



October 31, 2025

Limited Pre-Renovation Asbestos and Lead Survey Report Building Refresh Project

Long Beach City College Building O2

4900 E. Conant Street
Long Beach, California 90808

Prepared for:

Mollee Gressett, CCM
Bond Management Team
c/o Long Beach City College District
4901 E. Carson Street – G21
Long Beach, CA 90808

Prepared By:

Cheryl Stewart, CAC
Forensic Analytical Consulting Services
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FACS Project #PJ88374

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Introduction

Forensic Analytical Consulting Services, Inc. (FACS) was retained by the Long Beach Community College District in Long Beach, California to perform a limited asbestos and lead paint survey of Building O2. This survey was limited to suspect asbestos-containing building materials and lead-based painted components (major components) that may be impacted during the planned Building Refresh project. A list of all suspect materials identified and sampled are included in Appendix A of this report. The visual inspection, bulk sample collection, and survey documentation was performed by Cheryl Stewart and Charle Johnson. Ms. Stewart (Certified Asbestos Consultant #21-6965, and California Department of Public Health Lead Sampling Technician # LRC-00008051) and Mrs. Johnson (Certified Site Surveillance Technician #04-3618), are AHERA-trained Asbestos Building Inspectors. The asbestos and lead surveys were conducted on August 12, 2025 and October 21, 2025.

Methodology

Our investigation consisted of the following:

- Review of email from Mollee Gressett (July 25, 2025), LBCC CCM requesting a proposal for a site walk and proposal for LBCC Bldg. O2 Refresh Project.
- Visual inspection.
- Documentation of relevant conditions.
- Collection of samples of suspect asbestos-containing materials and testing of potentially affected paints/coatings/materials for lead using an X-Ray Fluorescence (XRF) instrument. The Protec LPA-1 XRF Analyzer utilized for the testing is a direct-reading instrument that determines the concentration of lead in paints by subjecting the paint to X-ray energy from when the instrument is held against the paint/coating/material, and analyzing the absorption of x-rays by the paint. The XRF instrument measures lead in units of milligrams of lead per square centimeter of tested surface (mg/cm²).
- Submitting asbestos samples to SGS Forensic Laboratories, Inc. (SGS Carson), 20535 South Belshaw Avenue, Carson, California; (888) 813-9417. SGS Carson is accredited for asbestos analysis under the National Institute of Standards and Technology (NIST) National Voluntary Laboratory Accreditation Program (NVLAP).
Note: Samples were placed in a secure lock-box at the local lab, which accounts for any gap in time between the sample relinquished by FACS and receipt by SGS.
- Presenting analytical results, conclusions, and recommendations in a report.

The survey was restricted to the materials that are anticipated to be impacted by the planned Building Refresh project. All other areas of the building were not inspected or tested during this survey. We understand that the overall refresh project involves: the replacement of the existing carpeting and flooring, chair rails and coverings along all corridor walls will be removed, as well as the renovation of the 2nd floor breakroom.

The types, numbers, and locations of samples were determined based on provided information, visual observations, regulatory requirements, and other project management considerations.

Findings

Asbestos

Asbestos was not detected in any of the samples collected and analyzed.

Material sampling and analytical results are summarized in the attached Asbestos Survey Summary Table located in Appendix A. If any additional materials or areas are determined to be impacted by the project, FACS should be notified and the materials should be tested for asbestos content prior to their disturbance.

The detailed laboratory report and completed Sampling Data Forms (Chains of Custody) are contained in Appendix C. A floorplan showing sample locations is presented in Appendix D.

Lead

Lead was not detected or was very low in paints tested by the XRF instrument (showed zero or negative measurements for lead, except for one measurement at 0.1 mg/cm²). Any untested paint/ceramic systems are presumed to be lead-based paint (assumed to contain 0.7 mg/cm² lead or more).

The results are summarized in the attached Lead Paint Survey Summary Table (Appendix B). If any additional painted components are to be impacted by the project, FACS should be notified and the paints should be tested for lead content prior to their disturbance. The completed Form 8552 submitted to CDPH is contained in Appendix E.

Conclusions and Discussion

Asbestos

Because appropriate sampling and analytical protocols were utilized and asbestos was not detected in the materials tested, these materials are not subject to the regulatory controls that would apply to asbestos-containing materials.

Lead

The XRF instrument sensitivity limitations mean that some paints/coatings could still contain low levels of lead, even if the instrument displayed zero or a negative number. Consequently, work disturbing paints/coatings must comply with the Cal/OSHA Lead in Construction regulation (8 CCR 1532.1), which applies to construction work where an employee could be occupationally exposed to lead. The regulation includes a requirement to perform exposure assessment to determine if the worker's airborne lead exposure levels are within acceptable limits, or to rely on previous exposure assessments (if the previous work assessed was very similar and occurred less than 12 months prior). Most of the additional requirements of the regulation depend upon the results of the exposure assessment.

Recommendations

1. If any additional suspect asbestos-containing material is discovered during planned work, the material must be tested for asbestos content prior to any disturbance. Untested paints and ceramic systems are presumed to be lead-based paint.
2. For further assistance with regulatory requirements, FACS should be consulted, and the applicable regulations should be reviewed.

Limitations

This investigation is limited to the conditions and practices observed and information made available to FACS. The methods, conclusions and recommendations provided are based on FACS' judgment, expertise and the standard of practice for professional service. They are subject to the limitations and variability inherent in the methodology employed. As with all environmental investigations, this investigation is limited to the defined scope and does not purport to set forth all hazards, nor indicate that other hazards do not exist.

Please do not hesitate to contact our offices at 310-668-5600 with any questions or concerns. Thank you for the opportunity to assist the Long Beach Community College District in promoting a more healthful environment.

Prepared by,
FORENSIC ANALYTICAL



Cheryl Stewart
CAC No. 21-6965
CDPH Lead Cert. No. LRC-00008051

Reviewed by,
FORENSIC ANALYTICAL



Stephen B. Long
CAC No. 92-0580
CDPH Lead Cert. No. LRC-00001868

Appendix A

Asbestos Results Table

Limited Asbestos Survey Summary – Building Refresh Project Long Beach City College, Building O2 4900 E. Conant Street, Long Beach, California 90808			
Sample Numbers	Material Description - only materials included in the survey scope are listed	Material Location(s) – within the limited survey scope area only (see footnote)	Asbestos Regulatory Classification
01A thru 01C	Ceramic tile grout	1 st Floor Lobby floor	Asbestos Not Detected
02A thru 02C	Ceramic tile glue	1 st Floor Lobby floor	Asbestos Not Detected
03A thru 03G	Drywall with tape and joint compound	Throughout building	Asbestos Not Detected
04A thru 04C	Carpet mastic	1 st & 2 nd floors – Offices, classrooms & janitor's closet	Asbestos Not Detected
05A thru 05C	Door threshold adhesive	1 st floor – Janitor's closet	Asbestos Not Detected
06A thru 06C	4-inch green cove base and glue	Throughout building	Asbestos Not Detected
07A thru 07C	Wallpaper and adhesive	1 st & 2 nd floors – Corridors	Asbestos Not Detected
08A thru 08C	Chair rail adhesive	1 st & 2 nd floors – Corridors	Asbestos Not Detected
09A thru 09C	12-inch white with blue specks vinyl floor tile and mastic	2 nd Floor Breakroom	Asbestos Not Detected
10A thru 10C	White sink undercoat	2 nd Floor Breakroom	Asbestos Not Detected
11A thru 11C	Concrete subfloor	Throughout Building	Asbestos Not Detected
12A thru 12C	Black rubber stair covering with glue	Main Lobby Staircase	Asbestos Not Detected

Friable = Easily damaged (by hand pressure) when dry; Nonfriable = Not easily damaged; NA = Not Applicable; SF = Square Feet

NOTE: This summary table must not be used alone. Important explanations and limitations are contained in the accompanying survey report text, including a description of the limited nature of this asbestos survey (i.e., not affecting all building areas or materials). Results cannot be extrapolated beyond the limited areas surveyed. All quantities are approximate. Contractors submitting bids for work affecting materials with asbestos must field verify quantities affected by their work.

Appendix B

Lead Paint Results Table

LEAD BASED PAINT X-RAY FLUORESCENCE (XRF) SURVEY SUMMARY

Building O2 – Building Refresh Project

Long Beach City College – 4900 E. Conant Street, Long Beach, California

Meas. No.	Area	Room	Side	Component	Condition	Substrate	Color	Classification	Lead Content (mg/cm ²)
265		Calibration Check							1.0
266		Calibration Check							1.0
267		Calibration Check							1.0
268	2 nd Floor	Corridor	W	Wall	Intact	Drywall	White	Negative	-0.2
269	2 nd Floor	Corridor	N	Wall	Intact	Drywall	White	Negative	-0.3
270	2 nd Floor	Corridor	E	Wall	Intact	Drywall	White	Negative	0.0
271	2 nd Floor	Corridor	S	Wall	Intact	Drywall	White	Negative	-0.1
272	2 nd Floor	Corridor	S	Chair Rail	Intact	Wood	White	Negative	-0.3
273	2 nd Floor	Corridor	W	Chair Rail	Intact	Wood	White	Negative	-0.2
274	2 nd Floor	Corridor	N	Chair Rail	Intact	Wood	White	Negative	-0.3
275	2 nd Floor	Corridor	E	Chair Rail	Intact	Wood	White	Negative	-0.1
276	2 nd Floor	Breakroom	E	Counter Top	Intact	Particle Board	Gray	Negative	-0.1
277	2 nd Floor	Breakroom	W	Counter Top	Intact	Particle Board	Beige	Negative	-0.1
278	2 nd Floor	Breakroom	W	Cabinet Door	Intact	Particle Board	Beige	Negative	-0.1
279	2 nd Floor	Breakroom	E	Cabinet Door	Intact	Particle Board	Gray	Negative	-0.2
280	1 st Floor	Corridor	N	Wall	Intact	Drywall	White	Negative	-0.1
281	1 st Floor	Corridor	W	Wall	Intact	Drywall	White	Negative	-0.2
282	1 st Floor	Corridor	E	Wall	Intact	Drywall	White	Negative	-0.3
283	1 st Floor	Corridor	S	Wall	Intact	Drywall	White	Negative	0.1
284	1 st Floor	Corridor	S	Chair Rail	Intact	Wood	White	Negative	-0.3
285	1 st Floor	Corridor	E	Chair Rail	Intact	Wood	White	Negative	-0.4
286	1 st Floor	Corridor	W	Chair Rail	Intact	Wood	White	Negative	0.0
287	1 st Floor	Corridor	N	Chair Rail	Intact	Wood	White	Negative	-0.1
288	1 st Floor	Lobby		Floor	Intact	Ceramic Tile	Purple	Negative	-0.4
289	1 st Floor	Lobby		Floor	Intact	Ceramic Tile	Rust	Negative	-0.2
290	1 st Floor	Lobby		Floor	Intact	Ceramic Tile	Gray	Negative	-0.1
291	1 st Floor	Lobby		Floor	Intact	Ceramic Tile	Yellow	Negative	-0.3
292		Calibration Check							1.0
293		Calibration Check							1.0
294		Calibration Check							1.0

Appendix C

Laboratory Reports and Chain of Custody Documents

Report for:

Cheryl Stewart
Forensic Analytical Consulting Services- Greater Los Angeles
4900 Airport Plaza Dr
#115
Long Beach, CA 90815

Regarding: Eurofins Built Environment Testing West, LLC
Project: PJ88374; Long Beach City College - Building O-2, Refresh Project
EML ID: 4186126

Approved by:



Approved Signatory
Danny Li

Dates of Analysis:

Asbestos PLM: 08-15-2025 and 08-18-2025

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EB-AS-S-1267)
NVLAP Lab Code 200757-0

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the samples as received and tested. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested.

Eurofins Built Environment Testing West, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Client: Forensic Analytical Consulting Services-
Greater Los Angeles
C/O: Cheryl Stewart
Re: PJ88374; Long Beach City College - Building O-
2, Refresh Project

Eurofins Built Environment Testing West, LLC
2841 Dow Avenue, Suite 300, Tustin, CA 92780
(833) 465-5857 www.eurofinsus.com/Built

Date of Sampling: 08-12-2025

Date of Receipt: 08-13-2025

Date of Report: 08-18-2025

ASBESTOS PLM REPORT

Total Samples Submitted: 37

Total Samples Analyzed: 37

Total Samples with Layer Asbestos Content > 1%: 0

Location: 01A, Ceramic Tile Grout - 1st Floor - Lobby Floor at Janitor's Closet Entry Lab ID-Version‡: 20927813-1

Sample Layers	Asbestos Content
Gray Ceramic Tile Grout	ND
Sample Composite Homogeneity: Good	

Location: 01B, Ceramic Tile Grout - 1st Floor - Lobby Floor at Lobby Entrance Lab ID-Version‡: 20927814-1

Sample Layers	Asbestos Content
Gray Ceramic Tile Grout	ND
Sample Composite Homogeneity: Good	

Location: 01C, Ceramic Tile Grout - 1st Floor - Lobby Floor at Room 108 Entry Lab ID-Version‡: 20927815-1

Sample Layers	Asbestos Content
Gray Ceramic Tile Grout	ND
Sample Composite Homogeneity: Good	

Location: 02A, Ceramic Tile and Glue - 1st Floor - Lobby Floor at Janitor's Closet Entry

Lab ID-Version‡: 20927816-1

Sample Layers	Asbestos Content
Gray Ceramic Tile	ND
Gray Glue	ND
Sample Composite Homogeneity: Moderate	

The test report shall not be reproduced except in full, without written approval of the laboratory. The 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. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

All components not quantified as asbestos content and non-asbestos content are considered to be non-fibrous matrix components. Matrix components may include, but are not limited to, gypsum, paint, silicate minerals, vinyl, binder, calcium carbonate, tar, and foam.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

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Date of Sampling: 08-12-2025

Date of Receipt: 08-13-2025

Date of Report: 08-18-2025

ASBESTOS PLM REPORT

Location: 02B, Ceramic Tile and Glue - 1st Floor - Lobby Floor at Lobby Entrance

Lab ID-Version‡: 20927817-1

Sample Layers	Asbestos Content
Gray Ceramic Tile	ND
Gray Glue	ND
Sample Composite Homogeneity:	Moderate

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Date of Sampling: 08-12-2025

Date of Receipt: 08-13-2025

Date of Report: 08-18-2025

ASBESTOS PLM REPORT

Location: 02C, Ceramic Tile and Glue - 1st Floor - Lobby Floor at Room 108 Entry

Lab ID-Version‡: 20927818-1

Sample Layers	Asbestos Content
Gray Ceramic Tile	ND
Gray Glue	ND
Sample Composite Homogeneity:	Moderate

Location: 03A, Drywall, Tape, and Joint Compound - Throughout Building - 1st Floor, Janitor's Closet - North Wall

Lab ID-Version‡: 20927819-1

Sample Layers	Asbestos Content
White Joint Compound with Paint	ND
Cream Tape	ND
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose 5% Glass Fibers
Sample Composite Homogeneity:	Poor

Location: 03B, Drywall, Tape, and Joint Compound - Throughout Building - 1st Floor, SW Corridor - SE Corner

Lab ID-Version‡: 20927820-1

Sample Layers	Asbestos Content
White Joint Compound with Paint	ND
Cream Tape	ND
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose 5% Glass Fibers
Sample Composite Homogeneity:	Poor

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Date of Report: 08-18-2025

ASBESTOS PLM REPORT

**Location: 03C, Drywall, Tape, and Joint Compound - Throughout Building - 1st Floor,
NW Corridor**

Lab ID-Version‡: 20927821-1

Sample Layers	Asbestos Content
White Joint Compound with Paint	ND
Cream Tape	ND
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose 5% Glass Fibers
Sample Composite Homogeneity:	Poor

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Date of Receipt: 08-13-2025
Date of Report: 08-18-2025

ASBESTOS PLM REPORT

**Location: 03D, Drywall, Tape, and Joint Compound - Throughout Building - 1st Floor,
Room 108 at Entry**

Lab ID-Version‡: 20927822-1

Sample Layers	Asbestos Content
White Joint Compound with Paint	ND
Cream Tape	ND
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose 5% Glass Fibers
Sample Composite Homogeneity:	Poor

**Location: 03E, Drywall, Tape, and Joint Compound - Throughout Building - 2nd Floor,
NW Corridor at Stair Exit**

Lab ID-Version‡: 20927823-1

Sample Layers	Asbestos Content
White Joint Compound with Paint	ND
Cream Tape	ND
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose 5% Glass Fibers
Sample Composite Homogeneity:	Poor

**Location: 03F, Drywall, Tape, and Joint Compound - Throughout Building - 2nd Floor,
SW Corridor - West**

Lab ID-Version‡: 20927824-1

Sample Layers	Asbestos Content
White Joint Compound with Paint	ND
Cream Tape	ND
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose 5% Glass Fibers
Sample Composite Homogeneity:	Poor

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Date of Sampling: 08-12-2025
Date of Receipt: 08-13-2025
Date of Report: 08-18-2025

ASBESTOS PLM REPORT

**Location: 03G, Drywall, Tape, and Joint Compound - Throughout Building - 2nd Floor,
Room 232 at Entry**

Lab ID-Version‡: 20927825-1

Sample Layers	Asbestos Content
White Joint Compound with Paint	ND
Cream Tape	ND
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose 5% Glass Fibers
Sample Composite Homogeneity:	Poor

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Date of Sampling: 08-12-2025

Date of Receipt: 08-13-2025

Date of Report: 08-18-2025

ASBESTOS PLM REPORT

Location: 04A, Carpet Mastic - 1st Floor, Janitor's Closet at Entry

Lab ID-Version‡: 20927826-1

Sample Layers	Asbestos Content
Yellow Mastic	ND
Black Carpet	ND
Composite Non-Asbestos Content:	10% Synthetic Fibers
Sample Composite Homogeneity:	Moderate

Location: 04B, Carpet Mastic - 2nd Floor, Room 232 at Entry

Lab ID-Version‡: 20927827-1

Sample Layers	Asbestos Content
Yellow Mastic	ND
Black Carpet	ND
Composite Non-Asbestos Content:	10% Synthetic Fibers
Sample Composite Homogeneity:	Moderate

Location: 04C, Carpet Mastic - 2nd Floor, Room 237 at Entry

Lab ID-Version‡: 20927828-1

Sample Layers	Asbestos Content
Yellow Mastic	ND
Black Carpet	ND
Composite Non-Asbestos Content:	10% Synthetic Fibers
Sample Composite Homogeneity:	Moderate

Location: 05A, Threshold Adhesive - 1st Floor, Janitor's Closet at Entry

Lab ID-Version‡: 20927829-1

Sample Layers	Asbestos Content
Gray Adhesive	ND
Sample Composite Homogeneity:	Good

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Re: PJ88374; Long Beach City College - Building O-
2, Refresh Project

Eurofins Built Environment Testing West, LLC
2841 Dow Avenue, Suite 300, Tustin, CA 92780
(833) 465-5857 www.eurofinsus.com/Built

Date of Sampling: 08-12-2025

Date of Receipt: 08-13-2025

Date of Report: 08-18-2025

ASBESTOS PLM REPORT

Location: 05B, Threshold Adhesive - Janitor's Closet at Entry

Lab ID-Version‡: 20927830-1

Sample Layers	Asbestos Content
Gray Adhesive	ND
Sample Composite Homogeneity: Good	

Location: 05C, Threshold Adhesive - Janitor's Closet at Entry

Lab ID-Version‡: 20927831-1

Sample Layers	Asbestos Content
Gray Adhesive	ND
Sample Composite Homogeneity: Good	

Location: 06A, 3" Green Covebase and Glue - Throughout Building - 1st Floor, Foundation Area at Entry

Lab ID-Version‡: 20927832-1

Sample Layers	Asbestos Content
Green Cove Base	ND
Off-White Glue	ND
Sample Composite Homogeneity: Moderate	

Location: 06B, 3" Green Covebase and Glue - Throughout Building - 1st Floor, Room 108 at Entry

Lab ID-Version‡: 20927833-1

Sample Layers	Asbestos Content
Green Cove Base	ND
Off-White Glue	ND
Sample Composite Homogeneity: Moderate	

The test report shall not be reproduced except in full, without written approval of the laboratory. The 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. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

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‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: Forensic Analytical Consulting Services-
Greater Los Angeles
C/O: Cheryl Stewart
Re: PJ88374; Long Beach City College - Building O-
2, Refresh Project

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Date of Sampling: 08-12-2025
Date of Receipt: 08-13-2025
Date of Report: 08-18-2025

ASBESTOS PLM REPORT

Location: 06C, 3" Green Covebase and Glue - Throughout Building - 2nd Floor, NW at Stair Exit

Lab ID-Version‡: 20927834-1

Sample Layers	Asbestos Content
Green Cove Base	ND
Off-White Glue	ND
Sample Composite Homogeneity:	Moderate

Location: 07A, Wallpaper w/ Adhesive - 1st Floor, SW Corridor - SW Corner

Lab ID-Version‡: 20927835-1

Sample Layers	Asbestos Content
White Wallpaper	ND
White Adhesive	ND
Composite Non-Asbestos Content:	90% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 07B, Wallpaper w/ Adhesive - 2nd Floor, NW Corridor at Stair Exit

Lab ID-Version‡: 20927836-1

Sample Layers	Asbestos Content
White Wallpaper	ND
White Adhesive	ND
Composite Non-Asbestos Content:	90% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 07C, Wallpaper w/ Adhesive - 2nd Floor, SW Corridor - West Wall

Lab ID-Version‡: 20927837-1

Sample Layers	Asbestos Content
White Wallpaper	ND
White Adhesive	ND
Composite Non-Asbestos Content:	90% Cellulose
Sample Composite Homogeneity:	Moderate

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C/O: Cheryl Stewart
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2, Refresh Project

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Date of Sampling: 08-12-2025
Date of Receipt: 08-13-2025
Date of Report: 08-18-2025

ASBESTOS PLM REPORT

Location: 08A, Chair Rail Adhesive - 1st Floor, SW Corridor - SE Corner

Lab ID-Version‡: 20927838-1

Sample Layers	Asbestos Content
Tan Adhesive	ND
White Compound	ND
Sample Composite Homogeneity: Moderate	

Location: 08B, Chair Rail Adhesive - 2nd Floor, NW Corridor at Stair Exit

Lab ID-Version‡: 20927839-1

Sample Layers	Asbestos Content
Tan Adhesive	ND
White Compound	ND
Sample Composite Homogeneity: Moderate	

Location: 08C, Chair Rail Adhesive - 2nd Floor, SW Corridor - West Wall

Lab ID-Version‡: 20927840-1

Sample Layers	Asbestos Content
Tan Adhesive	ND
White Compound	ND
Sample Composite Homogeneity: Moderate	

Location: 09A, 12"x12" White w/ Blue Specks Floor Tile and Mastic - 2nd Floor, Breakroom - West

Lab ID-Version‡: 20927841-1

Sample Layers	Asbestos Content
White Floor Tile	ND
Yellow Mastic	ND
Sample Composite Homogeneity: Moderate	

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Client: Forensic Analytical Consulting Services-
Greater Los Angeles
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2, Refresh Project

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(833) 465-5857 www.eurofinsus.com/Built

Date of Sampling: 08-12-2025

Date of Receipt: 08-13-2025

Date of Report: 08-18-2025

ASBESTOS PLM REPORT

**Location: 09B, 12"x12" White w/ Blue Specks Floor Tile and Mastic - 2nd Floor,
Breakroom - NW**

Lab ID-Version‡: 20927842-1

Sample Layers	Asbestos Content
White Floor Tile	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Moderate

**Location: 09C, 12"x12" White w/ Blue Specks Floor Tile and Mastic - 2nd Floor,
Breakroom - SW**

Lab ID-Version‡: 20927843-1

Sample Layers	Asbestos Content
White Floor Tile	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Moderate

Location: 10A, White Sink Undercoat - 2nd Floor Breakroom - Under Sink

Lab ID-Version‡: 20927844-1

Sample Layers	Asbestos Content
White Sink Undercoating	ND
Composite Non-Asbestos Content:	5% Cellulose
Sample Composite Homogeneity:	Good

Location: 10B, White Sink Undercoat - 2nd Floor Breakroom - Under Sink

Lab ID-Version‡: 20927845-1

Sample Layers	Asbestos Content
White Sink Undercoating	ND
Composite Non-Asbestos Content:	5% Cellulose
Sample Composite Homogeneity:	Good

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C/O: Cheryl Stewart
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2, Refresh Project

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Date of Sampling: 08-12-2025

Date of Receipt: 08-13-2025

Date of Report: 08-18-2025

ASBESTOS PLM REPORT

Location: 10C, White Sink Undercoat - 2nd Floor Breakroom - Under Sink

Lab ID-Version‡: 20927846-1

Sample Layers	Asbestos Content
White Sink Undercoating	ND
Composite Non-Asbestos Content:	5% Cellulose
Sample Composite Homogeneity:	Good

Location: 11A, Concrete Substrate - Throughout Building - 1st Floor Janitor's Closet at Entry

Lab ID-Version‡: 20927847-1

Sample Layers	Asbestos Content
Gray Concrete	ND
Sample Composite Homogeneity:	Good

Location: 11B, Concrete Substrate - Throughout Building - 2nd Floor Room 232 at Entry

Lab ID-Version‡: 20927848-1

Sample Layers	Asbestos Content
Gray Concrete	ND
Sample Composite Homogeneity:	Good

Location: 11C, Concrete Substrate - Throughout Building - 2nd Floor Room 237 at Entry

Lab ID-Version‡: 20927849-1

Sample Layers	Asbestos Content
Gray Concrete	ND
Sample Composite Homogeneity:	Good

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Date of Sampling: 08-12-2025

Date of Receipt: 08-13-2025

Date of Report: 08-18-2025

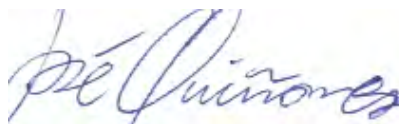
ASBESTOS PLM REPORT

PROJECT ANALYSTS AND SIGNATORY REPORT

Project Analysts



Analyst: Philip Newton



Analyst: Jose Quinones

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SAMPLING DATA FORM

Page 1 of 4

CLIENT: LA05 Forensic Analytical Consulting Services 4900 Airport Plaza Drive, Ste. 115 Long Beach, CA 90815	Phone/Fax:	Sample Date: <u>8/12/25</u>
	Turnaround Time: <u> </u> 24 hr <u> </u> 48 hr <u> </u> Extended (<u>5</u> days) <u> </u> Rush	
	Analysis: <u>X</u> PLM Standard <u> </u> PLM Point Count	
	Special Instructions: Email results to: <u>Cheryl.S@facs.com</u>	
Site: <u>Long Beach City College - Building C-2</u> <u>Refresh Project</u>	PM: <u>Cheryl Stewart</u>	
Sampled by: <u>CS, CQJ</u>		FACS Job No.: <u>PJ88374 / PO15159</u>



Material Description	Material Location(s)	Approx. Quant.	Friable?	Cond.	Sample Number	Sample Location
Ceramic Tile Grout	1st Floor - Lobby Floor	800 SF	No	1	01A	@ Janitor's Closet Entry
↓	↓	↓	↓	↓	01B	@ Lobby Entrance
↓	↓	↓	↓	↓	01C	@ Room 108 Entry
Ceramic Tile + Glue	-	-	No	1	02A	@ Janitor's Closet Entry
↓	↓	↓	↓	↓	02B	@ Lobby Entrance
↓	↓	↓	↓	↓	02C	@ Room 108 Entry
Drywall, tape + Joint compound	Throughout Building	<5,000 sf	No	1	03A	1st Floor, Janitor's Closet - North wall
↓	↓	↓	↓	↓	03B	SW Corridor - SE Corner
↓	↓	↓	↓	↓	03C	NW Corridor
↓	↓	↓	↓	↓	03D	Room 108 - @ Entry

DW = Gypsum JC = Joint Compound VFT = Vinyl Floor Tile BB = Baseboard MAS = Mastie ADH = Adhesive FP = Fireproofing
 VSF = Vinyl Sheet Flooring ACT/P = Acoustic Ceiling Tile/Panel ACS = Sprayed-on Acoustical Ceiling Material WT = Wall Texture FD = Fire
 Door TSI = Thermal System Insulation Exp. Jt. = Expansion Joint PEN = Penetration

Square Feet: SF; Linear Feet: LF
 Friable: Yes / No
 Condition: 1 Good/ 2 Damaged/ 3 Significant Damage

Sampled & Relinquished by: <u>Cheryl Stewart</u> Date & Time: <u>8/13/25 1045am</u> Received by: <u>Sohnkang</u> Date & Time: <u>8/13/25 3:50pm</u>	Relinquished by: Date & Time: Received by: Date & Time:	Relinquished by: Date & Time: Received by: Date & Time:
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SAMPLING DATA FORM

Page 2 of 4

CLIENT: LA05 Forensic Analytical Consulting Services 4900 Airport Plaza Drive, Ste. 115 Long Beach, CA 90815	Phone/Fax:	Sample Date: 8/12/25
Turnaround Time: <u>24</u> hr <u>48</u> hr <u>Extended</u> (<u>5</u> days) <u>Rush</u>		Analysis: <u>X</u> PLM Standard <u>PLM Point Count</u>
Special Instructions: Email results to: Cheryl.S@facs.com		

Site: Long Beach City College - Building C-2
Refresh Project

PM: Cheryl Stewart



004186126

Sampled by: CS, CQS

FACS Job No.: PJ88374 / PO15159

Material Description	Material Location(s)	Approx. Quant.	Friable?	Cond.	Sample Number	Sample Location
Drywall w/ Tape + Joint Compound	Throughout Building	↓	NO	1	03E	2nd floor, NW Corridor @ Stair Exit
↓	↓	↓	↓	↓	03F	↓ SW Corridor - West
↓	↓	↓	↓	↓	03G	↓ Room 232 - @ Entry
Carpet Mastix	1st + 2nd floors - Offices Classrooms + Janitor's Closet	5,000 SF	NO	1	04A	1st floor, Janitor's Closet @ Entry
↓	↓	↓	↓	↓	04B	2nd floor, Room 232 - @ Entry
↓	↓	↓	↓	↓	04C	↓ Room 237 - @ Entry
Threshold Adhesive	1st floor - Janitor's Closet	3 sf	↓	↓	05A	1st floor, Janitor's Closet @ Entry
↓	↓	↓	↓	↓	05B	↓
↓	↓	↓	↓	↓	05C	↓
3" Green Covebase + Glue	Throughout Building	>1,000 LF	↓	↓	06A	↓ Foundation Area - @ Entry

DW = Gypsum JC = Joint Compound VFT = Vinyl Floor Tile BB = Baseboard MAS = Mastix ADH = Adhesive FP = Fireproofing
 VSF = Vinyl Sheet Flooring ACT/P = Acoustic Ceiling Tile/Panel ACS = Sprayed-on Acoustical Ceiling Material WT = Wall Texture FD = Fire
 Door TSI = Thermal System Insulation Exp. Jt. = Expansion Joint PEN = Penetration

Square Feet: SF; Linear Feet: LF
 Friable: Yes / No
 Condition: 1 Good/ 2 Damaged/ 3 Significant Damage

Sampled & Relinquished by: Cheryl Stewart Date & Time: 8/13/25 1045am Received by: Sohyun Date & Time: 8/13/25 3:50pm	Relinquished by: Date & Time: Received by: Date & Time:	Relinquished by: Date & Time: Received by: Date & Time:
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SAMPLING DATA FORM

Page 3 of 4

CLIENT: LA05 Forensic Analytical Consulting Services 4900 Airport Plaza Drive, Ste. 115 Long Beach, CA 90815	Phone/Fax:	Sample Date: 8/12/25 Turnaround Time: <u>24</u> hr <u>48</u> hr <u>Extended</u> (<u>5</u> days) <u>Rush</u> Analysis: <u>X</u> PLM Standard <u>PLM Point Count</u> Special Instructions: Email results to: Cheryl. @ facs.com
Site: Long Beach City College - Bldg. 0-2 Refresh Project	PM: Cheryl Stewart	



004186126

Sampled by: CS, CCJ

FACS Job No.: PJ 88374 / PO15159

Material Description	Material Location(s)	Approx. Quant.	Friable?	Cond.	Sample Number	Sample Location
3" Green Covebase & Glue	Throughout Building	↓	↓	↓	C6B	1st floor, Room 108 - @ entry
↓	↓	↓	↓	↓	C6C	2nd floor, NW @ Stair Exit
Wallpaper w/Adhesive	1st + 2nd floors Corridors	2,000 sf	No	1	C7A	1st floor, SW Corridor - SW corner
↓	↓	↓	↓	↓	C7B	2nd floor, NW Corridor - @ Stair Exit
↓	↓	↓	↓	↓	C7C	↓ SW Corridor - west wall
Chair Rail Adhesive	1st + 2nd floors Corridors	500 sf	No	1	C8A	1st floor, SW Corridor - SE corner
↓	↓	↓	↓	↓	C8B	2nd floor, NW Corridor - @ Stair Exit
↓	↓	↓	↓	↓	C8C	↓ SW Corridor - west wall
12"x12" white w/Blue specks Floor Tile + mastic	2nd Floor - Break room	600 sf	No	1	C9A	2nd floor, Breakroom - west
↓	↓	↓	↓	↓	C9B	↓ - NW

DW = Gypsum JC = Joint Compound VFT = Vinyl Floor Tile BB = Baseboard MAS = Mastic ADH = Adhesive FP = Fireproofing
 VSF = Vinyl Sheet Flooring ACT/P = Acoustic Ceiling Tile/Panel ACS = Sprayed-on Acoustical Ceiling Material WT = Wall Texture FD = Fire
 Door TSI = Thermal System Insulation Exp. Jt. = Expansion Joint PEN = Penetration

Square Feet: SF; Linear Feet: LF
 Friable: Yes / No
 Condition: 1 Good/ 2 Damaged/ 3 Significant Damage

Sampled & Relinquished by: Cheryl Stewart Date & Time: 8/13/25 @ 1045 am Received by: [Signature] Date & Time: 8/13/25 3:50pm	Relinquished by: Date & Time: Received by: Date & Time:	Relinquished by: Date & Time: Received by: Date & Time:
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SAMPLING DATA FORM

Page 4 of 4

CLIENT:

LA05
Forensic Analytical Consulting Services
4900 Airport Plaza Drive, Ste. 115
Long Beach, CA 90815

Phone/Fax:

Sample Date: 8/12/25

Turnaround Time: 24 hr 48 hr Extended (5 days) Rush

Analysis: X PLM Standard PLM Point Count

Special Instructions: Email results to:

Cheryl.S @ faes. com

Site: Long Beach City College - Building C-2
Refresh Project

PM: Cheryl Stewart

Sampled by: CS/CQS

FACS Job No.: PJ 88374 / P015159



004186126

Material Description	Material Location(s)	Approx. Quant.	Friable?	Cond.	Sample Number	Sample Location
12" x 12" White w/ Blue Specks Floor Tile w/ mastic	2nd floor Breakroom	↓	↓	↓	09C	2nd floor Breakroom - SW
White Sink Undercoat	↓	5 sf	No	1	10A	↓ - Under sink
↓	↓	↓	↓	↓	10B	↓ -
↓	↓	↓	↓	↓	10C	↓ -
Concrete Substrate	Throughout Building	> 5,000 sf	No	1	11A	1st floor Janitor's Closet @ Entry
↓	↓	↓	↓	↓	11B	2nd floor, Room 232 - @ Entry
↓	↓	↓	↓	↓	11C	↓, Room 237 - @ Entry

DW = Gypsum JC = Joint Compound VFT = Vinyl Floor Tile BB = Baseboard MAS = Mastic ADH = Adhesive FP = Fireproofing
VSF = Vinyl Sheet Flooring ACT/P = Acoustic Ceiling Tile/Panel ACS = Sprayed-on Acoustical Ceiling Material WT = Wall Texture FD = Fire
Door TSI = Thermal System Insulation Exp. Jt. = Expansion Joint PEN = Penetration

Square Feet: SF; Linear Feet: LF

Friable: Yes/No

Condition: 1 Good/ 2 Damaged/ 3 Significant Damage

Sampled & Relinquished by: Cheryl Stewart

Date & Time: 8/13/25 1045am

Received by: Sohytang

Date & Time: 8/13/25 3:50pm

Relinquished by:

Date & Time:

Received by:

Date & Time

Relinquished by:

Date & Time:

Received by:

Date & Time

Report for:

Cheryl Stewart
Forensic Analytical Consulting Services- Greater Los Angeles
4900 Airport Plaza Dr
#115
Long Beach, CA 90815

Regarding: Eurofins Built Environment Testing West, LLC
Project: PJ88374; LBCC - Bldg. 02, Bldg. Refresh Project
EML ID: 4279732

Approved by:



Approved Signatory
Danny Li

Dates of Analysis:
Asbestos PLM: 10-27-2025

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EB-AS-S-1267)
NVLAP Lab Code 200757-0

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the samples as received and tested. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested.

Eurofins Built Environment Testing West, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Eurofins Built Environment Testing West, LLC

2841 Dow Avenue, Suite 300, Tustin, CA 92780

(833) 465-5857 www.eurofinsus.com/Built

Client: Forensic Analytical Consulting Services-
Greater Los Angeles
C/O: Cheryl Stewart
Re: PJ88374; LBCC - Bldg. 02, Bldg. Refresh Project

Date of Sampling: 10-21-2025

Date of Receipt: 10-22-2025

Date of Report: 10-27-2025

ASBESTOS PLM REPORT**Total Samples Submitted:** 3**Total Samples Analyzed:** 3**Total Samples with Layer Asbestos Content > 1%:** 0**Location: 12A, Black Rubber Stair Covering w/Glue, Main Lobby Staircase, Bottom Landing**

Lab ID-Version‡: 21416411-1

Sample Layers	Asbestos Content
Black Non-Fibrous Material (Rubber)	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Moderate

Location: 12B, Black Rubber Stair Covering w/Glue, Main Lobby Staircase, Middle Landing

Lab ID-Version‡: 21416412-1

Sample Layers	Asbestos Content
Black Non-Fibrous Material (Rubber)	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Moderate

Location: 12C, Black Rubber Stair Covering w/Glue, Main Lobby Staircase, Top

Lab ID-Version‡: 21416413-1

Sample Layers	Asbestos Content
Black Non-Fibrous Material (Rubber)	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Moderate

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‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Eurofins Built Environment Testing West, LLC

2841 Dow Avenue, Suite 300, Tustin, CA 92780

(833) 465-5857 www.eurofinsus.com/Built

Client: Forensic Analytical Consulting Services-
Greater Los Angeles
C/O: Cheryl Stewart
Re: PJ88374; LBCC - Bldg. 02, Bldg. Refresh Project

Date of Sampling: 10-21-2025

Date of Receipt: 10-22-2025

Date of Report: 10-27-2025

ASBESTOS PLM REPORT

PROJECT ANALYST AND SIGNATORY REPORT

Project Analyst



Analyst: Vicente Salazar

The test report shall not be reproduced except in full, without written approval of the laboratory. The 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. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

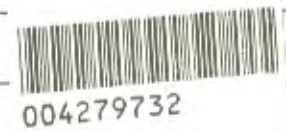
SAMPLING DATA CHAIN OF CUSTODY FORM

Page 1 of 1

CLIENT: LA05 Forensic Analytical Consulting Services 4900 Airport Plaza Drive, Ste. 115 Long Beach, CA 90815	Phone/Fax:	Sample Date: 10/21/25
	Turnaround Time: <u>24</u> hr <u>48</u> hr <input checked="" type="checkbox"/> Extended (<u>3</u> days) <u> </u> Rush	
	Analysis: <input checked="" type="checkbox"/> PLM Standard <u> </u> PLM Point Count	
	Special Instructions: Email results to: Cheryl.S @ facs.com	
Site: LBCC - Bldg. 02 Bldg. Refresh Project	PM: Cheryl Stewart	

Sampled by: Cheryl Stewart	FACS Job No.: 0588374
-----------------------------------	------------------------------

Material Description	Material Location(s)	Approx. Quant.	Friable?	Cond.	Sample Number	Sample Location
Black Rubber stair covering w/ Glue	Main lobby staircase	< 700 sf	No	1	12A	Bottom Landing
↓	↓	↓	↓	↓	12B	mid Landing
					12C	Top



DW = Gypsum JC = Joint Compound VFT = Vinyl Floor Tile BB = Baseboard MAS = Mastic ADH = Adhesive FP = Fireproofing VSF = Vinyl Sheet Flooring ACT/P = Acoustic Ceiling Tile/Panel ACS = Sprayed-on Acoustical Ceiling Material WT = Wall Texture FD = Fire Door TSI = Thermal System Insulation Exp. Jt. = Expansion Joint PEN = Penetration		Square Feet: SF; Linear Feet: LF Friable: Yes / No Condition: 1 Good/ 2 Damaged/ 3 Significant Damage
Sampled & Relinquished by: Cheryl Stewart	Relinquished by:	Relinquished by:
Date & Time: 10/22/25 1000A	Date & Time:	Date & Time:
Received by: STEVEN CASTILLO	Received by:	Received by:
Date & Time: 10/22/25 3:15P	Date & Time:	Date & Time:

Appendix D

Sample Location Drawing

8/12/25
Building Refresh Project
Suspect Asbestos Sample Locations
PJ88374

KEYNOTES

1. REMOVE EXISTING BLACK RUBBER STAIR FINISH. CLEAN AND PREPARE FOR NEW WOOD STAIR TREADS. PREPARE RISE FACE FOR NEW PAINT.
2. DEMO EXISTING RECEPTION DESK, CLEAN AND PREPARE FOR NEW MODULAR DESK EQUIPMENT.
3. REMOVE SLATE FLOORING TILE. CLEAN AND PREPARE FOR NEW LUXURY VINYL TILE (LVT).
4. REMOVE EXISTING VAINSCOTING, WALLPAPER, BASEBOARD AND CHAIR RAIL MouldING FROM CORRIDOR. CLEAN AND PREPARE FOR NEW PAINT AND NEW BASEBOARD. VCT FLOORING IN CORRIDOR TO REMAIN IN PLACE, UNLESS NOTED OTHERWISE.
5. REMOVE EXISTING BASEBOARD, VCT FLOORING TO REMAIN PROTECT IN PLACE. PREPARE WALLS FOR NEW PAINT AND NEW BASEBOARD.
6. REMOVE EXISTING CARPET AND BASEBOARD FROM OFFICE SPACE. PREPARE WALLS FOR NEW PAINT, NEW CARPET AND NEW BASEBOARD. CARPET INSTALL MAY REQUIRE LIFT SYSTEM TO INSTALL CARPET. VERIFY PER DEMO PLAN.

NOTES

1. ALL INTERIOR DOORS AND INTERIOR WINDOWS FRAMES TO BE STRIPPED, PRIME AND PREPARE FOR NEW PAINT.
2. FURNITURE WITHIN ROOMS TO REMAIN UNLESS NOTED OTHERWISE.

LEGEND

NOT PART OF SCOPE OF WORK

LIMIT OF SLATE FLOORING FINISH

X MATERIAL TEST LOCATION

NO.	DATE:	REVISIONS	DESCRIPTION
			Grab your reading place this afternoon to

BUILDING O2 REFRESH PROJECT	LAC BUILDING O2
LOCATION:	

DATE:
DRAWN BY: —
CHECKED BY: —

AD1.01

03B, 07A,
08A ←

03C

→ 12A, 12B, 12C

05A – 05C, 11A

01A, 02A

06A

01B, 02B

01C, 02C, 06B

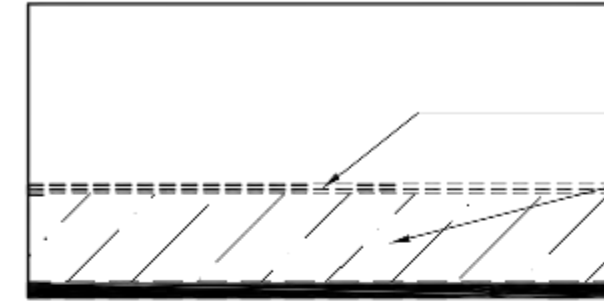
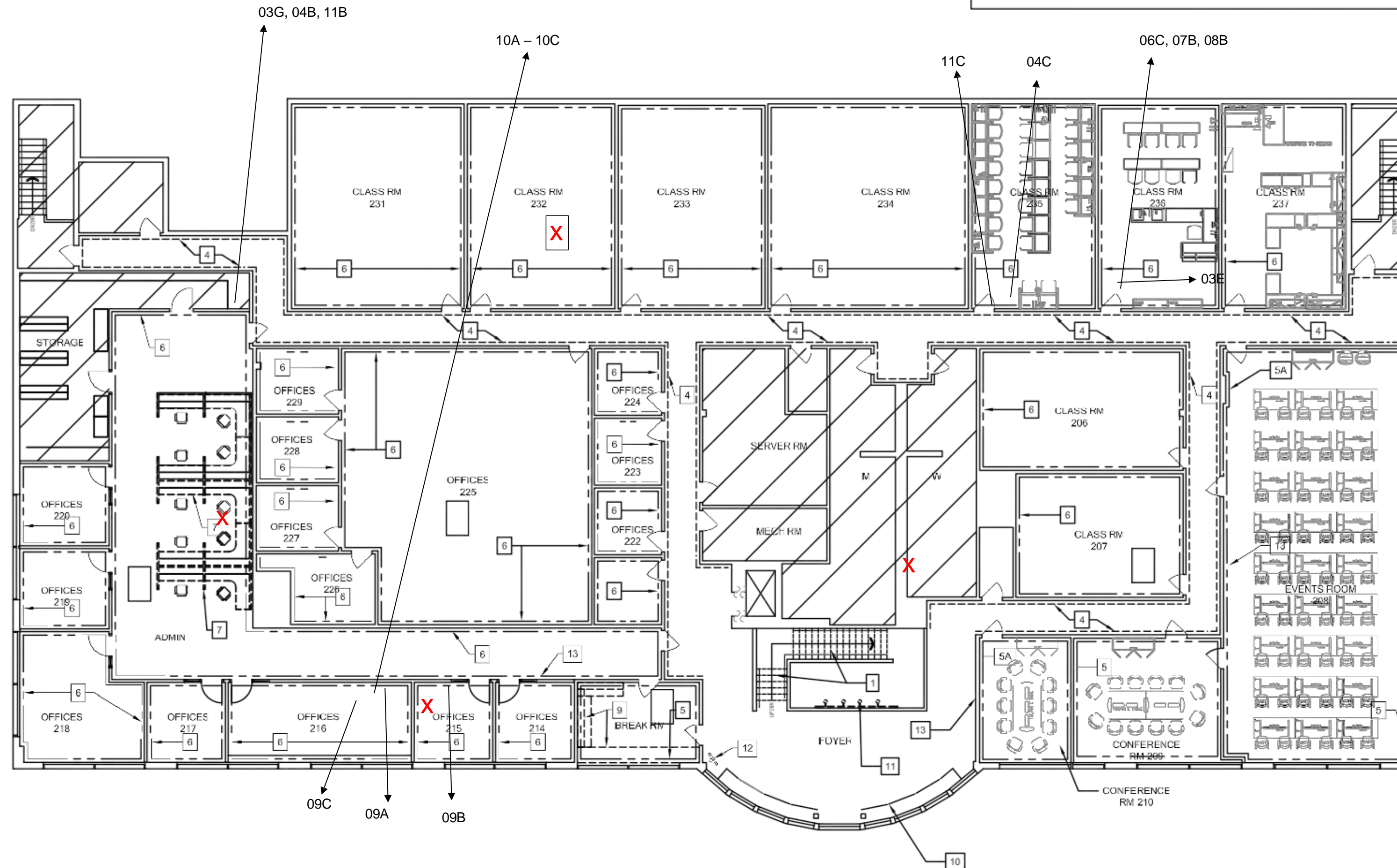
0

DEMOLITION FIRST LEVEL PLAN
SCALE: 1/8" = 1'-0"

1

07C, 08C

X



REMOVE (E) CHAIR RAIL MOULDING.
REMOVE (E) WALLPAPER.
REMOVE (E) BASEBOARD.

TYPICAL CORRIDOR ELEVATION DETAIL

SCALE: 1/4" = 1'-0"

KEYNOTES

1. REMOVE EXISTING BLACK RUBBER STAIR FINISH. CLEAN AND PREPARE FOR NEW WOOD STAIR TREADS. PREPARE RISE FACE FOR NEW PAINT.
2. (NOT USED IN THIS PLAN)
3. (NOT USED IN THIS PLAN)
4. REMOVE EXISTING WAINSCOTING, WALLPAPER, BASEBOARD AND CHAIR RAIL MOULDING FROM CORRIDOR. CLEAN AND PREPARE FOR NEW PAINT AND NEW BASEBOARD. VCT FLOORING IN CORRIDOR TO REMAIN IN PLACE, UNLESS NOTED OTHERWISE.
5. REMOVE EXISTING BASEBOARD, AND VCT FLOORING. PREPARE FLOOR FOR NEW LVT. PREPARE WALLS FOR NEW PAINT AND NEW BASEBOARD.
- 6A. REMOVE ACT AND BASEBOARDS, PREPARE FLOOR FOR NEW CARPET.
6. REMOVE EXISTING CARPET AND BASEBOARD FROM OFFICE SPACE. CARPET INSTALL MAY REQUIRE LIFT SYSTEM TO INSTALL CARPET. VERIFY PER ROOM. PREPARE WALLS FOR NEW PAINT, NEW CARPET AND NEW BASEBOARD.
7. REMOVE OLD MODULAR WORKSTATIONS.
8. (NOT USED IN PLAN)
9. REMOVE EXISTING SINK, DISHWASHER AND CASEWORK. REPLACE W/ NEW CASEWORK, SINK, REFRIGERATOR AND MICROWAVE. REMOVE VCT. PREPARE FLOOR FOR NEW LVT.
10. REMOVE EXISTING BUILT-IN TABLES AND REPLACE WITH SMALL SEATING GROUPS.
11. REMOVE EXISTING LIGHT FIXTURE, AND PREPARE FOR NEW LIGHT FIXTURE.
12. REMOVE EXISTING TV AND TV RACK. PATCH AND PAINT IF REQUIRED.
13. REMOVE AND PRESERVE ART FROM EXISTING WALL. COORDINATE WITH BMT AND DISTRICT STORAGE.

NOTES

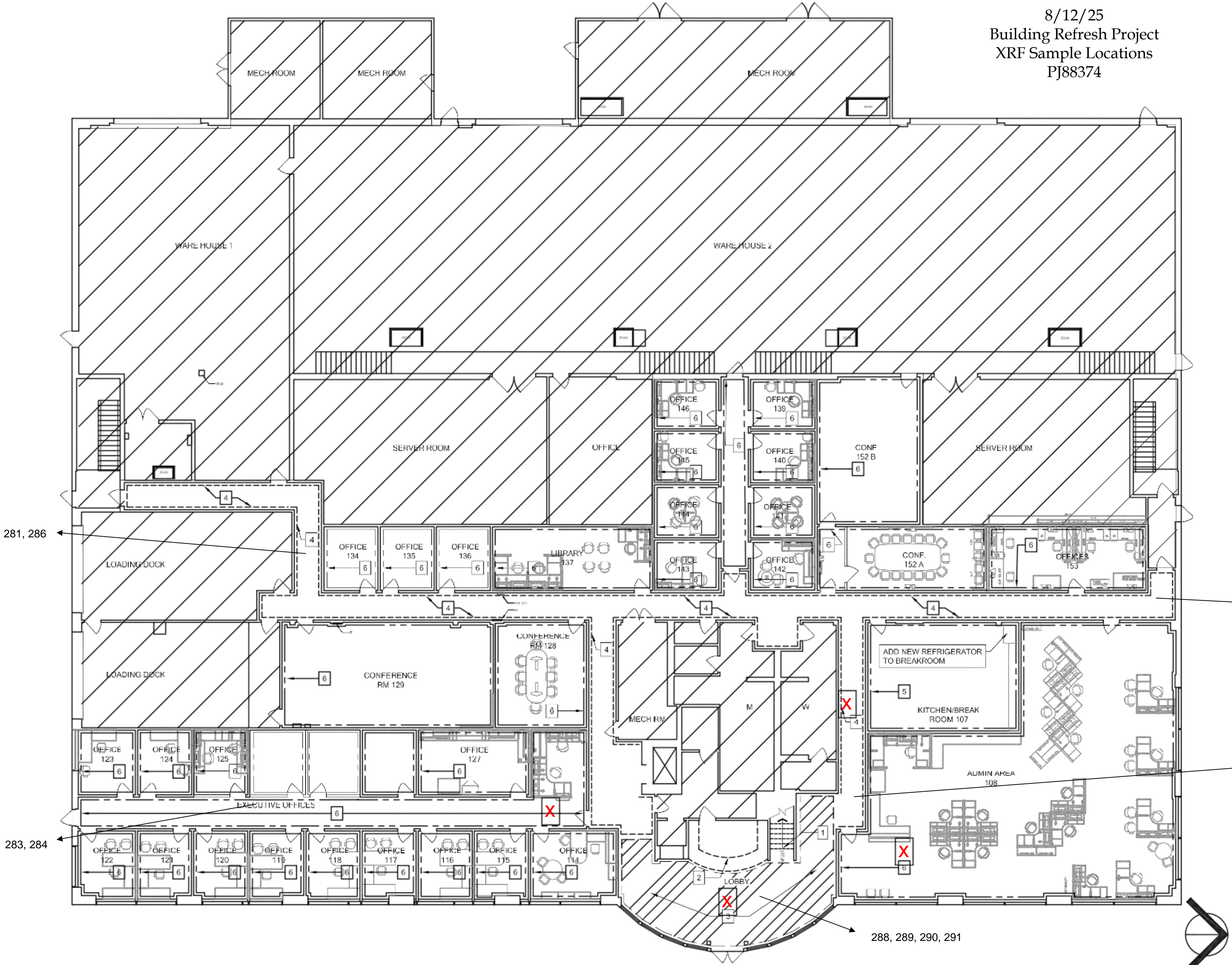
1. ALL INTERIOR DOORS AND INTERIOR WINDOWS FRAMES TO BE STRIPPED, PRIME AND PREPARE FOR NEW PAINT.
2. FURNITURE WITHIN ROOMS TO REMAIN UNLESS NOTED OTHERWISE.

LEGEND

NOT PART OF SCOPE OF WORK

X MATERIAL TEST LOCATION

8/12/25
Building Refresh Project
XRF Sample Locations
PJ88374



KEYNOTES				
1.	REMOVE EXISTING BLACK RUBBER STAIR FINISH. CLEAN AND PREPARE FOR NEW WOOD STAIR TREADS. PREPARE RISE FACE FOR NEW PAINT.			
2.	DEMOLISH EXISTING RECEPTION DESK. CLEAN AND PREPARE FOR NEW MODULAR DESK EQUIPMENT.			
3.	REMOVE SLATE FLOORING TILE. CLEAN AND PREPARE FOR NEW LUXURY VINYL TILE (LVT).			
4.	REMOVE EXISTING WAINSCOTING, WALLPAPER, BASEBOARD AND CHAIR RAIL MOULDING FROM CORRIDOR. CLEAN AND PREPARE FOR NEW PAINT AND NEW BASEBOARD. VCT FLOORING IN CORRIDOR TO REMAIN IN PLACE, UNLESS NOTED OTHERWISE.			
5.	REMOVE EXISTING BASEBOARD, VCT FLOORING TO REMAIN PROTECT IN PLACE. PREPARE WALLS FOR NEW PAINT AND NEW BASEBOARD.			
6.	REMOVE EXISTING CARPET AND BASEBOARD FROM OFFICE SPACE. PREPARE WALLS FOR NEW PAINT. NEW CARPET AND NEW BASEBOARD CARPET INSTALL MAY REQUIRE LIFT SYSTEM TO INSTALL CARPET. VERIFY PER DEMO PLAN.			

NOTES				
1.	ALL INTERIOR DOORS AND INTERIOR WINDOWS FRAMES TO BE STRIPPED. PRIME AND PREPARE FOR NEW PAINT.			
2.	FURNITURE WITHIN ROOMS TO REMAIN UNLESS NOTED OTHERWISE.			

LEGEND				
	NOT PART OF SCOPE OF WORK			
	LIMIT OF SLATE FLOORING FINISH			
	MATERIAL TEST LOCATION			

REVISED

DATE

NO.

BUILDING O2 REFRESH PROJECT

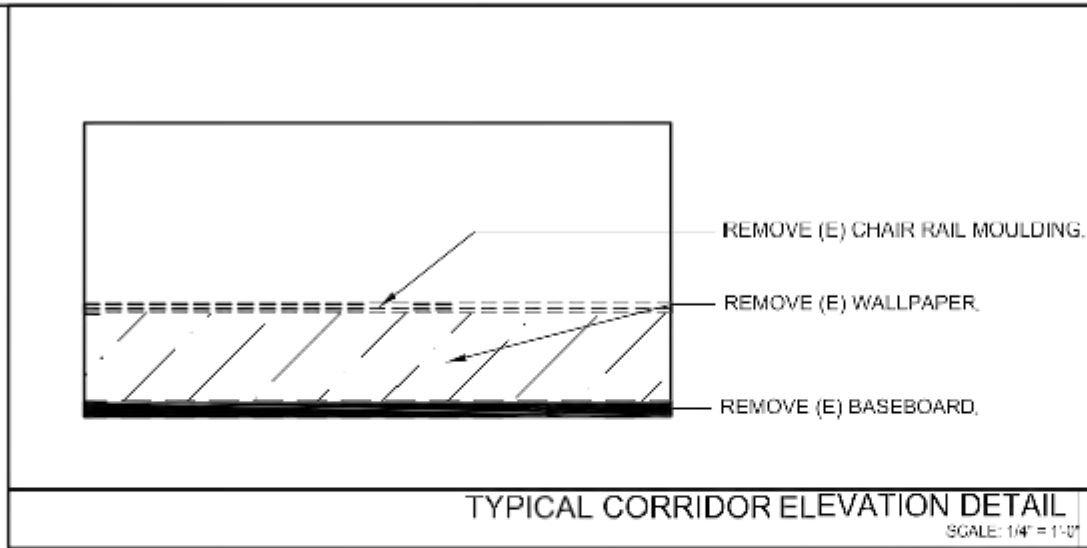
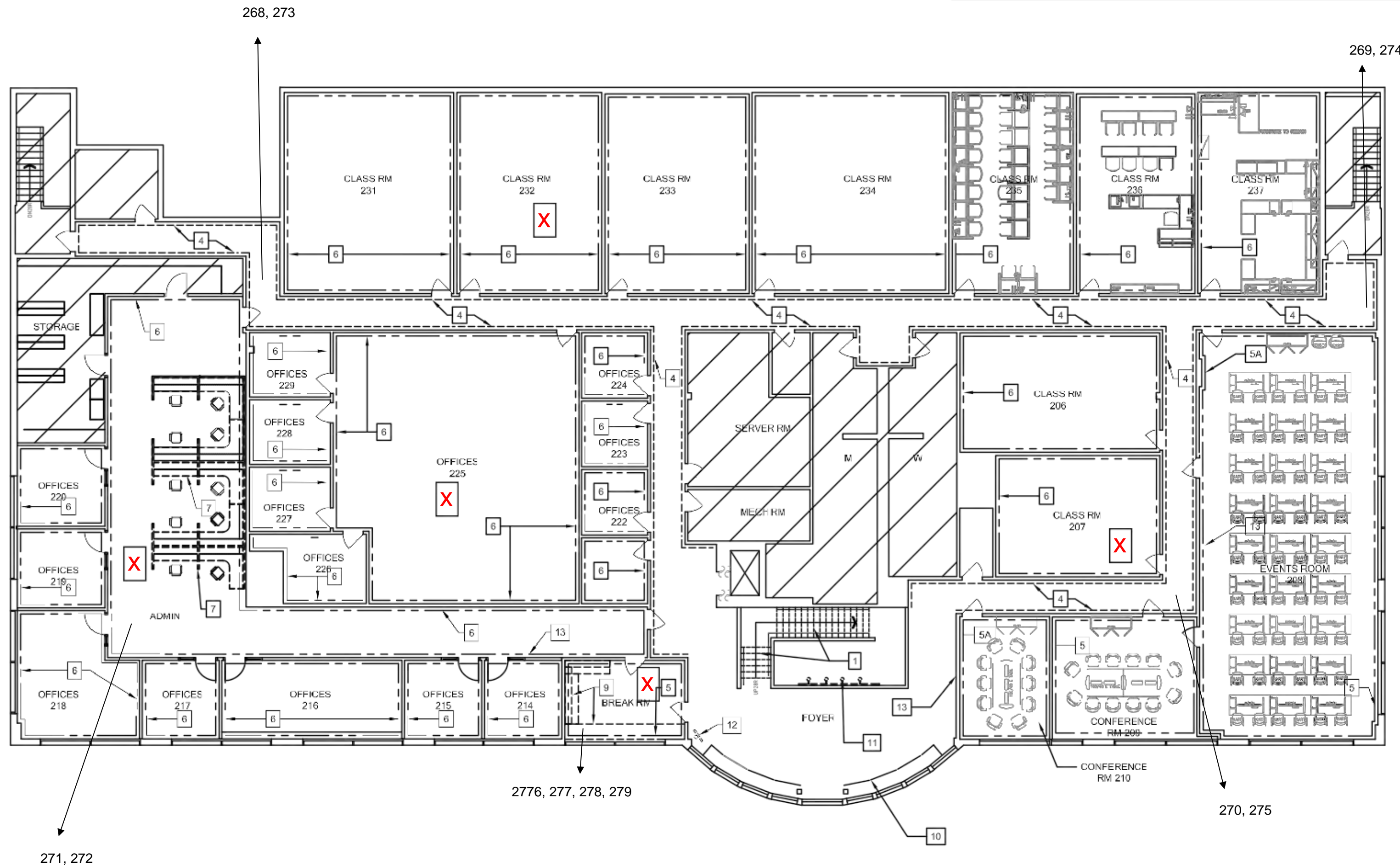
LAC BUILDING O2

DATE

DRAWN BY:

CHECKED BY:

AD1.01



- ### KEYNOTES
1. REMOVE EXISTING BLACK RUBBER STAIR FINISH. CLEAN AND PREPARE FOR NEW WOOD STAIR TREADS. PREPARE RISE FACE FOR NEW PAINT.
 2. (NOT USED IN THIS PLAN)
 3. (NOT USED IN THIS PLAN)
 4. REMOVE EXISTING WAINSCOTING, WALLPAPER, BASEBOARD AND CHAIR RAIL MOULDING FROM CORRIDOR. CLEAN AND PREPARE FOR NEW PAINT AND NEW BASEBOARD. VCT FLOORING IN CORRIDOR TO REMAIN IN PLACE, UNLESS NOTED OTHERWISE.
 5. REMOVE EXISTING BASEBOARD, AND VCT FLOORING. PREPARE FLOOR FOR NEW LVT. PREPARE WALLS FOR NEW PAINT AND NEW BASEBOARD.
 - 6A. REMOVE ACT AND BASEBOARDS, PREPARE FLOOR FOR NEW CARPET
 6. REMOVE EXISTING CARPET AND BASEBOARD FROM OFFICE SPACE. CARPET INSTALL MAY REQUIRE LIFT SYSTEM TO INSTALL CARPET. VERIFY PER ROOM. PREPARE WALLS FOR NEW PAINT, NEW CARPET AND NEW BASEBOARD.
 7. REMOVED MODULAR WORKSTATIONS.
 8. (NOT USED IN PLAN)
 9. REMOVE EXISTING STOVE, DISHWASHER, AND CASEWORK. REPLACE W/ NEW CASEWORK, SINK, REFRIGERATOR AND MICROWAVE. REMOVE VCT PREPARE FLOOR FOR NEW LVT
 10. REMOVE EXISTING BUILT-IN TABLES AND REPLACE WITH SMALL SEATING GROUPS.
 11. REMOVE EXISTING LIGHT FIXTURE, AND PREPARE FOR NEW LIGHT FIXTURE.
 12. REMOVE EXISTING TV AND TV RACK. PATCH AND PAINT IF REQUIRED.
 13. REMOVE AND PRESERVE ART FROM EXISTING WALL. COORDINATE WITH BMT AND DISTRICT STORAGE.

- ### NOTES
1. ALL INTERIOR DOORS AND INTERIOR WINDOWS FRAMES TO BE STRIPPED, PRIME AND PREPARE FOR NEW PAINT.
 2. FURNITURE WITHIN ROOMS TO REMAIN UNLESS NOTED OTHERWISE.

LEGEND

NOT PART OF SCOPE OF WORK

MATERIAL TEST LOCATION

BUILDING O2 REFRESH PROJECT		LAC BUILDING O2	
DATE:	05/13/2025	DRAWN BY: --	
CHECKED BY: --		AD1.02	

Appendix E

Personnel and Laboratory Certifications, and CDPH 8552 Form

DEPARTMENT OF INDUSTRIAL RELATIONS

Division of Occupational Safety and Health-Asbestos & Carcinogen Unit

1750 Howe Avenue, Suite 460

Sacramento, CA 95825

(916) 574-2993 Office <http://www.dir.ca.gov/dosh/asbestos.html> actu@dir.ca.gov

110136965C

462

December 23, 2024

Cheryl D Stewart
730 W. El Segundo Boulevard, #302
Gardena CA 90247

Dear Certified Asbestos Consultant or Technician:

Enclosed is your certification card. **To maintain your certification, you must abide by the rules printed on the back of the certification card.**

Your certification is valid for a period of one year. If you wish to renew your certification, you must apply for renewal at least 60 days before the expiration date shown on your card. [8 CCR 341.15(h)(1)].

Please hold and do not send copies of your required AHERA refresher renewal certificates to our office until you apply for renewal of your certification.

Certificates must be kept current if you are actively working as a CAC or CSST. The grace period is only for those who are not actively working as an asbestos consultant or site surveillance technician.

Please contact our office at the above address or email w any changes in your contact/mailling information within 15 days of the change.

Sincerely,

Dean Mochrie, CAC
Senior Safety Engineer

State of California
Division of Occupational Safety and Health
Certified Asbestos Consultant
Cheryl D Stewart

Attachment: Certification Card

cc: File



Name

Certification No. **21-6965**Expires on **12/17/2025**

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq of the Business and Professions Code.



STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:



Cheryl Stewart

CERTIFICATE TYPE:

Lead Sampling Technician

NUMBER:

LRC-00008051

EXPIRATION DATE:

12/30/2025

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD

STATE OF CALIFORNIA

DEPARTMENT OF INDUSTRIAL RELATIONS

Division of Occupational Safety and Health-Asbestos & Carcinogen Unit

1750 Howe Avenue, Suite 460

Sacramento, CA 95825

(916) 574-2993 Office <http://www.dir.ca.gov/dosh/asbestos.html> actu@dir.ca.gov

Gavin Newsom, Governor



405193618T

7/16/2025

Charle Johnson
1038 E Gladwick Street
Carson CA 90746

Dear Certified Asbestos Consultant or Technician:

Enclosed is your certification card. **To maintain your certification, you must abide by the rules printed on the back of the certification card.**

Your certification is valid for a period of one year. If you wish to renew your certification, you must apply for renewal at least 60 days before the expiration date shown on your card. [8 CCR 341.15(h)(1)].

Please hold and do not send copies of your required AHERA refresher renewal certificates to our office until you apply for renewal of your certification.

Certificates must be kept current if you are actively working as a CAC or CSST. The grace period is only for those who are not actively working as an asbestos consultant or site surveillance technician.

Please contact our office at the above address or email w any changes in your contact/mailling information within 15 days of the change.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dean'.

Dean Mochrie, CAC
Senior Safety Engineer

Attachment: Certification Card

cc: File

Renewal – Card Attached (08/24)

State of California
Division of Occupational Safety and Health
Certified Site Surveillance Technician

Charle Q Johnson



Name

Certification No. **04-3618**

Expires on **07/15/2026**

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq of the Business and Professions Code.



STATE OF CALIFORNIA

DEPARTMENT OF INDUSTRIAL RELATIONS

Division of Occupational Safety and Health-Asbestos & Carcinogen Unit

1750 Howe Avenue, Suite 460

Sacramento, CA 95825

(916) 574-2993 Office

<http://www.dir.ca.gov/dosh/asbestos.html> actu@dir.ca.gov

Gavin Newsom, Governor



208040580C

7/25/2025

Stephen Long



Dear Certified Asbestos Consultant or Technician:

Enclosed is your certification card. **To maintain your certification, you must abide by the rules printed on the back of the certification card.**

Your certification is valid for a period of one year. If you wish to renew your certification, you must apply for renewal at least 60 days before the expiration date shown on your card. [8 CCR 341.15(h)(1)].

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Certificates must be kept current if you are actively working as a CAC or CSST. The grace period is only for those who are not actively working as an asbestos consultant or site surveillance technician.

Please contact our office at the above address or email w any changes in your contact/mailling information within 15 days of the change.

Sincerely,

Dean Mochrie, CAC
Senior Safety Engineer

Attachment: Certification Card

cc: File

Renewal – Card Attached (08/24)

State of California
Division of Occupational Safety and Health
Certified Asbestos Consultant
Stephen Bruce Long



Name

Certification No. **92-0580**

Expires on **08/17/2026**

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq of the Business and Professions Code.





STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:



Stephen Long

CERTIFICATE TYPE:

Lead Inspector/Assessor

NUMBER:

LRC-00001868

EXPIRATION DATE:

8/15/2026

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD



STATE WATER RESOURCES CONTROL BOARD
REGIONAL WATER QUALITY CONTROL BOARDS

CALIFORNIA STATE



ENVIRONMENTAL LABORATORY ACCREDITATION PROGRAM

**CERTIFICATE OF
ENVIRONMENTAL LABORATORY ACCREDITATION**

Is hereby granted to

SGS Forensic Laboratories

Carson

20535 Belshaw Avenue

Carson, CA 90746

Scope of the certificate is limited to the
"Fields of Accreditation"
which accompany this Certificate.

Continued accredited status depends on compliance with applicable laws and regulations,
proficiency testing studies, and payment of applicable fees.

This Certificate is granted in accordance with provisions of
Section 100825, et seq. of the Health and Safety Code.

Certificate No.: **1366**

Effective Date: **11/1/2024**

Expiration Date: **10/31/2026**

Sacramento, California
subject to forfeiture or revocation

A handwritten signature in blue ink, appearing to read "Christine Sotelo".

Christine Sotelo, Program Manager
Environmental Laboratory Accreditation Program



CALIFORNIA STATE
ENVIRONMENTAL LABORATORY ACCREDITATION PROGRAM
Fields of Accreditation



SGS Forensic Laboratories

Carson
20535 Belshaw Avenue
Carson, CA 90746
Phone: 3107632374

Certificate Number: 1366
Expiration Date: 10/31/2026

Field of Accreditation: 103 - Toxic Chemical Elements of Drinking Water

103.130	001	Aluminum	EPA 200.7
103.130	003	Barium	EPA 200.7
103.130	004	Beryllium	EPA 200.7
103.130	007	Chromium	EPA 200.7
103.130	008	Copper	EPA 200.7
103.130	009	Iron	EPA 200.7
103.130	011	Manganese	EPA 200.7
103.130	012	Nickel	EPA 200.7
103.130	015	Silver	EPA 200.7
103.130	017	Zinc	EPA 200.7
103.160	001	Mercury	EPA 245.1

Field of Accreditation: 109 - Metals and Trace Elements in Non-Potable Water

109.623	001	Aluminum	EPA 200.7
109.623	002	Antimony	EPA 200.7
109.623	003	Arsenic	EPA 200.7
109.623	004	Barium	EPA 200.7
109.623	005	Beryllium	EPA 200.7
109.623	007	Cadmium	EPA 200.7
109.623	008	Chromium	EPA 200.7
109.623	009	Cobalt	EPA 200.7
109.623	010	Copper	EPA 200.7
109.623	011	Iron	EPA 200.7
109.623	012	Lead	EPA 200.7
109.623	013	Manganese	EPA 200.7
109.623	014	Molybdenum	EPA 200.7
109.623	015	Nickel	EPA 200.7
109.623	016	Selenium	EPA 200.7
109.623	017	Silver	EPA 200.7
109.623	018	Thallium	EPA 200.7
109.623	019	Tin	EPA 200.7
109.623	021	Vanadium	EPA 200.7
109.623	022	Zinc	EPA 200.7
109.635	001	Mercury	EPA 245.1

109.659 010 Lead SM 3111 B-2011

Field of Accreditation: 114 - Inorganic Constituents in Hazardous Waste

114.315	002	Antimony	EPA 6010 B
114.315	003	Arsenic	EPA 6010 B
114.315	004	Barium	EPA 6010 B
114.315	005	Beryllium	EPA 6010 B
114.315	007	Cadmium	EPA 6010 B
114.315	009	Chromium	EPA 6010 B
114.315	010	Cobalt	EPA 6010 B
114.315	011	Copper	EPA 6010 B
114.315	013	Lead	EPA 6010 B
114.315	016	Molybdenum	EPA 6010 B
114.315	017	Nickel	EPA 6010 B
114.315	019	Selenium	EPA 6010 B
114.315	020	Silver	EPA 6010 B
114.315	023	Thallium	EPA 6010 B
114.315	026	Vanadium	EPA 6010 B
114.315	027	Zinc	EPA 6010 B
114.365	011	Lead	EPA 7000 B
114.515	001	Lead	EPA 7420
114.535	001	Mercury	EPA 7471 A
114.545	001	Mercury	EPA 7471 B

Field of Accreditation: 115 - Leaching/Extraction Tests and Physical Characteristics of Hazardous Waste

115.055	001	Waste Extraction Test (WET)	CCR Chapter 11, Article 5, Appendix II
115.085	001	Toxicity Characteristic Leaching Procedure (TCLP)	EPA 1311
115.135	001	Corrosivity - pH Determination	EPA 9045 C

Field of Accreditation: 121 - Bulk Asbestos Analysis of Hazardous Waste

121.010	001	Bulk Asbestos	EPA 600/M4-82-020
---------	-----	---------------	-------------------



CALIFORNIA STATE

ENVIRONMENTAL LABORATORY ACCREDITATION PROGRAM

**CERTIFICATE OF
ENVIRONMENTAL LABORATORY ACCREDITATION**

Is hereby granted to

SGS North America

Hayward

19743 Cabot Rd.

Hayward, CA 94545

Scope of the certificate is limited to the
"Fields of Accreditation"
which accompany this Certificate.

Continued accredited status depends on compliance with applicable laws and regulations,
proficiency testing studies, and payment of applicable fees.

This Certificate is granted in accordance with provisions of
Section 100825, et seq. of the Health and Safety Code.

Certificate No.: **1202**

Effective Date: **6/1/2025**

Expiration Date: **5/31/2027**

Sacramento, California
subject to forfeiture or revocation

Christine Sotelo, Program Manager
Environmental Laboratory Accreditation Program



CALIFORNIA STATE
ENVIRONMENTAL LABORATORY ACCREDITATION PROGRAM
Fields of Accreditation



SGS North America
Hayward
19743 Cabot Rd.
Hayward, CA 94545
Phone: 5102688183

Certificate Number: 1202
Expiration Date: 5/31/2027

Field of Accreditation:101 - Microbiology of Drinking Water

101.010	001	Heterotrophic Bacteria	SM 9215 B
101.050	001	Total Coliform P/A	SM 9223 B Collet
101.050	002	E. coli P/A	SM 9223 B Collet
101.050	003	Total Coliform (Enumeration)	SM 9223 B Collet
101.050	004	E. coli (Enumeration)	SM 9223 B Collet

Field of Accreditation:107 - Microbiological Methods for Non-Potable Water and Sewage Sludge

107.066	001	E. coli (Enumeration)	SM 9223 B-2016 Collet
107.070	002	Fecal Coliform (Enumeration)	SM 9223 B-2016 Collet 15

Field of Accreditation:115 - Leaching/Extraction Tests and Physical Characteristics of Hazardous Waste

115.055	001	Waste Extraction Test (WET)	CCR Chapter I, Article 5, Appendix II
115.085	001	Toxicity Characteristic Leaching Procedure (TCLP)	EPA 1311

Field of Accreditation:121 - Bulk Asbestos Analysis of Hazardous Waste

121.010	001	Bulk Asbestos	EPA 600/4-82-020
121.020	001	Bulk Asbestos	EPA 600/R-93-116

Field of Accreditation:126 - Microbiological Methods for Ambient Water

126.120	001	E. coli (Enumeration)	SM 9223 B-2016 Collet
---------	-----	-----------------------	-----------------------

United States Department of Commerce
National Institute of Standards and Technology



Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 101459-1

SGS Forensic Laboratories

Carson, CA

*is accredited by the National Voluntary Laboratory Accreditation Program for specific services,
listed on the Scope of Accreditation, for:*

Asbestos Fiber Analysis

*This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017.
This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality
management system (refer to joint ISO-ILAC-IAF Communiqué on ISO/IEC 17025).*

2025-07-01 through 2026-06-30

Effective Dates



A handwritten signature in blue ink, appearing to read "R. K. Knech".

For the National Voluntary Laboratory Accreditation Program

United States Department of Commerce
National Institute of Standards and Technology



Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 101459-0

SGS Forensic Laboratories

Hayward, CA

*is accredited by the National Voluntary Laboratory Accreditation Program for specific services,
listed on the Scope of Accreditation, for:*

Asbestos Fiber Analysis

*This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017.
This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality
management system (refer to joint ISO-ILAC-IAF Communiqué on ISO/IEC 17025).*

2025-07-01 through 2026-06-30

Effective Dates



A handwritten signature in blue ink, appearing to read "Robert Knech".

For the National Voluntary Laboratory Accreditation Program

LEAD HAZARD EVALUATION REPORT**Section 1 — Date of Lead Hazard Evaluation** August 12, 2025**Section 2 — Type of Lead Hazard Evaluation (Check one box only)**☐ Lead Inspection ☐ Risk assessment ☐ Clearance Inspection ☒ Other (specify) Limited lead testing**Section 3 — Structure Where Lead Hazard Evaluation Was Conducted**

Address [number, street, apartment (if applicable)]		City	County	Zip Code
4900 E. Conant Street		Long Beach	Los Angeles	90808
Construction date (year) of structure	Type of structure		Children living in structure?	
Unknown	<input type="checkbox"/> Multi-unit building <input checked="" type="checkbox"/> School or daycare <input type="checkbox"/> Single family dwelling <input type="checkbox"/> Other _____		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know	


Section 4 — Owner of Structure (if business/agency, list contact person)

Name		Telephone number	
Long Beach City College (Contact: Lubert Iglesias)		562-938-4713	
Address [number, street, apartment (if applicable)]		City	State
4901 E. Carson Street		Long Beach	CA
			Zip Code
			90808

Section 5 — Results of Lead Hazard Evaluation (check all that apply)

☒ No lead-based paint detected ☐ Intact lead-based paint detected ☐ Deteriorated lead-based paint detected
☐ No lead hazards detected ☐ Lead-contaminated dust found ☐ Lead-contaminated soil found ☐ Other _____

Section 6 — Individual Conducting Lead Hazard Evaluation

Name		Telephone number	
Stephen Long		310-668-5600	
Address [number, street, apartment (if applicable)]		City	State
4900 Airport Plaza Drive, Suite 115		Long Beach	CA
			Zip Code
			90815
CDPH certification number	Signature		Date
IA/LRC-00001868			9/27/2024

Name and CDPH certification number of any other individuals conducting sampling or testing (if applicable)

Cheryl Stewart ST/LRC-00008051

Section 7 — Attachments

- A. A foundation diagram or sketch of the structure indicating the specific locations of each lead hazard or presence of lead-based paint;
B. Each testing method, device, and sampling procedure used;
C. All data collected, including quality control data, laboratory results, including laboratory name, address, and phone number.

First copy and attachments retained by inspector

Second copy and attachments retained by owner

Third copy only (no attachments) mailed or faxed to:

California Department of Public Health
Childhood Lead Poisoning Prevention Branch Reports
850 Marina Bay Parkway, Building P, Third Floor
Richmond, CA 94804-6403
Fax: (510) 620-5656

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