10 First Street NW
Mason City, Iowa 50401-3224
641.421.3600
www.masoncity.net

City of Mason City, Iowa Brownfields Cleanup Grant Application

B. Application Information Sheet:

(1) Applicant Identification	City of Mason City 10 First Street NW Mason City, IA 50401	
(2) Website URL	https://www.masoncityiowa.gov/default.aspx	
(3) Funding Requested	a. Grant Type: Single Site Cleanup	
	b. Federal Funds Requested: $1,515,600	
(4) Location	a. City: Mason City	
	b. County: Cerro Gordo	
	c. State: Iowa	
(5) Property Information	Mohawk Square 220 E. State Street Mason City, IA 50401	
(6) Contacts	a. Project Director	b. Highest Ranking Elected Offiical
	Aaron Burnett (641) 421-2701 aburnett@masoncity.net 10 First Street NW Mason City, IA 50401	John P. Lee, Mayor (641) 421-3600 mayor@masoncity.net 10 First Street NW Mason City, IA 50401
(7) Population	27,338 (2020 U.S. Census)	

8. Other Factors	Page #
Community Population is 15,000 or less	No
The applicant is, or will assist, a federally recognized Indian Tribe or United States Terriorty.	No
The proposed brownfield site(s) is impacted by mine-scarred land.	No
Secured firm leveraging commitment ties directly to the project and will facilitate completion of remediation/reuse; secured resource is identified in the Narrative and sustaintiated in the attached documentation.	3 & Attachment 1
The proposed site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partically contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	No

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The proposed site(s) is in a federally designated flood plain.	No
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	2
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.	2
The proposed proejct will improve local climate adapation/mitigation capacity and resilienc to protect residents and community investment.	2
The target area(s) is impacted by a coal-fired power plan that has recently closed (2014 or later or is closing.	No

9. Releasing Copies of Applications – This application does not contain confidential, priviledge, or sensitive information.

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Mohawk Square Location Map

(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

a. Overview of Brownfield Challenges and Description of Target Area: The city of Mason City, known as the "The River City" based on Meredith Wilson's "The Music Man," in north central Iowa serves as the county seat of Cerro Gordo County. This city was settled in 1853 at the junction of Lime Creek (Winnebago River) and Willow Creek. Renowned architect Frank Lloyd Wright and his associates designed several structures within the community including the Stockman House, Park Inn Hotel, City National Bank, and the largest group of Prairie School style homes on a unified site, the Rock Crest and Rock Glen neighborhoods. John Dillinger, Baby Face Nelson, and their gang robbed the First National Bank of Mason City in 1934.

The establishment of the railroad in 1866 allowed the city to grow quickly, becoming a significant retail and manufacturing center in the Midwest. The lime, brick, and tile industry developed rapidly with the opening of the Northwest State Portland Cement Plant in 1906 and the Lehigh Portland Cement Company in 1910. At its height, Mason City was shipping the largest freight tonnage in the State of Iowa and producing more brick, tile, and Portland cement than any city in the world, with its nine brick companies. With the addition of the sugar beet and pork packing industries in the 1950s and 1960s, Mason City became the largest urban center between Des Moines and Minneapolis. However, change came with the onset of the 1970s with loss of businesses, jobs, and brownfield sites as a result. Economic hardship began with the loss of approximately 3,000 jobs (nearly 10% of the total city's population) when several major industries closed. American Crystal Sugar closed its plant in 1973, followed by Armour in 1974, Iowa Beef Processors in 1977, and finally the brickyards in 1979. The 1980s ushered in another blow with the farm crisis that caused an economic crisis of epic proportions throughout the Midwest, furthering the mass population exodus with a 4 percent decline between 1980 to 1990. While still trying to recover from the previous decades, the city was dealt another blow in 2009 with the closure of the Holcim Cement Company (Northwestern State Portland Cement Plan), leaving 165 people without employment and a $60 million deficit to the Iowa economy.

Mason City has a population is 27,135 according to the American Community Survey (ACS) 2023 5-year estimates. The economic downslide that began in 1970s resulted in decades of population decline (10% since 1970), concentrations of brownfields sites in the target area with over 600 facilities, according to Platform for Exploring Environment Records (PEER), and decreased property values. The target area of this cleanup project is the same as the city's Community-Wide Assessment Grant which encompasses Cerro Gordo County Census Tracts 9503 and 9504.02. A brownfields inventory of the target area identified over 40 brownfields properties. The area is comprised of the city's two prime commercial areas, Federal Avenue Corridor and the downtown, with Willow Creek the north/south halfway marker. The target area is comprised of 8,702 people and has a poverty rate as high as 17.1 percent, nearly double the city (10.6%) and county (11.7%) rates, according to the ACS 2023 5-year estimates. Past and current land uses within the target area include industrial, commercial, institutional, downtown mixed use, medical, office, and residential. Several adopted long-range planning documents including the *North Iowa Corridor Joint Comprehensive Plan 2024, Downtown Plan*, *South Federal Avenue Corridor Study*, and the *Willow Creek Master Plan* identify this area as a priority for redevelopment.

b. Description of the Proposed Brownfield Site: Mohawk Square is the proposed site for this cleanup application. Located at 220 East State Street, this 1-acre property is in a downtown fringe neighborhood that includes a vacant five-story building. The site was developed in 1918 as Mason City High School. Due to overcrowding from rapidly growing student population caused by the "baby boom" of 1946-1964 a new high school was constructed and opened in 1965. Following the original high school's closure, the property housed the Mason City Junior College and then office space for the Cerro Gordo County Department of Public Health. Mohawk Square has remained vacant since a portion of its roof collapsed in May 2019 as a result of a severe storm and heavy rains. This unfortunate situation has exposed the property's interior to natural elements and has generated extensive deterioration; an independent analysis completed by a structural engineering firm has confirmed significant structural weaknesses, pervasive mold, and widespread water damage. The same inspection concluded the

building is not safe for human occupancy. Because the previous owner made no meaningful effort to repair or rehabilitate the property, the building continued to pose significant safety hazards, including the presence of dead animals, weakened structural components, and conditions unfit for human occupancy. In March of 2025, the City of Mason City filed a petition to have Mohawk Square declared an abandoned property and have the site legally transferred to the city through Iowa's 657A Abandoned and Unsafe Buildings framework.

The city utilized its current U.S. EPA Brownfields Community-Wide Assessment Grant to conduct Phase I and Phase II Environmental Site Assessments (ESAs) and a Supplemental Phase II ESA Asbestos Containing Materials Inspection (ACM). The Phase II ESA Evaluation of soil gas intrusion risk from near-source soil gas was conducted by utilizing the EPA's Vapor Intrusion Screening Level (VISL) calculator. A cancer risk was determined to be less than 1 x 10-4, which represents an acceptable cumulative cancer risk for the residential and commercial exposure scenarios. The non-cancer hazard quotient was determined to be less than 0.1, which represents an acceptable cumulative non-cancer risk for the residential and commercial exposure scenarios. No Resource Conservation and Recovery Act (RCRA) metals constituents were detected at concentrations greater than IDNR Statewide Standard (SWS). Based on the laboratory results compared to the applicable regulatory standards and combined with the results of the IDNR Cumulative Risk Calculator, the detected soil concentrations represent a non-cancer risk to human health for site residents and site-workers. The Supplemental Phase II ESA ACM Survey identified approximately **110,380** square feet of floor and ceiling materials (tile, mastic, tar, and adhesives), **20** linear feet of pipe insulation, and **31** fixtures have some concentrations of ACM. It was determined that approximately 22,000 square feet of the property will require remediation via Regulated Asbestos Containing Material (RACM) demolition as a result of structural deficiencies associated with the roof collapse of 2019.

Revitalization of the Target Area

c. Reuse Strategy and Alignment with Revitalization Plans: The cleanup and revitalization of Mohawk Square aligns with adopted city objectives as identified in, the 2024 North Iowa Corridor Joint Comprehensive Plan, and the 2023 Mason City Housing Initiative. Both plans identify improving housing options, opportunities, and affordability as a need with the community. Each plan is grounded in the commitment to protect public health and general welfare, and to support the development of neighborhoods that are safe, vibrant, and thriving. The removal of ACM from Mohawk Square removes a significant source of contamination and allows the site to be redeveloped. Stakeholder and public engagement efforts as part of the city's current Brownfields Community-Wide Assessment Area-Wide Brownfields Revitalization Plan has identified Mohawk Square as a prime site for residential redevelopment. Preliminary site plans call for a 100-unit multi-family complex to be constructed on the Mohawk Square site. The draft Area-Wide Brownfields Revitalization Plan will be available for additional public comment on the Mason City Brownfields website (www.masoncitybrownfields.com) in the Spring of 2026.

d. Outcomes and Benefits of Reuse Strategy: The remediation of ACM within the Mohawk Square building is a critical first step in the redevelopment process. The site is well position for new residential construction located just four blocks from Central Park, Mason City's downtown square. The Mason City Housing Initiative Study found that the lack of new units and prevalence of older housing stock in Mason City illustrates that the community has a housing shortage. Rental housing is a top challenge for attracting new workers and families to Mason City. There is a demand for 800 units with rent prices between $1,000 to $1,400 per month. The proposed 100-unit multi-family development is anticipated to cost approximately **$10 million** to construct. According to projections from the National Home Builders, the development will create **125 jobs** and generate **$5.5 million** in taxes and revenue for local, state, and federal governments.

New affordable housing at Mohawk Square strengthens community resilience by providing safer, modern housing that is better able to withstand extreme weather and reduce residents' exposure to hazard-prone areas. This development will include energy-efficient systems, helping households shelter safely and recover more quickly after disasters. By creating stable, accessible housing near services and employment, it will also reinforce social and economic stability, key factors in the community's ability to prepare for, respond to, and rebound from natural disasters. The city will encourage the developer to implement renewable energy, if feasible.

Strategy for Leveraging Resources

e. Resources Needed for Site Characterization/f. Resources Needed for Site Remediation/g. Resources Needed for Site Reuse: The city of Mason City has a proven history of securing funding from governmental and private sources to help fill funding gaps for brownfields projects. Since 2017 the city has secured over $40 million for improvements within the target area. The table below highlights resources that have been invested into the site and resources planned for the revitalization of Mohawk Square.

Resources Needed for Acquisition, Assessment, Remediation, and/or Site Redevelopment of Mohawk Square			
Resource	**Phase**	**Status**	**Details**
Local Funds	Acquisition	Completed	**$50,000** to acquire the building through 657A Abandoned or Unsafe Buildings
EPA Brownfields Assessment	Assessment	Completed	**$40,000** in assessment work completed on Mohawk Square from the city's **$500,000** assessment grant awarded.
IDNR Brownfields	Cleanup	Unsecured	Up to **$25,000** available for site remediation.
EPA Brownfields Cleanup	Remediation	Applying	**$1,515,600** to remove ACM from the site.
Iowa Economic Development Authority Brownfields/ Grayfields Tax Credit	Remediation	Unsecured	Up to **$1,000,000** in tax credits to clean up and redevelop the site.
Workforce Housing Tax Credits	Reuse	Unsecured	**$1,000,000** in tax credits for the rehabilitation and creation of workforce housing units.
Local Funds	Reuse	Secure	**$125,000** in city Capital Improvement Plan allocation towards cleanup and redevelopment activities. (Attachment 8 - Letter)
Local Funds	Reuse	Unsecure	**10-year; 100% in tax abatement** planned, based on similar previous projects, is expected.

Developers have expressed interest in converting the site into residential units. Once the cost-prohibitive remediation is complete, the local nonprofit Community Housing Initiatives (CHI) will partner with the city to advance redevelopment. CHI will take the lead in pursuing financing opportunities, including Low-Income Housing Tax Credits, HOME Partnership Program funds, and state and local housing trust funds.

h. Use of Existing Infrastructure: Public-private partnerships are not new to Mason City. Mohawk Square is an infill redevelopment project and prioritizes access to existing utilities (streets, sidewalks, water, sewer, electricity, gas, etc.). The city understands that upfront public investments are needed to stimulate change. Initial investments in the public realm can create conditions for economic growth that are otherwise unlikely to happen. The city has and will continue to utilize public investments in streets, water, sewers, parks, and civic facilities as tools to promote private development. While it is not anticipated that infrastructure improvements will be needed for the proposed reuse project, the city will continue its history of making public investments to stimulate economic development should the need arise during the redevelopment phase.

(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community's Need for Funding: The City of Mason City has experienced several years of budget challenges, particularly from state policies that have decreased overall property revenue. The phase-out of the state's commercial property tax backfill, reduction in residential rollbacks, and the implementation of Iowa House File 718 New Property Tax Law continue to put pressure on the city's budget. While the city's strong fiscal management has put the city in a good financial position, the city is still facing economic hardships as a result of these state policies. Since fiscal year 2022, the city has experienced a deficit between revenues and expenditures

averaging $4.8 million annually. This is on top of Mason City's small (26,865 people) and declining population (-12% since 1960). Older housing, commercial, and industrial building stock further economic woes. These factors limit the city's ability to generate additional tax revenues and thus have limited the city's ability to clean up Mohawk Square without outside funding. U.S. EPA Brownfields Cleanup Grant funding will greatly assist the community by providing the necessary remediation funding that is stalling the redevelopment of Mohawk Square into needed affordable workforce housing.

b. Health or Welfare of Sensitive Populations: Sensitive populations living in the target area are comprised of children and seniors, representing 49.95 percent of the target area's population according to the U.S. Census. Minorities make up 18.39% of the sensitive population for the target area, which is higher than the city's rate of 13.84% (U.S. Census). There is a disproportionate population of low-income persons within the target area; the proportion is higher than the nation, state, and City by up to seven percentage points (U.S. Census). Another indicator of the hardships experienced in this area is the considerable number of households receiving food stamp assistance, which is double the nation, state, and City's rates (U.S. Census). The area's housing stock is older; over 80 percent of the structures were built before 1960 (U.S. Census). Those living in lower-income areas may be at a higher risk of accidental exposure to environmental contaminants due to older building stock and limited financial means. Sensitive populations in the target area are disproportionately impacted by exposure to asbestos contamination. This is shown in the above normal rates for low life expectancy (76.4 years), high incidence rate for cancer (516 per 100,000), and asthma (3.84 per 10,000 for hospitalizations), according to the Iowa Department of Health and Human Services. The pervasiveness of ACM within the Mohawk Square property is unfortunately adding to these public health outcomes.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: ACM poses a significant health risk when damaged or left to deteriorate. As detailed earlier in this application, the physical condition of Mohawk Square is rapidly declining. Prolonged exposure to natural elements will cause asbestos to become friable, thus putting residents of the nearby low-income neighborhoods at risk. Introducing asbestos fibers into the lungs is a known human carcinogen. Recent health studies indicate exposure to carcinogens in the area is higher in Cerro Gorder County than other counties in Iowa (see below).

- A University of Iowa study entitled *2025 Cancer in Iowa* includes Cerro Gordo County within its highest rates category at 325 cases of new cancer diagnosis per 100,000 people.
- The National Cancer Institute (NCI) lists Cerro Gordo County cancer incidence rate as 516 per 100,000 (twenty-first highest in the state), higher than both the U.S. (444.4) and Iowa (491.8).
- Cerro Gordo County was ranked 83rd out of Iowa's 99 counties in terms of health factors (1 best to 99 worst) by County Health Rankings, a Robert Wood Johnson Foundation and University of Wisconsin Population Health Institute collaboration (smallest data set available). The rankings include factors such as high school graduation rates, obesity, smoking, unemployment, access to healthy foods, the quality of air and water, income inequality, and teen births. Potential exposure to numerous contaminants via direct contact, inhalation of airborne particulates, and vapor intrusion pathways negatively impact individuals within the target area.

In conclusion, the target area has a high prevalence of cancer, a low life expectancy rate (76.4 years) (Iowa Health and Human Service), and contains a considerable concentration of contaminated sites. The numerous brownfield sites, especially Mohawk Square, are likely adversely impacting nearby residents and the environment. The high cancer incidences make it critical for the city to protect the health of all residents, especially those living near brownfield sites, like Mohawk Square. Remediating contamination at Mohawk Square will reduce exposure to known carcinogens. Revitalizing the urban core will benefit the sensitive population through improved community health outcomes, and access to affordable workforce housing.

d. Economically Impoverished/Disproportionately Impacted Populations: The target area, according to U.S. HUD has a 27.58% low-income population and a low- and moderate-income population of 51.20%. Years of disinvestment have left the area with legacy pollution, resulting in elevated contaminant levels that pose health

risks and create ongoing economic burdens for residents. The CDC's Social Vulnerability Index identifies the target area as having a high social vulnerability, which refers to demographic and socioeconomic factors that contribute to a community having an increase adverse effect from public health emergencies and other external hazards that can cause injury and disease. According to EPA's UST Finder, there are forty underground storage tanks (UST) facilities and there have been seventeen releases within 2,500 feet of Mohawk Square since 2018. This is in addition to the two superfund and two RCRA sites within 1.5 miles of Mohawk Square. The target area has a high lead exposure risk due to the number of homes built prior to 1950, according to the Iowa Department of Public Health. The cleanup and redevelopment of Mohawk Square will remove a contributing source of pollution exposure to the target area residents, while providing affordable workforce housing that will remove a source of blight.

Community Engagement

e. Project Involvement/f. Project Roles: Mason City has an established and active brownfields program that will promote the cleanup project and conduct community engagement opportunities. The table below provides a summary of the partner and the role they will play.

Mason City Brownfields Program Partners	
Iowa Department of Natural Resources	
Mission:	To conservate and enhance our natural resources in cooperation with individuals and organizations to improve the quality of life in Iowa and ensure a legacy for future generations.
Contact:	Mel Pins, Mel.pins@dnr.iowa.gov
Role:	Provide technical input on cleanup approach and additional grant funding if necessary.
North Iowa Corridor Economic Development	
Mission:	Foster growth and prosperity within the community by creating opportunities for everyone, from local entrepreneurs to major corporations.
Contact:	Shelley Oltmans, shelley@northiowacorridor.com
Role:	Ensure resident and business involvement while assisting with the dissemination of program information. Will work with the city to get the site redeveloped.
Cerro Gordo Public Health	
Mission:	Support healthy communities through prevention, promotion, and protection to achieve a safer and healthier tomorrow.
Contact:	Kara Vogelson, kvogelson@cghealth.com
Role:	Assist in answering health-related questions exposure to asbestos.
North Iowa Corridor Housing Development Corporation	
Mission:	Increase the supply of affordable housing.
Contact:	Chad Schreck, cschreck@northiowacorridor.com
Role:	Help promote community engagement and the redevelopment of the site into housing.
Mason City Chamber of Commerce	
Mission:	Promote progressive community and economic development to benefit Chamber members and the North Iowa region.
Contact:	Colleen Frein, cfrein@masoncityia.com
Role:	Assist with community engagement and site redevelopment efforts.
Main Street Mason City	
Mission:	Empowering our community's growth, Main Street Mason City is dedicated to fostering vibrant local businesses, enriching cultural experiences, and creating a welcoming atmosphere for all. Together we strive to revitalize our historic district, nurture a thriving economy, and celebrate the essence of Mason City's unique heritage.
Contact:	Lindsey James, director@mainstreetmasoncity.com

Role:	Promote community outreach meetings and encourage downtown property owners to offer input.
North Iowa Youth Center	
Mission:	We inspire young people to believe that change is possible and that they play an important role in achieving it. We mobilize youth to live a healthy lifestyle with spirit, mind, and body for all.
Contact:	Regan Banks, (641) 423-1883
Role:	Assist with community engagement efforts, especially reaching sensitive populations within the target area.

g. Incorporating Community Input: Mason City recognizes that community engagement is a vital component of a successful brownfields program and is essential in building social strength and program stability. The city is committed to informing the community of cleanup activities and progress. This includes seeking input and buy-in for the public-private redevelopment of Mohawk Square. The development of a Community Input Plan (CIP) will guide the city's community engagement efforts ensuring that citizens, elected officials, local non-elected public officials, and ancillary organizations are engaged and able to provide input on cleanup and redevelopment efforts. The city will build off previous community engagement efforts by hosting two open house events (in person and/or virtual) at varying times and locations (such at churches, libraries, schools, or city hall) to keep citizens interested and aware of the program's progress, schedule, and proposed redevelopment. The city's brownfields program partners will help promote the program and disseminate information through in person interactions and their organization's social media. The city will work to keep interested citizens updated on the progress, findings, next steps, and a place to submit input through its brownfields program website (www.masoncitybrownfields.com). Annual program updates will be provided to the City Council, which is another opportunity for the public to provide comments. A brochure regarding the cleanup of Mohawk Square will be developed and will provide information on the site's history and known contamination, project milestones, timeline, potential redevelopment, and how to provide input. Any new project technical reports, like the Analysis of Brownfields Cleanup Alternatives (ABCA), or the cleanup report, will be added to the city's brownfields repository of reports available for public review at city hall.

(3) TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan: The City of Mason City will competitively procure the services of a Qualified Environmental Professional (QEP) and a remediation contractor(s) in accordance with 2 CFR §§ 200.317 through 200.327 and 40 CFR Part 261. The QEP will assist city staff in overseeing the response action of this project. The city will require the QEP to have the necessary qualifications and certifications (asbestos inspector and asbestos contractor/supervisor) to handle the cleanup of Mohawk Square. Asbestos was detected in 35 of the 293 samples analyzed from the property.

Asbestos was detected in 35 of the 293 samples analyzed from the property. The following table details building materials that tested positive for asbestos and shows the estimated amounts of each material present in the property.

Mohawk Square ACM Material & Quantities			
Material	**Quantities**	**Material**	**Quantities**
Floor Tile, Adhesive, & Mastic	6,500 square feet	Pipe Insulation	20 linear feet
Ceiling Tile Puck Adhesive	102,000 square feet	Sink Insulation	6 total
Ceiling Texture	800 square feet	Light Fixture Insulation	25 total
Roof Tar	1,000 square feet	Mudded Elbow	23 total
Wall Adhesive	20 square feet		

Chrysotile asbestos concentrations range from <0.25 percent to 70 percent. Abatement of all ACM (110,380 square feet, 20 linear feet, and 31 fixtures) are identified in the ABCA, which is an integral part of cleanup activities and follows State and Federal regulations. This project will develop a comprehensive project design manual for remediation of all ACMs present at the property. The document will define the expectations of the

city, requirements of the work, scope of the project, and will inform the bidding process for selecting a qualified contractor. Abatement of asbestos shall be performed only by a properly trained, licensed, and insured contractor. The cleanup contractor must be aware and adhere to 40 CFR Part 61, Subpart M and 40 CFR Part 261. Abatement of the interior ACMs will occur within containment under negative air pressure and containment associated with friable materials will include a three-cell decontamination unit with a shower. Following completion of asbestos abatement, the QEP will complete a visual clearance to ensure asbestos materials have been removed. Once the visual clearance has passed, the QEP will then collect air clearance samples as documentation the containment was thoroughly cleaned and is safe for reentry. ACM will only be disposed of at a regulated landfill that accepts asbestos waste. When selecting a cleanup contractor, the city will focus on qualifications and cost. This process will evaluate previous work experience, skills in a similar work environment, length of service history, and business or company stability, along with cost. This cleanup will be planned in rigorous detail.

Description of Task/Activities and Outputs

Task 1: Cooperative Agreement Oversight	
b. Project Implementation	EPA Funded Activities: EPA cooperative agreement (CA) execution, compliance, and oversight. EPA Funded Activities: Solicitation, selection, and contracting of QEP using EPA acceptable procedures. •Reporting: Quarterly progress and ASAP account management; ACRES; Annual disadvantaged business enterprise and federal financial report; Final cleanup and closeout reports •Travel and attendance at National Brownfields conference •Coordination with state and federal agencies.
	Non-EPA Funded Activities: Workplan
c. Anticipated Project Schedule:	Quarters 1 – 16: The solicitation and selection of the QEP will be completed within the first quarter following the execution of the CA. Quarterly and annual reports will be submitted within 30 days of the end of the quarter/year. •ACRES updated at the same time as quarterly report submittal. •Final reports submitted when cleanup is complete. •Conference attended during the 4-year grant term.
d. Task Lead:	City Administrator (CA), Deputy City Administrator & Finance Director (DCAFD) and Grant Administrator (GA)
e. Outputs:	•Executed CA •QEP Procurement & Selection •Quarterly, Annual, and Final Reporting •ASAP Account Management •Attendance at National Brownfields Conference
Task 2: Community Engagement	
b. Project Implementation:	EPA Funded Activities: This task involves conducting community engagement activities to inform the public about cleanup plans, implementation, and redevelopment of Mohawk Square while providing opportunities for the public to provide feedback. Emphasis will be on the target area. Activities include outreach events, updating the city's brownfields website, and creating a project brochure. An Administrative Record of all relevant cleanup documents will be posted and made available to the public.
	Non-EPA Funded Activities: None
c. Anticipated Project Schedule:	Quarters 1-16: Website – Quarter 1; CIP – Quarter 1; Brochure – Quarter 2; Open House Events – Quarters 3, 8; City Council Updates – Quarters 4, 8, 12, 16
d. Task Lead:	CA, GA, and Development Services Director (DSD)

e. Outputs:	•CIP •Project Brochure •Update Brownfields Website •Open House Event (2) •Annual City Council Updates •Attendance at National Brownfields Conference
Task 3: Cleanup Planning	
b. Project Implementation:	EPA Funded Activities: Prior to site remediation work, the QEP will prepare a Site-Specific Quality Assurance Project Plan (SSQAPP) including the Health & Safety Plan (HASP), NHPA/Section 106 compliance, finalize the ABCA (a draft has been presented to public as part of the application process), develop Cleanup Plans and Bid Specs, and conduct the bidding process.
	Non-EPA Funded Activities: None
c. Anticipated Project Schedule:	This task will begin after a QEP has been selected and is anticipated to be completed by the end of quarter 4.
d. Task Lead:	CA, GA, and DSD
e. Outputs:	•Final ABCA •Site-specific QAPP •HASP •NHPA/Section 106 compliance •Cleanup plan •Technical specifications for site cleanup •Bid specifications •On-site pre-bid meeting •Bid results/tabulation •Remediation contract •Permits
Task 4: Cleanup Activities	
b. Project Implementation:	EPA Funded Activities: This task includes the cleanup work and monitoring of ACM remediation, post-remediation confirmation sampling, and regulatory compliance
	Non-EPA Funded Activities: None
c. Anticipated Project Schedule:	Quarters 5 – 16
d. Task Lead:	CA, GA, and DSD
e. Outputs:	•Pre-construction meeting •Davis Bacon records •Remediation of contamination •Monitoring for Regulatory Compliance/confirmation sampling •Post removal action cleanup report

f. Cost Estimates:

Budget Categories		Project Tasks ($)				Total
		Task 1	Task 2	Task 3	Task 4	
Direct Costs	Personnel[1]	$6,000	$7,000	$5,000	$7,000	**$25,000**
	Fringe Benefits[2]	$1,700	$2,000	$1,300	$2,000	**$7,000**
	Travel[3]	$2,500	$2,500	-	-	**$5,000**
	Equipment[4]	-	-	-	-	**-**
	Supplies[5]	-	$1,200	$1,300	-	**$2,500**
	Contractual (QEP)[6]	$19,150	$12,300	$30,000	$188,550	**$250,000**
	Contractual (Remediation)[7]	-	-	-	$1,225,450	**$1,225,450**
	Construction[8]	-	-	-	-	**-**
	Other[9]	$650	-	-	-	**$650.00**
Total Direct Costs		$30,000	$25,000	$37,600	$1,423,000	**$1,515,600**
Indirect Costs		-	-	-	-	-
Total Budget		**$30,000**	**$25,000**	**$37,600**	**$1,423,000**	**$1,515,600**
Budget Explanations						

[1]Personnel: CA has an hourly wage of $114.38; DCAFD has an hourly wage of $85.56; GA has an hourly wage of $30.53; DSD has an hourly wage of $66.31 for an average hourly rate of $74.20. It anticipated that staff would spend 337 hours on the project for a total of $25,005.40 (round down to $25,000)
[2]Fringe Benefits: CA has an hourly fringe benefit wage of $27.96; DCAFD has an hourly fringe benefit wage of $23.03; GA has an hourly fringe benefit wage of $13.63; DSD has an hourly fringe rate of 19.31 for an average hourly rate of $20.98. With 337 hours planned the total fringe benefits equal $7,070.26 (round down to $7,000).
[3]Travel: (to attend EPA Brownfields Conference/Training): Airfare - $1,500 (2 people x 750 each); Mileage to airport - $175 (266 miles x 0.70 per mile (round down)); Airport Parking - $125 (5 days x $25); Hotel - $2,400 (2 rooms x $300 per night for 4 nights); Meals - $800 (round down) (based on the federal per diem rate of $92 per day and $69 on the first and last days of travel for 5 days for two people) (Total: $5,000)
[4]Equipment: None budgeted for this project.
[5]Supplies: Includes the purchase of a computer for city staff to manage the program.
[6]Contractual (QEP costs): Reporting/Cooperative Agreement Requirements: $19,150 (153 hours x $125 per hour = $19,150 (round up)); Community Engagement: $12,300 (98 hours x 125 per hour (round up)); Cleanup Planning (final ABCA, NEPA/Section 106, project specifications, health and safety plan; and cleanup bidding): $30,000 (240 hours x $125 per hour); Cleanup Monitoring (on-site cleanup monitoring, air monitoring, final inspection, Davis Bacon, Post-Removal Action Cleanup Report, and lab analysis for sampling: $73,400 (1,509 hours x $125 = $188,550 (round down)) (costs determined by an average hourly rate of $125 from QEPs in the state).
[7]Contractual (Cleanup): An asbestos abatement contractor provided a remediation rate range of $7.00 to $10.00 a square foot (110,380 sf) for regular ACM removal and $15.00 to $20 a square foot (22,000 sf) for RACM. Based on these numbers the remediation of Mohawk Square is estimated to cost $1,225,450.
[8]Construction: None budgeted for this project
[9]Other: Registration for National Brownfields Conference $325 x 2 = $650

g. Plans to Measure and Evaluate Environmental Progress and Results: Mason City will develop a project tracker to monitor the status of outputs and anticipated short- and long-term outcomes to allow for easy project monitoring and reporting to EPA (quarterly, annual, and grant closeout reports) and into ACRES. Quarterly reports will list accomplishments and planned activities for the next quarter. Project tracking will include: (1) community input/relations plan; (2) number attendees at community open house events; (3) number of comments/inputs submitted via the brownfield's website; (4) number of attendees/inputs received during city council meeting updates; (5) number of acres cleaned up; (6) amount of ACM removed; and (7) number of jobs created. As necessary, the city will refine the project schedule/milestones as part of the Cooperative Agreement (CA) Work Plan to ensure all activities are completed within the four-year period of performance. The city will continue to update ACRES as progress is made on the site.

(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

Organizational Structure/b. Description of Key Staff: The City of Mason City has the necessary processes, procedures, and systems in place to ensure successful completion of all technical, administrative, and financial components of the grant. Mason City has a proven record of successfully achieving project objectives, reporting, implementing programmatic requirements of both state and federal grant programs. This includes managing grant funds from EPA, Department of Justice, Department of Homeland Security, and Department of Transportation. Mason City operates under the mayor-council form of government with daily operations overseen by the city administrator. Policy-making and legislative authorities are vested in a mayor and six council members. The City Council is responsible for passing ordinances and resolutions. The City Administrator is accountable to oversee the day-to-day management of the city and that City services are delivered and provided to the citizens efficiently and effectively. The finance department administers the city's finances, information technology coordinator, geographic information system analyst and maintains the city's financial records, which includes monthly records of receipts, expenditure, and account receivable billings as well as payments to vendors. The finance department

has received 22 Certificate of Achievement for Excellent in Financial Reporting and four Distinguished Budget Presentation Awards. The Development Services Department is responsible for implementing the vision for the community's overall growth and development as found in the Comprehensive Plan and further defined by the city's Zoning and Subdivision Ordinance.

With over a decade of city administration experience, including grant management, *Mr. Aaron Burnett, City Administrator*, will serve as the Project Manager and is responsible for overseeing the grant. Mr. Burnett began his service with the city of Mason City in 2018. As the first administrator for the city of Keokuk, Iowa, he established a strong culture of professional city management within the City and received the Iowa City Manager of the Year award for 2017. Additionally, Mr. Burnett was recognized by the International City/County Management Association with the designation of Credentialed Manager. He is a graduate of the University of Iowa and has a Master of Public Administration from the University of Nebraska at Omaha. The City's *Deputy City Administrator and Finance Director, Brent Hinson* has worked in city government for over 20 years, serving the cities of Iowa Falls, Garner, Washington, and Mason City. Mr. Hinson is an ICMA Credentialed Manager and holds a Master of Public Administration from Drake University. He will provide a supporting role in fiscal management of the grant. The *Director of Development Services, Steven Van Steenhuyse*, AICP, has been with the city since 2012, after eight years consulting. Mr. Van Steenhuyse will support Mr. Burnett with project management, city permitting, monitoring, and reporting. The City's *Grant Administrator Rachel VanHauen* holds a Bachelor of Arts from the University of Northern Iowa with an emphasis on non-profit management. Ms. VanHauen will support Mr. Burnett with project management and grant reporting activities. She remains up to date on grant and project management through courses, including the Community Development Block Grant and the Department of Justices' Grant Financial Management Training. Each staff member is actively engaged in managing the city's current EPA Brownfields CA.

c. Acquiring Additional Resources: The city will prepare a Request for Proposals/Qualifications to procure a QEP. The city will focus on securing the services of a firm experienced in performing environmental cleanups and familiar with program requirements. The city envisions its role will include providing overall management of the QEP's work, implementing public involvement, and assuming responsibility for the fiscal management of the program (draw requests, quarterly reports). In addition, the city will issue a Request for Proposals and hire a qualified environmental remediation firm to assist with the cleanup of Mohawk Square. All hiring for this program will follow federal, state, and local procurement policies. The city will also require that all firms have adequate experience and hold the appropriate state certifications/licenses to work on projects involving hazardous materials. Mason City will utilize Iowa's Targeted Small Business (TSB) Program and the Iowa Department of Transportation Disadvantaged Business Enterprise (DBE) Program to promote project work to women, individuals with minority status, service-disabled veterans, and individuals with disabilities.

Past Performance and Accomplishments

d. Currently Has EPA Brownfield Grant: (1) Accomplishments/(2) Compliance with Grant Requirements: *The $500,000 Community-Wide Grant (start date of October 1, 2023)* awarded was to conduct 15 Phase I and 8 Phase II ESAs, 3 supplemental ACM/lead-based paint inspections, 4 site specific cleanup plans and community engagement and revitalization planning. The city is beginning year three of the four-year grant and is on track to meet or exceed workplan milestones/tasks. The city is on track to meet or exceed all milestone outputs. To date the program has completed 12 Phase I and 3 Phase II ESAs and one site cleanup plan. The city has achieved great redevelopment success from this program including a new 36-unit apartment complex that includes an anticipated $5 million taxable valuation, assessment of the former mall positioned the largely vacant property for a city-led entertainment, conference center, and mixed-used redevelopment, and a 45-unit affordable senior living development with an estimated $15 million construction investment. The city has held four out of the five required public meetings/open house events/presentations and is underway with revitalization planning. All programmatic requirements have been met, including, but not limited to, the required quarterly reports, annual MBE/WBE and financial reports, and ACRES reporting.

B. Threshold Criteria

(1) Applicant Eligibility:

a) The City of Mason City is an incorporated municipality in the State of Iowa and is eligible for funding. (See Attachment)

b) The City of Mason City is exempt from Federal taxation. The City of Mason City is not a 501(c)(4) of the IRC entity and does not lobby the Federal government.

(2) Previously Awarded Cleanup Grants:

No previously awarded EPA Brownfields Cleanup Grant funding has been utilized at this Site.

The City of Mason City affirms that the proposed site (Mohawk Square at 220 East State Street) has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

(3) Expenditure of Existing Multipurpose Grant Funds:

The City of Mason City, Iowa affirms it does not have an open EPA Brownfields Multipurpose Grant.

(4) Site Ownership:

The City of Mason City acquired the property, through 657A of the Iowa Code, on March 27, 2025. The city will retain ownership throughout the period of the grant. (See Attachment 2)

(5) Basic Site Information (See Attachment 3):

a) *Site Name:* Mohawk Square

b) *Address:* 220 E State Street
Mason City, IA 50401

(6) Status and History of Contamination at the Site:

a) *Hazardous Substances or Petroleum:* The Site is contaminated by **hazardous substances**. Asbestos containing materials (ACM) have been identified in building materials throughout the Site. (Attachment 5a Draft ABCA)

b) *Operational History and Current Uses:* The site was developed in 1918 as Mason City High School. Due to overcrowding from rapidly growing student population caused by the "baby boom" of 1946-1964 a new high school was constructed and opened in 1965. Following the original high school's closure, the property housed the Mason City Junior College and then office space for the Cerro Gordo County Department of Public Health. Mohawk Square has remained vacant since a portion of its roof collapsed in May 2019 because of a severe storm and heavy rains.

c) *Environmental Concerns:* The Site has documented ACM within and throughout the building. The ACM requires abatement prior to redevelopment.

d) *How Site Became Contaminated & Source, Nature, and Extent of Contamination:* The site became contaminated through standard building materials (asbestos containing materials) that were popular during the time the site was constructed. An asbestos inspection report was completed November 11, 2025, and found that building materials used at the time Mohawk Square was constructed are the source of Site contamination. The asbestos inspection collected 293 samples throughout the building and revealed the presence of asbestos above one percent in 35 samples. Positive building materials include floor tiles, adhesive, and mastic, ceiling tile puck adhesive, ceiling texture, roof tar, wall adhesive, pipe insulation, sink insulation, light fixture insulation, and mudded elbows. The widespread use of ACM across the Site hinders future redevelopment plans.

(7) Brownfields Site Definition:

The City of Mason City affirms the site is: a) not listed or proposed for listing on the National Priorities List; b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and c) not subject to the jurisdiction, custody, or control of the U.S. government.

(8) Environmental Assessment Required for Cleanup Grant Applications:

An Asbestos Survey report was completed by Eocene Environmental Group (Eocene) on November 11, 2025. The purpose of the ACM Inspections was to identify and sample all suspected building materials located on the Site.

Asbestos was detected in 35 of the 293 samples analyzed from the November 2025 report submitted to the City by Eocene include:

Mohawk Square ACM Material & Quantities			
Material	**Quantities**	**Material**	**Quantities**
Floor Tile, Adhesive, & Mastic	6,500 square feet	Pipe Insulation	20 linear feet
Ceiling Tile Puck Adhesive	102,000 square feet	Sink Insulation	6 total
Ceiling Texture	800 square feet	Light Fixture Insulation	25 total
Roof Tar	1,000 square feet	Mudded Elbow	23 total
Wall Adhesive	20 square feet		

All building materials similar in appearance, color, and/or texture to those determined to contain asbestos are assumed to contain asbestos throughout this building.

ACMs must be removed by a certified asbestos-abatement contractor using full containment procedures, with all asbestos waste properly handled and disposed of in accordance with regulatory requirements.

The asbestos containing materials inspection containing the documented locations and estimated amounts are included in Appendix B of the inspection report (Draft ABCA is in Attachment 5a).

(9) Site Characterization

a) Not applicable

b) Not applicable

c) While the Iowa Department of Natural Resources (IDNR) does not enroll asbestos containing building materials within structures into the Land Recycling Program (Iowa's Voluntary Response Program), the program oversight will be through compliance with the Federal National Emission Standards for Hazard Air Pollutants (NESHAP) and supporting regulations for oversight of asbestos abatement through NESHAP.

i. Iowa Department of Natural Resources Letter (Attachment 4)
ii. It is the opinion of Jon Reis, an Environmental Professional (as defined in 40 CFR § 312.10), that based on review of the previously completed asbestos inspections, there is sufficient level of Site characterization to date for the remediation work to begin on the Site.

(10) Enforcement or Other Actions:

The city is unaware of any ongoing or anticipated environmental enforcement or other actions related to this Site. The city has been in close coordination with IDNR, the agency which would lead and be aware of such enforcement actions.

(11) Sites Requiring a Property-Specific Determination:

The City of Mason City affirms that the Site does not require a "Property-Specific Determination" from the EPA to be eligible for Grant Funding.

(12) Threshold Criteria Related to CERCLA/Petroleum Liability:

a) *Property Ownership Eligibility – Hazardous Substance Sites:*

i. Exemptions to CERCLA Liability:

(1) Not applicable
(2) Not applicable
(3) Property Acquired Under Certain Circumstances by Units of State and Local Government:
(a) The City of Mason City Iowa acquired ownership of the Site through Iowa Code 657A Abandoned or Unsafe Buildings. This allows for a city in which a building that has been abandoned for at least six consecutive months to petition the court to enter judgement awarding title to the abandoned property to the City. The city was awarded title on March 27, 2025. The Site had been abandoned since 2019.

(b) March 27, 2025, is the date in which the City acquired the property.
(c) The City of Mason City affirms that the disposal of hazardous substances at the Site occurred before the City acquired the property.
(d) The City of Mason City affirms that it has not caused or contributed to any release of hazardous substances at the Site.
(e) The City of Mason City affirms that it has not, at any time, arranged for the disposal of hazardous substances at the Site or transported hazardous substances to the Site.

ii. Not appliable
iii. Not applicable
iv. With the numerous broken windows and damaged friable asbestos containing materials it is believed that the hazardous substances have been released into the outdoor environment.

b) *Property Ownership Eligibility – Petroleum Sites*
Not applicable

(13) Cleanup Authority and Oversight Structure:

a) *Oversight:* The city does not plan to enroll the Site into the Iowa DNR's Land Recycling Program, or any other state response program. The city will hire, through a competitive bid procurement process, a qualified environmental professional to oversee the cleanup process. A qualified cleanup contractor will be hired through a competitive bid process to remove and dispose of asbestos containing materials. The contractors will be responsible for performance of cleanup activities, complying with all applicable local, State and Federal laws, and will provide full documentation and reporting on all removal activities. The City of Mason City will comply with competitive procurement provisions of 2 CFR 200.317 through 300.326 and ensure that this technical expertise is in place prior to beginning cleanup activities.

b) *Access:* The City has ample access to all areas of the Site necessary for cleanup and does not anticipate impacting adjacent properties.

(14) Community Notification (Attachment 5):

a) *Draft Analysis of Brownfield Cleanup Alternatives:* The City prepared a Draft Analysis of Brownfields Cleanup Alternatives which met the stated criteria and provided it to the public for comment. The Draft ABCA was completed on December 31, 2025.

b) *Community Notification Ad:* The city published a community notification ad in the local newspaper (*Globe Gazette*) on December 31, 2025 (Attachment 5). The community notification identified: (1) a copy of the draft application and draft ABCA were available for public review and comment; (2) how to comment on the draft application; (3) where the draft application was located for review; and (4) the date, time, and location of the public meeting.

c) *Public Meeting:* The city held a public meeting as advertised, on January 8, 2026.

d) Submission of Community Notification Documents (Attachment 5):

- Attachment 5a: Draft ABCA
- Attachment 5b: Community Notification Ad
- Attachment 5c: Public Meeting Summary
- Attachment 5d: Public Comments
- Attachment 5e: Meeting Sign-in Sheet

(15) Contractors and Named Subrecipients:

- Contractors: The city will acquire additional technical expertise and resources through the service of a qualified EPA brownfield experienced QEP, subject to a competitive selection process. The QEP will assist with project management, community engagement, cleanup planning, and Site cleanup activities. The city has implemented this resource acquisition process successfully on previous brownfield grants resulting in the achievement of all cooperative agreement objectives. The city has a significant history collaborating closely with the executive officer of the Iowa Department of Natural Resources Brownfield Redevelopment Program (Mel Pins) to provide technical expertise and advice. All contracts for this program will be completed and consistent with applicable and competitive Procurement Standards in 40 CFR Parts 30 or 31 and will include guidance to attract and utilize minority- and women-owned businesses, as possible.
- Named Subrecipients: The City of Mason City does not plan to utilize any subrecipients with these grant funds.

Attachments:

1. **Applicant Eligibility**
2. **Community Notification Ad**
3. **Public Comments & Meeting Summary**
4. **Response to Comments**
5. **Meeting Sign-In Sheet**
6. **Site Ownership**
7. **IDNR Letter**
8. **Leveraged Funds Documentation**
9. **Draft ABCA**

ATTACHMENT 1: APPLICANT ELIGIBILITY

RESOLUTION NO. 26 - 17

A RESOLUTION RESCINDING RESOLUTION NO. 26-7 AND ADOPTING A NEW RESOLUTION IN LIEU THEREOF AUTHORIZING THE SUBMISSION AND EXECUTION UPON APPROVAL OF A U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) BROWNFIELDS CLEANUP GRANT FOR THE ABATEMENT OF ASBESTOS AT 220 EAST STATE STREET

WHEREAS, the City Council of the City of Mason City, Iowa did on the 6th day of January, 2026, adopt Resolution No. 26-7, authorizing the submission and execution upon approval of a U.S. Environmental Protection Agency (EPA) Brownfields Cleanup Grant for the abatement of asbestos at 220 East State Street, and

WHEREAS, a correction is necessary, and

WHEREAS, EPA establishes the Brownfields Cleanup Grant Program and has announced funding availability under said Program, and

WHEREAS, the City is an eligible applicant with a proven track record of successfully implementing funding under said Program, and

WHEREAS, the former Mohawk Square, 220 East State Street, has known contamination and presents a health hazard to Mason City residents, and

WHEREAS, the U.S. EPA Brownfields Cleanup Grant program is a source of funding to cleanup existing contaminants,

WHEREAS, the City Council has reviewed the request and found it to be in the best interest of the City, and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mason City, Iowa:

Section 1: That the Mayor and City staff are hereby authorized and directed to prepare and submit a U.S. EPA Brownfields Cleanup Grant Program application in the amount of $1,515,600 to assist with the removal of hazardous conditions at the form Mohawk Square.

Section 2: That the Mayor is authorized and the City Clerk hereby directed to execute the necessary documents. .

PASSED AND APPROVED this 26th day of January, 2026.

/s/John P. Lee
John P. Lee, Mayor

ATTEST:

/s/Brent Hinson
Brent Hinson, Deputy City Administrator

ATTACHMENT 2: COMMUNITY NOTIFICATION AD

Mohawk Square EPA Brownfields Cleanup Grant

Public Input Meeting on January 8, 2026

Meeting Summary

A public meeting was held to review the Draft Analysis of Brownfields Cleanup Alternatives (ABCA) for the Mohawk Square project. Attendees included Rachel VanHauen and Aaron Burnett from the City of Mason City and Ben Curtis from Eocene Environmental Group. No members of the public were present. The meeting time was used to walk through the proposed cleanup approach, confirm key elements of the EPA grant application, and discuss next steps following submission. The group also reviewed anticipated timelines, upcoming coordination needs, and preparation for the final ABCA following EPA award decisions. A sign in sheet is included on the following page.

Public Notification of Event

An ad in the Globe Gazette (shown below) was published on December 31, 2025. The draft application and draft ABCA also available for review and comment at: **www.masoncitybrownfields.com**.

The City of Mason City, IA is considering submitting an U.S. EPA Brownfields Cleanup Grant Application for the abatement of asbestos containing materials at 220 East State Street. A public meeting will be held on January 8, 2026, from 5:00-6:00PM located in the Second Floor Conference Room, City Hall, 10 1 st ST NW, Mason City, IA 50401. The purpose of the public meeting is to discuss the grant application and solicit public comments on the proposal. A draft copy of the grant narrative and a draft copy of the Analysis of Brownfields Cleanup Alternatives (ABCA) will be available for review at the meeting and on the City's brownfields website at www.masoncitybrownfields.com. For those not able to attend the public meeting comments can be submitted to Rachel VanHauen, Grant Administrator at rvanhauen@masoncity.net or by calling 641-424-7154. All comments must be received by 5:00 p.m. on Friday, January 16, 2026.
######

ATTACHMENT 3: PUBLIC COMMENTS/ PUBLIC MEETING SUMMARY

City of Mason City U.S. EPA Brownfields Cleanup Grant Application
January 9, 2026, Public Meeting Comments and Public Meeting Summary

The City of Mason City held a public meeting for the purpose of solicitating public comment on the city's draft U.S. EPA Brownfields Cleanup Grant application. The meeting was held on January 9, 2026, from 5:00 – 6:00 p.m. at City Hall's Second Floor Conference Room, 20 1st Street NW in Mason City, Iowa. In addition to the public meeting the public could view documents on the city's brownfields website (www.masoncitybrownfields.com) or at City Hall. Comments could also be submitted to Rachel VanHauen, Grant Administrator, via email or phone.

During the meeting the public the project was presented to the public. No one from the public spoke or provided comments regarding the project. In addition to the January 9, 2026, public meeting, the project was presented to City Council on January 6, 2026. Again, there was no direct public comment, though the public seemed generally supportive. On January 6, 2026, the City Council approved submittal the application and would like to see Mohawk Square move forward with cleanup.

ATTACHMENT 4: RESPONSE TO COMMENTS

City of Mason City U.S. EPA Brownfields Cleanup Grant Application
Response to Public Comment

The City of Mason City did not receive any public comments regarding the city's submittal of this U.S. EPA Brownfields Cleanup application or draft ABCA for Mohawk Square. However, the redevelopment of Mohawk Square has been a priority for years. The site and project have been presented to the public several times. While no formal comments have been made, the public seemed supportive of the project. The city needs additional housing, which this project will provide.

ATTACHMENT 5: MEETING SIGN-IN SHEET

The City of Mason City IOWA

Mohawk Square U.S. EPA Brownfields Cleanup Grant Application Public Input Meeting

January 8, 2025

City Hall

Name	Address	Email	Phone Number
Rachel VanHauen	1016 S Hooker Ave NS	rvanhauen@gmail.com	641-430-5526
Ben Cwab	5211 149th St	bcwab@eocene.com	515.650.7045
Aaron Burnett	10 1st St NW MC, IA	ABurnett@Masoncity.net	641-421-3600

ATTACHMENT 6: SITE OWNERSHIP

Number: 2025-1498
BK: PG:
Recorded: 3/28/2025 at 8:37:07.0 AM
County Recording Fee: $37.00
Iowa E-Filing Fee: $3.00
Combined Fee: $40.00
Revenue Tax:
AnnMarie Legler RECORDER
Cerro Gordo County, Iowa

ORDER AWARDING TITLE TO REAL PROPERTY (TRANSFERRING TITLE)

Recorder's Cover Sheet

Prepared By/Return To:
Steven C. Leidinger of Lynch Dallas PC, P.O. Box 2457, Cedar Rapids, IA 52406
Phone: (319)365-9101

Taxpayer Information:
City of Mason City, Iowa, 10 1st Street NW, Mason City, IA 50401

Grantors: **ANTHONY LYNN ALLOS, TRUSTEE OR SUCCESSOR TRUSTEE TO THE ANTHONY LYNN ALLOS LIVING TRUST DATED 1 JUNE 1990 AND SUBJECT TO ANY AMENDMENTS THERETO**

Grantees: **CITY OF MASON CITY, IOWA**

Legal Description: Please see Page 4 of the attached Order

IN THE IOWA DISTRICT COURT FOR CERRO GORDO COUNTY

CITY OF MASON CITY, IOWA Petitioner, vs. ANTHONY LYNN ALLOS As Trustee of the ANTHONY LYNN ALLOS LIVING TRUST Dated 1 June 1990; and TREASURER FOR CERRO GORDO COUNTY, IOWA, Respondents.	)	Case No. EQCV073952 RULING AND ORDER AWARDING TITLE TO REAL PROPERTY PURSUANT TO IOWA CODE SECTION 657A.10B

BE IT REMEMBERED that this matter came before the Court for trial on March 6, 2025. The petitioner, City of Mason City, Iowa, appeared by counsel, Steven C. Leidinger. Respondent, Treasurer for Cerro Gordo County, Iowa, consented to judgment being entered in favor of petitioner prior to trial. The respondent, Anthony Lynn Allos, as trustee of the Anthony Lynn Allos Living Trust dated 1 June 1990, did not appear. (A supplemental order will enter in that regard).

Trial commenced as scheduled. The Court heard testimony from Jacob Shaw, P.E., of WHKS & Company. The Court also heard testimony from Kyle Peterson, chief building official and the former code enforcement officer for the City of Mason City, Iowa.

The Court received, accepted and admitted Petitioner's Exhibits 1 through 23, in addition to the testimony.

The Court finds that the petitioner has established that all parties with an interest in the subject property have received proper notice and have either consented to the entry of an order awarding title of the subject property to the City of Mason City, or did not make a good faith effort to comply with the orders of Mason City's Chief Building Official within 60 days after the filing of the petition. The petition was filed herein on March 27, 2024.

The Court has had an opportunity to review the testimony provided at trial and the exhibits accepted into evidence. Based upon the testimony and exhibits, the Court makes the following findings:

The subject property ("property") which is the subject of the petition consists of real property with a street address of 220 East State Street in Mason City, Cerro Gordo County, Iowa. This is tax parcel #071011200300. The legal description of the property is as follows: LOTS ONE (1), FOUR (4), FIVE (5), AND EIGHT (8), IN BLOCK THIRTY-ONE (31) IN PAUL FELT'S PLAT OF MASON CITY, IOWA.

The property described above is the former Mason City High School building which had been converted to office space.

At the time of trial, the property had been unoccupied by the owner and abandoned for at least six consecutive months. No natural gas, or water or sanitary sewer services were being provided to the property. The building did not meet requirements of the Mason City Code of Ordinances as being fit for human habitation, occupancy or use. Due to substantial roof damage, the interior of the building was exposed to weather and elements such that the deterioration of the building was occurring. The owner's efforts to

repair or rehabilitate the building and grounds had been insufficient to remedy the deterioration or unsafe condition of the property. There was evidence of dead birds and animals present in the building. The City of Mason City had expended resources to mow the lawn, remove snow and to building fencing to protect persons and/or property from debris falling from the building. Property taxes or special assessments on the property were delinquent at the time the petition was filed. Prior to the petition being filed, the owner had failed to demonstrate a good faith effort to restore the property to productive use.

It was very clear from the testimony and exhibits that portions of the interior of the building were very damaged and deteriorated. Water had infiltrated the structure. Mold and water damage were evident in portions of the building. Portions of the building were structurally weak independent of the damage to the roof area. Structural weakness present in the building likely led to the partially collapsed roof and was present independently of the roof collapse and following water damage.

The Court finds that the cost of repairing or demolishing the building far exceeds the value of the building. Repair or renovation of the property would require several million dollars and is not feasible.

There are no utilities being provided to the building. There is no electricity or gas service. There is no water service or sanitary sewer service provided. Inspections reveal that the building is not in a safe condition for human occupancy.

The Court finds based upon the testimony and the exhibits that the City of Mason City, Iowa has carried its burden of proof and has complied in all respects with the

requirements of Iowa Code Section 657A.10B. The Court finds and concludes that the property located at 220 East State Street, Mason City, Iowa, constitutes abandoned property as defined in Iowa Code Section 657A.10B.

Based upon the above:

IT IS ORDERED, ADJUDGED AND DECREED that the Clerk of Court shall enter judgment in favor of the petitioner, City of Mason City, Iowa; and that the subject real property located at 220 East State Street in this City of Mason City, Cerro Gordo County, Iowa (Parcel #071011200300) and legally described as LOTS ONE (1), FOUR (4), FIVE (5), AND EIGHT (8), IN BLOCK THIRTY-ONE (31) IN PAUL FELT'S PLAT OF MASON CITY, IOWA, is abandoned property within the meaning of Iowa Code Section 657A.10B; and that judgment is hereby entered in favor of the petitioner, City of Mason City, Iowa, awarding title to the city free and clear and any claims, liens or encumbrances held by respondents, and further awarding petitioner ownership of any personal property remaining on or in the property.

State of Iowa Courts

Case Number	Case Title
EQCV073952	(GRR)CITY OF MASON CITY, IOWA V ANTHONY LYNN ALLOS AS T
Type:	OTHER DECREE

So Ordered

Gregg R Rosenbladt

Gregg R. Rosenbladt, District Court Judge,
Second Judicial District of Iowa

Electronically signed on 2025-03-27 11:32:43

ATTACHMENT 7: IOWA DEPARTMENT OF NATURAL RESOURCES LETTER

IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR KIM REYNOLDS
LT. GOVERNOR ADAM GREGG
DIRECTOR KAYLA LYON

January 14, 2026

Tarah Vaughn
Regional Brownfield Program
EPA Region VII
1201 Renner Road
Lenexa, KS 66219

RE: FY26 Brownfield Cleanup Grant Application for the Mohawk Square Building, Mason City, Iowa

Dear Tarah:

This letter is submitted as a statement of acknowledgement and review, as well as partnership and support from the Iowa Department of Natural Resources (DNR), for the City of Mason City's brownfield cleanup grant application, designed to address the cleanup of hazardous materials, primarily regulated, asbestos containing materials (ACM) within a large, abandoned building in downtown Mason City, formerly known as Mohawk Square.

Built near downtown Mason City in 1918, this 5-story building was originally a high school, and later a county public services building; however, in the last 25 years the building was mostly vacant and fell into disrepair, and the City used nuisance court proceedings to take title to the property and building, in order to facilitate stabilizing the building from further decline, and then to work with the community to develop a plan for reuse and redevelopment of the property.

The Iowa Department of Natural Resources (DNR) has worked closely with the City of Mason City on brownfield technical and assessment assistance for many sites through our Brownfield State Response Section 128(a) Program, and in support of the 104(k) assessment grant the City has previously received; however, the daunting task of ACM abatement within this multi-story, 100+ year old building will require significant investment, beyond the dedicated resources that the DNR and the City have available.

Within this letter, the DNR states the following:

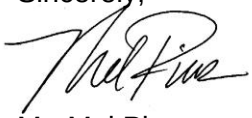
1) The City is coordinating with the DNR to facilitate the abatement of the ACM with DNR oversight through the federally delegated National Emissions Standards for Hazardous Air Pollutants (NESHAP) authority. ACM removal within structures is not eligible for enrollment in the DNR's voluntary cleanup program, as hazardous building materials within structures are not within the oversight of Iowa's VCP.

2) A sufficient level of assessment has been completed by an Environmental Professional (as defined in 40 CFR § 312.10) to characterize the site for the contaminants of concern, and the building has had a recent, certified asbestos inspection. The DNR affirms that the site will be ready for remediation efforts, with all necessary assessment having been completed before June of 2026.

6200 PARK AVE STE 200, DES MOINES IA 50321
Phone: 515-725-8200 www.IowaDNR.gov Fax: 515-725-8201

The DNR appreciates the opportunity to be a supportive partner for many, successful brownfield assessment, cleanup, and redevelopment projects in the past within the City of Mason City, and we support the brownfield cleanup strategies presented in this application with the highest degree of endorsement and confidence.

Sincerely,



Mr. Mel Pins
Executive Officer
Iowa Brownfield Redevelopment Program

ATTACHMENT 8: LEVERAGED FUNDS DOCUMENTATION

The City of Mason City IOWA

10 First Street Northwest
Mason City, IA 50401
(641) 421-3600
www.masoncity.net

January 22, 2026

United States Environmental Protection Agency
Office of Brownfields and Land Revitalization
brownfields@epa.gov

RE: FY26 Multipurpose, Assessment, and Cleanup Grant

Dear Review Committee:

I am writing to support the City of Mason City's application for the above grant program. The City is finalizing its budget for the upcoming fiscal year through the required legal process, but the City Council has agreed in principle to commit
$125,000 for the scope of work described in the grant application and up to an additional $875,000 to redevelop the site at 220 East State Street in Mason City.

We ask for full funding of the grant request and appreciate your support to date for brownfields revitalization activities in Mason City.

Sincerely,

Brent D. Hinson
Deputy City Administrator/Finance Director

ATTACHMENT 9: DRAFT ABCA

ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES

Mohawk Square
220 East State Street
Mason City, IA 50401

City of Mason City
Brownfields Assessment Grant
EPA Cooperative Agreement No. BF-96707401

Prepared for:

City of Mason City
10 1st St NW
Mason City, IA 50401

Prepared by:

Eocene Environmental Group
8951 Windsor Parkway
Johnston, IA 50131

Report date:

December 31, 2025

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APPENDICES

1.0 EXECUTIVE SUMMARY

The City of Mason City (City) is participating in the U.S. Environmental Protection Agency's (EPA) Brownfields Program. The City targeted a vacant former school located at 220 East State Street, hereinafter referred to as the "Site", for environmental investigation under its Community-wide Assessment Grant (refer to Appendix A for a site vicinity map). These activities identified the presence of asbestos containing materials (ACMs) within the structure. The City retained Eocene Environmental Group (Eocene) to prepare an Analysis of Brownfields Cleanup Alternatives (ABCA) to compare remediation options for the Site. Eocene evaluated three removal action alternatives in the context of effectiveness, ability to implement, and cost. After reviewing each option, Eocene recommends the complete abatement of all ACMs from the building in accordance with local, state, and federal regulations. This approach will also advance the City's redevelopment goal for the Site, which is to construct residential units. This ABCA will detail each vetted cleanup alternative.

2.0 INTRODUCTION

2.1 Site Location

The Site is in a mixed-use area near the southeastern edge of downtown Mason City. Adjacent parcels to the north and east consist of residential development including apartment buildings and single-family homes. The adjoining parcel to the south contains the municipal police station, while commercial offices and an apartment building are located immediately to the west.

The Site contains a five-story, brick-on-block building constructed in 1925 totaling 147,225 square feet of space across all floors. The structure does not include a basement. A severe weather event in May 2019 caused a partial roof collapse. The City has since deemed the former school unfit for occupancy due to structural integrity concerns and the widespread presence of mold.

2.2 Previous Site Use(s)

The Site operated as a school from its initial development in 1918 to at least 1966. The building was later renovated to accommodate various governmental and commercial uses, including a dance studio. The building has been vacant since 2019 following extensive damage, including a partial roof collapse, resulting from a storm. The City was awarded title to the Site in 2025 as an abandoned property as defined in Iowa Code Section 657A.

2.3 Site Assessment Findings

Eocene completed an ACM Inspection in October 2025 to identify and sample all suspected building materials located on the Site. Asbestos was detected in thirty-five (35) of the two hundred eight-eight (288) samples analyzed. ACMs include:

- Floor Tile(s)
- Pipe Insulation(s)
- Mudded Elbow(s)
- Sink Insulation(s)
- Ceiling Texture
- Parapet Tar
- Floor Tile Adhesive(s) and Mastic(s)
- Wall Adhesive
- Ceiling Tile Puck Adhesive(s)
- Light Fixture Insulation

All building materials similar in appearance, color, and/or texture to those determined to contain asbestos must be assumed to contain asbestos throughout this building.

ACMs must be removed by a certified asbestos abatement contractor within a full containment system and disposed of as asbestos waste prior to conducting redevelopment activities that may disturb them.

The ACM inspection containing the documented locations and estimated amounts is included in Appendix B.

2.4 Regional and Site Vulnerabilities

The Site is located within a densely developed urban neighborhood. A Federal Emergency Management Agency (FEMA) Flood Zone Map identifies the Site as located in an area with minimal flood hazard, Zone X. Anticipated impacts of climate change, including increases in temperatures and precipitation, coupled with weather variability, increased precipitation events, and rises in sea level, are not anticipated to significantly affect the Site. It is also not anticipated that any increases in temperature and precipitation will significantly affect the Site more than the current conditions.

3.0 PROJECT GOAL

The City plans to remove barriers for redevelopment by mitigating exposure to asbestos at the Site by abatement and removal of all ACMs.

In addition to the project goal highlighted above, the City's brownfields program has a green and sustainable remediation goal to protect human health and the environment from contaminants. As such, the air quality will be monitored as part of the proposed asbestos removal. The request for bids will ask bidders to provide details of all equipment that will be used on the Site for the removal of asbestos. Contractors using fewer emission emitting vehicles and equipment will be weighed into the final award decision. The project will include a waste management section into the Site management plan, to ensure that additional contamination does not occur. These efforts are to reduce the demands placed on the environment during cleanup.

4.0 APPLICABLE REGULATIONS AND CLEANUP STANDARDS

4.1 Cleanup Oversight Responsibility

Eocene will oversee the cleanup in accordance with local, state, and federal regulations and provide on-site guidance of regulations and observations during the cleanup process. Eocene will provide air monitoring services and project observation, which will include the collection and analysis of short-term excursion limit air samples, area air samples by each removal area, air samples at each entrance to a containment area, and HEPA exhaust air samples in order to document any potential fiber releases. These samples will be analyzed via the Phase Contrast Microscopy (PCM) method. At the completion of the asbestos removal and upon the passing of a visual inspection, final clearance air samples will be collected and analyzed using the PCM method.

All documents prepared during cleanup activities will be compiled into a final cleanup report.

4.2 Cleanup Standards for Major Contaminants

Asbestos is the major contaminant of concern. Prior to the demolition of the structure, an Iowa licensed asbestos abatement contractor will remove and dispose of identified ACM pursuant to National Emissions Standards Hazardous Pollutants (NESHAP) regulations.

The asbestos NESHAP regulations specify work practices for asbestos to be followed during demolitions and renovations of all structures, installations, and buildings (excluding residential buildings that have four or fewer dwelling units). The regulations require the owner of the building or the operator to notify the appropriate state agency before any demolition, or before any renovations that could contain a certain threshold amount of asbestos or asbestos-containing material. In addition, particular manufacturing, and fabricating operations either cannot emit visible emissions into the outside air or must follow air cleaning procedures, as well as follow certain requirements when removing asbestos-containing waste.
(https://www.epa.gov/asbestos/asbestos-laws-and-regulations#ashara)

4.3 Laws & Regulations Applicable to the Cleanup

Laws and regulations applicable to this cleanup project include the NESHAP standards, Federal Small Business Liability Relief and Brownfields Revitalization Act, Federal Davis-Bacon Act, and City of Mason City municipal ordinances. The City will comply with all federal, state, and local laws regarding the procurement of contractors to conduct the cleanup.

The Site building was constructed circa 1925. When federal funds are used on projects that will disturb historic structures or the ground associated with these structures, the State Historic Preservation Office (SHPO) must review the project under Section 106 of the National Historic Preservation Act. This Section 106 review will be submitted and approved prior to commencement of cleanup work at the Site.

All appropriate permits (i.e., Iowa Department of Natural Resources 10-Day Notification, Iowa One-Call, Disposal, etc.) will be obtained prior to commencement of work.

5.0 EVALUATION OF CLEANUP ALTERNATIVES

5.1 Cleanup Alternatives Considered

To address the widespread asbestos contamination within the structure, three different alternatives were considered:

- Alternative #1 – No Action.
- Alternative #2 – Abatement limited to friable and deteriorated asbestos within the building. This alternative does not include abatement of areas where Regulated Asbestos-Containing Materials (RACM) demolition would be required.
- Alternative #3 – Abatement of all identified ACMs within the building, including approximately 22,000 square feet of RACM demolition across four floors.

5.2 Cost Estimate of Cleanup Alternatives

To satisfy EPA requirements, the effectiveness, ability to implement, and cost of each alternative must be considered prior to selecting a recommended cleanup alternative.

5.2.1 Effectiveness

- Alternative #1 – No Action:
    - The "No Action" alternative signifies that no remediation activities would be implemented at the Site. This approach does not include a means for mitigating or eliminating potential exposure to ACMs. This alternative also inhibits any future redevelopment initiatives at the Site as the building requires demolition.
- Alternative #2 – Abatement limited to friable and deteriorated asbestos within the building(s).
    - This alternative would utilize standard techniques to remove friable and deteriorated ACMs, which represent the greatest health hazard to building occupants. Friable and deteriorated ACMs would be removed by a state certified asbestos abatement contractor and properly disposed of at a licensed and permitted facility. The remaining ACMs at the Site would be in good condition or located on the exterior of the building at the time of abatement with this alternative; however, the building's structural integrity concerns will continue to worsen the longer it remains exposed to the natural environment. Continual degradation of building materials will likely result in abatement costs inflating over time.
- Alternative #3 – Abatement of all identified ACMs within the buildings.
    - This alternative involves a state certified asbestos abatement contractor removing and properly disposing of ACMs at a licensed and permitted facility. This alternative includes areas where RACM demolition is required. Following abatement, the Site would be free of ACMs if this alternative is selected.

5.2.2 Ability to Implement

- Alternative #1 – No Action:
    - Easy to implement since no actions will be conducted.
- Alternative #2 – Abatement limited to friable and deteriorated asbestos within the building(s).
    - Moderately difficult to implement based on the structural integrity concerns.
- Alternative #3 – Abatement of all identified ACMs within the building(s).
    - Moderately difficult to implement based on the structural integrity concerns.

5.2.3 Cost

- Alternative #1 – No Action
    - The No Action alternative will not involve any direct costs; however, if the building remains in its rapidly deteriorating condition, city officials estimate it costs taxpayers nearly $10,000 annually in code enforcement activities, maintenance (e.g., lawn mowing and snow removal), and emergency response calls (e.g., police and fire department).
- Alternative #2 – Abatement limited to friable and deteriorated asbestos within the building(s).
    - Estimated $59,800 for ACM abatement considering current conditions; however, this figure will continually increase as the building remains exposed to the elements. The cost of RACM demolition or whole-structure demolition is not included in this estimate.
- Alternative #3 – Abatement of all identified ACMs within the building.

- Estimated $1,225,450 for full ACM abatement, including areas of RACM demolition. The cost of renovation, redevelopment, or whole-structure demolition is not included in this estimate.

6.0 RECOMMENDED CLEANUP ALTERNATIVE

Each of the alternatives and the comparison criteria are summarized below in **Table 1**. Based on the evaluation of remedial alternatives presented above, the recommended alternative is Alternative #3, full abatement and disposal of ACM. The full abatement and disposal of ACM was selected because it eliminates exposure while allowing for eventual site redevelopment through the building demolition.

Table 1 – Summary of Remedial Alternatives for Asbestos

Evaluation Criteria	Alternative #1	Alternative #2	Alternative #3
Effectiveness & Reliability	Not Effective or Reliable.	Abatement limited to friable and deteriorated ACMs removes the exposure pathways and is proven to be an effective and reliable form of remediation of immediate health concerns. Long-term maintenance is required of the remaining ACMs. Physical condition of the structure is likely to continue degrading resulting in future deteriorated ACMs.	Abatement of all identified ACMs removes the exposure pathways and is proven to be an effective and reliable form of remediation. Long-term maintenance is not required.
Feasibility & Ease of Implementation	Not feasible but easily implementable.	Utilizes standard construction, remedial, and abatement techniques. Therefore, this alternative is technically practical but moderately difficult to implement based on structural integrity concerns. Intact building materials	Utilizes standard construction, remedial, and abatement techniques. Therefore, this alternative is technically practical and but moderately difficult to implement based on structural integrity concerns.

		containing asbestos will remain.	
Risk Reduction & Green and Sustainable Remediation	No reduction in risks to human health and the environment. No reduction in contaminant mobility or toxicity. No green and sustainable remediation benefits.	Immediate risk to human health by exposure to ACM is eliminated by abatement/removal of friable and deteriorated ACM. Intact and exterior ACM will remain in addition to materials containing <1% asbestos in the building. Remaining ACMs likely to become deteriorated in the future.	Risk to human health by exposure to ACM are permanently eliminated by abatement/removal.
Costs	$10,000/annually*	$59,800	$1,225,450
Time to Reach Permanent Solution	Will not be achieved.	4-8 months (dependent on SHPO approval process timeframe)	4-14 months (dependent on SHPO approval process timeframe)

* Code enforcement, maintenance (e.g., lawn mowing and snow removal), and emergency response calls (e.g., police and fire department)

7.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Signatures of the environmental professionals responsible for this report:

Steve Prideaux

Steve Prideaux, Project Manager II, Report Preparer

Kim Crosser-Harms

Kim Crosser-Harms, Project Manager II, Asbestos Project Designer

Jon Reis

Jon Reis, Project Manager III, Quality Control and Assurance

APPENDIX A

Site Vicinity Map

FIGURE 1

Subject Property Vicinity Map

NW 1/4 of NE 1/4 of Section 6, Township 96 North, Range 20 West

Eocene Environmental Group

DESCRIPTION

Mohawk Square
220 E State Street
Mason City IA, 50401

LEGEND

Subject Property

N

0 0.02 0.04

Miles

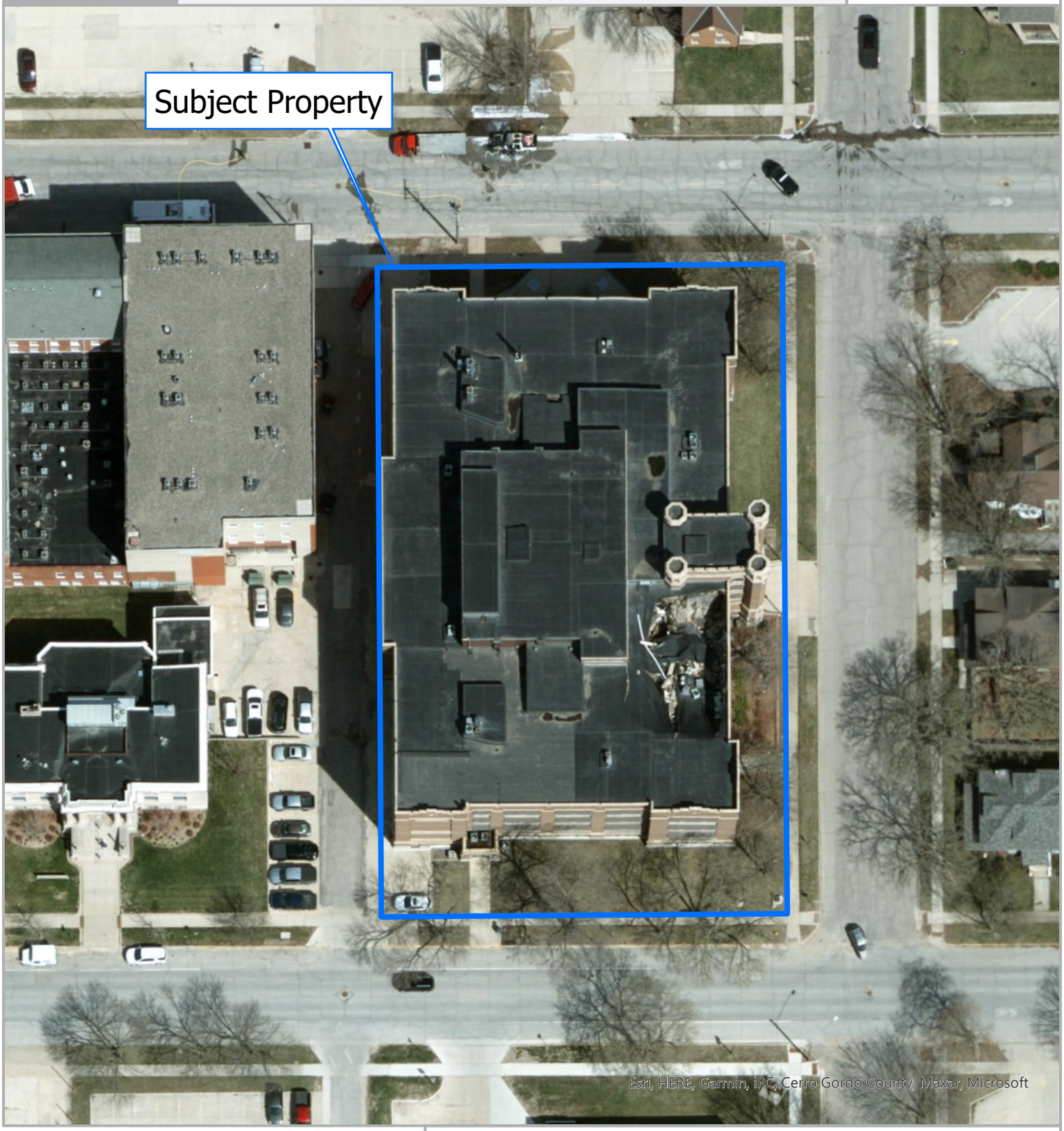
Source: Esri Imagery
Coordinate System:NAD 1983 2011 StatePlane Iowa North FIPS 1401 Ft US
Date Exported: 7/24/2025

FIGURE 2

Subject Property Location Map

NW 1/4 of NE 1/4 of Section 6, Township 96 North, Range 20 West

Eocene℠ Environmental Group



DESCRIPTION

Mohawk Square
220 E State Street
Mason City IA, 50401

LEGEND

Subject Property

N

0 0.01 0.02

Miles

Source: Esri Imagery
Coordinate System:NAD 1983 2011 StatePlane Iowa North FIPS 1401 Ft US
Date Exported: 7/24/2025

APPENDIX B

Asbestos Containing Materials Inspection Report

ASBESTOS CONTAINING MATERIALS INSPECTION

Mohawk Square
220 East State Street
Mason City, Iowa 50401

Prepared for:

City of Mason City
10 1st Street NW
Mason City, Iowa 50401

EPA Brownfields Assessment Grant
Grant Number: BF-96707401

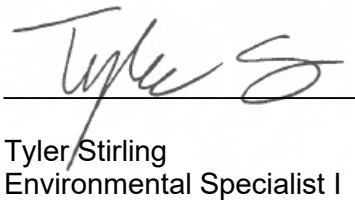
Report date:

November 11, 2025

ASBESTOS CONTAINING MATERIALS INSPECTION

Mohawk Square
220 East State Street
Mason City, Iowa 50401

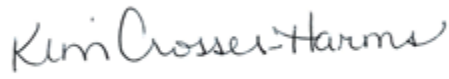
Inspected and Prepared by:



Tyler Stirling
Environmental Specialist I
Iowa Certified Asbestos Inspector: 25-13757I

Leon Johnson
Environmental Specialist II
Iowa Certified Asbestos Inspector: 25-12831I

Reviewed by:



Kim Crosser-Harms
Senior Project Manager
Iowa Certified Asbestos Inspector: 25-12883

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APPENDICES

1.0 EXECUTIVE SUMMARY

Eocene Environmental Group, Inc. (Eocene) conducted an Asbestos-Containing Materials (ACM) Inspection of the former school building located at 220 East State Street, Mason City, Iowa 50401 (Property) from September 22 through September 25 and October 13, 2025. The purpose of this ACM Inspection is to document the presence of asbestos containing materials and assist the building owner in facilitating demolition activities of the building.

Asbestos was detected in thirty-five (35) of the two hundred ninety-three (293) samples collected from various building components within the Property's interior and exterior. See Table 1 for additional information. ACMs include:

- Floor Tile(s)
- Pipe Insulation(s)
- Mudded Elbow(s)
- Sink Insulation(s)
- Ceiling Texture
- Floor Tile Adhesive(s) and Mastic(s)
- Wall Adhesive
- Ceiling Tile Adhesive(s)
- Light Fixture Insulation
- Parapet Tar

All building materials similar in appearance, color, and/or texture to those determined to contain asbestos must be assumed to contain asbestos throughout this building.

Based on these results, the Property requires further action prior to any demolition activities.

2.0 INTRODUCTION

A. Property Information

Location:

Mohawk Square
220 East State Street
Mason City 50401

Contact Person:

Arron Burnett
City of Mason City
10 1st Street NW
Mason City, Iowa 50401

B. Personnel

Sr. Project Manager: Kim Crosser-Harms	State of Iowa License	25-12883
Inspector: Tyler Stirling	State of Iowa License	25-13757I
Inspector: Leon Johson	State of Iowa License	25-12831I

C. Sampling Plan

According to the Client, the scope of this ACM Inspection includes the entire structure.

This ACM Inspection is in accordance with OSHA Regulation 1926.1101. All samples collected in the field were sent to EMSL, an NVLAP certified laboratory, for analysis. The samples were analyzed via the polarized light microscopy (PLM) method for asbestos content. If requested by Client, samples were further analyzed via the transmission electron microscopy (TEM) method or PLM 400 Point Count analysis method.

D. Regulation Review

The U.S. EPA qualifies asbestos containing materials (ACM) as materials with an asbestos content greater than 1%. According to Iowa OSHA, ACM is any material found to contain asbestos, regardless of its concentration, and shall be regulated as hazardous waste. The following definitions are taken from Section 61.141 of Subpart M, Part 61 of Title 40: Protection of Environment of the Code of Federal Regulations (CFR).

- "Category I nonfriable asbestos-containing material (ACM)" is defined as asbestos-containing packings, gaskets, resilient floor covering, and asphalt roofing products containing more than 1% asbestos as determined using the method specified in appendix E, subpart E, 40 CFR part 763, section 1, Polarized Light Microscopy (PLM).
- "Category II nonfriable ACM" is defined as any material, excluding Category I nonfriable ACM, containing more than 1% asbestos as determined using the methods specified in appendix E, subpart E, 40 CFR part 763, section 1, PLM that, when dry, ***cannot*** be crumbled, pulverized, or reduced to powder by hand pressure.
- "Friable asbestos material" is defined as any material containing more than 1% asbestos as determined using the methods specified in appendix E, subpart E, 40 CFR part 763, section 1, PLM that when dry, ***can*** be crumbled, pulverized, or reduced to powder by hand pressure. If the asbestos content is less than 10% as determined by a method other than point counting by PLM, verify the asbestos

content by point counting using PLM.

3.0 PROPERTY DESCRIPTION

The Property is a vacant five-story building that was previously used as a school from its development in 1918 to at least 1966. The building was later renovated to accommodate various government and commercial uses, including a dance studio. The building has been vacant since 2019. Significant staining and water damage were observed throughout the building, resulting from the collapse of a large portion of the roof.

4.0 INSPECTION LIMITATIONS

An Inspection limitation, for the purpose of this report, is any action or task that is limited from the original scope work. The overall reason for any limitation is the protection of Eocene personnel. Examples of limitations can range from a lack of accessibility to an area of the Property, unsafe work areas, collecting additional samples, etc.

- **Roof samples were collected from a window on the 4th floor, as a large portion of the roof has collapsed into the structure, preventing full/safe access.**
- **The collapsed roof caused significant staining and water damage throughout all floors, leading to collapsed walls, ceilings, and rooms. As a result, certain areas could not be safely or thoroughly assessed.**

5.0 INSPECTION ACTIVITIES

Iowa certified asbestos inspectors from Eocene collected two hundred ninety-three (293) samples between September 22 and 25 and October 13, 2025. The samples were collected from various accessible building components located throughout the building. Upon completion of bulk sampling activities, samples were sent to EMSL, an NVLAP certified laboratory, for analysis.

Materials that are “suspected” to contain asbestos are divided into the following three categories:

1. **Surfacing materials** are materials that are sprayed or troweled on for acoustical, decorative, or fireproofing purposes. Examples are textured ceilings or drywall, exterior stucco and structural steel fireproofing;

2. **Thermal System Insulation (TSI)** is insulation used to inhibit heat transfer from pipes, boilers, tanks, ducts, and various other components of hot and cold-water systems and HVAC systems. Examples are hard cementitious “mud” type insulation on pipes, boilers and flues; and,

3. **Miscellaneous** materials are mostly non-friable products and materials such as floor tile, drywall, ceiling tile and roofing felt.

The following tables show samples positively identified by the laboratory to be asbestos containing materials (ACM) and samples that were analyzed as non-ACM. The complete analytical results can be found in Appendix B.

Table 1 – Asbestos Containing Materials Sample List

Sample #	Material Substance	Material Type (Surf/TSI/Misc)	Friable (Y or N)	Color	Floor	Location	Asbestos Content	Est. Quantity
28	9” x 9” Floor Tile	Misc	N	White	1	Room 19 – Storage Room (Room in Dance Studio)	2% Chrysotile	100 SF
29	Floor Tile Adhesive	Misc	N	Black	1	Room 19 – Storage Room (Room in Dance Studio)	2% Chrysotile	Quantified with Sample 28
35ABC	Pipe Insulation	TSI	Y	White	1	Room 26 & 27 – Maintenance Rooms	30-40%Chrysotile	20 LF
37ABC	Pipe Insulation	TSI	Y	White/Gray	1	Room 26 & 27 – Maintenance Rooms	25-30% Chrysotile	20 LF
39ABC-Mudded Elbow	Mudded Elbow	TSI	Y	White	1	Room 26 & 27 – Maintenance Rooms	15-20% Chrysotile	23 EA
40-Floor Tile	12” x 12” Floor Tile	Misc	N	White/Beige	1	Room 20, Room 19 & Hallway – Under Carpet (Dance Studio)	2% Chrysotile	1,000 SF
41	Floor Tile Mastic	Misc	N	Black	1	Room 20, Room 19 & Hallway – Under Carpet (Dance Studio)	2% Chrysotile	Quantified with Sample 40
43	Floor Tile Mastic	Misc	N	Black/Tan	1	Throughout Northwest Quadrant of the Building	2% Chrysotile	2,300 SF
47	9” x 9” Floor Tile	Misc	N	White/Tan	1	Room 28 - Garage	2% Chrysotile	30 SF
48	Floor Tile Adhesive	Misc	N	Black	1	Room 28 - Garage	2% Chrysotile	Quantified with Sample 47
49-Floor Tile (Duplicate of 47)	Floor Tile	Misc	N	White/Tan	1	Room 28 - Garage	2% Chrysotile	
49-Adhesive (Duplicate of 48)	Floor Tile Adhesive	Misc	N	White/Black	1	Room 28 - Garage	2% Chrysotile	
74	Wall Adhesive	Misc	N	Brown	1	Room 74	2% Chrysotile	20 LF

Material Type – Surf=Surfacing, TSI=Thermal System Insulation, Misc=Miscellaneous / **Est. Quantity** – SF=Square foot, LF=Linear foot, EA=Each
B=Basement, R=Roof, Int=Interior, Ext=Exterior

Table 1 – Asbestos Containing Materials Sample List (Continued)

Sample #	Material Substance	Material Type (Surf/TSI/Misc)	Friable (Y or N)	Color	Floor	Location	Asbestos Content	Est. Quantity
75	Sink Insulation	Surf	N	Black	1	Room 17, 34, & 80	1.1% Chrysotile PC	3 EA
99	Sink Insulation	Surf	N	White/Tan	2	Room 89, 99, & 114	2% Chrysotile	3 EA
101-Floor Tile	12” x 12” Floor Tile	Misc	N	White/Tan	2	Room 130 & 131	2% Chrysotile	550 SF
102	Floor Tile Mastic	Misc	N	Black	2	Room 130 & 131	3% Chrysotile	Quantified with Sample 101
106	9” x 9” Floor Tile	Misc	N	Beige/Tan	2	Room 122	3% Chrysotile	400 SF
112	9” x 9” Floor Tile	Misc	N	Brown/Tan	2	Room 90	3% Chrysotile	900 SF
113	Floor Tile Mastic	Misc	N	Black	2	Room 90	3% Chrysotile	Quantified with Sample 112
161-Adhesive	Ceiling Tile Puck Adhesive	Misc	N	Brown	All	Throughout All Ceilings on All Floors	5% Chrysotile	102,000 SF
165ABC	Ceiling Texture	Surf	Y	White	3	Throughout 3rd Floor Hallway Ceilings	<0.25% Chrysotile PC	800 SF
182	Light Fixture Insulation	TSI	N	Silver	2 - 5	Room 185 (Auditorium Balconies)	70% Chrysotile	25 EA
183	9” x 9” Floor Tile	Misc	N	White/Beige	5	Throughout All Rooms on 5th Floor	2% Chrysotile	1,300 SF
184	Floor Tile Mastic	Misc	N	Black	5	Throughout All Rooms on 5th Floor	2% Chrysotile	Quantified with Sample 184
195	Parapet Tar	Misc	N	Gray/Black	R	Throughout Perimeter of Roof	3% Chrysotile	1,000 SF
208 (DUP-3)	Ceiling Tile Puck Adhesive	Misc	N	Brown	3	Throughout All Ceilings on All Floors	2% Chrysotile	Quantified with Sample 161

Material Type – Surf=Surfacing, TSI=Thermal System Insulation, Misc=Miscellaneous / **Est. Quantity** – SF=Square foot, LF=Linear foot, EA=Each
B=Basement, R=Roof, Int=Interior, Ext=Exterior **Table 1 – Asbestos Containing Materials Sample List**

Thirty-one (31) bulk material samples were analyzed greater than 1% asbestos. Four (4) of the remaining building material samples were detected with a concentration of <1% asbestos. ACMs include the following: floor tile(s), floor tile adhesive(s) and mastic(s), pipe insulation(s), mudded elbow(s), wall adhesive, sink insulation(s), ceiling tile puck adhesive, ceiling texture(s), light fixture insulation, and parapet tar. If during demolition or renovation activities additional areas of identified ACM are discovered, they should be abated accordingly. Laboratory analytical reports are provided in Appendix B.

Asbestos Containing Material (ACM) is defined as any material containing greater than one percent (>1%) asbestos. Building materials containing equal to one percent (1%) or less than one percent (<1%) asbestos by **point count analysis** are not classified as Regulated Asbestos Containing Material (RACM) by the EPA. Although an asbestos abatement contractor is not required to remove materials containing 1% or less asbestos, these materials must be removed wet and promptly contained and disposed of in leak-tight containers. Materials containing 1% or less asbestos are not required to be disposed of at an approved landfill as asbestos waste material. Employers of those engaging in the disturbance of 1% or less asbestos are required to provide their workers with Asbestos Awareness training of at least two hours prior to disturbance of said materials. Further, those removing materials containing 1% or less asbestos must maintain documentation proving that breathing zone exposures do not exceed either OSHA's permissible exposure limit or short-term excursion limit.

It is important to note that these are estimated quantities; therefore, the abatement contractors and the client representative should discern between the estimated quantity above and future exploration of the property at the pre-bid walk-through to determine the final quantity during abatement procedures.

Table 2 – Non-Asbestos Containing Material Sample List

Sample #	Material Substance	Material Type (Surf/TSI/Misc)	Friable (Y or N)	Color	Floor	Location	Asbestos Content
1	2' x 4 Ceiling Tile	Misc	Y	White	1	Admin Area	ND
2	Carpet Adhesive	Misc	N	Yellow	1	Admin Area	ND
03ABCDEF	Ceiling Plaster	Surf	Y	Gray	1	Throughout Building	ND
04ABCDEF	Ceiling Skim Coat	Surf	Y	White	1	Throughout Building	ND
5	Ceiling Tile Adhesive	Misc	N	Brown	1	Admin Area	ND
6	12" x 12" Ceiling Tile	Misc	Y	Beige	1	Admin Area	ND
7	Countertop	Misc	N	Brown	1	Admin Area	ND
8	Drywall	Misc	N	White	1	Room 5	ND
9	Drywall Tape	Misc	N	Beige	1	Room 5	ND
10ABC	Drywall Compound	Misc	N	White	1	Room 5	ND
11ABC	Drywall Texture	Surf	Y	White	1	Room 5	ND
12	Stair Tread	Misc	N	Gray	1	Side A Stairway	ND
13	Stair Tread Adhesive	Misc	N	Yellow	1	Side A Stairway	ND
14	1" x 1" Floor Tile	Misc	N	White	1	Side A Stairway	ND
15	Grout	Misc	N	Gray	1	Side A Stairway	ND
16	Door Caulk	Misc	N	Gray	1	Side A Stairway	ND
17	Floor Adhesive	Misc	N	Yellow	1	Side A Stairway	ND
18	Fiberglass Insulation	TSI	N	Yellow	1	Room 10	ND
19	Pipe Wrap	TSI	N	White	1	Room 10	ND
20	Floor Leveler	Misc	N	White	1	Side B Stairway	ND
21ABC	Ceiling Texture	Surf	Y	White	1	Side B Stairway	ND

Material Type – Surf=Surfacing, TSI=Thermal System Insulation, Misc=Miscellaneous **/ Asbestos Content** – ND=None Detected
B=Basement, R=Roof, Int=Interior, Ext=Exterior

Table 2 – Non-Asbestos Containing Material Sample List (Continued)

Sample #	Material Substance	Material Type (Surf/TSI/Misc)	Friable (Y or N)	Color	Floor	Location	Asbestos Content
22	Linoleum	Misc	N	Brown	1	Room 17	ND
23-Countertop	Countertop	Misc	N	Brown	1	Room 17	ND
23-Mastic	Countertop Mastic	Misc	N	Clear	1	Room 17	ND
24	9" x 9" Floor Tile	Misc	N	Beige	1	Room 23	ND
25	Grout	Misc	N	Gray	1	Room 23	ND
26	Cove Base	Misc	N	Beige	1	Room 23	ND
27	Cove Base Adhesive	Misc	N	Yellow	1	Room 23	ND
30	Ceiling Tile	Misc	Y	White	1	Room 19	ND
31ABCDEF	Wall Plaster	Surf	Y	Gray	1	Throughout Building	ND
32ABCDEF	Wall Skim Coat	Surf	Y	White	1	Throughout Building	ND
33	Floor Tile	Misc	N	Beige	1	Side B Stairway	ND
34	Grout	Misc	N	Beige	1	Side B Stairway	ND
36ABC	Pipe Wrap	TSI	N	White	1	Room 27	ND
38ABC	Pipe Wrap	TSI	N	White	1	Room 27	ND
39ABC-Wrap	Pipe Wrap	TSI	N	White	1	Room 27	ND
40-Mastic	Floor Tile Mastic	Misc	N	Tan	1	Room 20	ND
42	Floor Leveler	Misc	N	Black	1	Room 20	ND
45	Grout	Misc	N	Gray	1	Side C Stairway	ND
46	Grout	Misc	N	Brown	1	Side C Stairway	ND
50	Wall Tile	Misc	N	Beige	1	Room 28	ND
51	Grout	Misc	N	Gray	1	Room 28	ND
52	Floor Tile	Misc	N	Brown	1	Room 28	ND

Material Type – Surf=Surfacing, TSI=Thermal System Insulation, Misc=Miscellaneous **/ Asbestos Content** – ND=None Detected
B=Basement, R=Roof, Int=Interior, Ext=Exterior

Table 2 – Non-Asbestos Containing Material Sample List (Continued)

Sample #	Material Substance	Material Type (Surf/TSI/Misc)	Friable (Y or N)	Color	Floor	Location	Asbestos Content
53	Grout	Misc	N	Gray	1	Room 28	ND
54ABC	Drywall Texture	Surf	Y	White	1	Room 28	ND
55	Drywall Tape	Misc	N	Beige	1	Room 28	ND
56ABC	Drywall Compound	Surf	N	White	1	Room 28	ND
57	Drywall	Misc	N	White	1	Room 28	ND
58	Cove Base	Misc	N	Brown	1	Room 28	ND
59	Cove Base Adhesive	Misc	N	Brown	1	Room 28	ND
60	Linoleum Flooring	Misc	N	Beige	1	Room 84	ND
61	Cove Base	Misc	N	Beige	1	Room 84	ND
62	Cove Base Adhesive	Misc	N	Yellow	1	Room 84	ND
63-Wall Tile	Wall Tile	Misc	N	White	1	Room 84	ND
63-Grout	Wall Tile Grout	Misc	N	Tan	1	Room 84	ND
64	Wall Tile Adhesive	Misc	N	Yellow	1	Room 84	ND
65-Countertop	Countertop	Misc	N	White	1	Room 84	ND
65-Mastic	Countertop Mastic	Misc	N	White	1	Room 84	ND
66ABC	Ceiling Texture	Surf	Y	White	1	Room 84 / Hallway	ND
67	Countertop	Misc	N	White	1	Room 85	ND
68	9" x 9" Floor Tile	Misc	N	Beige	1	Room 84	ND
69	Grout	Misc	N	Gray	1	Room 84	ND
70	Wall Adhesive	Misc	N	Yellow	1	Hallway	ND
71	Fiberglass Insulation	TSI	N	Pink	1	Hallway	ND
72	Fiberglass Insulation Wrap	TSI	N	White	1	Hallway	ND

Material Type – Surf=Surfacing, TSI=Thermal System Insulation, Misc=Miscellaneous **/ Asbestos Content** – ND=None Detected
B=Basement, R=Roof, Int=Interior, Ext=Exterior

Table 2 – Non-Asbestos Containing Material Sample List (Continued)

Sample #	Material Substance	Material Type (Surf/TSI/Misc)	Friable (Y or N)	Color	Floor	Location	Asbestos Content
73	Fiberglass Insulation	TSI	N	Yellow	1	Hallway	ND
76	Stair Tread	Misc	N	Gray	1	Side C Stairway	ND
77	Stair Tread Adhesive	Misc	N	Yellow	1	Side C Stairway	ND
78	2" x 12" Wall Tile	Misc	N	Green	1	Side C Stairway	ND
79	Grout	Misc	N	Gray	1	Side C Stairway	ND
80	7" x 4" Wall Tile	Misc	N	White	1	Side C Stairway	ND
81-Carpet	Stair Riser Carpet	Misc	N	Multi-colored	1	Side C Stairway	ND
81-Adhesive	Stair Riser Adhesive	Misc	N	Yellow	1	Side C Stairway	ND
82	Carpet Adhesive	Misc	N	Yellow	2	Hallway	ND
83	Floor Tile	Misc	N	Gray	2	Room 93	ND
84	Floor Tile	Misc	N	White	2	Room 93	ND
85	Grout	Misc	N	Gray	2	Room 93	ND
86	Cove Base	Misc	N	Brown	2	Room 93	ND
87	Cove Base Adhesive	Misc	N	Yellow	2	Room 93	ND
88	Carpet Adhesive	Misc	N	Yellow	2	Hallway	ND
89-Countertop	Countertop	Misc	N	White	2	Room 94	ND
89-Mastic	Countertop Mastic	Misc	N	Tan	2	Room 94	ND
90	Floor Tile	Misc	N	Red	2	Room 100	ND
91	Floor Tile	Misc	N	White	2	Room 100	ND
92	Floor Tile	Misc	N	Green	2	Room 100	ND
93	Grout	Misc	N	White	2	Room 100	ND

Material Type – Surf=Surfacing, TSI=Thermal System Insulation, Misc=Miscellaneous **/ Asbestos Content** – ND=None Detected
B=Basement, R=Roof, Int=Interior, Ext=Exterior

Table 2 – Non-Asbestos Containing Material Sample List (Continued)

Sample #	Material Substance	Material Type (Surf/TSI/Misc)	Friable (Y or N)	Color	Floor	Location	Asbestos Content
94	Ceiling Tile	Misc	Y	White	2	Room 99	ND
95	Ceiling Tile Adhesive	Misc	N	Brown	2	Room 99	ND
96	Drywall	Misc	N	White	2	Room 100	ND
97	Drywall	Misc	N	White	2	Room 100	ND
98	2' x 4 Ceiling Tile	Misc	Y	White	2	Room 99	ND
100-Countertop	Countertop	Misc	N	White	2	Room 29	ND
100-Mastic	Countertop Mastic	Misc	N	Tan	2	Room 29	ND
101-Mastic	Floor Tile Mastic	Misc	N	Black	2	Room 29	ND
103	Floor Adhesive	Misc	N	Black	2	Room 131	ND
104	Cove Base	Misc	N	Brown	2	Room 131	ND
94	Ceiling Tile	Misc	Y	White	2	Room 99	ND
105	Cove Base Adhesive	Misc	Y	Yellow	2	Room 131	ND
107	Floor Tile Mastic	Misc	N	Black	2	Room 122	ND
108	Floor Tile Adhesive	Misc	N	Yellow	2	Room 122	ND
109	Cove Base	Misc	N	Gray	2	Room 122	ND
110	Cove Base Adhesive	Misc	Y	Yellow	2	Room 122	ND
111	Floor Felt	Misc	N	Black	2	Room 121	ND
114	Floor Tile Adhesive	Misc	N	Yellow	2	Room 90	ND
115	Floor Tile	Misc	N	Gray	2	Room 89	ND
116	Grout	Misc	N	Gray	2	Room 89	ND
117	Wall Tile	Misc	N	White	2	Room 89	ND

Material Type – Surf=Surfacing, TSI=Thermal System Insulation, Misc=Miscellaneous **/ Asbestos Content** – ND=None Detected
B=Basement, R=Roof, Int=Interior, Ext=Exterior

Table 2 – Non-Asbestos Containing Material Sample List (Continued)

Sample #	Material Substance	Material Type (Surf/TSI/Misc)	Friable (Y or N)	Color	Floor	Location	Asbestos Content
118	Wall Tile Adhesive	Misc	N	Yellow	2	Room 89	ND
119	Grout	Misc	N	White	2	Room 89	ND
120-Countertop	Countertop	Misc	N	White	2	Room 89	ND
120-Mastic	Countertop Mastic	Misc	N	Tan	2	Room 89	ND
121	Sink Insulation	Surf	N	Yellow	2	Room 89	ND
122	Floor Tile	Misc	N	White	2	Room 117	ND
123	Grout	Misc	N	Gray	2	Room 117	ND
124	Cove Base	Misc	N	Black	2	Room 117	ND
125	Cove Base Adhesive	Misc	N	Gray	2	Room 117	ND
126-Countertop	Countertop	Misc	N	Gray	2	Room 88	ND
126-Mastic	Countertop Mastic	Misc	N	Tan	2	Room 88	ND
127	Linoleum Floor Tile	Misc	N	White	2	Room 115	ND
128	Floor Tile Adhesive	Misc	N	Yellow	2	Room 115	ND
129	Linoleum Floor Tile	Misc	N	Gray	2	Room 114	ND
130	Floor Tile Adhesive	Misc	N	Yellow	2	Room 114	ND
131-Carpet	Carpet	Misc	N	Multi-colored	3	Hallway Side C	ND
131-Mastic	Carpet Adhesive	Misc	N	Yellow	3	Hallway Side C	ND
132	Baseboard	Misc	N	Brown	3	Room 153	ND
133	Baseboard Adhesive	Misc	N	Yellow	3	Room 153	ND
134	12" x 12" Floor Tile	Misc	N	Brown	3	Room 153	ND
135	Grout	Misc	N	Gray	3	Room 153	ND

Material Type – Surf=Surfacing, TSI=Thermal System Insulation, Misc=Miscellaneous **/ Asbestos Content** – ND=None Detected
B=Basement, R=Roof, Int=Interior, Ext=Exterior

Table 2 – Non-Asbestos Containing Material Sample List (Continued)

Sample #	Material Substance	Material Type (Surf/TSI/Misc)	Friable (Y or N)	Color	Floor	Location	Asbestos Content
136	2' x 4 Ceiling Tile	Misc	Y	White	3	Room 162	ND
137	Linoleum	Misc	N	Brown	3	Room 193	ND
138-Mastic	Linoleum Adhesive	Misc	N	Yellow	3	Room 193	ND
138-Leveler	Linoleum Floor Leveler	Misc	N	Gray	3	Room 193	ND
139	2' x 2' Ceiling Tile	Misc	Y	White	3	Room 185	ND
140	Floor Felt	Misc	N	Black	3	Room 185	ND
141	12" x 12" Floor Tile	Misc	N	Beige	3	Room 190	ND
142	Floor Tile Mastic	Misc	N	Yellow	3	Room 190	ND
143	Drywall Tape	Misc	N	Blue	1	Hallway	ND
144ABC	Drywall Compound	Surf	Y	White	2	Hallway	ND
145	Drywall Tape	Misc	N	Beige	2	Hallway	ND
146ABC	Drywall Texture	Surf	Y	White	2	Room 93	ND
147ABC	Ceiling Texture	Surf	Y	White	2	Room 100	ND
148	Fiberglass Insulation	TSI	N	Yellow	2	Room 128	ND
149	Ceiling Drywall	Misc	N	White	2	Hallway	ND
150	Ceiling Drywall Tape	Misc	N	Beige	2	Hallway	ND
151	Ceiling Drywall Compound	Surf	Y	White	2	Hallway	ND
152	Ceiling Drywall	Misc	N	White	1	Hallway Side C	ND
153	Ceiling Drywall Tape	Misc	N	Beige	1	Hallway Side C	ND
154	Ceiling Drywall Compound	Surf	Y	White	1	Hallway Side C	ND
155	Drywall	Misc	N	White	3	Room 153	ND
156	Drywall Tape	Misc	N	Beige	3	Room 153	ND

Material Type – Surf=Surfacing, TSI=Thermal System Insulation, Misc=Miscellaneous **/ Asbestos Content** – ND=None Detected
B=Basement, R=Roof, Int=Interior, Ext=Exterior

Table 2 – Non-Asbestos Containing Material Sample List (Continued)

Sample #	Material Substance	Material Type (Surf/TSI/Misc)	Friable (Y or N)	Color	Floor	Location	Asbestos Content
157ABC	Drywall Compound	Surf	Y	White	3	Room 153	ND
158ABC	Wall Texture	Surf	Y	White	3	Room 153	ND
159	2' x 4' Ceiling Tile	Misc	Y	White	3	Room 153	ND
160	12" x 12" Ceiling Tile	Misc	Y	White	3	Room 162	ND
161-Finish Coat	Ceiling Tile Adhesive Coating	Misc	N	Brown	All	Throughout Building	ND
162	Ceiling Drywall	Misc	N	White	3	Hallway Side C	ND
163	Ceiling Drywall Tape	Misc	N	Beige	3	Hallway Side C	ND
164	Ceiling Drywall Compound	Surf	Y	White	3	Hallway Side C	ND
166	Duct Insulation	TSI	N	Black	3	Room 185	ND
167	Duct Insulation	TSI	N	Pink	3	Side B Hallway	ND
168	Drywall	Misc	N	White	4	Room 207	ND
169	Drywall Tape	Misc	N	Beige	4	Room 207	ND
170ABC	Drywall Compound	Surf	Y	White	4	Room 207	ND
171ABC	Drywall Texture	Surf	Y	White	4	Room 207	ND
172	2' x 2' Ceiling Tile	Misc	Y	White	4	Room 207	ND
173	Carpet Adhesive	Misc	N	Yellow	4	Room 207	ND
174	2' x 4' Ceiling Tile	Misc	Y	White	4	Hallway Side B	ND
175	12" x 12" Floor Tile	Misc	N	Beige	4	Room 246	ND
176	Floor Tile Adhesive	Misc	N	Yellow	4	Room 246	ND
177	Cove Base	Misc	N	Beige	4	Room 246	ND

Material Type – Surf=Surfacing, TSI=Thermal System Insulation, Misc=Miscellaneous **/ Asbestos Content** – ND=None Detected
B=Basement, R=Roof, Int=Interior, Ext=Exterior

Table 2 – Non-Asbestos Containing Material Sample List (Continued)

Sample #	Material Substance	Material Type (Surf/TSI/Misc)	Friable (Y or N)	Color	Floor	Location	Asbestos Content
178	Cove Base Adhesive	Misc	N	Yellow	4	Room 246	ND
179	Sink Insulation	Misc	N	White	4	Room 247	ND
180	Ceiling Tile	Misc	Y	White	4	Side D Hallway	ND
181	Ceiling Tile Adhesive	Misc	N	Brown	4	Side D Hallway	ND
185	Cove Base	Misc	N	Brown	4	Room 252	ND
186	Cove Base Adhesive	Misc	N	Brown	4	Room 252	ND
187	Ceiling Tile	Misc	Y	White	4	Room 252	ND
188	Ceiling Tile Adhesive	Misc	N	Brown	4	Room 252	ND
189	Roof Membrane	Misc	N	Black	R	Roof	ND
190	Roof Felt	Misc	N	Brown	R	Roof	ND
191	Roof Tar	Misc	N	Black	R	Roof	ND
192	Window Caulk	Misc	N	Gray	R	Roof	ND
193	Union Caulk	Misc	N	Gray	R	Roof	ND
194	Parapet Tar	Misc	N	Black	R	Roof	ND
196-Rubber	Parapet Membrane	Misc	N	Black	R	Roof	ND
196-Adhesive	Parapet Adhesive	Misc	N	Yellow	R	Roof	ND
197	Shingle	Misc	N	Black	Ext	Side A	ND
198	Shingle Felt	Misc	N	Black	Ext	Side A	ND
199	Single Paper	Misc	N	Black	Ext	Side A	ND
200	Single Caulk	Misc	N	Black	Ext	Side A	ND
201	Wall Caulk	Misc	N	Gray	Ext	Side A	ND

Material Type – Surf=Surfacing, TSI=Thermal System Insulation, Misc=Miscellaneous **/ Asbestos Content** – ND=None Detected
B=Basement, R=Roof, Int=Interior, Ext=Exterior

Table 2 – Non-Asbestos Containing Material Sample List (Continued)

Sample #	Material Substance	Material Type (Surf/TSI/Misc)	Friable (Y or N)	Color	Floor	Location	Asbestos Content
202	Door Caulk	Misc	N	Gray	Ext	Side A	ND
203	Door Caulk	Misc	N	Black	Ext	Side A	ND
204	HVAC Putty	Misc	N	Gray	Ext	Side A	ND
205	Expansion Caulk	Misc	N	Gray	Ext	Side B	ND
206	HVAC Putty	Misc	N	Beige	Ext	Side C	ND
207	Foundation Tar	Misc	N	Black	Ext	Side C	ND
209-Drywall	Drywall	Misc	N	White	4	Room 207	ND
209-Joint Compound	Drywall Compound	Misc	N	White	4	Room 207	ND
210	Expansion Caulk	Misc	N	Gray	Ext	Side B	ND
211	HVAC Putty	Misc	N	Beige	Ext	Side C	ND
212	HVAC Putty	Misc	N	Gray	Ext	Side A	ND

Material Type – Surf=Surfacing, TSI=Thermal System Insulation, Misc=Miscellaneous **/ Asbestos Content** – ND=None Detected
B=Basement, R=Roof, Int=Interior, Ext=Exterior

6.0 CONCLUSIONS / RECOMMENDATIONS

The following conclusions and recommendations are summarized as follows:

- Asbestos was detected in thirty-five (35) of the bulk material samples collected from the residence located at 220 East State Street, Mason City, Iowa 50401. ACMs include the following: floor tile(s), floor tile adhesive(s) and mastic(s), pipe insulation(s), mudded elbow(s), wall adhesive, sink insulation(s), ceiling tile puck adhesive, ceiling texture(s), light fixture insulation, and parapet tar. Based on the results of the data collected during the assessment, the building requires further action prior to demolition.

Eocene recommends the abatement of all ACM containing components located within the inspection area if those building materials are to be disturbed during any future renovation/demolition activities. All abatement work shall be completed in accordance with local, state, and federal regulations. A visual inspection is recommended upon completion of abatement work to document that all ACMs within the scope of abatement have been removed.

7.0 CONDITIONS & LIMITATIONS

The Iowa Department of Natural Resources' (IDNR) Air Quality Bureau and Occupational Safety and Health Bureau (OSHA) of the Iowa Division of Labor Services require notification of any renovation/demolition activities in non-residential projects if the combined regulated ACM meets or exceeds any of the following thresholds: 160 square feet of surfacing ACM, 260 linear feet of TSI, or 35 cubic feet of ACM debris.

Eocene has performed the tasks contained within this report in a thorough and professional manner consistent with commonly accepted standard industry practices. The results, findings, conclusions and recommendations expressed in this report are based on conditions observed during our survey of the property. Eocene cannot guarantee, and does not warrant, that this report has identified all adverse environmental factors and/or conditions affecting the subject property. This report is not a bidding document or project specification as it does not contain the necessary components. Eocene cannot warrant the work of any third party that may have aided in the completion of this report. This report has been prepared on behalf of and exclusively for use by the City of Mason City for specific application to their project as discussed. Contractors, consultants or other third parties reviewing this report must draw their own conclusions regarding data contained within the report, further investigation or required remediation.

APPENDIX A

Qualifications

KIM CROSSER

Sr. Project Manager

SKILL SETS / EXPERTISE

- Project cost estimator
- Asbestos building inspector
- Asbestos management planner
- Asbestos project designer
- Asbestos contractor / supervisor
- Indoor air quality
- Developer of Asbestos Training Program – Missouri Accreditation
- Instructor for building inspection
- Instructor for management planning
- Instructor for contractors / supervisors
- Air Sample Analysist

Ms. Crosser is a highly experienced asbestos consultant with over 30 years of expertise. She spearheads asbestos abatement projects from inception to completion, encompassing inspections, bidding, and contract documents, and ensuring both Asbestos Hazard Emergency Response Act (AHERA) and National Emission Standards for Hazardous Air Pollutants (NESHAP) compliances are followed. Her work spans all aspects of project management, including Asbestos Containing Material (ACM) inspections, project oversight / air monitoring, AHERA re-inspections, asbestos training, and mold remediation.

Ms. Crosser also performs fieldwork such as building inspections, job oversite of asbestos-removal projects, and mold consultations and testing. Licensed as a Project Designer, Inspector, Management Planner, and Contractor / Supervisor, Ms. Harms is also an Accredited Asbestos Instructor for the State of Missouri. She holds a NIOSH 582 certification and is in charge of Eocene's internal Proficiency Analytical Testing (PAT) program and holds an Occupational Safety and Health Administration Construction Safety and Health Certification.

EDUCATION

Associates of Arts., Hamilton Business College

PROFESSIONAL AFFILIATIONS

Licensed Asbestos Inspector – Iowa, Missouri, Nebraska

Licensed Asbestos Management Planner – Iowa, Missouri

Licensed Project Designer – Iowa, Missouri

Licensed Asbestos Contractor / Supervisor

Participates in the National Voluntary Laboratory Accreditation Program (NVLAP) Industrial Hygiene Proficiency Analytical Testing (IHPAT) for Asbestos

National Institute for Occupational Safety and Health (NIOSH) 582 Certification

SELECT PROJECT EXPERIENCE

Greater Regional Medical Center – Hospital Renovation Project – Project Manager and Oversite – Iowa – 2017–2025

Led the teams that conducted the on-site inspections, assisted with the final reports submitted to the client, advised client and contractors throughout the projects, and conducted on-site supervision of the asbestos abatements, including conducting air monitoring and analyzing final clearance air samples. Provided project oversight throughout the duration of the past years and current projects.

Des Moines Airport Authority – Des Moines International Airport Pre-Demolition Project – Inspector / Project Designer / Abatement Oversite / Project Manager – Iowa – 2014–Present

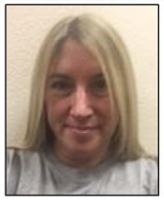
NESHAPS building inspection prior to renovation and demolition activities. Estimated the project, led the team that conducted the on-site inspection, assisted with the final report submitted to the client, advised client and contractors throughout the project, and conducted on-site supervision of the asbestos abatement, including conducting and analyzing final clearance air samples. Provided project oversight throughout the duration of the past years and current projects.

Certificate of Completion

KIM CROSSER-HARMS

DOB: 09-02-1967

Issued: 01-27-2025



This person is licensed to perform asbestos work in the State of Iowa. ID card is intended for official use only and must be present on jobsite.

Impact7G, Inc.

certifies that

Kim Crosser

License Type	Number	Expires
MANAGEMENT PLANNER	25-12884	12-13-2025
INSPECTOR	25-12883	12-13-2025
SUPERVISOR	24-12885	12-12-2025
PROJECT DESIGNER	24-11376	02-07-2025

IOWA

Asbestos

Larry Johnson, Jr.
Labor Commissioner

has successfully completed and passed the associated examination for the

Asbestos Inspector Annual Review

course accredited by the State of Missouri and conducted in accordance with the requirements of 40 CFR 763. The person receiving this certificate has completed the required training for asbestos certification under TSCA Title II.

Course Date: December 13, 2024
Examination Date: December 13, 2024
Expiration Date: December 13, 2025
Course Location: 8951 Windsor Parkway, Johnston, Iowa
Certificate Number: 121324-INR-09

IMPACT7G

Instructor
8951 Windsor Parkway
Johnston, IA 50131
515-473-6256

LEON JOHNSON

Environmental Scientist II

SKILL SETS / EXPERTISE

- Phase I and II Environmental Site Assessments
- Lead hazard reduction
- Asbestos assessment
- Indoor air quality monitoring
- Industrial hygiene monitoring

Mr. Johnson has over 12 years of research, fieldwork, and management experience in environmental consulting, including comprehensive large scale Brownfield projects, United States Department of Housing and Urban Development lead hazard reduction projects, asbestos abatement oversight, wetland delineations, groundwater and soil sampling, radon mitigation, indoor air quality investigations, and industrial chromatography laboratory work. Mr. Johnson has worked closely with municipalities, school districts and private companies to improve work and living spaces for individuals.

EDUCATION

B.A., Environmental Science, Simpson College

PROFESSIONAL AFFILIATIONS

State of Iowa Certified Asbestos Inspector / Supervisor

State of Iowa Certified Lead Inspector / Supervisor

Occupational Safety and Health Administration 40-Hour Hazardous Waste Operations and Emergency Response

Iowa Certified Radon Measurement Specialist

Certified Asbestos Microscope Specialist

Greater Dallas County Development Alliance, Board Member, 2023–Present

SELECT PROJECT EXPERIENCE

City of Muscatine – Lead Hazard Reduction Grants – Environmental Scientist II – Iowa – 2025–Present
Manages the completion of lead inspection / risk assessments, healthy homes assessments, radon testing, Scope of Work (SOW) / bid document creation, cost estimates for SOWs, and lead clearance inspections.

City of Perry – Environmental Protection Agency (EPA) Brownfield Assessment Grant – Environmental Scientist II – Iowa – 2023–Present
Completes community outreach, environmental assessment activities, and cleanup planning for $375,000 grant.

City of Mason City – EPA Brownfield Assessment Grant – Environmental Scientist II – Iowa – 2023–Present
Completes community outreach, environmental assessment activities, and cleanup planning for $500,000 grant.

City of Sioux City – Lead Hazard Control / Reduction Grants – Environmental Scientist II – Iowa – 2019–Present
Inspects properties for lead-based paint associated with a grant in 2019. Additional work throughout the grants includes SOW / bid document creation and lead clearance inspections.

City of Council Bluffs – Lead Hazard Reduction Grants – Environmental Scientist II – Iowa – 2019–Present
Manages and completes lead inspection / risk assessments, healthy homes assessments, radon testing, SOW / bid document creation, cost estimates for SOWs, and lead clearance inspections associated with this grant project.

City of Marshalltown – Lead Hazard Reduction Grants – Environmental Scientist II – Iowa – 2019–Present
Manages the completion of lead inspection / risk assessments, healthy homes assessments, radon testing, SOW / bid document creation, cost estimates for SOWs, and lead clearance inspections.

Certificate of Completion

LEON JOHNSON

DOB: 10-05-1978

Issued: 01-15-2025

This person is licensed to perform asbestos work in the State of Iowa. ID card is intended for official use only and must be present on jobsite.

Impact7G, Inc.

certifies that

Leon Johnson

License Type	Number	Expires
INSPECTOR	25-12831	12-13-2025
SUPERVISOR	25-12832	12-12-2025

IOWA

Asbestos

Larry Johnson, Jr.
Labor Commissioner

has successfully completed and passed the associated examination for the

Asbestos Inspector Annual Review

course accredited by the State of Missouri and conducted in accordance with the requirements of 40 CFR 763. The person receiving this certificate has completed the required training for asbestos certification under TSCA Title II.

Course Date: December 13, 2024
Examination Date: December 13, 2024
Expiration Date: December 13, 2025
Course Location: 8951 Windsor Parkway, Johnston, Iowa
Certificate Number: 121324-INR-08

IMPACT7G

Instructor
8951 Windsor Parkway
Johnston, IA 50131
515-473-6256

TYLER STIRLING
Environmental Specialist I

SKILL SETS / EXPERTISE

- Environmental Protection Agency (EPA) Brownfield projects
- Phase I and II Environmental Site Assessments (ESAs)
- Asbestos inspections and abatement oversight
- Lead-Based Paint (LBP) inspections and abatement oversight
- Area-wide planning inventories

Mr. Tyler Stirling is an Environmental Scientist I in the Environmental Division of Eocene Environmental Group, Inc. (Eocene) with over two years of experience. Mr. Stirling has experience completing Phase I and II ESAs, asbestos and LBP inspections and abatement oversight, and preparing documents required for EPA Brownfield grant reporting. He has been with Eocene since 2024.

EDUCATION

B.A., Geology, Iowa State University

PROFESSIONAL AFFILIATIONS AND CERTIFICATIONS

State of Iowa Certified Asbestos Inspector, #24-12570

State of Iowa Certified Asbestos Contractor / Supervisor, #24-12571

State of Iowa Certified Lead Inspector / Risk Assessor, LEAD-INSP10203

Occupational Safety and Health Administration 40-Hour Hazardous Waste Operations and Emergency Response Certified

National Institute for Occupational Safety and Health 582 – Sampling and Evaluating Airborne Asbestos Dust

PROJECT EXPERIENCE

EPA Brownfields Grants – Environmental Specialist I – Iowa – 2023–Present

Completed Phase I and II ESAs for municipality clients with Brownfield grants on a variety of sites, including active commercial, former industrial, rural, and residential sites. Interpreted existing environmental reports into concise write-ups to assist clients in redevelopment decisions. Conducted site visits to assess environmental conditions of Phase I ESA sites and the surrounding area.

City of Clinton – EPA Brownfield Cleanup Grant – Environmental Specialist I – Iowa – 2025–Present

Provides oversight of regulated asbestos containing materials (RACM) demolition of a three-story building. Ensures National Emissions Standards for Hazardous Air Pollutants (NESHAP) and Occupational Safety and Health Administration regulations are followed and maintains communication between the contractor and the City of Clinton. Conducts daily air monitoring and personal air sampling. Generated ACM positive summary maps utilizing AutoCAD LT.

City of Mason City – EPA Brownfield Grant – Environmental Specialist I – Iowa – 2025

Directed fieldwork to complete an Asbestos-Containing Materials (ACM) inspection of a 215,000-square-foot commercial building in Mason City, Iowa, requiring the collection of over 700 samples.

City of Eldora – EPA Brownfield Grant – Environmental Specialist I – Iowa – July – 2024

Completed fieldwork and reports for Phase I and II ESAs, ACM inspection, and LBP inspection of a commercial property in Eldora, Iowa.

City of Perry – Environmental Protection Agency (EPA) Brownfield Assessment Grant – Environmental Specialist I – Iowa – 2023–Present

Completes community outreach, environmental assessment activities, and cleanup planning for $375,000 grant.

Eocene SM
Environmental Group

Certificate of Completion

TYLER STIRLING

DOB: 11-21-1996

Issued: 08-18-2025

This person is licensed to perform asbestos work in the State of Iowa. ID card is intended for official use only and must be present on jobsite.

certifies that

Tyler Stirling

License Type	Number	Expires
INSPECTOR	25-13757	08-07-2026
SUPERVISOR	25-13758	07-31-2026

IOWA

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Course Date: September 12, 2025
Examination Date: September 12, 2025
Expiration Date: September 12, 2026
Course Location: 8951 Windsor Parkway, Johnston, Iowa
Certificate Number: 091225-INR-01

Instructor
8951 Windsor Parkway
Johnston, IA 50131
515-473-6256

APPENDIX B

Laboratory Reports &
Chain of Custody Documentation

EMSL Analytical, Inc.
6340 CastlePlace Dr. Indianapolis, IN 46250
Tel/Fax: (317) 803-2997 / (317) 803-3047
http://www.EMSL.com / indianapolislab@emsl.com

EMSL Order: 162512510
Customer ID: IMPA25
Customer PO:
Project ID:

Attention: Ben Curtis
Eocene Environmental Group
5930 Grand Ave
West Des Moines, IA 50266

Phone: (515) 682-6665
Fax: (515) 528-8005
Received Date: 09/26/2025 10:21 AM
Analysis Date: 09/30/2025
Collected Date:

Project: City 0f Mason City-Mohawk Square-220 E State St

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
1 *162512510-0001*	2'X4' CEILING TILE WHITE FLOOR 1 ADMIN AREA	Gray Fibrous Homogeneous	60% Cellulose 20% MinWool	15% Perlite 5.0% Non-fibrous (Other)	**None Detected**
2 *162512510-0002*	CARPET ADHESIVE YELLOW FLOOR 1 ADMIN AREA	Yellow Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
3A *162512510-0003*	CEILING PLASTER GRAY FLOOR 1 THROUGHOUT BUILDING	Gray Non-Fibrous Homogeneous	2% Hair	20% Quartz 78.0% Non-fibrous (Other)	**None Detected**
3B *162512510-0004*	CEILING PLASTER GRAY FLOOR 1 THROUGHOUT BUILDING	Gray Non-Fibrous Homogeneous	2% Hair	20% Quartz 78.0% Non-fibrous (Other)	**None Detected**
3C *162512510-0005*	CEILING PLASTER GRAY FLOOR 1 THROUGHOUT BUILDING	Gray Non-Fibrous Homogeneous	2% Hair	20% Quartz 78.0% Non-fibrous (Other)	**None Detected**
3D *162512510-0006*	CEILING PLASTER GRAY FLOOR 1 THROUGHOUT BUILDING	Gray Non-Fibrous Homogeneous	<1% Hair	20% Quartz 80.0% Non-fibrous (Other)	**None Detected**
3E *162512510-0007*	CEILING PLASTER GRAY FLOOR 1 THROUGHOUT BUILDING	Gray Non-Fibrous Homogeneous	<1% Hair	20% Quartz 80.0% Non-fibrous (Other)	**None Detected**
3F *162512510-0008*	CEILING PLASTER GRAY FLOOR 1 THROUGHOUT BUILDING	Gray Non-Fibrous Homogeneous	<1% Hair	20% Quartz 80.0% Non-fibrous (Other)	**None Detected**
4A *162512510-0009*	CEILING SKIM COAT WHITE FLOOR 1 THROUGHOUT BUILDING	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**

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Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
4B *162512510-0010*	CEILING SKIM COAT WHITE FLOOR 1 THROUGHOUT BUILDING	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
4C *162512510-0011*	CEILING SKIM COAT WHITE FLOOR 1 THROUGHOUT BUILDING	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
4D *162512510-0012*	CEILING SKIM COAT WHITE FLOOR 1 THROUGHOUT BUILDING	White Non-Fibrous Homogeneous		15% Quartz 85.0% Non-fibrous (Other)	**None Detected**
4E *162512510-0013*	CEILING SKIM COAT WHITE FLOOR 1 THROUGHOUT BUILDING	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
4F *162512510-0014*	CEILING SKIM COAT WHITE FLOOR 1 THROUGHOUT BUILDING	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
5 *162512510-0015*	CEILING TILE ADHESIVE BROWN FLOOR 1 ADMIN AREA	Brown Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
6 *162512510-0016*	12"X12" CEILING TILE BEIGE FLOOR 1 ADMIN AREA	Beige Fibrous Homogeneous	95% Cellulose	5.0% Non-fibrous (Other)	**None Detected**
7 *162512510-0017*	COUNTEROP BROWN FLOOR 1 ADMIN AREA	Brown Non-Fibrous Homogeneous	60% Cellulose	40.0% Non-fibrous (Other)	**None Detected**
8 *162512510-0018*	DRYWALL WHITE FLOOR 1 ROOM 5	Brown/White Fibrous Heterogeneous	20% Cellulose	70% Gypsum 10.0% Non-fibrous (Other)	**None Detected**

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			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
9 *162512510-0019*	DRYWALL TAPE BEIGE FLOOR 1 ROOM 5	Beige Fibrous Homogeneous	95% Cellulose	5.0% Non-fibrous (Other)	**None Detected**
10A *162512510-0020*	DRYWALL COMPOUND WHITE FLOOR 1 ROOM 5	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
10B *162512510-0021*	DRYWALL COMPOUND WHITE FLOOR 1 ROOM 5	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
10C *162512510-0022*	DRYWALL COMPOUND WHITE FLOOR 1 ROOM 5	Tan/White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
11A *162512510-0023*	DRYWALL TEXTURE WHITE FLOOR 1 ROOM 5	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
11B *162512510-0024*	DRYWALL TEXTURE WHITE FLOOR 1 ROOM 5	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
11C *162512510-0025*	DRYWALL TEXTURE WHITE FLOOR 1 ROOM 5	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
12 *162512510-0026*	STAIR TREAD GRAY FLOOR 1 SIDE A STAIRWAY	Gray Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
13 *162512510-0027*	STAIR TREAD ADHESIVE YELLOW FLOOR 1 SIDE A STAIRWAY	Yellow Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**

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Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
14 *162512510-0028*	1"X1" FLOOR TILE WHITE FLOOR 1 SIDE A STAIRWAY	White Non-Fibrous Homogeneous		10% Quartz 90.0% Non-fibrous (Other)	**None Detected**
15 *162512510-0029*	GROUT GRAY FLOOR 1 SIDE A STAIRWAY	Gray Non-Fibrous Homogeneous		10% Quartz 90.0% Non-fibrous (Other)	**None Detected**
16 *162512510-0030*	DOOR CAULK GRAY FLOOR 1 SIDE A STAIRWAY	Gray Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
17 *162512510-0031*	FLOOR ADHESIVE YELLOW FLOOR 1 SIDE A STAIRWAY	Yellow Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
18 *162512510-0032*	FIBERGLASS INSULATION YELLOW FLOOR 1 ROOM 10	Yellow Fibrous Homogeneous	98% Glass	2.0% Non-fibrous (Other)	**None Detected**
19 *162512510-0033*	PIPE WRAP WHITE FLOOR 1 ROOM 10	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
20 *162512510-0034*	FLOOR LEVELER WHITE FLOOR 1 SIDE B STAIRWAY	Brown Non-Fibrous Homogeneous	10% Cellulose	90.0% Non-fibrous (Other)	**None Detected**
21A *162512510-0035*	CEILING TEXTURE WHITE FLOOR 1 SIDE B STAIRWAY	White Non-Fibrous Homogeneous		10% Mica 90.0% Non-fibrous (Other)	**None Detected**
21B *162512510-0036*	CEILING TEXTURE WHITE FLOOR 1 SIDE B STAIRWAY	White Non-Fibrous Homogeneous		10% Mica 90.0% Non-fibrous (Other)	**None Detected**

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			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
21C *162512510-0037*	CEILING TEXTURE WHITE FLOOR 1 SIDE B STAIRWAY	White Non-Fibrous Homogeneous		10% Mica 90.0% Non-fibrous (Other)	**None Detected**
22 *162512510-0038*	LINOLEUM BROWN FLOOR 1 ROOM 17	Brown Fibrous Heterogeneous	90% Cellulose	10.0% Non-fibrous (Other)	**None Detected**
23-Countertop *162512510-0039*	COUTNERTOP BROWN FLOOR 1 ROOM 17	Brown Non-Fibrous Homogeneous	90% Cellulose	10.0% Non-fibrous (Other)	**None Detected**
23-Mastic *162512510-0039A*	COUTNERTOP BROWN FLOOR 1 ROOM 17	Clear Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
24 *162512510-0040*	9"X9" FLOOR TILE BEIGE FLOOR 1 ROOM 23	Red/Beige Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
25 *162512510-0041*	GROUT GRAY FLOOR 1 ROOM 23	Gray Non-Fibrous Homogeneous		20% Quartz 80.0% Non-fibrous (Other)	**None Detected**
26 *162512510-0042*	COVE BASE BEIGE FLOOR 1 ROOM 23	Brown Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
27 *162512510-0043*	COVE BASE ADHESIVE YELLOW FLOOR 1 ROOM 23	Brown Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
28 *162512510-0044*	9"X9" FLOOR TILE WHITE FLOOR 1 ROOM 19	White Non-Fibrous Homogeneous		98.0% Non-fibrous (Other)	**2% Chrysotile**

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			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
29 *162512510-0045*	FLOOR TILE ADHESIVE BLACK FLOOR 1 ROMM 19	Black Non-Fibrous Homogeneous		98.0% Non-fibrous (Other)	**2% Chrysotile**
30 *162512510-0046*	CEILING TILE WHITE FLOOR 1 ROOM 19	Gray/White Fibrous Homogeneous	70% Cellulose 10% MinWool	15% Perlite 5.0% Non-fibrous (Other)	**None Detected**
31A *162512510-0047*	WALL PLASTER GRAY FLOOR 1 THROUGHOUT BUILDING	Gray Non-Fibrous Homogeneous	<1% Cellulose <1% Hair	20% Quartz 80.0% Non-fibrous (Other)	**None Detected**
31B *162512510-0048*	WALL PLASTER GRAY FLOOR 1 THROUGHOUT BUILDING	Gray Non-Fibrous Homogeneous	<1% Cellulose <1% Hair	20% Quartz 80.0% Non-fibrous (Other)	**None Detected**
31C *162512510-0049*	WALL PLASTER GRAY FLOOR 1 THROUGHOUT BUILDING	Gray Non-Fibrous Homogeneous	<1% Cellulose <1% Hair	20% Quartz 80.0% Non-fibrous (Other)	**None Detected**
31D *162512510-0050*	WALL PLASTER GRAY FLOOR 1 THROUGHOUT BUILDING	Gray Non-Fibrous Homogeneous	<1% Hair	20% Quartz 80.0% Non-fibrous (Other)	**None Detected**
31E *162512510-0051*	WALL PLASTER GRAY FLOOR 1 THROUGHOUT BUILDING	Gray Non-Fibrous Homogeneous	<1% Hair	20% Quartz 80.0% Non-fibrous (Other)	**None Detected**
31F *162512510-0052*	WALL PLASTER GRAY FLOOR 1 THROUGHOUT BUILDING	Gray Non-Fibrous Homogeneous	<1% Hair	20% Quartz 80.0% Non-fibrous (Other)	**None Detected**
32A *162512510-0053*	WALL SKIM COAT WHITE FLOOR 1 THROUGHOUT BUILDING	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**

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			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
32B *162512510-0054*	WALL SKIM COAT WHITE FLOOR 1 THROUGHOUT BUILDING	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
32C *162512510-0055*	WALL SKIM COAT WHITE FLOOR 1 THROUGHOUT BUILDING				**Layer Not Present**
32D *162512510-0056*	WALL SKIM COAT WHITE FLOOR 1 THROUGHOUT BUILDING	White Non-Fibrous Homogeneous		20% Quartz 80.0% Non-fibrous (Other)	**None Detected**
32E *162512510-0057*	WALL SKIM COAT WHITE FLOOR 1 THROUGHOUT BUILDING	White Non-Fibrous Homogeneous		20% Quartz 80.0% Non-fibrous (Other)	**None Detected**
32F *162512510-0058*	WALL SKIM COAT WHITE FLOOR 1 THROUGHOUT BUILDING	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
33 *162512510-0059*	FLOOR TILE BEIGE FLOOR 1 SIDE B STAIRWAY	Beige Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
34 *162512510-0060*	GROUT BEIGE FLOOR 1 SIDE B STAIRWAY	Brown Non-Fibrous Homogeneous	<1% Cellulose	20% Quartz 80.0% Non-fibrous (Other)	**None Detected**
35A *162512510-0061*	PIPE INSULATION WHITE FLOOR 1 ROOM 27	Gray Fibrous Homogeneous	40% Cellulose	30.0% Non-fibrous (Other)	**30% Chrysotile**
35B *162512510-0062*	PIPE INSULATION WHITE FLOOR 1 ROOM 27	Gray Fibrous Homogeneous	40% Cellulose	30.0% Non-fibrous (Other)	**30% Chrysotile**

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			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
35C *162512510-0063*	PIPE INSULATION WHITE FLOOR 1 ROOM 27	Gray Fibrous Homogeneous	20% Cellulose	40.0% Non-fibrous (Other)	**40% Chrysotile**
36A *162512510-0064*	PIPE WRAP WHITE FLOOR 1 ROOM 27	Tan Fibrous Homogeneous	95% Cellulose	5.0% Non-fibrous (Other)	**None Detected**
36B *162512510-0065*	PIPE WRAP WHITE FLOOR 1 ROOM 27	Tan Fibrous Homogeneous	95% Cellulose	5.0% Non-fibrous (Other)	**None Detected**
36C *162512510-0066*	PIPE WRAP WHITE FLOOR 1 ROOM 27	Tan Fibrous Homogeneous	90% Cellulose	10.0% Non-fibrous (Other)	**None Detected**
37A *162512510-0067*	PIPE INSULATION WHITE FLOOR 1 ROOM 27	Gray Fibrous Homogeneous	60% Cellulose	10.0% Non-fibrous (Other)	**30% Chrysotile**
37B *162512510-0068*	PIPE INSULATION WHITE FLOOR 1 ROOM 27	Gray Fibrous Homogeneous	60% Cellulose	10.0% Non-fibrous (Other)	**30% Chrysotile**
37C *162512510-0069*	PIPE INSULATION WHITE FLOOR 1 ROOM 27	Gray Fibrous Homogeneous	40% Cellulose	35.0% Non-fibrous (Other)	**25% Chrysotile**
38A *162512510-0070*	PIPE WRAP WHITE FLOOR 1 ROOM 27	White Fibrous Homogeneous	95% Cellulose	5.0% Non-fibrous (Other)	**None Detected**
38B *162512510-0071*	PIPE WRAP WHITE FLOOR 1 ROOM 27	White Fibrous Homogeneous	95% Cellulose	5.0% Non-fibrous (Other)	**None Detected**

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EMSL Order: 162512510
Customer ID: IMPA25
Customer PO:
Project ID:

Attention: Ben Curtis
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5930 Grand Ave
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Phone: (515) 682-6665
Fax: (515) 528-8005
Received Date: 09/26/2025 10:21 AM
Analysis Date: 09/30/2025
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Project: City 0f Mason City-Mohawk Square-220 E State St

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
38C *162512510-0072*	PIPE WRAP WHITE FLOOR 1 ROOM 27	White Fibrous Homogeneous	90% Cellulose	10.0% Non-fibrous (Other)	**None Detected**
39A-Mudded Elbow *162512510-0073*	MUDDED ELBOW WHITE FLOOR 1 ROOM 27	Gray Fibrous Homogeneous	50% Cellulose	35.0% Non-fibrous (Other)	**15% Chrysotile**
39A-Wrap *162512510-0073A*	MUDDED ELBOW WHITE FLOOR 1 ROOM 27	White Fibrous Homogeneous	95% Cellulose	5.0% Non-fibrous (Other)	**None Detected**
39B-Mudded Elbow *162512510-0074*	MUDDED ELBOW WHITE FLOOR 1 ROOM 27	Gray Fibrous Homogeneous	50% Cellulose	35.0% Non-fibrous (Other)	**15% Chrysotile**
39B-Wrap *162512510-0074A*	MUDDED ELBOW WHITE FLOOR 1 ROOM 27	White Fibrous Homogeneous	95% Cellulose	5.0% Non-fibrous (Other)	**None Detected**
39C-Mudded Elbow *162512510-0075*	MUDDED ELBOW WHITE FLOOR 1 ROOM 27	Gray Fibrous Homogeneous	40% Cellulose	40.0% Non-fibrous (Other)	**20% Chrysotile**
39C-Wrap *162512510-0075A*	MUDDED ELBOW WHITE FLOOR 1 ROOM 27	White Fibrous Homogeneous	90% Cellulose	10.0% Non-fibrous (Other)	**None Detected**
40-Mastic *162512510-0076*	12"X12" FLOOR TILE WHITE FLOOR 1 ROOM 20	Tan Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
40-Floor Tile *162512510-0076A*	12"X12" FLOOR TILE WHITE FLOOR 1 ROOM 20	Beige Non-Fibrous Homogeneous		98.0% Non-fibrous (Other)	**2% Chrysotile**

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			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
41 *162512510-0077*	FLOOR TILE MASITC BLACK FLOOR 1 ROOM 20	Black Non-Fibrous Homogeneous		98.0% Non-fibrous (Other)	**2% Chrysotile**
42 *162512510-0078*	FLOOR LEVELER BLACK FLOOR 1 ROOM 20	Gray Non-Fibrous Homogeneous		10% Quartz 90.0% Non-fibrous (Other)	**None Detected**
43 *162512510-0079*	FLOOR MASTIC BLACK FLOOR 1 HALLWAY	Tan/Black Non-Fibrous Homogeneous		98.0% Non-fibrous (Other)	**2% Chrysotile**
44 *162512510-0080*	12"X12" FLOOR TILE BROWN FLOOR 1 SICE C STAIRWAY	Brown Non-Fibrous Homogeneous		20% Quartz 80.0% Non-fibrous (Other)	**None Detected**
45 *162512510-0081*	GROUT GRAY FLOOR 1 SIDE C STAIRWAY	Gray Non-Fibrous Homogeneous		20% Quartz 80.0% Non-fibrous (Other)	**None Detected**
46 *162512510-0082*	GROUT BROWN Y FLOOR 1 SIDE C STAIRWAY	Brown Non-Fibrous Homogeneous		20% Quartz 80.0% Non-fibrous (Other)	**None Detected**
47 *162512510-0083*	9"X9" FLOOR TILE WHITE FLOOR 1 ROOM 28	Tan Non-Fibrous Homogeneous		98.0% Non-fibrous (Other)	**2% Chrysotile**
48 *162512510-0084*	FLOOR TILE ADHESIVE BLACK FLOOR 1 ROOM 28	Black Non-Fibrous Homogeneous		98.0% Non-fibrous (Other)	**2% Chrysotile**
49-Floor Tile *162512510-0085*	FLOOR TILE WHITE FLOOR 1 ROOM 28	Tan Non-Fibrous Homogeneous		98.0% Non-fibrous (Other)	**2% Chrysotile**

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Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
49-Adhesive *162512510-0085A*	FLOOR TILE WHITE FLOOR 1 ROOM 28	Black Non-Fibrous Homogeneous		98.0% Non-fibrous (Other)	**2% Chrysotile**
50 *162512510-0086*	WALL TILE BEIGE FLOOR 1 ROOM 28	Beige Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
51 *162512510-0087*	GROUT GRAY FLOOR 1 ROOM 28	Gray Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
52 *162512510-0088*	FLOOR TILE BROWN FLOOR 1 ROOM 28	Tan Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
53 *162512510-0089*	GROUT GRAY FLOOR 1 ROOM 28	Gray Non-Fibrous Homogeneous		20% Quartz 80.0% Non-fibrous (Other)	**None Detected**
54A *162512510-0090*	DRYWALL TEXTURE WHITE FLOOR 1 ROOM 28	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
54B *162512510-0091*	DRYWALL TEXTURE WHITE FLOOR 1 ROOM 28	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
54C *162512510-0092*	DRYWALL TEXTURE WHITE FLOOR 1 ROOM 28	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
55 *162512510-0093*	DRYWALL TAPE BEIGE FLOOR 1 ROOM 28	Tan Fibrous Homogeneous	98% Cellulose	2.0% Non-fibrous (Other)	**None Detected**

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56A *162512510-0094*	DRYWALL COMPOUND WHITE FLOOR 1 ROOM 28	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
56B *162512510-0095*	DRYWALL COMPOUND WHITE FLOOR 1 ROOM 28	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
56C *162512510-0096*	DRYWALL COMPOUND WHITE FLOOR 1 ROOM 28	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
57 *162512510-0097*	DRYWALL	White Non-Fibrous Homogeneous	<1% Glass	95% Gypsum 5.0% Non-fibrous (Other)	**None Detected**
58 *162512510-0098*	COVE BASE BROWN FLOOR 1 ROOM 28	Brown Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
59 *162512510-0099*	COVE BASE ADHESIVE FLOOR 1 ROOM 28	Tan Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
60 *162512510-0100*	LINOLEUM FLOORING BEIGE FLOOR 1 ROOM 84	Tan Non-Fibrous Homogeneous	2% Glass	98.0% Non-fibrous (Other)	**None Detected**
61 *162512510-0101*	COVE BASE BEIGE FLOOR 1 ROOM 84	Beige Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
62 *162512510-0102*	COVE BASE ADHESIVE YELLOW FLOOR 1 ROOM 84	Tan Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**

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Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
63-Wall Tile *162512510-0103*	WALL TILE WHITE FLOOR 1 ROOM 84	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
63-Grout *162512510-0103A*	WALL TILE WHITE FLOOR 1 ROOM 84	Gray Non-Fibrous Homogeneous		20% Quartz 80.0% Non-fibrous (Other)	**None Detected**
64 *162512510-0104*	WALL TILE ADHESIVE YELLOW FLOOR 1 ROOM 84	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
65-Countertop *162512510-0105*	COUNTERTOP WHITE FLOOR 1 ROOM 84	Brown/White Non-Fibrous Homogeneous	60% Cellulose	40.0% Non-fibrous (Other)	**None Detected**
65-Mastic *162512510-0105A*	COUNTERTOP WHITE FLOOR 1 ROOM 84	Tan Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
66A *162512510-0106*	CEILING TEXTURE WHITE FLOOR 1 ROOM 84/HALLWAY	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
66B *162512510-0107*	CEILING TEXTURE WHITE FLOOR 1 ROOM 84/HALLWAY	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
66C *162512510-0108*	CEILING TEXTURE WHITE FLOOR 1 ROOM 84/HALLWAY	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
67 *162512510-0109*	COUNTERTOP WHITE FLOOR 1 ROOM 85	Tan Non-Fibrous Homogeneous	60% Cellulose	40.0% Non-fibrous (Other)	**None Detected**

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Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
68 *162512510-0110*	9"X9" FLOOR TILE BEIGE FLOOR 1 ROOM 84	Brown/White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
69 *162512510-0111*	GROUT GRAY FLOOR 1 ROOM 84	Gray Non-Fibrous Homogeneous		5% Quartz 95.0% Non-fibrous (Other)	**None Detected**
70 *162512510-0112*	WALL ADHESIVE YELLOW FLOOR 1 HALLWAY	Tan Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
71 *162512510-0113*	FIBERGLASS INSULATION PINK FLOOR 1 HALLWAY	Gray Fibrous Homogeneous	98% Glass	2.0% Non-fibrous (Other)	**None Detected**
72 *162512510-0114*	FIBERGLASS INSULATION WRAP WHITE FLOOR 1 HALLWAY	White Fibrous Homogeneous	60% Cellulose	40.0% Non-fibrous (Other)	**None Detected**
73 *162512510-0115*	FIBERGLASS INSULATION YELLOW FLOOR 1 HALLWAY	Yellow Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
74 *162512510-0116*	WALL ADHESIVE BROWN FLOOR 1 ROOM 74	Brown Non-Fibrous Homogeneous		98.0% Non-fibrous (Other)	**2% Chrysotile**
75 *162512510-0117*	SINK INSULATION BLACK FLOOR 1 ROOM 17	Black Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**<1% Chrysotile**
76 *162512510-0118*	STAIR TREAD GRAY FLOOR 1 SIDE C STAIRWAY	Gray Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**

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77 *162512510-0119*	STAIR TREAD ADHESIVE YELLOW FLOOR 1 SIDE C STAIRWAY	Tan Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
78 *162512510-0120*	2"X12" WALL TILE GREEN FLOOR 1 SIDE C STAIRWAY	White/Green Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
79 *162512510-0121*	GROUT GRAY FLOOR 1 SIDE C STAIRWAY	Gray Non-Fibrous Homogeneous		20% Quartz 80.0% Non-fibrous (Other)	**None Detected**
80 *162512510-0122*	7"X4" WALL TILE WHITE FLOOR 1 SIDE C STAIRWAY	White/Green Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
81-Carpet *162512510-0123*	STAIR RISTER ADHESIVE YELLOW FLOOR 1 SIDE C STAIRWAY	Various Fibrous Homogeneous	95% Synthetic	5.0% Non-fibrous (Other)	**None Detected**
81-Adhesive *162512510-0123A*	STAIR RISTER ADHESIVE YELLOW FLOOR 1 SIDE C STAIRWAY	Tan Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
82 *162512510-0124*	CARPET ADHESIVE YELLOW FLOOR 2 HALLWAY	Tan Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
83 *162512510-0125*	FLOOR TILE GRAY FLOOR 2 ROOM 93	Gray/Red Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
84 *162512510-0126*	FLOOR TILE WHITE FLOOR 2 ROOM 93	White/Red Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**

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85 *162512510-0127*	GROUT GRAY FLOOR 2 ROOM 93	Gray Non-Fibrous Homogeneous		20% Quartz 80.0% Non-fibrous (Other)	**None Detected**
86 *162512510-0128*	COVE BASE BROWN FLOOR 2 ROOM 93	Brown Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
87 *162512510-0129*	COVE BASE ADHESIVE YELLOW FLOOR 2 ROOM 93	Tan Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
88 *162512510-0130*	CARPET ADHESIVE YELLOW FLOOR 2 HALLWAY	Tan Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
89-Countertop *162512510-0131*	COUNTERTOP WHITE FLOOR 2 ROOM 94	Brown/White/Red Non-Fibrous Homogeneous	90% Cellulose	10.0% Non-fibrous (Other)	**None Detected**
89-Mastic *162512510-0131A*	COUNTERTOP WHITE FLOOR 2 ROOM 94	Tan Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
90 *162512510-0132*	FLOOR TILE RED FLOOR 2 ROOM 100	Gray/Red Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
91 *162512510-0133*	FLOOR TILE WHITE FLOOR 2 ROOM 100	Tan/White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
92 *162512510-0134*	FLOOR TILE GREEN FLOOR 2 ROOM 100	White/Green Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**

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93 *162512510-0135*	GROUT WHITE FLOOR 2 ROOM 100	Gray Non-Fibrous Homogeneous		20% Quartz 80.0% Non-fibrous (Other)	**None Detected**
94 *162512510-0136*	CEILING TILE WHITE FLOOR 2 ROOM 99	Brown/White Fibrous Homogeneous	95% Cellulose	5.0% Non-fibrous (Other)	**None Detected**
95 *162512510-0137*	CEILING TILE ADHESIVE BROWN FLOOR 2 ROOM 99	Brown Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
96 *162512510-0138*	DRYWALL WHITE FLOOR 2 ROOM 100	Brown/White Fibrous Heterogeneous	10% Cellulose <1% Glass	80% Gypsum 10.0% Non-fibrous (Other)	**None Detected**
97 *162512510-0139*	DRYWALL WHITE FLOOR 2 ROOM 100	Brown/White Fibrous Heterogeneous	20% Cellulose <1% Glass	70% Gypsum 10.0% Non-fibrous (Other)	**None Detected**
98 *162512510-0140*	2'X4' CEILING TILE WHITE FLOOR 2 ROOM 99	Gray/White Fibrous Homogeneous	95% MinWool	5.0% Non-fibrous (Other)	**None Detected**
99 *162512510-0141*	SINK INSULATION WHITE FLOOR 2 ROOM 99	Tan Non-Fibrous Homogeneous		98.0% Non-fibrous (Other)	**2% Chrysotile**
100-Countertop *162512510-0142*	COUNTERTOP WHITE FLOOR 2 ROOM 99	Brown/Tan Non-Fibrous Homogeneous	90% Cellulose	10.0% Non-fibrous (Other)	**None Detected**
100-Mastic *162512510-0142A*	COUNTERTOP WHITE FLOOR 2 ROOM 99	Tan Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**

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101-Mastic *162512510-0143*	12"X12" FLOOR TILE WHITE FLOOR 2 ROOM 131	Gray/Tan Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
101-Floor Tile *162512510-0143A*	12"X12" FLOOR TILE WHITE FLOOR 2 ROOM 131	Tan/White Non-Fibrous Homogeneous		98.0% Non-fibrous (Other)	**2% Chrysotile**
102 *162512510-0144*	FLOOR TILE MASTIC BLACK FLOOR 2 ROOM 131	Black Non-Fibrous Homogeneous		97.0% Non-fibrous (Other)	**3% Chrysotile**
103 *162512510-0145*	FLOOR ADHESIVE BLAKC FLOOR 2 ROOM 131	Tan/Black Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
104 *162512510-0146*	COVE BASE BROWN FLOOR 2 ROOM 131	Brown Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
105 *162512510-0147*	COVE BASE ADHESIVE YELLOW FLOOR 2 ROOM 131	Brown Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
106 *162512510-0148*	9"X9" FLOOR TILE BEIGE FLOOR 2 ROOM 122	Tan Non-Fibrous Homogeneous		97.0% Non-fibrous (Other)	**3% Chrysotile**
107 *162512510-0149*	FLOOR TILE MASTIC BLACK FLOOR 2 ROOM 122	Black Fibrous Homogeneous	40% Cellulose	60.0% Non-fibrous (Other)	**None Detected**
108 *162512510-0150*	FLOOR TILE ADHESIVE YELLOW FLOOR 2 ROOM 122	Tan Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**

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			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
109 *162512510-0151*	COVE BASE GRAY FLOOR 2 ROOM 122	Gray Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
110 *162512510-0152*	COVE BASE ADHESIVE YELLOW FLOOR 2 ROOM 122	Tan Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
111 *162512510-0153*	FLOOR FELT BLACK FLOOR 2 ROOM 121	Brown/Black Fibrous Homogeneous	70% Cellulose	30.0% Non-fibrous (Other)	**None Detected**
112 *162512510-0154*	9"X9" FLOOR TILE BROWN FLOOR 2 ROOM 90	Tan Non-Fibrous Homogeneous		97.0% Non-fibrous (Other)	**3% Chrysotile**
113 *162512510-0155*	FLOOR TILE MASTIC BLACK FLOOR 2 ROOM 90	Black Non-Fibrous Homogeneous		97.0% Non-fibrous (Other)	**3% Chrysotile**
114 *162512510-0156*	FLOOR TILE ADHESIVE YELLOW FLOOR 2 ROOM 90	Tan Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
115 *162512510-0157*	FLOOR TILE GRAY FLOOR 2 ROOM 89	Gray/Red Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
116 *162512510-0158*	GROUT GRAY FLOOR 2 ROOM 89	Gray Non-Fibrous Homogeneous		20% Quartz 80.0% Non-fibrous (Other)	**None Detected**
117 *162512510-0159*	WALL TILE WHITE FLOOR 2 ROOM 89	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**

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			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
118 *162512510-0160*	WALL TILE ADHESIVE YELLOW FLOOR 2 ROOM 89	Tan Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
119 *162512510-0161*	GROUT WHITE FLOOR 2 ROOM 89	Tan/White Non-Fibrous Homogeneous		10% Quartz 90.0% Non-fibrous (Other)	**None Detected**
120-Countertop *162512510-0162*	COUNTERTOP WHITE FLOOR 2 ROOM 89	Brown/White Non-Fibrous Homogeneous	90% Cellulose	10.0% Non-fibrous (Other)	**None Detected**
120-Mastic *162512510-0162A*	COUNTERTOP WHITE FLOOR 2 ROOM 89	Tan Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
121 *162512510-0163*	SINK INSULATION YELLOW FLOOR 2 ROOM 89	White Fibrous Homogeneous	20% Cellulose	80.0% Non-fibrous (Other)	**None Detected**
122 *162512510-0164*	FLOOR TILE WHITE FLOOR 2 ROOM 117	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
123 *162512510-0165*	GROUT GRAY FLOOR 2 ROOM 117	Gray Non-Fibrous Homogeneous		20% Quartz 80.0% Non-fibrous (Other)	**None Detected**
124 *162512510-0166*	COVE BASE BLACK FLOOR 2 ROOM 117	Black Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
125 *162512510-0167*	COVE BASE ADHESIVE GRAY FLOOR 2 ROOM 117	Tan/White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**

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			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
126-Countertop *162512510-0168*	COUNTERTOP GRAY FLOOR 2 ROOM 88	Brown/White Non-Fibrous Homogeneous	90% Cellulose	10.0% Non-fibrous (Other)	**None Detected**
126-Mastic *162512510-0168A*	COUNTERTOP GRAY FLOOR 2 ROOM 88	Tan Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
127 *162512510-0169*	LINOLEUM FLOOR TILE WHITE FLOOR 2 ROOM 115	Gray/White Fibrous Heterogeneous	15% Cellulose <1% Glass	85.0% Non-fibrous (Other)	**None Detected**
128 *162512510-0170*	FLOOR TILE ADHESIVE YELLOW FLOOR 2 ROOM 115	Tan/Black Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
129 *162512510-0171*	LINOLEUM FLOOR TILE GRAY FLOOR 2 ROOM 114	Gray/Beige Fibrous Heterogeneous	15% Cellulose	85.0% Non-fibrous (Other)	**None Detected**
130 *162512510-0172*	FLOOR TILE ADHESIVE YELLOW FLOOR 2 ROOM 114	Tan Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
131-Carpet *162512510-0173*	CARPET ADHESIVE YELLOW FLOOR 3 HALLWAY SIDE C	Various Fibrous Homogeneous	95% Synthetic	5.0% Non-fibrous (Other)	**None Detected**
131-Adhesive *162512510-0173A*	CARPET ADHESIVE YELLOW FLOOR 3 HALLWAY SIDE C	Tan Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
132 *162512510-0174*	BASEBOARD BROWN FLOOR 3 ROOM, 153	Tan/White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**

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			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
133 *162512510-0175*	BASEBOARD ADHESIVE YELLOW FLOOR 3 ROOM 153	Tan Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
134 *162512510-0176*	12"X12" FLOOR TILE BROWN FLOOR 3 ROOM 153	Gray/Tan Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
135 *162512510-0177*	GROUT GRAY FLOOR 3 ROOM 153	Gray Non-Fibrous Homogeneous		20% Quartz 80.0% Non-fibrous (Other)	**None Detected**
136 *162512510-0178*	2'X4' CEILING TILE WHITE FLOOR 3 ROOM 162	Gray/White Fibrous Homogeneous	60% Cellulose 20% MinWool	15% Perlite 5.0% Non-fibrous (Other)	**None Detected**
137 *162512510-0179*	LINOLEUM BROWN FLOOR 3 ROOM 193	Gray/Tan Fibrous Heterogeneous	30% Cellulose	70.0% Non-fibrous (Other)	**None Detected**
138-Mastic *162512510-0180*	LINOLEUM ADHESIVE YELLOW FLOOR 3 ROOM 193	Tan Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
138-Leveler *162512510-0180A*	LINOLEUM ADHESIVE YELLOW FLOOR 3 ROOM 193	Gray Non-Fibrous Homogeneous		5% Quartz 95.0% Non-fibrous (Other)	**None Detected**
139 *162512510-0181*	2'X2' CEILING TILE WHITE FLOOR 3 ROOM 185	Gray/White Fibrous Homogeneous	70% Cellulose 10% MinWool	15% Perlite 5.0% Non-fibrous (Other)	**None Detected**
140 *162512510-0182*	FLOOR FELT BLACK FLOOR 3 ROOM 185	Black Fibrous Homogeneous	40% Cellulose	60.0% Non-fibrous (Other)	**None Detected**

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			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
141 *162512510-0183*	12"X12" FLOOR TILE BEIGE FLOOR 3 ROOM 190	Gray Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
142 *162512510-0184*	FLOOR TILE MASTIC YELLOW FLOOR 3 ROOM 190	Tan Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
143 *162512510-0185*	DRYWALL TAPE BLUE FLOOR 1 HALLWAY	Blue Fibrous Homogeneous	90% Glass	10.0% Non-fibrous (Other)	**None Detected**
144A *162512510-0186*	DRYWALL COMPOUND WHITER FLOOR 2 HALLWAY	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
144B *162512510-0187*	DRYWALL COMPOUND WHITER FLOOR 2 HALLWAY	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
144C *162512510-0188*	DRYWALL COMPOUND WHITER FLOOR 2 HALLWAY	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
145 *162512510-0189*	DRYWALL TAPE BEIGE FLOOR 2 HALLWAY	Blue Fibrous Homogeneous	90% Glass	10.0% Non-fibrous (Other)	**None Detected**
146A *162512510-0190*	DRYWALL TEXTURE WHITE FLOOR 2 ROOM 93	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
146B *162512510-0191*	DRYWALL TEXTURE WHITE FLOOR 2 ROOM 93	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**

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			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
146C *162512510-0192*	DRYWALL TEXTURE WHITE FLOOR 2 ROOM 93	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
147A *162512510-0193*	CEILING TEXTURE WHITE FLOOR 2 ROOM 100	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
147B *162512510-0194*	CEILING TEXTURE WHITE FLOOR 2 ROOM 100	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
147C *162512510-0195*	CEILING TEXTURE WHITE FLOOR 2 ROOM 100	Tan Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
148 *162512510-0196*	FIBERGLASS INSULATION YELLOW FLOOR 2 ROOM 128	Yellow Fibrous Homogeneous	98% Glass	2.0% Non-fibrous (Other)	**None Detected**
149 *162512510-0197*	CEILING DRYWALL WHITE FLOOR 2 HALLWAY	Brown/White Fibrous Heterogeneous	30% Cellulose	60% Gypsum 10.0% Non-fibrous (Other)	**None Detected**
150 *162512510-0198*	CEILING DRYWALL TAE BEIGE FLOOR 2 HALLWAY	Tan Fibrous Homogeneous	98% Cellulose	2.0% Non-fibrous (Other)	**None Detected**
151 *162512510-0199*	CEILING DRYWALL COMPOUND WHITE FLOOR 2 HALLWAY	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
152 *162512510-0200*	CEILING DRYWALL WHITE FLOOR 1 HALLWAY SIDE C	Brown/White Fibrous Heterogeneous	30% Cellulose	60% Gypsum 10.0% Non-fibrous (Other)	**None Detected**

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			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
153 *162512510-0201*	CEILING DRYWALL TAPE BEIGE FLOOR 1 HALLWAY SIDE C	Tan Fibrous Homogeneous	98% Cellulose	2.0% Non-fibrous (Other)	**None Detected**
154 *162512510-0202*	CEILING DRYWALL COMPOUND WHITE FLOOR 1 HALLWAY SIDE C	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
155 *162512510-0203*	DRYWALL WHITE FLOOR 3 ROOM 153	Brown/White Fibrous Heterogeneous	40% Cellulose	50% Gypsum 10.0% Non-fibrous (Other)	**None Detected**
156 *162512510-0204*	DRYWALL TAPE BEIGE FLOOR 3 ROOM 153	Tan Fibrous Homogeneous	98% Cellulose	2.0% Non-fibrous (Other)	**None Detected**
157A *162512510-0205*	DRYWALL COMPOUND WHITE FLOOR 3 ROOM 153	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
157B *162512510-0206*	DRYWALL COMPOUND WHITE FLOOR 3 ROOM 153	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
157C *162512510-0207*	DRYWALL COMPOUND WHITE FLOOR 3 ROOM 153	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
158A *162512510-0208*	WALL TEXTURE WHITE FLOOR 3 ROOM 153	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
158B *162512510-0209*	WALL TEXTURE WHITE FLOOR 3 ROOM 153	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**

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			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
158C *162512510-0210*	WALL TEXTURE WHITE FLOOR 3 ROOM 153	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
159 *162512510-0211*	2'X4' CEILING TILE WHITE FLOOR 3 ROOM 153	Gray/White Fibrous Homogeneous	70% Cellulose 10% MinWool	15% Perlite 5.0% Non-fibrous (Other)	**None Detected**
160 *162512510-0212*	12"X12" CEILING WHITE FLOOR 3 ROOM 162	Tan/White Fibrous Homogeneous	95% Cellulose	5.0% Non-fibrous (Other)	**None Detected**
161-Adhesive *162512510-0213*	CEILING TILE ADHESIVE BROWN FLOOR 3 ROOM 162	Brown Non-Fibrous Homogeneous		95.0% Non-fibrous (Other)	**5% Chrysotile**
161-Finish Coat *162512510-0213A*	CEILING TILE ADHESIVE BROWN FLOOR 3 ROOM 162	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
162 *162512510-0214*	CEILING DRYWALL WHITE FLOOR 3 HALLWAY SIDE C	Brown/White Fibrous Heterogeneous	20% Cellulose	75% Gypsum 5.0% Non-fibrous (Other)	**None Detected**
163 *162512510-0215*	CEILING DRYWALL TAPE BEIGE FLOOR 3 HALLWAY SIDE C	White Fibrous Homogeneous	98% Cellulose	2.0% Non-fibrous (Other)	**None Detected**
164 *162512510-0216*	CEILING DRYWALL COMPOUND WHITE FLOOR 3 HALLWAY SIDE C	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
165A *162512510-0217*	CEILING TEXTURE WHITE FLOOR 3 HALLWAY SIDE C	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**<1% Chrysotile**

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Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
165B *162512510-0218*	CEILING TEXTURE WHITE FLOOR 3 HALLWAY SIDE C	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**<1% Chrysotile**
165C *162512510-0219*	CEILING TEXTURE WHITE FLOOR 3 HALLWAY SIDE C	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**<1% Chrysotile**
166 *162512510-0220*	DUCT INSULATION BLACK FLOOR 3 ROOM 185	Black/Silver Fibrous Heterogeneous	80% Glass	20.0% Non-fibrous (Other)	**None Detected**
167 *162512510-0221*	DUCT INSULATION PINK FLOOR 3 SIDE B HALLWAY	Pink Fibrous Homogeneous	98% MinWool	2.0% Non-fibrous (Other)	**None Detected**
168 *162512510-0222*	DRYWALL WHITE FLOOR 4 ROOM 207	Brown/White Fibrous Heterogeneous	30% Cellulose <1% Glass	65% Gypsum 5.0% Non-fibrous (Other)	**None Detected**
169 *162512510-0223*	DRYWALL TAPE BEIGE FLOOR 4 ROOM 207	White Fibrous Homogeneous	98% Cellulose	2.0% Non-fibrous (Other)	**None Detected**
170A *162512510-0224*	DRYWALL COMPOUND WHITE FLOOR 4 ROOM 207	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
170B *162512510-0225*	DRYWALL COMPOUND WHITE FLOOR 4 ROOM 207	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
170C *162512510-0226*	DRYWALL COMPOUND WHITE FLOOR 4 ROOM 207	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**

Initial report from: 09/30/2025 16:40:59

EMSL Analytical, Inc.
6340 CastlePlace Dr. Indianapolis, IN 46250
Tel/Fax: (317) 803-2997 / (317) 803-3047
http://www.EMSL.com / indianapolislab@emsl.com

EMSL Order: 162512510
Customer ID: IMPA25
Customer PO:
Project ID:

Attention: Ben Curtis
Eocene Environmental Group
5930 Grand Ave
West Des Moines, IA 50266

Phone: (515) 682-6665
Fax: (515) 528-8005
Received Date: 09/26/2025 10:21 AM
Analysis Date: 09/30/2025
Collected Date:

Project: City 0f Mason City-Mohawk Square-220 E State St

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
171A *162512510-0227*	DRYWALL TEXTURE WHITE FLOOR 4 ROOM 207	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
171B *162512510-0228*	DRYWALL TEXTURE WHITE FLOOR 4 ROOM 207	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
171C *162512510-0229*	DRYWALL TEXTURE WHITE FLOOR 4 ROOM 207	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
172 *162512510-0230*	2'X2' CEILING TILE WHITE FLOOR 4 ROOM 207	Gray/White Fibrous Homogeneous	60% Cellulose 20% MinWool	15% Perlite 5.0% Non-fibrous (Other)	**None Detected**
173 *162512510-0231*	CARPET ADHESIVE YELLOW FLOOR 4 ROOM 207	Yellow Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
174 *162512510-0232*	2'X4' CEILING TILE WHITE FLOOR 4 HALLWAY SIDE B	Gray/White Fibrous Homogeneous	60% Cellulose 20% MinWool	15% Perlite 5.0% Non-fibrous (Other)	**None Detected**
175 *162512510-0233*	12"X12" FLOOR TILE BEIGE FLOOR 4 ROOM 246	Beige Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
176 *162512510-0234*	FLOOR TILE ADHESIVE YELLOW FLOOR 4 ROOM 246	Yellow Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
177 *162512510-0235*	COVE BASE BEIGE FLOOR 4 ROOM 246	Beige Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**

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Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
178 *162512510-0236*	COVE BASE ADHESIVE YELLOW FLOOR 4 ROOM 246	Yellow Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
179 *162512510-0237*	SINK INSULATION WHITE FLOOR 4 ROOM 247	Gray Fibrous Homogeneous	20% Cellulose	80.0% Non-fibrous (Other)	**None Detected**
180 *162512510-0238*	CEILING TILE WHITE FLOOR 4 SIDE D HALLWAY	Brown/White Fibrous Homogeneous	95% Cellulose	5.0% Non-fibrous (Other)	**None Detected**
181 *162512510-0239*	CEILING TILE ADHESIVE BROWN FLOOR 4 SIDE D HALLWAY	Brown Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
182 *162512510-0240*	LIGHT FIXTURE INSULATION SILVER FLOOR 4 BALCONY	White/Silver Fibrous Homogeneous	20% Cellulose	10.0% Non-fibrous (Other)	**70% Chrysotile**
183 *162512510-0241*	9"X9" FLOOR TILE WHITE FLOOR 4 ROOM 252	Beige Non-Fibrous Homogeneous		98.0% Non-fibrous (Other)	**2% Chrysotile**
184 *162512510-0242*	FLOOR TILE MASTIC BLACK FLOOR 4 ROOM 252	Black Non-Fibrous Homogeneous		98.0% Non-fibrous (Other)	**2% Chrysotile**
185 *162512510-0243*	COVE BASE BROWN FLOOR 4 ROOM 252	Brown Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
186 *162512510-0244*	COVE BASE ADHESIVE BROWN FLOOR 4 ROOM 252	Brown Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**

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Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
187 *162512510-0245*	CEILING TILE WHITE FLOOR 4 ROOM 252	Brown/White Fibrous Homogeneous	95% Cellulose	5.0% Non-fibrous (Other)	**None Detected**
188 *162512510-0246*	CEILING TILE ADHESIVE BROWN FLOOR 4 ROOM 252	Brown Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
189 *162512510-0247*	ROOF MEMBRANE BLACK FLOOR R ROOF	Black Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
190 *162512510-0248*	ROOF FELT BROWN FLOOR R ROOF	Brown Fibrous Homogeneous	98% Cellulose	2.0% Non-fibrous (Other)	**None Detected**
191 *162512510-0249*	ROOF TAR BLACK FLOOR R ROOF	Black Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
192 *162512510-0250*	WINDOW CAULK GRAY FLOOR R ROOF	Gray Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
193 *162512510-0251*	UNION CAULK GRAY FLOOR R ROOF	Gray Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
194 *162512510-0252*	PARAPET TAR BLACK FLOOR R ROOF	Black Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
195 *162512510-0253*	PARAPET TAR GRAY FLOOR R ROOF	Gray/Black Non-Fibrous Homogeneous		97.0% Non-fibrous (Other)	**3% Chrysotile**

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 “Interim Method”) but augmented with procedures outlined in the 1993 (”final”) version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Indianapolis, IN NVLAP Lab Code 200188-0, AZ0939, CA 2575, CO AL-15132, TX 300262, A2LA Accredited - Certificate #2845.25

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Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
196-Rubber Membrane *162512510-0254*	PARAPET ADHESIVE YELLOW FLOOR R ROOF	Black Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
196-Adhesive *162512510-0254A*	PARAPET ADHESIVE YELLOW FLOOR R ROOF	Tan Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
197 *162512510-0255*	SHINGLE BLACK EXT SIDE A	Brown/Gray/Black Fibrous Heterogeneous	15% Glass	85.0% Non-fibrous (Other)	**None Detected**
198 *162512510-0256*	SHINGLE FELT BLACK EXT SIDE A	Black Fibrous Homogeneous	80% Synthetic	20.0% Non-fibrous (Other)	**None Detected**
199 *162512510-0257*	SHINGLE PAPER BLACK EXT SIDE A	Black Fibrous Homogeneous	80% Cellulose	20.0% Non-fibrous (Other)	**None Detected**
200 *162512510-0258*	SHINGLE CAULK BLACK EXT SIDE A	Black Non-Fibrous Homogeneous	10% Glass	90.0% Non-fibrous (Other)	**None Detected**
201 *162512510-0259*	WALL CAULK GRAY EXT SIDE A	Gray Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
202 *162512510-0260*	DOOR CAULK GRAY EXT SIDE A	Gray Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
203 *162512510-0261*	DOOR CAULK BLACK SIDE A	Black Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**

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Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
204 *162512510-0262*	HVAC PUTTY GRAY EXT SIDE A	Gray Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
205 *162512510-0263*	EXPANSION CAULK GRAY EXT SIDE B	Gray Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
206 *162512510-0264*	HVAC PUTTY BEIGE EXT SIDE C	Tan Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
207 *162512510-0265*	FOUNDATION TAR BLACK EXT SIDE C	Black Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
208 *162512510-0266*	CEILING TILE PUCK ADHESIVE BROWN FLOOR 3 ROOM 162	Brown Non-Fibrous Homogeneous		98.0% Non-fibrous (Other)	**2% Chrysotile**
209-Drywall *162512510-0267*	DRYWALL WHITE FLOOR 4 ROOM 207	Brown/White Fibrous Heterogeneous	10% Cellulose	85% Gypsum 5.0% Non-fibrous (Other)	**None Detected**
209-Joint Compound *162512510-0267A*	DRYWALL WHITE FLOOR 4 ROOM 207	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
210 *162512510-0268*	EXPANSION CAULK GRAY EXT SIDE B	Gray Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**
211 *162512510-0269*	HVAC PUTTY BEIGE EXT SIDE C	Gray Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**

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Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
212 *162512510-0270*	HVAC PUTTY GRAY EXT SIDE A	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**None Detected**

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			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**

The samples in this report were submitted to EMSL for analysis by Asbestos Analysis of Bulk materials via EPA/600 (0513) Method using Polarized Light Microscopy. The reference number for these samples is the EMSL Order ID above. Please use this reference number when calling about these samples.

Report Comments:

Sample Receipt Date:	09/26/2025	Sample Receipt Time:	10:21 AM
Analysis Completed Date:	09/30/2025	Analysis Completed Time:	2:37 PM

Initial report from: 09/30/2025 16:40:59

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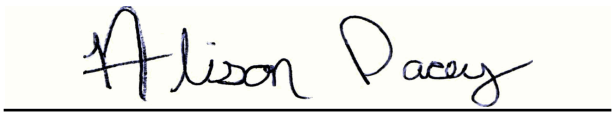
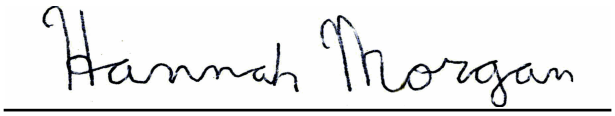
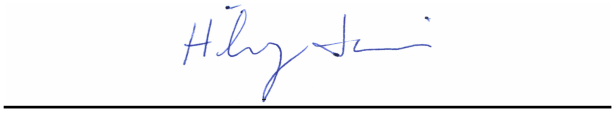
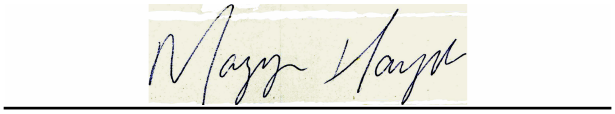
Analyst(s):

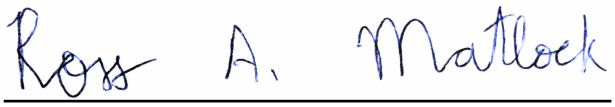

Alison Pacey PLM (37)

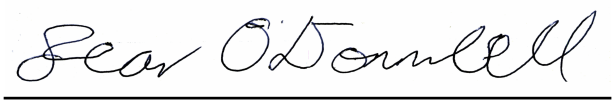

Hannah Morgan PLM (72)


Hilary Jarvis PLM (1)


Kailee Konyshak PLM (25)


Maggie Hayden PLM (25)


Ross Matlock PLM (75)


Sean O'Donnell PLM (53)

Samples Reviewed and approved by:


Asbestos Laboratory Manager
or other approved signatory

Initial report from: 09/30/2025 16:40:59

OrderID: 162512510

Ship Date:

EMSL ANALYTICAL INC.
LABORATORY • PRODUCTS • TRAINING

Asbestos Chain of Custody EMSL Order Number

(Lab Use Only)

162512510

6340 Castleplace Dr.
Indianapolis, IN 46250
Phone: (317)803-2997
Fax: (317)803-3047

Company: EOCENE		☑ EMSL – Bill to: Same *Third Party Billing requires written authorization from third party.*	
Street: **8951 Windsor Parkway**			
City: Johnston	**State:** IA	**Zip Code:** 50131	**Country:** USA
Report To: Ben Curtis		**Phone:** 515-460-1124	**Fax:** 515-528-8005
Email Address: bcurtis@eocene.com		**Please Provide results: EMAIL**	
Project Name: City of Mason City - Mohawk Square - 220 E State St - Inspected by TS/LJ - 9/22/25 - 9/25/25			
US State Samples Taken: IA			

Turnaround Time (TAT) Options

☐ 3-Hour ☐ 6-Hour ☐ 24-Hour ☐ 32-Hour ☑ 48 -Hour ☐ 72-Hour ☐ 1 Week ☐ 2 Week

**For TEM Air 3 hr through 6 hr, please call ahead to schedule. *There is a premium charge for 3 hr TEM AHERA or EPA Level II TAT You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytic Price Guide*

PLM – BULK (reporting limit)	**TEM – Air** ☐ **4-4.5hr TAT (AHERA only)**
☑ **PLM EPA 600/R-93/116 (<1%)**	☐ **AHERA 40 CFR, Part 763**
Sampler Names: NAME	**Sampler Signature:**
☐ **Check for Positive Stop – Clearly Identify Homogeneous Group**	**Filter Pore Size (Air Samples):** ☐ .8 µm ☐ .45 µm

Sample ID	Sample Material/Description	Color	Floor	Location	Sample Date
1	2' x 4 Celing Tile	White	1	Admin Area	9/22/2025
2	Carpet Adhesive	Yellow	1	Admin Area	9/22/2025
03ABCDEF	Ceiling Plaster	Gray	1	Throughout Building	9/22/2025
04ABCDEF	Ceiling Skim Coat	White	1	Throughout Building	9/22/2025
5	Ceiling Tile Adhesive	Brown	1	Admin Area	9/22/2025
6	12" x 12" Ceiling Tile	Beige	1	Admin Area	9/22/2025
7	Countertop	Brown	1	Admin Area	9/22/2025
8	Drywall	White	1	Room 5	9/22/2025
9	Drywall Tape	Beige	1	Room 5	9/22/2025
10ABC	Drywall Compound	White	1	Room 5	9/22/2025
11ABC	Drywall Texture	White	1	Room 5	9/22/2025
12	Stair Tread	Gray	1	Side A Stairway	9/22/2025
13	Stair Tread Adhesive	Yellow	1	Side A Stairway	9/22/2025
14	1" x 1" Floor Tile	White	1	Side A Stairway	9/22/2025
15	Grout	Gray	1	Side A Stairway	9/22/2025
16	Door Caulk	Gray	1	Side A Stairway	9/22/2025
17	Floor Adhesive	Yellow	1	Side A Stairway	9/22/2025
18	Fiberglass Insulation	Yellow	1	Room 10	9/22/2025
19	Pipe Wrap	White	1	Room 10	9/22/2025
20	Floor Leveler	White	1	Side B Stairway	9/22/2025
21ABC	Ceiling Texture	White	1	Side B Stairway	9/22/2025
22	Linoleum	Brown	1	Room 17	9/22/2025
23	Countertop	Brown	1	Room 17	9/22/2025
24	9" x 9" Floor Tile	Beige	1	Room 23	9/22/2025
25	Grout	Gray	1	Room 23	9/22/2025
26	Cove Base	Beige	1	Room 23	9/22/2025
27	Cove Base Adhesive	Yellow	1	Room 23	9/22/2025
28	9" x 9" Floor Tile	White	1	Room 19	9/22/2025

29	Floor Tile Adhesive	Black	1	Room 19	9/22/2025
30	Ceiling Tile	White	1	Room 19	9/22/2025
31ABCDEF	Wall Plaster	Gray	1	Throughout Building	9/22/2025
32ABCDEF	Wall Skim Coat	White	1	Throughout Building	
33	Floor Tile	Beige	1	Side B Stairway	9/22/2025
34	Grout	Beige	1	Side B Stairway	9/22/2025
35ABC	Pipe Insulation	White	1	Room 27	9/22/2025
36ABC	Pipe Wrap	White	1	Room 27	9/22/2025
37ABC	Pipe Insulation	White	1	Room 27	9/22/2025
38ABC	Pipe Wrap	White	1	Room 27	9/22/2025
39ABC	Mudded Elbow	White	1	Room 27	9/22/2025
40	12" x 12" Floor Tile	Bwhite	1	Room 20	9/22/2025
41	Floor Tile Mastice	Black	1	Room 20	9/22/2025
42	Floor Leveler	Black	1	Room 20	9/22/2025
43	Floor Mastic	Black	1	Hallway	9/22/2025
44	12" x 12" Floor Tile	Brown	1	Side C Stairway	9/22/2025
45	Grout	Gray	1	Side C Stairway	9/22/2025
46	Grout	Brown	1	Side C Stairway	9/22/2025
47	9" x 9" Floor Tile	White	1	Room 28	9/22/2025
48	Floor Tile Adhesive	Black	1	Room 28	9/22/2025
49	Floor Tile	White	1	Room 28	9/22/2025
50	Wall Tile	Beige	1	Room 28	9/22/2025
51	Grout	Gray	1	Room 28	9/22/2025
52	Floor Tile	Brown	1	Room 28	9/22/2025
53	Grout	Gray	1	Room 28	9/22/2025
54ABC	Drywall Texture	White	1	Room 28	9/22/2025
55	Drywall Tape	Beige	1	Room 28	9/22/2025
56ABC	Drywall Compound	White	1	Room 28	9/22/2025
57	Drywall	White	1	Room 28	9/22/2025
58	Cove Base	Brown	1	Room 28	9/22/2025
59	Cove Base Adhesive	Brown	1	Room 28	9/22/2025
60	Linoleum Flooring	Beige	1	Room 84	9/22/2025
61	Cove Base	Beige	1	Room 84	9/22/2025
62	Cove Base Adhesive	Yellow	1	Room 84	9/22/2025
63	Wall Tile	White	1	Room 84	9/22/2025
64	Wall Tile Adhesive	Yellow	1	Room 84	9/22/2025
65	Countertop	White	1	Room 84	9/22/2025
66ABC	Ceiling Texture	White	1	Room 84 / Hallway	9/22/2025
67	Countertop	White	1	Room 85	9/22/2025
68	9" x 9" Floor Tile	Beige	1	Room 84	9/22/2025
69	Grout	Gray	1	Room 84	9/22/2025
70	Wall Adhesive	Yellow	1	Hallway	9/22/2025
71	Fiberglass Insulation	Pink	1	Hallway	9/22/2025
72	Fiberglass Insulation Wrap	White	1	Hallway	9/22/2025
73	Fiberglasss Insulation	Yellow	1	Hallway	9/22/2025

74	Wall Adhesive	Brown	1	Room 74	9/22/2025
75	Sink Insulation	Black	1	Room 17	9/22/2025
76	Stair Tread	Gray	1	Side C Stairway	9/23/2025
77	Stair Tread Adhesive	Yellow	1	Side C Stairway	9/23/2025
78	2" x 12" Wall Tile	Green	1	Side C Stairway	9/23/2025
79	Grout	Gray	1	Side C Stairway	9/23/2025
80	7" x 4" Wall Tile	White	1	Side C Stairway	9/23/2025
81	Stair Rister Adhesive	Yellow	1	Side C Stairway	9/23/2025
82	Carpet Adhesive	Yellow	2	Hallway	9/23/2025
83	Floor Tile	Gray	2	Room 93	9/23/2025
84	Floor Tile	White	2	Room 93	9/23/2025
85	Grout	Gray	2	Room 93	9/23/2025
86	Cove Base	Brown	2	Room 93	9/23/2025
87	Cove Base Adhesive	Yellow	2	Room 93	9/23/2025
88	Carpet Adhesive	Yellow	2	Hallway	9/23/2025
89	Coutertop	White	2	Room 94	9/23/2025
90	Floor Tile	Red	2	Room 100	9/23/2025
91	Floor Tile	White	2	Room 100	9/23/2025
92	Floor Tile	Green	2	Room 100	9/23/2025
93	Grout	White	2	Room 100	9/23/2025
94	Ceiling Tile	White	2	Room 99	9/23/2025
95	Ceiling Tile Adhesive	Brown	2	Room 99	9/23/2025
96	Drywall	White	2	Room 100	9/23/2025
97	Drywall	White	2	Room 100	9/23/2025
98	2' x 4 Celing Tile	White	2	Room 99	9/23/2025
99	Sink Insulation	White	2	Room 99	9/23/2025
100	Countertop	White	2	Room 99	9/23/2025
101	12" x 12" Floor Tile	White	2	Room 131	9/23/2025
102	Floor Tile Mastic	Black	2	Room 131	9/23/2025
103	Floor Adhesive	Black	2	Room 131	9/23/2025
104	Cove Base	Brown	2	Room 131	9/23/2025
105	Cove Base Adhesive	Yellow	2	Room 131	9/23/2025
106	9" x 9" Floor Tile	Beieg	2	Room 122	9/23/2025
107	Floor Tile Mastic	Black	2	Room 122	9/23/2025
108	Floor Tile Adhesive	Yellow	2	Room 122	9/23/2025
109	Cove Base	Gray	2	Room 122	9/23/2025
110	Cove Base Adhesive	Yellow	2	Room 122	9/23/2025
111	Floor Felt	Black	2	Room 121	9/23/2025
112	9" x 9" Floor Tile	Brown	2	Room 90	9/23/2025
113	Floor Tile Mastic	Black	2	Room 90	9/23/2025
114	Floor Tile Adhesive	Yellow	2	Room 90	9/23/2025
115	Floor Tile	Gray	2	Room 89	9/23/2025
116	Grout	Gray	2	Room 89	9/23/2025
117	Wall Tile	White	2	Room 89	9/23/2025
118	Wall Tile Adhesive	Yellow	2	Room 89	9/23/2025
119	Grout	White	2	Room 89	9/23/2025
120	Countertop	White	2	Room 89	9/23/2025
121	Sink Insulation	Yellow	2	Room 89	9/23/2025
122	Floor Tile	White	2	Room 117	9/23/2025

Ship Date:

123	Grout	Gray	2	Room 117	9/23/2025
124	Cove Base	Black	2	Room 117	9/23/2025
125	Cove Base Adhesive	Gray	2	Room 117	9/23/2025
126	Counterop	Gray	2	Room 88	9/23/2025
127	Linoleum Floor Tile	White	2	Room 115	9/23/2025
128	Floor Tile Adhesive	Yellow	2	Room 115	9/23/2025
129	Linoleum Floor Tile	Gray	2	Room 114	9/23/2025
130	Floor Tile Adhesive	Yellow	2	Room 114	9/23/2025
131	Carpet Adhesive	Yellow	3	Hallway Side C	9/23/2025
132	Baseboard	Brown	3	Room 153	9/23/2025
133	Baseboard Adhesive	Yellow	3	Room 153	9/23/2025
134	12" x 12" Floor Tile	Brown	3	Room 153	9/23/2025
135	Grout	Gray	3	Room 153	9/23/2025
136	2' x 4 Celing Tile	White	3	Room 162	9/23/2025
137	Linoleum	Brown	3	Room 193	9/23/2025
138	Linoleum Adhesive	Yellow	3	Room 193	9/23/2025
139	2' x 2' Ceiling Tile	White	3	Room 185	9/23/2025
140	Floor Felt	Black	3	Room 185	9/23/2025
141	12" x 12" Floor Tile	Beige	3	Room 190	9/23/2025
142	Floor Tile Mastic	Yellow	3	Room 190	9/23/2025
143	Drywall Tape	Blue	1	Hallway	9/24/2025
144ABC	Drywall Compound	White	2	Hallway	9/24/2025
145	Drywall Tape	Beige	2	Hallway	9/24/2025
146ABC	Drywall Texture	White	2	Room 93	9/24/2025
147ABC	Ceiling Texture	White	2	Room 100	9/24/2025
148	Fiberglass Insulation	Yellow	2	Room 128	9/24/2025
149	Ceilling Drywall	White	2	Hallway	9/24/2025
150	Ceiling Drywall Tape	Beige	2	Hallway	9/24/2025
151	Ceiling Drywall Compound	White	2	Hallway	9/24/2025
152	Ceiling Drywall	White	1	Hallway Side C	9/24/2025
153	Ceiling Drywall Tape	Beige	1	Hallway Side C	9/24/2025
154	Ceiling Drywall Compound	White	1	Hallway Side C	9/24/2025
155	Drywall	White	3	Room 153	9/24/2025
156	Drywall Tape	Beige	3	Room 153	9/24/2025
157ABC	Drywall Compound	White	3	Room 153	9/24/2025
158ABC	Wall Texture	White	3	Room 153	9/24/2025
159	2' x 4' Ceiling Tile	White	3	Room 153	9/24/2025
160	12" x 12" Ceiling Tile	White	3	Room 162	9/24/2025
161	Ceiling Tile Adhesive	Brown	3	Room 162	9/24/2025
162	Ceiling Drywall	White	3	Hallway Side C	9/24/2025
163	Ceiling Drywall Tape	Beige	3	Hallway Side C	9/24/2025
164	Ceiling Drywall Compound	White	3	Hallway Side C	9/24/2025
165ABC	Ceiling Texture	White	3	Hallway Side C	9/24/2025
166	Duct Insulation	Black	3	Room 185	9/24/2025
167	Duct Insulation	Pink	3	Side B Hallway	9/24/2025
168	Drywall	White	4	Room 207	9/24/2025
169	Drywall Tape	Beige	4	Room 207	9/24/2025
170ABC	Drywall Compound	White	4	Room 207	9/24/2025
171ABC	Drywall Texture	White	4	Room 207	9/24/2025

OrderID: 162512510 12510

Ship Date:

172	2' x 2' Ceiling Tile	White	4	Room 207	9/24/2025
173	Carpet Adhesive	Yellow	4	Room 207	9/24/2025
174	2' x 4' Celing Tile	White	4	Hallway Side B	9/24/2025
175	12" x 12" Floor Tile	Beige	4	Room 246	9/24/2025
176	Floor Tile Adhesive	Yellow	4	Room 246	9/24/2025
177	Cove Base	Beige	4	Room 246	9/24/2025
178	Cove Base Adhesive	Yellow	4	Room 246	9/24/2025
179	Sink Insulation	White	4	Room 247	9/24/2025
180	Ceiling Tile	White	4	Side D Hallway	9/24/2025
181	Ceiling Tile Adhesive	Brown	4	Side D Hallway	9/24/2025
182	Light Fixture Insulation	Silver	4	Balcony	9/24/2025
183	9" x 9" Floor Tile	White	4	Room 252	9/24/2025
184	Floor Tile Mastic	Black	4	Room 252	9/24/2025
185	Cove Base	Brown	4	Room 252	9/24/2025
186	Cove Base Adhesive	Brown	4	Room 252	9/24/2025
187	Ceiling Tile	White	4	Room 252	9/24/2025
188	Ceiling Tile Adhesive	Brown	4	Room 252	9/24/2025
189	Roof Membrane	Black	R	Roof	9/24/2025
190	Roof Felt	Brown	R	Roof	9/24/2025
191	Roof Tar	Black	R	Roof	9/24/2025
192	Window Caulk	Gray	R	Roof	9/24/2025
193	Union Caulk	Gray	R	Roof	9/24/2025
194	Parapet Tar	Black	R	Roof	9/24/2025
195	Parapet Tar	Gray	R	Roof	9/24/2025
196	Parapet Adhesive	Yellow	R	Roof	9/24/2025
197	Shingle	Black	Ext	Side A	9/24/2025
198	Shingle Felt	Black	Ext	Side A	9/24/2025
199	Single Paper	Black	Ext	Side A	9/24/2025
200	Single Caulk	Black	Ext	Side A	9/24/2025
201	Wall Caulk	Gray	Ext	Side A	9/24/2025
202	Door Caulk	Gray	Ext	Side A	9/24/2025
203	Door Caulk	Black	Ext	Side A	9/24/2025
204	HVAC Putty	Gray	Ext	Side A	9/24/2025
205	Expansion Caulk	Gray	Ext	Side B	9/24/2025
206	HVAC Putty	Beige	Ext	Side C	9/24/2025
207	Foundation Tar	Black	Ext	Side C	9/24/2025
208	Ceiling Tile Puck Adhesive	Brown	3	Room 162	9/24/2025
209	Drywall	White	4	Room 207	9/24/2025
210	Expansion Caulk	Gray	Ext	Side B	9/24/2025
211	HVAC Putty	Beige	Ext	Side C	9/24/2025
212	HVAC Putty	Gray	Exxt	Side A	9/24/2025

Client Sample # (s):	01	**through**	212	**Total #:**	270
Relinquished (Client):	**Tyler Stirling**	**Date:**	9/25/25	**Time:**	1400
Received (Lab):		**Date:**	9/26/25	**Time:**	10:21 AM
Comments/Special Instructions:	**PLEASE SAMPLE ALL LAYERS, ADHESIVES, TEXTURES, ETC. Thanks!**				

EMSL Analytical, Inc.
6340 CastlePlace Dr. Indianapolis, IN 46250
Phone/Fax: (317) 803-2997 / (317) 803-3047
http://www.EMSL.com / indianapolislab@emsl.com

EMSL Order: 162512510
Customer ID: IMPA25
Customer PO:
Project ID:

Attention: Ben Curtis
Eocene Environmental Group
5930 Grand Ave
West Des Moines, IA 50266

Phone: (515) 682-6665
Fax: (515) 528-8005
Received: 09/26/2025 10:21 AM
Analysis Date: 10/17/2025
Collected:

Project: City 0f Mason City-Mohawk Square-220 E State St

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy. Quantitation using 400 Point Count Procedure

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
165A *162512510-0217*	CEILING TEXTURE WHITE FLOOR 3 HALLWAY SIDE C	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**<0.25% Chrysotile**
165B *162512510-0218*	CEILING TEXTURE WHITE FLOOR 3 HALLWAY SIDE C	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**<0.25% Chrysotile**
165C *162512510-0219*	CEILING TEXTURE WHITE FLOOR 3 HALLWAY SIDE C	White Non-Fibrous Homogeneous		100.0% Non-fibrous (Other)	**<0.25% Chrysotile**

Analyst(s)

Alison Pacey (3)

Asbestos Laboratory Manager
or other approved signatory

Initial report from: 10/20/2025 15:04:50

EMSL Analytical, Inc.
6340 CastlePlace Dr., Indianapolis, IN 46250
Phone/Fax: (317) 803-2997 / (317) 803-3047
http://www.EMSL.com indianapolislab@emsl.com

EMSL Order:	162512510
CustomerID:	IMPA25
CustomerPO:	
ProjectID:	

Attn: **Ben Curtis**
Eocene Environmental Group
5930 Grand Ave
West Des Moines, IA 50266

Phone:	(515) 473-6256
Fax:	(515) 528-8005
Received:	9/26/2025 10:21 AM
Analysis Date:	10/20/2025
Collected:	

Project: **City 0f Mason City-Mohawk Square-220 E State St**

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy with Gravimetric Reduction. Quantitation using 400 Point Count Procedure.

SAMPLE ID	DESCRIPTION	APPEARANCE	(%) Matrix Organic	Acid	NON- ASBESTOS % Fibrous	NON- ASBESTOS % NON-FIBROUS	ASBESTOS % TYPES
75 *162512510-0117*	SINK INSULATION BLACK FLOOR 1 ROOM 17	Black Non-Fibrous Homogeneous	18.7	36.5		43.7 Non-fibrous (other)	1.1 Chrysotile

Analyst(s)
Kailee Konyshak (1)

Asbestos Laboratory Manager
or other approved signatory

Initial report from 10/20/2025 15:04:50

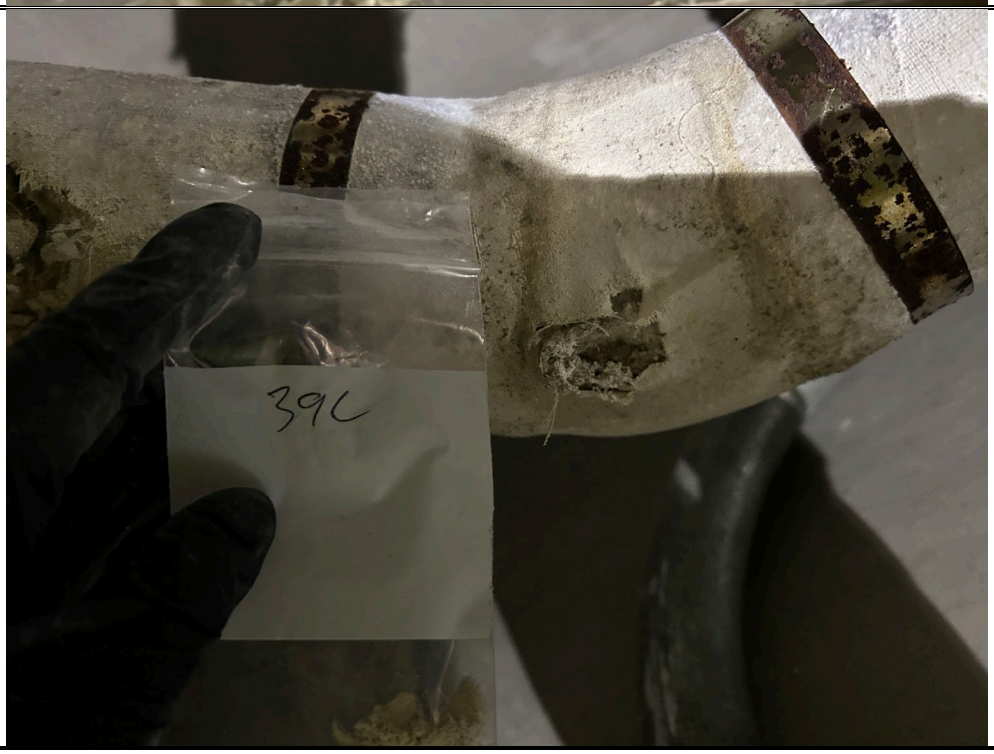
APPENDIX C

ACM Photographs

Photograph table includes photos of all asbestos-containing materials.

9/22/25 **Photographer:** **Tyler Stirling**	**Asbestos Containing Materials Inspection** **Mohawk Square** **Mason City, Iowa 50401**
Photo #1 **Description:** ACM White 9” x 9” Floor Tile and Black Adhesive **Location:** Floor 1, Room 19 – Storage Room **Sample #:** 28 & 29	
Photo #2 **Description:** ACM Pipe Insulation **Location:** Floor 1, Room 26 and 27 – Maintenance Rooms **Sample #:** 35ABC	

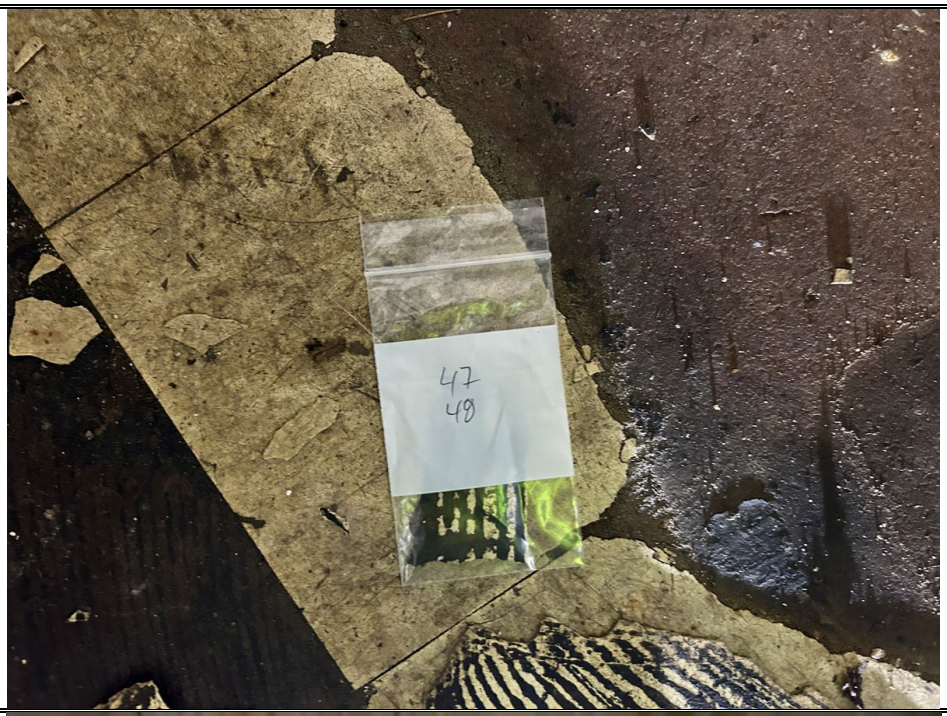
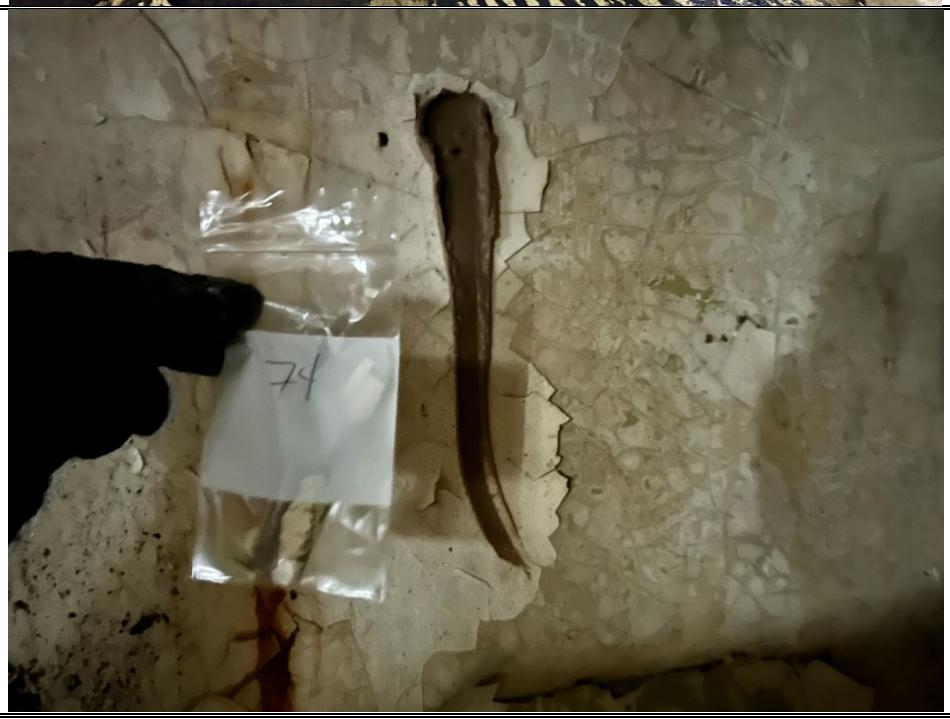
Photograph table includes photos of all asbestos-containing materials. (Continued)

9/22/25 Photographer: Tyler Stirling	Asbestos Containing Materials Inspection Mohawk Square Mason City, Iowa 50401
Photo #3 **Description:** ACM White Pipe Insulation **Location:** Floor 1, Room 26 and 27 – Maintenance Rooms **Sample #:** 37ABC	
Photo #4 **Description:** ACM White Mudded Elbows **Location:** Floor 1, Room 26 and 27 – Maintenance Rooms **Sample #:** 39ABC	

Photograph table includes photos of all asbestos-containing materials. (Continued)

9/22/25 **Photographer:** **Tyler Stirling**	**Asbestos Containing Materials Inspection** **Mohawk Square** **Mason City, Iowa 50401**
Photo #5 **Description:** ACM White/Beige 12” x 12” Floor Tile and Black Mastic **Location:** Floor 1, Room 19 & 20 – Under Carpet **Samples #:** 40 & 41	
Photo #6 **Description:** ACM Black Floor Tile/Carpet Mastic **Location:** Floor 1, Throughout Northwest Quadrant of the Building **Sample #:** 43	

Photograph table includes photos of all asbestos-containing materials. (Continued)

9/22/25 **Photographer:** **Tyler Stirling**	**Asbestos Containing Materials Inspection** **Mohawk Square** **Mason City, Iowa 50401**
Photo #7 **Description:** ACM White/Tan 9” x 9” Floor Tile **Location:** Floor 1, Room 28 - Garage **Samples #:** 47 & 48	
Photo #8 **Description:** ACM Brown Wall Adhesive **Location:** Floor 1, Room 74 **Sample #:** 74	

Photograph table includes photos of all asbestos-containing materials. (Continued)

9/22/25 **Photographer:** **Tyler Stirling**	**Asbestos Containing Materials Inspection** **Mohawk Square** **Mason City, Iowa 50401**
Photo #9 **Description:** ACM Black Sink Insulation **Location:** Floor 1, Room 17 **Sample #:** 75	
Photo #10 **Description:** ACM White/Tan Sink Insulation **Location:** Floor 2, Room 99 **Sample #:** 99	

Photograph table includes photos of all asbestos-containing materials. (Continued)

9/22/25 **Photographer:** **Tyler Stirling**	**Asbestos Containing Materials Inspection** **Mohawk Square** **Mason City, Iowa 50401**
Photo #11 **Description:** ACM Whtie/Tan 9“ x 9” Floor Tile and Black Mastic **Location:** Floor 2, Room 130 and 131 **Samples #:** 101 & 102	
Photo #12 **Description:** ACM Beige/Tan 9” x 9” Floor Tile **Location:** Floor 2, Room 122 **Sample #:** 106	

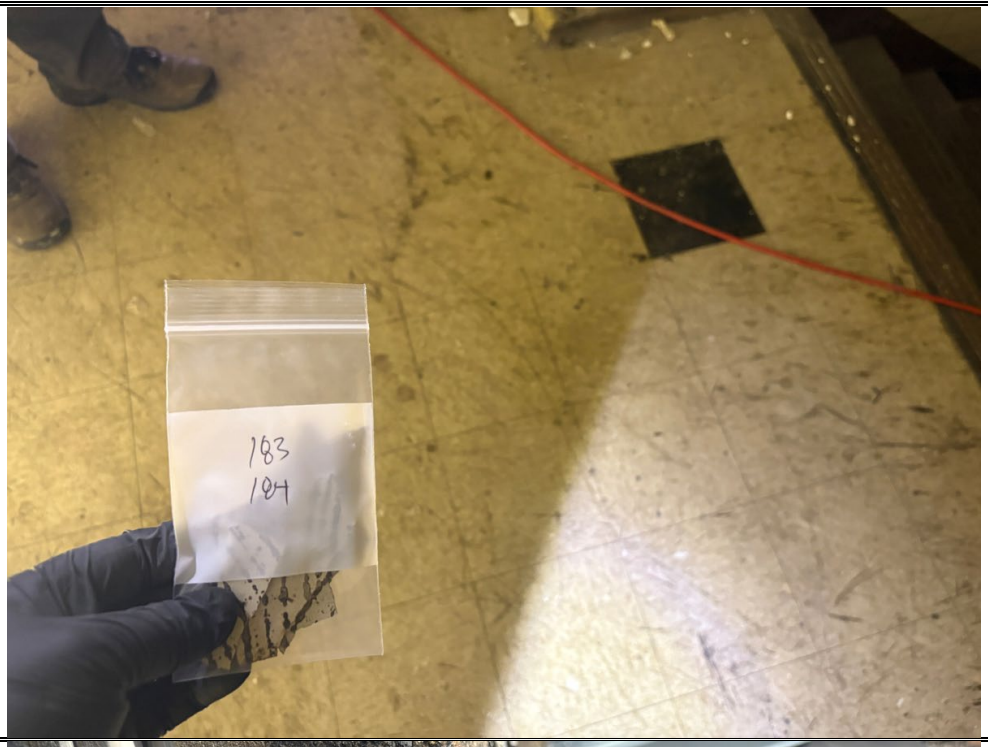
Photograph table includes photos of all asbestos-containing materials. (Continued)

9/22/25 **Photographer:** **Tyler Stirling**	**Asbestos Containing Materials Inspection** **Mohawk Square** **Mason City, Iowa 50401**
Photo #13 **Description:** ACM Brown/Tan 9” x 9” Floor Tile and Black Mastic **Location:** Floor 2, Room 90 **Samples #:** 112 & 113	
Photo #14 **Description:** ACM Brown Ceiling Adhesive **Location:** Throughout All Ceilings on All Floors **Sample** 161	

Photograph table includes photos of all asbestos-containing materials. (Continued)

9/22/25 **Photographer:** **Tyler Stirling**	**Asbestos Containing Materials Inspection** **Mohawk Square** **Mason City, Iowa 50401**
Photo #15 **Description:** ACM White Ceiling Texture **Location:** Floor 3, Throughout 3rd Floor Hallway Ceilings **Sample #:** 165ABC	
Photo #16 **Description:** ACM Silver Light Fixture Insulation **Location:** Floor 4, Room 185 (Auditorium) - Balconies **Sample #:** 182	

Photograph table includes photos of all asbestos-containing materials. (Continued)

9/22/25 **Photographer:** **Tyler Stirling**	**Asbestos Containing Materials Inspection** **Mohawk Square** **Mason City, Iowa 50401**
Photo #17 **Description:** ACM White/Beige 9” x 9” Floor Tile and Black Mastic **Location:** Floor 4, Throughout All Rooms on 4th Floor **Samples #:** 183 & 184	
Photo #18 **Description:** ACM Gray/Black Parapet Tar **Location:** Roof, Throughout Perimeter of Roof **Sample #:** 195	

APPENDIX D

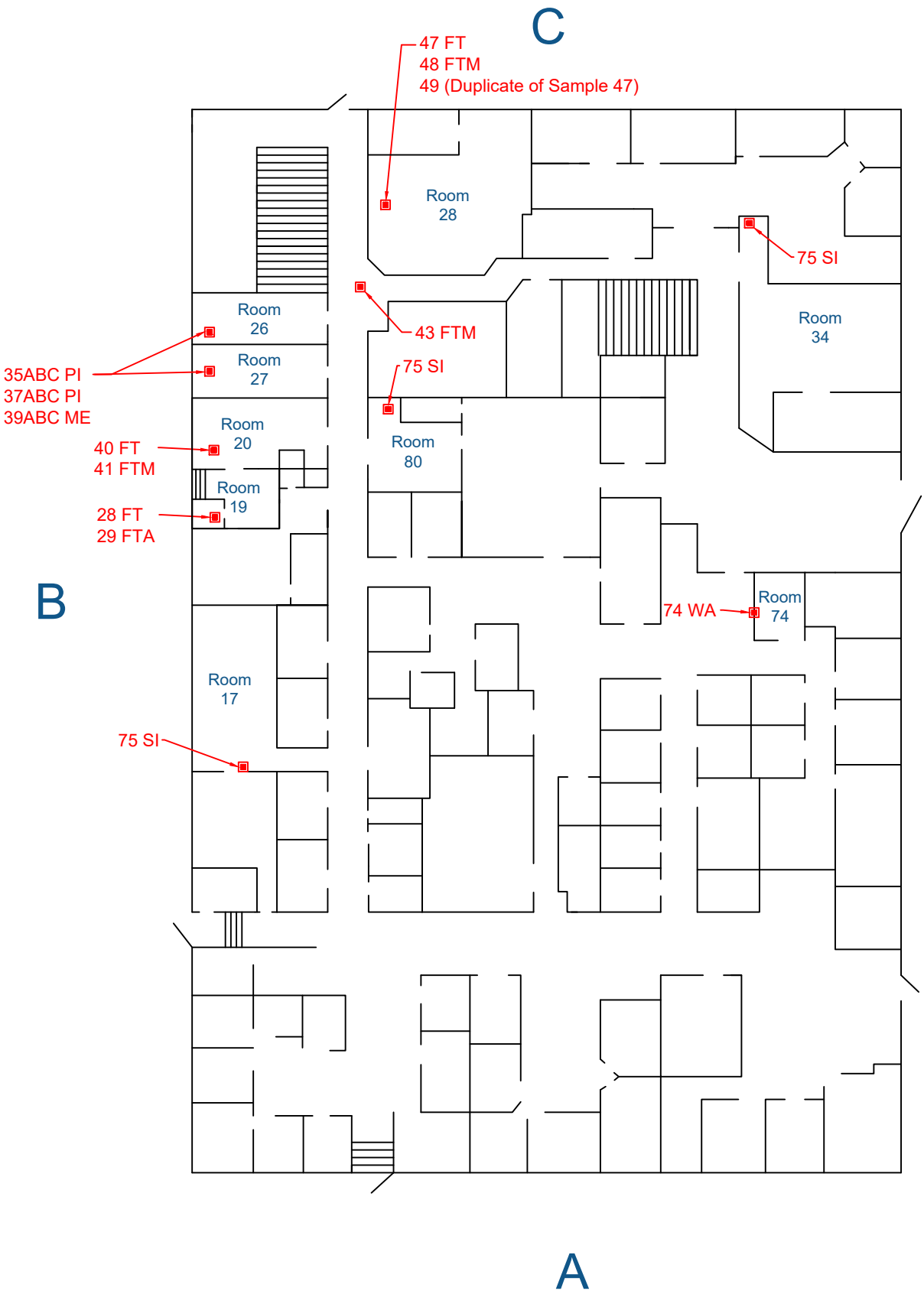
Limitation Photographs

Photograph table includes photos of limitations

9/24/2025 **Photographer:** **Leon Johnson**	**Asbestos Containing Materials Inspection** **Mohawk Square** **Mason City, Iowa 50401**
Photo #1 **Description:** The roof collapse limiting access.	
Photo #2 **Description:** Interior areas inaccessible due to collapsed roof.	

APPENDIX E

Sample Location Map(s)



Asbestos Legend	
Label	Material Substance
FT	Floor Tile
FTM	Floor Tile Mastic
FTA	Floor Tile Adhesive
PI	Pipe Insulation
ME	Mudded Elbow
WA	Wall Adhesive
SI	Sink Insulation
CTPA	Ceiling Tile Puck Adhesive
CT	Ceiling Texture
LFI	Light Fixture Insulation
PT	Parapet Tar

Legend

Positive ACM

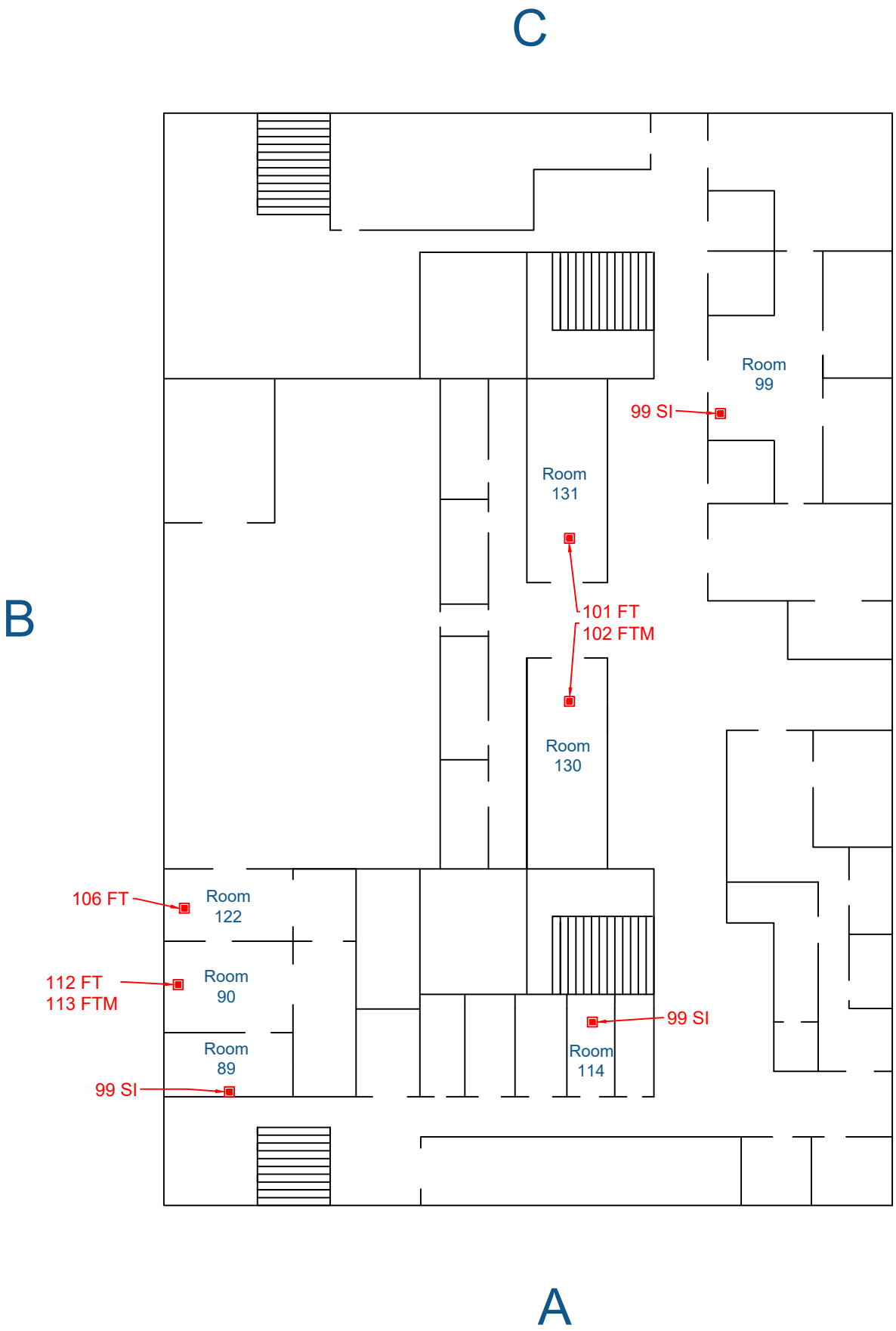
Eocene SM Environmental Group

JOB DESCRIPTION: ACM Inspection
Mohawk Square
Mason City, Iowa

SHEET TITLE: Property Map
1st Floor

DATE: 09/22/25
DRAWN BY: TS
CHECKED BY: LJ
SCALE: N/A
PROJECT NO: City of Mason City

N W E S



Asbestos Legend	
Label	Material Substance
FT	Floor Tile
FTM	Floor Tile Mastic
FTA	Floor Tile Adhesive
PI	Pipe Insulation
ME	Mudded Elbow
WA	Wall Adhesive
SI	Sink Insulation
CTPA	Ceiling Tile Puck Adhesive
CT	Ceiling Texture
LFI	Light Fixture Insulation
PT	Parapet Tar

Legend

Positive ACM

Eocene SM Environmental Group

JOB DESCRIPTION: ACM Inspection
Mohawk Square
Mason City, Iowa

SHEET TITLE: Property Map
2nd Floor

DATE: 09/22/25
DRAWN BY: TS
CHECKED BY: LJ
SCALE: N/A
PROJECT NO: City of Mason City

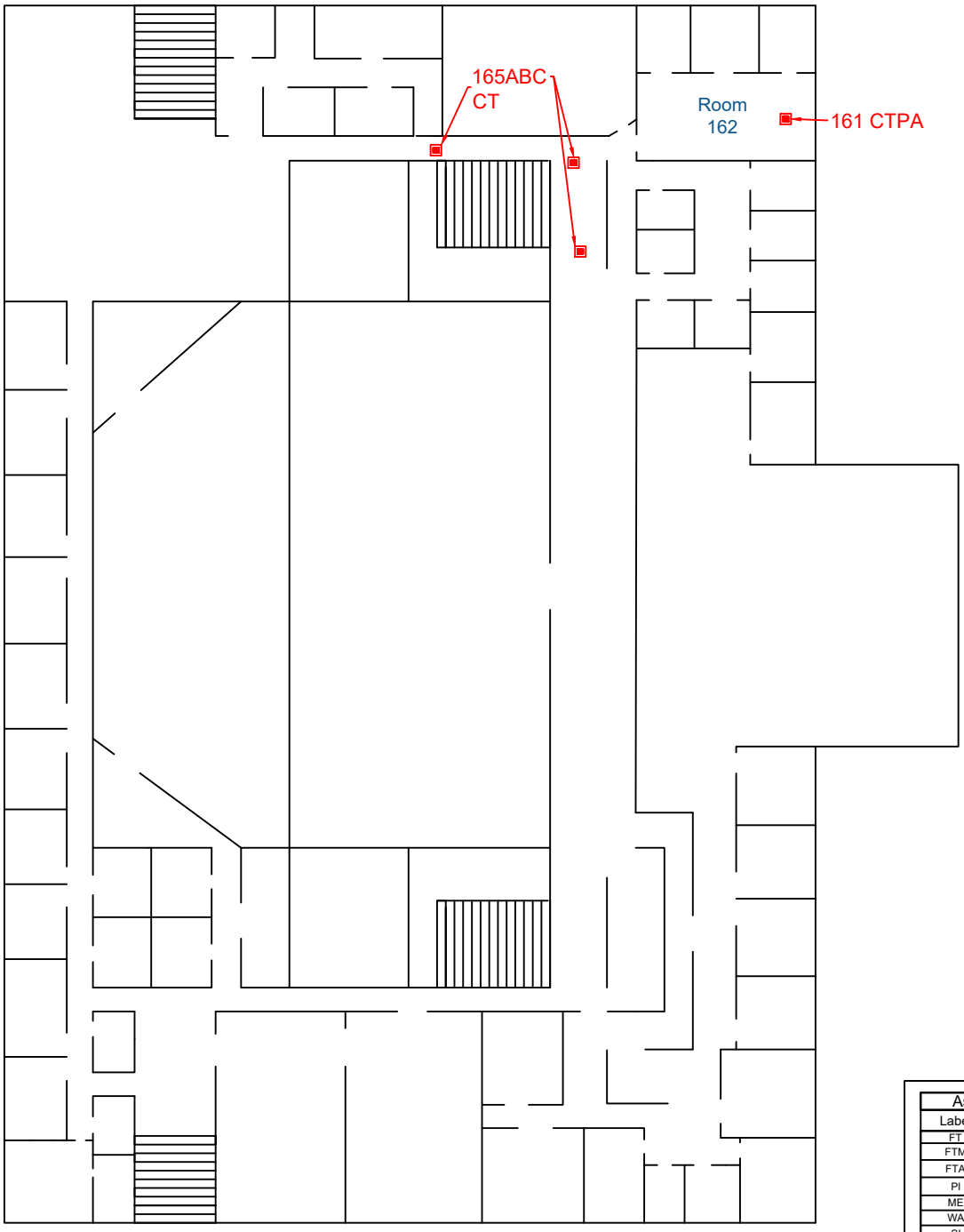
N W E S

C

B

D

A



Asbestos Legend	
Label	Material Substance
FT	Floor Tile
FTM	Floor Tile Mastic
FTA	Floor Tile Adhesive
PI	Pipe Insulation
ME	Mudded Elbow
WA	Wall Adhesive
SI	Sink Insulation
CTPA	Ceiling Tile Puck Adhesive
CT	Ceiling Texture
LFI	Light Fixture Insulation
PT	Parapet Tar

Legend

Positive ACM

Eocene SM
Environmental Group

JOB DESCRIPTION:
ACM Inspection
Mohawk Square
Mason City, Iowa

SHEET TITLE:
Property Map
3rd Floor

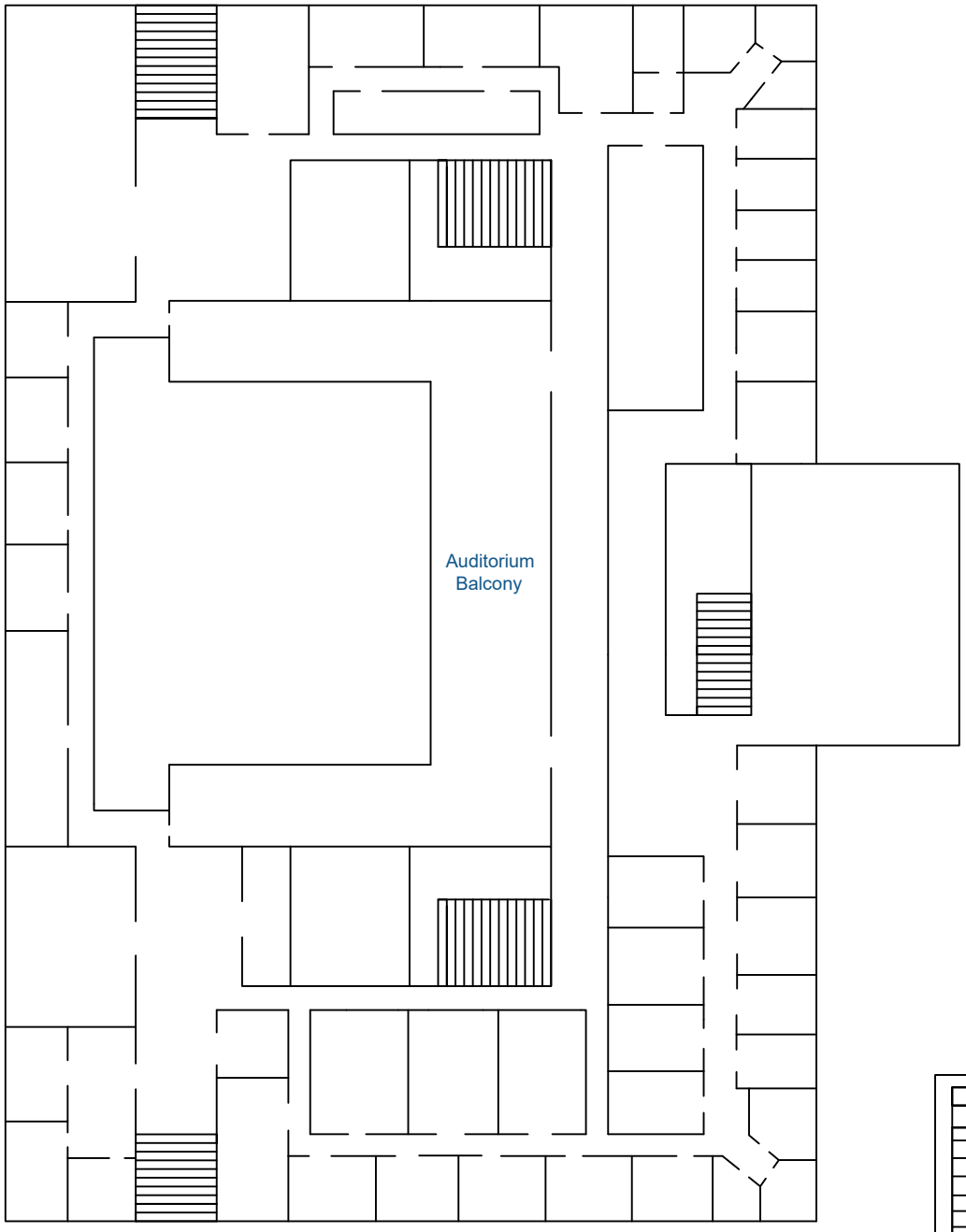
DATE: 09/22/25
DRAWN BY: TS
CHECKED BY: LJ
SCALE: N/A
PROJECT NO: City of Mason City

N
W E
S

C

B

D



A

Asbestos Legend	
Label	Material Substance
FT	Floor Tile
FTM	Floor Tile Mastic
FTA	Floor Tile Adhesive
PI	Pipe Insulation
ME	Mudded Elbow
WA	Wall Adhesive
SI	Sink Insulation
CTPA	Ceiling Tile Puck Adhesive
CT	Ceiling Texture
LFI	Light Fixture Insulation
PT	Parapet Tar

Legend

Positive ACM

Eocene SM
Environmental Group

JOB DESCRIPTION:
ACM Inspection
Mohawk Square
Mason City, Iowa

SHEET TITLE:
Property Map
4th Floor

DATE: 09/22/25
DRAWN BY: TS
CHECKED BY: LJ
SCALE: N/A
PROJECT NO: City of Mason City

N
W E
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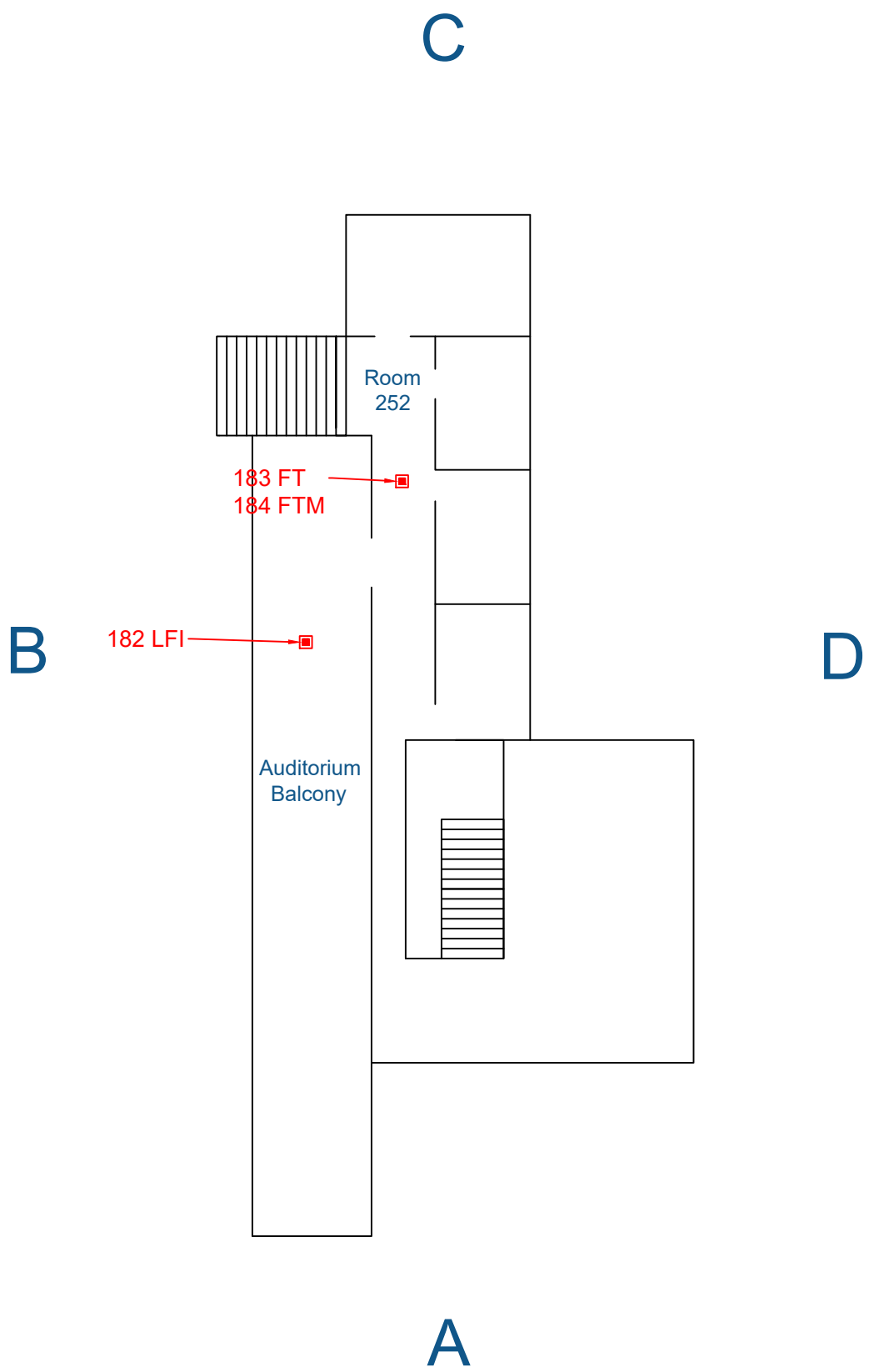


Asbestos Legend	
Label	Material Substance
FT	Floor Tile
FTM	Floor Tile Mastic
FTA	Floor Tile Adhesive
PI	Pipe Insulation
ME	Mudded Elbow
WA	Wall Adhesive
SI	Sink Insulation
CTPA	Ceiling Tile Puck Adhesive
CT	Ceiling Texture
LFI	Light Fixture Insulation
PT	Parapet Tar

Legend

Positive ACM

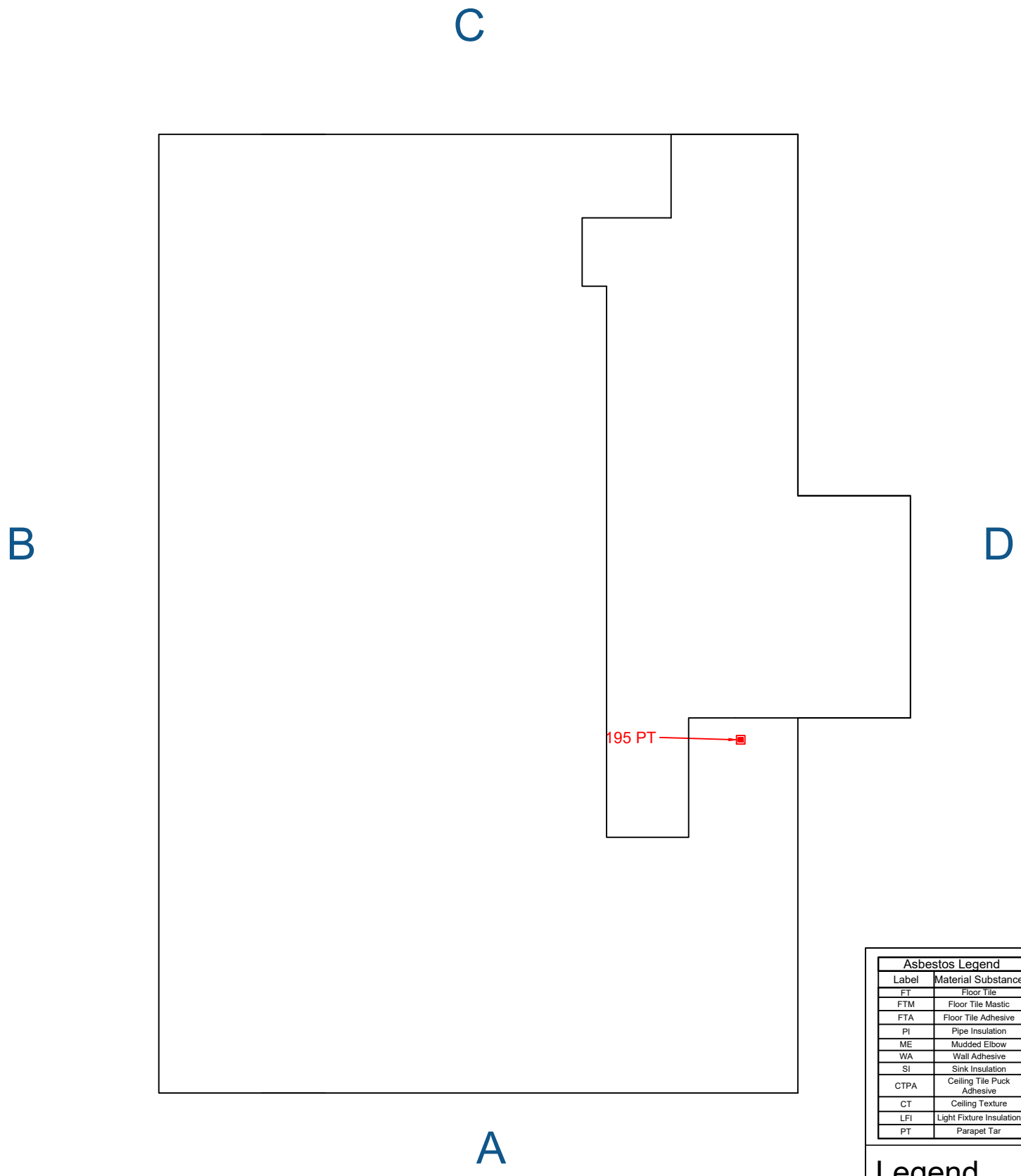
Eocene SM
Environmental Group

JOB DESCRIPTION:
ACM Inspection
Mohawk Square
Mason City, Iowa

SHEET TITLE:
Property Map
5th Floor

DATE: 09/22/25
DRAWN BY: TS
CHECKED BY: LJ
SCALE: N/A
PROJECT NO: City of Mason City

N
W E
S



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CT	Ceiling Texture
LFI	Light Fixture Insulation
PT	Parapet Tar

Legend

Positive ACM

Eocene SM Environmental Group

JOB DESCRIPTION:
ACM Inspection
Mohawk Square
Mason City, Iowa

SHEET TITLE:
Property Map
Roof

DATE: 09/22/25
DRAWN BY: TS
CHECKED BY: LJ
SCALE: N/A
PROJECT NO: City of Mason City

N W E S

APPENDIX C

Green and Sustainable Remediation Best Management Practices

Green and Sustainable Remediation Best Management Practices Plan																		
		Core Element Addressed (at Site Level)					Remediation Technology											
Category	Best Management Practice	Energy	Air	Water	Materials & Waste	Land & Ecosystems	Soil Vapor Extraction	Air Sparging	Pump & Treat	In-situ Chemical Oxidation	Bioremediation/MNA	In-situ Thermal Treatment	Phytotechnology	Subsurface Containment & Treatment Barriers	Excavation & Surface Restoration	Ex-situ Bio/Chemical Oxidation	Landfill Covers & Caps	Vapor Intrusion Mitigation
Project Planning & Team Management	Choose equipment and product vendors with production and distribution centers near the site to minimize fuel consumption associated with delivery	X	X				X	X	X	X	X	X	X	X	X	X	X	X
Project Planning & Team Management	Contract a laboratory that uses green practices and/or chemicals	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Project Planning & Team Management	Establish green requirements as evaluation criteria in the selection of contractors and include language in RFPs, RFQs, subcontracts, contracts, etc.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Project Planning & Team Management	Select local waste disposal and recycling facilities to minimize transportation impacts.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Project Planning & Team Management	Use local staff (including subcontractors when possible to minimize transportation impacts)	X	X				X	X	X	X	X	X	X	X	X	X	X	X
Vehicles & Equipment	When using large equipment, employ auxiliary power units to power cab heating and air conditioning when a machine/vehicle is not operating to reduce idling	X	X											X	X	X	X	
Vehicles & Equipment	Implement an idle reduction plan	X	X			X	X	X	X	X	X	X	X	X	X	X	X	
Vehicle & Equipment	Soundproof all aboveground equipment housing to minimize noise disturbance to the surrounding environment					X	X	X	X			X				X		
Vehicle & Equipment	Use biodegradable hydraulic fluids on hydraulic equipment				X		X	X	X	X	X	X	X	X	X	X	X	
Vehicle & Equipment	Use retrofitted engines that use ultra-low, low sulfur diesel, or alternative fuels; or filter/treatment devices to achieve BACT or MACT		X				X	X	X	X	X	X	X	X	X	X	X	
Vehicles & Equipment	Use SmartWay transportation retrofits on tractor-trailers whenever possible	X	X				X	X	X	X	X	X	X	X	X	X	X	