A	Black caulk	100		ND	0	100.0
648199 - ACC-24		A	Black resinous material	100		ND	0	100.0
648199 - ACC-25		A	Black resinous material	100		ND	0	100.0
648199 - ACC-26		A	Gray granular plaster	100	Chrysotile	TR	0	100.0
648199 - ACC-27		A	Gray granular plaster	100	Chrysotile	TR	0	100.0
648199 - ACC-28		A	Black multi-layered fibrous tar	100	Chrysotile	12	0	88.0
648199 - ACC-29		A	Black multi-layered fibrous tar	100	Chrysotile	12	0	88.0
648199 - ACC-30		A	Brown caulk	100		ND	0	100.0

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.

EUROFINS RESERVOIRS ENVIRONMENTAL, INC

NVLAP Lab Code 101896-0
AIHA LAP, LLC. LAB ID 101533

TABLE: I ANALYSIS: PLM BULK ANALYSIS, PERCENTAGE COMPOSITION BY VOLUME

RES Job Number: **RES 648199-1**
Client: **R & R Environmental**
Client Project/P.O.: **None Given**
Client Project Description: **Aspen Care Center Exterior**
Date Samples Received: **April 02, 2025**
Analysis Type: **EPA 600/R-93/116 - Short Report, Bulk**
Turnaround: **Rush**
Date Samples Analyzed: **April 02, 2025**

NA = Not Analyzed
NR = Not Received
ND = None Detected
TR = Trace; <1 % Visual Estimate
Trem-Act = Tremolite-Actinolite

Laboratory Sample ID	L A Y E R	Physical Description	Sub Part	Asbestos Content		Non-Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
				Mineral (%)	Visual Estimate (%)		
Client Sample Number 648199 - ACC-31	A	Brown caulk	100		ND	0	100.0

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.



Jessica Parker
Analyst

SUBMITTED BY		INVOICE TO	CONTACT INFORMATION	SERIES
Company: R & R Environmental		Company: R & R Environmental	Contact: Porter Roskelley	-1 PLM Rush *NO VERBALS*
Address: 47 West 9000 South #2		Address: 47 West 9000 South #2	Phone: (801) 376-6951	
	Sandy, UT 84070	Sandy, UT 84070	Fax:	
Project Number and/or P.O. #: None Given	Project Zip Code:		Cell: (801) 376-6951	
Project Description/Location: Aspen Care Center Exterior			Final Data Deliverable Email Address: Porter@rrenviro.com (+ 1 ADDNL. CONTACTS)	

ASBESTOS LABORATORY		REQUESTED ANALYSIS							VALID MATRIX CODES				LAB NOTES					
PLM / PCM / TEM	DTL RUSH PRIORITY STANDARD	PLM	TEM	PCM	DUST	METALS	ORGANICS	VIABLES	MEDICAL	MOLD	Sample Volume (L) / Area	Sample Temperature (°C)	Length (or Aliquots) x Width (or Area/Aliquot)	Matrix Code	# of Containers	Date Collected mm/dd/yy	Time Collected hh:mm	Laboratory Analysis Instructions
CHEMISTRY LABORATORY																		
Dust	RUSH PRIORITY STANDARD													Air = A	Bulk = B			
Metals	RUSH PRIORITY STANDARD													Dust = D	Food = F			
Organics*	SAME DAY RUSH PRIORITY STANDARD													Paint = P	Soil = S			
MICROBIOLOGY LABORATORY																		
Viable Analysis**	PRIORITY STANDARD													Surface = SU	Swab = SW			
Medical Device Analysis	RUSH STANDARD													Tape = T	Wipe = W			
Mold Analysis	RUSH PRIORITY STANDARD													Drinking Water = DW				
Turnaround times establish a laboratory priority, subject to laboratory volume and are not guaranteed. Additional fees apply for afterhours, weekends and holidays.																		
Special Instructions:																		
Client Sample ID Number		(Sample ID's must be unique)							ASBESTOS	CHEMISTRY	MICROBIOLOGY	ICO						
1 ACC-01		X													B			
2 ACC-02		X													B			
3 ACC-03		X													B			
4 ACC-04		X													B			
5 ACC-05		X													B			
6 ACC-06		X													B			
7 ACC-07		X													B			
8 ACC-08		X													B			
9 ACC-09		X													B			
10 ACC-10		X													B			
11 ACC-11		X													B			
12 ACC-12		X													B			
13 ACC-13		X													B			

Eurofins Reservoirs Environmental, Inc establishes a unique Lab Sample ID, for each sample, by preceding each unique Client Sample ID with the laboratory RES Job Number.

Eurofins Reservoirs Environmental, Inc will analyze incoming samples based on information received and will not be responsible for errors or omissions in calculations resulting from the inaccuracy of original data. By signing, client/company representative agrees that submission of the following samples for requested analysis as indicated on this Chain of Custody shall constitute an analytical services agreement with payment terms of NET 30 days. Failure to comply with payment terms may result in a 1.5% monthly interest surcharge.

Relinquished By:		Porter Roskelley	Date/Time: 04/01/2025 11:00:34	Sample Condition: Acceptable
Received By:		Emily Creasey	Date/Time: 04/02/2025 10:13:47	Carrier: FedEx



Built Environment Testing Reservoirs

RES Job #: **648199**

Submitted By: R & R Environmental

Appendix C

Photo Log



PHOTO 1: Aspen Care Center Assisted Living Building Exterior



PHOTO 2: Asbestos Containing Wall System contains 4% Chrysotile Asbestos

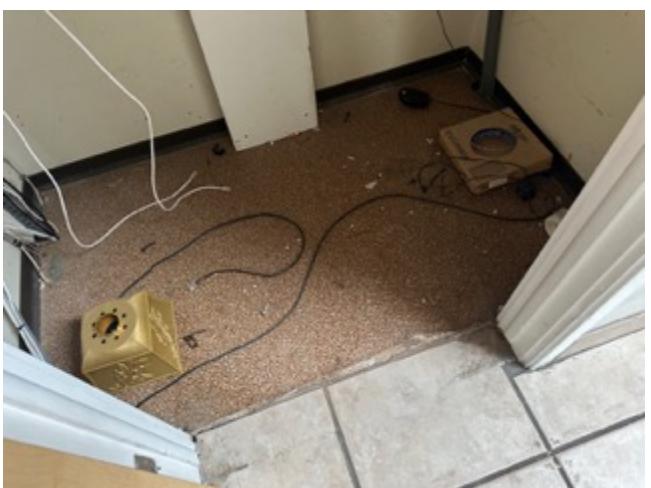


PHOTO 3: Asbestos Containing Rolled Vinyl Flooring contains 17% Chrysotile Asbestos



PHOTO 4: Light Grey Brick Sealant (5% Asbestos) and White Mortar (Trace % Asbestos)

R & R Environmental, Inc.

47 West 9000 South, Suite #2, Sandy, Utah 84070
(801) 352-2380 • Fax: (801) 352-2381

PROJECT NO:

DESIGNED BY: PCR SCALE: REVIEWED BY:

DRAWN BY: DATE: 11/14 FILE:

SITE PHOTOGRAPHS

AN ASBESTOS SURVEY AND ASSESSMENT

OF THE

ASPEN CARE CENTER ASSISTED LIVING BUILDING

2325 MADISON AVE

OGDEN, UTAH 84401



**PHOTO 5: Black Roofing Skirt Tar contains 12%
Chrysotile Asbestos**

R & R Environmental, Inc.

47 West 9000 South, Suite #2, Sandy, Utah 84070
(801) 352-2380 • Fax: (801) 352-2381

PROJECT NO:

DESIGNED BY: PCR SCALE: REVIEWED BY:

DRAWN BY: DATE: 11/14 FILE:

SITE PHOTOGRAPHS

AN ASBESTOS SURVEY AND ASSESSMENT

OF THE

ASPEN CARE CENTER ASSISTED LIVING BUILDING

2325 MADISON AVE

OGDEN, UTAH 84401

Appendix D

State of Utah Certifications



State of Utah

SPENCER J. COX
Governor

DEIDRE HENDERSON
Lieutenant Governor

Department of
Environmental Quality

Kimberly D. Shelley
Executive Director

DIVISION OF AIR QUALITY
Bryce C. Bird
Director

October 27, 2023

David Roskelley
R&R Environmental, Inc.
47 West 9000 South, #2
Sandy, UT 84070

Dear Mr. Roskelley:

Re: Utah Asbestos Company Certification Card

The Utah Division of Air Quality (DAQ) has received your Certification Application for Asbestos Company and we are pleased to inform you that your application has been approved. Your new Asbestos company certification card is enclosed with this letter and this card is the sole method of Asbestos company certification documentation that you will receive from the DAQ. Please check the information on your asbestos company certification card carefully and please confirm that the company name and certification expiration date are correct.

Please be aware that your company is certified to perform asbestos projects in accordance with applicable state and federal rules and the use of Utah certified individuals is mandatory. Also, your certification may be revoked or suspended if the Utah certified individual or company are found to be in violation of the asbestos certification and work practices standards found in Utah Administrative Code R307-801 or the National Emission Standard for Asbestos found in Title 40 Code of Federal Regulations Part 61 Subpart M.

Please contact Barbara Perkins at (801) 536-0221 or at bperkins@utah.gov if you have any questions about this letter or the enclosed asbestos company certification card.

Sincerely,

Leonard Wright (Oct 26, 2023 07:47 MDT)

Leonard Wright, Manager
Air Toxics, Lead-Based Paint, and Asbestos Section

LW:BP:lr



DAQA-003-23



State of Utah

SPENCER J. COX
Governor

DEIDRE HENDERSON
Lieutenant Governor

Department of
Environmental Quality

Kimberly D. Shelley
Executive Director

DIVISION OF AIR QUALITY
Bryce C. Bird
Director

Utah Asbestos Certification

David Roskelley

ASB-1370

Supervisor (Exp. 11/04/2025)

Inspector (Exp. 11/07/2025)

Management Planner (Exp. 11/07/2025)

Project Designer (Exp. 11/06/2025)



 Bryce C. Bird

Director, Utah Division of Air Quality

November 20, 2024

DAQA-001-24

David Roskelley
R&R Environmental, Inc.
47 West 9000 South, #2
Sandy, UT 84070

Dear Mr. Roskelley:

Re: Utah Asbestos Program Individual Certification Card

The Utah Division of Air Quality (DAQ) has reviewed your Utah Asbestos Program Certification Application for Individuals and we are pleased to inform you that your application has been approved. Your new asbestos program individual certification card is enclosed with this letter and this card is the sole method of individual certification documentation that you will receive from the DAQ.

Please check the information on your asbestos program certification card carefully. Please confirm that the photograph, name, and certification discipline(s) are correct. Also, please remember to keep your current asbestos program certification card with you at all times when you are performing regulated asbestos work activities.

Please contact Barbara Perkins at (801) 536-0221 or at bperkins@utah.gov if you have any questions regarding this letter or the enclosed asbestos program certification card.

Sincerely,


Leonard Wright (Nov 19, 2024 09 13 MST)

Leonard Wright, Manager
Air Toxics, Lead-Based Paint, and Asbestos Section

LW:BP:lr

The Board for Global EHS Credentialing (BGC)

through its vested authority, hereby confirms that

David C. Roskelley

has met all requirements of education, experience, and examination set forth through the BGC's American Board of Industrial Hygiene® (ABIH®) credentialing division for initial certification in the Comprehensive Practice of Industrial Hygiene and is thereby conferred the credential of

Certified Industrial Hygienist® (CIH®)

The aforementioned individual is given all rights, privileges, and responsibilities as both a diplomate of the BGC and holder of the CIH credential, provided that the credential is not suspended or revoked, and it is renewed annually. Moreover, the holder must meet all recertification requirements, including the obligation to practice ethically as prescribed by the BGC.



Credential Number: 8529 CP

Award Date: July 3, 2003

Expiration Date: December 1, 2028

Subena Colligan

Subena Colligan, CIH, CSP
Chair of the Board of Directors



Leslie Long

Leslie Long
Interim Chief Executive Officer



State of Utah

SPENCER J. COX
Governor

DEIDRE HENDERSON
Lieutenant Governor

Department of
Environmental Quality

Kimberly D. Shelley
Executive Director

DIVISION OF AIR QUALITY
Bryce C. Bird
Director

July 28, 2023

Utah Asbestos Certification

Porter Roskelley
ASB-7218

Inspector (Exp. 07/11/2024)



Bryce C. Bird
Director, Utah Division of Air Quality

DAQA-001-23

Porter Roskelley
R&R Environmental, Inc.
47 West 9000 South, #2
Sandy, UT 84070

Dear Mr. Roskelley:

Re: Utah Asbestos Program Individual Certification Card

The Utah Division of Air Quality (DAQ) has reviewed your Utah Asbestos Program Certification Application for Individuals and we are pleased to inform you that your application has been approved. Your new asbestos program individual certification card is enclosed with this letter and this card is the sole method of individual certification documentation that you will receive from the DAQ.

Please check the information on your asbestos program certification card carefully. Please confirm that the photograph, name, and certification discipline(s) are correct. Also, please remember to keep your current asbestos program certification card with you at all times when you are performing regulated asbestos work activities.

Please contact Barbara Perkins at (801) 536-0221 or at bperkins@utah.gov if you have any questions regarding this letter or the enclosed asbestos program certification card.

Sincerely,

Leonard Wright

Leonard Wright (Jul 20, 2023 12:57 MDT)

Leonard Wright, Manager
Air Toxics, Lead-Based Paint, and Asbestos Section

LW:BP:lr

**A LIMITED ASBESTOS
INSPECTION AND ASSESSMENT
AT
Former Aspen Care Center
2325 Madison
Ogden, Utah**

September 4, 2025



Requested by: Ogden City

Prepared by:
Randy Spiers
That Asbestos Guy Environmental, LLC
West Haven, Utah 84401
(801) 608-4920
randy@thatasbestosguy.com

SUMMARY

That Asbestos Guy Environmental performed an asbestos inspection at the Former Aspen Care Center located at 2325 Madison in Ogden, Utah. **We were requested to sample only the muddled fittings in the crawlspace.**

The following table summarizes the results of the inspection and provides any estimated costs for abatement prior to demolition or renovation. Attached to this summary are appendices that contain all analytical results for the asbestos inspection:

Appendix A - Asbestos Analytical Results

Appendix B - Certifications

Asbestos Inspection

That Asbestos Guy Environmental was requested to collect representative asbestos samples from the Former Aspen Care Center listed above. Three samples were collected and submitted to San Air Technologies Laboratory (San Air) for analysis. San Air analyzed one samples. Difference in samples collected to analyzed are due to layers in the samples.

Following is a list of materials that were sampled/assumed to contain asbestos:

ACM Type	Quantity	Percent Asbestos	Budgeting Cost Estimate
Muddled fittings	Approx. 250	60% Chrysotile asbestos	10,000

Only the muddled fittings in the crawlspace were sampled:

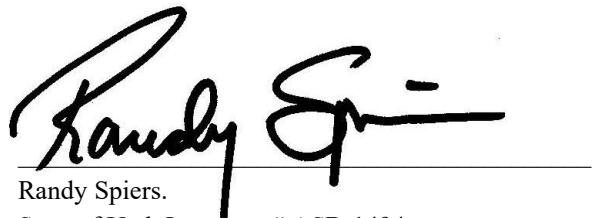
Samples Analyzed	Quantity (SF)
Muddled fittings	250 LF (DAQ considers each fitting one foot)

**An Asbestos Survey and Assessment
at
Former Aspen Care Center
2325 Madison
Ogden, Utah**

On September 2, 2025, That Asbestos Guy Environmental of West Haven, Utah, conducted an asbestos survey and assessment at Former Aspen Care Center, 2325 Madison in Ogden, Utah. Three samples were collected and submitted to San Air Technologies Laboratory (San Air) for analysis. San Air analyzed one samples. Difference in samples collected to analyzed are due to layers in the samples.

The following accredited inspector conducted the survey and assessment.

Inspector:



Randy Spiers.

State of Utah Inspector # ASB-1494

State of Utah Asbestos Business # ASBC-458

Date: September 4, 2025

Former Aspen Care Center, 2325 Madison, Ogden, Utah

Date of Survey: September 2, 2025

NESHAP - REGULATED

ASBESTOS-CONTAINING MATERIALS (R-ACM)

1. Friable asbestos material (>1% asbestos and can be crumbled, pulverized or reduced to powder by hand pressure)
 XX Thermal system insulation (TSI)*
 Textured ceiling material (TCM)*
 Spray-on insulation or fireproofing*
 Blown-in insulation*
 Ceiling tiles*
 Plaster, gypsum board, gypsum board joint compound*
 Cloth materials*
 Paper materials (Duct tape)*
 Electrical wiring insulation*
 Sink undercoating (loose)*
 Other*
2. Category I ACM which has become friable
 Packings
 Gaskets
 Resilient floor coverings (floor tile and sheet vinyl)
 Asphalt roofing products
3. Category I ACM that will be or has been subjected to sanding, grinding, cutting or abrading
 Packings
 Gaskets
 Resilient floor coverings (floor tile and sheet vinyl)
 Asphalt roofing products
4. Category II ACM that has a high probability of becoming or has become friable in the course of demolition or renovation operations
 Asbestos cement materials (transite)*
 Asphalt, tar and rubber-base ACM products other than roofing products*
 Non-asphalt and non-paper roofing products*
 Paint*
 Fire brick and/or mortar*
 Stainless steel sink undercoating (solid)*
 Encapsulated TCM*
 Encapsulated TSI*
 Mastic for floor tile, ceiling tile, cove molding, etc.*

Former Aspen Care Center, 2325 Madison, Ogden, Utah

Date of Survey: September 2, 2025

NESHAP NON-REGULATED

ASBESTOS-CONTAINING MATERIAL (N-R-ACM)

1. \leq 1% asbestos
 - Wall systems⁵
2. Category I Non-friable (cannot be crumbled, pulverized, or reduced to powder by hand pressure) ACM with >1% asbestos by new PLM procedure
 - Packings
 - Gaskets
 - Resilient floor coverings⁵
 - Asphalt roofing products⁵
3. Category II Non-friable ACM with >1% asbestos by new PLM procedure (Category includes items meeting Category I definition but not specifically listed in that category)
 - Asbestos cement materials (transite)*
 - Asphalt, tar and rubber-base ACM products other than roofing products (pipe covering)*
 - Non-asphalt and non-paper roofing products*
 - Paint*
 - Fire brick and/or mortar*
 - Sink undercoating (solid)*
 - Mastic for floor tile, ceiling tile, cove molding, etc.*
 - Other (Window Glazing)*

Notes:

1. (*) denotes TAG Environmental's interpretation of materials included in this category.
2. New PLM procedure is outlined in Appendix A, Subpart F, 40 CFR, Part 783, Section 1, Polarized Light Microscopy.
3. The Environmental Protection Agency (EPA) National Emission Standard for Hazardous Air Pollutants (NESHAP) asbestos revision as outlined in 40 CFR, Part 61, became effective November 20, 1990. The asbestos classification system outlined in the revision and included in this section is dynamic in nature. Asbestos materials classified as NON-REGULATED at the time of the survey may become REGULATED due to ongoing or planned maintenance, renovation or demolition actions which can transform a material containing greater than 1% asbestos from a non-friable and NON-REGULATED to a friable and REGULATED condition. Classification of ACM in this section and in the executive summary of this report is, therefore, based on the observations of the surveyor at the time of the survey and may or may not be appropriate at later dates.
4. Maintenance, renovation, demolition, weathering, normal wear, water or other damage can alter the NON-REGULATED status of materials, and necessitate precautions required for handling them as REGULATED asbestos materials.
5. Materials with less than one percent by point count are not regulated by the EPA, but are regulated by OSHA. The renovation contractor is required by OSHA Class II asbestos abatement training. Contact us for more information.

INTRODUCTION AND BACKGROUND

On September 2, 2025 That Asbestos Guy Environmental of West Haven, Utah, conducted a limited asbestos survey and assessment at Former Aspen Care Center, 2325 Madison, Ogden, Utah. The purpose of the survey was to collect samples of material that is suspect as asbestos containing material for specific materials and to recommend appropriate response actions. This inspection was conducted for purposes of demolition of the structure.

METHODS AND MATERIALS

A survey of the building was conducted to identify asbestos containing materials. Bulk samples of suspect materials were microscopically analyzed for asbestos content San Air of Powhatan, Virginia. San Air uses method EPA-600/M4-82-020 for bulk sample analysis and participates in the National Institute for Standards and Technology's National Voluntary Laboratory Accreditation Program (NVLAP). Asbestos percentages were estimated utilizing the polarized light microscopy (PLM) and dispersion staining methods as prescribed by NIOSH. To minimize costs of the inspection, some samples may be stored at the lab and analyzed as necessary.

The inspector makes every effort to find all suspect materials during an inspection, but cannot access materials within walls, under insulation, and other areas. During demolition activities, all inaccessible areas not sampled must be treated with care to ensure unidentified regulated asbestos is not present. If discovered, the material suspected to be asbestos must be sampled to determine asbestos content. If non-asbestos, the work can continue. If the material is asbestos, it must be removed by a Utah DAQ licensed asbestos abatement company before demolition activities can continue. If such a discovery occurs, please contact Randy Spiers at That Asbestos Guy, 801-608-4920.

RESULTS

Results of the laboratory analyses of the bulk samples collected at Former Aspen Care Center, 2325 Madison in Ogden, Utah are summarized in the table below.

Table 1 Bulk Sample Results

Sample Number	Material	Location	Results
1a	Muddled fitting	Crawlspace	60% Chrysotile asbestos
1b	Same	Crawlspace	Not analyzed as per instructions
1c	Same	Crawlspace	Not analyzed as per instructions

NAD: No Asbestos Detected

RECOMMENDATIONS

Results of analysis confirmed asbestos was identified in at least one of the bulk samples collected; That Asbestos Guy Environmental recommends the following:

The muddled fittings are on steam lines in the crawlspace. These are small bore lines with fiberglass on the runs and hand-muddled fittings on the joints. A licensed abatement contractor must remove these items. The 10-day notification can be modified to the Utah DAQ for removal of these items, which the abatement contractor can file that is already on the job.

Appendix A
Asbestos Analytical Results



The Identification Specialists

Analysis Report
prepared for
That Asbestos Guy Environmental (TAG)

Report Date: 9/3/2025

Project Name: 2325 Madison, Ogden, UT

Project #: Former Aspen Care

SanAir ID#: 25058589



NVLAP LAB CODE 200870-0

10501 Trade Court, North Chesterfield, Virginia 23236
888.895.1177 | 804.897.1177 | fax: 804.897.0070 | LabReports@SanAir.com | SanAir.com



SanAir ID Number

25058589

FINAL REPORT

9/3/2025 1:43:54 PM

Name: That Asbestos Guy Environmental (TAG)
Address: 1719 S 2550 W
West Haven, UT 84401
Phone: 801-608-4920

Project Number: Former Aspen Care
P.O. Number:
Project Name: 2325 Madison, Ogden, UT
Collected Date: 9/2/2025
Received Date: 9/3/2025 10:35:00 AM

Dear Randy Spiers,

We at SanAir would like to thank you for the work you recently submitted. The 3 sample(s) were received on Wednesday, September 03, 2025 via FedEx. The final report(s) is enclosed for the following sample(s): 1A, 1B, 1C.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

A handwritten signature in black ink that reads "Sandra Sobrino". The signature is written in a cursive, flowing style.

Sandra Sobrino
Asbestos & Materials Laboratory Manager
SanAir Technologies Laboratory

Final Report Includes:

- Cover Letter
- Analysis Pages
- Disclaimers and Additional Information

Sample conditions:

- 3 samples in Good condition.



SanAir ID Number

25058589

FINAL REPORT

9/3/2025 1:43:54 PM

Name: That Asbestos Guy Environmental (TAG)
Address: 1719 S 2550 W
West Haven, UT 84401
Phone: 801-608-4920

Project Number: Former Aspen Care
P.O. Number:
Project Name: 2325 Madison, Ogden, UT
Collected Date: 9/2/2025
Received Date: 9/3/2025 10:35:00 AM

Analyst: Garcia, Samantha

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic		Components		Asbestos Fibers
	Appearance		% Fibrous	% Non-fibrous	
1A / 25058589-001 Muddled Fittings Crawlspace	Brown Fibrous Homogeneous		20% Glass	20% Other	60% Chrysotile
1B / 25058589-002 Muddled Fittings Crawlspace					Not Analyzed
1C / 25058589-003 Muddled Fittings Crawlspace					Not Analyzed

Analyst: *Samantha Garcia*Approved Signatory: *Ronald A. D.*

Analysis Date: 9/3/2025

Date: 9/3/2025

Disclaimer and Additional Information: **Asbestos Bulk PLM EPA 600/R-93/116**

This report is the sole property of the client named on the chain-of-custody (COC) submitted to SanAir Technologies Laboratory, Inc. (SanAir). Results in the report are confidential information intended only for the use by the customer listed on the COC. Neither results nor reports will be discussed with or released to any third party without our client's written permission. The final report shall not be reproduced, except in full, without written approval of the laboratory to assure that parts of the report are not taken out of context. This report and any information contained within shall not be edited, altered, or modified in any way by any persons or agencies receiving, viewing, distributing, or otherwise possessing a copy of this final report. The laboratory reserves the right to perform amendments to any finalized report, of which shall supersede and make obsolete any previous editions. Such changes, modifications, additions, or deletions shall be effective immediately upon notice thereof, which may be given by means including but not limited to posting on the SanAir client portal website, electronic or conventional mail, or by any other means.

The information provided in this report applies only to the samples submitted and is relevant only for the date, time, and location of sampling. The accuracy of the results is dependent upon the client's sampling procedure and information provided to the laboratory by the client on the COC. SanAir assumes no responsibility for the sampling procedure and will provide evaluation reports based solely on the sample(s) in the condition received at the laboratory and information provided by the client on the COC, such as: project number, project name, collection dates, P.O. number, special instructions, samples collected by, sample numbers, sample identifications, sample type, selected analysis type, flow rate, total volume or area, and start-stop times that may affect the validity of the results in this report. Samples were received in good condition unless otherwise noted on the report. When the client requires samples to be tested that deviates from a specific method or condition, all reported results may be affected by the deviation. SanAir assumes no responsibility or liability for the manner in which the results are used or interpreted.

This report does not constitute nor shall not be used by the client to claim product, process, system, or person certification, approval, or endorsement by NVLAP, NIST, NELAC, AIHA LAP, LLC or any other U.S. governmental agencies; all or somet tests contained in this report may not be accredited by every local, state, and federal regulatory agencies. Refer to the SanAir website at www.sanair.com for copies of current certificates and scopes of various accreditations, certifications, and licenses or contact the laboratory for inquiries regarding the status or scope of an accreditation or certification.

Samples are held for a period of 60 days. Fibers smaller than 5 microns cannot be seen with this method due to scope limitations. For NY state samples, method EPA 600/M4-82-020 is performed.

NYELAP Disclaimer:

Polarized-light microscopy is not consistently reliable in detecting asbestos in floor covering and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.

Asbestos Accreditations, Certifications, and Licenses

National Voluntary Laboratory Accreditation Program (NVLAP) Lab Code 200870-0

City of Philadelphia Department of Public Health Air Management Services, Certification#ALL-460

Commonwealth of Pennsylvania Department of Environmental Protection Number 68-05397

California State Environmental Laboratory Accreditation Program Certificate Number 2915

Colorado Department of Public Health and Environment Registration Number AL-23143

Connecticut Department of Public Health Environmental Laboratory Registration Number PH-0105

Massachusetts Department of Labor Standards Asbestos Analytical Services License Number:

AA000222

State of Maine Department of Environmental Protection License Number: LB-0075

New York State Department of Health Laboratory ID: 11983

State of Rhode Island Department of Health Certification No.: PLM00126

Texas Department of State Health Services License Number: 300440

Commonwealth of Virginia Department of Professional and Occupational Regulation Number: 3333000323

State of Washington Department of Ecology Laboratory ID: C989

State of West Virginia Bureau for Public Health Analytical Laboratory Number: LT000616

Vermont Department of Health License Number: Asb-Co-An-000006

Louisiana Department of Environmental Quality AI Number 212253, LELAP Lab ID #05088

25058589

That Asbestos Guy

1719 S 2550 W
West Haven, UT 84401
Phone: (801) 608-4920
randy@thatasbestosguy.com
www.thatasbestosguy.com

Sample Receiving Form - Chain of Custody Asbestos - PLM

Analytical Laboratory:	SanAir	Date: 9/2/2025
TAT:	6 hrs	
Facility Name and Address: Former Aspen Care Center		
Client: Sean	2325 Madison	
Project Name: 2325	Ogden, UT	
Sample Number	Material	Location
1a	Muddled fittings	Crawlspace
1b	Muddled fittings	Crawlspace
1c	Muddled fittings	Crawlspace
Collected By: Randy Spiers	Date: 9/2/2025	
Delivered by: Fed Ex	Date: 9/3/2025	
Received by: EDR	09/03/25 10:35 a.m.	
Positive Stop A, B, C samples when asbestos content equals or exceeds 1.5%. Composite analysis of WB/JC, when joint compound contains asbestos with point count. ATO: Analyze Texture Only. Double samples (Same) required: if first sample positive, don't analyze second sample. Follow A, B, C series asbestos content.		

Appendix B

Certifications

Utah Department of Environmental Quality

Division of Air Quality

The Utah Division of Air Quality certifies that:

That Asbestos Guy

is hereby certified as an asbestos company in accordance with the provisions of Utah Administrative

Code R307-801

AIR QUALITY

Certification number: ASBC-458

Expiration date: 12/31/25 *Angela C. Sied*

Director, Utah Division of Air Quality

Utah Asbestos Certification

Randy Spiers

ASB-1494

Inspector (Exp. 05/31/2026)

Supervisor (Exp. 07/04/2026)

Project Designer (Exp. 01/31/2026)



Angela C. Sied

Director, Utah Division of Air Quality

Salt Lake County Health Department
protects and promotes community
and environmental health.



SaltLakeHealth.org

Pre-Demolition Inspector Certificate

PBI Number: PBI 008

Name: RANDY SPIERS

Company: THAT ASBESTOS GUY

Expiration Date: 3/31/2026

Angela C. Sied, RD, MPA

Notary Public
State of Utah
Angela C. Sied, RD, MPA
Notary Public
State of Utah
Angela C. Sied, RD, MPA

STATE OF NEVADA
DEPARTMENT OF BUSINESS AND INDUSTRY
DIVISION OF INDUSTRIAL RELATIONS
Occupational Safety and Health Administration
Asbestos Control Program

Certifies That Randy Spiers
That Asbestos Guy
is Licensed As Asbestos Abatement Consultant

License No. I-800

Expiration Date 06/04/2025

Signature Of Licensee *Randy Spiers*