

ADDENDUM NO. 2
July 2, 2026
City of Boise, Department of Aviation
Request for Proposals BOI
Hangar Building and Ground Lease Opportunity RFP

NOTICE. Potential proposers to the Request for Proposals (RFP) identified above are hereby notified of the following RFP changes and/or clarifications. This Addendum is effective as of the date stated above. Proposers must acknowledge receipt of this Addendum in their proposals on the required form titled Proposer's Statement Form. This is the only communication the City of Boise (City) will issue regarding this Addendum unless otherwise specified herein.

Questions Regarding RFP Section 3 - General Information

Question 1: What is the hangar door opening height?

Response:

The main hangar door has an approximate clear vertical opening height of 28 feet. This dimension is an estimate based on available information and field observations and is provided for informational purposes only. Proposers are responsible for independently verifying all dimensions necessary to support their proposed operations.

Question 2: Please clarify whether the evaluation process will include proposer interviews, presentations, discussions, or an opportunity to submit a Best and Final Offer (BAFO) prior to final scoring and award recommendation.

Response:

The City reserves the right, but is not obligated, to conduct interviews, request presentations, seek clarifications, or enter discussions with one or more proposers if determined to be in the City's best interest. The City also reserves the right to request revised proposals or Best and Final Offers if deemed necessary. The City may make an award based solely upon the written proposals received.

Question 3: The draft lease in the RFP specifies a 10-year initial term, with any renewal periods subject to City discretion and not guaranteed. Would the City be willing to consider alternative term structures, including a longer initial term (e.g., 20-30 years) and/or renewal options that are more clearly defined or exercisable by the operator rather than solely at the City's discretion?

Response:

The City intends to offer a lease term of up to ten (10) years, as identified in the RFP. The City will not consider proposals requesting an initial lease term longer than ten (10) years. Proposers may propose a shorter initial term if desired. Any renewal options shall remain subject to the terms of the lease and the City's discretion.

Questions Regarding RFP Section 5 - Description of Property

Question 4: Please identify any known deferred maintenance items, capital repair or replacement needs, facility deficiencies, code compliance issues, or other material conditions affecting the hangar and associated facilities. If available, please provide any supporting reports, assessments or documentation.

Response:

The hangar is being offered in its current "as-is, where-is" condition. The City makes no representations regarding the condition of the facility beyond the information contained in the RFP and Addendum No. 1. Proposers are responsible for conducting their own due diligence and inspections to determine the suitability of the property for their intended use.

Question 5: Please advise whether the City has any existing inspection reports, condition assessments, engineering studies, environmental reports, maintenance records, or other evaluations related to the hangar and associated facilities that can be made available to proposers. If such documents exist, please indicate which reports are available and how they may be obtained.

Response:

The City has completed lead-based paint and asbestos inspections of the facility, and an appraisal. Copies of the paint and asbestos reports are being provided with this Addendum for proposer consideration as Attachments 1 and 2. The City is not providing a copy of the appraisal, as it is confidential. Other than those reports and the appraisal, the City is not aware of any additional relevant reports. Proposers remain responsible for conducting their own inspections and due diligence to determine the suitability of the property for their intended use.

Question 6: Please identify and describe the fire protection and fire suppression systems, if any, installed within the hangar and associated facilities, including, but not limited to, sprinkler systems, foam suppression systems, fire alarms, detection systems, and any related equipment. Do they each meet all current codes? Please provide available inspection testing, and maintenance records, if applicable.

Response:

The facility is equipped with a fire alarm system; however, the main hangar area is not equipped with a fire suppression sprinkler system. The City's most recent fire inspection of the facility was completed in May 2023, and a copy of the results of that inspection report is being provided with this Addendum for proposer reference as Attachment 3. The facility is being offered in its current "as-is, where-is" condition. The City makes no representation or warranty regarding the condition or code compliance of any existing fire protection or life safety systems. Proposers are responsible for independently verifying that the facility and any existing systems are suitable for their proposed operations and for determining whether any modifications or upgrades are necessary to comply with applicable codes and regulatory requirements.

Question 7: The RFP states under the hangar limitations that "No expansions or redevelopment of the facility are required or included as part of this opportunity." To what extent would the City be open to considering proposals that include material expansion or redevelopment of the facility beyond the baseline opportunity? If such enhancements are proposed, how would they be evaluated, and what impact, if any, would they have on the proposal's overall evaluation score?

Response:

This solicitation is intended for the lease and operation of the existing hangar facility. As stated in the RFP, no expansion or redevelopment of the facility is required or contemplated as part of this opportunity. Proposed improvements should generally focus on maintaining, renovating, or enhancing the existing facility. Any proposal including significant expansion or redevelopment may be considered non-responsive to the objectives of this solicitation.

Questions Regarding Draft Lease - Sections 5 and 6

Question 8: Given the environmental obligations set forth in the proposed lease, please identify any known hazardous materials, environmental contamination, recognized environmental conditions, underground or above-ground storage tanks, or other environmental issues associated with the hangar premises or surrounding lease area. Please also provide any available environmental assessments, reports, studies, or related documentation.

Response:

The City is not aware of any environmental conditions beyond those that may be identified through publicly available records. The property is offered in its current condition, and proposers are responsible for performing any environmental due diligence they deem appropriate. The selected proposer will be required to comply with all environmental requirements contained in the lease agreement.

Questions Regarding RFP Section 6 - Proposal Format

Question 9: To what extent does the City value Leadership in Energy and Environmental Design (LEED) and other environmental certifications? How would such a certification obtained by the proposer factor into the evaluation scoring criteria? In particular, does the city place additional emphasis on sustainability certifications for improvements to City-owned buildings?

Response:

The evaluation criteria do not assign specific points for LEED or other sustainability certifications. However, sustainability measures or environmentally responsible improvements that enhance the long-term functionality, efficiency, or value of the facility

may be considered as part of the City's overall evaluation of proposed capital improvements and operational approach.

Question 10: Since all improvements are subject to City approval, are there categories or types of proposed improvements that the City is generally more likely to approve, and if so, what characteristics or criteria distinguish those from improvements that may be less likely to receive approval?

Response:

As stated in the RFP, the City will evaluate proposed capital investments based on the extent to which they enhance the functionality, condition, safety, and long-term value of the facility. The City will place emphasis on investments that materially improve the operational efficiency, safety, and long-term viability of the facility, rather than purely cosmetic upgrades. All proposed improvements remain subject to City review and approval and must comply with applicable airport standards, regulations, and lease requirements. Aside from that, the City has no guidance on the categories or types of improvements that the City may approve, as the City will evaluate all submitted proposals on a case-by-case basis, reserving the right to weigh the proposals consistent with the evaluation criteria.

Question 11: The RFP provides that "[t]he city will place emphasis on investments that materially improve the operational efficiency, safety, and long-term viability of the facility, rather than purely cosmetic upgrades." How does the City define or distinguish such a transformational proposal from an incremental one for purposes of evaluation, and what types of outcomes, scale of investment, or operational changes would typically be considered transformational in this context?

Response:

The City has not established a separate threshold distinguishing "transformational" from "incremental" improvements. Consistent with the RFP, proposals will be evaluated based on the extent to which proposed capital investments enhance the functionality, condition, safety, and long-term value of the facility. The City will place emphasis on investments that materially improve the operational efficiency, safety, and long-term viability of the facility, rather than purely cosmetic upgrades.

General Questions

Question 12: Given that the 2020 Master Plan is currently under review and anticipated to be updated, should proposers align their proposals with the goals and objectives outlined in the existing 2020 Master Plan, or with anticipated modifications currently under consideration? To the extent that the City has identified evolving priorities that may not be reflected in the 2020 Plan, how should proposers address those priorities in their submissions?

Response:

Proposers should base their proposals on the currently adopted Boise Airport Master

Plan and the objectives described within this RFP. While the Master Plan may be updated in the future, proposals will be evaluated based upon current airport planning documents, operational needs, and compatibility with existing airport development objectives.

END OF ADDENDUM NO. 2



ASBESTOS MANAGEMENT PLAN

FORMER SIMPLOT AVIATION BUILDING

4640 West Aeronca Street
Boise, Idaho 83705

Attachment 1

PREPARED FOR:

Ms. Marti Mendenhall
City of Boise – Public Works
PO Box 500
Boise, Idaho 83702

PREPARED BY:

Atlas Technical Consultants, LLC
2791 S. Victory View Way
Boise, Idaho 83709

June 24, 2026
IDBS250012.0005



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Ms. MARTI MENDENHALL
CITY OF BOISE – PUBLIC WORKS
PO Box 500
Boise, Idaho 83702

Re: **Asbestos Management Plan**
Former Simplot Aviation Building
4640 West Aeronca Street
Boise, Idaho 83705

Dear Ms. Mendenhall:

In accordance with the terms of our agreement, Atlas Technical Consultants, LLC (Atlas) has completed the enclosed Asbestos Management Plan for the former Simplot Aviation building, located at 4640 West Aeronca Street in Boise, Idaho. The report has been prepared as required by contract and in general accordance with the rules outlined in 40 CFR Part 61, EPA National Emission Standards for Hazardous Air Pollutants (NESHAP), Final Rule dated Tuesday, November 20, 1990; and EPA Asbestos Hazards Emergency Response Act (AHERA) 40 CFR Part 763 Subpart E; and the US EPA *Green Book*, Managing Asbestos in Place.

EXECUTIVE SUMMARY

An asbestos survey has been conducted and a management plan has been prepared for the former Simplot Aviation building located at 4640 West Aeronca Street in Boise, Idaho. This document separates the building materials of the facility into two categories; Asbestos Containing Materials (ACM) and Non-Asbestos Containing Materials (Non-ACM). This report identifies, describes, and provides pictures as well as a building plan with locations of the ACM. Furthermore, this report also identifies, describes, and provides photographs of the Non-ACM building materials.

Atlas would be pleased to continue our role as environmental consultants as the project progresses. If Atlas can be of any further assistance to you, please feel free to call **(208) 376-4748**.

Respectfully Submitted,
Atlas Technical Consultants, LLC

David Decker
Industrial Hygienist, AHERA
Building Inspector

Allyssa Richards
Industrial Hygienist, AHERA
Building Inspector

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Environmental Services Manager,
AHERA Management Planner



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1. INSPECTION REPORT

1.1 INTRODUCTION

The City of Boise has contracted with Atlas Technical Consultants, LLC (Atlas) to inspect the former Simplot Aviation building, located at 4640 West Aeronca Street in Boise, Idaho, for the presence of Asbestos Containing Materials (ACM), prepare floor plans indicating ACM locations and areas of suspect ACM (assumed ACM), and to assess the condition of these materials. Rules and procedures for conducting the inspections are outlined in the Federal Register 40 CFR Part 61, EPA National Emission Standards for Hazardous Air Pollutants; Asbestos NESHAP Revision; Final Rule dated Tuesday, November 20, 1990, and 29 CFR Part 1926, Section 1101, Asbestos.

1.2 INSPECTION AND SAMPLING PROCEDURES

The building inspection or survey was conducted by David Decker, an EPA AHERA-certified inspector from Atlas. The inspector was given access to the building by Marti Mendenhall. A detailed visual examination of all exposed surfacing materials, thermal insulation, and miscellaneous materials was made. After the visual examination, Atlas's AHERA Certified Building Inspector created a sampling plan to collect or assume (to prevent irreparable damage) suspect building materials.

1.3 LABORATORY ANALYSIS

Bulk samples obtained during the building inspection by Atlas were submitted to Atlas's Asbestos Bulk Laboratory in Englewood, Colorado (a NVLAP-accredited laboratory) for asbestos analysis. The samples were analyzed in accordance with EPA Method 600/R-93/116, Polarized Light Microscopy (PLM).

1.4 BUILDING DESCRIPTIONS

The former Simplot Aviation building was previously used as a hangar for airplanes, along with associated offices and storage areas for maintenance equipment. The building was constructed with a slab-on-grade design. Building materials included metal and thermoplastic olefin (TPO) roofing, metal and concrete exterior walls, suspended and stapled drywall ceiling tiles, concrete and painted/textured drywall interior walls, and carpets, vinyl tile, sheet vinyl, and concrete flooring. According to the Ada County Assessor's Office, the building was constructed in 1977, with a total area of 9,314 square feet.

1.5 FINDINGS

Atlas has identified Non-ACM and ACM materials during this inspection. Non-ACM materials and building materials that have been assumed or identified through sampling and analysis to be ACM have been photographed and described below. A Homogenous Area Summary (HAS) sheet is provided for each building material categorized as ACM. HAS sheets include a material/location, lab sample



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number, physical description, asbestos content (%), material type, NESHAP category, condition, potential for disturbance, and a detailed distribution including an assessment and a response action.

Building materials assumed to contain asbestos should be sampled prior to any renovation, demolition, or any other activity that would disturb the material. According to NESHAP regulations, these materials, if found to contain asbestos, may not remain with the building during a demolition. Contact your local solid waste facility/landfill for any additional regulation or requirements. The United States Environmental Protection Agency's National Emission Standard for Hazardous Air Pollutants (NESHAP) Asbestos Final Rule currently classifies asbestos under three separate categories as follows:

- **Category I Non-friable ACM:** Includes all asphalt roofing products and resilient flooring products (floor tile and sheet flooring). In theory, these materials consist mostly of cohesive elements which rarely release significant numbers of asbestos fibers into the air, even when they are damaged. In practice, however, roofing and flooring can become brittle or crumbly with age and be damaged enough by construction equipment to release fibers into the air during removal. At this point the EPA requires special methods during removal and handling of the materials to protect people against fiber release. If, on a specific renovation or demolition project, Atlas believes there is a chance of fiber release associated with roofing or flooring, we assume that special methods (abatement by removal) will be required. In the case of intentional burning, all ACM, friable or non-friable, must be removed prior to any such activities.
- **Category II Non-friable ACM:** Includes all other non-friable asbestos containing materials. These materials must always be removed using special abatement methods if they are expected to be disturbed or damaged in any way during renovation or removal activities.
- **Regulated Asbestos Containing Materials (RACM):** Includes all friable asbestos containing materials including Category I and II materials that have become or will become friable due to renovation or demolition activities. Friable asbestos is defined as any material containing more than one percent asbestos that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. These materials must always be removed using special abatement methods prior to any renovation or demolition activity.



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4640 W Aeronca St., Boise, ID – Former Simplot Aviation Building



Materials sampled and categorized as Non-ACM in the former Simplot Aviation building during this inspection include the following materials:



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Material/Location

Orange Peel Textured Drywall and Associated Joint Compound – South Office Spaces, NW Space

Lab sample number

0048153-009 through 0048153-016





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Material/Location

Thick Orange Peel Textured Drywall and Associated Joint Compound – East Central Space

Lab sample number

0048153-017 through 0048153-024





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Material/Location

Troweled Textured Drywall and Associated Joint Compound – NW Spaces

Lab sample number

0048153-025 through 0048153-030





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Material/Location

Brown 4" Cove Base and Associated Mastic – NW Space

Lab sample number

0048153-031 through 0048153-033





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Material/Location

Gray 4" Cove Base and Associated Mastic – Restroom

Lab sample number

0048153-034 through 0048153-036





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Material/Location

Cellulose Insulation – Hangar Door Cavities

Lab sample number

0048153-037 through 0048153-039





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Material/Location

2' x 4' Pinhole Suspended Ceiling Tile – Hangar, Main Entry

Lab sample number

0048153-040 through 0048153-042





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Material/Location
Concrete Walls and Ceilings – Coal Room

Lab sample number
0048153-043 through 0048153-045





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Material/Location

Gray 12" x 12" Vinyl Floor Tile and Associated Mastic – NW Space

Lab sample number

0048153-046 through 0048153-048





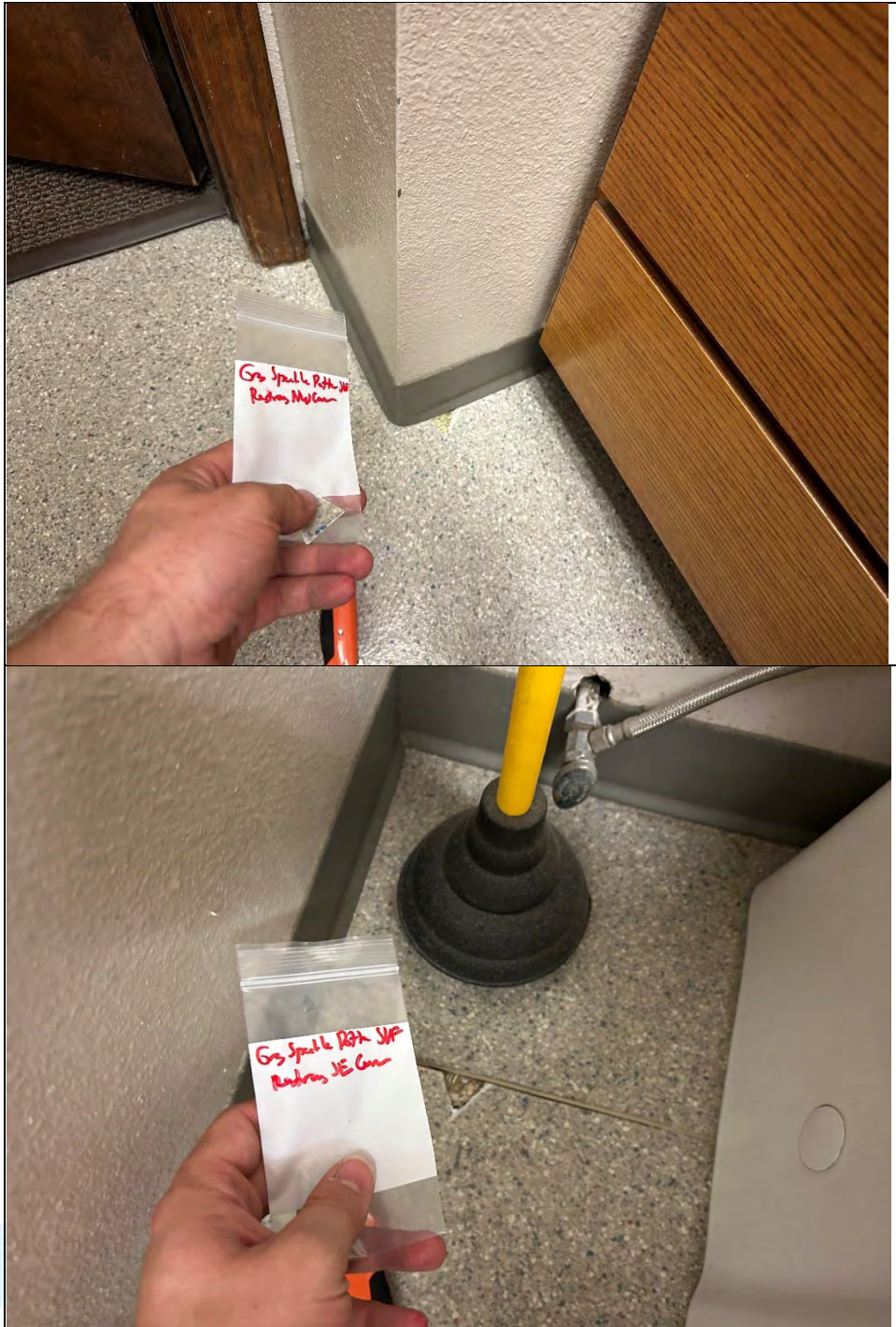
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Material/Location

Gray Speckle Pattern Sheet Vinyl Flooring and Associated Mastic – Restroom

Lab sample number

0048153-049 through 0048153-051





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Material/Location
Carpet Mastic – Office Spaces

Lab sample number
0048153-052 through 0048153-054





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Materials confirmed or assumed to be ACM in the building during this inspection are listed on the following HAS Sheets:

Homogenous Area Summary Sheet

Material/Location

Joint Compound Associated with Smooth Textured Drywall – NE Space and SW Space

Lab sample number

0048153-0001 through 0048153-008

ACM

3-5% Chrysotile in joint compound

Material type

Miscellaneous

NESHAP Category

II

Condition

Good

Potential for Disturbance

High

Assessment

This ACM is described as being non-friable and in good condition with minimal damage. The potential for disturbance of this material is high due to the location the material being in a high traffic area.

Response Action

The recommended response action is to maintain in good condition. If during periodic surveillance or re-inspections material is identified in deteriorated condition, the response action shall be revisited, and appropriate action (removal, enclosure, or encapsulation) shall be implemented.





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Homogenous Area Summary Sheet

Material/Location

Potential Roofing Materials below Membrane
Roofing – Main Roof

Lab sample number

Unsampled due to lack of access

ACM

Assumed

Material type

Miscellaneous

NESHAP Category

I

Condition

Good

Potential for Disturbance

Low

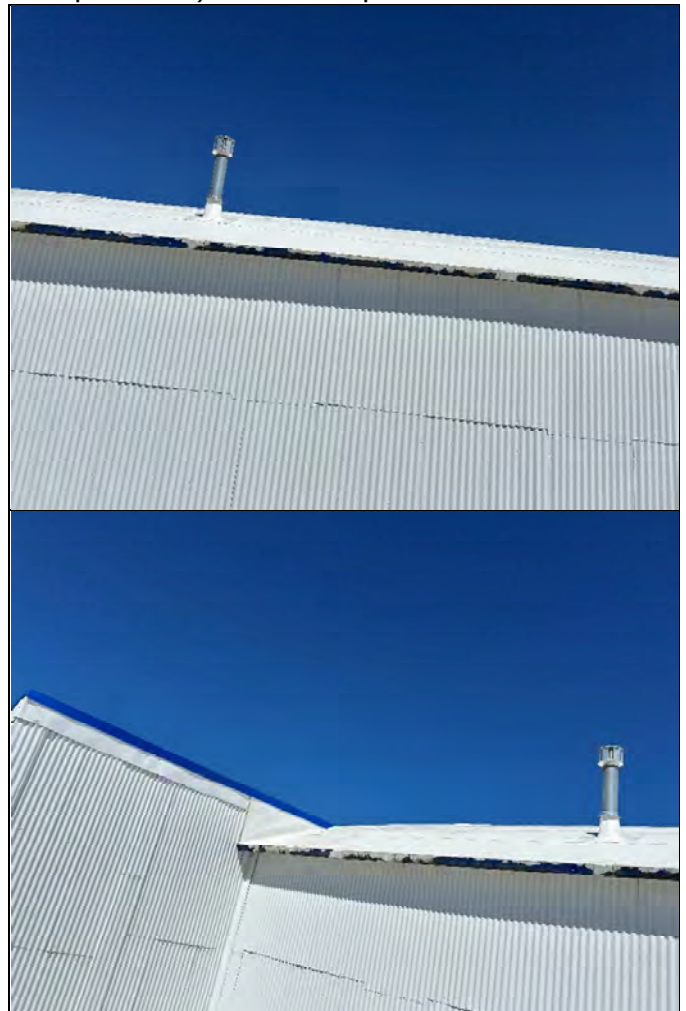
Assessment

Atlas was unable to observe whether additional roofing materials exist in the building, or whether they are friable, since these layers were inaccessible and covered by an intact polymer membrane roof.

The potential for disturbance of this material, if present, is low due to the location the material being in a low traffic area, and covered under membrane roofing which appeared to be intact at the time of the assessment.

Response Action

The recommended response action is to maintain the upper layer of membrane roofing in good condition. If during periodic surveillance or re-inspections the roofing membrane is identified in deteriorated condition, or if future actions uncover additional materials below the membrane, the response action shall be revisited, and appropriate action (removal, enclosure, or encapsulation) shall be implemented.





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2. MANAGEMENT PLAN

2.1 INTRODUCTION

The following management plan for the former Simplot Aviation building located at 4640 West Aeronca Street in Boise, Idaho has been prepared by Jennifer Babione of Atlas Technical Consultants, LLC, Boise, Idaho, an EPA AHERA Certified Management Planner. Her current management plan accreditation certificate number is ON-4651-11043-100825 obtained from The Asbestos Institute in Phoenix, Arizona. David Decker performed the asbestos inspection, and his current AHERA Building Inspector certificate number is ON-188748-11775-022426, obtained from The Asbestos Institute in Phoenix, Arizona.

The inspection report for this facility identified one building material as ACM. The assumed and identified ACM may remain in the buildings as long as the following Asbestos Operations & Management (O&M) program is implemented.

Atlas was able to observe roofing materials for the main hangar, confirming that the top layer was a polymer membrane roof, which is not considered suspect ACM and was not sampled due to lack of safe access. It is unknown whether additional layers of roofing are present below the polymer membrane. If present, these additional roofing materials should be treated as assumed ACM until sampled and analyzed.

Building materials encountered that are not included in this management plan should be sampled prior to any renovation, demolition, or any other activity that would disturb the material. In addition, any materials added to the structures not included in this plan must be assumed to contain asbestos until tested and categorized. Materials assumed to be ACM in this manner in the future may remain in the buildings as long as the following Asbestos Operations & Management (O&M) program is implemented.

The Operations and Management (O&M) program objectives are to:

- Clean up asbestos fibers previously released.
- Prevent future release by minimizing ACM disturbance or damage.
- Monitor the condition of the ACM.

The program should continue until all ACM is eventually removed from the building or all assumed ACM is verified to be non-asbestos containing until the building is demolished.

The O&M program elements include:

- Alerting workers and building occupants to the location of ACM and assumed ACM.



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- Training of custodial and maintenance personnel in proper cleaning and maintenance methods.
- Initial and periodic cleaning using special methods (for friable surfacing materials and pipe and boiler insulation).
- Periodic re-inspection of areas with ACM and assumed ACM.
- Establishment of a process that minimizes disturbance and prevents fiber release during building and renovations.
- Recordkeeping.

2.2 WARNING LABELS

Warning labels will be affixed on or adjacent to all asbestos-containing thermal insulation.. The warning labels will read, in print which is readily visible because of large size and bright color as follows:

DANGER: ASBESTOS

MAY CAUSE CANCER

CAUSES DAMAGE TO LUNGS

AUTHORIZED PERSONNEL ONLY

All labels will be prominently displayed in readily visible locations and will remain posted until the ACM is removed. No asbestos-containing thermal insulation was identified in the building at this time; if such materials are identified, Atlas recommends establishing this signage near those materials.

2.3 TRAINING

It is recommended that an individual, such as a facilities manager or maintenance personnel, be designated as responsible for the implementation of this management plan. This Designated Person shall be responsible for maintaining all records required under this program, and for determining compliance with the requirements of the program. The Designated Person shall receive training directly relevant to their duties under this plan including basic knowledge of:

- Health effects of asbestos.
- Detection, identification, and assessment of ACM.
- Options for controlling ACM.



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- Asbestos management programs.
- Relevant federal and state regulations concerning asbestos.

The Designated Person should ensure that all members of the maintenance and custodial staff who may work in a building that contains ACM receive awareness training of at least two hours, whether or not they are required to work with ACM. Training will include at least the following:

- Information regarding asbestos and its various forms and uses.
- Information on the health effects associated with asbestos exposure.
- Locations of ACM and assumed ACM identified throughout each building in which they work.
- Recognition of damage, deterioration, and delamination of ACM.
- Name and telephone number of the Designated Person.

All maintenance workers who will conduct any activities that will result in the disturbance of ACM should receive additional training of at least fourteen (14) hours to include at least:

- Descriptions of the proper methods of handling ACM.
- Descriptions of prohibited activities where asbestos-containing materials are involved, such as:
 - Not to drill holes in ACM, including cement asbestos board or vinyl asbestos tiles.
 - Not to hang plants or pictures, or drive nails or screws into ACM, or install curtains, drapes or dividers which may damage this material.
 - Not to sand ACM floor tile or cement asbestos boards.
 - Not to damage ACM while moving furniture or other objects.
 - Not to dust floors, ceilings, moldings, or other surfaces in asbestos-contaminated environments with a dry brush or sweep with a dry broom.
 - Not to use an ordinary vacuum to clean up asbestos-containing debris.
 - Not to remove ceiling tiles below ACM without wearing the proper respiratory protection, clearing the area of other people, and observing asbestos removal waste disposal procedures.
 - Not to remove ventilation system filters dry.
 - Not to shake ventilation system filters.



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- Information on the use of respiratory protection as outlined herein and in EPA/NIOSH "Guide to Respiratory Protection for the Asbestos Abatement Industry", September 1986 (EPA 560/OPTS-86-001), and other personnel protection measures.
- Proper methods of cleaning ACM for fiber release episodes or maintenance activities.
- Hands on training in the use of respiratory protection, other personal protection measures, and good work practices.
- Procedures to be followed when implementing operations and maintenance activities, to protect building occupants.

A qualified outside professional should perform initial training, described above. The Designated Person will conduct subsequent training for new employees within 60 days after commencement of employment. Records of training received, certificates if issued, medical surveillance records, and all other pertinent information, will be submitted to the Designated Person and maintained in the Asbestos Program file.

2.4 CLEANING

All areas of the building where friable ACM, or damaged or significantly damaged thermal system ACM are present, should be cleaned at least once after the completion of the inspection, and after any O&M activities or repairs, in accordance with the following procedures:

- HEPA vacuum or steam clean any carpets.
- HEPA vacuum or wet clean all other floors and all other horizontal surfaces.
- Dispose of all debris, filters, mop-heads, and clothes in sealed, leak-tight containers.

2.5 PERIODIC SURVEILLANCE

At least once every six months, after the management plan is in effect, the Designated Person, or a trained maintenance person, should conduct a routine visual surveillance of each building containing ACM. The results of the surveillance should be recorded on standard reporting data sheets for the Asbestos Program file and will include the following:

- Identification of each space or homogeneous area of ACM shown on the drawings.
- Date of surveillance.
- Name and signature of person performing surveillance.
- Change in condition of the material.



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2.6 MINIMIZING FIBER RELEASE

For any maintenance activities, other than Small-Scale, Short Duration activities, where friable ACM will be disturbed, the plans and specifications should be prepared by a certified project designer and abatement done by a certified contractor.

Whenever an O&M activity disturbs or is likely to disturb friable ACM, the Owner will protect building occupants by enforcing the following procedures:

- Restrict entry into an area by persons other than those necessary to perform the O&M action.
- Post signs to prevent entry into the area by unauthorized persons.
- Shut off or temporarily modify the air-handling system and restrict other sources of air movement.
- Use work practices described herein, or other controls to inhibit the spread of any released fibers.
- Clean all fixtures or other components in the immediate work area.
- Seal the asbestos debris and other cleaning materials in a leak-tight container and dispose of it properly.

2.7 FIBER RELEASE EPISODES

Minor fiber release episode: The Designated Person will ensure that the procedures described below are followed in the event of a minor fiber release (i.e., the falling or dislodging of three square or linear feet or less of friable ACM):

- If such work is occurring for materials classified as “surfacing” or “thermal systems insulation” as defined by OSHA, wear personal protective equipment (PPE) suitable for OSHA Class III asbestos work, which may include half-face respirators equipped with HEPA particulate filters, body coverings, and gloves.
- The requirement for PPE may be eliminated or reduced if the employer has a negative exposure assessment demonstrating that exposures to asbestos during similar work is below the NIOSH-established clearance level of 0.01 fibers/cubic centimeter.
- Thoroughly saturate the debris using wet methods.
- Clean the area, as described in this manual.
- Place the asbestos debris in a sealed, leak-tight container.



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- Repair the area of damaged ACM with materials such as asbestos-free spackling, plaster, cement, or insulation, or seal with latex paint or encapsulant, or immediately have the appropriate response action implemented.

Major fiber release episode: The Designated Person will ensure that the procedures described below are followed in the event of a major fiber release episode (i.e., the falling or dislodging of more than three square or linear feet of friable ACM):

- Restrict entry into the area and post signs to prevent entry into the area by persons other than those necessary to perform the response action.
- Shut off or temporarily modify the air-handling system to prevent the distribution of fibers to other areas in the building.
- The response action for any major fiber release episode will be designed by persons certified to design response actions and conducted by persons certified to conduct response actions.

2.8 RECORDKEEPING

Records required under this plan will be maintained in a centralized location in the administrative office of the building as part of the management plan.

For preventive measures and response action taken for friable and non-friable ACM friable and non-friable suspected ACM assumed to be ACM, the owner should provide:

- A detailed written description of the measure or action, including methods used, the location where the measure, the location where the measure or action, start and completion dates of work, names and addresses of all contractors involved, and if applicable, their State of accreditation, and accreditation numbers, and if ACM is removed, the name and location of storage or disposal site of the ACM.
- The name and signature of any person collecting any air sample required to be collected at the completion of certain response actions, the locations where samples were collected, date of collection, the name and address of the laboratory analyzing the samples, the date of analysis, the results of the analysis, the method of analysis, and the name and signature of the person performing the analysis, and a statement that the laboratory meets the applicable regulatory requirements.

For each person required to be trained, the owner should provide the person's name and job title, the date that training was completed by that person, the location of the training, and the number of hours completed in such training. For each time that periodic surveillance is performed, the owner should record the name of each person performing the surveillance, the date of the surveillance, and any changes in the conditions of the materials. For each time that special cleaning of friable ACM areas is performed, the owner should record the name of each person performing the cleaning, the date of such cleaning, the locations cleaned, and the methods used to perform such cleaning. For each time the



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operations and maintenance activities are performed, the owner should record the name of each person performing the activity, the start and completion dates of the locations where such activity occurred, a description of the activity including preventive measures used, and if ACM is removed, the name and location of storage or disposal site of ACM. For each time that major asbestos activity is performed, the owner should provide the name and signature, State of accreditation, and if applicable, the accreditation number of each person performing the activity, the start and completion dates of the activity, the locations where such activity occurred, a description of the activity including preventive measures used, and if ACM is removed, the name and location of storage or disposal site of the ACM. For each fiber release episode, the owner should provide the date and location of the episode, the method of repair, preventive measures or response action taken, the name of each person performing the work, and if ACM is removed, the name and location of storage or disposal site of the ACM.

2.9 WARRANTY AND LIMITING CONDITIONS

Atlas has completed the Asbestos Inspection Management Plan for the former Simplot Aviation building located at 4640 West Aeronca Street in Boise, Idaho. The report has been prepared as required by contract and in general accordance with the rules outlined in 40 CFR Part 61, EPA National Emission Standards for Hazardous Air Pollutants; Asbestos NESHAP Revision; Final Rule dated Tuesday, November 20, 1990; and EPA Asbestos Hazards Emergency Response Act (AHERA) 40 CFR 763.91 through 763.95 and the US EPA *Green Book*, managing Asbestos in Place. There is a distinct possibility that conditions may exist which could not be identified within the scope of the assessment or which were not apparent during their inspection. Atlas cannot warrant or guarantee that the information provided is complete or accurate. This report was prepared for the use of City of Boise – Public Works Department (“Client”) and the conclusions and recommendations presented in this report are based upon the agreed upon scope of work outlined in the report and the Contract for Professional Services between Client and Atlas Technical Consultants LLC. (“Consultant”). Use or misuse of this report, or reliance upon the findings hereof by any parties other than the Client, is at their own risk. Neither Client nor Consultant make any representation of warranty to such other parties as to the accuracy or completeness of this report or the suitability of its use by such other parties for any purpose whatever, known or unknown to Client or Consultant. Neither Client nor Consultant shall have any liability to or indemnifies or holds harmless third parties for any losses incurred by the actual or purported use or misuse of this report. This report represents the opinion Atlas Technical Consultants LLC. and no other warranties are implied or expressed.

The Client acknowledges that any survey or estimations of quantity of asbestos containing materials (ACM) depends upon a variety of factors, including, but not limited to; access, available plans for the existing structure, occupancy needs, condition of the structure at the time of the inspection, safety factors involved in examining the building(s), and the dictates, rules and regulations of applicable authorities. As a result, Client recognizes and acknowledges that during the renovation or demolition of a structure, additional unidentified ACM may be found in the process. With respect to such materials, Atlas makes no guarantee or warranty.

Your satisfaction is important to us as we look forward to a continuing relationship as your asbestos consultant.



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GLOSSARY

ACBM	Asbestos Containing Building Materials.
ACM	Asbestos Containing Material.
AHERA	Asbestos Hazard Emergency Response Act of 1986.
APR	Air purifying respirator.
ASHAA	Asbestos School Hazard Abatement Act of 1984.
Acoustical Material	Material often containing asbestos, perlite, vermiculite, etc. applied to ceilings or walls to dampen sound.
Action Level	An OSHA standard for asbestos exposure. Action level means an airborne concentration of asbestos above which an employer must institute certain provisions (see 29 CFR 1926.58). The Action Level has been eliminated by OSHA as of October 1994 (see 29CFR 1926.1101).
Adequately Wetted	Sufficiently mixed or coated with water of an aqueous solution to prevent the release of particulates. If visible emissions are observed coming from asbestos containing material, then that material has not been adequately wetted. However, the absence of visible emissions is not sufficient evidence of being adequately wet.
Air Plenum	Space above a ceiling used for the circulation of air through a building.
Air Samples	Samples of airborne fibers taken by drawing air through a filter to trap the airborne fibers. Analyzed by PCM or electron microscopy.
Amosite	Brown asbestos, brittle fibers, high resistance to heat.
Asbestos	A term used to define a group of naturally occurring silicate minerals, occurring as parallel bundles of fibers, called "fibrils".
Asbestos Management Plan	A document to assist in administering the asbestos programs in a facility.
Asbestosis	A chronic disease during which the lungs become scarred as a result of a biological reaction to the inhalation of asbestos fibers.
CFR	Code of Federal Regulations.



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Category I Non-friable Asbestos Containing Material

An asbestos containing packing, gasket, resilient floor covering, and asphalt roofing product containing more than 1 percent asbestos as defined using the method specified in appendix A, subpart F, 40 CFR part 763, section 1, Polarized Light Microscopy.

Category II Non-friable Asbestos Containing Material

Any material, excluding Category I non-friable ACM, containing more than 1 percent asbestos as defined using the method specified in appendix A, subpart F, 40 CFR part 763, section 1, Polarized Light Microscopy that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure.

Chrysotile

White asbestos, fine silky fibers, flexible with high tensile strength.

Competent Person

A competent person is one who is capable of identifying existing asbestos hazards in the workplace and who has the authority to take a corrective action. Duties include establishing the negative-pressure enclosure, controlling entry and exit of all employees, etc. The competent person must be trained in all aspects of asbestos abatement and the contents of the OSHA asbestos standard.

Condition Factors

Describe the physical condition ACM.

Control Options

Methods of reducing or eliminating the exposure potential of asbestos-containing materials e.g., removal, enclosure, encapsulation, operations, and maintenance.

Corrugated Paper

A type of thermal insulation characterized by brown "cardboard box" type corrugated paper wrapped around pipes or applied in sheets to boilers and tanks. Usually contains woven asbestos with paper.

Corrective Action

An activity undertaken to reduce or eliminate the exposure potential of ACM: enclosure, encapsulation, removal, or operations and maintenance.

Crawl Space

The area of the building below the ground floor, but above the ground, often only a few feet high.

Demolition

The wrecking or taking out of any load-supporting structural member of a facility together with any related handling operations or the intentional burning of a building.

Doffing

The process of taking off personal protective equipment.



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Donning	The process of putting on personal protective equipment.
EPA	Environmental Protection Agency: the agency charged with implementing AHERA.
Emergency Renovation	A renovation operation that was not planned, but results from a sudden, unexpected event. This term includes operation necessitated by non-routine failures of equipment.
Encapsulation	Treatment of ACM with a material that surrounds or embeds the asbestos fibers in an adhesive matrix to prevent the release of fibers as the encapsulant creates a membrane over the surface (bridging encapsulant) or penetrates the material and binds its components together (penetrating encapsulant).
Enclosure	Construction of an airtight, impermeable, permanent barrier around ACM to control the release of fibers into the air.
Exposure	A quantification of the population at risk and the magnitude and duration of their exposure.
Facility	Any institutional, commercial, public, industrial, or residential structure, installation, or building (including any structure, installation, or building containing condominiums or individual dwelling units operated as a residential cooperative but excluding residential buildings having four or fewer dwelling units); any ship; and any active or inactive waste disposal site. For purposes of this definition, any building, structure, or installation that contains a loft used as a dwelling is not considered a residential structure, installation, or building. Any structure, installation or building that was previously subject to this subpart is not excluded, regardless of its current use or function.
Facility Component	Any Pipe, duct, boiler, tank, reactor, turbine, or furnace at or in a facility; or any structural member of a facility.
f/cc	Fibers per cubic centimeter. A measurement to express the level of fibers in the air.
Fiber Release Episode	Any uncontrolled or unintentional disturbance of ACM resulting in visible emissions.
Fibrils	A small bundle of individual fibers.



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Fireproofing	Material sprayed onto building structural members to prevent or retard their loss of strength in case of fire. Often contains asbestos.
Fit-Testing	The act of ensuring a respirator has a proper seal to the wearers face and works properly.
Friable	Easily reduced to powder by hand pressure when dry.
Friable Asbestos Material	Any material containing more than 1 percent asbestos as defined using the method specified in appendix A, subpart F, 40 CFR part 763, section 1, Polarized Light Microscopy that, when dry, can be crumbled pulverized, or reduced to powder by hand pressure.
Functional Space	A room or area designated by a person certified to prepare management plans.
Glove Bag	A device used to remove small sections of asbestos.
Grinding	Means to reduce to powder or small fragments and includes mechanical chipping or drilling.
HEPA	High Efficiency Particulate Air
Hazard	A circumstance, mechanism, or event which was the potential to create injury.
Homogeneous Area	An area of asbestos-containing material where the material is consistent in texture, color, and age.
Inadvertent Contamination	The disturbance of asbestos containing products not caused intentionally by the parties involved in the project.
In Poor Condition	Means the binding of the material is losing its integrity as indicated by peeling, cracking, or crumbling of the material.
Inspection	The process of locating ACM, determining its condition, and reporting the results.
LEA	Local Education Agency, generally a school district.
Latency	Period before the presence of a disease is manifested by symptoms.
Liability	Legally bound or obligated.



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Magnesia	A type of thermal insulation, generally white fibrous material pre-formed into shaped pieces or as bricks, often contains asbestos.
Mechanical Area	An area of building not normally accessed by the public containing air handling, air conditioners, heat exchanges, tanks, pipes, or other mechanical equipment.
Mechanical System	The heating, ventilation, air conditioning, and plumbing components of a facility.
Medical Surveillance Program	A program to ensure workers are physically and psychologically able to wear a respirator and perform asbestos activities.
Miscellaneous Material	Interior building material on structural components, structural members or fixtures that does not include thermal or surfacing material.
Mudded Joint Fittings	Plaster compound packed onto pipe joints and around valves, pumps, elbows, and tees for thermal insulation. Often contains asbestos.
NESHAP	National Emission Standards for Hazardous Air Pollutants.
NIOSH	National Institute of Occupational Safety and Health. The agency who sets standards for respirators and other protective equipment.
Negative Air	A process by which air is continually removed from the work area to keep the air pressure in the work area less than the air pressure outside the work area. A registered trademark.
Non-friable ACM	Means any material containing more than 1 percent asbestos as defined using the method specified in appendix A, subpart F, 40 CFR part 763, section 1, Polarized Light Microscopy, that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure.
O & M	Operations and Maintenance
OSHA	Occupational Safety and Health Administration. The agency responsible for protecting worker health and safety.
Outside Air	The air outside buildings and structures.
Owner or Operator of a Demolition or Renovation Activity	Means any person who owns, leases, operates, controls, or supervised the facility being demolished or renovated or any person who owns, leases,



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operates, controls, or supervises the demolition or renovation operation, or both.

PAPR	Powered Air Purifying Respirator
PCM	Phase Contrast Microscopy. A method used to analyze air samples for the presence of fibers.
PEL	Permissible Exposure Limit, a level of airborne asbestos above which no employee shall be exposed. The PEL is 0.1 f/cc of air as an 8-hour time-weighted average (see 29 CFR 1926.1101)
PLM	Polarized Light Microscopy. A method used to analyze bulk samples for the presence of asbestos.
Packing	Material applied to tanks, boilers, ducts, air handlers for thermal insulation. Often contains asbestos.
Planned Renovation	A renovation operation, or a number of such options, in which the amount of friable asbestos material that will be removed or stripped within a given period of time can be predicted. Individual nonscheduled operations are included if a number of such operations can be predicted to occur during a given period of time based on operating experience.
RACM	Regulated Asbestos Containing Materials defined as the following: (a) Friable asbestos material, (b) Category I non-friable ACM that has become friable, (c) Category I non-friable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading, or (d) Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation operations regulated by this subpart.
Regulated Area	Area that exceeds or may exceed airborne concentrations beyond permissible exposure limits of 0.1 f/cc.
Reinspection	A periodic reevaluation of the ACM over a regular time period
Removal	Taking out or stripping of substantially all ACM from a damage area, functional space, or homogeneous area.



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Renovation	Altering in any way one or more facility components. Operations in which load-supporting structural members are wrecked or taken out are excluded.
Repair	Returning damaged ACM to an undamaged condition or to an intact state so as to contain fiber release.
Respiratory Protection Program	A program to provide the information, training, and equipment necessary for proper respiratory protection while working with ACM.
Response Action	An organized plan for taking corrective action according to governmental guidelines.
Routine Maintenance Area	An area, such as a boiler room or mechanical room, not normally frequented by the public in which maintenance employees or contract workers regularly conduct maintenance activities.
SEM	Scanning Electron Microscopy. A method to analyze air samples for the presence of asbestos.
Salient	A limited area of significantly different material condition within a homogeneous area.
Service Personnel	People engaged in repair, maintenance, and/or custodial activities.
Structural System	The system of beams, walls, piers, and such that supports a building.
Surfacing Material	Material in a building that is either sprayed-on, troweled-on, or otherwise applied to surfaces such as acoustical plaster on ceilings and fireproofing material on structural members, or other materials used for acoustical, fireproofing, or other purposes. Often contains asbestos.
Symbols	Drawn figures which represent real objects. Symbols are the "short-hand" of architectural and mechanical drawings.
TEM	Transmission Electron Microscopy. A method to analyze air samples or bulk samples for the presence of asbestos.
TSCA	Toxic Substances Control Act
TWA	Time Weighted Average. An average concentration of material over a set period of time.



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Thermal System Insulation

Material in a building applied to pipes, fittings, boilers, breeching, tanks, ducts, or other interior mechanical components to prevent heat loss or gain, or water condensation, or for any other purpose.

Tradesmen

People engaged in the construction trade, i.e., electricians, plumbers, carpenters, painters, etc.

"Tyvek"

Brand name of DuPont for a disposable clothing worn during asbestos work.

USA

Unified Sampling Area

Visible Emissions

Any emissions containing particulate asbestos material that area visually detectable without the aid of instruments.

Wet Cleaning

A cleaning technique where the material is kept wet and/or wet towels or mops are used to reduce the potential for material becoming airborne.

Wrapped Paper

A type of thermal insulation characterized by layers of Kraft paper wrapped around pipes. There is usually a layer of woven asbestos paper or "tar" paper imbedded with asbestos.



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APPENDIX

ACM Location Maps

Laboratory Results



ANALYTICAL REPORT

Prepared for:

Atlas
2791 S. Victory Way
Boise, ID 83709

Project: City of Boise - 4640 Aeronca Dr., Boise - AC

Order No.: 0048153

Report Date: 06/23/2026

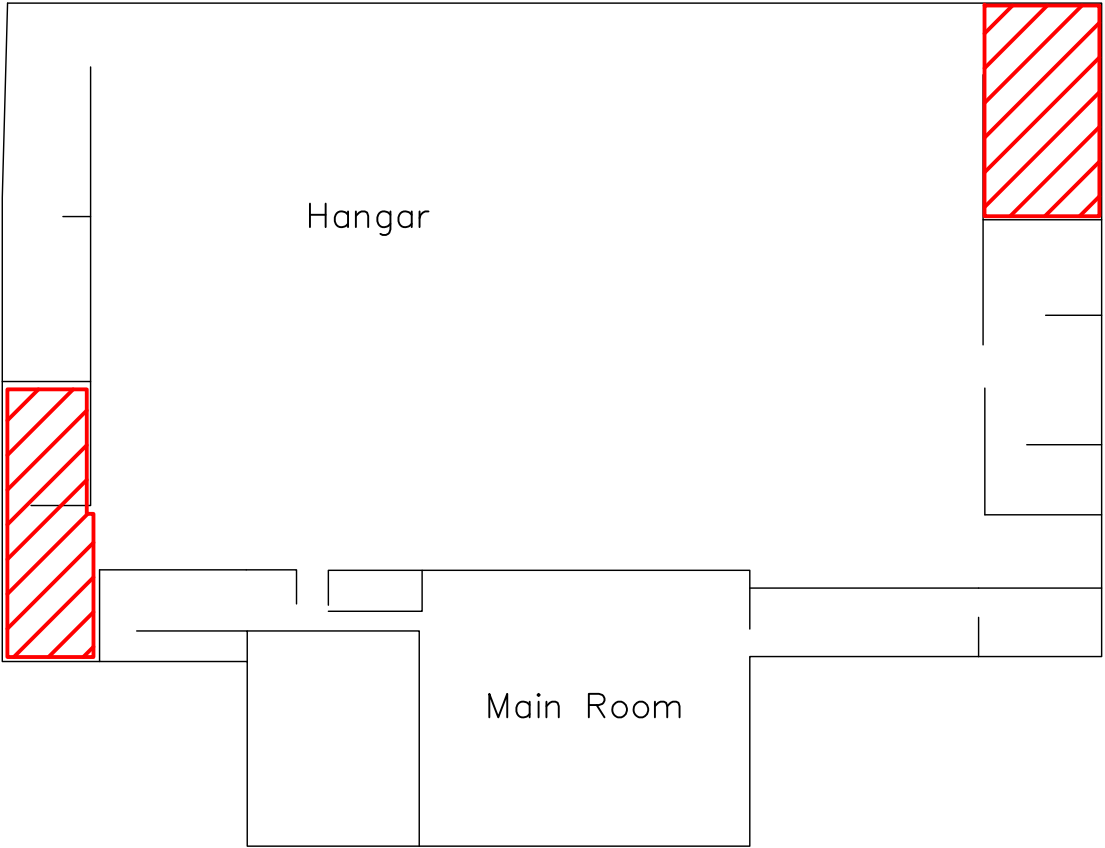


NOTES:

- Not to Scale

LEGEND

Positive ACM: Joint
Compound
Associated with
Smooth Textured
Drywall



ACM

4640 West Aeronca Street
Boise, Idaho

Modified from observations by: DMD
June 11, 2026
Drawing: IDBS250012.0005



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Boise, ID 83709 Fax: (208) 322-6515
Web: oneatlas.com



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Bulk Sample Location Log

48153

Turnaround: 2 hour 24 hour 48 hour 72 Hour **3-5 day**

Project Number: IDBS250012.0005 Project Name: City of Boise – 4640 Aeronca Dr., Boise - ACM Date: 5/20/2026

Inspector: David Decker Client: City of Boise

Send reports to: David.decker@oneatlas.com; Kathryn.wright@oneatlas.com

Comments: **EPA/600/R-93/116: Positive Stop at 1.0%**

*Bill 53 3-5 Day
1 sample not analyzed*

Complete Survey	X	Demolition		Commercial	X	Furnished	X	Approx. Construction Date:	1940s
Partial Survey		Remodel	X	Residential		Unfurnished		Roof type / Access	TPO Y
Client-directed survey		Burn		Occupied	X	Heating type:		Attic present / Access	N N
				Unoccupied				Crawlspace present / Access	N N

Limitations:

Sample Number	Sample description/location	All locations of materials (list of areas other than location sampled)	Category RACM/III	Quantity SF/LF
1-1	Smooth Textured Drywall – SW Space, South Room, South Wall	NE Space, SW Space	RACM	2200 SF
1-2	Smooth Textured Drywall – SW Space, North Room, East Wall			
1-3	Smooth Textured Drywall – SW Space, South Room, Ceiling above North Wall			
1-4	Smooth Textured Drywall – NE Space, West Wall			
1-5	Smooth Textured Drywall – NE Space Ceiling, SE Corner			
2-6	Joint Compound Associated with Smooth Textured Drywall – NE Space, NW Corner	NE Space, SW Space	RACM	220 SF
2-7	Joint Compound Associated with Smooth Textured Drywall – SW Space, North Room, Ceiling on North Side			
2-8	Joint Compound Associated with Smooth Textured Drywall – SW Space, North Room, South Wall			
3-9	Orange Peel Textured Drywall – Water Heater Room, South Wall	South Office Spaces, NW Space	RACM	4900 SF
3-10	Orange Peel Textured Drywall – Restroom, West Wall			
3-11	Orange Peel Textured Drywall – North Hallway, East Wall			
3-12	Orange Peel Textured Drywall – Main Room, East Wall			
3-13	Orange Peel Textured Drywall – Hangar, South Wall by Sink			
4-14	Joint Compound Associated with Orange Peel Textured Drywall – East Office, SE Corner	South Office Spaces, NW Space	RACM	490 SF
4-15	Joint Compound Associated with Orange Peel Textured Drywall – South Hallway, SW Corner			
4-16	Joint Compound Associated with Orange Peel Textured Drywall – West Office, SW Corner			



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Bulk Sample Location Log

48153

Sample Number	Sample description/location	All locations of materials (list of areas other than location sampled)	Category RACM/III	Quantity SF/LF
5-17	Thick Orange Peel Textured Drywall – East Central Space, Center Room, East Wall	East Central Space	RACM	1300 SF
5-18	Thick Orange Peel Textured Drywall – East Central Space, South Wall			
5-19	Thick Orange Peel Textured Drywall – East Central Space, Center Room, Ceiling on North Side			
5-20	Thick Orange Peel Textured Drywall – East Central Space, South Room, Ceiling near Center			
5-21	Thick Orange Peel Textured Drywall – East Central Space, South Room, East Wall			
6-22	Joint Compound Associated with Thick Orange Peel Textured Drywall – East central Space, Center Room, NW Corner	East Central Space	RACM	130 SF
6-23	Joint Compound Associated with Thick Orange Peel Textured Drywall – East Central Space, Center Room, Ceiling above West Wall			
6-24	Joint Compound Associated with Thick Orange Peel Textured Drywall – East Central Space, South Room, SE Corner			
7-25	Troweled Textured Drywall – NW Space, South Room, South Wall	NW Space	RACM	680 SF
7-26	Troweled Textured Drywall – NW Space, North Room, East Wall			
7-27	Troweled Textured Drywall – NW Space, North Room, North Wall			
8-28	Joint Compound Associated with Troweled Textured Drywall – NW Space, South Room, SE Corner	NW Space	RACM	70 SF
8-29	Joint Compound Associated with Troweled Textured Drywall – NW Space, South Room, SW Corner			
8-30	Joint Compound Associated with Troweled Textured Drywall – NW Space, North Room, NE Corner			
9-31	Brown 4" Cove Base and Associated Mastic – NW Space, North Room, North Wall	NW Space	II	20 SF
9-32	Brown 4" Cove Base and Associated Mastic – NW Space, South Room, South Wall			
9-33	Brown 4" Cove Base and Associated Mastic – NW Space, North Room, East Wall			
10-34	Gray 4" Cove Base and Associated Mastic – Restroom, East Side	Restroom	II	10 SF
10-35	Gray 4" Cove Base and Associated Mastic – Restroom, West Wall			
10-36	Gray 4" Cove Base and Associated Mastic – Restroom, South Wall			
11-37	Cellulose Insulation – Hangar, NE Corner	Hangar	RACM	1200 SF
11-38	Cellulose Insulation – Hangar, NW Corner #1			



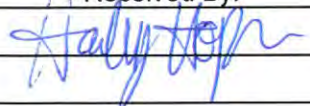
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Bulk Sample Location Log

48153

Sample Number	Sample description/location	All locations of materials (list of areas other than location sampled)	Category RACM/III	Quantity SF/LF
11-39	Cellulose Insulation - Hangar, NW Corner #2	Hangar	RACM	1200 SF
12-40	2' x 4' Pinhole Ceiling Tile – Main Room, South Side	Hangar, Main Room	RACM	5600 SF
12-41	2' x 4' Pinhole Ceiling Tile – Main Room, East Side			
12-42	2' x 4' Pinhole Ceiling Tile – Main Room, NE Corner			
13-43	Concrete Walls – Coal Room, West of Door	Coal Room	II	400 SF
13-44	Concrete Walls – Coal Room, by East Window			
13-45	Concrete Walls – Coal Room, by West Window			
14-46	Gray 12" x 12" Vinyl Floor Tile and Associated Mastic – NW Space, South Room, NW Corner	NW Space	I	100 SF
14-47	Gray 12" x 12" Vinyl Floor Tile and Associated Mastic – NW Space, North Room, SE Corner			
14-48	Gray 12" x 12" Vinyl Floor Tile and Associated Mastic – NW Space, North Room, NE Corner			
15-49	Gray Speckle Pattern Sheet Vinyl Flooring and Associated Mastic – Restroom, SE Corner	Restroom	I	60 SF
15-50	Gray Speckle Pattern Sheet Vinyl Flooring and Associated Mastic – Restroom, NW Corner			
15-51	Gray Speckle Pattern Sheet Vinyl Flooring and Associated Mastic – Restroom, NE Corner			
16-52	Carpet Mastic – South Hallway, NW Area	Office Spaces	RACM	780 SF
16-53	Carpet Mastic – West Office, West Side			
16-54	Carpet Mastic – East Office, South Side			

CHAIN OF CUSTODY

Relinquished By:	Date:	Time:	Received By:	Date:	Time:
	5/20/2026	1530		5/21/25	12:00p



BATCH NO.
0048153

NVLAP Lab Code 102031-0

PLM REPORT APPROVAL

Customer:

David Decker
Atlas
2791 S. Victory Way
Boise, ID 83709

Atlas Job No.:

Batch No.: 0048153
Report Date: 06/23/2026
Sample Date: 05/20/2026
Date Analyzed: 05/28/2026

Project: City of Boise - 4640 Aeronca Dr., Boise - ACM

Customer Project No.: IDBS250012.0005

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

PLM Analysis Methodology

PLM samples were analyzed utilizing the Environmental Protection Agency's Test Method: Method for the Determination of Asbestos in Building Materials (EPA 600/R-93/116, July, 1993) 40 CFR, Part 763, Appendix E to Subpart E. Reporting Limit <1% Asbestos. Additional treatment and tests may be required to accurately define composition (i.e. ashing, extractions, acetone treatment, and TEM). Unused portions of samples are archived for one year unless client requests special handling.

Samples not taken by laboratory personnel.

Laboratory Equipment

Laboratory analysis was accomplished utilizing an Olympus BH-2 polarized light microscope. The microscope is equipped with dispersion staining lenses.

Quality Control

Atlas Technical Consultants LLC is accredited by NVLAP Bulk Asbestos Sample Quality Assurance Program (Lab Code 102031-0). Atlas participates in the NVLAP Bulk Asbestos Sample Quality Assurance Program and maintains an in-house QC/QA program for bulk samples whereby 10% of all submitted samples are reanalyzed and documented in a Quality Control Manual. Atlas also participates in a quarterly round robin QC/QA program for bulk samples with several accredited laboratories throughout the United States.

Laboratory Personnel

Samples were analyzed by David Lahowetz, Laboratory Analyst. Mr. Lahowetz has a degree in Geology and has successfully completed Atlas Technical Consultants In-House Training Program.

Approved Signatory


David Lahowetz, Laboratory Analyst

NVLAP LAB CODE 102031-0

The non-detection of asbestos fibers in floor tile by PLM is of itself inconclusive. Confirmation by Transmission Electron Microscope (TEM) is recommended for negative floor tile samples.

This report must not be used by the client to claim product endorsements by NVLAP or an agency of the U.S. government. This test reports only to the items stated. This report is confidential to customer. Results are not published on a public domain.



BATCH NO.
0048153

NVLAP Lab Code 102031-0

PLM REPORT SUMMARY

Customer:

David Decker
Atlas
2791 S. Victory Way
Boise, ID 83709

Atlas Job No.:

Batch No.: 0048153
Report Date: 06/23/2026
Sample Date: 05/20/2026
Date Analyzed: 05/28/2026

Project:

City of Boise - 4640 Aeronca Dr., Boise -
ACM

Customer Project No.: IDBS250012.0005

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
1-1	0048153-001	LAYER 1 Paint/Smooth Texture, White, 23°C Note: Layer is mainly Paint - no Texture present SW Space, South Room, South Wall	None Detected
1-1	0048153-001	LAYER 2 Drywall, Off White SW Space, South Room, South Wall	None Detected
1-2	0048153-002	LAYER 1 Paint/Smooth Texture, White, 23°C Note: Layer is mainly Paint - no Texture present SW Space, North Room, East Wall	None Detected
1-2	0048153-002	LAYER 2 Drywall, Off White SW Space, North Room, East Wall	None Detected
1-3	0048153-003	LAYER 1 Paint/Smooth Texture, White, 23°C Note: Layer is mainly Paint - no Texture present SW Space, South Room, Ceiling Above North Wall	None Detected
1-3	0048153-003	LAYER 2 Drywall, Off White SW Space, South Room, Ceiling Above North Wall	None Detected
1-4	0048153-004	LAYER 1 Paint/Smooth Texture, White, 23°C Note: Layer is mainly Paint - no Texture present NE Space, West Wall	None Detected
1-4	0048153-004	LAYER 2 Drywall, Off White NE Space, West Wall	None Detected
1-5	0048153-005	LAYER 1 Paint/Smooth Texture, White, 23°C Note: Layer is mainly Paint - no Texture present NE Space Ceiling, SE Corner	None Detected



BATCH NO.
0048153

NVLAP Lab Code 102031-0

PLM REPORT SUMMARY

Customer:

David Decker
Atlas
2791 S. Victory Way
Boise, ID 83709

Atlas Job No.:

Batch No.: 0048153
Report Date: 06/23/2026
Sample Date: 05/20/2026
Date Analyzed: 05/28/2026

Project:

City of Boise - 4640 Aeronca Dr., Boise -
ACM

Customer Project No.: IDBS250012.0005

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content	
1-5	0048153-005	LAYER 2 Drywall, Off White NE Space Ceiling, SE Corner	None Detected	
2-6	0048153-006	LAYER 1 Joint Compound, White, 23°C NE Space, NW Corner	None Detected	
2-6	0048153-006	LAYER 2 Drywall Mesh Tape, Blue NE Space, NW Corner	None Detected	
2-6	0048153-006	LAYER 3 Drywall, Off White NE Space, NW Corner	None Detected	
2-7	0048153-007	LAYER 1 Joint Compound, Off White, 23°C SW Space, North Room, Ceiling on North Side	Chrysotile	3%
2-7	0048153-007	LAYER 2 Tape, Yellow SW Space, North Room, Ceiling on North Side	None Detected	
2-7	0048153-007	LAYER 3 Joint Compound, Off White Note: No Drywall Present SW Space, North Room, Ceiling on North Side	Chrysotile	5%
2-8	0048153-008	Note: Sample Not Analyzed SW Space, North Room, South Wall		
3-9	0048153-009	LAYER 1 Orange Peel Texture, White, 23°C Water Heater Room, South Wall	None Detected	
3-9	0048153-009	LAYER 2 Tape, Yellow Water Heater Room, South Wall	None Detected	



BATCH NO.
0048153

NVLAP Lab Code 102031-0

PLM REPORT SUMMARY

Customer:

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Atlas
2791 S. Victory Way
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Atlas Job No.:

Batch No.: 0048153
Report Date: 06/23/2026
Sample Date: 05/20/2026
Date Analyzed: 05/28/2026

Project: City of Boise - 4640 Aeronca Dr., Boise - ACM

Customer Project No.: IDBS250012.0005

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
3-9	0048153-009	LAYER 3 Joint Compound, White Water Heater Room, South Wall	None Detected
3-9	0048153-009	LAYER 4 Drywall, White Water Heater Room, South Wall	None Detected
3-10	0048153-010	LAYER 1 Orange Peel Texture, White, 23°C Restroom, West Wall	None Detected
3-10	0048153-010	LAYER 2 Drywall, White Restroom, West Wall	None Detected
3-11	0048153-011	LAYER 1 Orange Peel Texture, White, 23°C Note: Layer is mainly Paint North Hallway, East Wall	None Detected
3-11	0048153-011	LAYER 2 Drywall, White North Hallway, East Wall	None Detected
3-12	0048153-012	LAYER 1 Orange Peel Texture, White, 23°C Note: Layer is mainly Paint Main Room, East Wall	None Detected
3-12	0048153-012	LAYER 2 Drywall, White Main Room, East Wall	None Detected
3-13	0048153-013	LAYER 1 Paint/Orange Peel Texture, White, 23°C Note: Layer is mainly Paint - no Texture present Hanger, South Wall by Sink	None Detected



PLM REPORT SUMMARY

Customer:

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Atlas
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Sample Date: 05/20/2026
Date Analyzed: 05/28/2026

Project:

City of Boise - 4640 Aeronca Dr., Boise -
ACM

Customer Project No.: IDBS250012.0005

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
3-13	0048153-013	LAYER 2 Drywall, White Hanger, South Wall by Sink	None Detected
4-14	0048153-014	LAYER 1 Orange Peel Texture, White, 23°C East Office, SE Corner	None Detected
4-14	0048153-014	LAYER 2 Tape, Yellow East Office, SE Corner	None Detected
4-14	0048153-014	LAYER 3 Joint Compound, White East Office, SE Corner	None Detected
4-14	0048153-014	LAYER 4 Drywall, White East Office, SE Corner	None Detected
4-15	0048153-015	Orange Peel Texture, White, 23°C South Hallway, SW Corner	None Detected
4-16	0048153-016	LAYER 1 Orange Peel Texture, White, 23°C West Office, SW Corner	None Detected
4-16	0048153-016	LAYER 2 Tape, Yellow West Office, SW Corner	None Detected
4-16	0048153-016	LAYER 3 Joint Compound, White West Office, SW Corner	None Detected
4-16	0048153-016	LAYER 4 Drywall, White West Office, SW Corner	None Detected



PLM REPORT SUMMARY

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Date Analyzed: 05/28/2026

Project:

City of Boise - 4640 Aeronca Dr., Boise -
ACM

Customer Project No.: IDBS250012.0005

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
5-17	0048153-017	LAYER 1 Thick Orange Peel Texture, White, 23°C East Central Space, Center Room, East Wall	None Detected
5-17	0048153-017	LAYER 2 Drywall Mesh Tape, Yellow East Central Space, Center Room, East Wall	None Detected
5-17	0048153-017	LAYER 3 Drywall, White East Central Space, Center Room, East Wall	None Detected
5-18	0048153-018	LAYER 1 Thick Orange Peel Texture, White, 23°C East Central Space, South Wall	None Detected
5-18	0048153-018	LAYER 2 Drywall, White East Central Space, South Wall	None Detected
5-19	0048153-019	LAYER 1 Thick Orange Peel Texture, White, 23°C East Central Space, Center Room, Ceiling on North Side	None Detected
5-19	0048153-019	LAYER 2 Drywall, White East Central Space, Center Room, Ceiling on North Side	None Detected
5-20	0048153-020	LAYER 1 Thick Orange Peel Texture, White, 23°C East Central Space, South Room, Ceiling on North Side	None Detected
5-20	0048153-020	LAYER 2 Drywall, White East Central Space, South Room, Ceiling on North Side	None Detected



BATCH NO.
0048153

NVLAP Lab Code 102031-0

PLM REPORT SUMMARY

Customer:

David Decker
Atlas
2791 S. Victory Way
Boise, ID 83709

Atlas Job No.:

Batch No.: 0048153
Report Date: 06/23/2026
Sample Date: 05/20/2026
Date Analyzed: 05/28/2026

Project: City of Boise - 4640 Aeronca Dr., Boise - ACM

Customer Project No.: IDBS250012.0005

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
5-21	0048153-021	LAYER 1 Thick Orange Peel Texture, White, 23°C East Central Space, South Room, East Wall	None Detected
5-21	0048153-021	LAYER 2 Drywall, White East Central Space, South Room, East Wall	None Detected
6-22	0048153-022	LAYER 1 Joint Compound, White, 23°C East Central Space, Center Room, NW Corner	None Detected
6-22	0048153-022	LAYER 2 Drywall, White East Central Space, Center Room, NW Corner	None Detected
6-22	0048153-022	LAYER 3 Caulk, White East Central Space, Center Room, NW Corner	None Detected
6-23	0048153-023	LAYER 1 Joint Compound, White, 23°C East Central Space, Ceiling Above West Wall	None Detected
6-23	0048153-023	LAYER 2 Drywall Mesh Tape, Yellow East Central Space, Ceiling Above West Wall	None Detected
6-24	0048153-024	LAYER 1 Joint Compound, White, 23°C East Central Space, South Room, SE Corner	None Detected
6-24	0048153-024	LAYER 2 Drywall, White East Central Space, South Room, SE Corner	None Detected
7-25	0048153-025	LAYER 1 Troweled Texture, White, 23°C NW Space, South Room, South Wall	None Detected



PLM REPORT SUMMARY

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Date Analyzed: 05/28/2026

Project:

City of Boise - 4640 Aeronca Dr., Boise -
ACM

Customer Project No.: IDBS250012.0005

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
7-25	0048153-025	LAYER 2 Drywall, White NW Space, South Room, South Wall	None Detected
7-26	0048153-026	LAYER 1 Troweled Texture, White, 23°C NW Space, North Room, East Wall	None Detected
7-26	0048153-026	LAYER 2 Drywall, White NW Space, North Room, East Wall	None Detected
7-27	0048153-027	LAYER 1 Troweled Texture, White, 23°C NW Space, North Room, North Wall	None Detected
7-27	0048153-027	LAYER 2 Drywall, White NW Space, North Room, North Wall	None Detected
8-28	0048153-028	LAYER 1 Joint Compound, White, 23°C NW Space, South Room, SE Corner	None Detected
8-28	0048153-028	LAYER 2 Drywall Mesh Tape, Yellow NW Space, South Room, SE Corner	None Detected
8-28	0048153-028	LAYER 3 Drywall, White NW Space, South Room, SE Corner	None Detected
8-29	0048153-029	LAYER 1 Joint Compound, White, 23°C NW Space, South Room., SW Corner	None Detected



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Date Analyzed: 05/28/2026

Project:

City of Boise - 4640 Aeronca Dr., Boise -
ACM

Customer Project No.: IDBS250012.0005

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
8-29	0048153-029	LAYER 2 Drywall Mesh Tape, Yellow Note: No Drywall Present NW Space, South Room., SW Corner	None Detected
8-30	0048153-030	LAYER 1 Joint Compound, White, 23°C NW Space, North Room, NE Corner	None Detected
8-30	0048153-030	LAYER 2 Drywall Mesh Tape, Yellow NW Space, North Room, NE Corner	None Detected
8-30	0048153-030	LAYER 3 Drywall, White NW Space, North Room, NE Corner	None Detected
9-31	0048153-031	LAYER 1 4" Cove Base, Brown, 23°C NW Space, North Room, North Wall	None Detected
9-31	0048153-031	LAYER 2 Cove Base Mastic, White NW Space, North Room, North Wall	None Detected
9-32	0048153-032	LAYER 1 4" Cove Base, Brown, 23°C NW Space, South Room. South Wall	None Detected
9-32	0048153-032	LAYER 2 Cove Base Mastic, White NW Space, South Room. South Wall	None Detected
9-33	0048153-033	LAYER 1 4" Cove Base, Brown, 23°C NW Space, North Room, East wall	None Detected



PLM REPORT SUMMARY

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Project:

City of Boise - 4640 Aeronca Dr., Boise -
ACM

Customer Project No.: IDBS250012.0005

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
9-33	0048153-033	LAYER 2 Cove Base Mastic, Tan NW Space, North Room, East wall	None Detected
10-34	0048153-034	LAYER 1 4" Cove Base, Gray, 23°C Restroom, East Side	None Detected
10-34	0048153-034	LAYER 2 Cove Base Mastic, White Restroom, East Side	None Detected
10-35	0048153-035	LAYER 1 4" Cove Base, Gray, 23°C Restroom, West Wall	None Detected
10-35	0048153-035	LAYER 2 Cove Base Mastic, White Restroom, West Wall	None Detected
10-36	0048153-036	LAYER 1 4" Cove Base, Gray, 23°C Restroom, South Wall	None Detected
10-36	0048153-036	LAYER 2 Cove Base Mastic, White Restroom, South Wall	None Detected
11-37	0048153-037	Insulation, Brown, 23°C Hanger, NE Corner	None Detected
11-38	0048153-038	Insulation, Brown, 23°C Hanger, NW Corner #1	None Detected
11-39	0048153-039	Insulation, Brown, 23°C Hanger, NW Corner #2	None Detected



PLM REPORT SUMMARY

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Date Analyzed: 05/28/2026

Project:

City of Boise - 4640 Aeronca Dr., Boise -
ACM

Customer Project No.: IDBS250012.0005

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
12-40	0048153-040	2'x4' Pin-Hole Ceiling Tile, White/Off White, 23°C Main Room, South Side	None Detected
12-41	0048153-041	2'x4' Pin-Hole Ceiling Tile, White/Off White, 23°C Main Room, East Side	None Detected
12-42	0048153-042	2'x4' Pin-Hole Ceiling Tile, White/Off White, 23°C Main Room, NE Corner	None Detected
13-43	0048153-043	Concrete, White/Gray, 23°C Coal Room, West of Door	None Detected
13-44	0048153-044	Concrete, White/Gray, 23°C Coal Room, by East Window	None Detected
13-45	0048153-045	Concrete, White/Gray, 23°C Coal Room, by West Window	None Detected
14-46	0048153-046	LAYER 1 12"x12" Vinyl Floor Tile, Gray, 23°C NW Space, South Room, NW Corner	None Detected
14-46	0048153-046	LAYER 2 Mastic, Yellow NW Space, South Room, NW Corner	None Detected
14-47	0048153-047	LAYER 1 12"x12" Vinyl Floor Tile, Gray, 23°C NW Space, North Room, SE Corner	None Detected
14-47	0048153-047	LAYER 2 Mastic, Yellow NW Space, North Room, SE Corner	None Detected
14-48	0048153-048	LAYER 1 12"x12" Vinyl Floor Tile, Gray, 23°C NW Space, North Room, NE Corner	None Detected



PLM REPORT SUMMARY

Customer:

David Decker
Atlas
2791 S. Victory Way
Boise, ID 83709

Atlas Job No.:

Batch No.: 0048153
Report Date: 06/23/2026
Sample Date: 05/20/2026
Date Analyzed: 05/28/2026

Project:

City of Boise - 4640 Aeronca Dr., Boise -
ACM

Customer Project No.: IDBS250012.0005

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
14-48	0048153-048	LAYER 2 Mastic, Yellow NW Space, North Room, NE Corner	None Detected
15-49	0048153-049	LAYER 1 Vinyl Sheet Flooring, Gray, 23°C Restroom, SE Corner	None Detected
15-49	0048153-049	LAYER 2 Backing, Gray Restroom, SE Corner	None Detected
15-49	0048153-049	LAYER 3 Mastic, Brown Restroom, SE Corner	None Detected
15-50	0048153-050	LAYER 1 Vinyl Sheet Flooring, Gray, 23°C Restroom, NW Corner	None Detected
15-50	0048153-050	LAYER 2 Backing, Gray Restroom, NW Corner	None Detected
15-50	0048153-050	LAYER 3 Mastic, Yellow Restroom, NW Corner	None Detected
15-51	0048153-051	LAYER 1 Vinyl Sheet Flooring, Gray, 23°C Restroom, NE Corner	None Detected
15-51	0048153-051	LAYER 2 Backing, Gray Restroom, NE Corner	None Detected
15-51	0048153-051	LAYER 3 Mastic, Yellow Restroom, NE Corner	None Detected



BATCH NO.
0048153

NVLAP Lab Code 102031-0

PLM REPORT SUMMARY

Customer:

David Decker
Atlas
2791 S. Victory Way
Boise, ID 83709

Atlas Job No.:

Batch No.: 0048153
Report Date: 06/23/2026
Sample Date: 05/20/2026
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Project: City of Boise - 4640 Aeronca Dr., Boise - ACM

Customer Project No.: IDBS250012.0005

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
16-52	0048153-052	LAYER 1 Carpet, Gray, 23°C South Hallway, SE Corner	None Detected
16-52	0048153-052	LAYER 2 Carpet Mastic, Tan/Yellow South Hallway, SE Corner	None Detected
16-53	0048153-053	LAYER 1 Carpet, Gray, 23°C West Office, West Side	None Detected
16-53	0048153-053	LAYER 2 Carpet Mastic, Tan/Yellow West Office, West Side	None Detected
16-54	0048153-054	LAYER 1 Carpet, Gray, 23°C East Office, South Side	None Detected
16-54	0048153-054	LAYER 2 Carpet Mastic, White/Yellow East Office, South Side	None Detected

These samples were analyzed by layers. Specific layer or component asbestos content is indicated when relevant. Unless requested by Client, building material manufactured with multiple layers are reported as a single sample. The EPA considers a material to be asbestos containing only if it contains more than one percent asbestos by Calibrated Visual Area Estimation (CVAE). EPA regulations also indicate that Regulated Asbestos Containing Materials (RACM) -- materials which are friable or may become friable -- be further analyzed by point counting when the results indicate less than ten percent asbestos by CVAE. Our laboratory utilizes CVAE on a routine basis and does not include point counting unless specifically requested. The results may not be reproduced except in full, and should not be used as a scope of work for abatement without consulting with Atlas Technical.



BATCH NO.
0048153

NVLAP Lab Code 102031-0

PLM REPORT RESULTS

Customer:

David Decker
Atlas
2791 S. Victory Way
Boise, ID 83709

Customer Project No.: IDBS250012.00
Description: City of Boise - 4640 Aeronca Dr., Boise - A
Date Received: 05/21/2026
Date Analyzed: 05/28/2026
Date Reported: 06/23/2026
Comments:

Collected: 05/20/2026
Collected By: David Decker
Collection Address: 4640 Aeronca Dr. Boise ID

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0048153-001 1-1	SW Space, South Room, South Wall LAYER 1 Paint/Smooth Texture, White, 23°C Note: Layer is mainly Paint - no Texture present	None Detected	Cellulose Fiber (Incom) 15% Carbonates 5% Non-Fibrous Material 65% Binder/Filler 15%
	LAYER 2 Drywall, Off White	None Detected	Cellulose Fiber (Incom) 25% Carbonates 3% Aggregate 2% Gypsum 70%
0048153-002 1-2	SW Space, North Room, East Wall LAYER 1 Paint/Smooth Texture, White, 23°C Note: Layer is mainly Paint - no Texture present	None Detected	Cellulose Fiber (Incom) 15% Carbonates 5% Non-Fibrous Material 65% Binder/Filler 15%
	LAYER 2 Drywall, Off White	None Detected	Cellulose Fiber (Incom) 25% Carbonates 3% Aggregate 2% Gypsum 70%
0048153-003 1-3	SW Space, South Room, Ceiling Above North Wall LAYER 1 Paint/Smooth Texture, White, 23°C Note: Layer is mainly Paint - no Texture present	None Detected	Cellulose Fiber (Incom) 15% Carbonates 5% Non-Fibrous Material 65% Binder/Filler 15%
	LAYER 2 Drywall, Off White	None Detected	Cellulose Fiber (Incom) 25% Carbonates 3% Aggregate 2% Gypsum 70%
0048153-004 1-4	NE Space, West Wall LAYER 1 Paint/Smooth Texture, White, 23°C Note: Layer is mainly Paint - no Texture present	None Detected	Cellulose Fiber (Incom) 15% Carbonates 5% Non-Fibrous Material 65% Binder/Filler 15%
	LAYER 2 Drywall, Off White	None Detected	Cellulose Fiber (Incom) 25% Carbonates 3% Aggregate 2% Gypsum 70%



PLM REPORT RESULTS

Customer:

David Decker
Atlas
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Boise, ID 83709

Customer Project No.: IDBS250012.00
Description: City of Boise - 4640 Aeronca Dr., Boise - A
Date Received: 05/21/2026
Date Analyzed: 05/28/2026
Date Reported: 06/23/2026
Comments:

Collected: 05/20/2026
Collected By: David Decker
Collection Address: 4640 Aeronca Dr. Boise ID

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0048153-005 1-5	NE Space Ceiling, SE Corner	None Detected	Cellulose Fiber (Incom) 15%
	LAYER 1 Paint/Smooth Texture, White, 23°C Note: Layer is mainly Paint - no Texture present		Carbonates 5% Non-Fibrous Material 65% Binder/Filler 15%
		None Detected	Cellulose Fiber (Incom) 25%
	LAYER 2 Drywall, Off White		Carbonates 3% Aggregate 2% Gypsum 70%
0048153-006 2-6	NE Space, NW Corner	None Detected	Cellulose Fiber (Incom) <1%
	LAYER 1 Joint Compound, White, 23°C		Carbonates 65% Perlite 15% Aggregate 5% Non-Fibrous Material 5% Binder/Filler 10%
		None Detected	Cellulose Fiber (Incom) <1% Fibrous Glass (ISO) 85%
	LAYER 2 Drywall Mesh Tape, Blue		Carbonates 5% Non-Fibrous Material 5% Binder/Filler 5%
		None Detected	Cellulose Fiber (Incom) 25%
	LAYER 3 Drywall, Off White		Carbonates 5% Aggregate 2% Gypsum 68%



PLM REPORT RESULTS

Customer:

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Boise, ID 83709

Customer Project No.: IDBS250012.00
Description: City of Boise - 4640 Aeronca Dr., Boise - A
Date Received: 05/21/2026
Date Analyzed: 05/28/2026
Date Reported: 06/23/2026
Comments:

Collected: 05/20/2026
Collected By: David Decker
Collection Address: 4640 Aeronca Dr. Boise ID

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0048153-007	SW Space, North Room, Ceiling on North Side	Chrysotile 3%	Cellulose Fiber (Incom) 2%
2-7	LAYER 1 Joint Compound, Off White, 23°C	OBSERVATION SET#4: Wavy Fibers Sign of Elongation (+) Parallel Extinction Colorless Birefringence (Low) Non-pleochroic @ 40X Initial Characterization: Chrysotile OS#4: Para.=1.556, Perp.=1.549	Carbonates 65% Aggregate 10% Perlite 2% Non-Fibrous Material 8% Binder/Filler 10%
	LAYER 2 Tape, Yellow	None Detected	Cellulose Fiber (Incom) 95% Carbonates 5%
	LAYER 3 Joint Compound, Off White Note: No Drywall Present	Chrysotile 5% OBSERVATION SET#1: Wavy Fibers Sign of Elongation (+) Parallel Extinction Colorless Birefringence (Low) Non-pleochroic @ 40X Initial Characterization: Chrysotile OS#1: Para.=1.556, Perp.=1.549	Cellulose Fiber (Incom) 2% Carbonates 65% Aggregate 10% Non-Fibrous Material 8% Binder/Filler 10%
0048153-008	SW Space, North Room, South Wall		
2-8	Note: Sample Not Analyzed		



PLM REPORT RESULTS

Customer:

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Boise, ID 83709

Customer Project No.: IDBS250012.00
Description: City of Boise - 4640 Aeronca Dr., Boise - A
Date Received: 05/21/2026
Date Analyzed: 05/28/2026
Date Reported: 06/23/2026
Comments:

Collected: 05/20/2026
Collected By: David Decker
Collection Address: 4640 Aeronca Dr. Boise ID

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0048153-009 3-9	Water Heater Room, South Wall	None Detected	Cellulose Fiber (Incom) 2% Carbonates 70% Aggregate 8% Perlite 2% Non-Fibrous Material 8% Binder/Filler 10%
	LAYER 1 Orange Peel Texture, White, 23°C	None Detected	Cellulose Fiber (Incom) 95% Carbonates 5%
	LAYER 2 Tape, Yellow	None Detected	Cellulose Fiber (Incom) 2% Carbonates 70% Aggregate 10% Non-Fibrous Material 8% Binder/Filler 10%
	LAYER 3 Joint Compound, White	None Detected	Cellulose Fiber (Incom) 25% Carbonates 3% Aggregate 2% Gypsum 70%
0048153-010 3-10	Restroom, West Wall	None Detected	Cellulose Fiber (Incom) 2% Fibrous Glass (ISO) <1% Carbonates 65% Aggregate 13% Perlite 2% Non-Fibrous Material 8% Binder/Filler 10%
	LAYER 1 Orange Peel Texture, White, 23°C	None Detected	Cellulose Fiber (Incom) 25% Carbonates 3% Aggregate 2% Gypsum 70%
0048153-011 3-11	North Hallway, East Wall	None Detected	Cellulose Fiber (Incom) 10% Carbonates 35% Aggregate 5% Non-Fibrous Material 45% Binder/Filler 5%
	LAYER 1 Orange Peel Texture, White, 23°C Note: Layer is mainly Paint	None Detected	Cellulose Fiber (Incom) 25% Carbonates 3% Aggregate 2% Gypsum 70%
	LAYER 2 Drywall, White		



PLM REPORT RESULTS

Customer:

David Decker
Atlas
2791 S. Victory Way
Boise, ID 83709

Customer Project No.: IDBS250012.00
Description: City of Boise - 4640 Aeronca Dr., Boise - A
Date Received: 05/21/2026
Date Analyzed: 05/28/2026
Date Reported: 06/23/2026
Comments:

Collected: 05/20/2026
Collected By: David Decker
Collection Address: 4640 Aeronca Dr. Boise ID

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0048153-012 3-12	Main Room, East Wall	None Detected	Cellulose Fiber (Incom) 10% Carbonates 30% Non-Fibrous Material 35% Aggregate 5% Binder/Filler 20%
	LAYER 1 Orange Peel Texture, White, 23°C Note: Layer is mainly Paint	None Detected	Cellulose Fiber (Incom) 25% Carbonates 3% Aggregate 2% Gypsum 70%
0048153-013 3-13	Hanger, South Wall by Sink	None Detected	Cellulose Fiber (Incom) 15% Carbonates 5% Non-Fibrous Material 65% Binder/Filler 15%
	LAYER 1 Paint/Orange Peel Texture, White, 23°C Note: Layer is mainly Paint - no Texture present	None Detected	Cellulose Fiber (Incom) 25% Carbonates 3% Aggregate 2% Gypsum 70%
0048153-014 4-14	East Office, SE Corner	None Detected	Cellulose Fiber (Incom) 2% Carbonates 73% Aggregate 5% Non-Fibrous Material 10% Binder/Filler 10%
	LAYER 1 Orange Peel Texture, White, 23°C	None Detected	Cellulose Fiber (Incom) 95% Carbonates 5%
	LAYER 2 Tape, Yellow	None Detected	Cellulose Fiber (Incom) 2% Carbonates 70% Aggregate 5% Perlite 3% Non-Fibrous Material 8% Binder/Filler 12%
	LAYER 3 Joint Compound, White	None Detected	Cellulose Fiber (Incom) 25% Carbonates 3% Aggregate 2% Gypsum 70%
	LAYER 4 Drywall, White	None Detected	Cellulose Fiber (Incom) 25% Carbonates 3% Aggregate 2% Gypsum 70%



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Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0048153-015 4-15	South Hallway, SW Corner Orange Peel Texture, White, 23°C	None Detected	Cellulose Fiber (Incom) 2% Carbonates 73% Aggregate 5% Non-Fibrous Material 10% Binder/Filler 10%
0048153-016 4-16	West Office, SW Corner LAYER 1 Orange Peel Texture, White, 23°C	None Detected	Cellulose Fiber (Incom) 2% Carbonates 73% Aggregate 5% Non-Fibrous Material 10% Binder/Filler 10%
	LAYER 2 Tape, Yellow	None Detected	Cellulose Fiber (Incom) 95% Carbonates 5%
	LAYER 3 Joint Compound, White	None Detected	Cellulose Fiber (Incom) 2% Carbonates 70% Aggregate 5% Perlite 3% Non-Fibrous Material 8% Binder/Filler 12%
	LAYER 4 Drywall, White	None Detected	Cellulose Fiber (Incom) 25% Carbonates 3% Aggregate 2% Gypsum 70%
0048153-017 5-17	East Central Space, Center Room, East Wall LAYER 1 Thick Orange Peel Texture, White, 23°C	None Detected	Cellulose Fiber (Incom) <1% Fibrous Glass (ISO) <1% Carbonates 65% Perlite 12% Aggregate 5% Non-Fibrous Material 8% Binder/Filler 10%
	LAYER 2 Drywall Mesh Tape, Yellow	None Detected	Cellulose Fiber (Incom) <1% Fibrous Glass (ISO) 85% Carbonates 5% Non-Fibrous Material 5% Binder/Filler 5%
	LAYER 3 Drywall, White	None Detected	Cellulose Fiber (Incom) 25% Carbonates 5% Aggregate 2% Gypsum 68%



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Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0048153-018	East Central Space, South Wall	None Detected	Cellulose Fiber (Incom) <1% Antigorite (RI) 2%
5-18	LAYER 1 Thick Orange Peel Texture, White, 23°C		Carbonates 35% Aggregate 40% Non-Fibrous Material 15% Binder/Filler 8%
	LAYER 2 Drywall, White	None Detected	Cellulose Fiber (Incom) 25% Carbonates 5% Aggregate 2% Gypsum 68%
0048153-019	East Central Space, Center Room, Ceiling on North Side	None Detected	Cellulose Fiber (Incom) 10%
5-19	LAYER 1 Thick Orange Peel Texture, White, 23°C		Aggregate 55% Carbonates 5% Non-Fibrous Material 20% Binder/Filler 10%
	LAYER 2 Drywall, White	None Detected	Cellulose Fiber (Incom) 25% Carbonates 5% Aggregate 2% Gypsum 68%
0048153-020	East Central Space, South Room, Ceiling on North Side	None Detected	Cellulose Fiber (Incom) 2%
5-20	LAYER 1 Thick Orange Peel Texture, White, 23°C		Aggregate 60% Carbonates 3% Non-Fibrous Material 20% Binder/Filler 15%
	LAYER 2 Drywall, White	None Detected	Cellulose Fiber (Incom) 25% Carbonates 5% Aggregate 2% Gypsum 68%
0048153-021	East Central Space, South Room, East Wall	None Detected	Cellulose Fiber (Incom) 2% Antigorite (RI) <1%
5-21	LAYER 1 Thick Orange Peel Texture, White, 23°C		Carbonates 25% Aggregate 45% Non-Fibrous Material 18% Binder/Filler 10%
	LAYER 2 Drywall, White	None Detected	Cellulose Fiber (Incom) 25% Carbonates 5% Aggregate 2% Gypsum 68%



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Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0048153-022	East Central Space, Center Room, NW Corner	None Detected	Cellulose Fiber (Incom) 2%
6-22	LAYER 1 Joint Compound, White, 23°C		Carbonates 5% Aggregate 50% Non-Fibrous Material 30% Binder/Filler 13%
		None Detected	Cellulose Fiber (Incom) 25% Carbonates 3% Aggregate 2% Gypsum 70%
	LAYER 2 Drywall, White		
		None Detected	Cellulose Fiber (Incom) 10% Carbonates 55% Aggregate 5% Non-Fibrous Material 20% Binder/Filler 10%
0048153-023	East Central Space, Ceiling Above West Wall	None Detected	Cellulose Fiber (Incom) <1% Fibrous Glass (ISO) 2%
6-23	LAYER 1 Joint Compound, White, 23°C		Aggregate 65% Carbonates 3% Non-Fibrous Material 15% Binder/Filler 15%
		None Detected	Fibrous Glass (ISO) 90% Cellulose Fiber (Incom) <1% Non-Fibrous Material 5% Binder/Filler 5%
0048153-024	East Central Space, South Room, SE Corner	None Detected	Cellulose Fiber (Incom) <1%
6-24	LAYER 1 Joint Compound, White, 23°C		Carbonates 75% Aggregate 2% Perlite 3% Non-Fibrous Material 10% Binder/Filler 10%
		None Detected	Cellulose Fiber (Incom) 25% Carbonates 3% Aggregate 2% Gypsum 70%
	LAYER 2 Drywall, White		



BATCH NO.
0048153

NVLAP Lab Code 102031-0

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Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0048153-025	NW Space, South Room, South Wall	None Detected	Cellulose Fiber (Incom) 3% Antigorite (RI) 2% Wollastonite (+/-) <1%
7-25	LAYER 1 Troweled Texture, White, 23°C		Aggregate 60% Carbonates 5% Non-Fibrous Material 20% Binder/Filler 10%
	LAYER 2 Drywall, White	None Detected	Cellulose Fiber (Incom) 25% Carbonates 3% Aggregate 2% Gypsum 70%
0048153-026	NW Space, North Room, East Wall	None Detected	Cellulose Fiber (Incom) 3% Antigorite (RI) 2%
7-26	LAYER 1 Troweled Texture, White, 23°C		Aggregate 60% Carbonates 5% Non-Fibrous Material 20% Binder/Filler 10%
	LAYER 2 Drywall, White	None Detected	Cellulose Fiber (Incom) 25% Carbonates 3% Aggregate 2% Gypsum 70%
0048153-027	NW Space, North Room, North Wall	None Detected	Cellulose Fiber (Incom) 3% Antigorite (RI) 2%
7-27	LAYER 1 Troweled Texture, White, 23°C		Aggregate 60% Carbonates 5% Non-Fibrous Material 20% Binder/Filler 10%
	LAYER 2 Drywall, White	None Detected	Cellulose Fiber (Incom) 25% Carbonates 3% Aggregate 2% Gypsum 70%



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Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0048153-028	NW Space, South Room, SE Corner	None Detected	Cellulose Fiber (Incom) 2% Fibrous Glass (ISO) 3%
8-28	LAYER 1 Joint Compound, White, 23°C		Aggregate 55% Carbonates 2% Perlite 3% Non-Fibrous Material 20% Binder/Filler 15%
		None Detected	Fibrous Glass (ISO) 90% Cellulose Fiber (Incom) <1% Non-Fibrous Material 5% Binder/Filler 5%
	LAYER 2 Drywall Mesh Tape, Yellow		
		None Detected	Cellulose Fiber (Incom) 25% Fibrous Glass (ISO) <1% Carbonates 3% Aggregate 2% Gypsum 70%
0048153-029	NW Space, South Room., SW Corner	None Detected	Cellulose Fiber (Incom) 2% Fibrous Glass (ISO) 3%
8-29	LAYER 1 Joint Compound, White, 23°C		Aggregate 55% Carbonates 2% Perlite 3% Non-Fibrous Material 20% Binder/Filler 15%
		None Detected	Fibrous Glass (ISO) 90% Cellulose Fiber (Incom) <1% Non-Fibrous Material 5% Binder/Filler 5%
	LAYER 2 Drywall Mesh Tape, Yellow Note: No Drywall Present		



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Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0048153-030 8-30	NW Space, North Room, NE Corner LAYER 1 Joint Compound, White, 23°C	None Detected	Cellulose Fiber (Incom) 2% Fibrous Glass (ISO) 3% Aggregate 55% Carbonates 2% Perlite 3% Non-Fibrous Material 20% Binder/Filler 15%
	LAYER 2 Drywall Mesh Tape, Yellow	None Detected	Fibrous Glass (ISO) 90% Cellulose Fiber (Incom) <1% Non-Fibrous Material 5% Binder/Filler 5%
	LAYER 3 Drywall, White	None Detected	Cellulose Fiber (Incom) 25% Fibrous Glass (ISO) <1% Carbonates 3% Aggregate 2% Gypsum 70%
0048153-031 9-31	NW Space, North Room, North Wall LAYER 1 4" Cove Base, Brown, 23°C	None Detected	Cellulose Fiber (Incom) 2% Carbonates 60% Non-Fibrous Material 30% Binder/Filler 8%
	LAYER 2 Cove Base Mastic, White	None Detected	Cellulose Fiber (Incom) 5% Carbonates 35% Aggregate 5% Non-Fibrous Material 35% Binder/Filler 20%
0048153-032 9-32	NW Space, South Room. South Wall LAYER 1 4" Cove Base, Brown, 23°C	None Detected	Cellulose Fiber (Incom) 2% Carbonates 60% Non-Fibrous Material 30% Binder/Filler 8%
	LAYER 2 Cove Base Mastic, White	None Detected	Cellulose Fiber (Incom) 5% Carbonates 35% Aggregate 5% Non-Fibrous Material 35% Binder/Filler 20%



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Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0048153-033 9-33	NW Space, North Room, East wall	None Detected	Cellulose Fiber (Incom) 2%
	LAYER 1		Carbonates 60%
	4" Cove Base, Brown, 23°C		Non-Fibrous Material 30%
			Binder/Filler 8%
	LAYER 2	None Detected	Cellulose Fiber (Incom) 2%
	Cove Base Mastic, Tan		Carbonates 15%
			Aggregate 3%
			Non-Fibrous Material 55%
0048153-034 10-34	Restroom, East Side	None Detected	Cellulose Fiber (Incom) 2%
	LAYER 1		Carbonates 60%
	4" Cove Base, Gray, 23°C		Non-Fibrous Material 30%
			Binder/Filler 8%
	LAYER 2	None Detected	Cellulose Fiber (Incom) 10%
	Cove Base Mastic, White		Carbonates 35%
			Aggregate 5%
			Non-Fibrous Material 40%
0048153-035 10-35	Restroom, West Wall	None Detected	Cellulose Fiber (Incom) 2%
	LAYER 1		Carbonates 60%
	4" Cove Base, Gray, 23°C		Non-Fibrous Material 30%
			Binder/Filler 8%
	LAYER 2	None Detected	Cellulose Fiber (Incom) 5%
	Cove Base Mastic, White		Carbonates 55%
			Aggregate 10%
			Non-Fibrous Material 20%
0048153-036 10-36	Restroom, South Wall	None Detected	Cellulose Fiber (Incom) 2%
	LAYER 1		Carbonates 60%
	4" Cove Base, Gray, 23°C		Non-Fibrous Material 30%
			Binder/Filler 8%
	LAYER 2	None Detected	Cellulose Fiber (Incom) 5%
	Cove Base Mastic, White		Carbonates 55%
			Aggregate 10%
			Non-Fibrous Material 20%
			Binder/Filler 10%



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Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0048153-037 11-37	Hanger, NE Corner Insulation, Brown, 23°C	None Detected	Cellulose Fiber (Incom) 75% Organic Material 5% Aggregate 5% Non-Fibrous Material 5% Binder/Filler 10%
0048153-038 11-38	Hanger, NW Corner #1 Insulation, Brown, 23°C	None Detected	Cellulose Fiber (Incom) 75% Organic Material 5% Aggregate 5% Non-Fibrous Material 5% Binder/Filler 10%
0048153-039 11-39	Hanger, NW Corner #2 Insulation, Brown, 23°C	None Detected	Cellulose Fiber (Incom) 75% Organic Material 5% Aggregate 10% Non-Fibrous Material 5% Binder/Filler 5%
0048153-040 12-40	Main Room, South Side 2'x4' Pin-Hole Ceiling Tile, White/Off White, 23°C	None Detected	Cellulose Fiber (Incom) 55% Fibrous Glass (ISO) 15% Carbonates 10% Perlite 10% Non-Fibrous Material 5% Binder/Filler 5%
0048153-041 12-41	Main Room, East Side 2'x4' Pin-Hole Ceiling Tile, White/Off White, 23°C	None Detected	Cellulose Fiber (Incom) 55% Fibrous Glass (ISO) 15% Carbonates 10% Perlite 10% Non-Fibrous Material 5% Binder/Filler 5%
0048153-042 12-42	Main Room, NE Corner 2'x4' Pin-Hole Ceiling Tile, White/Off White, 23°C	None Detected	Cellulose Fiber (Incom) 55% Fibrous Glass (ISO) 15% Carbonates 10% Perlite 10% Non-Fibrous Material 5% Binder/Filler 5%
0048153-043 13-43	Coal Room, West of Door Concrete, White/Gray, 23°C	None Detected	Cellulose Fiber (Incom) 2% Carbonates 50% Aggregate 20% Non-Fibrous Material 20% Binder/Filler 8%



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Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0048153-044 13-44	Coal Room, by East Window Concrete, White/Gray, 23°C	None Detected	Cellulose Fiber (Incom) 2% Carbonates 50% Aggregate 20% Non-Fibrous Material 20% Binder/Filler 8%
0048153-045 13-45	Coal Room, by West Window Concrete, White/Gray, 23°C	None Detected	Cellulose Fiber (Incom) 2% Fibrous Glass (ISO) <1% Carbonates 50% Aggregate 20% Non-Fibrous Material 20% Binder/Filler 8%
0048153-046 14-46	NW Space, South Room, NW Corner LAYER 1 12"x12" Vinyl Floor Tile, Gray, 23°C LAYER 2 Mastic, Yellow	None Detected None Detected	Cellulose Fiber (Incom) <1% Carbonates 75% Non-Fibrous Material 20% Binder/Filler 5% Cellulose Fiber (Incom) 5% Synthetic Fiber (Bie) <1% Carbonates 20% Aggregate 2% Non-Fibrous Material 50% Binder/Filler 23%
0048153-047 14-47	NW Space, North Room, SE Corner LAYER 1 12"x12" Vinyl Floor Tile, Gray, 23°C LAYER 2 Mastic, Yellow	None Detected None Detected	Cellulose Fiber (Incom) <1% Carbonates 75% Non-Fibrous Material 20% Binder/Filler 5% Cellulose Fiber (Incom) 5% Synthetic Fiber (Bie) <1% Carbonates 20% Aggregate 2% Non-Fibrous Material 50% Binder/Filler 23%



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Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0048153-048 14-48	NW Space, North Room, NE Corner LAYER 1 12"x12" Vinyl Floor Tile, Gray, 23°C	None Detected	Cellulose Fiber (Incom) <1% Carbonates 75% Non-Fibrous Material 20% Binder/Filler 5%
	LAYER 2 Mastic, Yellow	None Detected	Cellulose Fiber (Incom) 5% Synthetic Fiber (Bie) <1% Organic Material <1% Carbonates 20% Aggregate 2% Non-Fibrous Material 50% Binder/Filler 23%
0048153-049 15-49	Restroom, SE Corner LAYER 1 Vinyl Sheet Flooring, Gray, 23°C	None Detected	Cellulose Fiber (Incom) <1% Carbonates 55% Non-Fibrous Material 30% Binder/Filler 15%
	LAYER 2 Backing, Gray	None Detected	Cellulose Fiber (Incom) 25% Synthetic Fiber (Bie) 5% Fibrous Glass (ISO) 10% Carbonates 35% Non-Fibrous Material 15% Binder/Filler 10%
	LAYER 3 Mastic, Brown	None Detected	Cellulose Fiber (Incom) 10% Synthetic Fiber (Bie) 2% Hair (Morph) <1% Fibrous Glass (ISO) 3% Carbonates 15% Aggregate 5% Non-Fibrous Material 45% Binder/Filler 20%



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Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0048153-050 15-50	Restroom, NW Corner LAYER 1 Vinyl Sheet Flooring, Gray, 23°C	None Detected	Cellulose Fiber (Incom) <1% Carbonates 55% Non-Fibrous Material 30% Binder/Filler 15%
		None Detected	Cellulose Fiber (Incom) 30% Fibrous Glass (ISO) 10% Carbonates 35% Non-Fibrous Material 15% Binder/Filler 10%
		None Detected	Cellulose Fiber (Incom) 15% Carbonates 15% Aggregate 5% Non-Fibrous Material 45% Binder/Filler 20%
	LAYER 2 Backing, Gray	None Detected	Cellulose Fiber (Incom) 30% Fibrous Glass (ISO) 10% Carbonates 35% Non-Fibrous Material 15% Binder/Filler 10%
		None Detected	Cellulose Fiber (Incom) 15% Carbonates 15% Aggregate 5% Non-Fibrous Material 45% Binder/Filler 20%
		None Detected	Cellulose Fiber (Incom) 15% Carbonates 15% Aggregate 5% Non-Fibrous Material 45% Binder/Filler 20%
	LAYER 3 Mastic, Yellow	None Detected	Cellulose Fiber (Incom) 15% Carbonates 15% Aggregate 5% Non-Fibrous Material 45% Binder/Filler 20%
		None Detected	Cellulose Fiber (Incom) 15% Carbonates 15% Aggregate 5% Non-Fibrous Material 45% Binder/Filler 20%
		None Detected	Cellulose Fiber (Incom) 15% Carbonates 15% Aggregate 5% Non-Fibrous Material 45% Binder/Filler 20%
0048153-051 15-51	Restroom, NE Corner LAYER 1 Vinyl Sheet Flooring, Gray, 23°C	None Detected	Cellulose Fiber (Incom) <1% Carbonates 55% Non-Fibrous Material 30% Binder/Filler 15%
		None Detected	Cellulose Fiber (Incom) 30% Fibrous Glass (ISO) 10% Carbonates 35% Non-Fibrous Material 15% Binder/Filler 10%
		None Detected	Cellulose Fiber (Incom) 15% Carbonates 15% Aggregate 5% Non-Fibrous Material 45% Binder/Filler 20%
	LAYER 2 Backing, Gray	None Detected	Cellulose Fiber (Incom) 30% Fibrous Glass (ISO) 10% Carbonates 35% Non-Fibrous Material 15% Binder/Filler 10%
		None Detected	Cellulose Fiber (Incom) 15% Carbonates 15% Aggregate 5% Non-Fibrous Material 45% Binder/Filler 20%
		None Detected	Cellulose Fiber (Incom) 15% Carbonates 15% Aggregate 5% Non-Fibrous Material 45% Binder/Filler 20%
	LAYER 3 Mastic, Yellow	None Detected	Cellulose Fiber (Incom) 15% Carbonates 15% Aggregate 5% Non-Fibrous Material 45% Binder/Filler 20%
		None Detected	Cellulose Fiber (Incom) 15% Carbonates 15% Aggregate 5% Non-Fibrous Material 45% Binder/Filler 20%
		None Detected	Cellulose Fiber (Incom) 15% Carbonates 15% Aggregate 5% Non-Fibrous Material 45% Binder/Filler 20%
0048153-052 16-52	South Hallway, SE Corner LAYER 1 Carpet, Gray, 23°C	None Detected	Cellulose Fiber (Incom) 5% Synthetic Fiber (Bie) 80% Carbonates 5% Non-Fibrous Material 5% Binder/Filler 5%
		None Detected	Cellulose Fiber (Incom) 2% Synthetic Fiber (Bie) <1% Carbonates 25% Aggregate 3% Non-Fibrous Material 55% Binder/Filler 15%
		None Detected	Cellulose Fiber (Incom) 2% Synthetic Fiber (Bie) <1% Carbonates 25% Aggregate 3% Non-Fibrous Material 55% Binder/Filler 15%
	LAYER 2 Carpet Mastic, Tan/Yellow	None Detected	Cellulose Fiber (Incom) 2% Synthetic Fiber (Bie) <1% Carbonates 25% Aggregate 3% Non-Fibrous Material 55% Binder/Filler 15%
		None Detected	Cellulose Fiber (Incom) 2% Synthetic Fiber (Bie) <1% Carbonates 25% Aggregate 3% Non-Fibrous Material 55% Binder/Filler 15%
		None Detected	Cellulose Fiber (Incom) 2% Synthetic Fiber (Bie) <1% Carbonates 25% Aggregate 3% Non-Fibrous Material 55% Binder/Filler 15%



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PLM REPORT RESULTS

Customer:

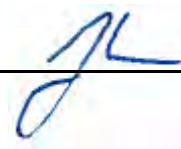
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Customer Project No.: IDBS250012.00
Description: City of Boise - 4640 Aeronca Dr., Boise - A
Date Received: 05/21/2026
Date Analyzed: 05/28/2026
Date Reported: 06/23/2026
Comments:

Collected: 05/20/2026
Collected By: David Decker
Collection Address: 4640 Aeronca Dr. Boise ID

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0048153-053	West Office, West Side	None Detected	Cellulose Fiber (Incom) 5% Synthetic Fiber (Bie) 80%
16-53	LAYER 1 Carpet, Gray, 23°C		Carbonates 5% Non-Fibrous Material 5% Binder/Filler 5%
		None Detected	Cellulose Fiber (Incom) 2% Fibrous Glass (ISO) 3% Synthetic Fiber (Bie) <1%
	LAYER 2 Carpet Mastic, Tan/Yellow		Carbonates 15% Aggregate 2% Non-Fibrous Material 50% Binder/Filler 28%
0048153-054	East Office, South Side	None Detected	Cellulose Fiber (Incom) 5% Synthetic Fiber (Bie) 80%
16-54	LAYER 1 Carpet, Gray, 23°C		Carbonates 5% Non-Fibrous Material 5% Binder/Filler 5%
		None Detected	Cellulose Fiber (Incom) 2% Synthetic Fiber (Bie) 3%
	LAYER 2 Carpet Mastic, White/Yellow		Carbonates 55% Aggregate 5% Non-Fibrous Material 30% Binder/Filler 5%

Analyzed by: 

Reviewed by: 

THE ASBESTOS INSTITUTE

Certifies that

Jennifer Babione

has attended and received instruction in the EPA approved course

AHERA Management Planner Refresher

on

October 08, 2025

and successfully completed and passed the competency exam.

Certificate:

ON-4651-11043-100825

Date of Examination:

8-Oct-2025

Date of Expiration:

08-Oct-2026



A. Zwanenburg
Director



Approved Instructor

THE ASBESTOS INSTITUTE

20033 N. 19th Ave, Building 6, Phoenix, AZ 85027
602-864-6564 – www.theasbestosinstitute.com

FL Course # CRS227

The person receiving this certificate has completed the requisite training for asbestos accreditation under TSCA Title II.

THE ASBESTOS INSTITUTE

Certifies that

David Decker

has attended and received instruction in the EPA approved course

AHERA Building Inspector Refresher

on

February 24, 2026

and successfully completed and passed the competency exam.

Certificate:

ON-188748-11775-022426

Date of Examination:

24-Feb-2026

Date of Expiration:

24-Feb-2027



A. Zwanenburg
Director



Approved Instructor

THE ASBESTOS INSTITUTE

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602-864-6564 – www.theasbestosinstitute.com

FL Course # CRS228

The person receiving this certificate has completed the requisite training for asbestos accreditation under TSCA Title II.

THE ASBESTOS INSTITUTE

Certifies that

Allyssa Richards

has attended and received instruction in the EPA approved course

AHERA Building Inspector Refresher

on

March 25, 2026

and successfully completed and passed the competency exam.

Certificate:

ON-188748-15666-032526

Date of Examination:

25-Mar-2026

Date of Expiration:

25-Mar-2027



A. Zwanenburg
Director



Approved Instructor

THE ASBESTOS INSTITUTE

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FL Course # CRS228

The person receiving this certificate has completed the requisite training for asbestos accreditation under TSCA Title II.



LEAD-BASED PAINT MANAGEMENT PLAN

FORMER SIMPLOT AVIATION BUILDING

4640 West Aeronca Street
Boise, Idaho 83705

Attachment 2

PREPARED FOR:

Ms. Marti Mendenhall
City of Boise – Public Works
PO Box 500
Boise, Idaho 83702

PREPARED BY:

Atlas Technical Consultants, LLC
2791 S. Victory View Way
Boise, Idaho 83709

June 24, 2026
IDBS250012.0005



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Boise, ID 83709
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Ms. MARTI MENDENHALL
CITY OF BOISE – PUBLIC WORKS
PO Box 500
Boise, Idaho 83702

Re: **Lead Inspection and Management Plan**
Former Simplot Aviation Building
4640 West Aeronca Street
Boise, Idaho 83705

Dear Ms. Mendenhall:

In accordance with the terms of our agreement, Atlas Technical Consultants, LLC (Atlas) has completed the enclosed Lead-Based Paint Management Plan for the former Simplot Aviation building, located at 4640 West Aeronca Street in Boise, Idaho. Rules and procedures for conducting the inspections are outlined in the Title X (Residential Lead-Based Paint Hazard Reduction Act) Sections 1012 and 1013. The report has been prepared as required by contract and in general accordance with the rules outlined in OSHA Lead in Construction Standard (29 CFR 1926.62).

EXECUTIVE SUMMARY

Atlas has conducted a lead paint inspection and prepared a management plan for the former Simplot Aviation building, located at 4640 West Aeronca Street in Boise, Idaho. The purpose of this written program is to provide protection to all employees engaged in work that may expose them to lead hazards and to eliminate lead poisoning in construction workers as well as the general public. Our survey identified lead-based paint on doors and door frames in the interior of the building.

Atlas would be pleased to continue our role as environmental consultants as the project progresses. If Atlas can be of any further assistance to you, please feel free to call **(208) 376-4748**.

Respectfully Submitted,
ATLAS TECHNICAL CONSULTANTS, LLC

		
David Decker Industrial Hygienist, EPA Lead Risk Assessor	Allyssa Richards Industrial Hygienist, EPA Lead Inspector	Jennifer Babione Environmental Services Manager, EPA Lead Risk Assessor



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1. INSPECTION REPORT

1.1 INTRODUCTION

The City of Boise has contracted with Atlas Technical Consultants, LLC (Atlas) to inspect the former Simplot Aviation building at 4640 West Aeronca Way in Boise, Idaho, for the presence of lead-based paint, prepare floor plans indicating lead-based paint locations, and to assess the condition of these materials. Rules and procedures for conducting the inspections are outlined in the Title X (Residential Lead-Based Paint Hazard Reduction Act) Sections 1012 and 1013. The report has been prepared as required by contract and in general accordance with the rules outlined in OSHA Lead in Construction Standard (29 CFR1926.62).

1.2 INSPECTION AND SAMPLING PROCEDURES

The building inspection was conducted by David Decker, a Lead Risk Assessor with Atlas. The inspector was given access to the building by Marti Mendenhall, a representative of the City of Boise. Atlas conducted a lead survey via X-Ray Fluorescence Spectrometer (XRF) as part of the city's acquisition of the building.

1.3 BUILDING DESCRIPTION

According to the Ada County Assessor's office, the 9,314-square foot, single-story building was constructed in 1977. The building was most recently used as office and hangar space for Simplot Aviation. At the time of testing building materials for lead-based paint, the primary hangar space was being used by the City of Boise to store vehicles. Exterior building materials included a concrete slab foundation, metal and wood siding and exterior walls, and a thermo-plastic olefin (TPO) membrane roof. Interior building materials of the building consisted of carpeted floors, sheet vinyl flooring, painted and textured drywall walls and ceiling, and suspended drywall ceiling tiles.

1.4 SITE SPECIFIC FINDINGS

Atlas employed a SciAps X-550 portable X-Ray Fluorescence (XRF) device to identify building materials painted or coated with lead. Our survey identified lead-based paint (LBP) present on doors and door frames on the interior of the building. The XRF results are included below. Building materials that were confirmed to have LBP are described individually, and as observed during our assessment, on the following Building Material Summary Sheets.

A full list of the surfaces tested for lead-based paint is included in the appendix of this report. If any other painted surfaces are to be disturbed or become deteriorated; a qualified individual should test those surfaces as per the site specific lead plan prior to disturbance.



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Table 1: Summary of Lead-based Paint at 4640 West Aeronca Street, Boise, Idaho

Hangar – Center Door on East Wall	SW Space , South Room – Door on East Wall
Hangar – South Door on East Wall	SE Space – Door Frame on West Wall
Hangar – South Door on West Wall	SE Space – Door on West Wall
Hangar – North Door Frame on West Wall	East Central Space , Central Room – Door on West Wall



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BUILDING MATERIAL SUMMARY SHEET

Location

Hangar – White Paint on Center Door on East Wall (metal substrate)

LBP

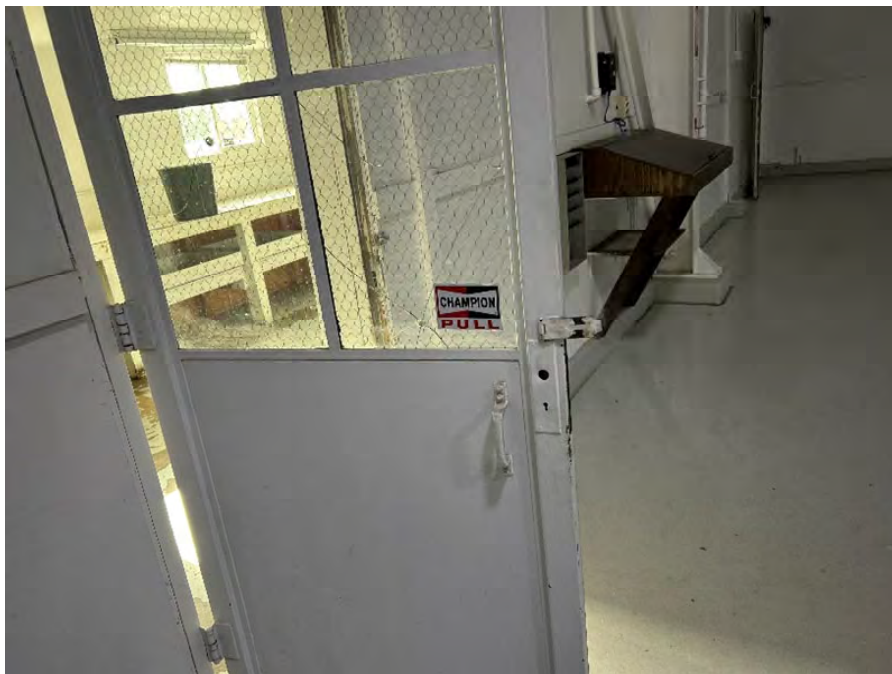
Confirmed via XRF – lead concentration of 2.46 mg/cm²

Condition

Intact

RESPONSE ACTION

ATLAS recommends periodic surveillance and to maintain the paint's condition (if left in place). Disturbance of materials coated in lead-based paint must follow the OSHA Lead in Construction Rule.





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BUILDING MATERIAL SUMMARY SHEET

Location

Hangar – White Paint on South Door on East Wall (metal substrate)

LBP

Confirmed via XRF - lead concentration of 3.23 mg/cm²

Condition

Poor

RESPONSE ACTION

Based on the condition of the paint on the door, ATLAS recommends paint stabilization, which includes removing deteriorated paint and repainting the surface with both an encapsulant coating compatible with the surfaces and pre-existing paint. Disturbance of materials coated in lead-based paint must follow the OSHA Lead in Construction Rule.





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BUILDING MATERIAL SUMMARY SHEET

Location

Hangar – White Paint on South Door on West Wall (metal substrate)

LBP

Confirmed via XRF - lead concentration of 1.45 mg/cm²

Condition

Intact

RESPONSE ACTION

ATLAS recommends periodic surveillance and to maintain the paint's condition (if left in place). Disturbance of materials coated in lead-based paint must follow the OSHA Lead in Construction Rule





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BUILDING MATERIAL SUMMARY SHEET

Location

Hangar – White Paint on North Door Frame on West Wall (metal substrate)

LBP

Confirmed via XRF - lead concentration of 1.73 mg/cm²

Condition

Intact

RESPONSE ACTION

ATLAS recommends periodic surveillance and to maintain the paint's condition (if left in place). Disturbance of materials coated in lead-based paint must follow the OSHA Lead in Construction Rule.





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BUILDING MATERIAL SUMMARY SHEET

Location

SW Space, South Room – White Paint on Door on East Wall (metal substrate)

LBP

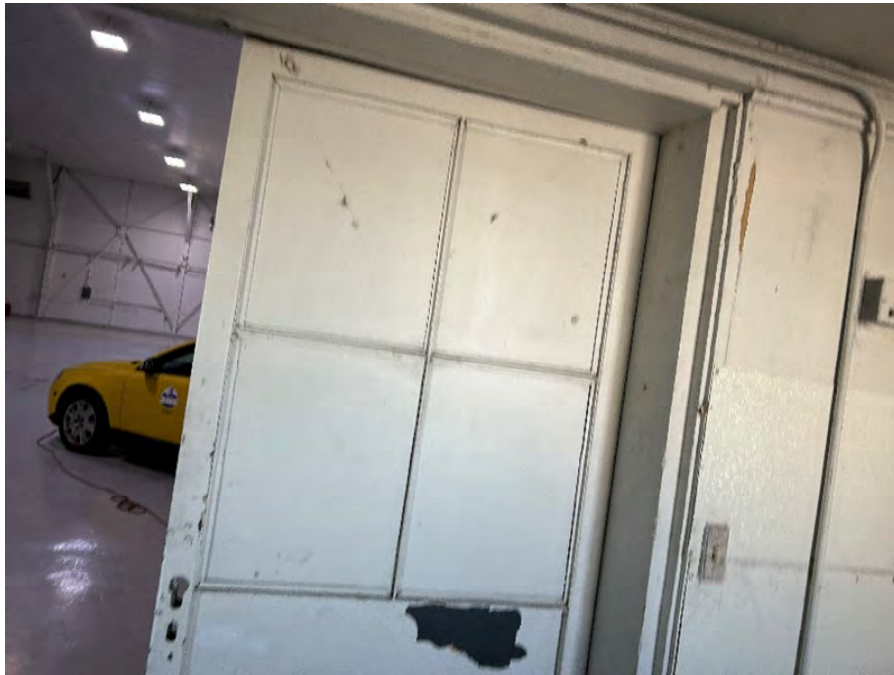
Confirmed via XRF - lead concentration of 3.17 mg/cm²

Condition

Intact

RESPONSE ACTION

ATLAS recommends periodic surveillance and to maintain the paint's condition (if left in place). Disturbance of materials coated in lead-based paint must follow the OSHA Lead in Construction Rule.





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BUILDING MATERIAL SUMMARY SHEET

Location

SE Space – Door and Door Frame on West Wall (metal substrate)

LBP

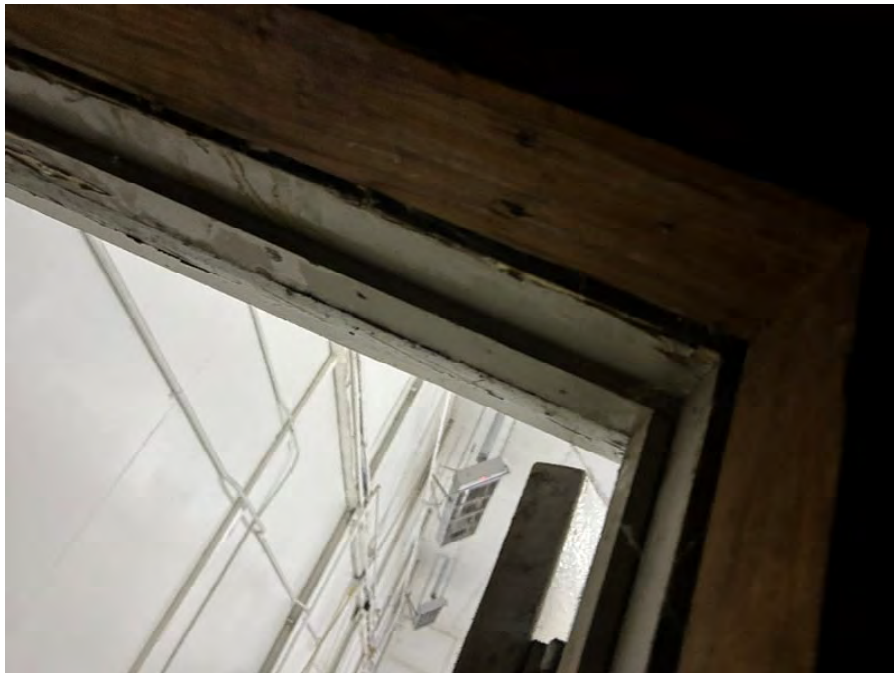
Confirmed via XRF - lead concentration of 2.13 mg/cm²

Condition

Intact

RESPONSE ACTION

ATLAS recommends periodic surveillance and to maintain the paint's condition (if left in place).
Disturbance of materials coated in lead-based paint must follow the OSHA Lead in Construction Rule.





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BUILDING MATERIAL SUMMARY SHEET

Location

East Central Space, Central Room – White Paint Door on West Wall (metal substrate)

LBP

Confirmed via XRF- lead concentration of 2.37 mg/cm²

Condition

Intact

RESPONSE ACTION

ATLAS recommends periodic surveillance and to maintain the paint's condition (if left in place).
Disturbance of materials coated in lead-based paint must follow the OSHA Lead in Construction Rule.





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2. LEAD MANAGEMENT PLAN

Written Program for the Prevention of Occupational Lead Poisoning

(Disturbance of Lead-Based Paint and Other Lead Containing or Coated Materials)

Goals:

- To protect the health and safety of employees who perform construction, repair or renovation activities that disturb lead containing materials from occupational exposure to lead dust and fumes that have potential for toxic health effects.
- To ensure employees that conduct activities on lead or lead-based paints follow established methods/procedures, are properly trained and aware of lead hazards, and protect themselves to prevent lead poisoning.
- To protect the health and safety of the community and environment.

Following the components of this lead management plan will help prevent lead poisoning and associated adverse health effects, promote compliance with Occupational Safety and Health Administration (OSHA) lead regulations and protect building occupants and the environment.

2.1 INTRODUCTION

Exposure to lead can occur when workers inhale or ingest lead dust or fumes during construction activities including but not limited to; demolition, renovation, or repair of surfaces or materials containing lead (including painting and decorating). In particular, the use of abrasive blasting, mechanical or manual sanding, manual scraping, manual demolition of structures, heat gun applications, power tool cleaning, welding, cutting, and torch burning, are covered by this program as well as the OSHA Lead in Construction Standard (29 CFR 1926.62).

The purpose of this written program is to provide protection to all employees engaged in work that may expose them to lead hazards and to eliminate lead poisoning in construction workers as well as the general public. This can be accomplished by; providing formal classroom education/training, site specific instruction by supervisors, establishing and following safe work practices, establishing a medical surveillance program, as well as comprehensive supervisor oversight to ensure components of this program are met. Supervisors and project managers should continuously communicate their expectation of the importance of lead poisoning prevention and monitor work to ensure it is conducted in compliance with this program.

2.2 IDENTIFICATION OF LEAD HAZARD

Prior to any task activities: demolition, renovation, surface preparation; sand blasting, sanding, manual scraping, heat guns, power tool cleaning, welding, cutting, etc., all painted materials should be:

1. Tested for lead content – review report with a competent person, as defined in Section 2.3.



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- a. **Lead concentration above 1 mg/cm²** - proceed using lead compliance plan & applicable laws,
 - b. **Lead Concentration between 0 - 1 mg/cm²** – measure personnel exposure via air monitoring or historical data per OSHA - proceed with caution – review hazard based on amount of dust potential (example: sanding/torching – recommend use of lead compliance plan)
 - c. **No Lead present** – Concentration = 0 – may use normal construction techniques
2. Assumed to contain lead
 - a. Proceed using lead compliance plan and safe work practices

2.3 ASSIGN COMPETENT PERSON

The competent person is one who is capable of identifying existing and predictable lead hazards in the surroundings or working conditions and who has authorization to take prompt corrective measures to eliminate them. Competent person is responsible to follow this written program and complete a site specific compliance plan for all work covered under this program. Supervisors are responsible to ensure components of this plan are being met regardless of assignment of competent person to a trained and experienced employee.

2.4 SITE SPECIFIC LEAD COMPLIANCE PLAN

Supervisors assigning work for projects, work orders, or tasks that involve the potential for lead exposure shall ensure that this lead compliance plan is used on site, and that employees are following proper work practices and the completed plan is filed. This involves:

1. Identification of potential lead hazards;
2. Safe work practices (such as lead warning signs, barrier tape if indoors or where pedestrians could be exposed);
3. Control of lead chips/dust (such as drop cloth, poly tent, source ventilation);
4. Use of respiratory protection and personal protective equipment (such as coveralls);
5. Proper hygiene prior to all breaks (hand and face washing) and proper cleaning of work clothing;
6. Proper cleanup of lead dust/paint chips (wet clean/high-efficiency particulate air (HEPA) vacuum).

2.5 MEDICAL MONITORING PROGRAM

2.5.1 Initial Medical Surveillance [biological monitoring - blood lead level and ZPP]

The employer is to provide initial medical surveillance to any worker who may be occupationally exposed to lead at or above the action level of 30 ug/m³ (at no cost to the employee).



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2.5.2 Medical Surveillance Program

The employer shall set up and maintain a medical surveillance program for all employees who are or may be exposed to lead at or above the action level of 30 ug/m³ for more than thirty (30) days in a twelve (12) month period. This program shall meet the requirements in 29 CFR 1926.62 (j), (k) (Physical exam and medical/work history). Employees in this program shall participate in biological monitoring.

Medical Removal - provisions will be made to remove employees from lead hazards in the working environment if blood lead levels meet or exceed 50 ug/dl per 29 CFR 1926.62 (k)(1)i. Full benefits will be maintained.

2.5.3 Exposure Assessment

The employer's Safety Officer, competent person, or other professionals contracted by the employer, should conduct exposure assessments for work which may disturb materials coated with lead-based paint, in the event that no negative exposure assessment is available for similar work. Exposure assessment is intended to be performed during activities representative for each job classification on a work site where lead-based paint is being disturbed. Air samples must be conducted both in the breathing zone of employees conducting the disturbance, and periodically during construction activities. Sampling and analysis will be conducted according to NIOSH Method 7082: *Lead by Flame AAS*.

2.6 LEAD HAZARD TRAINING & INFORMATION

All employees engaged in construction activities that may expose them to lead hazards will be trained in accordance with the requirements of the OSHA Lead in Construction Standard 1926.62 (l). If necessary, the employer is responsible to schedule formal classroom training for these employees, and to ensure that certifications appropriate to their work roles are up to date. Employees shall receive site specific instruction, and a review of the lead compliance plan shall be conducted by a lead supervisor (contact Safety Officer for consultation and assistance).

2.7 CLEAN UP

The work area shall be properly cleaned (wet wiped/HEPA vacuumed) and visibly inspected for the presence of lead dust/debris by the competent person before the area is opened to the public.

2.8 LEAD-BASED PAINT WASTE DISPOSAL

Lead-based paint, caulking, or glazing waste shall be collected at the job site and containerized/stored in a secure, closed and properly labeled container onsite. Toxicity Characteristic Leaching Procedure (TCLP) testing will be conducted to determine if lead debris is considered hazardous waste or construction debris. Contact the Safety Office when container is full to arrange sampling and analysis.

Lead-Based Paint Location Map

Figure 1

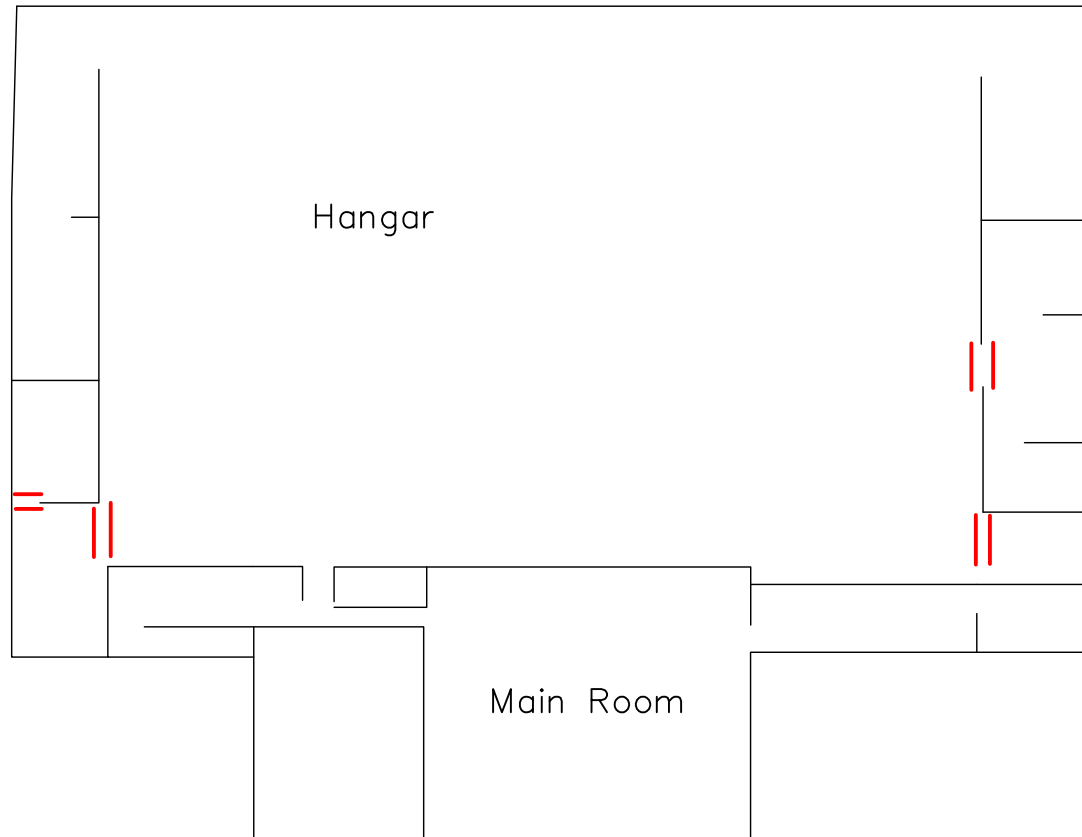


NOTES:

- Not to Scale

LEGEND

Positive LBP



LBP

4640 West Aeronca Street
Boise, Idaho

Modified from observations by: DMD
June 2, 2026
Drawing: IDBS250012.0005



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Boise, ID 83709 Fax: (208) 322-6515
Web: oneatlas.com



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Table 1: X-Ray Fluorescence Spectrometer Initial Quality Control – May 14, 2026

Date	#	Pass / Fail	Standard Reference Material	Color	Result mg/cm ² *	True Value mg/cm ²
5/14/2026	1	PASS	SRM 2573	Red	1.13	1.03 ± 0.02
5/14/2026	2	PASS	SRM 2573	Red	1.12	1.03 ± 0.02
5/14/2026	3	PASS	SRM 2573	Red	1.10	1.03 ± 0.02
5/14/2026	NA	PASS	AVERAGE		1.12	0.8 to 1.2
5/14/2026	4	PASS	SRM 2570	White	0.00	<0.001
5/14/2026	5	PASS	SRM 2570	White	0.00	<0.001
5/14/2026	6	PASS	SRM 2570	White	0.00	<0.001
5/14/2026	NA	PASS	AVERAGE		0.00	0.0 to 0.2

* mg/cm² = milligrams per square centimeter

Table 2: X-Ray Fluorescence Spectrometer Lead-based Paint Sample Analysis Results – May 14, 2026

Date	#	Positive/Negative	Room	Side	Component	Substrate	Color	Result	Regulatory Limit
5/14/2026	7	Negative	Coal Room	N	Wall	Concrete	White	0.00	1.0 mg/cm ²
5/14/2026	8	Negative	Coal Room	E	Wall	Concrete	White	0.00	1.0 mg/cm ²
5/14/2026	9	Negative	Coal Room	S	Wall	Concrete	White	0.00	1.0 mg/cm ²
5/14/2026	10	Negative	Coal Room	W	Wall	Concrete	White	0.00	1.0 mg/cm ²
5/14/2026	11	Negative	Coal Room	C	Ceiling	Concrete	White	0.01	1.0 mg/cm ²
5/14/2026	12	Negative	Coal Room	F	Floor	Concrete	Gray	0.01	1.0 mg/cm ²
5/14/2026	13	Negative	Coal Room	C	Window trim – West side	Wood	Gray	0.00	1.0 mg/cm ²
5/14/2026	14	Negative	Coal Room	C	Window trim – East side	Wood	Gray	0.00	1.0 mg/cm ²
5/14/2026	15	Negative	Coal Room	N	Door	Wood	Stain	0.00	1.0 mg/cm ²
5/14/2026	16	Negative	Coal Room	N	Door trim	Wood	Stain	0.00	1.0 mg/cm ²
5/14/2026	17	Negative	West Office	N	Wall	Drywall	Gray	0.00	1.0 mg/cm ²
5/14/2026	18	Negative	West Office	E	Wall	Drywall	Gray	0.00	1.0 mg/cm ²
5/14/2026	19	Negative	West Office	S	Wall	Drywall	Gray	0.00	1.0 mg/cm ²
5/14/2026	20	Negative	West Office	W	Wall	Drywall	Gray	0.00	1.0 mg/cm ²
5/14/2026	21	Negative	West Office	C	Ceiling	Drywall	Gray	0.00	1.0 mg/cm ²
5/14/2026	22	Negative	West Office	N	Baseboard	Wood	Stain	0.00	1.0 mg/cm ²
5/14/2026	23	Negative	West Office	E	Baseboard	Wood	Stain	0.00	1.0 mg/cm ²
5/14/2026	24	Negative	West Office	S	Baseboard	Wood	Stain	0.00	1.0 mg/cm ²
5/14/2026	25	Negative	West Office	W	Baseboard	Wood	Stain	0.00	1.0 mg/cm ²
5/14/2026	26	Negative	West Office	N	Window frame	Metal	White	0.00	1.0 mg/cm ²
5/14/2026	27	Negative	West Office	E	Door	Wood	Stain	0.00	1.0 mg/cm ²
5/14/2026	28	Negative	West Office	E	Door trim	Wood	Stain	0.00	1.0 mg/cm ²



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Date	#	Positive/ Negative	Room	Side	Component	Substrate	Color	Result	Regulatory Limit
5/14/2026	29	Negative	Hallway	N	Wall	Drywall	White	0.00	1.0 mg/cm ²
5/14/2026	30	Negative	Hallway	E	Wall	Drywall	White	0.00	1.0 mg/cm ²
5/14/2026	31	Negative	Hallway	S	Wall	Drywall	White	0.00	1.0 mg/cm ²
5/14/2026	32	Negative	Hallway	W	Wall	Drywall	White	0.00	1.0 mg/cm ²
5/14/2026	33	Negative	Hallway	C	Ceiling	Drywall	White	0.00	1.0 mg/cm ²
5/14/2026	34	Negative	Hallway	N	Baseboard	Wood	White	0.00	1.0 mg/cm ²
5/14/2026	35	Negative	Hallway	S	Baseboard	Wood	White	0.00	1.0 mg/cm ²
5/14/2026	36	Negative	Hallway	N	Door trim to water heater room	Wood	Stain	0.00	1.0 mg/cm ²
5/14/2026	37	Negative	Hallway	N	Door frame to water heater room	Wood	Stain	0.00	1.0 mg/cm ²
5/14/2026	38	Negative	Water heater room	N	Wall	Wood	White	0.00	1.0 mg/cm ²
5/14/2026	39	Negative	Water heater room	E	Wall	Drywall	White	0.00	1.0 mg/cm ²
5/14/2026	40	Negative	Water heater room	S	Wall	Drywall	White	0.00	1.0 mg/cm ²
5/14/2026	41	Negative	Water heater room	W	Wall	Drywall	White	0.00	1.0 mg/cm ²
5/14/2026	42	Negative	Water heater room	C	Ceiling	Drywall	White	0.00	1.0 mg/cm ²
5/14/2026	43	Negative	Water heater room	N	Baseboard	Wood	Stain	0.00	1.0 mg/cm ²
5/14/2026	44	Negative	Water heater room	E	Baseboard	Wood	Stain	0.00	1.0 mg/cm ²
5/14/2026	45	Negative	Water heater room	S	Baseboard	Wood	Stain	0.00	1.0 mg/cm ²
5/14/2026	46	Negative	Kitchen	W	Baseboard	Wood	Stain	0.00	1.0 mg/cm ²
5/14/2026	47	Negative	Kitchen	N	Wall	Drywall	White	0.00	1.0 mg/cm ²
5/14/2026	48	Negative	Kitchen	E	Wall	Drywall	White	0.00	1.0 mg/cm ²
5/14/2026	49	Negative	Kitchen	S	Wall	Drywall	White	0.00	1.0 mg/cm ²
5/14/2026	50	Negative	Kitchen	W	Wall	Drywall	White	0.00	1.0 mg/cm ²
5/14/2026	51	Negative	Kitchen	C	Ceiling	Drywall	White	0.00	1.0 mg/cm ²
5/14/2026	52	Negative	Kitchen	N	Baseboard	Wood	White	0.00	1.0 mg/cm ²
5/14/2026	53	Negative	Kitchen	S	Baseboard	Wood	White	0.00	1.0 mg/cm ²
5/14/2026	54	Negative	Kitchen	W	Baseboard	Wood	White	0.00	1.0 mg/cm ²
5/14/2026	55	Negative	Kitchen	N	Doorway	Wood	Stain	0.00	1.0 mg/cm ²
5/14/2026	56	Negative	North Hallway	N	Wall	Drywall	White	0.00	1.0 mg/cm ²



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Date	#	Positive/ Negative	Room	Side	Component	Substrate	Color	Result	Regulatory Limit
5/14/2026	57	Negative	North Hallway	E	Wall	Drywall	White	0.00	1.0 mg/cm ²
5/14/2026	58	Negative	North Hallway	S	Wall	Drywall	White	0.00	1.0 mg/cm ²
5/14/2026	59	Negative	North Hallway	W	Wall	Drywall	White	0.00	1.0 mg/cm ²
5/14/2026	60	Negative	North Hallway	C	Ceiling	Drywall	White	0.00	1.0 mg/cm ²
5/14/2026	61	Negative	North Hallway	N	Door	Wood	Stain	0.00	1.0 mg/cm ²
5/14/2026	62	Negative	North Hallway	N	Door frame	Wood	Stain	0.00	1.0 mg/cm ²
5/14/2026	63	Negative	North Hallway	E	Door	Wood	Stain	0.00	1.0 mg/cm ²
5/14/2026	64	Negative	North Hallway	E	Door frame	Wood	Stain	0.00	1.0 mg/cm ²
5/14/2026	65	Negative	North Hallway	N	Baseboard	Wood	White	0.00	1.0 mg/cm ²
5/14/2026	66	Negative	North Hallway	E	Baseboard	Wood	White	0.00	1.0 mg/cm ²
5/14/2026	67	Negative	North Hallway	S	Baseboard	Wood	White	0.00	1.0 mg/cm ²
5/14/2026	68	Negative	North Hallway	W	Baseboard	Wood	White	0.00	1.0 mg/cm ²
5/14/2026	69	Negative	Restroom	N	Wall	Drywall	Gray	0.00	1.0 mg/cm ²
5/14/2026	70	Negative	Restroom	E	Wall	Drywall	Gray	0.00	1.0 mg/cm ²
5/14/2026	71	Negative	Restroom	S	Wall	Drywall	Gray	0.00	1.0 mg/cm ²
5/14/2026	72	Negative	Restroom	W	Wall	Drywall	Gray	0.00	1.0 mg/cm ²
5/14/2026	73	Negative	Restroom	C	Ceiling	Drywall	White	0.00	1.0 mg/cm ²
5/14/2026	74	Negative	Restroom	W	Door	Wood	Stain	0.00	1.0 mg/cm ²
5/14/2026	75	Negative	Restroom	W	Door trim	Wood	Stain	0.00	1.0 mg/cm ²
5/14/2026	76	Negative	Entry	N	Wall	Drywall	Gray	0.00	1.0 mg/cm ²
5/14/2026	77	Negative	Entry	E	Wall	Drywall	Gray	0.00	1.0 mg/cm ²
5/14/2026	78	Negative	Entry	S	Wall	Drywall	Gray	0.00	1.0 mg/cm ²
5/14/2026	79	Negative	Entry	W	Wall	Drywall	Gray	0.00	1.0 mg/cm ²
5/14/2026	80	Negative	Entry	C	Ceiling	Drywall	White	0.00	1.0 mg/cm ²
5/14/2026	81	Negative	Entry	N	Baseboard	Wood	White	0.00	1.0 mg/cm ²
5/14/2026	82	Negative	Entry	E	Baseboard	Wood	White	0.00	1.0 mg/cm ²
5/14/2026	83	Negative	Entry	S	Baseboard	Wood	White	0.00	1.0 mg/cm ²
5/14/2026	84	Negative	Entry	W	Baseboard	Wood	White	0.00	1.0 mg/cm ²
5/14/2026	85	Negative	Entry	S	Door	Metal	Black	0.00	1.0 mg/cm ²



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5/14/2026	86	Negative	Entry	S	Door frame	Metal	Black	0.00	1.0 mg/cm ²
5/14/2026	87	Negative	Lobby	N	Wall	Drywall	Gray	0.00	1.0 mg/cm ²
5/14/2026	88	Negative	Lobby	E	Wall	Drywall	Gray	0.00	1.0 mg/cm ²
5/14/2026	89	Negative	Lobby	S	Wall	Drywall	Gray	0.00	1.0 mg/cm ²
5/14/2026	90	Negative	Lobby	W	Wall	Drywall	Gray	0.00	1.0 mg/cm ²
5/14/2026	91	Negative	Lobby	C	Ceiling	Drywall	White	0.00	1.0 mg/cm ²
5/14/2026	92	Negative	Lobby	N	Door	Wood	Stain	0.00	1.0 mg/cm ²
5/14/2026	93	Negative	Lobby	N	Door frame	Wood	Stain	0.00	1.0 mg/cm ²
5/14/2026	94	Negative	Lobby	N	Window frame	Wood	Gray	0.00	1.0 mg/cm ²
5/14/2026	95	Negative	Lobby	E	Door	Wood	Stain	0.00	1.0 mg/cm ²
5/14/2026	96	Negative	Lobby	E	Door frame	Wood	Stain	0.00	1.0 mg/cm ²
5/14/2026	97	Negative	Lobby	E	Window frame	Wood	Gray	0.00	1.0 mg/cm ²
5/14/2026	98	Negative	East Office	N	Wall	Drywall	Gray	0.00	1.0 mg/cm ²
5/14/2026	99	Negative	East Office	E	Wall	Drywall	Gray	0.00	1.0 mg/cm ²
5/14/2026	100	Negative	East Office	S	Wall	Drywall	Gray	0.00	1.0 mg/cm ²
5/14/2026	101	Negative	East Office	W	Wall	Drywall	Gray	0.00	1.0 mg/cm ²
5/14/2026	102	Negative	East Office	C	Ceiling	Drywall	White	0.00	1.0 mg/cm ²
5/14/2026	103	Negative	East Office	N	Door	Wood	Stain	0.00	1.0 mg/cm ²
5/14/2026	104	Negative	East Office	N	Door trim	Wood	Gray	0.69	1.0 mg/cm ²
5/14/2026	105	Negative	East Office	S	Window trim	Wood	Gray	0.00	1.0 mg/cm ²
5/14/2026	106	Negative	East Office	W	Door	Wood	Stain	0.00	1.0 mg/cm ²
5/14/2026	107	Negative	East Office	N	Baseboard	Wood	Gray	0.00	1.0 mg/cm ²
5/14/2026	108	Negative	East Office	E	Baseboard	Wood	Gray	0.00	1.0 mg/cm ²
5/14/2026	109	Negative	East Office	S	Baseboard	Wood	Gray	0.00	1.0 mg/cm ²
5/14/2026	110	Negative	East Office	W	Baseboard	Wood	Gray	0.00	1.0 mg/cm ²
5/14/2026	111	Negative	East Office	W	Window trim	Wood	Gray	0.00	1.0 mg/cm ²
5/14/2026	112	Negative	Exterior	N	Siding	Metal	White	0.08	1.0 mg/cm ²
5/14/2026	113	Negative	Exterior	W	Siding	Metal	White	0.08	1.0 mg/cm ²
5/14/2026	114	Negative	Exterior	W	Siding	Wood	Blue	0.00	1.0 mg/cm ²
5/14/2026	115	Negative	Exterior	W	Door	Metal	Blue	0.00	1.0 mg/cm ²
5/14/2026	116	Negative	Exterior	W	Door trim	Metal	Blue	0.00	1.0 mg/cm ²
5/14/2026	117	Negative	Exterior	W	Soffit	Metal	White	0.00	1.0 mg/cm ²
5/14/2026	118	Negative	Exterior	W	Wall trim	Wood	Dark blue	0.00	1.0 mg/cm ²
5/14/2026	119	Negative	Exterior	W	Window trim	Wood	Dark blue	0.00	1.0 mg/cm ²
5/14/2026	120	Negative	Exterior	W	Wall trim	Wood	Blue	0.00	1.0 mg/cm ²
5/14/2026	121	Negative	Exterior	S	Roof trim	Wood	Blue	0.00	1.0 mg/cm ²



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5/14/2026	122	Negative	Exterior	S	Siding	Wood	Blue	0.00	1.0 mg/cm ²
5/14/2026	123	Negative	Exterior	S	Door	Metal	White	0.00	1.0 mg/cm ²
5/14/2026	124	Negative	Exterior	S	Door trim	Wood	Dark blue	0.00	1.0 mg/cm ²
5/14/2026	125	Negative	Exterior	W	Wall	Concrete	Blue	0.00	1.0 mg/cm ²
5/14/2026	126	Negative	Exterior	W	Door	Metal	Blue	0.23	1.0 mg/cm ²
5/14/2026	127	Negative	Exterior	S	Door trim	Wood	Blue	0.00	1.0 mg/cm ²
5/14/2026	128	Negative	Exterior	S	Soffit	Wood	White	0.00	1.0 mg/cm ²
5/14/2026	129	Negative	Exterior	E	Siding	Metal	Blue	0.00	1.0 mg/cm ²
5/14/2026	130	Negative	Exterior	E	Siding	Wood	Blue	0.00	1.0 mg/cm ²
5/14/2026	131	Negative	Exterior	E	Window trim	Wood	Dark blue	0.00	1.0 mg/cm ²
5/14/2026	132	Negative	Exterior	E	Soffit	Wood	Blue	0.00	1.0 mg/cm ²
5/14/2026	133	Negative	Exterior	E	Roof trim	Wood	Dark blue	0.00	1.0 mg/cm ²
5/14/2026	134	Negative	Exterior	E	Siding	Metal	White	0.06	1.0 mg/cm ²
5/14/2026	135	Negative	Exterior	S	Siding	Metal	White	0.09	1.0 mg/cm ²

Table 3: X-Ray Fluorescence Spectrometer Final Quality Control – May 14, 2026

Date	#	Pass / Fail	Standard Reference Material	Color	Result mg/cm ² *	True Value mg/cm ²
5/14/2026	136	PASS	SRM 2573	Red	1.19	1.03 ± 0.02
5/14/2026	137	PASS	SRM 2573	Red	1.11	1.03 ± 0.02
5/14/2026	138	PASS	SRM 2573	Red	1.25	1.03 ± 0.02
5/14/2026	NA	PASS	AVERAGE		1.18	0.8 to 1.2
5/14/2026	139	PASS	SRM 2570	White	0.00	<0.001
5/14/2026	140	PASS	SRM 2570	White	0.00	<0.001
5/14/2026	141	PASS	SRM 2570	White	0.00	<0.001
5/14/2026	NA	PASS	AVERAGE		0.00	0.0 to 0.2

- HUD Action Level is 0.5% weight, 5000 ppm, or 1.0 mg/cm² to be considered lead-based paint.



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Table 4: X-Ray Fluorescence Spectrometer Initial Quality Control – May 20, 2026

Date	#	Pass / Fail	Standard Reference Material	Color	Result mg/cm ² *	True Value mg/cm ²
5/20/2026	142	PASS	SRM 2573	Red	1.11	1.03 ± 0.02
5/20/2026	143	PASS	SRM 2573	Red	1.13	1.03 ± 0.02
5/20/2026	144	PASS	SRM 2573	Red	1.12	1.03 ± 0.02
5/20/2026	NA	PASS	AVERAGE		1.12	0.8 to 1.2
5/20/2026	145	PASS	SRM 2570	White	0.00	<0.001
5/20/2026	146	PASS	SRM 2570	White	0.00	<0.001
5/20/2026	147	PASS	SRM 2570	White	0.00	<0.001
5/20/2026	NA	PASS	AVERAGE		0.00	0.0 to 0.2

* mg/cm² = milligrams per square centimeter

Table 5: X-Ray Fluorescence Spectrometer Lead-based Paint Sample Analysis Results – May 14, 2026

Date	#	Positive/Negative	Room	Side	Component	Substrate	Color	Result	Regulatory Limit
5/20/2026	148	Negative	Hangar	N	Main door	Foam	White	0.00	1.0 mg/cm ²
5/20/2026	149	Negative	Hangar	N	Door support	Metal	White	0.05	1.0 mg/cm ²
5/20/2026	150	Negative	Hangar	N	West man door	Metal	White	0.12	1.0 mg/cm ²
5/20/2026	151	Negative	Hangar	N	West man door frame	Metal	White	0.05	1.0 mg/cm ²
5/20/2026	152	Negative	Hangar	N	Center man door	Metal	Blue	0.00	1.0 mg/cm ²
5/20/2026	153	Negative	Hangar	N	Center man door frame	Metal	White	0.05	1.0 mg/cm ²
5/20/2026	154	Negative	Hangar	N	East man door	Metal	White	0.13	1.0 mg/cm ²
5/20/2026	155	Negative	Hangar	N	East man door frame	Metal	White	0.02	1.0 mg/cm ²
5/20/2026	156	Negative	Hangar	E	Wall	Wood	White	0.00	1.0 mg/cm ²
5/20/2026	157	Negative	Hangar	E	North door	Metal	Blue	0.00	1.0 mg/cm ²
5/20/2026	158	Negative	Hangar	E	North door trim	Wood	White	0.00	1.0 mg/cm ²
5/20/2026	159	Negative	Hangar	E	Beam	Metal	White	0.08	1.0 mg/cm ²
5/20/2026	160	Negative	Hangar	E	Wall trim	Wood	White	0.00	1.0 mg/cm ²
5/20/2026	161	Positive	Hangar	E	Center door	Metal	White	2.46	1.0 mg/cm ²
5/20/2026	162	Negative	Hangar	E	Center door frame	Wood	White	0.00	1.0 mg/cm ²
5/20/2026	163	Positive	Hangar	E	South door	Metal	White	3.23	1.0 mg/cm ²
5/20/2026	164	Negative	Hangar	E	South door frame	Wood	White	0.45	1.0 mg/cm ²
5/20/2026	165	Negative	Hangar	S	Wall	Wood	White	0.00	1.0 mg/cm ²
5/20/2026	166	Negative	Hangar	S	Beam	Wood	White	0.01	1.0 mg/cm ²



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Date	#	Positive/ Negative	Room	Side	Component	Substrate	Color	Result	Regulatory Limit
5/20/2026	167	Negative	Hangar	S	Beam	Metal	White	0.03	1.0 mg/cm ²
5/20/2026	168	Negative	Hangar	S	Pipe	Metal	White	0.00	1.0 mg/cm ²
5/20/2026	169	Negative	Hangar	S	East door	Wood	Stain	0.00	1.0 mg/cm ²
5/20/2026	170	Negative	Hangar	S	East door trim	Wood	Stain	0.00	1.0 mg/cm ²
5/20/2026	171	Negative	Hangar	S	Center door	Wood	Stain	0.00	1.0 mg/cm ²
5/20/2026	172	Negative	Hangar	S	Center door trim	Wood	Stain	0.00	1.0 mg/cm ²
5/20/2026	173	Negative	Hangar	E	Window frame	Metal	White	0.00	1.0 mg/cm ²
5/20/2026	174	Negative	Hangar	E	West door	Wood	Stain	0.00	1.0 mg/cm ²
5/20/2026	175	Negative	Hangar	E	West door trim	Wood	White	0.00	1.0 mg/cm ²
5/20/2026	176	Negative	Hangar	E	Wall	Drywall	White	0.00	1.0 mg/cm ²
5/20/2026	177	Negative	Hangar	E	West window frame	Metal	White	0.00	1.0 mg/cm ²
5/20/2026	178	Negative	Hangar	W	Wall	Drywall	White	0.00	1.0 mg/cm ²
5/20/2026	179	Negative	Hangar	W	Beam	Metal	White	0.00	1.0 mg/cm ²
5/20/2026	180	Negative	Hangar	W	Trim	Wood	White	0.00	1.0 mg/cm ²
5/20/2026	181	Positive	Hangar	W	South door	Metal	White	1.45	1.0 mg/cm ²
5/20/2026	182	Negative	Hangar	W	South door frame	Wood	White	0.00	1.0 mg/cm ²
5/20/2026	183	Negative	Hangar	W	Window trim	Metal	White	0.00	1.0 mg/cm ²
5/20/2026	184	Negative	Hangar	W	North door	Wood	White	0.00	1.0 mg/cm ²
5/20/2026	185	Positive	Hangar	W	North door frame	Wood	White	1.73	1.0 mg/cm ²
5/20/2026	186	Negative	Hangar	F	Floor	Concrete	Gray	0.02	1.0 mg/cm ²
5/20/2026	187	Negative	NW Space, North Room	N	Wall	Drywall	Gray	0.00	1.0 mg/cm ²
5/20/2026	188	Negative	NW Space, North Room	E	Wall	Drywall	Gray	0.00	1.0 mg/cm ²
5/20/2026	189	Negative	NW Space, North Room	S	Wall	Drywall	Gray	0.00	1.0 mg/cm ²
5/20/2026	190	Negative	NW Space, North Room	W	Wall	Drywall	Gray	0.00	1.0 mg/cm ²
5/20/2026	191	Negative	NW Space, North Room	C	Ceiling	Drywall	Gray	0.00	1.0 mg/cm ²
5/20/2026	192	Negative	NW Space, North Room	E	Door	Wood	Gray	0.00	1.0 mg/cm ²
5/20/2026	193	Negative	NW Space, North Room	E	Window trim	Wood	Gray	0.00	1.0 mg/cm ²



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5/20/2026	194	Negative	NW Space, North Room	W	Door	Metal	Blue	0.00	1.0 mg/cm ²
5/20/2026	195	Negative	NW Space, North Room	W	Door trim	Wood	Gray	0.00	1.0 mg/cm ²
5/20/2026	196	Negative	NW Space, South Room	W	Window trim	Wood	Gray	0.00	1.0 mg/cm ²
5/20/2026	197	Negative	NW Space, South Room	N	Wall	Drywall	Gray	0.00	1.0 mg/cm ²
5/20/2026	198	Negative	NW Space, South Room	E	Wall	Drywall	Gray	0.00	1.0 mg/cm ²
5/20/2026	199	Negative	NW Space, South Room	S	Wall	Drywall	Gray	0.00	1.0 mg/cm ²
5/20/2026	200	Negative	NW Space, South Room	W	Wall	Drywall	Gray	0.00	1.0 mg/cm ²
5/20/2026	201	Negative	NW Space, South Room	C	Ceiling	Drywall	Gray	0.00	1.0 mg/cm ²
5/20/2026	202	Negative	SW Space, South Room	N	Wall	Drywall	Gray	0.00	1.0 mg/cm ²
5/20/2026	203	Negative	SW Space, South Room	E	Wall	Drywall	Gray	0.00	1.0 mg/cm ²
5/20/2026	204	Negative	SW Space, South Room	S	Wall	Drywall	Gray	0.00	1.0 mg/cm ²
5/20/2026	205	Negative	SW Space, South Room	W	Wall	Drywall	Gray	0.00	1.0 mg/cm ²
5/20/2026	206	Negative	SW Space, South Room	C	Ceiling	Drywall	Gray	0.00	1.0 mg/cm ²
5/20/2026	207	Negative	SW Space, South Room	N	Door	Wood	Gray	0.00	1.0 mg/cm ²
5/20/2026	208	Negative	SW Space, South Room	N	Door trim	Wood	Gray	0.03	1.0 mg/cm ²
5/20/2026	209	Negative	SW Space, South Room	N	Door frame	Wood	Gray	0.01	1.0 mg/cm ²
5/20/2026	210	Positive	SW Space, South Room	E	Door	Metal	Gray	3.17	1.0 mg/cm ²
5/20/2026	211	Negative	SW Space, South Room	E	Crown molding	Wood	Gray	0.01	1.0 mg/cm ²
5/20/2026	212	Negative	SW Space, South Room	E	Electrical panel	Metal	Gray	0.00	1.0 mg/cm ²
5/20/2026	213	Negative	SW Space, South Room	S	Door	Metal	White	0.00	1.0 mg/cm ²
5/20/2026	214	Negative	SW Space, South Room	S	Door trim	Wood	Gray	0.00	1.0 mg/cm ²
5/20/2026	215	Negative	SW Space, South Room	N	Baseboard	Wood	White	0.19	1.0 mg/cm ²



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Date	#	Positive/ Negative	Room	Side	Component	Substrate	Color	Result	Regulatory Limit
5/20/2026	216	Negative	SW Space, South Room	E	Baseboard	Wood	White	0.05	1.0 mg/cm ²
5/20/2026	217	Negative	SW Space, South Room	S	Baseboard	Wood	White	0.00	1.0 mg/cm ²
5/20/2026	218	Negative	SW Space, South Room	W	Baseboard	Wood	White	0.19	1.0 mg/cm ²
5/20/2026	219	Negative	SW Space, South Room	F	Floor	Concrete	Gray	0.18	1.0 mg/cm ²
5/20/2026	220	Negative	SW Space, South Room	W	Trim	Wood	Gray	0.00	1.0 mg/cm ²
5/20/2026	221	Negative	SW Space, North Room	N	Wall	Drywall	White	0.01	1.0 mg/cm ²
5/20/2026	222	Negative	SW Space, North Room	E	Wall	Drywall	White	0.00	1.0 mg/cm ²
5/20/2026	223	Negative	SW Space, North Room	S	Wall	Drywall	White	0.06	1.0 mg/cm ²
5/20/2026	224	Negative	SW Space, North Room	W	Wall	Drywall	White	0.03	1.0 mg/cm ²
5/20/2026	225	Negative	SW Space, North Room	C	Ceiling	Drywall	White	0.04	1.0 mg/cm ²
5/20/2026	226	Negative	SW Space, North Room	N	Crown molding	Wood	White	0.00	1.0 mg/cm ²
5/20/2026	227	Negative	SW Space, North Room	E	Crown molding	Wood	White	0.00	1.0 mg/cm ²
5/20/2026	228	Negative	SW Space, North Room	S	Door	Wood	White	0.16	1.0 mg/cm ²
5/20/2026	229	Negative	SW Space, North Room	S	Door trim	Wood	White	0.00	1.0 mg/cm ²
5/20/2026	230	Negative	SW Space, North Room	N	Baseboard	Wood	Red	0.15	1.0 mg/cm ²
5/20/2026	231	Negative	SW Space, North Room	E	Baseboard	Wood	Red	0.21	1.0 mg/cm ²
5/20/2026	232	Negative	SW Space, North Room	S	Baseboard	Wood	Red	0.15	1.0 mg/cm ²
5/20/2026	233	Negative	SW Space, North Room	W	Baseboard	Wood	White	0.14	1.0 mg/cm ²
5/20/2026	234	Positive	SE Space	W	Door	Metal	White	2.13	1.0 mg/cm ²
5/20/2026	235	Positive	SE Space	W	Door frame	Wood	White	1.33	1.0 mg/cm ²
5/20/2026	236	Negative	SE Space	N	Doorway	Wood	Blue	0.23	1.0 mg/cm ²
5/20/2026	237	Negative	SE Space	W	Beam	Wood	White	0.01	1.0 mg/cm ²
5/20/2026	238	Negative	East Central Space, Central Room	N	Wall	Drywall	White	0.00	1.0 mg/cm ²



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Date	#	Positive/ Negative	Room	Side	Component	Substrate	Color	Result	Regulatory Limit
5/20/2026	239	Negative	East Central Space, Central Room	E	Wall	Drywall	White	0.00	1.0 mg/cm ²
5/20/2026	240	Negative	East Central Space, Central Room	S	Wall	Drywall	White	0.00	1.0 mg/cm ²
5/20/2026	241	Negative	East Central Space, Central Room	W	Wall	Drywall	White	0.00	1.0 mg/cm ²
5/20/2026	242	Negative	East Central Space, Central Room	C	Ceiling	Drywall	White	0.00	1.0 mg/cm ²
5/20/2026	243	Negative	East Central Space, Central Room	N	Doorway	Wood	White	0.00	1.0 mg/cm ²
5/20/2026	244	Negative	East Central Space, Central Room	S	Door trim	Wood	White	0.00	1.0 mg/cm ²
5/20/2026	245	Positive	East Central Space, central room	W	Door	Metal	White	2.37	1.0 mg/cm ²
5/20/2026	246	Negative	East Central Space, Central Room	W	Door frame	Wood	White	0.07	1.0 mg/cm ²
5/20/2026	247	Negative	East Central Space, South Room	N	Wall	Drywall	White	0.00	1.0 mg/cm ²
5/20/2026	248	Negative	East Central Space, South Room	E	Wall	Drywall	White	0.00	1.0 mg/cm ²
5/20/2026	249	Negative	East Central Space, South Room	S	Wall	Drywall	White	0.00	1.0 mg/cm ²
5/20/2026	250	Negative	East Central Space, South Room	W	Wall	Drywall	White	0.00	1.0 mg/cm ²
5/20/2026	251	Negative	East Central Space, South Room	C	Ceiling	Drywall	White	0.00	1.0 mg/cm ²
5/20/2026	252	Negative	East Central Space, South Room	N	Door trim	Wood	White	0.00	1.0 mg/cm ²
5/20/2026	253	Negative	East Central Space, South Room	S	Window trim	Wood	White	0.00	1.0 mg/cm ²



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Date	#	Positive/ Negative	Room	Side	Component	Substrate	Color	Result	Regulatory Limit
5/20/2026	254	Negative	East Central Space, South Room	N	Baseboard	Wood	White	0.00	1.0 mg/cm ²
5/20/2026	255	Negative	East Central Space, South Room	E	Baseboard	Wood	White	0.00	1.0 mg/cm ²
5/20/2026	256	Negative	East Central Space, South Room	W	Baseboard	Wood	White	0.00	1.0 mg/cm ²
5/20/2026	257	Negative	East Central Space, South Room	F	Floor	Concrete	Floor	0.12	1.0 mg/cm ²
5/20/2026	258	Negative	East Central Space, Central Room	F	Floor	Concrete	Floor	0.10	1.0 mg/cm ²
5/20/2026	259	Negative	East Central Space, North Room	N	Wall	Wood	White	0.00	1.0 mg/cm ²
5/20/2026	260	Negative	East Central Space, North Room	E	Wall	Wood	White	0.00	1.0 mg/cm ²
5/20/2026	261	Negative	East Central Space, North Room	S	Wall	Wood	White	0.00	1.0 mg/cm ²
5/20/2026	262	Negative	East Central Space, North Room	W	Wall	Metal	White	0.00	1.0 mg/cm ²
5/20/2026	263	Negative	East Central Space, North Room	F	Floor	Concrete	White	0.12	1.0 mg/cm ²
5/20/2026	264	Negative	NE Space	N	Wall	Drywall	White	0.01	1.0 mg/cm ²
5/20/2026	265	Negative	NE Space	E	Wall	Drywall	White	0.00	1.0 mg/cm ²
5/20/2026	266	Negative	NE Space	S	Wall	Drywall	White	0.01	1.0 mg/cm ²
5/20/2026	267	Negative	NE Space	W	Wall	Drywall	White	0.01	1.0 mg/cm ²
5/20/2026	268	Negative	NE Space	C	Ceiling	Drywall	White	0.01	1.0 mg/cm ²
5/20/2026	269	Negative	NE Space	W	Door	Metal	White	0.00	1.0 mg/cm ²
5/20/2026	270	Negative	NE Space	W	Door frame	Wood	White	0.00	1.0 mg/cm ²
5/20/2026	271	Negative	NE Space	N	Baseboard	Wood	White	0.14	1.0 mg/cm ²
5/20/2026	272	Negative	NE Space	E	Baseboard	Wood	White	0.00	1.0 mg/cm ²
5/20/2026	273	Negative	NE Space	S	Baseboard	Wood	White	0.03	1.0 mg/cm ²
5/20/2026	274	Negative	NE Space	W	Baseboard	Wood	White	0.12	1.0 mg/cm ²
5/20/2026	275	Negative	NE Space	F	Floor	Concrete	Red	0.09	1.0 mg/cm ²



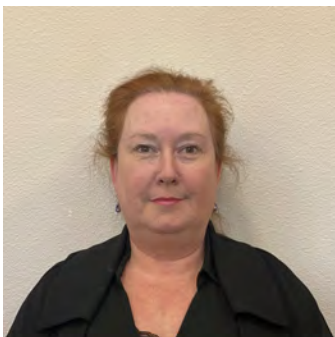
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Table 6: X-Ray Fluorescence Spectrometer Final Quality Control – May 20, 2026

Date	#	Pass / Fail	Standard Reference Material	Color	Result mg/cm ^{2*}	True Value mg/cm ²
5/20/2026	276	PASS	SRM 2573	Red	1.16	1.03 ± 0.02
5/20/2026	277	PASS	SRM 2573	Red	1.13	1.03 ± 0.02
5/20/2026	278	PASS	SRM 2573	Red	1.18	1.03 ± 0.02
5/20/2026	NA	PASS	AVERAGE		1.16	0.8 to 1.2
5/20/2026	279	PASS	SRM 2570	White	0.00	<0.001
5/20/2026	280	PASS	SRM 2570	White	0.00	<0.001
5/20/2026	281	PASS	SRM 2570	White	0.00	<0.001
5/20/2026	NA	PASS	AVERAGE		0.00	0.0 to 0.2

United States Environmental Protection Agency

This is to certify that



Jennifer L Babione

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226 as:

Risk Assessor

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires December 24, 2027

LBP-R-I154951-3

Certification #

July 24, 2024

Issued On

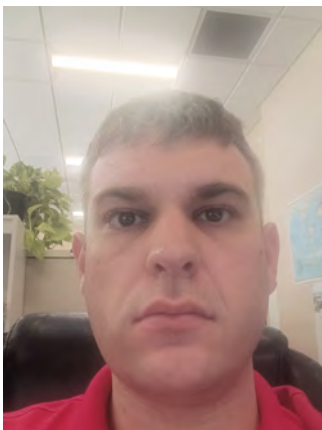
A handwritten signature in black ink, appearing to read "Adrienne Priselac".

Adrienne Priselac, Deputy Director

Land, Chemicals & Redevelopment Division

United States Environmental Protection Agency

This is to certify that



David M Decker

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226 as:

Risk Assessor

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires June 24, 2029

LBP-R-I215819-3

Certification #

June 18, 2026

Issued On



Adrienne Priselac, Deputy Director

Land, Chemicals & Redevelopment Division

United States Environmental Protection Agency

This is to certify that



Allyssa R Richards

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226 as:

Inspector

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires July 24, 2026

LBP-I-I216380-2

Certification #

January 05, 2023

Issued On

A handwritten signature in black ink, appearing to read "Adrienne Priselac".

Adrienne Priselac, Manager, Toxics Office

Land Division



Attachment 3
Boise Fire Department

Fire Marshal's Office

333 N. Mark Stall Pl.

Boise, ID 83704

208-570-6500 - Phone 208-570-6586 - Fax

fire.cityofboise.org

Fire Code Inspection Notice

5/11/2023

FOC11-00083

To Whom It May Concern:

A Site Inspection was performed on 5/11/2023 at the following location.

SIMPLOT AVIATION - FUELING CABINET
4640 W AERONCA ST
BOISE, ID 83705

Responsible Party: [REDACTED]

Responsible's Phone: [REDACTED]

Responsible's E-Mail: [REDACTED]

As a result of the above inspection, no fire code violations were noted.

If you have any further questions or requests for alternative methods of compliance, please contact me directly. We would appreciate your cooperation in our efforts to make the City of Boise a safer city in which to live and work.

Sincerely,

Joel Damron
Fire Inspector/Captain
Boise Fire Department

JDamron@cityofboise.org