MUNICIPALITY OF ANCHORAGE

Real Estate Department 907-343-7534

Mayor Ethan A. Berkowitz

June 20, 2016

Request for Proposal

Phase 1

Department of Health & Human Services Facility Exchange

The Municipality of Anchorage is requesting proposals for the Real Estate Department.

Enclosed is pertinent information for use in preparing your proposal. This information will be used in the selection of proposals to proceed to Phase 2.

Proposals must be received at the Real Estate Department office, 4700 Elmore Road, 2nd floor, Anchorage, Alaska 99507 (Mailing Address: P.O. Box 196650, Anchorage, AK 99519-6650), **prior to 5:00 p.m., Local Time, August 1, 2016**. Office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m., excluding holidays. Proposals received by the Real Estate Department office after the date and time specified will be returned to the proposer unopened. Facsimile submittals will not be accepted.

A meeting for discussion of the Request for Proposal will be held at the address listed above at **10:30 a.m., Local Time, July 13, 2016**. It is requested that those interested in submitting proposals attend this meeting.

Two site visits at 825 L Street, Anchorage, Alaska will be held at **10:00 a.m., Local Time on June 29th, 2016 and 2:00 p.m., Local Time July 12, 2016**. It is requested that those interested in submitting proposals attend either site visit.

One original, plus five complete copies of your proposal must be submitted. In addition to the copies required, a PDF copy on a CD or jumpdrive of the complete proposal, including attachment, shall be submitted.

The Municipality of Anchorage reserves the right to reject any and all proposals and to waive any informalities in procedures.

Sincerely,

Tammy R. Oswald
Real Estate Department Director

REQUEST FOR PROPOSALS

DEPARTMENT OF HEALTH & HUMAN SERVICES
FACILITY EXCHANGE & L STREET REDEVELOPMENT

SECTION 1 GENERAL INFORMATION

1.1 Purpose

The intent of this Request for Proposal (RFP) has two purposes:

1.1.1 Fee-simple acquisition of a facility that meets the needs of the Municipality of Anchorage (Municipality) Department of Health and Human Services (DHHS) and complies with the requirements established by this RFP. DHHS requires a facility containing approximately 38,000-42,000 contiguous net square feet plus sufficient on-site parking for staff and customers; and

1.1.2 Redevelop 825 L Street, Anchorage, Alaska (legally described as Lots 7 & 8B, Block 96, Original Townsite), in a manner that is consistent with the goals identified in the "Anchorage 2020" Comprehensive Plan and the Downtown Comprehensive Plan (Plans) and which provides the highest and best use of the site.

1.2 Background

825 L Street currently houses municipal offices and clinics for DHHS. The facility requires extensive maintenance work and/or renovation to allow the DHHS to adequately perform its mission. The Municipality desires to relocate DHHS to a facility that allows the department to more efficiently and effectively deliver its services to the public.

In exchange for fee-simple ownership of a facility for DHHS, the Municipality will transfer ownership of 825 L Street (legally described as Lots 7 & 8B, Block 96, Original Townsite) to the successful respondent for redevelopment pursuant to a mutually agreed upon redevelopment plan.

Redevelopment of the property should include mixed use (*i.e.* restaurant, commercial retail, office space, residential housing, *etc*.) Preference will be given to proposals that include residential housing units and mixed use in a manner that provides the highest and best use of the available developable square footage, subject to acceptability by the Municipality.

The Municipality of Anchorage, acting through the Real Estate Department is

utilizing a two-step Request for Proposal process to solicit developer interest in providing a facility for DHHS and in redeveloping 825 L Street. Phase 1 evaluations will focus on the strengths of development teams, scope of proposed facility to meet needs of DHHS and proposed redevelopment of the existing 825 L Street property.

The intent of Phase 1 of the RFP is to allow significant creativity in how respondents envision a facility for DHHS and the redevelopment of 825 L Street. A maximum of three (3) proposals will proceed to Phase 2 of this RFP process.

1.3 Incentives

Given the average costs of renovation and/or new construction, the Municipality anticipates there will need to be other contributions from the Municipality in order to achieve the desired Purpose (see Section 1.1). To this end, the Municipality will consider additional land exchanges as part of this transaction with other parcels owned by Municipality, the Heritage Land Bank, and the Anchorage Community Development Authority.

Additionally, the Municipality will support creative community development incentives and/or development packages provided the proposed redevelopment plan meets the goals and criteria identified above. These potential incentives could include but are not limited to property tax abatement, reduced permitting and dumping fees.

The Municipality recognizes that moving DHHS into a facility could trigger the requirement for the successful applicant to obtain a conditional use permit, depending on the applicable zoning districts. The successful bidder shall be responsible for acquiring a conditional use permit, if needed. All costs associated with obtaining such a permit shall be the responsibility of the successful respondent.

1.4 Questions

Any questions regarding this proposal are to be submitted to:

Physical Address:
Municipality of Anchorage
Real Estate Department
4700 Elmore Road, 2nd floor
Anchorage, AK 99507
(907) 343-7986 Phone
(907) 343-7535 Facsimile
RealEstateDepartment@muni.org

Mailing Address:
Municipality of Anchorage
Real Estate Department
P.O. Box 196650
Anchorage, AK 99519-6650
(907) 343-7986 Phone
(907) 343-7535 Facsimile
RealEstateDepartment@muni.org

Note: if using E-mail, please identify the project in the subject line.

E-mail is the preferred method for question submission.

Office hours of operation are 8:00 a.m. to 5:00 p.m. local time Monday through Friday. All questions regarding the scope of work must be received prior to the deadline indicated on the RFP cover letter.

1.5 Inspection

This RFP requires respondents to be responsible for and include all costs for (a) space planning services that includes an effective, efficient use of space for maximum workflow benefits, (b) all moving services, and (c) computer cabling and telephone wiring. All respondents are strongly encouraged to physically inspect DHHS's existing space at 825 L Street to determine space planning, workflow, relocation costs and full service telephone and computer cabling.

Two (2) respondents' inspections will be held by meeting at the designated location at 825 L Street. The inspections will be as scheduled on the cover letter. Registration for attendance must be made through the Real Estate Department by calling (907) 343-7986 or by email to RealEstateDepartment@muni.org.

1.6 Preparation Costs

The Municipality shall not be responsible for proposal preparation costs, nor for any costs, including attorney fees, associated with any administrative, judicial or other challenge to the determination of the proposals to proceed to Phase 2 of this RFP process. By submitting a proposal each respondent agrees to be bound in this respect and waives all claims to such costs and fees.

SECTION 2 RULES GOVERNING COMPETITION

2.1 Examination of RFP Proposal

Respondents should carefully examine the entire RFP and any addenda thereto, and all related materials and data referenced in the RFP. Respondents should become fully aware of the nature of the proposed transaction and the conditions likely to be encountered in performing the transactions.

2.2 Proposal Acceptance Period

Selection of qualified Phase 1 respondents is anticipated to be announced within 60 calendar days, although all offers must be complete and irrevocable for 120 days following the submission date.

2.3 Confidentiality

The content of Phase 1 proposals will be kept confidential until the selection of qualified respondents who will be invited to proceed to Phase 2 of the RFP

process. The list of proposers selected for Phase 2 will be publicly announced and, at that time, all Phase 1 proposals will be open for public review and any appeals are finally determined. No financial information submitted in Phase 1 shall be released to competing respondents or the public until selection of the most qualified proposal has been announced in the Phase 2 process.

If a respondent desires its financial information to remain "confidential or proprietary" after the Phase 2 process, the respondent shall clearly indicate such by marking each page with a "confidential or proprietary" stamp/statement. Respondents are advised that proprietary information shall be limited to "records or engineering or other technical data, which, if released, would provide a competitive advantage to any other person engaged in similar or related activities," and "proprietary information which a manufacturer, consultant or provider reasonably requires to be kept privileged or confidential to protect the property interests of persons providing the information or data," under Anchorage Municipal Code subsections 3.90.040F and G, respectively.

A respondent must provide a statement supporting its request for maintaining its financial information as "confidential/proprietary," and how it complies with the provisions of Anchorage Municipal Code stated above. This request must be attached to the respondent's submission in a conspicuous location.

In the event that the Real Estate Director determines that the financial information marked by the respondent as "confidential/proprietary" does not comply with the provisions of Anchorage Municipal Code, the respondent will be notified prior to evaluation of the financial information. The respondent will be allowed to withdraw the information. If the respondent does not withdraw the information, it will thereafter be treated as non-confidential information.

In the event that information is determined to be of a proprietary nature, it shall be maintained in the files of the Real Estate Department and made available for internal review, but shall not be subject to public disclosure – either during or after the RFP process unless ordered by a court of competent jurisdiction.

NOTE: The final awardee (upon completion of Phase 2) will be required to disclose all financial information consistent with the award/contract terms and conditions approved by the Anchorage Assembly.

2.4 Proposal Format

Proposals are to be prepared in such a way as to provide a straight forward, concise delineation of the respondent's capabilities to satisfy the requirements of this RFP. Emphasis should be concentrated on the following:

2.4.1 Conformance to the RFP instructions; and

2.4.2 Responsiveness to the RFP requirements; and

2.4.3 Completeness and clarity of content.

2.5 Signature Requirements

All proposals must be signed. A proposal may be signed by an officer or other agent of a corporation, if authorized to sign contracts on its behalf; a general partner of a partnership; manager of an LLC; the owner of a privately-owned vendor; or other agent if properly authorized by a power of attorney or equivalent document.

Signature on the "Letter of Transmittal" will meet this requirement (Paragraph 4.3.3). The name and title of the individual(s) signing the proposal must be clearly shown immediately below the signature.

Failure to sign the Proposals is grounds for rejection.

2.6 Proposal Submission

ONE ORIGINAL, single sided unbound, plus five (5) complete copies of the proposal must be received by the Municipality prior to the date and time specified in the cover letter. Copies may be bound, or enclosed in folders/binders as the respondent chooses.

IN ADDITION to the copies required above, a PDF copy of the complete proposal, including attachments, shall be provided on CD or flash drive.

All copies of the proposals shall be submitted in a single sealed cover which should be plainly marked as a Request for Proposal Response with the title, "Department of Health and Human Services Facility Exchange," prominently displayed on the outside of the package.
Proposals must be delivered or mailed to:

Physical Address:	Mailing Address:
Municipality of Anchorage	Municipality of Anchorage
Real Estate Department	Real Estate Department
4700 Elmore Road, 2nd floor	P.O. Box 196650
Anchorage, AK 99507	Anchorage, AK 99519-6650

2.7 News Releases

News releases pertaining to the award resulting from the RFPs shall not be made by a respondent without prior written approval of the Municipal Real Estate Director.

2.8 Disposition of Proposals

All materials submitted in response to this RFP will become the property of the Municipality. One copy shall be retained for the official files of the Real Estate Department and will become public record after selection of the qualified respondent list in Phase I, with the exception of those items deemed to be confidential, per Section 2.3.

2.9 Oral Change/Interpretation

No oral change or interpretation of any provision contained in this RFP is valid whether issued at a pre-proposal conference or otherwise. Written addenda will be issued when changes, clarifications, or amendments to proposal documents are deemed necessary by the Municipality.

2.10 Modification/Withdrawal of Proposals

A respondent may withdraw a proposal at any time prior to the final submission time and date by sending written notification of its withdrawal, signed by an agent authorized to represent the respondent. The respondent may thereafter submit a new proposal prior to the final submission time and date; or submit written modification or addition to its proposal prior to the final submission time and date. Modifications offered in any other manner, oral or written will not be considered. A final proposal cannot be changed or withdrawn after the time designated for receipt, except for modifications requested by the Municipality after the date of receipt.

2.11 Late Submissions

Proposals not received prior to the date and time specified in the cover letter, regardless of when the proposal was mailed, will not be considered and will be returned unopened after selection of the proposals to advance to Phase 2.

2.12 Rejection of Proposals

The Municipality reserves the unilateral right to reject any and all proposals as determined to be in the best interest of the Municipality.

2.13 Appeals

Anchorage Municipal Code section 7.20.130 does not apply to this RFP. Any appeal related to this RFP shall be in accordance with this section.

2.13.1 Appeals Prior to Submission of Proposals

An appeal based on alleged improprieties or ambiguities in the Phase 1 RFP shall be filed with the Real Estate Department NO LATER THAN

seven (7) calendar days PRIOR to the date specified for receipt of proposals.

2.13.2 Appeals of the Most Qualified Proposal(s)

An appeal based on the selection of the most qualified proposal(s) in Phase 1 RFP process shall be filed no later than four (4) working days AFTER the date of the Real Estate Director's letter notifying respondent of the selected proposal(s).

2.13.3 Content of Appeals

The appeal shall, at a minimum, contain the following information:

2.13.3.1 The name, address, and telephone number of the appellant;

2.13.3.2 The signature of the appellant or its authorized representative;

2.13.3.3 A detailed statement of the factual and legal grounds of the appeal, including copies of any relevant documents; and

2.13.3.4 The form of relief requested.

Any appeal that is incomplete or substantially fails to conform to the above shall automatically be denied and shall not be considered at any time thereafter.

2.13.4 Decisions on Appeals

The Real Estate Director shall issue a written decision containing the rational of the decision within three (3) working days after the appeal has been filed.

An appeal of the decision of the Real Estate Director may be filed directly to the Mayor, with a copy provided concurrently to the Real Estate Director, within three (3) working days of receipt of the Real Estate Director's decision.

Upon receipt, the Mayor, in his sole discretion, may consider the appeal and issue a final decision, or may refer the matter to a special hearing officer appointed by the Mayor. The decision of the Mayor, or the special hearing officer, is the final administrative appeal available to the party filing the appeal.

SECTION 3A SCOPE OF PROPOSED FACILITY TO MEET THE NEED OF DHHS

3A.1 Location Requirements

The preferred location of the proposed facility is to be in an area bounded on the west by or adjacent to L Street and Minnesota Drive, bounded on the east by or adjacent to Boniface Parkway, bounded on the north by or adjacent to Warehouse Street, Viking Drive and Thompson Avenue, and bounded on the south by Tudor Road as identified in Exhibit D.

3A.1.1 Transit Accessibility. Proposed facilities within ¼ mile of an established bus stop are preferred. For facilities not within ¼ mile of an established transit stop, the Municipality will evaluate the cost and feasibility of extending or altering existing transit routes to improve access.

3A.1.2 Location and Site Plan Accessibility; ease of entrance and exit to site from local traffic patterns, parking, and ease of access to facility by sidewalks and public transportation.

3A.1.3 Public facility site selection process. Proposals for the future DHHS facility will be required to go through the public facility site selection process, pursuant to Anchorage Municipal Code (AMC) 21.03.140. The Municipality will work with the successful bidder to obtain an Assembly waiver from this requirement.

3A.2 Forms of Facilities to be considered

The proposed facility, including all necessary tenant improvements, shall be a facility of sound and substantial construction, and such facility and the site shall meet all applicable current building codes, zoning codes and requirements, life safety codes, fire codes, accessibility codes of the Americans with Disabilities Act, regulations, and laws of the federal government, the State of Alaska, and the Municipality.

3A.3 Site Control

Respondents shall demonstrate their control of all properties proposed for development in accordance with the following requirements:

Respondents are free to consider land owned by the Municipality for use in their proposals.

Respondents wishing to use land owned by the Municipality that is currently in use (e.g. parking lot, municipal facility, etc.) must present a feasible relocation plan for the current use and recognize all associated cost impacts in their financial

plan. Respondents using land owned by the Municipality are exempted from the requirements in the first paragraph of this Section 3A.3.

Other public properties – respondent shall provide a letter-of-intent or similar documents from a senior official of the agency with management authority over the property indicating support of any leasing, conveyance, and/or transfer of site control necessary to develop and operate the proposed facility. (Any follow-on approvals that may be required by any executive, administrative, legislative board or authority shall be obtained prior to final award being approved by the Anchorage Assembly.)

Private properties – respondents shall provide a fully-signed letter-of-intent, option-to-purchase, purchase agreement, and/or similar documentation indicating the owner-of-record's commitment to support the development.

3A.4 Time of Occupancy

Occupancy of the future facility by the DHHS operations and staff is desired within 18 months of contract award however, respondent may suggest another timeframe.

3A.5 Functional Expectations

The facility shall be a functional working environment on the first day of occupancy with the following provisions:

3A.5.1 All computer cable, FAX, and telephone connectivity. Reference ITD/Network Services attached as Exhibit C for installation requirements. Space allocations for communications equipment identified in Exhibit C are the desired configuration for the Municipality. Alternate configurations will be considered. Allowances will be made for space that provides for adequate equipment security, ventilation, and maintenance/installation access; and

3A.5.2 All build-out costs including special and unique items must be paid at prevailing Little Davis-Bacon Act wage rates (Alaska State Title 36: Public Contracts). The referenced wage rate pamphlet is available on line at the following website: http://www.labor.state.ak.us/lss/pamp600.htm;

3A.6 Interior Wall Construction

The preference is for walls constructed within the proposed facility for partitioning of office, shelving, work and storage areas to be non-load bearing, sound-proof, and non-permanent in nature in order to facilitate possible changes in the floor plans at a future date.

3A.7 Architectural Design Concepts

Architecture of the proposed facility, functional effectiveness, quality of the proposed facility, experience of the respondent, and cost are important factors in the evaluation. The following design concepts are important to the Municipality.

3A.7.1 Professionalism: The facility shall portray a professional image comparable to facilities of other health service providers in Anchorage such as the Anchorage Neighborhood Health Clinic or Southcentral Foundation.

3A.7.2 Health Care Focus: Although the principal purpose of the facility is to provide administrative space for the DHHS functions, one of the most important functions of DHHS is to provide for basic health care services for the Anchorage population, particularly those who may not have a regular health care provider.

3A.7.3 Customer Service Area/Natural Light: The customer service area should be clearly identifiable to customers entering the facility and should utilize natural light to the extent possible. Access to natural light for clients and staff throughout the facility is important,

3A.8 Type and Arrangement of Space

This RFP is for a facility which focuses on promoting health and well-being for municipal residents. The goal is to have a municipal facility which conveys a highly professional, efficient and customer-friendly approach. The space desired by the Municipality is approximately 38,000-42,000 contiguous net usable square feet of space.

Office space shall be designed as much as possible around the Open Office/Open Space concept, utilizing modular/systems furniture to accommodate the municipal functions (Exhibit B).

A focal point of the facility is an expanded, centralized, customer service center where customers can be easily screened, entered into the system, and directed to the appropriate clinic or office.

The Municipality will require the ITD/Network Services technical specifications to be followed and provided for in the respective areas (Exhibit C).

3A.9 Specific Space Requirements

See Exhibit B for a detailed breakdown of space descriptions and requirements to meet program needs. Exhibit B identifies four separate areas that are linked together by similarities of program functions. Ideally, the specific programs

identified within each of these four areas would be located together to provide efficient use of space and staff resources.

These **Four Areas** are briefly described below with estimated nominal space requirements:

3A. 9.1 **AREA 1. Medical Clinic and WIC (17,000 ft^2)**

Ideally the two DHHS medical clinics (Reproductive Health, Disease Prevention and Control) would be housed together with the WIC (Women, Infants and Children) Program on the same floor. These programs all provide direct services to walk in clients. If they can be housed together on the same floor it provides the opportunity to utilize a common waiting, check-in and check-out areas for more efficient use of staff and space resources. If this is not possible, the second preferred option would be to move the WIC Program to Area 2 and combine it with the Child Care Licensing, Environmental Health and Aging and Disability Resource Center Programs (see below).

This area must be designed to provide direct medical services for DHHS clients including medical exams, immunizations, and private counseling. Each exam room should contain a sink, cabinets, and exam tables as necessary. A large (1,600 ft^2) common waiting area with child play space is required to serve clients. This space should include options to partition the space into three separate areas, as needed to accommodate the privacy/separation of different client types and/or to serve a meeting area for clinic staff.

DHHS offers tuberculosis treatment services. The design must include two TB testing/exam rooms and a separate TB waiting room isolated from other waiting areas and clinics. The exam rooms and waiting area must have negative pressure and be served by HEPA filtration system(s). A separate entry for TB clients is desirable.

There is also a requirement for a medical laboratory (see Shared Space) which shall include a separate area within the lab for equipment sterilization.

The WIC program has also need for exam rooms equipped with sinks and have space for specialized pediatric exam equipment. Exam rooms should be private to allow for client counseling. Two small bathrooms, designated for WIC clients are necessary.

3A. 9.2 **AREA 2. Child Care Licensing (CCL), Environmental Health (EH) and Vulnerable Population (VP) Services (7,110 ft^2)**

These programs each provide some degree of direct services to walk in clients. A reception and waiting area has been identified to serve them. If the WIC Program cannot be accommodated in Area 1 and moves to this area, the common waiting area will have to be expanded from 500 to 1,000 ft^2 and include partitions for separating WIC clients from other clients.

3A.9.3 **AREA 3. Director's Office, Administrative Services and Emergency Preparedness Programs (10,810 ft^2)**

These programs generally provide management, administrative and similar functions for the department. Space configuration will be typical of most office environments. This space includes a large (1,600 square foot) conference room. DHHS prefers that the conference room have a movable divider that enables the single conference room to be divided into two spaces that can be used concurrently.

3A.9.4 **AREA 4. Specialized Storage, Environmental Health Laboratory IT, Loading Dock, (3,760 ft^2)**

This functional area should include a loading dock and an area for temporary storage of supplies received by DHHS programs. This temporary storage area should have reasonable access to a freight elevator (if facility is multiple stories) so that supplies can be readily delivered to the program that ordered them. This area must include a separate entrance/loading dock to facilitate the loading and unloading of equipment, some of which is heavy and bulky. Access doors should be a minimum of 46.5 inches in width.

This area also provides for storage of medical-related emergency preparedness equipment. It also includes space for a small laboratory/workshop used to test and repair air quality and monitoring equipment and for microscopic analysis of pollen samples.

3A.10 General Space Requirements

General space requirements include:

3A.10.1 Covered high-loading dock area; and

3A.10.2 One or two elevators, passenger and pallet accessible; and

3A.10.3 Stairs per code requirement; and

3A.10.4 Waste containment refuse bin; and

3A.10.5 Sufficient off-street parking as required per municipal code. The current DHHS facility has 122 spaces. An equal or greater number is desired.

SECTION 3B – CONCEPTUAL PLAN FOR REDEVELOPMENT OF 825 L Street

3B.1 All respondents shall address a minimum of 3 of the 7 following development criteria. The following items are not listed in priority order, with the exception of residential housing:

3B.1.1 Residential housing

3B.1.2 Retail serving the general public

3B.1.3 Restaurant

3B.1.4 Commercial office space

3B.1.5 Full-service hotel

3B.1.6 Structured parking

3B.1.7 Other improvement(s) for uses permitted in Downtown District

Goals for Developing the Site

Redevelopment of property at 825 L Street (legally described as Lots 7 & 8B, Block 96, Original Townsite) shall accomplish the following goals identified in the Plans:

- *Create Street Level Activity:* The project should enhance the activity base of the Central Business District (CDB) in a way that generates activity for downtown;

- *Ensure Design Quality and Compatibility:* 825 L Street is located at a prominent, visible location in downtown Anchorage, and appropriate urban design techniques and materials should be employed to ensure that the development is compatible with the surrounding area of the CBD.

- *Higher and Better Use:* Create a higher & better use for 825 L Street to grow and sustain a more vibrant commercial district in the heart of the community.

- *Increase Desirability Level.* The extent to which the proposed redevelopment satisfies a desired or unique niche in the marketplace and

helps diversify the city.

- *Promote Housing and Employment Stability.* The contribution that the redevelopment will make toward increased housing, employment and earnings within the city.

- *Economic Development Potential.* The degree to which the redevelopment may potentially stimulate other desirable economic development and/or development activity (catalytic effect).

- *Master Plan Compatibility.* The compatibility of redevelopment with land use and development plans as described by city goals and/or the master plan.

- *Demonstrated Ability.* The demonstrated capacity of the developer to finance, market, manage and package this project including the ability to secure tenants. The developer's demonstrated readiness and ability to proceed on the project including time schedules reasonably described.

3B.2 The Municipality hereby discloses the following that may have an effect on the properties:

3B.2.1 Execution of a development agreement for the redevelopment of the property at 825 L Street (legally described as Lots 7 & 8B, Block 96, Original Townsite) between the Municipality and the successful respondent.

3B.2.2 Hazardous Materials Survey Report. Hazardous Materials Survey Report by Engineering, Health & Safety Consultants Alaska, Inc., dated July 28, 2009, enclosed herewith (Exhibit A). Full electronic copies are available on website.

3B.2.3 Development Covenants. Respondent shall reconstruct/redevelop 825 L Street in accordance with all federal, state and municipal requirements, as established by issuance of a final certificate of occupancy by the Municipality within five (5) years after *expiration or earlier termination of the Exchange Agreement*. Notice of this covenant shall be recorded at closing.

3B.2.4 Security. Respondent shall deliver a letter of credit in form satisfactory to the Municipality *at closing* in the amount of NINE HUNDRED THOUSAND DOLLARS ($900,000) as security for performance of the aforementioned development requirements.

SECTION 4 - PROPOSAL AND SUBMISSION REQUIREMENTS

To achieve a uniform review process and obtain the maximum degree of comparability, it is required that the proposals be organized in the manner specified below. Proposals shall not exceed thirty (30) pages in length (excluding letter of transmittal, resumes, title page(s), index/table of contents, attachments, dividers, and drawings). One page shall be interpreted as one side of single lined, typed, 8 1/2" X 11" piece of paper. The number of copies to be submitted is provided in Section 2.6.

4.1 Title Page

Show the RFP subject, the name of your firm, address, telephone number(s), name of contact person, and date.

4.2 Table of Contents

Clearly identify the materials by section and page number.

4.3 Letter of Transmittal limited to two (2) pages.

4.3.1 Briefly state your firm's understanding of the services to be performed and intent to make a positive commitment to provide the services as specified.

4.3.2 Give the name(s) of the person(s) who are authorized to make representations for your firm, their titles, address, and telephone numbers.

4.3.3 The letter must be signed by a corporate officer or other individual who has the authority to bind the firm. See Section 2.5.

4.4 Experience and qualifications of the Development Team

4.4.1 Development Team structure

Provide a detailed summary of the Development Team. Provide a description of the proposed legal structure of the team (i.e. joint venture, limited partnership, limited liability company, etc.) and a team organizational structure chart. The summary should include lead staff (firm) for each element of the project, information on the firm and resumes of key staff. If associates within firms are to be involved, provide specifics of their roles, responsibilities and resumes.

4.4.2 Makeup of the Development Team

Provide a description of each of the key members and the Development Team. At a minimum, identify the entity that will hold overall responsibility for the entire project, the general contractor, and the architect. Provide resumes of the individuals who will be assigned to this project for each of these entities. Verify

these individuals will not be allowed to be changed without the consent of the Municipality of Anchorage.

4.4.3 Development Team Experience

Provide the firm's development experience with comparable public/private downtown developments. Descriptions of former projects should include dates, nature of involvement from a financial standpoint; from a management and implementation standpoint; implemented developments; sizes and uses; dates of completion, and references with telephone numbers.

4.4.4 Experience in Design-Build Projects

Provide a listing of projects of this type completed in the last 10 years. Provide details regarding your firms' specific contractual roles and responsibilities. Include the names, addresses and phone numbers of owner references for each project. Provide a description of your firm's approach to providing design-build services. Describe how you perform design review, document coordination, constructability review, value engineering, permitting and subcontract preparation and packaging. Describe your experience working in a team approach with the owner and your Development Team to achieve the best facility possible within the established time frame and budget.

4.5 Proof of Financing

Respondent must provide sufficient information and documentation to demonstrate that the respondent has the financial capacity to secure any necessary financing to complete the developments as proposed.

4.6 Proposal for DHHS Relocation Site

Location and Description of Proposed Facility. Proposal for DHHS Relocation Site should contain, as appropriate, photographs, maps, drawings, etc., so as to provide the Municipality with a clear picture of the physical proposal. A description should also include the location and distance of nearest bus routes and a description of the pedestrian pathway between bus stop and facility entrance, sidewalk and facility entrance.

4.7 Description of Redevelopment of 825 L Street

Redevelopment Plans. Respondent must provide adequate information describing in detail their Redevelopment Plans. Include as appropriate, photographs, maps, drawings, etc., so as to provide the Municipality with a clear picture of the physical proposal.

SECTION 5 EVALUATION CRITERIA AND PROCESS

5.1 Criteria

The criteria to consider during evaluations, and the associated point values, are as follows:

5.1.1 Proposed facility to meet the needs of DHHS, weighted according to those provisions described in Section 3A.
200 points

5.1.2 Conceptual Plan for Redevelopment of Lots 7 & 8B Block 96 Original Townsite of Anchorage, weighted according to those provisions described in Section 3B.
200 points

5.1.3 Experience, qualifications and ability of the Development Team will be weighted according to those provisions described in Sections 4.4 and 4.5.
600 points

Total Points Available: 1,000 points

5.2 Qualitative Rating Factor

Firms will be ranked using the following qualitative rating factors for each RFP criteria:

1.0	Outstanding
.8	Excellent
.6	Good
.4	Fair
.2	Poor
-0-	Unsatisfactory

The rating factor for each criteria category in paragraphs 5.1.1, 5.1.2, and 5.1.3 will be multiplied against the points available to determine the total points for that category. Costs shall be scored as defined in the cost section below.

EXAMPLE: For the evaluation of the experience factor, if the evaluator feels the response as provided was “Good,” they would assign a “qualitative rating factor” of .6 for that criterion. The final score for that criterion would be determined by multiplying the qualitative rating factor of .6 by the maximum points available (5) and the resulting score of 3 would be assigned to the experience factor. This process would be repeated for each criterion.

5.3 Evaluation Process

A committee of individuals representing the Municipality will perform the evaluation of all of the proposal(s) received. The committee will rank the proposal as submitted.

The Municipality reserves the right to select proposals for Phase 2 consideration based solely on the written proposal.

The Municipality also reserves the right to request oral interviews and visits to the proposed locations with any or all respondents.

SECTION 6 PHASE 2 QUALIFIED RESPONDENTS LIST

Upon completion of Phase 1 evaluations, the scores of each evaluator will be tabulated. The scores of all evaluators will then be totaled. Based upon the total sum scores from all evaluators, up to three (3) of the highest ranked proposal(s) may proceed to Phase 2.

SECTION 7 PHASE 2

The scoring of the Phase 1 proposals will be used solely for the purpose of determining the respondents that may be invited to Phase 2 of this solicitation. Only those proposal(s) deemed most qualified in Phase 1 evaluations may be invited to proceed to Phase 2. [Scores obtained during Phase 1 of this solicitation will not be used during Phase 2 evaluations. All respondents invited to participate in Phase 2 will be deemed acceptable to the Municipality of Anchorage.] The winner of the Phase 2 solicitation will be judged on the merits of its Phase 2 proposal.

Respondents may not substantially change any of the project team composition or proposed methods of financing once selected to participate in Phase 2. Additionally, any significant deviation from the information provided in the Phase 1 proposal noted during Phase 2 will be grounds of the Municipality to reject a respondent's Phase 2 proposal from further consideration.

Phase 2 proposals may consider some factors already considered in the Phase 1 process. The Phase 2 process may further consider such things as parking arrangements, landscaping and site amenities, access to public transportation facilities, financial considerations or any other such items that were contained in Phase 1. However, the respondent's team, and their qualifications **shall not** be evaluated again.

SECTION 8 EXHIBITS

The following documents are attached to this RFP as Exhibits:

Exhibit A Hazardous Materials Survey Report (2009)

Exhibit B	Space Description and Program Needs spreadsheet
Exhibit C	Communications Cable Plant Specifications
Exhibit D	Location Requirements

Exhibit A

HAZARDOUS MATERIALS SURVEY REPORT

Municipality of Anchorage
Department of Health and Human Services
Public Health Building
&
Ben Boeke Ice Rink

ANCHORAGE, ALASKA

Surveyed
March & April 2009

Report Date
July 28, 2009

EHS-ALASKA, INC.
ENGINEERING, HEALTH & SAFETY CONSULTANTS
11901 BUSINESS BLVD., SUITE 208
EAGLE RIVER, ALASKA 99577-7701

Exhibit A

SECTION 00 31 26
HAZARDOUS MATERIALS SURVEY REPORT

PART 1 - GENERAL

1.01 SECTION INCLUDES

A. The Hazardous Materials Survey Report for the proposed construction is included with these Contract Documents.

1.02 USE OF INFORMATION

A. The Hazardous Materials Report is provided for the Contractor's information and use in the planning and performance of work in areas containing hazardous or potentially hazardous materials as outlined in Paragraph 1.03.
   1. The information provided in the Hazardous Materials Report is based on samples collected in various locations of the building. Thus, the Owner and/or its Representative cannot guarantee or warrant that actual conditions encountered might not vary from the information presented in these reports.
   2. The data reported in the Hazardous Materials Report is accurate to the best of the Owner's and it's Representative's knowledge. The requirements contained in these specifications and in the relevant state and federal regulations pertaining to the performance of work in areas containing hazardous or potentially hazardous materials provide guidance for the contractor for performance of work in these areas. The Owner and its Representative disclaim all responsibility for the Contractor's erroneous conclusions regarding the information presented in these reports; the requirements contained in these specifications; and the requirements of applicable state and federal regulations pertaining to performance of work in these areas.
   3. The Contractor shall be responsible for obtaining additional information if Contractor deems it necessary to carry out the work.

B. It is highly recommended that the contractor visit the site to acquaint themselves with existing conditions.

C. Attached Hazardous Materials Survey Report

1.03 NOTIFICATION OF POTENTIAL HAZARDS

A. Asbestos, lead and other hazardous materials are assumed to be present in the building that may impact the work of all trades. Regulated air contaminants, including asbestos and lead, are assumed to be present in settled and concealed dust in and on architectural, structural, mechanical and electrical components or systems throughout the building. All trades shall coordinate with other trades and conduct their work to prevent worker exposure or site contamination. Refer to specification Section 01 35 45, Airborne Contaminant Control and Division 02 specifications for specific information concerning disturbing, removing and disposing of these materials and the installation of new materials or components. This notification is provided in accordance with EPA and OSHA requirements.

PART 2 - PRODUCTS - Not Used

PART 3 - EXECUTION - Not Used

Exhibit A

HAZARDOUS MATERIALS SURVEY REPORT

DEPARTMENT OF HEALTH AND HUMAN SERVICES
PUBLIC HEALTH BUILDING

ANCHORAGE, ALASKA

TABLE OF CONTENTS

PAGE NO.

APPENDICES

Exhibit A

HAZARDOUS MATERIALS SURVEY REPORT
DEPARTMENT OF HEALTH AND HUMAN SERVICES
PUBLIC HEALTH BUILDING
ANCHORAGE, ALASKA

OVERVIEW

The Municipality of Anchorage's Department of Health and Human Services, Public Health Building, and the Ben Boeke Ice Rink located in Anchorage, Alaska, were surveyed for the presence of asbestos-containing materials (ACM), and other potentially hazardous materials as a part of the design services for the "Fire Sprinkler Seismic Upgrades, 9 Facilities" Project for the Municipality of Anchorage. The survey also provided a "good faith" inspection for hazardous materials that may be disturbed during the construction. The proposed work includes the disturbance, demolition, removal and disposal of lead-containing paints and/or lead-containing materials that is incidental to the renovation and remodeling project. That work does not fall under the requirements of 40 CFR 745 and should not be interpreted as such. Mr. Jonathan G. Lotton and Mr. Robert A. French, P.E. of EHS-Alaska, Inc. (EHS-Alaska) conducted the inspections in March and April 2009.

A. EFFECTS ON PROPOSED RENOVATION

Potentially hazardous materials have been identified in Department of Health and Human Services, Public Health Building and Ben Boeke Ice Rink that will be affected by the proposed renovations. Those materials include asbestos, lead, polychlorinated bi-phenyls (PCBs), mercury, and radioactive materials. Other potentially hazardous materials, exterior to the building, such as contamination from underground fuel tanks may be present, but are not part of this report.

Only the materials that will be directly affected by this project are required to be removed. The quantities and types of materials affected will depend on the contractor's means and methods for this renovation. The removal and disposal of potentially hazardous materials are highly regulated, and it is anticipated that asbestos, lead and chemical hazards removal and disposal will be conducted by a subcontractor to the general contractor who is qualified for such removal. It is anticipated that the general contractor and other trades will be able to conduct their work using engineering controls and work practices to control worker exposure and to keep airborne contaminants out of occupied areas of the building. Refer to Section 01 35 45, Airborne Contaminant Control.

Settled and concealed dusts in areas not subject to routine cleaning are present throughout the building, including the roof, and inside and on top of architectural, mechanical, electrical, and structural elements, and those dusts have been assumed to contain regulated air contaminants. This should not be read to imply that there is an existing hazard to building occupants (normal occupants of the building as opposed to construction workers working in the affected areas). However, depending on the specific work items involved and on the means and methods employed when working in the affected areas, construction workers could be exposed to regulated air contaminants from those dusts in excess of the OSHA Permissible Exposure Limits (PELs).

"Awareness training" (typically 2 hours) and possibly respiratory protection will be required for all Contractor Personnel who will be disturbing the dusts. The extent of the training and protective measures will depend upon the airborne concentrations measured during air monitoring of the contractors work force, which depends on the means and methods employed to control the dusts. The air monitoring may be discontinued following a "negative exposure assessment" showing that worker exposures are below the OSHA permissible exposure limits for the type of work and means and methods employed. Previous air monitoring from similar jobs with similar conditions may be used as historical data to establish a "negative exposure assessment".

B. BUILDING DESCRIPTION

The Public Health Building located at 825 L Street in Anchorage, Alaska, was constructed in the mid 1950's with a major addition in the 1960's, which added two stories to the original building. The original construction was a three story concrete framed building with a basement. The 4th and 5th floors had similar concrete construction to the original building. The building has undergone numerous interior renovations.

The interior wall finishes were typically of gypsum wall board with an asbestos-containing joint compound (found by previous surveys). Some interior walls were a moveable, pre-manufactured "Ultra-Wall" system. Ceiling finishes were typically of 2'x4' suspended acoustic tile. Some areas had 12"x12" concealed grid ceiling tiles, either attached directly to wood framing, or attached to gypsum wall board ceilings. Ceilings in bathrooms and storerooms and other soffit areas were gypsum board with an asbestos-containing joint compound. Floor finishes were typically vinyl asbestos tile, which was covered with carpet in most offices.

Heating piping and domestic hot and cold water piping was insulated with fiberglass on the runs and with an asbestos-containing hard insulation on the fittings. The piping was visible above the ceilings, however, wall demolition was not performed to see if the insulation continued down the wall cavities. If there is the potential for this material being disturbed during the renovation work it should be removed under asbestos abatement conditions to preclude exposing construction workers, bystander employees, or contaminating any part of the building.

The floor finishes in most restrooms were ceramic tile which was secured to the substrate with a grout which did not contain asbestos. The floor finishes in the some restrooms and the storage rooms were vinyl asbestos tile. Asbestos was also identified in the floor tile mastic and the cove base and mastic. If there is the potential for these materials being disturbed during the renovation work, they should be removed under asbestos abatement conditions.

Ben Boeke Ice Arena Rink 1 was originally constructed in 1974 with Rink 2, or the south rink, added in an expansion in 1977 and various upgrades, modifications and repairs through the years including a roof repair project in 1995.

The interior partitions were primarily of poured concrete and cement block construction. The interior ceilings were typically gypsum wallboard.

The roof of the Rink 1 was typically wood Glu-Lam beams supporting a wood deck. The roof of the Rink 2 was typically of steel beams and open web steel joists supporting a metal deck. The roof surface is typically a recovery board and membrane roofing (EPDM) over existing built-up roofing and insulation layers.

The building was heated by a hydronic heating system combined with various fan coil units supplying ventilation and heating. The seating areas also had infrared-gas heaters. The heating and domestic water piping was typically insulated with fiberglass.

C. SAMPLING AND ANALYSIS

1. Asbestos-Containing Materials

The surveys included sampling of suspect ACM materials that had not been sampled in prior asbestos surveys, or samples of materials where previous sampling had been inconsistent. The design has relied heavily on previous sampling conducted in the building.

The samples were analyzed for the presence of asbestos by polarized light microscopy (PLM), the method of analysis recommended by the U.S. Environmental Protection Agency (EPA) to determine the

composition of suspected asbestos-containing materials (EPA method 600/M4-82-020). Only materials containing more than 1% total asbestos were classified as "asbestos-containing" based on EPA and the Occupational Safety and Health Administration (OSHA) criteria. Samples that were analyzed to have less than 10% asbestos were "point-counted" by the laboratory for more accuracy. Samples that are listed as having a "Trace by Point Count" had asbestos fibers found in the material, but the fibers were not present at the counting grids. Table 1 in Part D below contains a summary list of the asbestos bulk samples and the applicable results.

The Bulk Asbestos samples were analyzed for asbestos content by International Asbestos Testing Laboratories (IATL) located in Mt. Laurel, New Jersey.

Field survey data sheets and laboratory reports of the bulk samples are included in Appendix A. Drawings showing sample locations are included as Appendix B.

2. Lead-Containing Materials

The work being performed during this project is assumed to be disturbing lead containing paint. Any location that is disturbed for mounting of seismic bracing that has assumed lead based paint will be likely to have to be abated because they contain asbestos, and therefore no lead testing has been conducted.

D. SURVEY RESULTS

1. Asbestos-Containing Materials

Asbestos field survey data sheets and laboratory reports are included as Appendix A. Refer to Appendix B for sample locations. The following TABLE 1A lists the samples taken in April 2009 in the Department of Health and Human Services, Public Health Building, and the results of the laboratory analysis.

TABLE 1A

SAMPLE NUMBER	*MATERIAL*	*LOCATION*	*ASBESTOS CONTENT*
PHB 409-A01	Brown ceiling mastic and 12x12 tile, smooth dimpled fiberglass matrix	Basement, employee lounge room on south side of building, at damaged area on ceiling	None detected
PHB 409-A02	12x12 dimpled ceiling tile, fiberglass matrix	Basement, employee lounge room on south side of building, at damaged area on ceiling	None detected
PHB 409-A03	Green pin mastic to ceiling foil faced fiberglass board.	Basement, mechanical room at ceiling near exterior exit door, foil faced added insulation	None detected
PHB 409-A04	**Tan lay in ceiling grid "L" channel mastic**	**Basement, SE room on west wall at lay in grid**	**1.4% Chrysotile**
PHB 409-A05	**Tan lay in ceiling grid "L" channel mastic**	**Basement, SE room above hallway entrance door at lay in grid**	**1.5% Chrysotile**
PHB 409-A06	**Tan lay in ceiling grid "L" channel mastic**	**Basement, SE room on Northernmost wall, near hallway entrance door.**	**1.7% Chrysotile**
PHB 409-A07	Brown Ceiling tile mastic 12x12, probably smooth dimpled fiberglass tile, but face of tile missing.	First floor, at ceiling at main entrance next to security desk.	None detected

Exhibit A

SAMPLE NUMBER	MATERIAL	LOCATION	ASBESTOS CONTENT
PHB 409-A08	12x12 ceiling tile, 1" worm fissure, few holes. Gray matrix	First floor, east wall at main riser.	None detected
PHB 409-A09	Brown ceiling tile mastic for A08 12x12 tiles	First floor, east wall at main riser.	None detected
PHB 409-A10	12x12 cellulose ceiling tile with wide shallow random worm pattern and brown mastic	2nd floor, SE office at NE corner of room on ceiling.	Tile = None detected Mastic= none detected
PHB 409-A11	12x12 cellulose ceiling tile with wide shallow fissures, stapled on	2nd floor, Midpoint of East wall at room with sprinkler main riser at the riser/ceiling penetration.	None detected
PHB 409-A12	12x12 ceiling tile with smooth dimple finish and brown mastic, fiberglass matrix.	3rd floor, East wall directly above sample A11 on ceiling.	Tile = None detected Mastic= none detected
PHB 409-A13	12x12 ceiling tile with smooth dimple finish and brown mastic, fiberglass matrix	3rd floor, SE corner office at the NE corner. At ceiling.	Tile = None detected Mastic= none detected
PHB 409-A14	Dark brown 12x12 ceiling tile mastic remnant	3rd floor, outside of SW corner office door at ceiling.	None detected
PHB 409-A15	12x12 ceiling tile with smooth dimple finish and brown mastic fiberglass matrix	3rd floor, West wall middle office at center of room at the ceiling.	Tile = None detected Mastic= none detected
PHB 409-A16	Ceramic tile grout on plaster	3rd floor, West wall middle office at SE corner of room in "Closet".	None detected
PHB 409-A17	12x12 ceiling tile with smooth dimple finish and brown mastic, fiberglass matrix	3rd floor, NE corner office towards center of office at ceiling.	Tile = None detected Mastic= none detected
PHB 409-A18	White mastic behind decorative panel	5th floor S side staircase in Corner behind wooden panel near stand pipe main.	None detected
PHB 409-A19	White grout to 6x6 pink tile	4th floor, southern staircase behind stand pipe main.	None detected
PHB 409-A20	12x12 cellulose ceiling tile with shallow wide fissure pattern with dark brown mastic	2nd floor, NW corner office at ceiling in SW corner of office under loose ceiling tile on wood framing.	Tile = None detected Mastic= none detected
The testing method used (polarized light microscopy [PLM]) is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Before this material can be considered or treated as non-asbestos containing, confirmation should be made by quantitative transmission electron microscopy (TEM).			

TABLE 1B includes samples taken in May 1993 and the results of the laboratory analysis. Asbestos field survey data sheets, laboratory reports and sample location drawings are not included for the older samples.

TABLE 1B

SAMPLE NUMBER	*MATERIAL*	*LOCATION*	*ASBESTOS CONTENT*
PHB-A1	**Joint Compound at old ceiling**	**Basement corridor above ceiling**	**6% Chrysotile**
PHB-A2	Gypsum wall board	Basement corridor wall	None detected
PHB-A3	**Joint compound**	**Basement corridor wall**	**6% Chrysotile**
PHB-A4	**Pipe ELL insulation**	**Basement hall ceiling space**	**20% Chrysotile** **35% Amosite**
PHB-A5	Ceramic Floor tile grout	Women's restroom	None Detected
PHB-A6	Ceiling Tile	1st floor corridor	None Detected
PHB-A7	Ceiling Tile Cement	1st floor lobby	None detected
PHB-A8	**12x12 Floor tile and mastic**	**3rd floor ladies**	**Tile:8% Chrysotile** **Mastic 30% Chrysotile**
PHB-A9	**Cove base mastic**	**3rd floor ladies**	**Mastic: 5% Chrysotile** **Cove base: <1%**
PHB-A10	**9X9 Floor Tile w/mastic**	**3rd floor storage**	**Tile: 10% Chrysotile** Mastic: none detected
PHB-A11	**Pipe Fitting insulation**	**3rd floor shower**	**15% Chrysotile**
PHB-A12	**Joint compound**	**4th floor lobby**	**3% Chrysotile**
PHB-A13	**Joint compound**	**5th floor corridor**	**8% Chrysotile**
PHB-A14	**Pipe ELL insulation**	**5th floor corridor**	**30% Chrysotile**
The testing method used (polarized light microscopy [PLM]) is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Before this material can be considered or treated as non-asbestos containing, confirmation should be made by quantitative transmission electron microscopy (TEM).			

TABLE 1C includes samples taken in February 1997 taken at the first floor and the results of the laboratory analysis. Asbestos field survey data sheets, laboratory reports and sample location drawings are not included for the older samples.

TABLE 1C

SAMPLE NUMBER	*MATERIAL*	*LOCATION*	*ASBESTOS CONTENT*
PHB2397-1	Gypsum and joint compound	Wall @ corridor	None detected
PHB2397-2	Cove base mastic white & brown	Wall @ corridor	None detected
PHB2397-3	Gypsum Board and Joint compound	Wall adjacent to reception	None detected
PHB2397-4	Gypsum Board Joint compound & tape	Closet off x-ray	None detected

Exhibit A

SAMPLE NUMBER	MATERIAL	LOCATION	ASBESTOS CONTENT
PHB2397-5	**Gypsum Board Joint compound & tape**	**Corner behind door to reception**	Tape=<1% GYP: None Detected **JC= 2% Chrysotile**
PHB2397-6	Cove Base Mastic, white & brown	Lab behind door	None detected
PHB2397-7	**Joint compound & tape**	**Lab behind door**	**2% Chrysotile**
PHB2397-8	**12x12 cream w/gray smears & black mastic**	**Exam room**	Tile= None Detected **Mastic=15% Chrysotile**
PHB2397-9	Brown Cove Base Mastic	Exam room	None detected
PHB2397-10	**Cream floor tile w/black mastic to concrete, lt. brown to carpet**	**Lab behind door**	**Tile=7% Chrysotile** **Mastic=15% Chrysotile**
PHB2397-11	Smooth face concealed grid ceiling. tile	hallway	None detected
PHB2397-12	**Black & Lt. Brown carpet mastic**	**Weighing room**	**Black: 10% Chrysotile** Lt Brown mastic = none detected
PHB2397-13	**Gypsum board & joint compound & tape**	**Weighing room**	**JC= 3% Chrysotile** Gyp=ND Tape=<1%
PHB2397-14	Gypsum board & joint Compound & tape	By door to WIC reception	None detected
PHB2397-15	Concealed grid ceiling Tile, 3/4"x1/4" deep sharp edge white	Lobby outside reception	None detected
PHB2397-16	Concealed grid ceiling Tile 1/2" shallow fissure, cellulose matrix	reception	None detected
The testing method used (polarized light microscopy [PLM]) is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Before this material can be considered or treated as non-asbestos containing, confirmation should be made by quantitative transmission electron microscopy (TEM).			

The following TABLE 1D lists the samples taken in March 2009 at Ben Boeke, by EHS-Alaska, Inc., and the results of the laboratory analysis.

TABLE 1D

SAMPLE NUMBER	MATERIAL	LOCATION	ASBESTOS CONTENT
BB-0309-A01	Vinyl faced gypsum board ceiling tile, 3/8 – 2x4	Ceiling grid outside locker room 128 (5-1426)	None Detected

Exhibit A

SAMPLE NUMBER	MATERIAL	LOCATION	ASBESTOS CONTENT
BB-0309-A02	Gypsum board and joint compound	Ceiling in main lobby, at entry to women's rest room 115 (5-1438)	JC = None Detected, GWB = None Detected
BB-0309-A03	Mastic, tan, rubbery, puck to blue board insulation	Above ceiling grid through ceiling access hatch at shower in locker room 133 (5-1458)	None Detected
BB-0309-A04	Mastic, tan, rubbery, adhered to blue board insulation	Above ceiling grid through ceiling access hatch at shower in locker room 137	None Detected
BB-0309-A05	Gypsum board, white	At ceiling hatch at shower area in locker room 137	None Detected
BB-0309-A06	Joint compound, white plaster	At ceiling hatch at shower area in locker room 137	**1.4% Chrysotile**
BB-0309-A07	Joint compound, white	At ceiling hatch at shower area in locker room 133	0.5% Chrysotile
BB-0309-A08	Joint compound, white	At ceiling hatch at shower area in locker room 137	0.5% Chrysotile
BB-0309-A09	Joint compound, white plaster	Second level, top of west side stairwell, top corner of wall closest to open area	None Detected
BB-0309-A10	Mastic, black, tarry, overage of roof sealant material	Second level, closed area of mezzanine at ceiling cut-away behind HVAC duct	**3.8% Chrysotile**
BB-0309-A11	Roofing tar remnant, black, brittle	Rink 2 Roof area, adhered to flashing around roof hatch	None Detected
BB-0309-A12	Weatherproofing sealant, grey caulk	Rink 2 Roof area, low roof to high roof interface at metal flashing sealed to CMU wall.	None Detected
BB-0309-A13	Roof patching tar, black, rubbery	Rink 2 Seam sealant on EPDM roofing, mid-point of low roof to high roof interface	None Detected
BB-0309-A14	Masonry material, grey cementitious	Exterior soffit at south west entry to rink 2, north corner of soffit.	None Detected
BB-0309-A15	Surface coating texture, grey cementitious	Exterior soffit at south west entry to rink 2, north edge of soffit	None Detected
BB-0309-A16	Duct sealant, grey	Rink 1, electrical mezzanine above Zamboni room	None Detected
BB-0309-A17	Lay-in ceiling tile-2 (LCT-2)	Northstar hockey office adjacent to electrical mezzanine	None Detected
BB-0309-A18	Gray sprayed-on-fireproofing, adhered to blue board insulation	Northstar hockey office above ceiling grid at storage cabinet wall	None Detected
BB-0309-A19	Blue-board mastic, tan, supple	Northstar hockey office above ceiling grid at storage cabinet wall	None Detected

Exhibit A

SAMPLE NUMBER	MATERIAL	LOCATION	ASBESTOS CONTENT
BB-0309-A20	Paper coating, yellowed	Underside of roofing boards at access hatch to roof from electrical mezzanine	None Detected
BB-0309-A21	Floor Tile and mastic, 12x12, white w/ grey streaks	Rink 1 concessions area at mezzanine level, north side at popcorn counter	None Detected
BB-0309-A22	Floor tile and mastic, 12x12, white w/ grey streaks	Rink 1 concessions area at mezzanine level, south side at entry/exit door	None Detected
BB-0309-A23	Seam sealant / adhesive, yellow	Southeast parapet corner, rink 1 roof	None Detected
BB-0309-A24	Seam sealant / adhesive, yellow	Parapet at mid span, south side of rink 1 roof	None Detected
BB-0309-A25	Joint compound, white	West side vestibule, first level, inside stairway entry at base of stairs	None Detected
BB-0309-A26	Joint compound and Gypsum wall board	Second level, electrical room above east vestibule	None Detected
BB-0309-A27	Gray sprayed-on-fireproofing, adhered to blue board insulation	Zamboni room 1, across from door	None Detected
BB-0309-A28	Gray sprayed-on-fireproofing, adhered to blue board insulation	Zamboni room 1, above door	None Detected
BB-0309-A29	Gray sprayed-on-fireproofing, adhered to blue board insulation	Chill room, above door	None Detected
BB-0309-A30	Gray sprayed-on-fireproofing, adhered to blue board insulation	Chill room, along wall	None Detected
BB-0309-A31	Joint Compound, white	Rink 1 mezzanine level ceiling, top of stairs at boiler room	**3% Chrysotile**
BB-0309-A32	Joint Compound, white	Ceiling of west entry to concession, Rink 1	**3% Chrysotile**
BB-0309-A33	Joint Compound, white & gypsum board	Rink 1 mezzanine level ceiling, mid-point between concession vestibules	**3% Chrysotile**
BB-0309-A34	Joint Compound, white & gypsum board	Rink 2 ceiling above double doors from rink 1 area	None Detected
BB-0309-A35	Joint Compound, white	Rink 2 ceiling above double doors from rink 1 area	None Detected
BB-0309-A36	Joint Compound, white	Rink 1 side, ceiling outside east vestibule & stairwell	None Detected
BB-0309-A37	Joint Compound, white	Corner of ceiling above east end of bleachers nearest ice surface	None Detected

The testing method used (polarized light microscopy [PLM]) is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Before this material can be considered or treated as non-asbestos containing, confirmation should be made by quantitative transmission electron microscopy (TEM).

The following materials at the **Public Health Building** have been found to contain asbestos in this or previous surveys, or were assumed to contain asbestos.

1. Joint compound in gypsum wallboard systems on the ceilings and walls.
2. Hard and chalky insulation at pipe valves and fittings.
3. Asbestos-containing gaskets at flanged joints of piping (assumed ACM).
4. Carpeting mastics (confirmed asbestos).
5. Black mastic of 9" x 9" and 12" x 12" Floor tiles (confirmed asbestos).
6. Various colors of 9" x 9" and 12" x 12" Floor tiles (confirmed ACM).
7. Cove Base and Cove Base Mastics
8. Tan mastic of ceiling tile "L" channel at walls (confirmed ACM).
9. Sink Undercoatings (assumed ACM).
10. Exterior tarry damp-proofing (assumed ACM).
11. Miscellaneous wall mastics (Cork, Chalkboard, Tack board, White Board etc.) (assumed ACM).
12. Sheet vinyl flooring and mastics (assumed ACM).
13. Boiler gaskets and concealed insulation (assumed ACM).
14. Roofing tars and penetration sealants (assumed ACM).
15. Ventilation system sealants (assumed ACM).
16. Incandescent light fixture heat shields (assumed ACM).

The following materials at the **Ben Boeke Ice Rink** have been found to contain asbestos in this or previous surveys, or were assumed to contain asbestos."

1. Joint compound in gypsum wallboard systems on the ceilings and walls of Rink 1. If additional work is required outside of the areas sampled at Rink 2, those areas should be assumed to be ACM until shown to not contain asbestos.
2. "Silver-Seal" asbestos-containing roofing float-coat at older roof layers beneath the newer EPDM roofing at both Rink 1 and Rink 2, (to be removed at Rink 1 by a separate project).
3. Remnants of asbestos-containing roofing tars at older roof layers beneath the newer EPDM roofing at both Rink 1 and Rink 2 (found at the one roof drain that was accessible).
4. Wall panel mastics, mirror mastics, trim mastics, (typically not sampled, and unlikely to be disturbed by this project), assumed asbestos.
5. Flooring materials and mastics (typically not sampled, and unlikely to be disturbed by this project), assumed asbestos.
6. Gaskets at flanged joints and equipment (typically not sampled, and may be disturbed by this project), assumed asbestos.

The following materials have been found to be asbestos-free in this or previous surveys at Ben Boeke.

1. All 2' x 4' Ceiling Tiles.
2. Spray on fire proofing at rink 1 walls
3. Joint compound and gypsum wall board of Rink 2 era of construction."

The affects of the following asbestos-containing materials on the proposed renovation are discussed below. NOTE: that the descriptions of the various asbestos-containing materials and whether they will be affected by the project are fairly generic, and may not pertain to both the Public Health Building and Ben Boeke Ice Rink, refer to the lists above, describing which materials are in which building.

Gypsum Board Joint Compound

Gypsum board joint compound in the building which comprises the areas for this renovation was asbestos-containing. Any incidental work that might disturb the joint compound in these areas of the building is required to be done by trained asbestos workers. Some walls and ceilings have been replaced, but the majority of walls affected by the project are original.

Domestic Water and Heating Pipe Insulation
Piping inspected in the project areas were insulated with asbestos-containing at the fittings and fiberglass insulation on the runs. Although no asbestos insulation was discovered on the sprinkler piping being seismically reinforced, care should be taken to avoid disturbance of pipes with ACM insulation in the immediate vicinity or in areas adjacent to seismic anchoring points.

Flange Gaskets and Valve Packing
Due to their age gaskets and valve packing on mechanical equipment throughout the building but mostly in mechanical and fan rooms are assumed to be asbestos-containing. These materials are difficult to sample without disassembly of equipment and consequently no sampling was performed. These materials were in good condition but may become friable if removed or replaced. The gaskets and packings may be partially removed by this project.

Floor Tile and Mastic, Carpet Mastic, Sheet Vinyl and Mastic
Vinyl floor tiles, carpet mastics, sheet vinyl and flooring mastics throughout the building contain asbestos. The flooring and mastics were mostly in good condition with a few localized areas of damage. The flooring and mastic was not friable, and are unlikely to be disturbed by this project.

Cove Base and Cove Base Mastics
Original cove base and cove base mastics throughout the building contain asbestos. Cove base and mastics were mostly in good condition. The cove base and mastic was not friable, and are unlikely to be disturbed by this project.

Suspended Ceiling 'L' Channel Mastics
Suspended ceiling L channel mastics contain asbestos. These mastics were in good condition and not friable. The L Channel mastics are unlikely to be disturbed by this project.

Sink Undercoating
Stainless steel sinks throughout the project building are assumed to be coated on the underside with a black, white or pink spray-applied material that is assumed to contain asbestos. This material is typically in good condition and is not considered friable. The sink undercoatings are unlikely to be disturbed by this project.

Wall Damp-proofing Sealant
A black asbestos-containing damp-proofing sealant is assumed to have been used on the interior side of exterior cement walls of the building. The sealants are typically not friable and in good condition. The tarry sealants may be partially removed by this project depending on whether or not the exterior walls are used for the seismic bracing.

Cork, Chalkboard, Tack Board, White Board, and Wainscot Mastics
Mastics used to secure cork, and wainscots to walls are assumed to contain asbestos. Typically most chalk boards, tack boards, mirrors and white boards are secured to walls primarily with screws; however, some mastic is often use in combination with screws and is assumed to be asbestos-containing. Mastics are typically in good condition and not friable and are unlikely to be disturbed by this project.

Roofing Material
Roofing materials used during this era of construction have historically contained asbestos in their matrix. The roof on this project building is assumed to contain asbestos roofing materials. These materials were not inspected and are not expected to be friable. The materials are expected to be generally in good condition and are unlikely to be disturbed by this project.

3. Lead-Containing Materials

Paint

The work being performed during this project is assumed to be disturbing lead-containing paint. Any location that is disturbed for mounting of seismic bracing that has assumed lead-containing paint will be likely to have to be abated because they contain asbestos. These paints should not present a hazard to occupants or worker performing demolition if lead-safe work practices are followed.

Settled and Concealed Dust
Dusts containing lead are anticipated to be found in the project areas of the building. This lead-containing dust is typical for concealed dusts in areas that are not routinely cleaned in most buildings of this age and should not present a hazard to workers if proper work practices and engineering controls are used.

4. PCB-Containing Materials

Light Ballasts
Older fluorescent lights typically have PCB-containing ballasts. Unless ballasts are marked "No PCBs," they must be assumed to contain PCBs and must be disposed of as a hazardous waste when removed for disposal. There are no ballasts scheduled to be replaced by this project, however if it becomes necessary to replace a ballast that is positive for PCB's, all regulatory requirements must be met for disposal.

5. Mercury-Containing Materials

Fluorescent Lamps
Fluorescent lamps use mercury to excite the phosphor crystals that coat the inside of the lamp. These lamps contain from 15 to 48 milligrams of mercury depending on their age and manufacturer. No Lamps are scheduled to be replaced by this project. Older thermostats or other electrical switches that may contain mercury were noted in the building. No electrical switched or thermostats are scheduled to be replaced during this project.

High Intensity Discharge Lamps
High Intensity Discharge (HID) lamps use mercury and sodium vapors in the lamp, and also typically have lead-containing solders at the bases. These lamps contain varying amounts of mercury depending on their age and manufacturer. No HID light fixtures are scheduled to be replaced by this project.

If any mercury-containing items are removed by this project, they are required be disposed of as hazardous waste or recycled.

6. Other Hazardous Materials

Self-Illuminating Exit Signs
Several radioactive, self-illuminating exit signs and smoke detectors were found in the renovation area. No radioactive exit signs are scheduled to be replaced by this project. If any radioactive items are removed by this project, they are required be disposed of as hazardous waste or recycled.

Soil Contamination
The scope of work for EHS-Alaska, Inc. did not include investigation of soils for petroleum or other contaminations.

E. REGULATORY CONSTRAINTS

1. Asbestos-Containing Materials

The Federal Occupational Safety and Health Administration (29 CFR 1926.1101) and the State of Alaska Department of Labor (8 AAC 61) have promulgated regulations requiring testing for airborne asbestos fibers; setting allowable exposure limits for workers potentially exposed to airborne asbestos fibers; establishing contamination controls, work practices, and medical surveillance; and setting worker certification and protection requirements. These regulations apply to all workplace activities involving asbestos-containing materials.

The EPA regulations, issued as Title 40 of the Code of Federal Regulations, Part 61 (40 CFR 61) under the National Emission Standards for Hazardous Air Pollutants (NESHAP) established procedures for handling ACM during asbestos removal and waste disposal. These regulations required an owner (or the owner's contractor) to notify the EPA of asbestos removal operations and to establish responsibility for the removal, transportation, and disposal of asbestos.

The disposal of asbestos waste is regulated by the EPA, the Alaska Department of Environmental Conservation, and the disposal site operator. Wastes being transported to the disposal site must be sealed in leak tight containers prior to disposal and must be accompanied by disposal permits and waste manifests.

2. Dusts with Asbestos

Settled and concealed dusts above ceilings, and at other areas that are not routinely cleaned (such as inside ducts and at roofs, etc.) are assumed to have measurable concentrations of asbestos. Based on sampling of similar settled and concealed dusts at similar buildings, those dusts are assumed to contain less than 1 percent asbestos. Normal settled and concealed dusts are distinct and treated differently from debris resulting from damaged asbestos-containing materials.

Background levels of asbestos in dusts for a particular location will depend on many factors, including whether or not asbestos occurs naturally in soils in the area.

Likely sources of asbestos in dusts include naturally occurring asbestos

The types of asbestos found in settled and concealed dusts often contain Actinolite, Anthophylite, and Tremolite forms of asbestos which are not commonly found in bulk samples taken of materials from buildings. Those forms of asbestos may come from naturally occurring asbestos in an outside source, such as rock or ore deposits, which appear to be common in the Anchorage area.

Because the type of disturbance, quantity of asbestos dusts, cohesiveness of the dusts and room sizes will change, the airborne asbestos levels expected during the project will depend on the contractor's means and methods of conducting the work. The mere presence of asbestos in the dusts does not necessarily imply that a "hazard" exists which would require the use of specially trained workers to "abate" the "hazard". All dusts will likely be required to be removed from the areas where asbestos-containing materials are being removed (abatement areas) in order to achieve clearances. The dusts in the other areas are to be controlled so as to limit worker exposures and prevent contamination of occupied areas of the building.

There is no established correlation between settle or adhered asbestos dust concentrations and airborne concentrations. The definition in the OSHA regulations of asbestos-containing materials as those materials that contain 1 percent or more asbestos by weight, apply to cohesive materials and not to dusts. The OSHA regulations are essentially "performance based", if workers are exposed above the permissible exposure limits, then all of the requirements in the regulations become effective.

3. Lead-Containing Materials

Federal OSHA (29 CFR 1926.62) and the State of Alaska (8 AAC Chapter 61) have promulgated regulations that apply to all construction work where employees may be exposed to lead. The disturbance of any surfaces painted with lead-containing paint requires lead-trained personnel, personnel protective procedures, and air monitoring until exposure levels can be determined. If initial monitoring verifies that the work practices being used are not exposing workers, monitoring and protection procedures may be relaxed.

Settled and concealed dust above ceilings, and at other areas that are not routinely cleaned are assumed to have measurable concentrations of lead.

Background levels of lead in dusts for a particular location will depend on many factors, including whether or not engines utilizing leaded gasoline were run in or near a building, and upon the age of the building, and thus the age of the dusts.

Because the type of disturbance, quantity of lead dusts, cohesiveness of the dusts and room sizes will change, the airborne lead levels expected during the project will depend on the contractor's means and methods of conducting the work. The mere presence of lead in the dusts does not necessarily imply that a "hazard" exists which would require the use of specially trained workers to "abate" the "hazard".

There is no established correlation between settled or adhered lead dust concentrations and airborne concentrations. The OSHA regulations are essentially "performance based", if workers are exposed above the permissible exposure limits, then all of the requirements in the regulations become effective.

The EPA requires that actual construction or demolition debris that contains lead or lead-containing paint or other heavy metals be tested using the TCLP to determine if the waste must be treated as hazardous waste. All federal, state and local standards regulating lead and lead-containing wastes are required to be followed during the renovation or demolition of portions of this building.

There are no hazardous waste landfills in Alaska and the lead-containing wastes (if shown to be hazardous waste) will have to be packaged for shipping and disposal. This report assumes that disposal will take place in Seattle or elsewhere in the Pacific Northwest.

4. PCB-Containing Materials

The EPA has promulgated regulations (40 CFR Part 761) that cover the proper handling and disposal of PCB-containing equipment. All construction workers who are required to remove or handle PCB-containing or PCB-contaminated equipment or to transport or dispose of PCB wastes shall be trained and certified as required by the U.S. Department of Labor (29 CFR 1910.120) and the State of Alaska Department of Labor (8 AAC 61).

5. Mercury-Containing Materials

Mercury and mercury-containing products are considered hazardous waste if TCLP testing of the waste for mercury confirms the mercury content to be greater than the EPA criteria of 0.2 mg/l.

6. Other Hazardous Materials

Radioactive Materials
Self-luminous products that contain Tritium, Krypton-85, or Promethium-147 are considered radioactive. There are special disposal requirements for products that contain Tritium, Krypton-85, or Promethium-147 that are generally licensed. Data from the Nuclear Regulatory Commission (NRC) indicates that most all Tritium powered exit signs are generally licensed and therefore must be disposed of at a licensed disposal facility or returned to the manufacturer/distributor for disposal. Licensed radioactive products are

regulated by Nuclear Regulatory Commission standard 10 CFR 20 and 10 CFR 32. Smoke detectors were present in the project area that may contain a radioactive material. If the detectors are of the ionization type they typically contain a small amount of Americium. If removed during renovation, the detectors should be returned to the owner for reuse or returned to the manufacturer for disposal or recycling. There are no licensed disposal facilities for radioactive wastes in Alaska.

F. RECOMMENDATIONS

1. Asbestos-Containing Materials

The asbestos-containing materials identified in the building are typically in intact condition and are classified as both friable and non-friable ACM. All asbestos-containing materials that will be disturbed by the planned renovation work are required to be removed by trained asbestos workers. Refer to Section 02 82 33 Asbestos Removal and Disposal.

2. Dusts with Asbestos

Dusts with measurable concentrations of asbestos are assumed to be present, but are not classified as asbestos-containing materials, or as debris from asbestos-containing materials. Workers disturbing dusts are required to have hazard communication training in accordance with OSHA regulations, but are not required to receive 40 hours of training, which is required for asbestos workers. At least an initial exposure assessment or data from previous air monitoring is required to show that the contractor's chosen means and methods of controlling worker exposure to airborne contaminants below the OSHA permissible exposure limits (PELs) is required. Refer to Section 01 35 45 Airborne Contaminant Control.

3. Lead-Containing Materials

Federal OSHA (29 CFR 1926.62) and the State of Alaska (8 AAC Chapter 61) have promulgated regulations that apply to all construction work where employees may be exposed to lead.

Worker exposure to lead should be able to be controlled below the OSHA permissible exposure limit if proper engineering controls and procedures are used during renovation. Lead is a potentially hazardous waste and the EPA requires that all wastes that contains lead be tested to determine if they must be treated as hazardous waste. A TCLP test of the waste stream is required to be performed to determine if the waste will be hazardous or non-hazardous. Refer to Section 01 35 45 Airborne Contaminant Control.

4. PCB-Containing Materials

If any PCB-containing ballasts are removed or replaced, they will need to be removed, handled, packaged and disposed of in accordance with all regulations.

5. Mercury-Containing Materials

If any mercury-containing materials are removed or replaced, they will need to be removed, handled, packaged and disposed of in accordance with all regulations. A TCLP test of the waste stream is required to be performed to determine if the wastes will be hazardous or non-hazardous.

6. Other Hazardous Materials

If any radioactive materials are removed or replaced, they will need to be removed, handled, packaged and disposed of in accordance with all regulations.

If any refrigeration units with ODS are removed or replaced, they will need to be removed, handled, packaged and disposed of in accordance with all regulations.

G. LIMITATIONS

The conclusions and recommendations contained in this report are based upon professional opinions with regard to the subject matter. These opinions have been arrived at in accordance with currently accepted environmental consulting and engineering standards and practices and are subject to the following inherent limitations:

1. Accuracy of Information.

The laboratory reports utilized in this assessment were provided by the accredited laboratories cited in this report. Although the conclusions, opinions, and recommendations are based in part, on such information, our services did not include the verification of accuracy or authenticity of such reports. Should such information provided be found to be inaccurate or unreliable, EHS-Alaska, Inc. reserves the right to amend or revise its conclusions, opinions, and/or recommendations.

2. Site Conditions.

This survey was conducted while the site was occupied. All inspections were performed with furniture, equipment and/or stored items in place. Although a concerted effort was made to identify all hazardous materials, some hazardous materials may have been hidden by furniture, equipment or stored items and may not have been identified. Other asbestos-containing or potentially hazardous materials may be present in the facilities that were concealed by structural members, walls, ceilings or floor coverings.

3. Changing Regulatory Constraints.

The regulations concerning hazardous materials is constantly changing, including the interpretations of the regulations by the local and national regulating agencies. Should the regulations or their interpretation be changed from our current understanding, EHS-Alaska, Inc. reserves the right to amend or revise its conclusions, opinions, and/or recommendations.

Exhibit A

APPENDIX A

Asbestos Bulk Sample
Field Survey Data Sheets
and
Laboratory Reports

(NOTE, older sample data not included, refer to tabulated data)

Exhibit A

EHS ALASKA INCORPORATED

EHS-Alaska, Inc.
11901 Business Blvd., Suite 208, Eagle River, AK 99577
(907) 694-1383 • (907) 694-1382 fax
e-mail • ehsak@ehs-alaska.com

PROJECT NO:	PROJECT NAME: MOA	FACILITY:	COLLECTION DATE:
6793-01	DHHS Sprinkler seismic upgrade	Dept. of Health and Human Svcs.	4-30-09

CHAIN OF CUSTODY RECORD

ANALYSIS REQUESTED:	TYPE:	TURNAROUND:	DISPOSAL:	QUANTITY
☒ PLM BULK ☐ PLM DUST ☐ TEM BULK ☐ LEAD DUST ☐ LEAD TCLP ☐ LEAD PPM ☐ TEM MICROVAC DUST (ASTM 5756)	☒ ASBESTOS ☐ LEAD	24 hour	NORMAL	20

COLLECTED BY (signature): Jonathan G. Lotton

PRINTED NAME: Jonathan G. Lotton

CERT# / AHERA#: 9688-01-11, 20070894

SHIPPING METHOD: FedEX

COURIER (signature): 7975 5909 5166

DATE/TIME: 5-1-09 12:30pm

SELECTED LABORATORY: IATL

RECEIVED MAY 4 2009 IATL - BY

SAMPLES ACCEPTED BY:

DATE/TIME: 5/5/09

ANALYST'S SIGNATURE:

DATE:

SPECIAL INSTRUCTIONS / COMMENTS:

LAB: RETURN A SIGNED COPY OF THIS FORM WITH THE FINAL REPORT TO EHS-ALASKA, INC.

See sample location drawing for more detailed explanation of exact locations.

(R) 5/8/09

2nd (R) 5/14/09

RECEIVED MAY 18 2009

FIELD SURVEY DATA

EHS-ALASKA, INC.

EHS SAMPLE NO. / LAB ID NO	SAMPLE DESCRIPTION, (COLOR, MATERIAL TYPE, LAYERS, FRIABILITY)	LOCATION/COMMENTS (INCLUDING PHOTO/XREF)	RESULTS FOR EHS-ALASKA USE ONLY
PHB 409-A01 3602952	Brown ceiling mastic and 12x12 tile, smooth dimpled fiberglass matrix	Basement, employee lounge room on south side of building, at damaged area on ceiling 30-12:56	None Detected
PHB 409-A02 3602953	12x12 dimpled ceiling tile	Basement, employee lounge room on south side of building, at damaged area on ceiling 30-12:56	None Detected
PHB 409-A03 3602954	Green pin mastic to ceiling fiberglass batts.	Basement, mechanical room at ceiling near exterior exit door, foil faced added insulation 30-1348	None Detected
PHB 409-A04 3602955	Tan lay in ceiling grid "L" channel mastic	Basement, SE room on west wall at lay in grid 30-1348	1.4% Chrysotile
PHB 409-A05 3602956	Tan lay in ceiling grid "L" channel mastic	Basement, SE room above hallway entrance door at lay in grid	1.5% Chrysotile
PHB 409-A06 3602957	Tan lay in ceiling grid "L" channel mastic	Basement, SE room on Northernmost wall, near hallway entrance door.	1.7% Chrysotile
PHB 409-A07 3602958	Brown Ceiling tile mastic 12x12, probably smooth dimpled fiberglass tile, but not accessible.	First floor, at ceiling at main entrance next to security desk. 30-1356	None Detected
PHB 409-A08 3602959	12x12 ceiling tile, 1" worm fissure, few hole. Gray matrix	First floor, east wall at main riser. 30-1415	None Detected
PHB 409-A09 3602960	Brown ceiling tile mastic for A08 12x12 tiles	First floor, east wall at main riser. 30-1415	None Detected

Exhibit A

RECEIVED
MAY 18 2009
EHS ALASKA INC.

EHS-Alaska, Inc.
11901 Business Blvd., Suite 208, Eagle River, AK 99577
(907) 694-1383 • (907) 694-1382 fax
e-mail • ehsak@ehs-alaska.com

PROJECT NO:	PROJECT NAME:	FACILITY:	COLLECTION DATE:
6793-01	DHHS Sprinkler seismic upgrade	Dept. of Health and Human Svcs.	4-30-09

FIELD SURVEY DATA

EHS SAMPLE NO. / LAB ID NO	SAMPLE DESCRIPTION, (COLOR, MATERIAL TYPE, LAYERS, FRIABILITY)	LOCATION/COMMENTS (INCLUDING PHOTO/XREF)	RESULTS FOR EHS-ALASKA USE ONLY
PHB 409-A10 3602961	12x12 cellulose ceiling tile with wide shallow random worm pattern and brown mastic	2nd floor, SE office at NE corner of room on ceiling. 30-1434	None Detected both layers
PHB 409-A11 3602962	12x12 cellulose ceiling tile with wide shallow fissures, stapled on	2nd floor, Midpoint of East wall at room with sprinkler main riser at the riser/ceiling penetration. 30-1434	None Detected
PHB 409-A12 3602963	12x12 ceiling tile with smooth dimple finish and brown mastic, fiberglass matirx	3rd floor, East wall directly above sample A11 on ceiling.	None Detected both layers
PHB 409-A13 3602964	12x12 ceiling tile with smooth dimple finish and brown mastic, fiberglass matrix	3rd floor, SE corner office at the NE corner. At ceiling. 30-1448	None Detected both layers
PHB 409-A14 3602965	Dark brown 12x12 ceiling tile mastic remnant	3rd floor, outside of SW corner office door at ceiling. 30-1501	None Detected
PHB 409-A15 3602966	12x12 ceiling tile with smooth dimple finish and brown mastic fiberglass matrix	3rd floor, West wall middle office at center of room at the ceiling. 30-1514	None Detected both layers
PHB 409-A16 3602967	Ceramic tile grout on plaster	3rd floor, West wall middle office at SE corner of room in "Closet". 30-1510	None Detected
PHB 409-A17 3602968	12x12 ceiling tile with smooth dimple finish and brown mastic, fiberglass matrix	3rd floor, NE corner office towards center of office at ceiling.	None Detected both layers
PHB 409-A18 3602969	White mastic behind decorative panel	5th floor S side staircase in Corner behind wooden panel near stand pipe main. 30-1510	None Detected
PHB 409-A19 3602970	White grout to 6x6 pink tile	4th floor, southern staircase behind stand pipe main. 30-1522	None Detected
PHB 409-A20 3602971	12x12 cellulose ceiling tile with shallow wide fissure pattern with dark brown mastic	2nd floor, NW corner office at ceiling in SW corner of office under loose ceiling tile on wood framing. 30-1537	None Detected both layers
END			

Exhibit A

IATL International Asbestos Testing Laboratories

9000 Commerce Parkway Suite B Mt. Laurel, NJ 08054
Telephone: 856-231-9449 Fax: 856-231-9818

CERTIFICATE OF ANALYSIS

Client: EHS Alaska Incorporated
11901 Business Blvd., Ste 208
Eagle River AK 99577-7701

RECEIVED
MAY 18 2009
EHS-ALASKA INC

Report Date: 5/5/2009
Project: MOA DHHS Sprinkler Seismic
Project No.: 6793-01

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 3602952
Client No.: PHB 409-A01
Description / Location: Brown Mastic A/W 12x12 Ceiling Tile
Basement,EmployeeLoungeRmOnS.SideOfBldg

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 3602953
Client No.: PHB 409-A02
Description / Location: Yellow/White Ceiling Tile; 12x12
Basement,EmployeeLoungeRmOnS.SideOfBldg

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	75	Mineral Wool	25

Lab No.: 3602954
Client No.: PHB 409-A03
Description / Location: Green Mastic; Basement
MechanicalRmAtCeilingNearExt.ExitDoor

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 3602955
Client No.: PHB 409-A04
Description / Location: Dk. Tan Mastic; Basement
SE Rm On W. Wall At Lay In Grid

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
PC 1.4	Chrysotile	None Detected	None Detected	PC 98.6

NIST-NVLAP No. 101165-0 **NY-DOH No. 11021** **AIHA Lab No. 100188**

This confidential report relates only to those item(s) tested and does not represent an endorsement by NIST-NVLAP, AIHA or any agency of the U.S. government
This report shall not be reproduced except in full, without written approval of the laboratory.

Analysis Method: EPA 600/R-93/116

Comments: (PC) Indicates Stratified Point Count Method performed. Method not performed unless stated. Quantification at <0.25% by volume is possible with this method. (PC–Trace) represents this limit of quantitation. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed. Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, negative PLM results cannot be guaranteed. Electron Microscopy can be used as a confirming technique. Regulatory Limit is based upon the sample matrix.

Analysis Performed By: John Haremza

Approved By:

Frank E. Ehrenfeld, III
Laboratory Director

Date: 5/5/2009

Exhibit A

IATL International Asbestos Testing Laboratories

9000 Commerce Parkway Suite B Mt. Laurel, NJ 08054
Telephone: 856-231-9449 Fax: 856-231-9818

CERTIFICATE OF ANALYSIS

RECEIVED
MAY 18 2009
EHS-ALASKA, INC.

Client: EHS Alaska Incorporated
11901 Business Blvd., Ste 208
Eagle River AK 99577-7701

Report Date: 5/5/2009
Project: MOA DHHS Sprinkler Seismic
Project No.: 6793-01

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 3602956 **Description / Location:** Dk. Tan Mastic; Basement
Client No.: PHB 409-A05 SE RmAboveHallwayEntranceDoorAtLayInGrid

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
PC 1.5	Chrysotile	None Detected	None Detected	PC 98.5

Lab No.: 3602957 **Description / Location:** Dk. Tan Mastic; Basement
Client No.: PHB 409-A06 SERmOnNorthernmostWallNearHallwayEntDoor

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
PC 1.7	Chrysotile	None Detected	None Detected	PC 98.3

Lab No.: 3602958 **Description / Location:** Brown Mastic; 1st Floor
Client No.: PHB 409-A07 AtCeilingAtMainEnt.NextToSecurityDesk

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 3602959 **Description / Location:** Tan/White Ceiling Tile; 12x12
Client No.: PHB 409-A08 1st Floor, E. Wall At Main Riser

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	55	Mineral Wool	30
		15	Cellulose	

NIST-NVLAP No. 101165-0 **NY-DOH No. 11021** **AIHA Lab No. 100188**

This confidential report relates only to those item(s) tested and does not represent an endorsement by NIST-NVLAP, AIHA or any agency of the U.S. government
This report shall not be reproduced except in full, without written approval of the laboratory.

Analysis Method: EPA 600/R-93/116

Comments: (PC) Indicates Stratified Point Count Method performed. Method not performed unless stated. Quantification at <0.25% by volume is possible with this method. (PC–Trace) represents this limit of quantitation. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed. Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, negative PLM results cannot be guaranteed. Electron Microscopy can be used as a confirming technique. Regulatory Limit is based upon the sample matrix.

Analysis Performed By: John Haremza

Date: 5/5/2009

Exhibit A

IATL International Asbestos Testing Laboratories

9000 Commerce Parkway Suite B Mt. Laurel, NJ 08054
Telephone: 856-231-9449 Fax: 856-231-9818

CERTIFICATE OF ANALYSIS

Client: EHS Alaska Incorporated
11901 Business Blvd., Ste 208
Eagle River AK 99577-7701

RECEIVED
MAY 18 2009
EHS-ALASKA, INC.

Report Date: 5/5/2009
Project: MOA DHHS Sprinkler Seismic
Project No.: 6793-01

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 3602960 **Description / Location:** Brown Mastic A/W 12x12 Ceiling Tile
Client No.: PHB 409-A09 1st Floor, E. Wall At Main Riser

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 3602961 **Description / Location:** Brown/White Ceiling Tile; 12x12
Client No.: PHB 409-A10 2nd Floor,SE Office At NE Corner Of Rm

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	80	Cellulose	20

Lab No.: 3602961 **Description / Location:** Brown Mastic **Layer No.: 2**
Client No.: PHB 409-A10 2nd Floor,SE Office At NE Corner Of Rm

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 3602962 **Description / Location:** Brown/White Ceiling Tile; 12x12
Client No.: PHB 409-A11 2ndFlr,MidpointOfE.WallOfRmW/Sprinkler

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	80	Cellulose	20

NIST-NVLAP No. 101165-0 **NY-DOH No. 11021** **AIHA Lab No. 100188**

This confidential report relates only to those item(s) tested and does not represent an endorsement by NIST-NVLAP, AIHA or any agency of the U.S. government
This report shall not be reproduced except in full, without written approval of the laboratory.

Analysis Method: EPA 600/R-93/116

Comments: (PC) Indicates Stratified Point Count Method performed. Method not performed unless stated. Quantification at <0.25% by volume is possible with this method. (PC–Trace) represents this limit of quantitation. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed. Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, negative PLM results cannot be guaranteed. Electron Microscopy can be used as a confirming technique. Regulatory Limit is based upon the sample matrix.

Analysis Performed By: John Haremza

Date: 5/5/2009

Exhibit A

IATL International Asbestos Testing Laboratories

9000 Commerce Parkway Suite B Mt. Laurel, NJ 08054
Telephone: 856-231-9449 Fax: 856-231-9818

CERTIFICATE OF ANALYSIS

RECEIVED
MAY 18 2009
EHS-ALASKA, INC.

Client: EHS Alaska Incorporated
11901 Business Blvd., Ste 208
Eagle River AK 99577-7701

Report Date: 5/5/2009
Project: MOA DHHS Sprinkler Seismic
Project No.: 6793-01

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 3602963 **Description / Location:** Yellow/White Ceiling Tile; 12x12
Client No.: PHB 409-A12 3rdFlr,E.WallDirectlyAboveSample A11

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	80	Mineral Wool	20

Lab No.: 3602963 **Description / Location:** Brown Mastic **Layer No.: 2**
Client No.: PHB 409-A12 3rdFlr,E.WallDirectlyAboveSample A11

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 3602964 **Description / Location:** White/Yellow Ceiling Tile; 12x12
Client No.: PHB 409-A13 3rd Flr,SE Corner Office At NE Corner

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	30	Mineral Wool	70

Lab No.: 3602964 **Description / Location:** Brown Mastic **Layer No.: 2**
Client No.: PHB 409-A13 3rd Flr,SE Corner Office At NE Corner

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	None Detected	None Detected	100

NIST-NVLAP No. 101165-0 **NY-DOH No. 11021** **AIHA Lab No. 100188**

This confidential report relates only to those item(s) tested and does not represent an endorsement by NIST-NVLAP, AIHA or any agency of the U.S. government
This report shall not be reproduced except in full, without written approval of the laboratory.

Analysis Method: EPA 600/R-93/116

Comments: (PC) Indicates Stratified Point Count Method performed. Method not performed unless stated. Quantification at <0.25% by volume is possible with this method. (PC--Trace) represents this limit of quantitation. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed. Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, negative PLM results cannot be guaranteed. Electron Microscopy can be used as a confirming technique. Regulatory Limit is based upon the sample matrix.

Analysis Performed By: John Haremza

Date: 5/5/2009

Exhibit A

IATL International Asbestos Testing Laboratories

9000 Commerce Parkway Suite B Mt. Laurel, NJ 08054
Telephone: 856-231-9449 Fax: 856-231-9818

CERTIFICATE OF ANALYSIS

RECEIVED
MAY 18 2009
EHS-ALASKA, INC

Client: EHS Alaska Incorporated
11901 Business Blvd., Ste 208
Eagle River AK 99577-7701

Report Date: 5/5/2009
Project: MOA DHHS Sprinkler Seismic
Project No.: 6793-01

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 3602965 **Description / Location:** Dk. Brown Mastic A/W 12x12 Ceiling Tile
Client No.: PHB 409-A14 3rd Flr,Outside Of SW Corner Office Door

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 3602966 **Description / Location:** Yellow/White Ceiling Tile; 12x12
Client No.: PHB 409-A15 3rd Flr,W.Wall MiddleOfficeAtCenterOfRm

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	70	Mineral Wool	30

Lab No.: 3602966 **Description / Location:** Brown Mastic **Layer No.:** 2
Client No.: PHB 409-A15 3rd Flr,W.Wall MiddleOfficeAtCenterOfRm

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 3602967 **Description / Location:** White/Grey Grout; 3rd Floor
Client No.: PHB 409-A16 W.WallMiddleOfficeAtSECornerOfRmInCloset

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	None Detected	None Detected	100

NIST-NVLAP No. 101165-0 **NY-DOH No. 11021** **AIHA Lab No. 100188**

This confidential report relates only to those item(s) tested and does not represent an endorsement by NIST-NVLAP, AIHA or any agency of the U.S. government
This report shall not be reproduced except in full, without written approval of the laboratory.

Analysis Method: EPA 600/R-93/116

Comments: (PC) Indicates Stratified Point Count Method performed. Method not performed unless stated. Quantification at <0.25% by volume is possible with this method. (PC–Trace) represents this limit of quantitation. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed. Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, negative PLM results cannot be guaranteed. Electron Microscopy can be used as a confirming technique. Regulatory Limit is based upon the sample matrix.

Analysis Performed By: John Haremza

Date: 5/5/2009

IATL International A[illegible]stos Testing Laborat[illegible]ies

[illegible]00 Commerce Parkway Suite B Mt. Laurel, NJ 08054
Telephone: 856-231-9449 Fax: 856-231-9818

Exhibit A

CERTIFICATE OF ANALYSIS

RECEIVED
MAY 18 2009
EHS-ALASKA, INC.

Client: EHS Alaska Incorporated
11901 Business Blvd., Ste 208
Eagle River AK 99577-7011

Report Date: 5/5/2009
Project: MOA DHHS Sprinkler Seismic
Project No.: 6793-01

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 3602968
Client No.: PHB 409-A17
Description / Location: Yellow Ceiling Tile; 12x12; 3rd Floor
NE Corner Office TowardsCenter OfOffice

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	90	Mineral Wool	10

Lab No.: 3602968
Client No.: PHB 409-A17
Description / Location: Brown Mastic
NE Corner Office TowardsCenter OfOffice
Layer No.: 2

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 3602969
Client No.: PHB 409-A18
Description / Location: Off-White Mastic; 5th Floor
S.SideStaircaseInCornerBehindWoodenPanel

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 3602970
Client No.: PHB 409-A19
Description / Location: White Grout; 4th Floor
SouthernStaircaseBehindStandPipeMain

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	None Detected	None Detected	100

NIST-NVLAP No. 101165-0 **NY-DOH No. 11021** **AIHA Lab No. 100188**

This confidential report relates only to those item(s) tested and does not represent an endorsement by NIST-NVLAP, AIHA or any agency of the U.S. government
This report shall not be reproduced except in full, without written approval of the laboratory.

Analysis Method: EPA 600/R-93/116

Comments: (PC) Indicates Stratified Point Count Method performed. Method not performed unless stated. Quantification at <0.25% by volume is possible with this method. (PC–Trace) represents this limit of quantitation. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed. Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, negative PLM results cannot be guaranteed. Electron Microscopy can be used as a confirming technique. Regulatory Limit is based upon the sample matrix.

Analysis Performed By: John Haremza

Date: 5/5/2009

Exhibit A

IATL International Asbestos Testing Laboratories

9000 Commerce Parkway Suite B Mt. Laurel, NJ 08054
Telephone: 856-231-9449 Fax: 856-231-9818

CERTIFICATE OF ANALYSIS

RECEIVED
MAY 18 2009
EHS-ALASKA, INC.

Client: EHS Alaska Incorporated
11901 Business Blvd., Ste 208
Eagle River AK 99577-7701

Report Date: 5/5/2009
Project: MOA DHHS Sprinkler Seismic
Project No.: 6793-01

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 3602971
Client No.: PHB 409-A20
Description / Location: Brown/White Ceiling Tile;12x12;2nd Floor NW CornerOfficeAtCeilingInSWCornerOffice

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	80	Cellulose	20

Lab No.: 3602971
Client No.: PHB 409-A20
Description / Location: Brown Mastic NW CornerOfficeAtCeilingInSWCornerOffice
Layer No.: 2

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	None Detected	None Detected	100

NIST-NVLAP No. 101165-0 **NY-DOH No. 11021** **AIHA Lab No. 100188**

This confidential report relates only to those item(s) tested and does not represent an endorsement by NIST-NVLAP, AIHA or any agency of the U.S. government
This report shall not be reproduced except in full, without written approval of the laboratory.

Analysis Method: EPA 600/R-93/116

Comments: (PC) Indicates Stratified Point Count Method performed. Method not performed unless stated. Quantification at <0.25% by volume is possible with this method. (PC–Trace) represents this limit of quantitation. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed. Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, negative PLM results cannot be guaranteed. Electron Microscopy can be used as a confirming technique. Regulatory Limit is based upon the sample matrix.

Analysis Performed By: John Haremza

Date: 5/5/2009

Exhibit A

RECEIVED

EHS ALASKA INCORPORATED

EHS-Alaska, Inc.
11901 Business Blvd., Suite 208, Eagle River, AK 99577
(907) 694-1383 • (907) 694-1382 fax
e-mail • ehsak@ehs-alaska.com

MAR 2 2009

EHS ALASKA, INC.

PROJECT NO:	PROJECT NAME:	FACILITY:	COLLECTION DATE:
6781-01	MOA Ben Boeke Arena Re-Roof	Ben Boeke Ice Arena – Rink 1 & 2	03.05.09

CHAIN OF CUSTODY RECORD

ANALYSIS REQUESTED: ☒ PLM BULK ☐ PLM DUST ☐ TEM BULK ☐ LEAD DUST ☐ LEAD TCLP ☐ LEAD PPM ☐ TEM MICROVAC DUST (ASTM 5756)

TYPE:	TURNAROUND:	DISPOSAL:	QUANTITY
☒ ASBESTOS ☐ LEAD	* 24 hour *	NORMAL	15

RECEIVED

COLLECTED BY (signature): Martin J. Lindeke

PRINTED NAME: Martin J. Lindeke

CERT# / AHERA#: 9688.01.10 / 20050609

SHIPPING METHOD: Federal Express

COURIER (signature): TRK# 7973-9447-2427

DATE/TIME: 03.06.09 11:30

SELECTED LABORATORY: IATL

SAMPLES ACCEPTED BY:

DATE/TIME: MAR - 7 2009

IATL - By

ANALYST'S SIGNATURE:

DATE: 3/9/09

SPECIAL INSTRUCTIONS / COMMENTS:

LAB: RETURN A SIGNED COPY OF THIS FORM WITH THE FINAL REPORT TO EHS-ALASKA, INC.

See sample location drawing for more detailed explanation of exact locations.

mc 3/17/09

3/12/09

ND = None Detected

FIELD SURVEY DATA

EHS SAMPLE NO. / LAB ID NO	SAMPLE DESCRIPTION, (COLOR, MATERIAL TYPE, LAYERS, FRIABILITY)	LOCATION/COMMENTS (INCLUDING PHOTO/XREF)	RESULTS FOR EHS-ALASKA USE ONLY
BB-0309-A01 3544989	Vinyl faced gypsum board ceiling tile, 3/8 – 2x4	Ceiling grid outside locker room 128 (5-1426)	ND.
BB-0309-A02 3544990	Gypsum board and joint compound	Ceiling in main lobby, at entry to women's rest room 115 (5-1438)	GWB : ND JC : ND
BB-0309-A03 3544991	Mastic, tan, rubbery, puck to blueboard insulation	Above ceiling grid through ceiling access hatch at shower in locker room 133 (5-1458)	ND.
BB-0309-A04 3544992	Mastic, tan, rubbery, adhered to blueboard insulation	Above ceiling grid through ceiling access hatch at shower in locker room 137	ND
BB-0309-A05 3544993	Gypsum board, white plaster	At ceiling hatch at shower area in locker room 137	ND
BB-0309-A06 3544994	Joint compound, white plaster	At ceiling hatch at shower area in locker room 137	1.4 % chrysotile.
BB-0309-A07 3544995	Joint compound, white plaster	At ceiling hatch at shower area in locker room 133	.5 % chrysotile
BB-0309-A08 3544996	Joint compound, white plaster	At ceiling hatch at shower area ~~in locker room~~ 137	~~.5 % chrysotile~~

RECEIVED

MAR - 7 2009

IATL - By

Exhibit A

EHS ALASKA INCORPORATED

EHS-Alaska, Inc.
11901 Business Blvd., Suite 208, Eagle River, AK 99577
(907) 694-1383 • (907) 694-1382 fax
e-mail • ehsak@ehs-alaska.com

PROJECT NO:	PROJECT NAME:	FACILITY:	COLLECTION DATE:
6781-01	MOA Ben Boeke Arena Re-Roof	Ben Boeke Ice Arena – Rink 1 & 2	03.05.09

FIELD SURVEY DATA

EHS SAMPLE NO. / LAB ID NO	SAMPLE DESCRIPTION, (COLOR, MATERIAL TYPE, LAYERS, FRIABILITY)	LOCATION/COMMENTS (INCLUDING PHOTO/XREF)	RESULTS FOR EHS-ALASKA USE ONLY
BB-0309-A09 3544997	Joint compound, white plaster	Second level, top of west side stairwell, top corner of wall closest to open area	ND
BB-0309-A10 3544998	Mastic, black, tarry, overage of roof sealant material	Second level, closed area of mezzanine at ceiling cut-away behind HVAC duct	3.8% chrysotile
BB-0309-A11 3544999	Roofing tar remnant, black, brittle	Roof area, adhered to flashing around roof hatch	ND.
BB-0309-A12 3545000	Weatherproofing sealant, grey caulk	Roof area, low roof to high roof interface at metal flashing sealed to CMU wall.	ND
BB-0309-A13 3545001	Roof patching tar, black, rubbery	Seam sealant on EPDM roofing, mid-point of low roof to high roof interface	ND
BB-0309-A14 3545002	Masonry material, grey cementitious	Exterior soffit at south west entry to rink 2, north corner of soffit.	ND
BB-0309-A15 3545003	Surface coating texture, grey cementitious	Exterior soffit at south west entry to rink 2, north edge of soffit	ND
* End *	* End *	* End *	-

Exhibit A

RECEIVED
MAR 17 2009
EHS-ALASKA, INC.

EHS ALASKA INCORPORATED
EHS, Alaska, Inc.
11901 Business Blvd., Suite 208, Eagle River, AK 99577
(907) 694-1383 • (907) 694-1382 fax
e-mail • ehsak@ehs-alaska.com

PROJECT NO:	PROJECT NAME:	FACILITY:	COLLECTION DATE:
6781-01	MOA Ben Boeke Arena Re-Roof	Ben Boeke Ice Arena Rink 1 & 2	03.06.09

CHAIN OF CUSTODY RECORD

ANALYSIS REQUESTED: ☒ PLM BULK ☐ PLM DUST ☐ TEM BULK ☐ LEAD DUST ☐ LEAD TCLP ☐ LEAD PPM ☐ TEM MICROVAC DUST (ASTM 5756)

TYPE:	TURNAROUND:	DISPOSAL:	QUANTITY
☒ ASBESTOS ☐ LEAD	* 24 hour *	NORMAL	11

COLLECTED BY (signature): Martin J. Lindeke
PRINTED NAME: Martin J. Lindeke
CERT# / AHERA#: 9688.01.10 / 20050609
SHIPPING METHOD: Federal Express
COURIER (signature): 7973 9855 2732
DATE/TIME: 3-9-09 11:00am

RECEIVED
MAR 10 2009
LATL - BY

SELECTED LABORATORY
SAMPLES ACCEPTED BY
DATE/TIME
ANALYST'S SIGNATURE
DATE

SPECIAL INSTRUCTIONS / COMMENTS:

LAB: RETURN A SIGNED COPY OF THIS FORM WITH THE FINAL REPORT TO EHS-ALASKA, INC.

See sample location drawing for more detailed explanation of exact locations.

3/13/09

mo 3/10/09

ND = NONE DETECTED.

FIELD SURVEY DATA

EHS SAMPLE NO. / LAB ID NO	SAMPLE DESCRIPTION, (COLOR, MATERIAL TYPE, LAYERS, FRIABILITY)	LOCATION/COMMENTS (INCLUDING PHOTO/XREF)	RESULTS FOR EHS-ALASKA USE ONLY
BB-0309-A16 3546386	Duct sealant, grey	Rink 1, electrical mezzanine above zamboni room	ND
BB-0309-A17 3546387	Lay-in ceiling tile-2 (LCT-2)	Northstar hockey office adjacent to electrical mezzanine	ND
BB-0309-A18 3546388	Fireproofing, sprayed on, adhered to blue board insulation, grey	Northstar hockey office above ceiling grid at storage cabinet wall	ND
BB-0309-A19 3546389	Blue-board mastic, tan, supple	Northstar hockey office above ceiling grid at storage cabinet wall	ND
BB-0309-A20 3546390	Paper coating, yellowed	Underside of roofing boards at access hatch to roof from electrical mezzanine	ND
BB-0309-A21 3546391	Floor Tile and mastic, 12x12, white w/ grey streaks	Rink 1 concessions area at mezzanine level, north side at popcorn counter	TILE : ND MASTIC : ND MASTIC : ND
BB-0309-A22 3546392	Floor tile and mastic, 12x12, white w/ grey streaks	Rink 1 concessions area at mezzanine level, south side at enty/exit door	TILE : ND MASTIC : ND MASTIC : ND.
BB-0309-A23 3546393	Seam sealant / adhesive, yellow	Southeast parapet corner, rink 1 roof	ND
BB-0309-A24 3546394	Seam sealant / adhesive, yellow	Parapet at mid span, south side of rink 1 roof	ND

3/10/09

Exhibit A

EHS ALASKA INCORPORATED

EHS-Alaska, Inc.
11901 Business Blvd., Suite 208, Eagle River, AK 99577
(907) 694-1383 • (907) 694-1382 fax
e-mail • ehsak@ehs-alaska.com

PROJECT NO:	PROJECT NAME:	FACILITY:	COLLECTION DATE:
6781-01	MOA Ben Boeke Arena Re-Roof	Ben Boeke Ice Arena Rink 1 & 2	03.06.09

FIELD SURVEY DATA

EHS SAMPLE NO. / LAB ID NO	SAMPLE DESCRIPTION, (COLOR, MATERIAL TYPE, LAYERS, FRIABILITY)	LOCATION/COMMENTS (INCLUDING PHOTO/XREF)	RESULTS FOR EHS-ALASKA USE ONLY
BB-0309-A25 3546395	Joint compound, white	West side vestibule, first level, inside stairway entry at base of stairs	ND
BB-0309-A26 3546396	Joint compound and Gypsum wall board	Second level, electrical room above east vestibule	GWB : ND JC : ND
* end *	* end *	* end *	
		RECEIVED MAR 17 2009 EHS-ALASKA INC.	

Exhibit A

RECEIVED
MAR 2 0 2009
EHS-ALASKA, INC.

EHS ALASKA INCORPORATED

EHS-Alaska, Inc.
11901 Business Blvd., Suite 208, Eagle River, AK 99577
(907) 694-1383 • (907) 694-1382 fax
e-mail • ehsak@ehs-alaska.com

PROJECT NO:	PROJECT NAME:	FACILITY:	COLLECTION DATE:
6781-01	MOA Ben Boeke Arena Re-Roof	Ben Boeke Ice Arena Rink 1 & 2	03.09.09

CHAIN OF CUSTODY RECORD

ANALYSIS REQUESTED:	TYPE:	TURNAROUND:	DISPOSAL:	QUANTITY
☒ PLM BULK ☐ PLM DUST ☐ TEM BULK ☐ LEAD DUST ☐ LEAD TCLP ☐ LEAD PPM ☐ TEM MICROVAC DUST (ASTM 5756)	☒ ASBESTOS ☐ LEAD	* 24 hour *	NORMAL	4

Betty J. Zaragoza
COLLECTED BY (signature)

Betty J. Zaragoza
PRINTED NAME

9688.01.14 / 20060381
CERT# / AHERA#

Federal Express
SHIPPING METHOD

7974 0266 1520
COURIER (signature)

DATE/TIME 3/10/09 @ 11:30am

RECEIVED
MAR 11 2009
IATL - PV

IATL
SELECTED LABORATORY

SAMPLES ACCEPTED BY

DATE/TIME

ANALYST'S SIGNATURE

DATE

SPECIAL INSTRUCTIONS / COMMENTS:

LAB: RETURN A SIGNED COPY OF THIS FORM WITH THE FINAL REPORT TO EHS-ALASKA, INC.

See sample location drawing for more detailed explanation of exact locations.

ND = None Detected

3/11/09 3/13

FIELD SURVEY DATA

EHS SAMPLE NO. / LAB ID NO	SAMPLE DESCRIPTION, (COLOR, MATERIAL TYPE, LAYERS, FRIABILITY)	LOCATION/COMMENTS (INCLUDING PHOTO/XREF)	RESULTS FOR EHS-ALASKA USE ONLY
BB-0309-A27 3548403	Fireproofing, sprayed on, grey	Zamboni room 1, across from door	ND
BB-0309-A28 3548404	Fireproofing, sprayed on, grey	Zamboni room 1, above door	ND
BB-0309-A29 3548405	Fireproofing, sprayed on, grey	Chill room, above door	ND
BB-0309-A30 3548406	Fireproofing, sprayed on, grey	Chill room, along wall	ND
*****END*****	*****END*****	*****END*****	
			3/11/09

Exhibit A

EHS ALASKA INCORPORATED

EHS-Alaska, Inc.
11901 Business Blvd., Suite 208, Eagle River, AK 99577-7701
(907) 694-1383 phone • (907) 694-1382 fax
e-mail • ehsak@ehs-alaska.com

CHAIN OF CUSTODY RECORD/FIELD SURVEY DATA

Page 1 of 1

FIELD COLLECTION DATE: 11 March 09 | JOB #: 6785 | BULK ANALYSIS REQUESTED:(circle) PLM / TEM BULK / LEAD TCLP / LEAD PPM

PROJECT NAME: MOA Ben Boeke Re-Roof | MATERIAL TYPE:(Circle) ASBESTOS LEAD | TOTAL QUANTITIES: 7

FACILITY: Ben Boeke Ice Arena | DISPOSAL: normal | TURNAROUND: 24

SPECIAL INSTRUCTIONS:

COLLECTED BY (signature): Martin Lin
PRINTED NAME: Martin Lindeke
CERT#: 20050609 AHERA#: 9688.01.10
SHIPPING METHOD: hand deliver
COURIER (signature):
DATE/TIME:

SELECTED LABORATORY: White Env.
SAMPLES ACCEPTED BY: Ed Carroll
DATE/TIME: 3.11.09 @ 4 pm
ANALYST'S SIGNATURE:
DATE:

COMMENTS:

RECEIVED
MAR 24 2009
EHS-ALASKA, INC.

SAMPLE ID	SAMPLE DESCRIPTION, (COLOR, MATERIAL TYPE, LAYERS, FRIABILITY)	LOCATION / COMMENTS (INCLUDING PHOTO / XREF)	RESULTS
1. BB-0309-A31 MATL. CONDITION: GOOD FAIR POOR	Joint Compound DAMAGE POTENTIAL: (LO, MED, HI) WATER: AIR: VIBRATION: CONTACT:	Rink 1 - mezz level ceiling top of stairs at boiler room door -	3% chrysotile
2. BB-0309-A32 MATL. CONDITION: GOOD FAIR POOR	Joint Compound DAMAGE POTENTIAL: (LO, MED, HI) WATER: AIR: VIBRATION: CONTACT:	West entry to concessions - Rink 1 ceiling	3% chrysotile
3. BB-0309-A33 MATL. CONDITION: GOOD FAIR POOR	Joint Compound and ~~[illegible]~~ gypsum board DAMAGE POTENTIAL: (LO, MED, HI) WATER: AIR: VIBRATION: CONTACT:	mezz level Rink 1 mid point of concession entry doors - ceiling	3% chrysotile
4. BB-0309-A34 MATL. CONDITION: GOOD FAIR POOR	Joint Compound and Gypsum Board DAMAGE POTENTIAL: (LO, MED, HI) WATER: AIR: VIBRATION: CONTACT:	Rink 2 ceiling above double doors from Rink 1	None Detected
5. BB-0309-A35 MATL. CONDITION: GOOD FAIR POOR	Joint Compound DAMAGE POTENTIAL: (LO, MED, HI) WATER: AIR: VIBRATION: CONTACT:	Rink 2 ceiling above double doors from rink 1	None Detected
6. BB-0309-A36 MATL. CONDITION: GOOD FAIR POOR	Joint Compound DAMAGE POTENTIAL: (LO, MED, HI) WATER: AIR: VIBRATION: CONTACT:	ceiling outside East vestibule (stairs)	None Detected
7. BB-0309-A37 MATL. CONDITION: GOOD FAIR POOR	Joint Compound DAMAGE POTENTIAL: (LO, MED, HI) WATER: AIR: VIBRATION: CONTACT:	corner of ceiling at bleachers - East end	None Detected
8. MATL. CONDITION: GOOD FAIR POOR	DAMAGE POTENTIAL: (LO, MED, HI) WATER: AIR: VIBRATION: CONTACT:		

RETURN A SIGNED COPY OF THIS FORM WITH THE FINAL REPORT TO EHS-ALASKA

Exhibit A

IATL International Asbestos Testing Laboratories

9000 Commerce Parkway Suite B Mt. Laurel, NJ 08054
Telephone: 856-231-9449 Fax: 856-231-9818

CERTIFICATE OF ANALYSIS

Client: EHS Alaska Incorporated
11901 Business Blvd.,Suite 208
Eagle River AK 99577

RECEIVED MAR 2 2009 EHS-ALASKA, INC.

Report Date: 3/9/2009
Project: BenBoekeIceArena-Rink1&2
Project No.: 6781-01

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 3544989 **Description / Location:** White/Tan Sheetrock Ceiling Tile; 2x4
Client No.: BB-0309-A01 Ceiling Grid Outside Locker Room 128

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	5	Cellulose	95

Lab No.: 3544990 **Description / Location:** White/Tan Sheetrock
Client No.: BB-0309-A02 CeilingInMainLobbyAtEntryToWomen'sRestrm

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	5	Cellulose	93
		2	Fibrous Glass	

Lab No.: 3544990 **Description / Location:** White Joint Compound **Layer No.: 2**
Client No.: BB-0309-A02 CeilingInMainLobbyAtEntryToWomen'sRestrm

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 3544991 **Description / Location:** Tan Mastic; Above Ceiling Grid
Client No.: BB-0309-A03 ThroughClgAccessHatchAtShowerLockerRm133

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	Trace	Cellulose	100

NIST-NVLAP No. 101165-0 **NY-DOH No. 11021** **AIHA Lab No. 100188**

This confidential report relates only to those item(s) tested and does not represent an endorsement by NIST-NVLAP, AIHA or any agency of the U.S. government
This report shall not be reproduced except in full, without written approval of the laboratory.

Analysis Method: EPA 600/R-93/116

Comments: (PC) Indicates Stratified Point Count Method performed. Method not performed unless stated. Quantification at <0.25% by volume is possible with this method. (PC–Trace) represents this limit of quantitation. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed. Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, negative PLM results cannot be guaranteed. Electron Microscopy can be used as a confirming technique. Regulatory Limit is based upon the sample matrix.

Analysis Performed By: S. Robb **Approved By:**

Frank E. Ehrenfeld, III
Laboratory Director

Date: 3/9/2009

Exhibit A

IATL International Asbestos Testing Laboratories

9000 Commerce Parkway Suite B Mt. Laurel, NJ 08054
Telephone: 856-231-9449 Fax: 856-231-9818

CERTIFICATE OF ANALYSIS

Client: EHS Alaska Incorporated
11901 Business Blvd.,Suite 208
Eagle River AK 99577

RECEIVED MAR 2 2009 EHS-ALASKA, INC.

Report Date: 3/9/2009
Project: BenBoekeIceArena-Rink1&2
Project No.: 6781-01

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 3544992 **Description / Location:** Tan Mastic; Above Ceiling Grid
Client No.: BB-0309-A04 ThroughClgAccessHatchAtShowerLockerRm137

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	Trace	Cellulose	100

Lab No.: 3544993 **Description / Location:** White Sheetrock
Client No.: BB-0309-A05 CeilingHatchAtShowerAreaInLockerRoom137

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	2	Fibrous Glass	98

Lab No.: 3544994 **Description / Location:** White/Off-White Joint Compound
Client No.: BB-0309-A06 CeilingHatchAtShowerAreaInLockerRoom137

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
PC 1.4	Chrysotile	None Detected	None Detected	PC 98.6

Lab No.: 3544995 **Description / Location:** White/Off-White Joint Compound
Client No.: BB-0309-A07 CeilingHatchAtShowerAreaInLockerRoom133

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
PC 0.5	Chrysotile	None Detected	None Detected	PC 99.5

NIST-NVLAP No. 101165-0 **NY-DOH No. 11021** **AIHA Lab No. 100188**

This confidential report relates only to those item(s) tested and does not represent an endorsement by NIST-NVLAP, AIHA or any agency of the U.S. government
This report shall not be reproduced except in full, without written approval of the laboratory.

Analysis Method: EPA 600/R-93/116

Comments: (PC) Indicates Stratified Point Count Method performed. Method not performed unless stated. Quantification at <0.25% by volume is possible with this method. (PC–Trace) represents this limit of quantitation. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed. Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, negative PLM results cannot be guaranteed. Electron Microscopy can be used as a confirming technique. Regulatory Limit is based upon the sample matrix.

Analysis Performed By: S. Robb

Date: 3/9/2009

Exhibit A

IATL International Asbestos Testing Laboratories

9000 Commerce Parkway Suite B Mt. Laurel, NJ 08054
Telephone: 856-231-9449 Fax: 856-231-9818

CERTIFICATE OF ANALYSIS

Client: EHS Alaska Incorporated
11901 Business Blvd.,Suite 208
Eagle River AK 99577

RECEIVED
MAR 2 0 2009
EHS-ALASKA, INC.

Report Date: 3/9/2009
Project: BenBoekeIceArena-Rink1&2
Project No.: 6781-01

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 3544996 **Description / Location:** White/Off-White Joint Compound
Client No.: BB-0309-A08 CeilingHatchAtShowerAreaInLockerRoom137

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
PC 0.5	Chrysotile	None Detected	None Detected	PC 99.5

Lab No.: 3544997 **Description / Location:** White Joint Compound; Second Level
Client No.: BB-0309-A09 TopOfWSideStairwell, TopCornerOfWall

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 3544998 **Description / Location:** Black Mastic; 2nd Level Closed Area
Client No.: BB-0309-A10 OfMezzAtClgCut-AwayBehindHVACDuct

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
PC 3.8	Chrysotile	None Detected	None Detected	PC 96.2

Lab No.: 3544999 **Description / Location:** Black Tar
Client No.: BB-0309-A11 RoofAreaAdheredToFlashingAroundRoofHatch

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	None Detected	None Detected	100

NIST-NVLAP No. 101165-0 **NY-DOH No. 11021** **AIHA Lab No. 100188**

This confidential report relates only to those item(s) tested and does not represent an endorsement by NIST-NVLAP, AIHA or any agency of the U.S. government
This report shall not be reproduced except in full, without written approval of the laboratory.

Analysis Method: EPA 600/R-93/116

Comments: (PC) Indicates Stratified Point Count Method performed. Method not performed unless stated. Quantification at <0.25% by volume is possible with this method. (PC–Trace) represents this limit of quantitation. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed. Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, negative PLM results cannot be guaranteed. Electron Microscopy can be used as a confirming technique. Regulatory Limit is based upon the sample matrix.

Analysis Performed By: S. Robb

Date: 3/9/2009

Exhibit A

IATL International Asbestos Testing Laboratories

9000 Commerce Parkway Suite B Mt. Laurel, NJ 08054
Telephone: 856-231-9449 Fax: 856-231-9818

CERTIFICATE OF ANALYSIS

RECEIVED MAR 2 2009 EHS-ALASKA, INC.

Client: EHS Alaska Incorporated
11901 Business Blvd.,Suite 208
Eagle River AK 99577

Report Date: 3/9/2009
Project: BenBoekeIceArena-Rink1&2
Project No.: 6781-01

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 3545000
Client No.: BB-0309-A12
Description / Location: Grey/White Caulk; LowRoofToHighRoof InterfaceAtMetalFlashingSealedToCMUWall

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	Trace	Cellulose	100

Lab No.: 3545001
Client No.: BB-0309-A13
Description / Location: Black Tar; SeamSealantOnEPDMRoofing Mid-Point OfLowRoofToHigh Roof Interface

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 3545002
Client No.: BB-0309-A14
Description / Location: Grey Cementitious; Exterior Soffit SoutwestEntryToRink2,NorthCornerOfSoffit

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 3545003
Client No.: BB-0309-A15
Description / Location: Grey Cementitious; Exterior Soffit SoutwestEntryToRink2,NorthEdgeOfSoffit

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	None Detected	None Detected	100

NIST-NVLAP No. 101165-0 **NY-DOH No. 11021** **AIHA Lab No. 100188**

This confidential report relates only to those item(s) tested and does not represent an endorsement by NIST-NVLAP, AIHA or any agency of the U.S. government
This report shall not be reproduced except in full, without written approval of the laboratory.

Analysis Method: EPA 600/R-93/116

Comments: (PC) Indicates Stratified Point Count Method performed. Method not performed unless stated. Quantification at <0.25% by volume is possible with this method. (PC–Trace) represents this limit of quantitation. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed. Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, negative PLM results cannot be guaranteed. Electron Microscopy can be used as a confirming technique. Regulatory Limit is based upon the sample matrix.

Analysis Performed By: S. Robb

Date: 3/9/2009

Exhibit A

IATL International Asbestos Testing Laboratories

9000 Commerce Parkway Suite B Mt. Laurel, NJ 08054
Telephone: 856-231-9449 Fax: 856-231-9818

CERTIFICATE OF ANALYSIS

Client: EHS Alaska Incorporated
11901 Business Blvd.,Suite 208
Eagle River AK 99577

RECEIVED
MAR 17 2009
EHS-ALASKA, INC.

Report Date: 3/10/2009
Project: MOA BenBoekeArenaRink1&2
Project No.: 6781-01

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 3546386 **Description / Location:** Grey Duct Sealant
Client No.: BB-0309-A16 Rink1,ElectricalMezzanineAboveZamboniRm

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 3546387 **Description / Location:** Tan Ceiling Tile
Client No.: BB-0309-A17 NorthstarHockeyOfficeAdjToElectMezzanine

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	30	Cellulose	45
		25	Fibrous Glass	

Lab No.: 3546388 **Description / Location:** Tan Insulation
Client No.: BB-0309-A18 NorthstarHockeyOfficeAbvClgGridAtStorage

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	20	Cellulose	65
		15	Fibrous Glass	

Lab No.: 3546389 **Description / Location:** Tan Blue-Board Mastic
Client No.: BB-0309-A19 NorthstarHockeyOfficeAbvClgGridAtStorage

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	None Detected	None Detected	100

NIST-NVLAP No. 101165-0 **NY-DOH No. 11021** **AIHA Lab No. 100188**

This confidential report relates only to those item(s) tested and does not represent an endorsement by NIST-NVLAP, AIHA or any agency of the U.S. government
This report shall not be reproduced except in full, without written approval of the laboratory.

Analysis Method: EPA 600/R-93/116

Comments: (PC) Indicates Stratified Point Count Method performed. Method not performed unless stated. Quantification at <0.25% by volume is possible with this method. (PC–Trace) represents this limit of quantitation. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed. Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, negative PLM results cannot be guaranteed. Electron Microscopy can be used as a confirming technique. Regulatory Limit is based upon the sample matrix.

Analysis Performed By: E. Smith

Approved By:

Frank E. Ehrenfeld, III
Laboratory Director

Date: 3/10/2009

Exhibit A

IATL International Asbestos Testing Laboratories

9000 Commerce Parkway Suite B Mt. Laurel, NJ 08054
Telephone: 856-231-9449 Fax: 856-231-9818

CERTIFICATE OF ANALYSIS

Client: EHS Alaska Incorporated
11901 Business Blvd.,Suite 208
Eagle River AK 99577

RECEIVED
MAR 17 2009
EHS-ALASKA, INC.

Report Date: 3/10/2009
Project: MOA BenBoekeArenaRink1&2
Project No.: 6781-01

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 3546390
Client No.: BB-0309-A20
Description / Location: Tan Paper; Underside Of RoofingBoards AtAccessHatch ToRoofFromElectricalMezz

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	100	Cellulose	None Detected

Lab No.: 3546391
Client No.: BB-0309-A21
Description / Location: Grey Floor Tile; 12x12 Rink1ConcessionsAreaAtMezzLevel,NSide

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 3546391
Client No.: BB-0309-A21
Description / Location: Black Mastic Rink1ConcessionsAreaAtMezzLevel,NSide
Layer No.: 2

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	2	Cellulose	98

Lab No.: 3546391
Client No.: BB-0309-A21
Description / Location: Tan Mastic Rink1ConcessionsAreaAtMezzLevel,NSide
Layer No.: 3

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	1	Cellulose	99

NIST-NVLAP No. 101165-0 **NY-DOH No. 11021** **AIHA Lab No. 100188**

This confidential report relates only to those item(s) tested and does not represent an endorsement by NIST-NVLAP, AIHA or any agency of the U.S. government
This report shall not be reproduced except in full, without written approval of the laboratory.

Analysis Method: EPA 600/R-93/116

Comments: (PC) Indicates Stratified Point Count Method performed. Method not performed unless stated. Quantification at <0.25% by volume is possible with this method. (PC–Trace) represents this limit of quantitation. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed. Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, negative PLM results cannot be guaranteed. Electron Microscopy can be used as a confirming technique. Regulatory Limit is based upon the sample matrix.

Analysis Performed By: E. Smith

Date: 3/10/2009

Exhibit A

IATL International Asbestos Testing Laboratories

9000 Commerce Parkway Suite B Mt. Laurel, NJ 08054
Telephone: 856-231-9449 Fax: 856-231-9818

CERTIFICATE OF ANALYSIS

RECEIVED
MAR 17 2009
EHS-ALASKA, INC.

Client: EHS Alaska Incorporated
11901 Business Blvd.,Suite 208
Eagle River AK 99577

Report Date: 3/10/2009
Project: MOA BenBoekeArenaRink1&2
Project No.: 6781-01

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 3546392
Client No.: BB-0309-A22
Description / Location: Grey Floor Tile; 12x12 Rink1ConcessionsAreaAtMezzLevel,SSide

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 3546392
Client No.: BB-0309-A22
Description / Location: Black Mastic Rink1ConcessionsAreaAtMezzLevel,SSide
Layer No.: 2

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	3	Cellulose	97

Lab No.: 3546392
Client No.: BB-0309-A22
Description / Location: Brown/Black Mastic/Paint Rink1ConcessionsAreaAtMezzLevel,SSide
Layer No.: 3

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	1	Cellulose	99

Lab No.: 3546393
Client No.: BB-0309-A23
Description / Location: Yellow/Tan Mastic; Seam Sealant Southeast Parapet Corner, Rink 1 Roof

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	None Detected	None Detected	100

NIST-NVLAP No. 101165-0 **NY-DOH No. 11021** **AIHA Lab No. 100188**

This confidential report relates only to those item(s) tested and does not represent an endorsement by NIST-NVLAP, AIHA or any agency of the U.S. government
This report shall not be reproduced except in full, without written approval of the laboratory.

Analysis Method: EPA 600/R-93/116

Comments: (PC) Indicates Stratified Point Count Method performed. Method not performed unless stated. Quantification at <0.25% by volume is possible with this method. (PC–Trace) represents this limit of quantitation. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed. Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, negative PLM results cannot be guaranteed. Electron Microscopy can be used as a confirming technique. Regulatory Limit is based upon the sample matrix.

Analysis Performed By: E. Smith

Date: 3/10/2009

Exhibit A

IATL International Asbestos Testing Laboratories

9000 Commerce Parkway Suite B Mt. Laurel, NJ 08054
Telephone: 856-231-9449 Fax: 856-231-9818

CERTIFICATE OF ANALYSIS

Client: EHS Alaska Incorporated
11901 Business Blvd.,Suite 208
Eagle River AK 99577

RECEIVED MAR 17 2009

Report Date: 3/10/2009
Project: MOA BenBoekeArenaRink1&2
Project No.: 6781-01

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 3546394 **Description / Location:** Yellow/Tan Mastic; Seam Sealant
Client No.: BB-0309-A24 ParapetAtMidSpan,SouthSideOf Rink1Roof

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 3546395 **Description / Location:** White Joint Compound
Client No.: BB-0309-A25 WSideVestibule1stLvl,InsideStairwayEntry

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 3546396 **Description / Location:** Lt.Tan Sheetrock
Client No.: BB-0309-A26 2ndLevelElectricalRoomAboveEastVestibule

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	25	Cellulose	73
		2	Fibrous Glass	

Lab No.: 3546396 **Description / Location:** White Joint Compound **Layer No.: 2**
Client No.: BB-0309-A26 2ndLevelElectricalRoomAboveEastVestibule

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	None Detected	None Detected	100

NIST-NVLAP No. 101165-0 **NY-DOH No. 11021** **AIHA Lab No. 100188**

This confidential report relates only to those item(s) tested and does not represent an endorsement by NIST-NVLAP, AIHA or any agency of the U.S. government
This report shall not be reproduced except in full, without written approval of the laboratory.

Analysis Method: EPA 600/R-93/116

Comments: (PC) Indicates Stratified Point Count Method performed. Method not performed unless stated. Quantification at <0.25% by volume is possible with this method. (PC–Trace) represents this limit of quantitation. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed. Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, negative PLM results cannot be guaranteed. Electron Microscopy can be used as a confirming technique. Regulatory Limit is based upon the sample matrix.

Analysis Performed By: E. Smith

Date: 3/10/2009

Exhibit A

IATL International Asbestos Testing Laboratories

9000 Commerce Parkway Suite B Mt. Laurel, NJ 08054
Telephone: 856-231-9449 Fax: 856-231-9818

CERTIFICATE OF ANALYSIS

Client: EHS Alaska Incorporated
11901 Business Blvd.,Suite 208
Eagle River AK 99577

RECEIVED
MAR 2 0 2009
EHS-ALASKA, INC.

Report Date: 3/11/2009
Project: MOABenBoekeArenaRink1&2
Project No.: 6781-01

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 3548403
Client No.: BB-0309-A27
Description / Location: Tan Insulation; Sprayed-On Fireproofing
Zamboni Room 1, Across From Door

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	10	Cellulose	80
		10	Fibrous Glass	

Lab No.: 3548404
Client No.: BB-0309-A28
Description / Location: Tan Insulation; Sprayed-On Fireproofing
Zamboni Room 1, Above Door

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	15	Cellulose	70
		15	Fibrous Glass	

Lab No.: 3548405
Client No.: BB-0309-A29
Description / Location: Tan Insulation; Sprayed-On Fireproofing
Chill Room, Above Door

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	15	Cellulose	70
		15	Fibrous Glass	

Lab No.: 3548406
Client No.: BB-0309-A30
Description / Location: Tan Insulation; Sprayed-On Fireproofing
Chill Room, Along Wall

% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	15	Cellulose	70
		15	Fibrous Glass	

NIST-NVLAP No. 101165-0 **NY-DOH No. 11021** **AIHA Lab No. 100188**

This confidential report relates only to those item(s) tested and does not represent an endorsement by NIST-NVLAP, AIHA or any agency of the U.S. government
This report shall not be reproduced except in full, without written approval of the laboratory.

Analysis Method: EPA 600/R-93/116

Comments: (PC) Indicates Stratified Point Count Method performed. Method not performed unless stated. Quantification at <0.25% by volume is possible with this method. (PC–Trace) represents this limit of quantitation. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed. Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, negative PLM results cannot be guaranteed. Electron Microscopy can be used as a confirming technique. Regulatory Limit is based upon the sample matrix.

Analysis Performed By: E. Smith

Approved By:

Frank E. Ehrenfeld, III
Laboratory Director

Date: 3/11/2009

Exhibit A

RECEIVED
MAR 2 4 2009
EHS-ALASKA, INC.

WEC WHITE ENVIRONMENTAL CONSULTANTS INC.
731 I St., Suite 203, Anchorage, AK 99501-
(907) 258-8661
FAX: (907) 258-8662

NVLAP® Lab Code: 200124-0

Bulk Sample Analysis for Asbestos

WEC Project #: 09G-138
Client Project#: 6785

Report #: 57148
Report By: A.Velasco
Report Date: 3/12/2009

E-MAILED BY: AO DATE: 3/12

Client: **EHS Alaska Inc.**
11901 Business Blvd., Ste 208
Eagle River, AK 99577

Collection Date: 3/11/2009
Collection By: CLIENT
TAT: 24 Hour
Analysis By: T.Phelps
Analysis Date: 3/12/2009
Received By: Carroll
Received Date: 3/11/2009

 # Samples: 7 **# Layers:** 8

Project Name/Location: MOA Ben Boeke Re-Roof

Client ID#	WEC ID#	Location	Material	Layer
BB-0309-A31	AB09-1525	Rink 1- mezz level ceiling top of stairs at boiler room door	Joint Comp	1 of 1

ASBESTOS

Chrysotile	3%

% Asbestos: 3%

% Non-Fibrous Materials: 97%

Homo-genous No **Color** Off-White

Other Fibrous Materials

None Detected

Client ID#	WEC ID#	Location	Material	Layer
BB-0309-A32	AB09-1526	West entry to concessions- Rink 1ceiling	Joint Comp	1 of 1

ASBESTOS

Chrysotile	3%

% Asbestos: 3%

% Non-Fibrous Materials: 97%

Homo-genous No **Color** Off-White

Other Fibrous Materials

None Detected

Client ID#	WEC ID#	Location	Material	Layer
BB-0309-A33	AB09-1527	Mezz level Rink 1 mid point of concessions entry doors- ceiling	Joint Comp	1 of 1

ASBESTOS

Chrysotile	3%

% Asbestos: 3%

% Non-Fibrous Materials: 97%

Homo-genous No **Color** Off-White

Other Fibrous Materials

None Detected

Sample Comments: Unable to separate GWB from joint compound

Client ID#	WEC ID#	Location	Material	Layer
BB-0309-A34	AB09-1528A	Rink 2 ceiling above double doors from Rink 1	Joint Comp	1 of 2

ASBESTOS

None Detected

% Other Fibrous Materials: 3%

% Non-Fibrous Materials: 97%

Homo-genous No **Color** Off-White

Other Fibrous Materials

Cellulose	3%

Exhibit A

WHITE ENVIRONMENTAL CONSULTANTS INC.
731 I St., Suite 203, Anchorage, AK 99501-
(907) 258-8661
FAX: (907) 258-8662

NVLAP®
Lab Code: 200124-0

RECEIVED
MAR 24 2009
EHS-ALASKA, INC.

Bulk Sample Analysis for Asbestos

WEC Project #: 09G-138
Client Project#: 6785

Report #: 57148
Report By: A.Velasco
Report Date: 3/12/2009

Client ID#	WEC ID#	Location	Material	Layer
BB-0309-A34	AB09-1528B	Rink 2 ceiling above double doors from Rink 1	GWB	2 of 2

ASBESTOS

None Detected

% Other Fibrous Materials: 12%
% Non-Fibrous Materials: 88%

Homo-genous	Color
No	White

Other Fibrous Materials	
Cellulose	12%

Client ID#	WEC ID#	Location	Material	Layer
BB-0309-A35	AB09-1529	Rink 2 ceiling above double doors from Rink 1	Joint Comp	1 of 1

ASBESTOS

None Detected

% Other Fibrous Materials: 2%
% Non-Fibrous Materials: 98%

Homo-genous	Color
No	Off-White

Other Fibrous Materials	
Cellulose	2%

Client ID#	WEC ID#	Location	Material	Layer
BB-0309-A36	AB09-1530	Ceiling outside east vestibule (stairs)	Joint Comp	1 of 1

ASBESTOS

None Detected

% Other Fibrous Materials: 2%
% Non-Fibrous Materials: 98%

Homo-genous	Color
No	Off-White

Other Fibrous Materials	
Cellulose	2%

Client ID#	WEC ID#	Location	Material	Layer
BB-0309-A37	AB09-1531	Corner of ceiling at bleachers- east end	Joint Comp	1 of 1

ASBESTOS

None Detected

% Other Fibrous Materials: 3%
% Non-Fibrous Materials: 97%

Homo-genous	Color
No	Off-White

Other Fibrous Materials	
Cellulose	3%

Exhibit A

WHITE ENVIRONMENTAL CONSULTANTS INC.
731 I St., Suite 203, Anchorage, AK 99501-
(907) 258-8661
FAX: (907) 258-8662

NVLAP®
Lab Code: 200124-0

RECEIVED
MAR 2 4 2009
EHS-ALASKA, INC.

Bulk Sample Analysis for Asbestos

WEC Project #: 09G-138
Client Project#: 6785

Report #: 57148
Report By: A.Velasco
Report Date: 3/12/2009

T. Phelps
Tammy Phelps, Lab Analyst — **Date** 3/12/2009

Bekah Waltrich — **Date** 3/12/2009

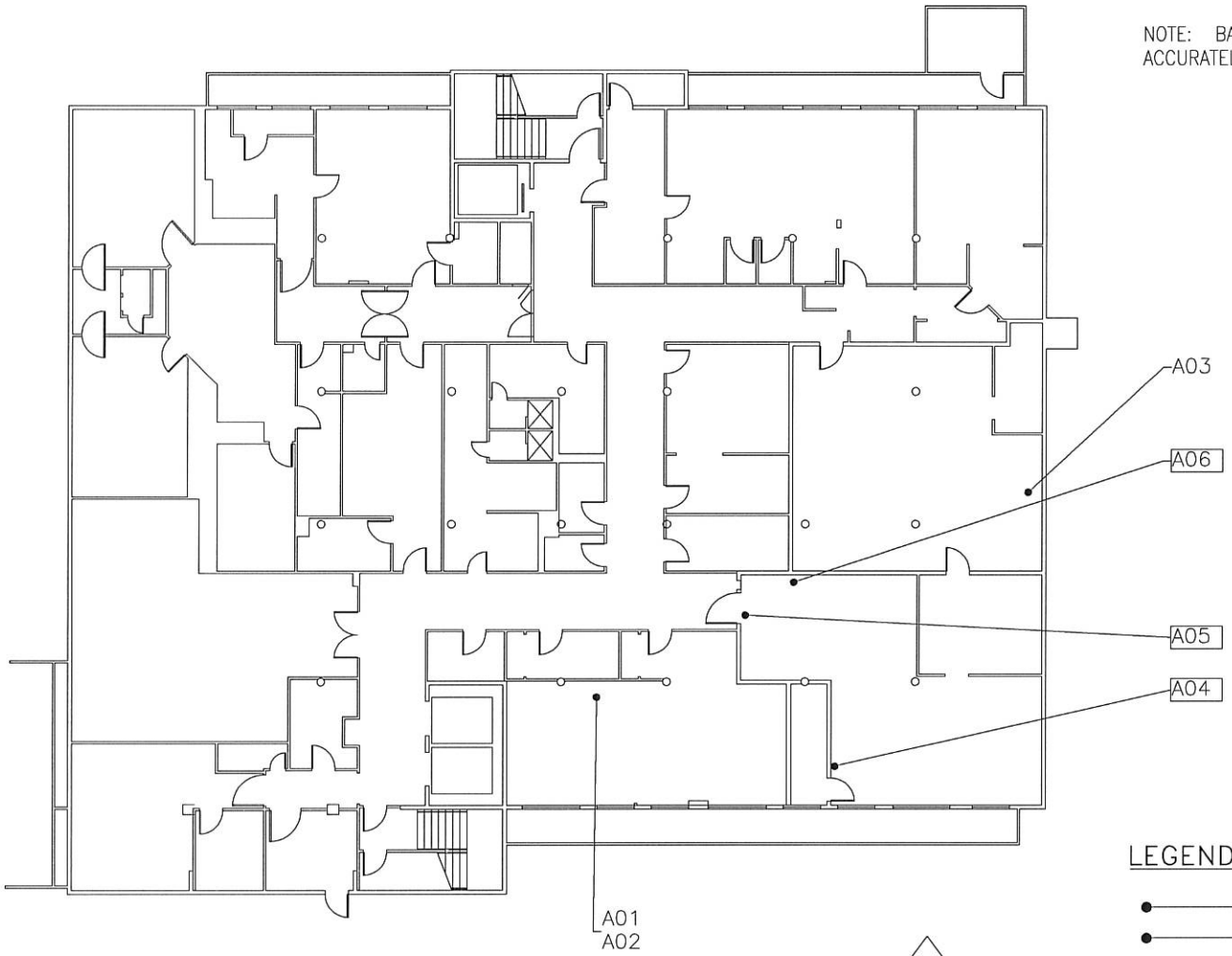
Analysis performed by EPA Method 600/R-93/116. All quantities reported are based on visual estimation by PLM, unless point-counting method is requested and noted for the sample. Test report relates only to items tested and must not be used by client to claim product endorsement by NVLAP or any agency of the U.S. Government. Test reports must not be reproduced without the approval of WEC Inc., and are subject to WEC Inc. General Terms and Conditions (see reverse).

Exhibit A

APPENDIX B

Drawings of Sample Locations

Exhibit A



NOTE: BACKGROUND DRAWINGS ARE OLD, AND MAY NOT ACCURATELY DEPICT WALL LOCATIONS.

BASEMENT
SCALE: NTS

N

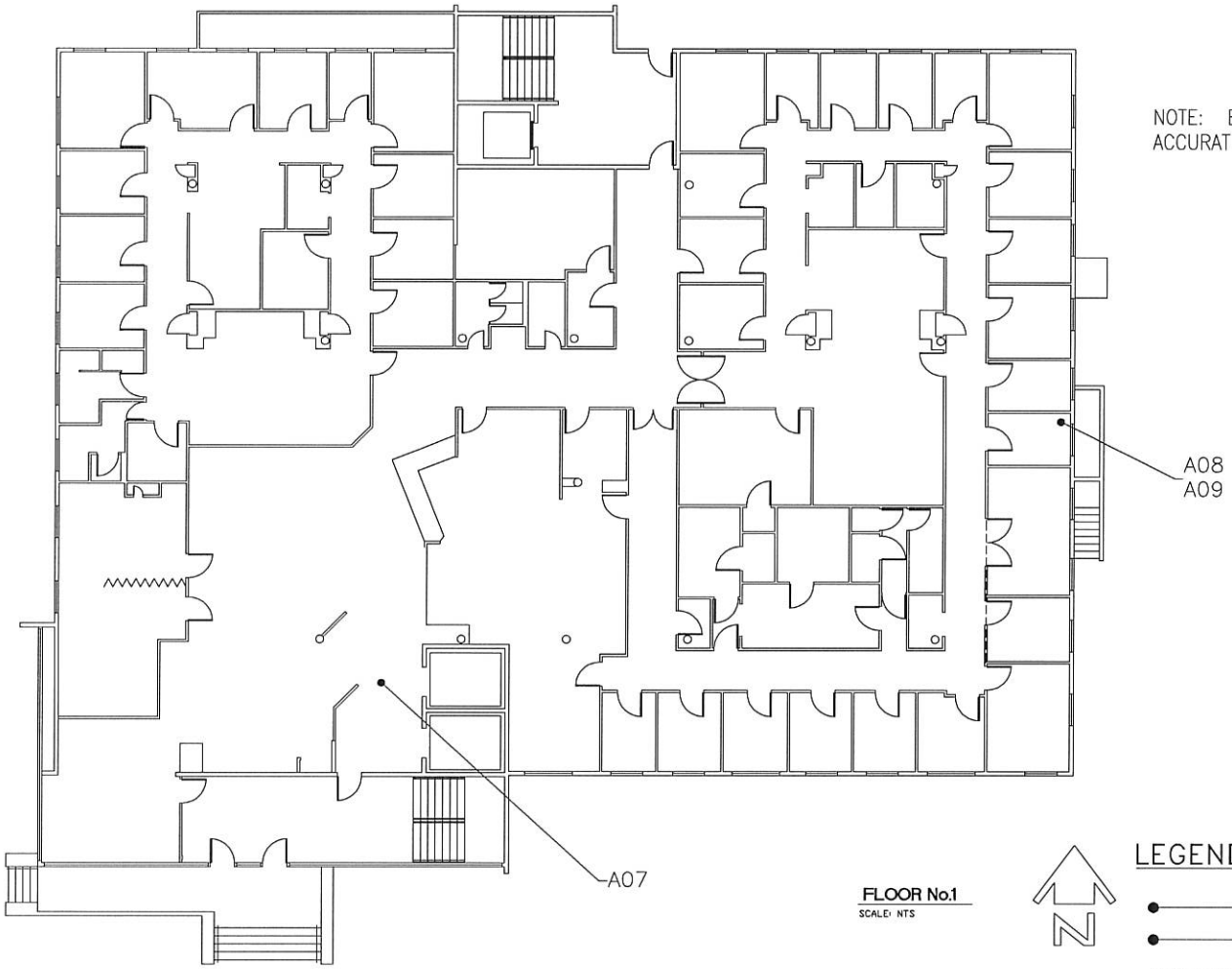
LEGEND

- AXX — ASBESTOS TEST LOCATION
- AXX — LAB TEST RESULTS POSITIVE FOR ASBESTOS

REFER TO TESTING SUMMARY IN REPORT FOR FULL DETAILS.
ALL SAMPLES HAVE A PHB-409- PREFIX.

MUNICIPALITY OF ANCHORAGE PUBLIC HEALTH BUILDING	BASEMENT ASBESTOS SAMPLE LOCATION DRAWINGS	EHS ALASKA INCORPORATED ENVIRONMENTAL HEALTH SCIENCES – ALASKA, INC.	DATE 4-30-09 DWG.NO SL-01

Exhibit A



NOTE: BACKGROUND DRAWINGS ARE OLD, AND MAY NOT ACCURATELY DEPICT WALL LOCATIONS.

FLOOR No.1
SCALE: NTS

N

LEGEND

- AXX ASBESTOS TEST LOCATION
- AXX LAB TEST RESULTS POSITIVE FOR ASBESTOS

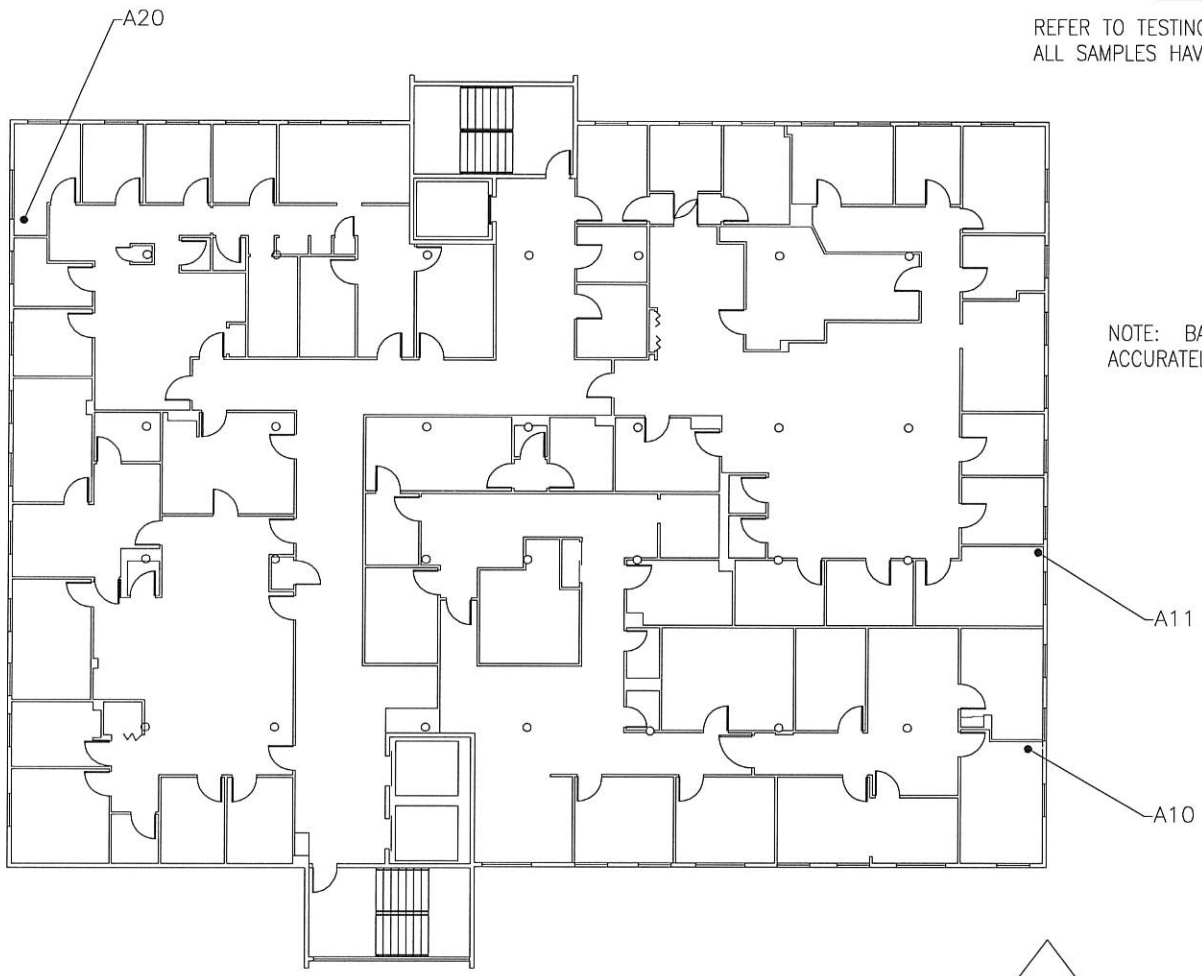
REFER TO TESTING SUMMARY IN REPORT FOR FULL DETAILS.
ALL SAMPLES HAVE A PHB-409- PREFIX.

MUNICIPALITY OF ANCHORAGE PUBLIC HEALTH BUILDING	FIRST FLOOR ASBESTOS SAMPLE LOCATIONS DRAWINGS	EHS ALASKA INCORPORATED ENVIRONMENTAL HEALTH SCIENCES – ALASKA, INC.	DATE 4-30-09 DWG.NO SL-02

LEGEND

- AXX — ASBESTOS TEST LOCATION
- AXX — LAB TEST RESULTS POSITIVE FOR ASBESTOS

REFER TO TESTING SUMMARY IN REPORT FOR FULL DETAILS.
ALL SAMPLES HAVE A PHB-409- PREFIX.



NOTE: BACKGROUND DRAWINGS ARE OLD, AND MAY NOT ACCURATELY DEPICT WALL LOCATIONS.

FLOOR No.2
SCALE: 1/8" = 1'- 0"

N

MUNICIPALITY OF ANCHORAGE PUBLIC HEALTH BUILDING	SECOND FLOOR ASBESTOS SAMPLE LOCATION DRAWINGS	EHS ALASKA INCORPORATED ENVIRONMENTAL HEALTH SCIENCES – ALASKA, INC.	DATE 4-30-09 DWG.NO SL-03

Exhibit A

Exhibit A

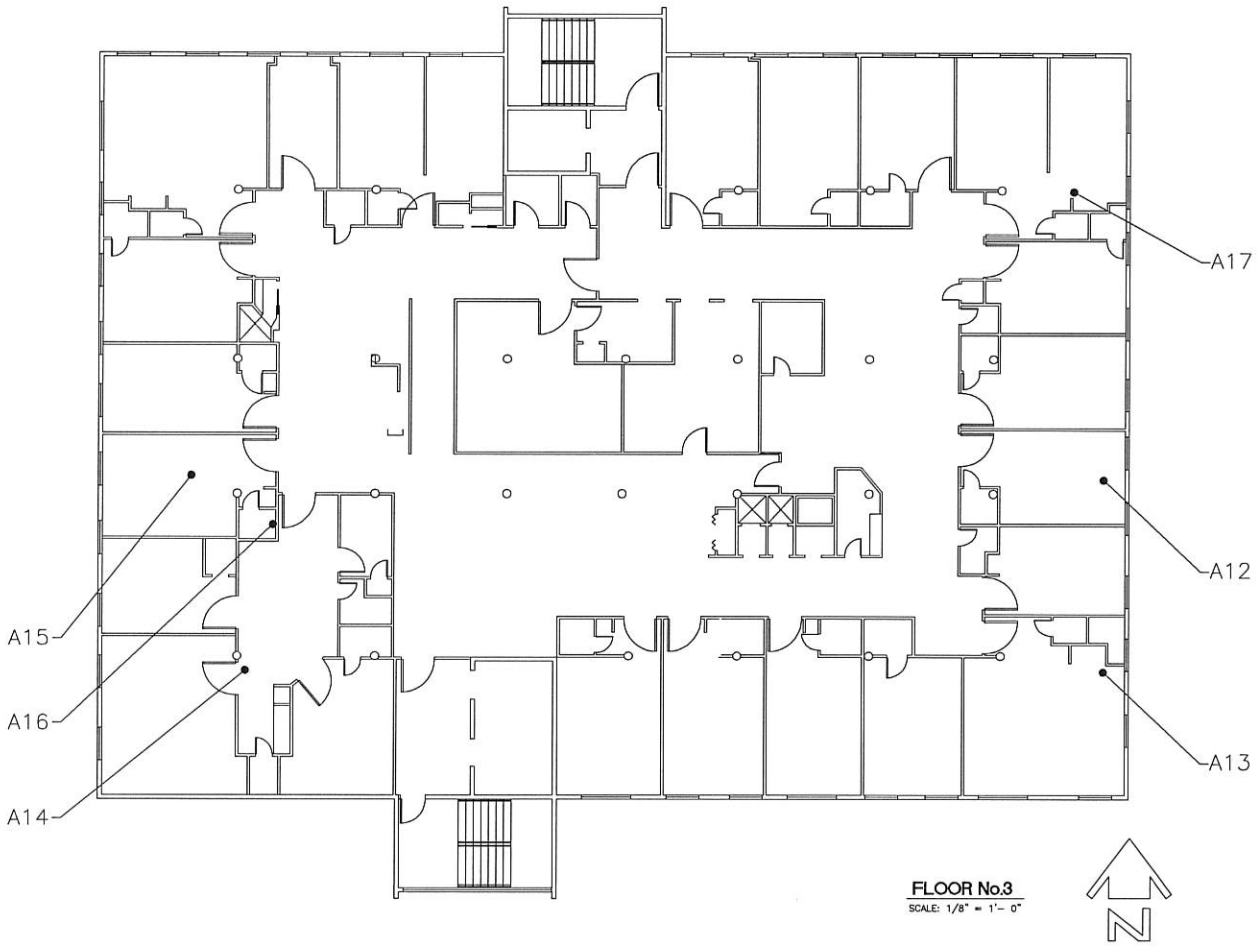
NOTE: BACKGROUND DRAWINGS ARE OLD, AND MAY NOT ACCURATELY DEPICT WALL LOCATIONS.

LEGEND

AXX ASBESTOS TEST LOCATION

AXX LAB TEST RESULTS POSITIVE FOR ASBESTOS

REFER TO TESTING SUMMARY IN REPORT FOR FULL DETAILS.
ALL SAMPLES HAVE A PHB-409- PREFIX.

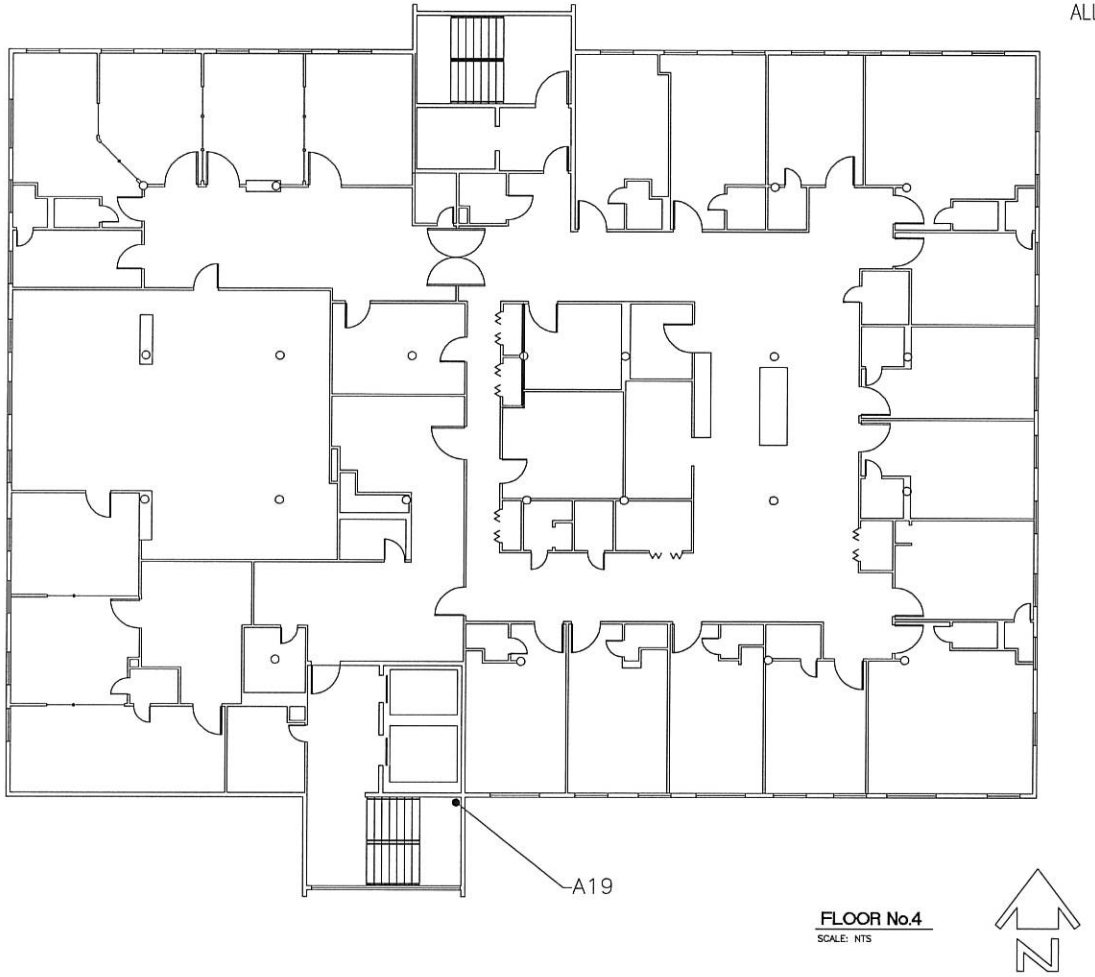


MUNICIPALITY OF ANCHORAGE PUBLIC HEALTH BUILDING	THIRD FLOOR ASBESTOS SAMPLE LOCATION DRAWINGS	EHS ALASKA INCORPORATED ENVIRONMENTAL HEALTH SCIENCES – ALASKA, INC.	DATE 4-30-09 DWG.NO SL-04

LEGEND

- AXX — ASBESTOS TEST LOCATION
- AXX — LAB TEST RESULTS POSITIVE FOR ASBESTOS

REFER TO TESTING SUMMARY IN REPORT FOR FULL DETAILS.
ALL SAMPLES HAVE A PHB-409- PREFIX.



FLOOR No.4
SCALE: NTS

NOTE: BACKGROUND DRAWINGS ARE OLD, AND MAY NOT ACCURATELY DEPICT WALL LOCATIONS.

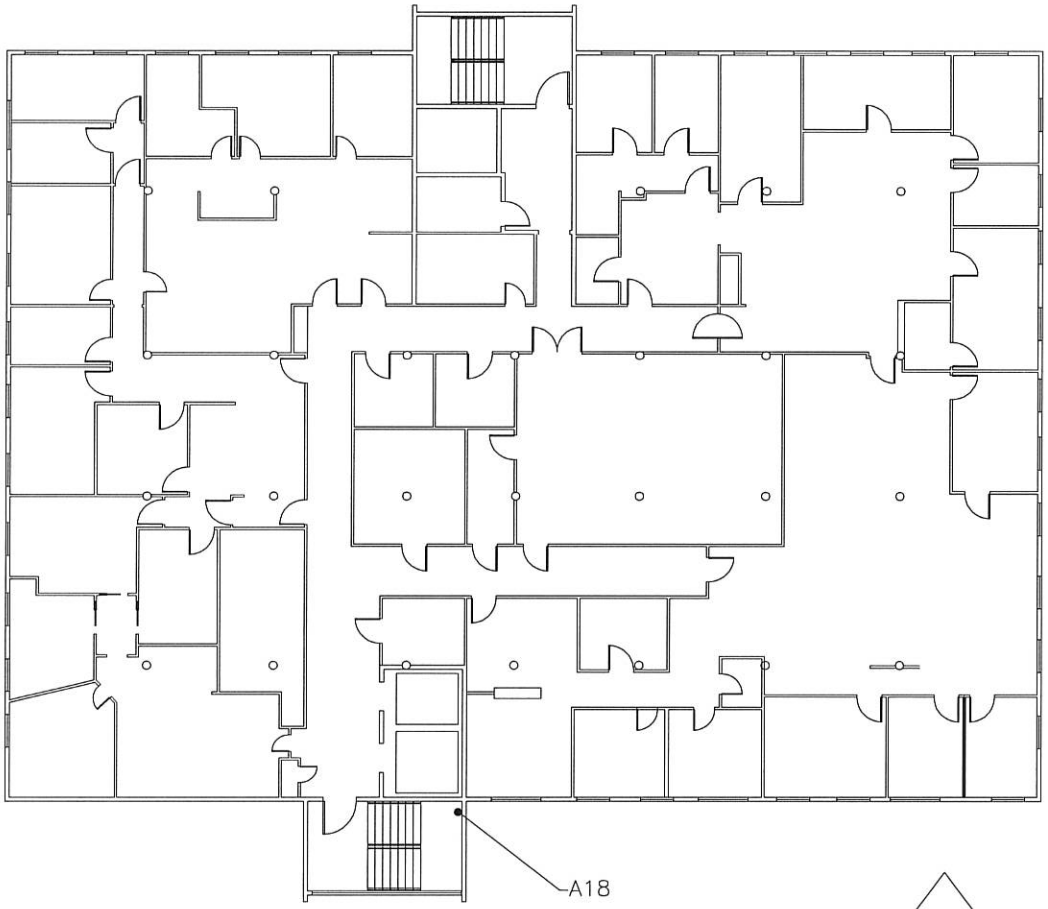
MUNICIPALITY OF ANCHORAGE PUBLIC HEALTH BUILDING	FOURTH FLOOR ASBESTOS SAMPLE LOCATION DRAWINGS	EHS ALASKA INCORPORATED ENVIRONMENTAL HEALTH SCIENCES – ALASKA, INC.	DATE 4-30-09 DWG.NO SL-05

Exhibit A

LEGEND

- AXX — ASBESTOS TEST LOCATION
- AXX — LAB TEST RESULTS POSITIVE FOR ASBESTOS

REFER TO TESTING SUMMARY IN REPORT FOR FULL DETAILS.
ALL SAMPLES HAVE A PHB-409- PREFIX.



FLOOR No.5
SCALE: 1/8" = 1'- 0"

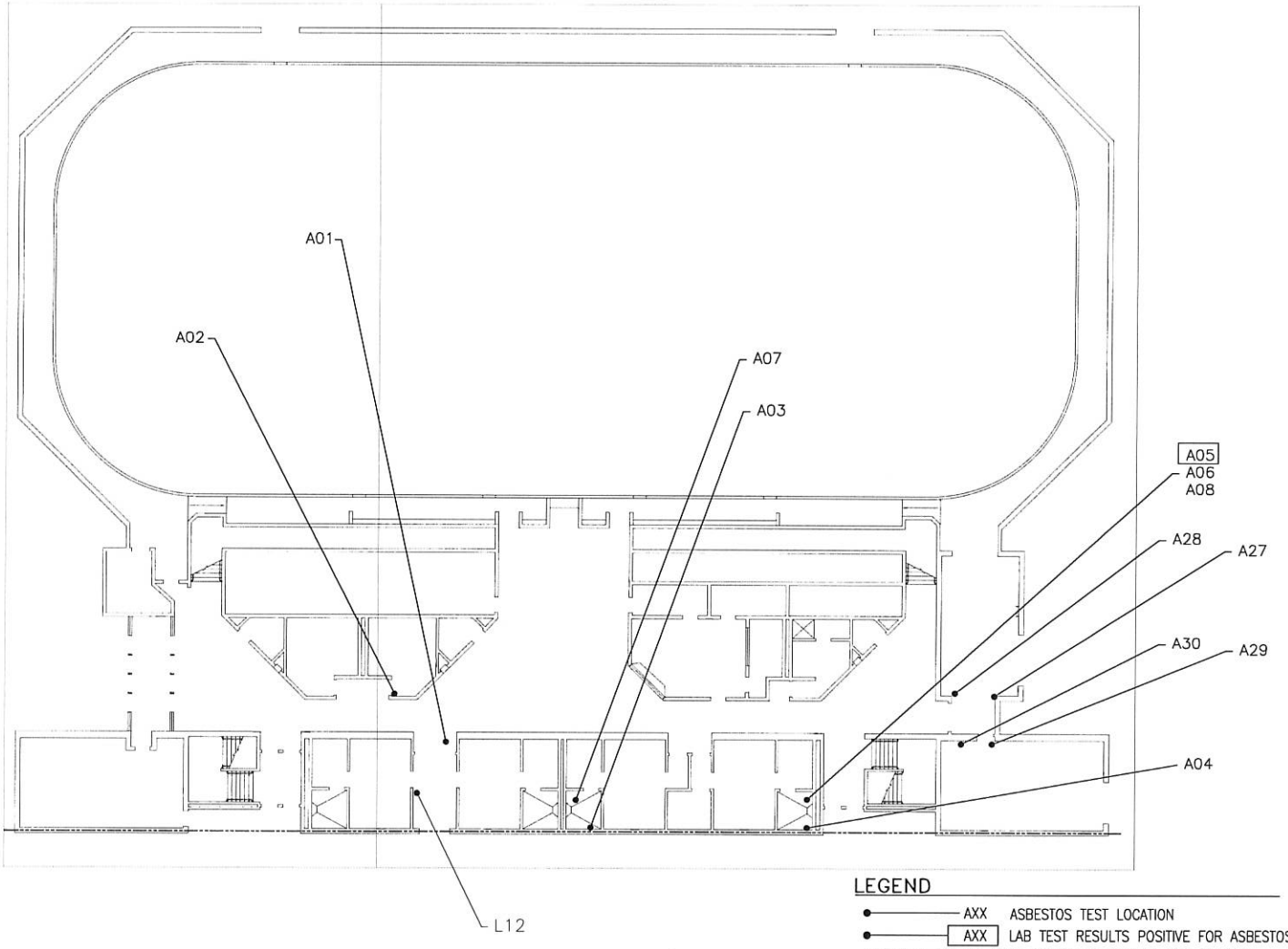
N

NOTE: BACKGROUND DRAWINGS ARE OLD, AND MAY NOT ACCURATELY DEPICT WALL LOCATIONS.

MUNICIPALITY OF ANCHORAGE PUBLIC HEALTH BUILDING	FIFTH FLOOR ASBESTOS SAMPLE LOCATION DRAWINGS	EHS ALASKA INCORPORATED ENVIRONMENTAL HEALTH SCIENCES – ALASKA, INC.	DATE 4-30-09 DWG.NO SL-06

Exhibit A

Exhibit A



1 / C-1 NORTH RINK–LOWER LEVEL PLAN
ASBESTOS/LEAD SAMPLE LOCATIONS

N

LEGEND

- AXX ASBESTOS TEST LOCATION
- AXX LAB TEST RESULTS POSITIVE FOR ASBESTOS

REFER TO TESTING SUMMARY IN REPORT FOR FULL DETAILS.
ALL SAMPLES HAVE A BB0309– PREFIX.

- LXX LEAD TEST LOCATION
- LXX LEAD TEST CLASSIFIED AS LEAD-BASED PAINT

REFER TO TESTING SUMMARY IN REPORT FOR FULL DETAILS.

EHS ALASKA INCORPORATED
ENGINEERING, HEALTH & SAFETY CONSULTANTS
11901 Beatinaan Blvd, Suite 320, Eagle River, AK 99577-7701
PH: 907-694-1382 FAX: 907-694-1383

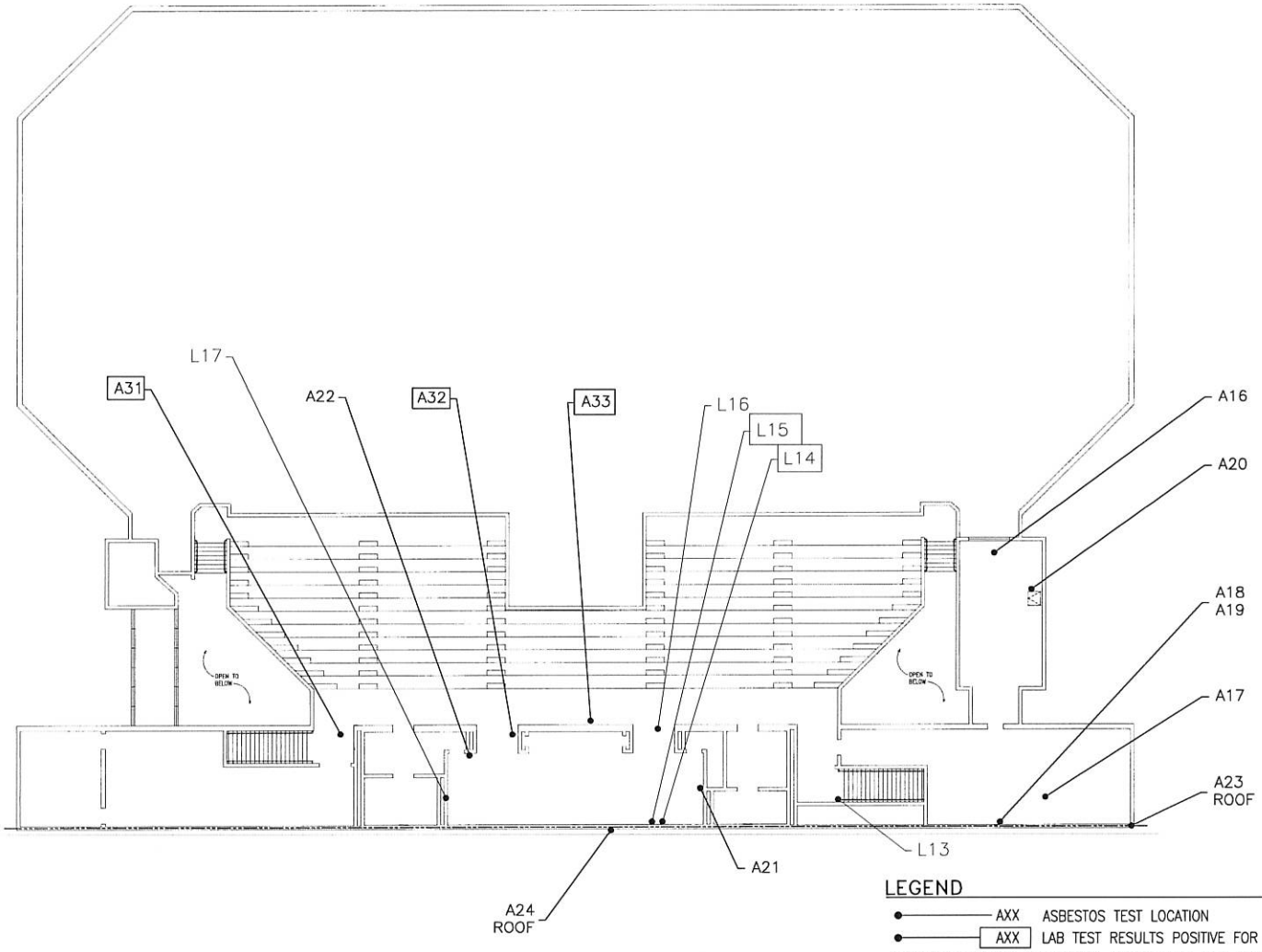
MUNICIPALITY OF ANCHORAGE
BEN BOEKE ICE ARENA
ANCHORAGE, ALASKA
HAZARDS SAMPLE LOCATION DRAWING

PROJECT NO.	6781
DESIGNED:	RAF
DRAWN:	FCW
CHECKED:	RAF
SCALE:	NO SCALE
DWG. TITLE:	6781-SL.DWG
JOB No.	6781
DATE:	MAR-09

C-1

of 4

Exhibit A



1 / C-2 NORTH RINK–UPPER LEVEL PLAN
ASBESTOS/LEAD SAMPLE LOCATIONS

N

LEGEND

- AXX ASBESTOS TEST LOCATION
- AXX LAB TEST RESULTS POSITIVE FOR ASBESTOS

REFER TO TESTING SUMMARY IN REPORT FOR FULL DETAILS.
ALL SAMPLES HAVE A BB0309- PREFIX.

- LXX LEAD TEST LOCATION
- LXX LEAD TEST CLASSIFIED AS LEAD-BASED PAINT

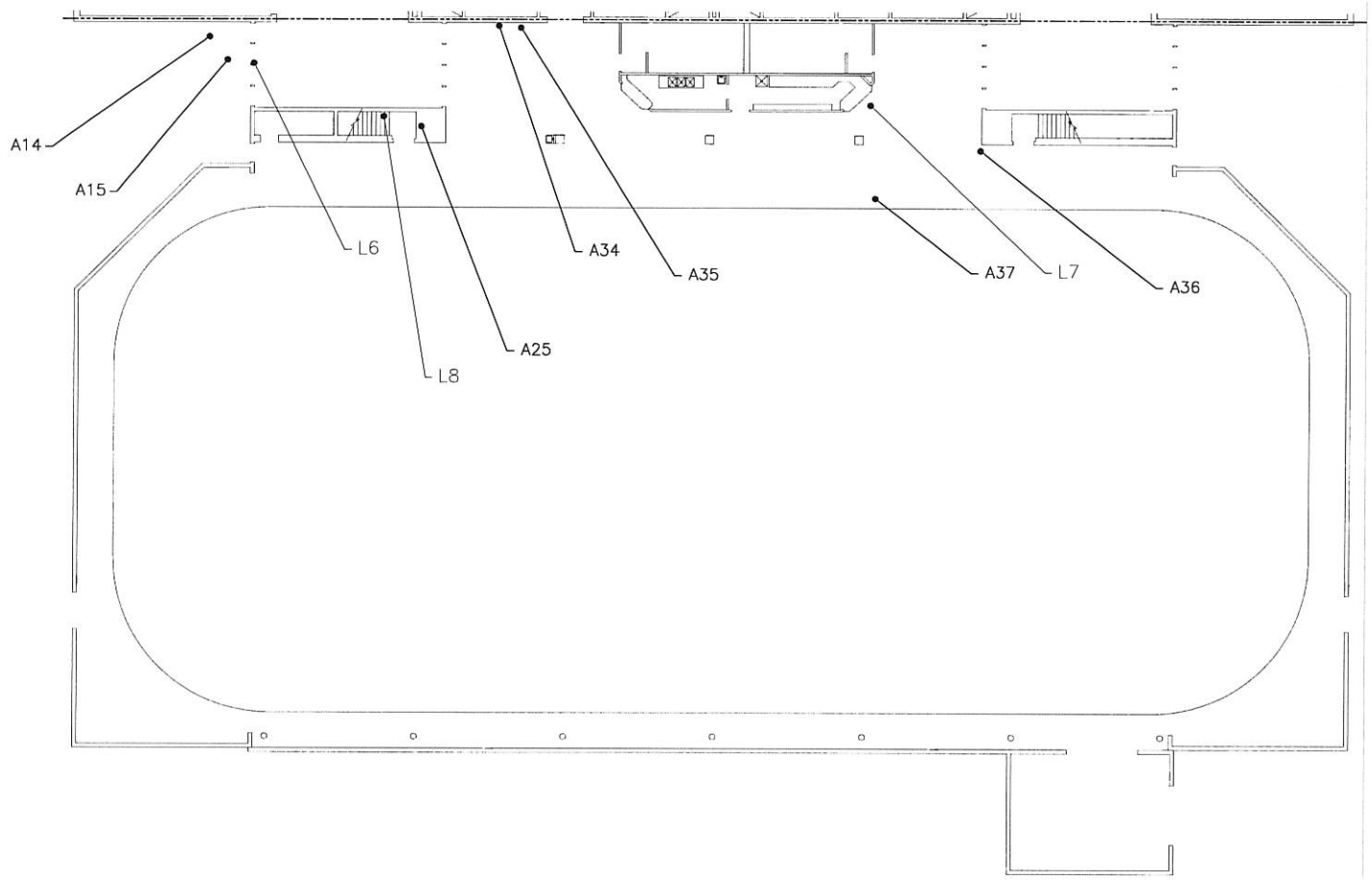
REFER TO TESTING SUMMARY IN REPORT FOR FULL DETAILS.

EHS ALASKA INCORPORATED
ENGINEERING, HEALTH & SAFETY CONSULTANTS
11001 Business Blvd, Suite 205, Eagle River, AK 99577-7701
PH: 907-694-1585 FAX: 907-694-1382

MUNICIPALITY OF ANCHORAGE
BEN BOEKE ICE ARENA
ANCHORAGE, ALASKA
HAZARDS SAMPLE LOCATION DRAWING

PROJECT NO.	6781
DESIGNED:	RAF
DRAWN:	FCW
CHECKED:	RAF
SCALE:	NO SCALE
DWG. TITLE:	6781-SL.DWG
JOB No.	6781
DATE:	MAR-09

C-2



1 / C-3 SOUTH RINK–LOWER LEVEL PLAN
ASBESTOS/LEAD SAMPLE LOCATIONS

N

LEGEND

- AXX ASBESTOS TEST LOCATION
- AXX LAB TEST RESULTS POSITIVE FOR ASBESTOS

REFER TO TESTING SUMMARY IN REPORT FOR FULL DETAILS.
ALL SAMPLES HAVE A BB0309– PREFIX.

- LXX LEAD TEST LOCATION
- LXX LEAD TEST CLASSIFIED AS LEAD-BASED PAINT

REFER TO TESTING SUMMARY IN REPORT FOR FULL DETAILS.

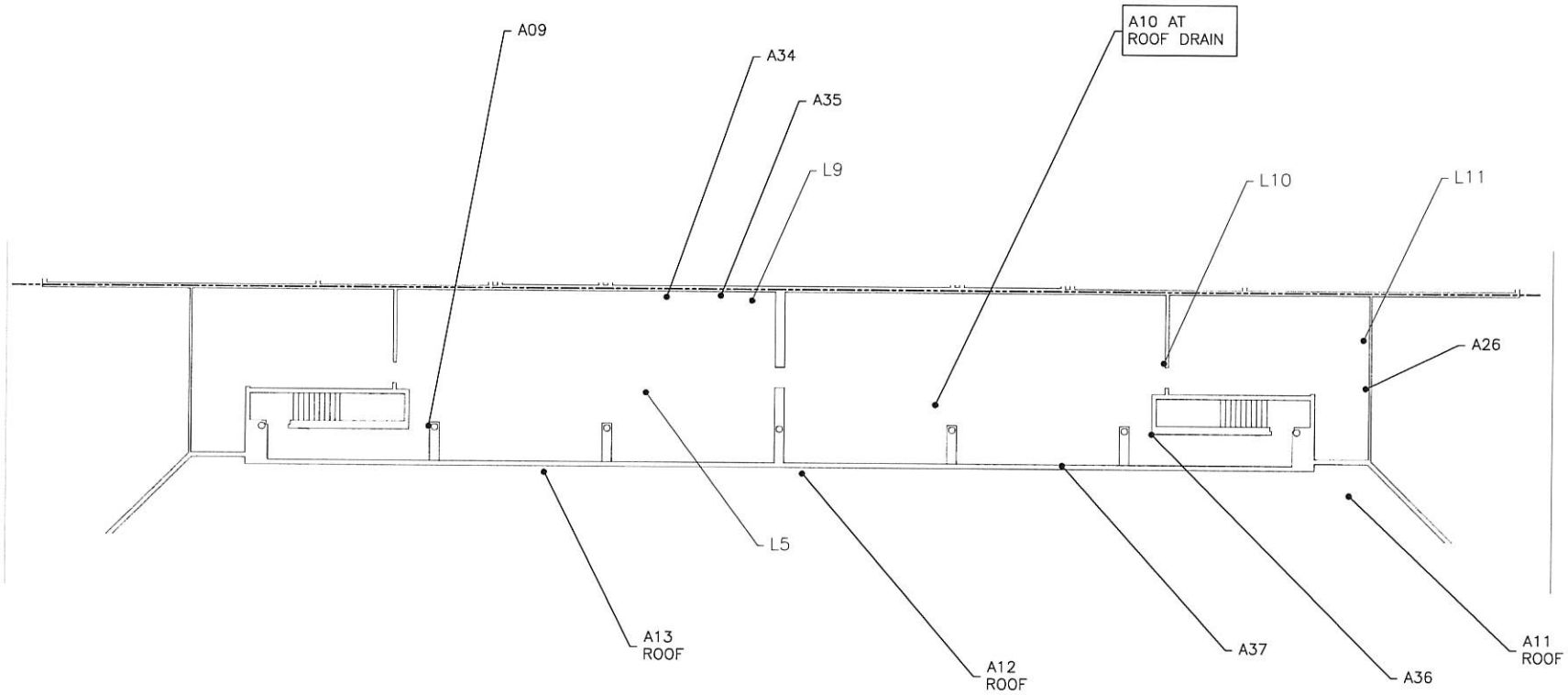
EHS ALASKA INCORPORATED
ENGINEERING, HEALTH & SAFETY CONSULTANTS
11901 Dowlaven Blvd, Suite 200, Eagle River, AK 99577-7701
PH: 907-694-1305 FAX: 907-694-1302

MUNICIPALITY OF ANCHORAGE
BEN BOEKE ICE ARENA
ANCHORAGE, ALASKA
HAZARDS SAMPLE LOCATION DRAWING

PROJECT NO.	6781
DESIGNED:	RAF
DRAWN:	FCW
CHECKED:	RAF
SCALE:	NO SCALE
DWG. TITLE:	6781-SL.DWG
JOB No.	6781
DATE:	MAR-09

C-3
of 4

Exhibit A



1 / C-4 SOUTH RINK–UPPER LEVEL PLAN
ASBESTOS/LEAD SAMPLE LOCATIONS

N

LEGEND

- AXX ASBESTOS TEST LOCATION
- AXX LAB TEST RESULTS POSITIVE FOR ASBESTOS

REFER TO TESTING SUMMARY IN REPORT FOR FULL DETAILS.
ALL SAMPLES HAVE A BB0309- PREFIX.

- LXX LEAD TEST LOCATION
- LXX LEAD TEST CLASSIFIED AS LEAD-BASED PAINT

REFER TO TESTING SUMMARY IN REPORT FOR FULL DETAILS.

EHS ALASKA INCORPORATED
ENGINEERING, HEALTH & SAFETY CONSULTANTS
11801 Business Park, Suite 200, Eagle River, AK 99577-7701
PH: 907-694-1325 FAX: 907-694-1382

MUNICIPALITY OF ANCHORAGE
BEN BOEKE ICE ARENA
ANCHORAGE, ALASKA
HAZARDS SAMPLE LOCATION DRAWING

PROJECT NO.	6781
DESIGNED:	RAF
DRAWN:	FCW
CHECKED:	RAF
SCALE:	NO SCALE
DWG. TITLE:	6781-SL.DWG
JOB No.	6781
DATE:	MAR-09

C-4
of 4

Exhibit A

Exhibit A

65% DESIGN COST SUMMARY

	Material	*Labor*	*Total*
01 - SITE WORK	$ 403,068	$ 327,294	$ 730,362
02 - SUBSTRUCTURE	120,734	113,350	234,084
03 - SUPERSTRUCTURE	227,492	161,283	388,775
04 - EXTERIOR CLOSURE	243,019	141,151	384,170
05 - ROOF SYSTEMS	127,352	101,520	228,872
06 - INTERIOR CONSTRUCTION	312,891	311,448	624,339
07 - CONVEYING SYSTEMS	0	0	0
08 - MECHANICAL	416,614	353,779	770,393
09 - ELECTRICAL	302,621	171,617	474,238
10 - EQUIPMENT	17,650	1,660	19,310
11 - SPECIAL CONSTRUCTION	0	0	0
SUBTOTAL:	*$ 2,171,441*	*$ 1,683,102*	*$ 3,854,543*
12 - GENERAL REQUIREMENTS			992,302
SUBTOTAL:			*$ 4,846,845*
13 - CONTINGENCIES			390,946
TOTAL ESTIMATED CONSTRUCTION COST (BID FEBRUARY 2012):			***$ 5,237,791***
ADD ALTERNATE NO. 1 Mezzanine			38,663
TOTAL BASE BID AND ADD ALTERNATE:			***$ 5,276,454***

demo and armory	+	$ 140,000
amount from GO Bond	-	$ 286,503
amount from State	-	$ 3,794,026
AMOUNT NEEDED (estimate)		$ 1,335,925

Exhibit B

DHHS Space Allocation Summary

		required space (ft^2)		
	# staff	w/o circulation factor	with circulation factor	circulation factor
Medical Clinic & WIC	52	12,592	17,000	35%
CCL, EH, VP	26	5,466	7,110	30%
Director, Admin, CSD, AK HMIS, EP	25	8,315	10,810	30%
Other	2	2,896	3,760	30%
TOTAL	**103**	**29,269**	**38,680**	

AREA 1 Medical Clinic & WIC
Programs: Clinical Svcs Supervisor, DPC/ RHC, HIM, GC/QA, Med Director
Function: Provide Direct Services to Clients

Program	# staff	Private	Cubicle	Counter	Space (ft2)
Medical Director	1	1	0	0	150
Cinical Svcs Supervisor	1	1	0	0	150
RHC	15	1	14	0	2,550
DPC	11	1	10	0	1,720
WIC	10	8	0	2	2,850
HIM	10	1	4	5	1,222
GC/QA	4	1	4	0	294
Shared space (includes main waiting area)	0	0	0	0	3,656
TOTAL	**52**	**14**	**32**	**7**	**12,592**
TOTAL (with 35% circulation factor)	**0**	**0**	**0**	**0**	**17,000**

AREA 2 CCL, EH, ADRC
Programs: Childcare Licensing, Environmental Health, Aging & Disabilites Resource Center
Function: Provide Direct Services to Clients

Program	# staff	Private	Cubicle	Counter	Space (ft2)
EH	12	1	11	1	1,102
CCL	10	2	10	0	1,584
ADRC	4	4	3	0	1,180
Shared space	0	0	0	0	1,600
TOTAL	**26**	**7**	**24**	**1**	**5,466**
TOTAL (with 30% circulation factor)	**0**	**0**	**0**	**0**	**7,110**

AREA 3 Director's Office, Administrative Services, Community Development, Emergency Preparednes
Programs: Director, PIO, Deputy Director, HCS Div Mgr, CFH Div Mgr, G&C, AS, Fiscal, EP
Function: Management, Admin Support, Emergency Preparedness, Grant Administration

Program	# staff	Private	Cubicle	Counter	Space (ft2)
Director (incl PIO)	2	2	0	0	525
Deputy Director	1	1	0	0	200
Community and Family Health (CFH) Division Manager	1	1	0	0	200
Admin Support (AS)	3	1	1	1	1,018
Grants & Contracts (G&C)	4	1	3	0	544
Fiscal	2	0	2	0	296
Community Services Division	6	1	5	0	890
EP	5	1	4	0	1,142
Shared space	0	0	0	0	3,300
TOTAL	**25**	**9**	**15**	**1**	**8,315**
TOTAL (with 30% circulation factor)	**0**	**0**	**0**	**0**	**10,810**

AREA 4 Specialized Storage, Environmental Health Lab, and IT
Programs: EP Storage, Environmental Health Lab, IT, Janitorial, Medical Waste Storage
Function: Specialized storage and lab space, IT support

Program	# staff	Private	Cubicle	Counter	Space (ft2)
IT	2	0	2	0	196
Storage/Lab Space	0	0	0	0	2,700
TOTAL	**2**	**0**	**2**	**0**	**2,896**
TOTAL (with 30% circulation factor)	**0**	**0**	**0**	**0**	**3,760**

AREA 1 Medical Clinic & WIC

Programs: Clinical Svcs Supervisor, DPC/ RHC, HIM, GC/QA, Med Director
Function: Provide Direct Services to Clients

Overview by Program

Program	# staff	Private	Cubicle	Counter	Space (ft^2)
Medical Director	1	1			150
Cinical Svcs Supervisor	1	1			150
RHC	15	1	14		2,550
DPC	11	1	10		1,720
WIC	10	8	0	2	2,850
HIM	10	1	4	5	1,222
GC/QA	4	1	4		294
Shared space (includes main waiting area)					3,656
TOTAL	**52**	**14**	**32**	**7**	**12,592**
TOTAL (with 35% circulation factor)					**17,000**

Detailed Space Needs

	Total # Needed	ft^2	Total ft^2	Comments
Shared Space				
Main waiting area (30 seats plus kids play area)	1	1,600	1,600	
Building Security Station (6'x6')	1	36	36	
Conference Room	0	0	0	
Break Room	1	200	200	
Public Restrooms	2	275	550	More space & capacity for women
Lab	1	250	250	
Conference Room	1	150	150	
Clinic Restrooms	2	60	120	
Break Room	1	150	150	
Medical Records (archive)	1	400	400	
Vaccine/Pharmacy storage	1	200	200	
TOTAL SHARED			**3,656**	
Medical Director	1	150	**150**	
Cinical Svcs Supervisor	1	150	**150**	
Reproductive Health Clinic (RHC)				
Office, Supervisor (Private Single)	1	150	150	
Office cubicles (6' x 6')	14	36	500	
Exam Rooms	10	100	1,000	hand wash sink in each
Vitals alcove	3	50	150	
Consult Rooms	2	100	200	
Resource Room	1	100	100	
Business Machine Area / Copy workroom	1	150	150	
Supply storage rooms	2	150	300	
TOTAL RHC			**2,550**	
Disease Prevention and Control (DPC)				
Office, Supervisor (Private Single)	1	150	150	
Private TB Waiting Room	1	100	100	
Immunization Rooms	2	120	240	hand wash sink
Immunization Room (large)	1	160	160	hand wash sink
TB Testing Room (negative pressure)	1	100	100	hand wash sink
TB Testing Room, large (negative pressure)	1	160	160	
Office cubicles (6' x 6')	10	36	360	
Business Machine Area / Copy workroom	1	150	150	
Supply storage	2	150	300	
Other needs				back-up generator
TOTAL DPC			**1,720**	
Women, Infants & Children Nutrition & Health (WIC)				
Office, Supervisor (Private Single)	1	150	150	
Office, Asst Supervisor (Private Single)	1	120	120	
Clinician office / exam room (private)	6	120	720	sink in each office
Check in/out counter (roll down gate, air exchange)	2			Grouped with HIM
Waiting / kids play area	1	200	200	
Supply Room (medical)	1	800	800	
Supply Room (business)	1	200	200	
Secure File Room	1	200	200	
Business Machine Area	1	150	150	
Video Viewing Room	1	100	100	
Weighing Alcove	1	50	50	
Additional bathrooms (public)	2	80	160	
TOTAL WIC			**2,850**	
Health Information Management (HIM)				
Office, Supervisor (Private Single)	1	150	150	
Cubicles	4	48	192	
Check in/out counter (roll down gate, air exchange)	5	36	180	Grouped with WIC
Business Machine Area	1	150	150	
Supply storage	1	250	250	
Medical records storage	1	300	300	
TOTAL HIM			**1,222**	
Grant Compliance & Quality Assurance (GC/QA)				
Office, Supervisor (Private Single)	1	150	150	
Office cubicles	3	48	144	
TOTAL GC/QA			**294**	

AREA 2 CCL, EH, ADRC

Programs: Childcare Licensing, Environmental Health, Aging & Disabilites Resource Center
Function: Provide Direct Services to Clients

Overview by Program

Program	# staff	Private	Cubicle	Counter	Space (ft^2)
EH	12	1	11	1	1,102
CCL	10	2	10		1,584
ADRC	4	4	3		1,180
Shared space					1,600
TOTAL	**26**	**7**	**24**	**1**	**5,466**
TOTAL (with 30% circulation factor)					**7,110**

Detailed Space Needs

	Total # Needed	**ft^2**	**Total ft^2**	**Comments**
Shared Space				
Reception / waiting area / counter	1	500	500	Increase to 1000sf if WIC is placed in Area 2
Conference room (medium)	1	250	250	
Conference room (small)	1	150	150	
Public Restrooms	2	275	550	More space & capacity for women
Break Room	1	150	150	
TOTAL SHARED			**1,600**	
Child Care Licensing (CCL)				
Office, Supervisor (Private Single)	1	150	150	
Office, Employee (Private)	2	100	200	
Cubicles	8	48	384	
Private Counseling/Meeting Room (Small)	2	100	200	
Business Machine Area	1	150	150	
Supply room	1	100	100	
File storage room	2	200	400	
TOTAL CCL			**1,584**	
Env Health (EH)				
Office, Supervisor (Private)	1	150	150	
Cubicles	9	48	432	
EH Customer Svc Counter	1	120	120	
Plan Review Office	1	100	100	
Business Machine Area/Supply/Plan Storage Room	1	300	300	
TOTAL EH			**1,102**	
Aging & Disabilities Resource Center (ADRC)				
Office, Supervisor (Private Single)	1	150	150	
Private office	3	100	300	
Meeting Room	1	180	180	
Supply Room	1	150	150	
Secure File Room	1	250	250	
Business Machine Area	1	150	150	
TOTAL VP			**1,180**	

AREA 3 Director's Office, Administrative Services, Community Development, Emergency Preparedness

Programs: Director, PIO, Deputy Director, HCS Div Mgr, CFH Div Mgr, G&C, AS, Fiscal, EP
Function: Management, Administrative Support

Overview by Program

Program	# staff	Private	Cubicle	Counter	Space (ft^2)
Director (incl PIO)	2	2			525
Deputy Director	1	1			200
Community and Family Health (CFH) Division Manager	1	1			200
Housing and communityy Services Division Manager	1	1			200
Admin Support (AS)	3	1	1	1	1,018
Grants & Contracts (G&C)	4	1	3		544
Fiscal	2		2		296
Community Services Division	6	1	5		890
EP	5	1	4		1,142
Shared space					3,300
TOTAL	**25**	**9**	**15**	**1**	**8,315**
TOTAL (with 30% circulation factor)					**10,810**

Detailed Space Needs

	Total # Needed	ft^2	Total ft^2	Comments
Shared Space				
Conference room (large)	1	1,600	1,600	
Conference / Media PIO room (small)	1	250	250	
Lunch / Break room	1	300	300	
Public Restrooms	2	275	550	More space & capacity for women
Supply Room	1	200	200	
Mail room	1	100	100	
Computer Training Room	1	300	300	
TOTAL SHARED			**3,300**	
Director				
Director's Office	1	275	275	
PIO Office	1	150	150	
Storage room (PIO)	1	100	100	
TOTAL Director			**525**	
Deputy Director	1	200	**200**	
Community and Family Health (CFH) Division Manager	1	200	**200**	
Housing and Community Services (HCS) Division Manager	1	200	**200**	
Admin Support (AS)				
Office, Supervisor (Private Single)	1	150	150	
Cubicles	1	48	48	
Reception area / counter	1	150	150	
Resource Library	1	120	120	
Business Machine Area (serves Dir, IDSS, G&C, Fiscal)	1	150	150	
Storage Room	1	200	200	
File Room	1	200	200	
TOTAL AS			**1,018**	
Grants & Contracts (G&C)				
Office, Supervisor (Private)	1	150	150	
Cubicles	3	48	144	
File Room	1	250	250	
TOTAL G&C			**544**	
Fiscal				
Cubicles	2	48	96	
File Room	1	200	200	
TOTAL Fiscal			**296**	
CSD				
Office, Supervisor (Private Single)	1	150	150	
Cubicles	5	48	240	
Business Machine Area	1	150	150	
Storage	1	100	100	
File Room	1	250	250	
TOTAL HCS			**890**	
Emergency Preparedness (EP)				
Office, Supervisor (Private Single)	1	150	150	
Cubicles	4	48	192	
DHHS Operation Center (DOC)	1	250	250	
Comm Room	1	100	100	
Business Machine Area	1	100	100	
File Room	1	200	200	
Supply room	1	150	150	
TOTAL EP			**1,142**	

AREA 4 Specialized Storage, Environmental Health Lab, and IT

Programs: EP Storage, Environmental Health Lab, IT, Janitorial, Medical Waste Storage
Function: Specialized storage and lab space, IT support

Overview by Program

Program	# staff	Private	Cubicle	Counter	Space (ft^2)
IT	2		2		196
Storage/Lab Space					2,700
TOTAL	**2**	**0**	**2**	**0**	**2,896**
TOTAL (with 30% circulation factor)					**3,760**

Detailed Space Needs

	Total # Needed	**ft^2**	**Total ft^2**	**Comments**
IT				
Cubicles	2	48	96	
Server / Comm Room	1	100	100	
TOTAL IT			**196**	

Storage/Lab Space				
EP storage	1	1,500	1,500	
Medical Records Storage	1	400	400	
EH Lab / equipment storage	1	600	600	need fume hood
Janitorial / Med Waste storage	1	200	200	
TOTAL STORAGE/LAB SPACE			**2,700**	

Exhibit C
COMMUNICATIONS CABLE PLANT (Telephones and Computers)
Department Health & Human Services
Specifications written by: ITD/Network Services 6/16/16

TELECOMMUNICATIONS INSIDE CABLE PLANT (Telephone and Computer Cabling) Specifications written by: ITD/Network Services

Proposer shall provide communications outlets per MOA-supplied drawings. Communications (telephone and computer) outlets at locations to be designated by the MOA. Each outlet will consist of two (2) flush mount “Cat-6” cables in a single gang faceplate unless specified otherwise.

Each communications outlet wall plate shall have a 115volt outlet within 3 feet. (For computers, faxes, printers etc.)

A Registered Communications Distribution Designer (RCDD) shall oversee all communications installation. Before award of contract, contractor shall provide to MOA a certificate of completion of examination in order to attain the RCDD designation from BICSI. BICSI is a comprehensive Non-profit trade association whose programs and interest cover the broad spectrum of the voice and data industries.

The RCDD shall sign and attest to all cable distribution design submittals. The RCDD seal shall appear on all documents, designs and as-builds to attest to the completeness and accuracy of the design.

COMMUNICATIONS EQUIPMENT ROOMS

-Communication room interior design shall be done by an RCDD to meet the needs of the MOA. The MOA will have final approval.

-The minimum power requirements in this room shall be two (2) 120Vac 20amp service with isolated ground. A minimum of 40 amps of service shall be provided.

-This room shall not be a storage room or custodial closet for building maintenance.

-All Communications Equipment Rooms shall have ¾ inch fire painted plywood mounted on at least two walls. The plywood shall extend from not greater than 18” above the floor to not less than 7’ above finished floor.

-Communications rooms shall be at least 100 square feet in area.

-All wiring in communications rooms shall be terminated on 110 Category 6 patch panels. Horizontal wire managers shall be installed to efficiently organize patch cables and jumper wire. A wire cross connect manager shall be install at the top of each 110 patch panels vertical column.

-If the Communications room is not collocated with the telecommunications suppliers DEMARC, a tie cable shall be installed, per MOA specification.

MAIN COMMUNICATIONS ROOM

-This room shall be a minimum of 400 sq ft.

-The PBX and racks shall have isolated grounds as per manufacturer requirements.

-Heating, ventilation and air conditioning (HVAC) in this room shall maintain, 24 hours a day seven (7) days a week, for the following environment:

Temperature Range	64 -75 degrees F
Humidity Range	30 - 50 percent relative.
Heat dissipation	20K-30K BTUs per hour

QUALIFICATIONS OF COMMUNICATIONS CONTRACTOR

The successful communications contractor shall meet the following requirements:

-Contractor will provide proof of EIA/TIA, category 6 cable plant installation experience and/or training to the Municipality of Anchorage within three (3) business days of bid opening.

-Contractor will provide five (5) references of previous category 6 installations.

-Contractor awarded bid shall have a Registered Communications Distribution Designer (RCDD) on site a much of time during the installation. Before award of contract, contractor shall provide certificate of completion of examination in order to attain the RCDD designation from BICSI. BICSI is a comprehensive Non-profit trade association whose programs and interest cover the broad spectrum of the voice and data industries.

-The RCDD shall sign and attest to all cable distribution designs and testing submittals. The RCDD seal shall appear on all documents, designs and as-builts to attest to the completeness and accuracy of the design.

ESTABLISHED STANDARDS

-All parts used for the copper cable plant shall have as a minimum a 25 year manufacturer warranty.

-Cable shall be category 6, 4-pr certified and plenum rated.

-All cabling shall be installed according to EIA/TIA standards.

-Cable termination will be on 110 Category 6 patch panels, with all cables being in sequential order. Interior wall outlets shall be cut in, not surface mounted, unless approved by MOA/ITD Network Services.

Other Requirements

Wall outlets and patch panels shall be terminated in the 568A layout.

Riser cable shall be terminated on 110 blocks with a wire manager.

Wall outlets shall be labeled to match the cable number, with side-by-side outlets being sequentially numbered.

Each wall jack color shall be the same color as the faceplate indicating the outlet is a “Cat 6“ outlet.

Four inch diameter conduits shall be use to feed cable from the ceiling into the communications room and it should be mounted directly above the 110 patch panels or where agreed upon.

A cable management system approved by MOA/ ITD Network Services will manage the cable bundles on the walls in the communications room.

New Construction/Remodeling Minimum Telephone Outlet Specifications

-For every 100 sq ft of office space there shall be one-duplex telecomm outlet.

-For every 1000 sq ft of office space there shall be one-fourplex telecomm outlet.

-For every conference room there shall be a minimum of two each duplex telecomm outlets, one at each end of the room.

-Specific telecomm outlet placement shall be agreed upon by the installer and MOA.

Cable Testing and As-builts

-Contractor shall provide all requested documentation in a 3-ring binder labeled with the site location and address.

-All Category 6 cables shall be tested for compliance with EIA/TIA category 6-certification.

-Contractor shall provide a copy of the 100% Category 6 cable plant test data in an 8 ½ x 11 3-ring binder with a drawing showing where each outlet is located.

-Fiber optic cable, if installed, shall be tested with an OTDR, with test results to be returned with cat 6 test results.

-Contractor shall provide a Visio drawing on diskette showing the following:

-On a separate layer the drawing shall show each jack location and indicate each jack/cable number by the jack location.

-On a separate layer the drawing shall indicate cable paths from the communication equipment room to the end jack location.

Wall Outlets:

-Each wall outlet will use manufacturer parts that comply with the manufactures warranty consisting of the following minimum:

Six port wall plate

A blank coupler shall be used to cover any open ports.

-Wall outlets shall be labeled as follows:

-Top and bottom jacks shall be sequentially numbered left to right.

-Center jacks (if required) will be sequentially numbered left to right.

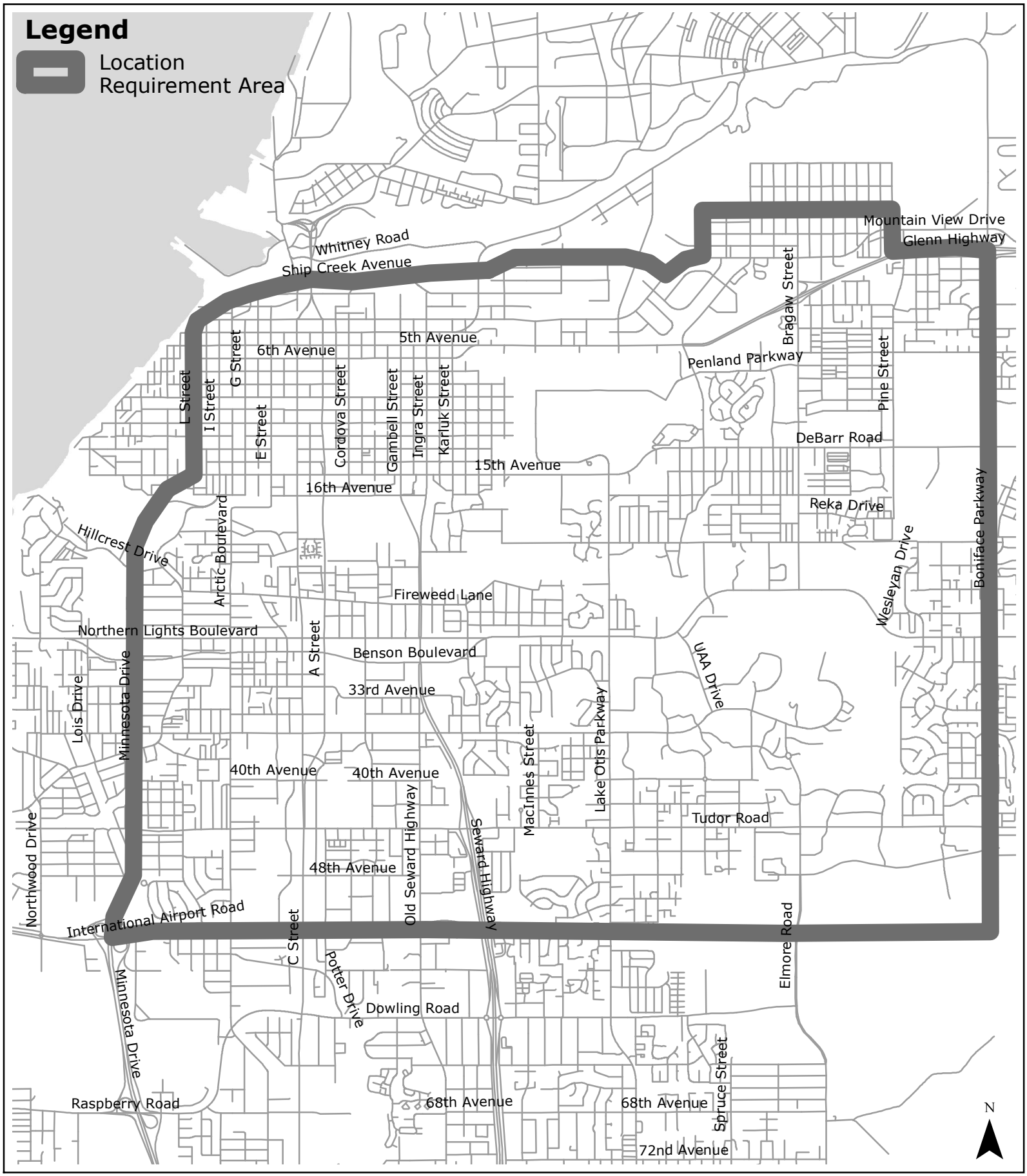
-8 Pin jacks shall be labeled with the cable number, starting with number one and continuing sequentially.

-Wall outlets shall be terminated in the 568A configuration.

Notices:

Before final acceptance, the Municipality of Anchorage IT department will perform quality control testing. ITD will be inspecting and testing to EIA/TIA 568 and EIA/TIA 569 standards.

Exhibit D



MOA Department of Health and Social Services
RFP: Location Requirements 3.1

0 2,050 4,100 8,200 Feet