

RFP Title: *Modernization of existing Elevators at Clara Shortridge Foltz Superior Court*
RFP Number: *OCCM-2012-01-CC*

ATTACHMENT 3

ASBESTOS REINSPECTION REPORT



AMBIENT ENVIRONMENTAL, INC.

CONFIDENTIAL AND PRIVILEGED

ASBESTOS REINSPECTION

For the property located at:

**County of Los Angeles
Criminal Courts Building
210 West Temple
Los Angeles, California**

Prepared for:

Mackone Development, Inc.
2242 Beverly Blvd.
Los Angeles, California 90057
Attn: Matt Dugan

Prepared by:
Ambient Environmental Inc.
1464 Sixth Street
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(951) 272-4730

March 30, 2012

Ambient Environmental Inc. Project #12-1312

Todd Hill
California Certified Asbestos
Consultant #09-4544

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General

Ambient Environmental Inc. was retained by Mackone Development to conduct a reinspection of Asbestos Containing Building Materials (ACBM) and Presumed Asbestos Containing Materials (PACM) in accordance with the Asbestos Hazard Emergency Response Act (AHERA) Final Rule published on October 30, 1987 in the Federal Register under Title 40 CFR Part 763 Subpart E. The Final Rule's effective date was December 14, 1987.

Mr. John J. Lumpkin Jr. (CAC #92-0365), both EPA Accredited Building Inspectors, performed the inspection of the criminal courts elevators corridors and mechanical rooms on March 30, 2012.

ReInspection Procedures

The reinspection assessment and identification was performed by entering each interior and exterior functional space and assessing all structural/mechanical components and architectural finishes with each elevator. The following procedures were conducted during the reinspection assessment:

The reinspection included the following activities:

1. Review all existing original and all re-inspection asbestos reports.
2. Perform a walkthrough of each building to visually assess all homogeneous building materials identified in the survey reports.
3. Location of homogeneous ACBM.
4. Assessment of current conditions.

Areas inspected:

1. Elevator Lobbies
2. Elevator Mechanical Rooms
3. Elevator Shafts

Assessment of ACBM

Assessment covered three general areas of concern:

- Friable/Non-Friable: Materials are "friable" if, when dry, they can be crumbled by hand pressure.
- Non-Friable: ACBM are considered non-friable when dry and cannot be crumbled by hand pressure.
- Damage: Damage falls into three categories:
 - a) Significant: The material has suffered extensive damage over a wide area or damage in some areas is extremely severe so that the integrity of the whole material is threatened.

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- b) Damaged: The material has localized damage, which does not threaten the integrity of the whole homogeneous area.
- c) Undamaged: The material is intact.

The following are previously identified asbestos-containing materials and presumed asbestos-containing materials located at the criminal court building elevators:

Material	Location of Material	Asbestos Content	Friable	Condition
9x9 Floor Tile	Elevator Lobby Parking	2% Chrysotile	No	Undamaged
Floor Tile Mastic	Elevator Lobby Parking	15% Chrysotile	No	Undamaged
Pipe Insulation (Fittings)	Elevator Mechanical Room	30% Chrysotile	Yes	Undamaged
Fireproofing	Elevator Lobby Parking	65% Chrysotile	Yes	Damaged
Floor Tile Mastic	Elevator Lobby Service	15% Chrysotile	No	Undamaged
Pipe Insulation (Fittings)	Elevator Mechanical Room Service	30% Chrysotile	Yes	Undamaged
Fireproofing	Elevator Lobby Service	65% Chrysotile	Yes	Damaged
12x12 Floor Tile	Elevator Lobby 1 st Floor	2% Chrysotile	No	Undamaged
Floor Tile Mastic	Elevator Lobby 1 st Floor	15% Chrysotile	No	Undamaged
Pipe Insulation (Fittings)	Elevator Mechanical Room 1 st Floor	30% Chrysotile	Yes	Undamaged
Fireproofing	Elevator Lobby 1 st Floor	65% Chrysotile	Yes	Damaged
Acoustic Ceiling Texture	Elevator Lobby 1 st Floor	25% Chrysotile	Yes	Undamaged
12x12 Floor Tile	Elevator Lobby 2 nd Floor	2% Chrysotile	No	Undamaged
Floor Tile Mastic	Elevator Lobby 2 nd Floor	15% Chrysotile	No	Undamaged
Pipe Insulation (Fittings)	Elevator Mechanical Room 2 nd Floor	30% Chrysotile	Yes	Undamaged
Fireproofing	Elevator Lobby 3 rd Floor	65% Chrysotile	Yes	Damaged
12x12 Floor Tile	Elevator Lobby 3 rd Floor	2% Chrysotile	No	Undamaged
Floor Tile Mastic	Elevator Lobby 3 rd Floor	15% Chrysotile	No	Undamaged
Pipe Insulation (Fittings)	Elevator Mechanical Room 3 rd Floor	30% Chrysotile	Yes	Undamaged
Fireproofing	Elevator Lobby 4 th Floor	65% Chrysotile	Yes	Damaged
12x12 Floor Tile	Elevator Lobby 4 th Floor	2% Chrysotile	No	Undamaged
Floor Tile Mastic	Elevator Lobby 4 th Floor	15% Chrysotile	No	Undamaged
Pipe Insulation (Fittings)	Elevator Mechanical Room 4 th Floor	30% Chrysotile	Yes	Undamaged
12x12 Floor Tile	Elevator Lobby 5 th Floor	2% Chrysotile	No	Undamaged
Floor Tile Mastic	Elevator Lobby 5 th Floor	15% Chrysotile	No	Undamaged
Pipe Insulation (Fittings)	Elevator Mechanical Room 5 th Floor	30% Chrysotile	Yes	Undamaged
Fireproofing	Elevator Lobby 5 th Floor	65% Chrysotile	Yes	Damaged
12x12 Floor Tile	Elevator Lobby 6 th Floor	2% Chrysotile	No	Undamaged
Floor Tile Mastic	Elevator Lobby 6 th Floor	15% Chrysotile	No	Undamaged
Pipe Insulation (Fittings)	Elevator Mechanical Room 6 th Floor	30% Chrysotile	Yes	Undamaged
Fireproofing	Elevator Lobby 6 th Floor	65% Chrysotile	Yes	Damaged

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12x12 Floor Tile	Elevator Lobby 7 th Floor	2% Chrysotile	No	Undamaged
Floor Tile Mastic	Elevator Lobby 7 th Floor	15% Chrysotile	No	Undamaged
Pipe Insulation (Fittings)	Elevator Mechanical Room 7 th Floor	30% Chrysotile	Yes	Undamaged
Fireproofing	Elevator Lobby 7 th Floor	65% Chrysotile	Yes	Damaged
12x12 Floor Tile	Elevator Lobby 8 th Floor	2% Chrysotile	No	Undamaged
Floor Tile Mastic	Elevator Lobby 8 th Floor	15% Chrysotile	No	Undamaged
Pipe Insulation (Fittings)	Elevator Mechanical Room 8 th Floor	30% Chrysotile	Yes	Undamaged
Fireproofing	Elevator Lobby 8 th Floor	65% Chrysotile	Yes	Damaged
12x12 Floor Tile	Elevator Lobby 9 th Floor	2% Chrysotile	No	Undamaged
Floor Tile Mastic	Elevator Lobby 9 th Floor	15% Chrysotile	No	Undamaged
Pipe Insulation (Fittings)	Elevator Mechanical Room 9 th Floor	30% Chrysotile	Yes	Undamaged
Fireproofing	Elevator Lobby 9 th Floor	65% Chrysotile	Yes	Damaged
12x12 Floor Tile	Elevator Lobby 10 th Floor	2% Chrysotile	No	Undamaged
Floor Tile Mastic	Elevator Lobby 10 th Floor	15% Chrysotile	No	Undamaged
Pipe Insulation (Fittings)	Elevator Mechanical Room 10 th Floor	30% Chrysotile	Yes	Undamaged
Fireproofing	Elevator Lobby 10 th Floor	65% Chrysotile	Yes	Damaged
12x12 Floor Tile	Elevator Lobby 11 th Floor	2% Chrysotile	No	Undamaged
Floor Tile Mastic	Elevator Lobby 11 th Floor	15% Chrysotile	No	Undamaged
Pipe Insulation (Fittings)	Elevator Mechanical Room 11 th Floor	30% Chrysotile	Yes	Undamaged
Fireproofing	Elevator Lobby 11 th Floor	65% Chrysotile	Yes	Damaged
12x12 Floor Tile	Elevator Lobby 12 th Floor	2% Chrysotile	No	Undamaged
Floor Tile Mastic	Elevator Lobby 12 th Floor	15% Chrysotile	No	Undamaged
Pipe Insulation (Fittings)	Elevator Mechanical Room 12 th Floor	30% Chrysotile	Yes	Undamaged
Fireproofing	Elevator Lobby 12 th Floor	65% Chrysotile	Yes	Damaged
12x12 Floor Tile	Elevator Lobby 13 th Floor	2% Chrysotile	No	Undamaged
Floor Tile Mastic	Elevator Lobby 13 th Floor	15% Chrysotile	No	Undamaged
Pipe Insulation (Fittings)	Elevator Mechanical Room 13 th Floor	30% Chrysotile	Yes	Undamaged
Fireproofing	Elevator Lobby 13 th Floor	65% Chrysotile	Yes	Damaged
12x12 Floor Tile	Elevator Lobby 14 th Floor	2% Chrysotile	No	Undamaged
Floor Tile Mastic	Elevator Lobby 14 th Floor	15% Chrysotile	No	Undamaged
Pipe Insulation (Fittings)	Elevator Mechanical Room 14 th Floor	30% Chrysotile	Yes	Undamaged
Fireproofing	Elevator Lobby 14 th Floor	65% Chrysotile	Yes	Damaged
12x12 Floor Tile	Elevator Lobby 15 th Floor	2% Chrysotile	No	Undamaged
Floor Tile Mastic	Elevator Lobby 15 th Floor	15% Chrysotile	No	Undamaged
Pipe Insulation (Fittings)	Elevator Mechanical Room 15 th Floor	30% Chrysotile	Yes	Undamaged
Fireproofing	Elevator Lobby 15 th Floor	65% Chrysotile	Yes	Damaged
12x12 Floor Tile	Elevator Lobby 16 th Floor	2% Chrysotile	No	Undamaged
Floor Tile Mastic	Elevator Lobby 16 th Floor	15% Chrysotile	No	Undamaged
Pipe Insulation (Fittings)	Elevator Mechanical Room 16 th Floor	30% Chrysotile	Yes	Undamaged

Fireproofing	Elevator Lobby 16 th Floor	65% Chrysotile	Yes	Damaged
12x12 Floor Tile	Elevator Lobby 17 th Floor	2% Chrysotile	No	Undamaged
Floor Tile Mastic	Elevator Lobby 17 th Floor	15% Chrysotile	No	Undamaged
Pipe Insulation (Fittings)	Elevator Mechanical Room 17 th Floor	30% Chrysotile	Yes	Undamaged
Fireproofing	Elevator Lobby 17 th Floor	65% Chrysotile	Yes	Damaged
12x12 Floor Tile	Elevator Lobby 18 th Floor	2% Chrysotile	No	Undamaged
Floor Tile Mastic	Elevator Lobby 18 th Floor	15% Chrysotile	No	Undamaged
Pipe Insulation (Fittings)	Elevator Mechanical Room 18 th Floor	30% Chrysotile	Yes	Undamaged
Fireproofing	Elevator Lobby 18 th Floor	65% Chrysotile	Yes	Damaged
12x12 Floor Tile	Elevator Lobby 19 th Floor	2% Chrysotile	No	Undamaged
Floor Tile Mastic	Elevator Lobby 19 th Floor	15% Chrysotile	No	Undamaged
Pipe Insulation (Fittings)	Elevator Mechanical Room 19 th Floor	30% Chrysotile	Yes	Undamaged
Fireproofing	Elevator Lobby 19 th Floor	65% Chrysotile	Yes	Damaged
12x12 Floor Tile	Elevator Lobby Penthouse	2% Chrysotile	No	Undamaged
Floor Tile Mastic	Elevator Lobby Penthouse	15% Chrysotile	No	Undamaged
Pipe Insulation (Fittings)	Elevator Mechanical Room Penthouse	30% Chrysotile	Yes	Undamaged
Fireproofing	Elevator Lobby Penthouse	65% Chrysotile	Yes	Damaged

Conclusion

It is Ambient Environmental, Inc’s. professional opinion that all ACBM can be managed in place. Maintenance, construction and repair personnel should be made aware the presence of ACBM and instructed not to disturb and/or damage these materials. Current federal and state regulations require any repair, renovation and/or demolition of any ACBM should be conducted only by workers and/or contractors who have been properly trained in the correct handling of asbestos. All asbestos work should proceed under the guidance or direction of an independent State Certified Asbestos Consultant. The ACBM identified during this three year re-inspection are in good condition and are not likely to pose an environmental or public health risk so long as the ACBM identified during this re-inspection are maintained in their present condition.

Ambient Environmental Inc. warrants that our services are performed, within the limits prescribed by the Asbestos Hazard Emergency Response Act (AHERA) Final Rule published on October 30, 1987 in the Federal Register under Title 40 CFR Part 763 Subpart E. Any recommendations in this report are professional opinions based solely on visual observations as described in this report. Opinions and recommendations presented herein apply to site conditions existing at the time of our investigation.

END OF ATTACHMENT 3