

**ASBESTOS SCOPE-OF-WORK  
(EMERGENCY CLEAN-UP PROCEDURE)  
FOR THE  
BROADWAY HERITAGE VILLAGE  
140 NORTH BROADWAY  
TOOELE, UTAH 84074**



**March 16, 2021**

**Prepared for:**

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**Prepared by:**

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## Division 02 - Site Work

### 02 000 General

### 02 080 Hazardous Material Abatement

#### 02 081 Asbestos Abatement

Scope of Work:      Broadway Heritage Village  
                             140 North Broadway  
                             Tooele, Utah 84074

1. Remaining Ruble/Fire Debris Pile, Adjacent Field and Sidewalk Areas,

#### Emergency Clean-Up

The Former Broadway Hotel fire has burned known asbestos containing materials inside the building (See photos in Appendix A). In the course of extinguishing the fire, debris has been washed out of the building and into the adjacent field and sidewalk areas. All visible debris associated with the fire inside and outside the building is considered to contain >1% asbestos. The fire has caused this material to become friable.

- a. Contractor shall establish a three-stage decontamination area located adjacent to the regulated areas. The three-stage decontamination area consists of: equipment room, shower room, and clean room. The shower shall have potable hot and cold water. The three-stage decontamination area shall be used for all entry and exit to the regulated areas.
- b. Contractor shall ensure that asbestos barrier tape will be placed around regulated area. Asbestos warning signs will be posted on all entrances into the regulated area.
- c. All applicable rules will apply including Utah Division of Air Quality (DAQ) Rule R-307.801(Utah Asbestos Rule) and EPA NESHAP (40CFR Part 61, Subpart M)

- d. **Clean-Up Procedure:** The Contractor shall clean all dust and visible debris from the adjacent field and sidewalk areas. All dust and debris shall be properly placed in asbestos bags, leak-tight barrels, or other approved leak tight containers and properly labeled. Contractor will clean and decontaminate (wet wiping and HEPA vacuuming) all contaminated surfaces. The Consultant (R&R Environmental) will visually inspect the area for visible debris.
- e. This work will be performed by properly AHERA accredited and Utah certified asbestos personnel.
- f. Consultant will conduct asbestos air sampling during clean-up operations. Four samples will be taken at the cardinal compass points during clean up. Consultant will perform visual inspection of the entire work area. After the visual inspection meets expectations (no visible debris), Contractor will clear the work area. Utah Division of Air Quality (DAQ) will be notified 24 hours in advance of clearing any area.

## 2. General

- a. **Segregating Materials to be Recycled:** Any building material that may be recycled or wished to not be disposed of as asbestos, must undergo the following process prior to recycling or being disposed of as construction debris. Material must first be segregated from the rest of the debris. This material must be washed to be visibly dust free. Washing is to include wet wiping and HEPA vacuuming. Once visibly free of dust, the material shall be completely encapsulated using an appropriate encapsulant. This material may then be considered as construction debris and handled/transported accordingly.
- b. Consultant will conduct asbestos air sampling during clean-up operations. Four samples will be taken at the cardinal compass points during clean up. Consultant will perform visual inspection of the entire work area. After the visual inspection meets expectations (no visible debris), Contractor will clear the area. Utah Division of Air Quality (DAQ) will be notified 24 hours in advance of clearing any area.
- c. Contractor shall establish a three-stage decontamination area located adjacent to the regulated areas "zone". The three-stage decontamination area consists of: equipment room, shower room, and clean room. This three-stage decontamination area shall but used for all entry and exit to the regulated work area.
- d. Contractor shall utilize disposable coveralls that include hood and foot coverings.
- e. In all instances, workers should use equipment specifically designed to protect them from asbestos exposures during demolition and handling of debris, especially respirators, as required under OSHA. Contractor and all subcontractors shall use respirators with P100 cartridge HEPA filters and maintain a Respiratory Protection Program for it's employees.
- f. Contractor shall notify DAQ no later than twenty-four hours before the project is complete.

- g. Contractor (TBD) shall attend a pre-start meeting on the first day of the project, and shall ensure that the project supervisor is in attendance.
- h. Contractor shall conduct personal air sampling each day of friable removal activity, and shall submit (in writing) all personal air sampling results from the workers on the project to the Consultant no later than the end of the shift the following work day.
- i. Contractor shall ensure his work does not cause undue interference with the facility operation outside his abatement area, or unsightly accumulations of debris, materials, personal belongings, etc., and that all areas of the work are secure from the unauthorized entry of patrons and employees of the Owner.
- j. Reserved
- k. Contractor shall ensure all equipment brought onto the site is free of suspect asbestos-containing material (ACM). Consultant may disallow use of any equipment with obvious suspect ACM.
- l. All ladders and their components shall be maintained in good repair and fully operational, without makeshift repairs.
- m. Reserved.
- n. Transporter shall provide a certificate of weight and measure (or other certification acceptable to the Consultant) for all ACM waste taken from the site. The certification shall list gross, tare and net weights for all ACM waste. Transporter shall also provide, on Transporter's letterhead, a listing of each manifest used for the project, by number and waste tonnage (in pounds) specific to that manifest. Listing shall show if ACM was disposed of as regulated waste, non-hazardous or any other state-approved category of waste. This information shall be provided prior to, or at the time of invoice submission.

- o. Smoking is not allowed on the Owner's property except in designated smoking areas. Contractor's employees who smoke shall do so in designated areas and shall police and clean up any cigarette butts or associated debris, transporting this waste immediately to their privately-owned vehicle or a company vehicle. Owner's trash receptacles shall not be used for this waste. Any violation of this provision is grounds for expulsion of the offending party from the work site for its duration.
- p. The most stringent regulations in effect for the work site shall apply. Contractor shall determine the extent of city, county, AQMD, state, federal and all other applicable regulations and perform the work in compliance with these regulations.
- q. Reserved.
- r. Contractor shall provide the Industrial Hygiene Consultant with MSDSs for all materials used on their work site. MSDSs shall be provided prior to the use of the product.
- s. Contractor shall provide an English-speaking interpreter on-site any time Contractor personnel are non-English-speaking.
- t. Contractor's electrical extension cords shall be suspended off the floor or ground or covered with trip-resistant covering. GFCIs shall be used on all electrical equipment.
- u. Removed ACM shall be cleaned up and containerized on a continual basis. No removed ACM shall be left unattended at any time until placed in the container, roll-off dumpster, or dump trailer. All waste shall be disposed of at an in-state waste facility unless agreed to in writing by the Consultant prior to transport. Contractor shall use a waste container that can be made secure from unauthorized disposal, so no extraneous waste is included with the ACM waste generated by Contractor. All ACM waste shall be transported in leak-tight containers, in poly-lined dump trailers, or locked vehicles, separate from non-ACM material.
- v. Contractor shall maintain a job telephone at Contractor's expense. Telephone shall be operational prior to disturbance of any ACM. Contractor shall be fully responsible for

all charges to this telephone.

w. Reserved

x. All dimensions, quantities and areas provided in this scope of work are approximations to assist Contractor in determining the amount of ACM designated for removal. Contractor is entirely responsible for accurately determining the amount of ACM included in the scope of work.

## APPENDIX A

### PHOTO LOG





**PHOTO 1- Broadway Heritage Village Site**



**PHOTO 2- Thermal System Insulation "Aircell" debris contains asbestos**



**PHOTO 3- Rolled vinyl flooring debris contains asbestos**



**PHOTO 4- Thermal System Insulation "Aircell" debris contains asbestos (wrapped in plastic sheeting)**

## **R & R Environmental, Inc.**

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

PROJECT NO:

DESIGNED BY:

SCALE:

REVIEWED BY:

DRAWN BY:

DATE:

FILE:

## **SITE PHOTOGRAPHS**

**ASBESTOS SCOPE-OF-WORK  
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FOR THE  
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**PHOTO 5- Roofing debris contains asbestos**



**PHOTO 6 – Site overview**

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## APPENDIX B

### SITE PLANS

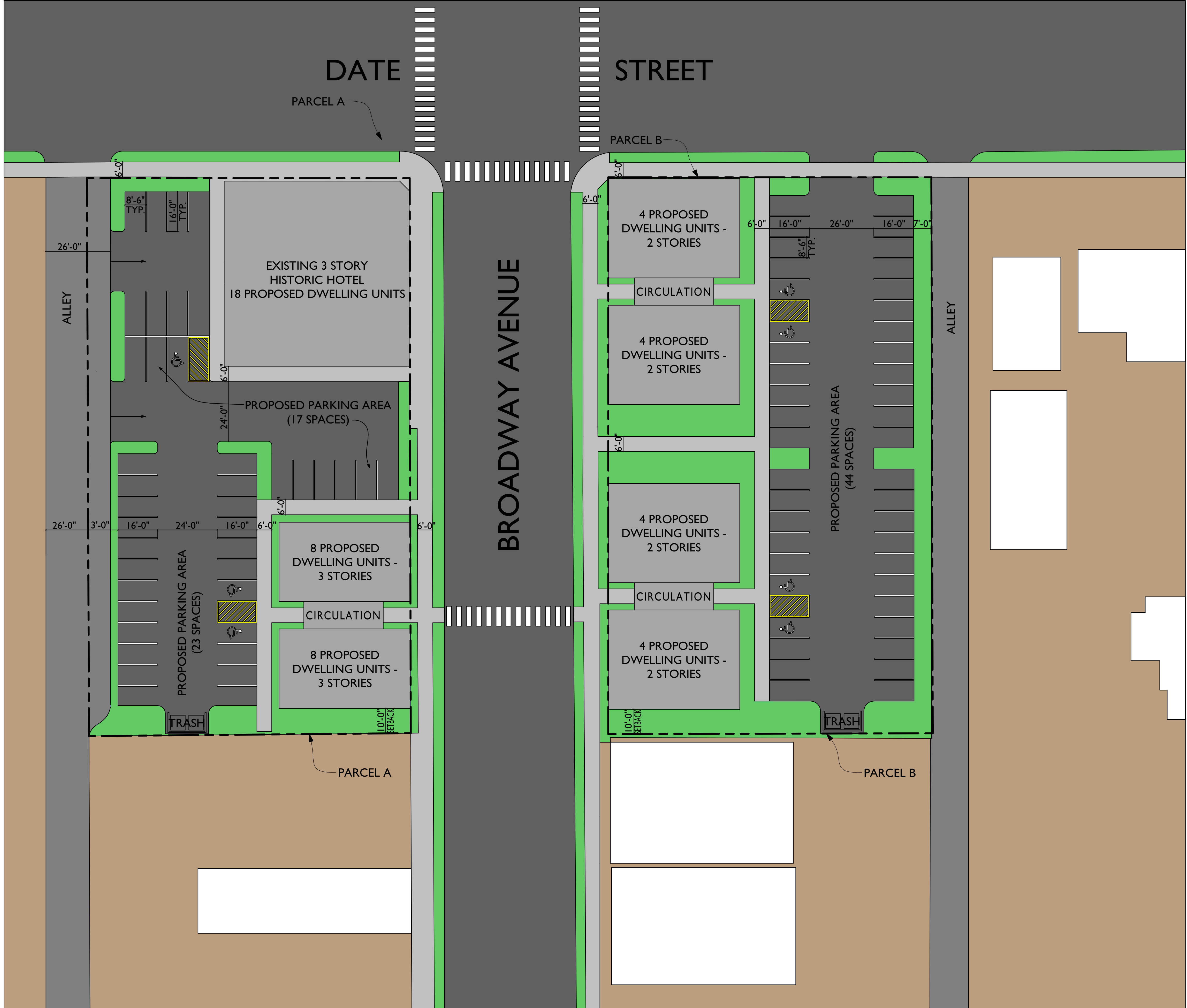




Maps

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PARCEL A	PARCEL B
NEW CONSTRUCTION, 3 STORY BUILDING. 16 PROPOSED DWELLING UNITS (10 EFFICIENT TWO-BEDROOM UNITS OF ABOUT 600 SQ.FT. AND 6 ONE-BEDROOM UNITS OF ABOUT 500 SQ.FT.).	NEW CONSTRUCTION, 2 TWO STORY BUILDINGS. 16 PROPOSED DWELLING UNITS ( TWO-BEDROOM UNITS OF MIN. 950 SQ.FT.).
3 STORY EXISTING HISTORIC HOTEL. 18 PROPOSED DWELLING UNITS.	
40 ON SITE PARKING SPACES. <b>NOTE:</b> 1 PARKING SPACE PER DWELLING UNIT AND 6 PARKING SPACES FOR VISITOR PARKING. PLUS ADDITIONAL PARKING AVAILABLE ON PARCEL B.	44 ON SITE PARKING SPACES. <b>NOTE:</b> 2 PARKING SPACES PER DWELLING UNIT AND 1 PARKING SPACE PER 4 UNITS FOR VISITOR PARKING. 8 ADDITIONAL SPACES FOR PROJECT.

NOT FOR  
CONSTRUCTION  
PROGRESS  
SET

BROADWAY HERITAGE VILLAGE

145 N BROADWAY STREET  
TOOELE, UTAH

DUBBE MOULDER  
ARCHITECTS

JACKSON  
1160 Alpine Lane, Ste 2A  
P.O. Box 9227  
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OWNERSHIP & USE OF DOCUMENTS

Drawings & Specifications, as instruments of professional service are and shall remain the property of the architect. These documents are not to be used in whole or in part for any project or purposes whatsoever, without the prior specific written authorization of Dubbe Moulder Architects, P.C.

Drawing Title

PRELIMINARY CONCEPT  
SITE PLAN

Set Title: PROGRESS SET

Set Title	Set Issue Date
PROGRESS SET	JUNE 17, 2020

Drawn By: A.C.	Checked By: K.D.
Plot Date: JUNE 17, 2020	Sheet Number:
Scale: 1" = 20'	A2.1
Project Number: 1923	

## **APPENDIX C**

**R&R ENVIRONMENTAL, INC.**

**ASBESTOS SURVEY AND ASSESSMENT**



**AN ASBESTOS SURVEY AND ASSESSMENT  
FOR THE  
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## **TABLE OF CONTENTS**



## **TABLE OF CONTENTS**

- 1. Overview
- 2. Executive Summary
  - Executive Summary
  - NESHAP Tables
  - Photo Log
  - Sample Log
  - Laboratory Analysis Results
- 3. Conclusions and Recommendations
- 4. Signatures & Certifications

# **EXECUTIVE SUMMARY**

## EXECUTIVE SUMMARY

The Asbestos Survey conducted at the Former Broadway Hotel (destroyed by fire) found the following asbestos-containing materials (ACM) within the areas surveyed:

Material/ Homogenous Area	Distribution	Quantity (ft <sup>2</sup> /LF)	Lab Result (%/Type)	Photo #	Assessment
Thermal System Insulation "Aircell" and Fittings*	Scattered throughout debris	>1,500 ft <sup>2</sup>	<b>75-80% Chrysotile</b>	2, 4	Poor
Wall Plaster*	Scattered throughout debris	>2,500 ft <sup>2</sup>	<b>Trace - 4% Chrysotile</b>	5	Poor
Rolled Vinyl Flooring*	Scattered throughout debris	>2,900 ft <sup>2</sup>	<b>Trace - 35% Chrysotile</b>	3	Poor
Roofing Materials (Tar, Underlayment, Sealant*)	Scattered throughout debris	>4,000 ft <sup>2</sup>	<b>Trace - 12% Chrysotile</b>	5	Poor

\*Note 1: These materials need to be removed prior to demolition.

R & R Environmental, Inc. (R & R) was contacted to conduct an asbestos survey of the Broadway Heritage Project (Former Broadway Hotel destroyed by fire), Tooele, Utah. The survey consisted of a visual assessment of the site for suspect asbestos containing materials (ACM) and bulk sampling of the materials. The fieldwork component of this survey was conducted in February 2021 by Mr. David Roskelley who is a Utah Accredited Asbestos Building Inspector. This report presents the conditions and observations noted on the visit dates.

### SAMPLING METHODS

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

## NESHAP TABLES

**BROADWAY HERITAGE VILLAGE  
(FORMER BROADWAY HOTEL)  
DATE OF SURVEY: FEBRUARY 2021  
NESHAP - REGULATED  
ASBESTOS-CONTAINING MATERIALS (R-ACM)**

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

**BROADWAY HERITAGE VILLAGE  
(FORMER BROADWAY HOTEL)  
DATE OF SURVEY: FEBRUARY 2021  
NESHAP NON-REGULATED  
ASBESTOS-CONTAINING MATERIAL (N-R-ACM)**

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

Notes:

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

## **PHOTO LOG**



**PHOTO 1- Broadway Heritage Village Site**



**PHOTO 2- Thermal System Insulation "Aircell" debris contains asbestos**



**PHOTO 3- Rolled vinyl flooring debris contains asbestos**



**PHOTO 4- Thermal System Insulation "Aircell" debris contains asbestos (wrapped in plastic sheeting)**

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**PHOTO 5- Roofing debris contains asbestos**



**PHOTO 6 – Site overview**

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## **SAMPLE LOG**

**AN ASBESTOS SURVEY AND ASSESSMENT  
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**SAMPLE LOG**

Sample #	Material/ Homogenous Area	Sample Location	Distribution	Quantity (ft <sup>2</sup> /LF)	Lab Result (%/Type)	Assumed (Yes/No)	Assessment
<b>BRHT- 01</b>	Thermal System Insulation Debris	GRID 1	Scattered throughout debris	>1,500 ft <sup>2</sup>	<b>75% Chrysotile</b>	No	Poor
<b>BRHT- 02</b>	Thermal System Insulation Debris	GRID 2	Scattered throughout debris	>1,500 ft <sup>2</sup>	<b>75% Chrysotile</b>	No	Poor
<b>BRHT- 03</b>	Thermal System Insulation Debris	GRID 4	Scattered throughout debris	>1,500 ft <sup>2</sup>	<b>76% Chrysotile</b>	No	Poor
<b>BRHT- 04</b>	Thermal System Insulation Debris	GRID 6	Scattered throughout debris	>1,500 ft <sup>2</sup>	<b>75% Chrysotile</b>	No	Poor
<b>BRHT- 05</b>	Thermal System Insulation Debris	GRID 7	Scattered throughout debris	>1,500 ft <sup>2</sup>	<b>77% Chrysotile</b>	No	Poor
<b>BRHT- 06</b>	Thermal System Insulation Debris	GRID 8	Scattered throughout debris	>1,500 ft <sup>2</sup>	<b>75% Chrysotile</b>	No	Poor
<b>BRHT- 07</b>	Thermal System Insulation Debris	GRID 9	Scattered throughout debris	>1,500 ft <sup>2</sup>	<b>80% Chrysotile</b>	No	Poor
<b>BRHT- 08</b>	Rolled Vinyl Flooring Debris	GRID 1	Scattered throughout debris	>2,900 ft <sup>2</sup>	<b>35% Chrysotile 3% Chrysotile (Adhesive)</b>	No	Poor
<b>BRHT- 09</b>	Rolled Vinyl Flooring Debris	GRID 3	Scattered throughout debris	>2,900 ft <sup>2</sup>	<b>35% Chrysotile Trace Chrysotile (Adhesive)</b>	No	Poor
<b>BRHT- 10</b>	Rolled Vinyl Flooring Debris	GRID 5	Scattered throughout debris	>2,900 ft <sup>2</sup>	<b>35% Chrysotile 3% Chrysotile (Adhesive)</b>	No	Poor
<b>BRHT- 11</b>	Rolled Vinyl Flooring Debris	GRID 6	Scattered throughout debris	>2,900 ft <sup>2</sup>	<b>20% Chrysotile 3% Chrysotile (Adhesive)</b>	No	Poor
<b>BRHT- 12</b>	Rolled Vinyl Flooring Debris	GRID 8	Scattered throughout debris	>2,900 ft <sup>2</sup>	<b>35% Chrysotile Trace Chrysotile (Adhesive)</b>	No	Poor
<b>BRHT- 13</b>	Plaster Debris	GRID 2	Scattered throughout debris	>2,500 ft <sup>2</sup>	Non Detected	No	Poor
<b>BRHT- 14</b>	Plaster Debris	GRID 3	Scattered throughout debris	>2,500 ft <sup>2</sup>	Non Detected	No	Poor

Sample #	Material/ Homogenous Area	Sample Location	Distribution	Quantity (ft <sup>2</sup> /LF)	Lab Result (%/Type)	Assumed (Yes/No)	Assessment
<b>BRHT- 15</b>	Plaster Debris	GRID 4	Scattered throughout debris	>2,500 ft <sup>2</sup>	Non Detected	No	Poor
<b>BRHT- 16</b>	Plaster Debris	GRID 5	Scattered throughout debris	>2,500 ft <sup>2</sup>	Non Detected	No	Poor
<b>BRHT- 17</b>	Plaster Debris	GRID 7	Scattered throughout debris	>2,500 ft <sup>2</sup>	Non Detected	No	Poor
<b>BRHT- 18</b>	Plaster Debris	GRID 8	Scattered throughout debris	>2,500 ft <sup>2</sup>	Non Detected	No	Poor
<b>BRHT- 19</b>	Plaster Debris	GRID 9	Scattered throughout debris	>2,500 ft <sup>2</sup>	Non Detected	No	Poor
<b>BRHT- 20</b>	Plaster Debris	GRID 9	Scattered throughout debris	>2,500 ft <sup>2</sup>	<b>Trace-4% Chrysotile</b>	No	Poor
<b>BRHT- 21</b>	Roofing Material Debris	GRID 3	Scattered throughout debris	>4,000 ft <sup>2</sup>	<b>4-10% Chrysotile</b>	No	Poor
<b>BRHT- 22</b>	Roofing Material Debris	GRID 5	Scattered throughout debris	>4,000 ft <sup>2</sup>	<b>Trace -10% Chrysotile</b>	No	Poor
<b>BRHT- 23</b>	Roofing Material Debris	GRID 6	Scattered throughout debris	>4,000 ft <sup>2</sup>	<b>Trace -10% Chrysotile</b>	No	Poor
<b>BRHT- 24</b>	Roofing Material Debris	GRID 7	Scattered throughout debris	>4,000 ft <sup>2</sup>	<b>Trace -12% Chrysotile</b>	No	Poor
<b>BRHT- 25</b>	Roofing Material Debris	GRID 8	Scattered throughout debris	>4,000 ft <sup>2</sup>	<b>Trace -10% Chrysotile</b>	No	Poor
<b>BRHT- 26</b>	Roofing Material Debris	GRID 9	Scattered throughout debris	>4,000 ft <sup>2</sup>	<b>Trace -12% Chrysotile</b>	No	Poor
<b>BRHT- 27</b>	Roofing Material Debris	GRID 9	Scattered throughout debris	>4,000 ft <sup>2</sup>	<b>Trace -4% Chrysotile</b>	No	Poor
<b>BRHT- 28</b>	Rolled Vinyl Flooring Debris	GRID 2	Scattered throughout debris	>1,000 ft <sup>2</sup>	Non Detected	No	Poor
<b>BRHT- 29</b>	Rolled Vinyl Flooring Debris	GRID 4	Scattered throughout debris	>1,000 ft <sup>2</sup>	Non Detected	No	Poor
<b>BRHT- 30</b>	Rolled Vinyl Flooring Debris	GRID 5	Scattered throughout debris	>1,000 ft <sup>2</sup>	Non Detected	No	Poor
<b>BRHT- 31</b>	Rolled Vinyl Flooring Debris	GRID 6	Scattered throughout debris	>1,000 ft <sup>2</sup>	Non Detected	No	Poor
<b>BRHT- 32</b>	Rolled Vinyl Flooring Debris	GRID 7	Scattered throughout debris	>1,000 ft <sup>2</sup>	Non Detected	No	Poor

Sample #	Material/ Homogenous Area	Sample Location	Distribution	Quantity (ft <sup>2</sup> /LF)	Lab Result (%/Type)	Assumed (Yes/No)	Assessment
<b>BRHT- 33</b>	Thermal System Insulation Debris	GRID 1	Scattered throughout debris	>1,500 ft <sup>2</sup>	<b>75% Chrysotile</b>	No	Poor
<b>BRHT- 34</b>	Thermal System Insulation Debris	GRID 2	Scattered throughout debris	>1,500 ft <sup>2</sup>	<b>75% Chrysotile</b>	No	Poor
<b>BRHT- 35</b>	Thermal System Insulation Debris	GRID 4	Scattered throughout debris	>1,500 ft <sup>2</sup>	<b>75% Chrysotile</b>	No	Poor
<b>BRHT- 36</b>	Wall System Debris	GRID 2	Scattered throughout debris	>3,000 ft <sup>2</sup>	Non-Detected	No	Poor
<b>BRHT- 37</b>	Wall System Debris	GRID 3	Scattered throughout debris	>3,000 ft <sup>2</sup>	Non-Detected	No	Poor
<b>BRHT- 38</b>	Wall System Debris	GRID 4	Scattered throughout debris	>3,000 ft <sup>2</sup>	Non-Detected	No	Poor
<b>BRHT- 39</b>	Wall System Debris	GRID 5	Scattered throughout debris	>3,000 ft <sup>2</sup>	Non-Detected	No	Poor
<b>BRHT- 40</b>	Wall System Debris	GRID 7	Scattered throughout debris	>3,000 ft <sup>2</sup>	Non-Detected	No	Poor

## **LABORATORY ANALYSIS RESULTS**



March 09, 2021

**Subcontractor Number:**

**Laboratory Report:** RES 487034-1

**Project #/P.O. #:** Tooele Broadway Project

**Project Description:** Tooele Broadway Project

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

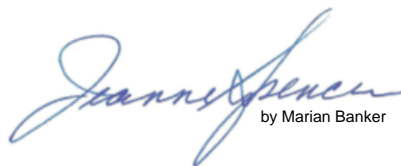
Dear Dave,

Reservoirs Environmental, Inc. is an analytical laboratory accredited for the analysis of Industrial Hygiene and Environmental matrices by the National Voluntary Laboratory Accreditation Program (NVLAP), Lab Code 101896-0 for Transmission Electron Microscopy (TEM) and Polarized Light Microscopy (PLM) analysis and the American Industrial Hygiene Association (AIHA), Lab ID 101533 - Accreditation Certificate #480 for Phase Contrast Microscopy (PCM) analysis. This laboratory is currently proficient in both Proficiency Testing and PAT programs respectively.

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

**RES 487034-1** is the job number assigned to this study. This report is considered highly confidential and the sole property of the customer. Reservoirs Environmental, Inc. will not discuss any part of this study with personnel other than those of the client. The results described in this report only apply to the samples analyzed. This report must not be used to claim endorsement of products or analytical results by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without written approval from Reservoirs Environmental, Inc. Samples will be disposed of after sixty days unless longer storage is requested. If you have any questions about this report, please feel free to call 303-964-1986.

Sincerely,



by Marian Banker

Jeanne Spencer  
President

## RESERVOIRS ENVIRONMENTAL INC.

NVLAP Lab Code 101896-0

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

RES Job Number: **RES 487034-1**  
 Client: **R & R Environmental**  
 Client Project Number / P.O.: **Tooele Broadway Project**  
 Client Project Description: **Tooele Broadway Project**  
 Date Samples Received: **February 26, 2021**  
 Method: **EPA 600/R-93/116 - Short Report, Bulk**  
 Turnaround: **Standard**  
 Date Samples Analyzed: **March 09, 2021**

ND=None Detected  
 TR=Trace, <1% Visual Estimate  
 Trem/Act=Tremolite/Actinolite

Client Sample Number	L A Y E R	Physical Description	Sub Part  (%)	Asbestos Content		Non Asbestos Fibrous Components (%)	Non- Fibrous Components (%)
				Mineral	Visual Estimate (%)		
01	A	Off white/black fibrous material	100	Chrysotile	75	0	25
02	A	Brown/off white fibrous material	100	Chrysotile	75	0	25
03	A	Off white/brown fibrous material	100	Chrysotile	76	0	24
04	A	Off white fibrous material	100	Chrysotile	75	0	25
05	A	Off white/brown fibrous material	100	Chrysotile	77	0	23
06	A	Brown/off white fibrous material	100	Chrysotile	75	0	25
07	A	Off white/brown fibrous material	100	Chrysotile	80	0	20
08	A	Tan adhesive	15	Chrysotile	3	0	97
	B	Beige/multi-colored sheet vinyl w/ off white fibrous backing material	85	Chrysotile	35	5	60
09	A	Tan adhesive	15	Chrysotile	TR	0	100
	B	Beige/multi-colored sheet vinyl w/ off white fibrous backing material	85	Chrysotile	35	5	60

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



## RESERVOIRS ENVIRONMENTAL INC.

NVLAP Lab Code 101896-0

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

RES Job Number: **RES 487034-1**  
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ND=None Detected  
 TR=Trace, <1% Visual Estimate  
 Trem/Act=Tremolite/Actinolite

Client Sample Number	L A Y E R	Physical Description	Sub Part (%)	Asbestos Content		Non Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
				Mineral	Visual Estimate (%)		
10		A Tan adhesive	10	Chrysotile	3	0	97
		B Beige/multi-colored sheet vinyl w/ off white fibrous backing material	90	Chrysotile	35	5	60
11		A Tan adhesive	10	Chrysotile	3	0	97
		B Beige/multi-colored sheet vinyl w/ off white fibrous backing material	90	Chrysotile	20	5	75
12		A Tan adhesive	15	Chrysotile	TR	0	100
		B Beige/multi-colored sheet vinyl w/ off white fibrous backing material	85	Chrysotile	35	5	60
13		A White plaster	30		ND	0	100
		B Off white granular plaster	70		ND	5	95
14		A Off white granular plaster	35		ND	4	96
		B White plaster	65		ND	0	100

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

## RESERVOIRS ENVIRONMENTAL INC.

NVLAP Lab Code 101896-0

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ND=None Detected  
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 Trem/Act=Tremolite/Actinolite

Client Sample Number	L A Y E R	Physical Description	Sub Part  (%)	Asbestos Content		Non Asbestos Fibrous Components (%)	Non- Fibrous Components (%)
				Mineral	Visual Estimate (%)		
15	A	White plaster	35		ND	0	100
	B	Off white granular plaster	65		ND	5	95
16	A	White plaster	30		ND	0	100
	B	Off white granular plaster	70		ND	4	96
17	A	White plaster	25		ND	0	100
	B	Off white granular plaster	75		ND	5	95
18	A	White plaster	35		ND	0	100
	B	Off white granular plaster	65		ND	5	95
19	A	White plaster	30		ND	0	100
	B	Off white granular plaster	70		ND	5	95

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

## RESERVOIRS ENVIRONMENTAL INC.

NVLAP Lab Code 101896-0

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ND=None Detected  
 TR=Trace, <1% Visual Estimate  
 Trem/Act=Tremolite/Actinolite

Client Sample Number	L A Y E R	Physical Description	Sub Part  (%)	Asbestos Content		Non Asbestos Fibrous Components (%)	Non- Fibrous Components (%)
				Mineral	Visual Estimate (%)		
20	A	Black charred paint	6		ND	0	100
	B	Cream paint w/ a trace of white compound	7	Chrysotile	TR	0	100
	C	White compound	10	Chrysotile	4	0	96
	D	Tan/multi-colored fibrous material	77		ND	85	15
21	A	Silver paint	15	Chrysotile	4	0	96
	B	Black tar	25		ND	0	100
	C	Black resinous tar	60	Chrysotile	10	0	90
22	A	Silver paint	15	Chrysotile	6	0	94
	B	Black tar	35		ND	0	100
	C	Black resinous tar	50	Chrysotile	10	0	90

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

## RESERVOIRS ENVIRONMENTAL INC.

NVLAP Lab Code 101896-0

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ND=None Detected  
 TR=Trace, <1% Visual Estimate  
 Trem/Act=Tremolite/Actinolite

Client Sample Number	L A Y E R	Physical Description	Sub Part  (%)	Asbestos Content		Non Asbestos Fibrous Components (%)	Non- Fibrous Components (%)
				Mineral	Visual Estimate (%)		
23		A Off white fibrous woven material	10		ND	95	5
		B Silver paint	12	Chrysotile	7	0	93
		C Black tar	15	Chrysotile	TR	0	100
		D Black resinous tar	63	Chrysotile	10	0	90
24		A Silver paint	15	Chrysotile	5	0	95
		B Black tar	30	Chrysotile	TR	0	100
		C Black resinous tar	55	Chrysotile	10	0	90
25		A Silver paint	10	Chrysotile	5	0	95
		B Black tar	30	Chrysotile	2	0	98
		C Black resinous tar	60	Chrysotile	12	0	88
26		A Silver paint	13	Chrysotile	8	0	92
		B Black tar	35		ND	0	100
		C Black resinous tar	52	Chrysotile	10	0	90

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

## RESERVOIRS ENVIRONMENTAL INC.

NVLAP Lab Code 101896-0

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

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ND=None Detected  
 TR=Trace, <1% Visual Estimate  
 Trem/Act=Tremolite/Actinolite

Client Sample Number	L A Y E R	Physical Description	Sub Part  (%)	Asbestos Content		Non Asbestos Fibrous Components (%)	Non- Fibrous Components (%)
				Mineral	Visual Estimate (%)		
27	A	Silver paint	10	Chrysotile	5	0	95
	B	Black tar	30	Chrysotile	TR	0	100
	C	Black resinous tar	60	Chrysotile	10	0	90
28	A	Tan adhesive	5		ND	0	100
	B	Tan wood	15		ND	95	5
	C	White/multi-colored fibrous resinous material	80		ND	35	65
29	A	Colorless adhesive	3		ND	0	100
	B	White/multi-colored fibrous resinous material	97		ND	35	65
30	A	Tan adhesive	5		ND	0	100
	B	White/multi-colored fibrous resinous material	95		ND	35	65
31	A	Tan wood	100		ND	90	10
32	A	Tan adhesive	7		ND	0	100
	B	Tan wood	35		ND	90	10
	C	White/multi-colored fibrous resinous material	58		ND	35	65

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

## RESERVOIRS ENVIRONMENTAL INC.

NVLAP Lab Code 101896-0

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

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ND=None Detected  
TR=Trace, <1% Visual Estimate  
Trem/Act=Tremolite/Actinolite

Client Sample Number	L A Y E R	Physical Description	Sub Part  (%)	Asbestos Content		Non Asbestos Fibrous Components (%)	Non- Fibrous Components (%)
				Mineral	Visual Estimate (%)		
33	A	Brown fibrous woven material	15		ND	95	5
	B	Gray fibrous material	85	Chrysotile	75	3	22
34	A	Gray fibrous material	100	Chrysotile	75	5	20
35	A	Gray fibrous material	100	Chrysotile	75	5	20
36	A	Off white granular plaster	100		ND	7	93
37	A	White plaster	30		ND	0	100
	B	Off white granular plaster	70		ND	4	96
38	A	White plaster	35		ND	0	100
	B	Off white granular plaster	65		ND	4	96
39	A	White plaster	30		ND	0	100
	B	Off white granular plaster	70		ND	5	95
40	A	White plaster	30		ND	0	100
	B	Off white granular plaster	70		ND	5	95

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

  
Marian Banker

Analyst / Data QA



ASBESTOS LABORATORY HOURS: Weekdays: 7am - 7pm & Sat. 8am - 5pm					REQUESTED ANALYSIS					VALID MATRIX CODES					LAB NOTES	
PLM / PCM / TEM DTL RUSH PRIORITY STANDARD					PLM - PLM Short Report (EPA/600/R-92/116)  TEM - AHERA (+/- or Quantified), Microvac (+/- or Quantified), Wipe (+/- or Quantified), NIOSH 7402, Yamate Level II, ISO 10312, ISO 13794, Chatfield, Drinking Water, Waste Water, Bulk +/-, CARB Modified Ahera  PCM - 7400A, 7400B, OSHA  DUST - Total, Respirable  METALS - Analvies(s) Lead Only (7082, 7420, Waste Water, Foodware), Multi Metals (7303,6020A, 200.8, Waste Water, Foodware, OSHA ID-125C), pH (Liquid or Non-Liquid), TCLP, RCRA, 8 Scan, Welding Fume Scan, Full Metals Scan  ORGANICS - Methamphetamine, TSS  VIABLES - Campylobacter, Bacillus, Salmonella (Culturable or 1-2), Listeria, E.coli O157:H7, E.coli/Coliforms - Plated, S aureus, Yeast & Mol, Aerobic Plate Count, Coliforms/E.coli - (State Water, Drinking Water, Non-Drinking Water, +/-, Quantification), Lactic Acid, Viable Microbial Count (wo/D or w/D), Enterococcus (+/- or Quantification), Legionella (P,NP,C)  MEDICAL - Bioburden, LAL  MOLD - Spore Trap, Bulk Mold, Particulate Identification	Air = A		Bulk = B			LAB NOTES					
CHEMISTRY LABORATORY HOURS: Weekdays: 8am - 5pm						Dust = D		Food = F								
Dust RUSH PRIORITY STANDARD						Paint = P		Soil = S								
Metals RUSH PRIORITY STANDARD *PRIOR NOTICE REQUIRED FOR SAME DAY TAT						Surface = SU		Swab = SW								
						Tape = T		Wipe = W								
Organics* SAME DAY RUSH PRIORITY STANDARD						Drinking Water = DW										
MICROBIOLOGY LABORATORY HOURS: Weekdays: 8am - 5pm						Waste Water = WW										
Viable Analysis** PRIORITY STANDARD **TAT DEPENDENT ON SPEED OF MICROBIAL GROWTH						**ASTM E1792 approved wipe media only**										
Medical Device Analysis RUSH STANDARD						Sample Volume (L) / Area  Length(or Aliquots) x Width(or Area per Aliquot)  Matrix Code  # of Containers  Date Collected mm/dd/yy  Time Collected hh:mm	Laboratory Analysis Instructions									
Mold Analysis RUSH PRIORITY STANDARD																
**Turnaround times establish a laboratory priority, subject to laboratory volume and are not guaranteed. Additional fees apply for afterhours, weekends and holidays.**																
Special Instructions:																
Client Sample ID Number (Sample ID's must be unique)					ASBESTOS	CHEMISTRY	MICROBIOLOGY									
1 01					X											
2 02					X											
3 03					X											
4 04					X											
5 05					X											
6 06					X											
7 07					X											
8 08					X											
9 09					X											
10 10					X											
11 11					X											
12 12					X											
13 13					X											

<small>An analytical services agreement with payment terms of NET 30 days. Failure to comply with payment terms may result in a 1.5% monthly interest surcharge.</small>			
Relinquished By:	<i>DR</i> <b>Dave Roskelley</b>	Date/Time: <b>02/24/2021 16:23:04</b>	Sample Condition: <b>Acceptable</b>
Received By:	<i>Brett Colbert</i> <b>Brett Colbert</b>	Date/Time: <b>02/26/2021 12:22:18</b>	Carrier: <b>Fed-Ex</b>



(303) 964-1986  
(866) RESI-ENV  
5801 Logan St, Suite 100, Denver, CO 80216  
Page 2 of 2  
www.reilab.com  
https://clients.reilab.com



## **CONCLUSIONS AND RECOMMENDATIONS**

## **CONCLUSIONS AND RECOMMENDATIONS**

The Asbestos Survey conducted at the Former Broadway Hotel found asbestos-containing materials (ACM) within the areas surveyed. Refer to the Executive Summary for additional information and recommendations.

## **SIGNATURES & CERTIFICATIONS**

**AN ASBESTOS SURVEY AND ASSESSMENT  
FOR THE  
BROADWAY HERITAGE VILLAGE  
(FORMER BROADWAY HOTEL)  
140 NORTH BROADWAY  
TOOELE, UTAH 84074**

During the month of February 2021, R&R Environmental, Inc., (R&R) of Sandy, Utah, conducted a asbestos survey and assessment of the Former Broadway Hotel, Tooele, Utah. Bulk samples of suspect asbestos-containing materials (ACM) were collected and analyzed.

The following accredited and certified inspectors performed the inspection, collected the samples and made assessment:

This report was reviewed by:



---

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

---

February 16, 2021



State of Utah

GARY R. HERBERT  
Governor

SPENCER J. COX  
Lieutenant Governor

Department of  
Environmental Quality

Alan Matheson  
Executive Director

DIVISION OF AIR QUALITY  
Bryce C. Bird  
Director

Utah Department of Environmental Quality  
Division of Air Quality

The Utah Division of Air Quality certifies that:

**R & R Environmental, Inc.**

is hereby certified as an asbestos company in  
accordance with the provisions of Utah Administrative  
Code R307-801

Certification number: ASBC-237

Expiration date: 12/31/23 *[Signature]*

Director, Utah Division of Air Quality

September 26, 2018

DAQA-003-18

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

Dear Mr. Roskelley:

Re: Utah Asbestos Company Certification Card

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

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

Please contact Tamie Call at (801) 536-4007 or at [twcall@utah.gov](mailto:twcall@utah.gov) if you have any questions about this letter or the enclosed asbestos company certification card.

Sincerely,

Robert W. Ford, Manager  
Air Toxics, Lead-Based Paint, and Asbestos Section

RWF:TC:lr



## State of Utah

GARY R. HERBERT  
*Governor*

SPENCER J. COX  
*Lieutenant Governor*

## Department of Environmental Quality

L. Scott Baird  
*Executive Director*

DIVISION OF AIR QUALITY  
Bryce C. Bird  
*Director*

### Utah Asbestos Certification



**David C. Roskelley**  
**ASB-1370**

Inspector (Exp. 08/26/2021)

Management Planner (Exp. 08/26/2021)

Supervisor (Exp. 04/30/2021)

Project Designer (Exp. 07/15/2021)

*Bryce C. Bird*  
Director, Utah Division of Air Quality

September 8, 2020

DAQA-001-20

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

Dear Mr. Roskelley:

Re: Utah Asbestos Program Individual Certification Card

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

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

Please contact Tamie Call at (801) 536-4007 or at [twcall@utah.gov](mailto:twcall@utah.gov) if you have any questions regarding this letter or the enclosed asbestos program certification card.

Sincerely,

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

LW:TC:lr





State of Utah

GARY R. HERBERT  
Governor

SPENCER J. COX  
Lieutenant Governor

Department of  
Environmental Quality

Alan Matheson  
Executive Director

DIVISION OF AIR QUALITY  
Bryce C. Bird  
Director

Utah Department of Environmental Quality  
Division of Air Quality

The Utah Division of Air Quality certifies that:

**R & R Environmental, Inc.**

is hereby certified as **Lead-Based Paint** firm in  
accordance with the provisions of Utah Administrative  
Code R307-841 and R307-842.

Certification number: **PBF-0059**

Expiration date: **05/31/22**

*Bryce C. Bird*  
Director, Utah Division of Air Quality

DAQA-004-16

November 9, 2016

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

Dear Mr. Roskelley:

Re: Utah Lead-Based Paint Firm Certification Card

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

Please be aware that your LBP firm is certified to perform regulated LBP projects in accordance with applicable state administrative rules and federal regulations and the use of Utah certified individuals is mandatory. Also, your LBP firm certification may be revoked or suspended if the Utah certified individual or LBP firm are found to be in violation of the LBP certification and work practice standards found in Utah Administrative Code R307-841 and R307-842 or the federal LBP regulations found in Title 40 Code of Federal Regulations Part 745.

If you have any questions regarding this letter or the enclosed LBP firm certification card, please contact Lisa Haroutunian at (801) 536-4007 or at [lhharoutunian@utah.gov](mailto:lhharoutunian@utah.gov).

Sincerely,

Robert W. Ford/Manager  
Air Toxics, Lead-Based Paint, and Asbestos Section

RWF:LH:lr *bc*  
*LW*



State of Utah

GARY R. HERBERT  
Governor

SPENCER J. COX  
Lieutenant Governor

Department of  
Environmental Quality

Alan Matheson  
Executive Director

DIVISION OF AIR QUALITY  
Bryce C. Bird  
Director

Utah Lead-Based Paint Certification



David C. Roskelley  
PB-1041

Inspector (Exp. 02/13/2022)

Risk Assessor (Exp. 02/14/2022)

  
Director, Utah Division of Air Quality

March 13, 2019

DAQA-002-19

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

  
Dear Mr. Roskelley:

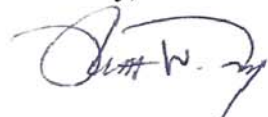
Re: Utah Lead-Based Paint Program Individual Certification Card

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


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

Please contact Tamie Call at (801) 536-4007 or at [twcall@utah.gov](mailto:twcall@utah.gov) if you have any questions regarding this letter or the enclosed LBP program certification card.

Sincerely,



Robert W. Ford, Manager  
Air Toxics, Lead-Based Paint, and Asbestos Section

RWF:TC:lr LT 





**american board of industrial hygiene®**

organized to improve the practice of industrial hygiene  
proclaims that

*David C. Roskelley*

having met all requirements of  
education, experience and examination, and  
ongoing maintenance,  
is hereby certified in the

**COMPREHENSIVE PRACTICE  
of  
INDUSTRIAL HYGIENE**

and has the right to use the designations

**CERTIFIED INDUSTRIAL HYGIENIST**

**CIH**

Certificate Number	8529 CP
Awarded:	July 3, 2003
Expiration Date:	December 1, 2023



*Jeffrey M. Miller*  
Chair, ABIH

*William P. Miller*  
Chief Executive Officer, ABIH