



Solving Environmental Concerns Since 1982
Southwest Hazard Control, Inc.

Asbestos Containing Building Material Survey

Former Hickey & Sons Property
Metal Structure at 3702 E. Hampton Street
(Bldg. #5)
Tucson, AZ

Report Date: October 5, 2018

SHC-T18651

Corporate Headquarters

1953 W. Grant Rd
Tucson, AZ 85745
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INSPECTION INFORMATION SHEET

Inspection Firm: Southwest Hazard Control, Inc.
1953 West Grant Road
Tucson, Arizona 85745

Current Owner(s): Pima County Department of Environmental Quality
33 N. Stone Avenue #700
Tucson, AZ 85701

Site Address: 3702 E. Hampton Street (bldg. #5)

Date of Inspection: September 25, 2018

Laboratory: EMSL Analytical, Inc.
200 Route 130 North Cinnaminson
NJ 08077
Total Samples: 2
Analysis Date: September 26, 2018

Name of Inspector: Stanley P. Maxam
AHERA Certificate No: 08820342
Training Provider: ETC Compliance Solutions
Date of Expiration: December 19, 2018

2.0 INSPECTION REPORT

2.1 Introduction

Southwest Hazard Control, Inc. ("hereafter known as SHC") was contacted by Kimberly Baeza of the Pima County Department of Environmental Quality, to have SHC visit the subject site and collect bulk samples of readily available suspect building materials that may be disturbed during possible demolition activities. Sampling was to be collected of building materials with analysis performed by an independent 3rd party laboratory.

Stan Maxam of SHC conducted the site reconnaissance and subsequent sampling on September 25, 2018. Mr. Maxam is an employee of SHC and is an EPA AHERA Accredited Licensed Asbestos Building Inspector, experienced in performing asbestos surveys.

The following summaries apply:

ACM Identified by Testing

3702 E. Hampton Street - (bldg. 5) No asbestos materials are present in the structure.

Note:

Various regulatory agencies have jurisdiction over projects dealing with the assessment PACAM (Presumed Asbestos Containing Materials) and abatement of ACBMs (Asbestos Containing Building Materials). The EPA regulates building materials that contain greater than 1 percent asbestos. Pima County enforces the EPA NESHAP rule with respect to releases of asbestos to the environment. . OSHA regulates asbestos removal projects as they relate to worker safety and exposure issues (*Airborne asbestos fibers must be below the OSHA standard of 0.10 fibers per cubic centimeter.*

**** OSHA does not recognize composite sampling protocol (<1%) as related to worker safety and requires proper removal techniques and training.**

Category I & II-ACM's (Asbestos Containing Materials) should be removed prior to demolition. Normal demolition/renovation activities involve heavy equipment and crushing of building materials, this could render these ACM's friable and all related building materials. All these materials would then need to be handled and disposed of as Regulated ACM's and possibly causing a violation of the NESAP affecting the Owner & Operator.

A written notification must be provided to the PCDEQ NESIAP coordinator at least 10 working days prior to asbestos abatement projects involving the removal of greater than 160 square feet of a surfacing material, 260 linear feet of pipe length or one cubic yard of regulated asbestos material.

- Prior to demolition or renovation a copy of the survey should be included with application for permit to Pima County Department of Environmental Quality, County, and City Permit departments.
- A copy should also be made available to the contractor selected to do demolition or renovation and kept on site at all times.
- The owner should retain a licensed and qualified asbestos abatement contractor to perform abatement activities. The general contractor, if one is retained for renovation or demolition, may be the best source for local, licensed abatement contractors.
- Before the abatement of asbestos containing materials from the facility, the abatement contractor or the general contractor should provide the 10 working day notification using forms supplied by PCDEQ, EPA Region 9, or the State of Arizona. The notification should include information relating to the abatement work and at the demolition/renovation work.

The owner should ensure that the general contractor and/or abatement contractor provide notice to any people who may be in the area during abatement work (building occupants, other subcontractors, etc.) of the asbestos abatement work.

This document is prepared by SHC and is designated for the sole use of the Owner and/or any regulatory agency that may be directly involved with this property. No other party should rely on the information contained herein without prior written consent of SHC, Inc. This report shall not be reproduced except in full, without the written consent of the Owner.

2.2 Scope of Services

According to the information provided to SHC the buildings on the property may be demolished in the near future. Applicable asbestos regulations require that the buildings or the portions affected by demolition or renovation be thoroughly inspected for asbestos prior to such activities by an AHERA accredited inspector. The purpose and scope of our services was to inspect, identify, and assess suspected asbestos-containing materials that are, or may, at some point become subject to site demolition. SHC was contacted for the purpose of identifying all readily available and assessable suspect asbestos containing building materials prior to the work scheduled at this site.

2.3 Site Information

This is a former metal storage unit.

2.4 Survey Methodology

This asbestos compliance survey was accomplished by visually inspecting the subject areas as directed and identifying suspect ACM's within the areas to be disturbed during the possible demolition. A comprehensive visual inspection of the area was performed to acquaint the inspector(s) with an overview of the site. Random samples were taken from interiors and exteriors of the structures. Sampling locations were listed with description given for each sample along with location numbered and sampling location. All interior and exterior areas were visited. Destructive sampling was performed. If questionable items are encountered and revealed, stop work and contact SHC (520-622-3607) for further testing and evaluation.

Random representative samples of homogeneous materials were taken using variations of a random sample pattern. When random sampling could not be conducted, convenient sampling was performed. Samples taken were given individual numbers, prefixed with an area number and recorded on collection sheets and laboratory chain of custody sheets.

The suspect materials identified during our site visit were classified for the type of building material under the following categories:

Surfacing Material:

Material that is sprayed-on, trowled on or otherwise applied to surfaces, such as acoustical plaster on ceilings and fireproofing materials on structural members, or other surface materials used for acoustical, fireproofing or other purposes.

Miscellaneous Material:

Internal building material on structural components, structural members, or fixtures such as floor and ceiling tiles.

2.5 Description of Sampling and Testing

Sampling was performed on all assessable and readily available suspected asbestos-containing materials (ACM) identified as materials that may be disturbed during possible demolition. Sample analysis was performed to determine the presence, if any, of asbestos content in the friable materials. Destructive sampling was performed. Sampling was performed in accordance with all State, Federal and Local governmental agency policies, procedures and regulations. Desert Analytical participates in the AIHA/NIOSH and (PAT) Programs and AIHA Bulk Sample Round Robin Program.

2.6 Sample Summary

During our site inspection of this site at the request of our client, a total of 2 samples were obtained, with 2 individual layers from 1 homogenous area. Representative samples were collected and submitted for laboratory analysis.

2.7 Analysis of Bulk Samples

Asbestos bulk analysis was performed on all of the samples by EMSL Analytical, Inc. with Polarized Light Microscopy (PLM) is the EPA approved method for analyzing bulk materials for asbestos. PLM utilizes a light microscope equipped with polarizing filters.

The identification of asbestos fiber bundles is determined by visual properties displayed when the sample is treated with various dispersion staining liquids. The actual structure of the fiber and the effect of polarized light on the fiber, all of which is viewed by a trained technician, substantiate identification. The limit of detection of asbestos is about one percent (1%) by area.

Attachments: Tables
 Laboratory Data
 Sample Location Descriptions

Table 1 – Description of suspected homogeneous ACBM sampled

Area #	Description
1	Concrete slab

Table 2 – List of Suspect ACM Homogeneous Areas Sampled/Assumed

Samples **shaded** and **bolded** are asbestos containing.

Sample Number	HA #	Description / Location	Condition	Asbestos	Friable
3702-1	1	Concrete slab East end	G	N	N
3702-2	1	Concrete slab Northwest corner	G	N	N



Asbestos Chain of Custody

EMSL Order Number (Lab Use Only):

041829109

RECEIVED
EMSL
CINNAMINSON, NJ
PHONE:
18 SEP 26 AM 10:25

Company Name : Southwest Hazard Control		EMSL Customer ID:	
Street: 1953 W. Grant Road		City: Tucson	State/Province: AZ
Zip/Postal Code: 85745	Country: USA	Telephone #: 520-437-5162	Fax #:
Report To (Name): Stan Maxam		Please Provide Results: ☐ Fax ☒ Email	
Email Address: smaxam@swhaz.com		Purchase Order:	
Project Name/Number: T18651		EMSL Project ID (Internal Use Only):	
U.S. State Samples Taken: AZ		CT Samples: ☐ Commercial/Taxable ☐ Residential/Tax Exempt	
EMSL-Bill to: ☒ Same ☐ Different - If Bill to is Different note instructions in Comments*			
Third Party Billing requires written authorization from third party			
Turnaround Time (TAT) Options* - Please Check			
☐ 3 Hour ☐ 6 Hour ☒ 24 Hour ☐ 48 Hour ☐ 72 Hour ☐ 96 Hour ☐ 1 Week ☐ 2 Week			
*For TEM Air 3 hr through 6 hr, please call ahead to schedule. There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.			
PCM - Air ☐ Check if samples are from NY ☐ NIOSH 7400 ☐ w/ OSHA 8hr. TWA PLM - Bulk (reporting limit) ☒ PLM EPA 600/R-93/116 (<1%) ☐ PLM EPA NOB (<1%) Point Count ☐ 400 (<0.25%) ☐ 1000 (<0.1%) Point Count w/Gravimetric ☐ 400 (<0.25%) ☐ 1000 (<0.1%) ☐ NYS 198.1 (friable in NY) ☐ NYS 198.6 NOB (non-friable-NY) ☐ NYS 198.8 SOF-V ☐ NIOSH 9002 (<1%)		TEM - Air ☐ 4-4.5hr TAT (AHERA only) ☐ AHERA 40 CFR, Part 763 ☐ NIOSH 7402 ☐ EPA Level II ☐ ISO 10312 TEM - Bulk ☐ TEM EPA NOB ☐ NYS NOB 198.4 (non-friable-NY) ☐ Chatfield SOP ☐ TEM Mass Analysis-EPA 600 sec. 2.5 TEM - Water: EPA 100.2 Fibers >10µm ☐ Waste ☐ Drinking All Fiber Sizes ☐ Waste ☐ Drinking	
TEM - Dust ☐ Microvac - ASTM D 5755 ☐ Wipe - ASTM D6480 ☐ Carpet Sonication (EPA 600/J-93/167) Soil/Rock/Vermiculite ☐ PLM EPA 600/R-93/116 with milling prep (<1%) ☐ PLM EPA 600/R-93/116 with milling prep (<0.25%) ☐ TEM EPA 600/R-93/116 with milling prep (<0.1%) ☐ TEM Qualitative via Filtration Prep ☐ TEM Qualitative via Drop Mount Prep ☐ Cincinnati Method EPA 600/R-04/004 - PLM/TEM (BC only) Other: ☐			
☐ Check For Positive Stop - Clearly Identify Homogenous Group		Filter Pore Size (Air Samples): ☐ 0.8µm ☐ 0.45µm	
Samplers Name: Stan Maxam		Samplers Signature: <i>Stan Maxam</i>	
Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
3702-1	Concrete slab East end		9/25/18
3702-2	Concrete slab Northwest corner		
Client Sample # (s):		Total # of Samples: 2	
Relinquished (Client): <i>Stan Maxam</i>		Date: 9-25-18	Time: 3:00 PM
Received (Lab): <i>EMSL</i>		Date: 9-26-18	Time: 9:14a
Comments/Special Instructions:			

2

**EMSL Analytical, Inc.**

200 Route 130 North Cinnaminson, NJ 08077

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

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

EMSL Order: 041829109

Customer ID: SOUT56

Customer PO:

Project ID:

Attention: Stan Maxam

Southwest Hazard Control, Inc.

1953 West Grant Road

Tucson, AZ 85745

Phone: (520) 622-3607

Fax: (520) 622-3643

Received Date: 09/26/2018 9:30 AM

Analysis Date: 09/26/2018

Collected Date: 09/25/2018

Project: T18651

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

Sample	Description	Appearance	<u>Non-Asbestos</u>		<u>Asbestos</u>
			% Fibrous	% Non-Fibrous	% Type
3702-1	East End - Concrete Slab	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
041829109-0001					
3702-2	Northwest Corner - Concrete Slab	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
041829109-0002					

Analyst(s)

Natalia Dispensa (2)

Benjamin Ellis, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. 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 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. Interpretation and use of test results are the responsibility of the client. All samples received in acceptable condition unless otherwise noted. 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. EMSL recommends gravimetric reduction for all non-friable organically bound materials prior to analysis. 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

Initial report from: 09/26/2018 23:12:27

Certificate of Achievement

Asbestos Building Inspector – Refresher

This is to certify that the following individual has passed a competency exam meeting the requisite training for Asbestos Accreditation under TSCA Title II
ETC Compliance Solutions is accredited by the State of Texas License No. 00-0076

Stanley P. Maxam

XXX-XX-8070



Training Date: December 19, 2017

Expiration Date: December 19, 2018

Certificate #: **08820342**

Issue / Exam Date: December 19, 2017

Instructor: Brian Gladhart

A handwritten signature in black ink, appearing to read "Brian Gladhart", written over a horizontal line.

Training Director: Carole Benz

A handwritten signature in black ink, appearing to read "Carole Benz", written over a horizontal line.



ATTACHMENT 3

Hickey & Sons Parcel
Phase I Environmental Site Assessment Report, August 9, 2018
Observations, Database Information and Recommendations

Engineering and Environmental Consultants was contracted by Pima County to perform an expanded Phase I Environmental Site Assessment for one parcel (herein referred to as “the property”). The Pima County Assessor’s Parcel Number associated with the property is 112-16-171A. The property consists of approximately 1.11 acres located in Section 4, Township 14 South, Range 14 East Gila and Salt River Baseline and Meridian, Pima County, Arizona.

The assessment revealed the following Recognized Environmental Conditions (RECs) in connection with the property.

REC 1 – petroleum stained soil along the south side of the large Quonset building located on the southwest portion of the property. Petroleum stained soil should be removed, properly disposed and confirmation sampling conducted.

REC 2 – former lube pit within the large Quonset building located near the southwest corner of the property; it is considered a REC due to its unknown construction and likelihood of receiving petroleum discharges from historical auto repair activities. An assessment should be performed to determine if the soil beneath the lube pit has been impacted. After assessment the lube pit should be removed or filled in should no use for it be identified.

REC 3 – drainage sump within the former covered auto repair area associated with the Quonset building on the south central portion of the property. It is considered a REC due to its unknown construction and likelihood of receiving discharges from historical auto repair activities. An assessment to determine if soils beneath the sump are impacted should be conducted; then the sump should be removed.

REC 4 – two five-gallon containers with unknown contents on the east-central boundary of the property. The containers are in poor condition and should be removed and properly disposed.

REC 5 – three stored transformers on the east-central boundary of the property, which have no labeling identifying them as free of polychlorinated biphenyls (PCBs). Removal and proper disposal of these transformer is recommended; as well as assessing whether the soils beneath them is contaminated with PCBs.

The assessment revealed the following Historical Recognized Environmental Condition (HREC) in connection with the subject property.

HREC – the property had five underground storage tanks (USTs) that were removed in 2001; however, no further action is recommended.

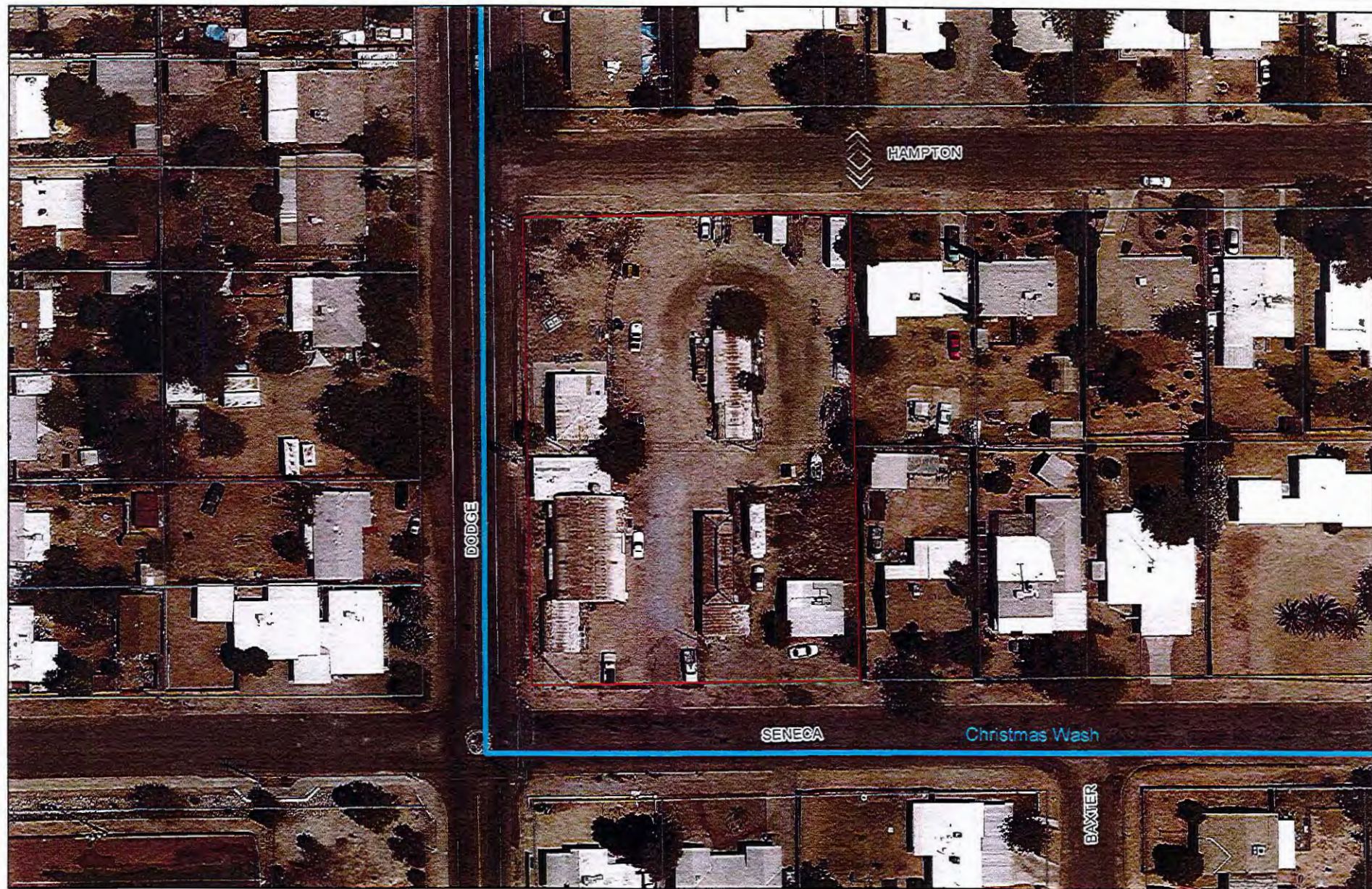
Observations and Recommendations

- The property has an unused aboveground storage tank (AST) with an oily water mixture,

and both should be removed and properly disposed.

- The access to the lube pit is not secure and presents a safety hazard. Access to the lube pit should be limited and a secure access cover installed.
- Solid waste and stored materials are found throughout the property; proper removal and disposal is recommended.
- Various stored containers are found in the interior and exterior of structures on the property; recycling or proper disposal of these materials is recommended.
- Suspect asbestos containing building material (ACBM) is present on the structures; an asbestos survey and abatement (if needed) should be conducted prior to demolition activities.
- Various building components of the structures have suspect lead-based paint. Lead-based paint testing may be required by the receiving landfill if the structures are demolished.
- It is possible that some portions of the property were serviced by a septic system in the past. Assuming only domestic waste was introduced into the septic system, no long-term environmental impact to the property would be expected. However, septic systems can be physical hazards during construction/demolition activities.

ATTACHMENT 4



Pima County Regional Flood Control District
201 N. Stone Ave - 9th Floor
Tucson, Arizona 85701-1797
(520) 724-4600. FAX: (520) 724-4621
<http://www.rfcd.pima.gov>

Exhibit A - Parcel 122-16-171A

1 inch = 75 feet

-  Washes
 Parcel 122-16-171A
 Parcel Lines



Date: 12/10/2018

The information depicted on this display is the result of digital analyses performed on a variety of databases provided and maintained by several governmental agencies. The accuracy of the information presented is limited to the collective accuracy of these databases on the date of the analysis. The Pima County Regional Flood Control District makes no claims regarding the accuracy of the information depicted herein.