

**City of Kodiak**  
**Gibson Cove Demolition PN 23-07/8025**  
**Addendum No. 3**  
**February 28, 2024**

The following change(s) and/or clarification(s) are made to the Plan and Specification Documents of Invitation to Bid for the Gibson Cove Demolition PN 23-07/8025:

1. **Table of Contents, Informational Exhibits – add the following:**
  - Limited Hazardous Materials Building Survey Report – NWFF (2024)
2. **Agreement; 1. Work, A. Work – replace in its entirety with the following:**

Work: Demolition and removal of abandoned cannery building, ice house and associated appurtenances flush with the dock deck surface; removal of utility lines under the dock; segregate waste stream and stockpile on site; and site improvements at Gibson Cove.
3. **Special Provisions**
  - a. Delete SECTION 812 FENCE
  - b. Delete STANDARD DETAILS
4. **Replace Specifications in their entirety with the following pages (17 pages)**
5. **Replace Drawings 1 of 6 through 5 of 6 with the following sheets dated 2/24/2024 (5 pages)**
6. **Informational Exhibits - add the following document:**

Limited Hazardous Materials Building Survey Report (12 Pages)

There are no changes to the Bid Time, Date and Location.

**\* End Addendum No. 3 \***

---

SECTION 01100 - SUMMARY

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions, apply to this Section.

1.2 WORK COVERED BY CONTRACT DOCUMENTS

- A. Project Identification: Project consists of building demolition and site improvements.

1. Project Location: ATS 1408; Tract C-1; Gibson Cove Road, Kodiak, Alaska.
2. Owner: City of Kodiak, 710 Mill Bay Road, Kodiak, Alaska, 99615.

- B. Work includes:

1. Remove, isolate and cap utilities servicing buildings to be demolished.
2. Demolish abandoned cannery building, ice house and associated appurtenances flush with the existing dock surface.
3. Remove utility lines under the dock deck.
4. Segregate and stockpile waste on site in accordance with Materials Management Plan
5. Erect temporary construction fence.
6. Other associated work as indicated in the documents.

- C. **WORK EXCLUDED:**

1. Removal of environmental hazards. The City of Kodiak will have an environmental consultant under contract to support demolition activities and address concerns as they arise.
2. Offsite disposal of demolition waste. Reference Materials Management Plan

1.3 CONTRACT

- A. Project will be constructed under a general construction contract.

1.4 WORK SEQUENCE

- A. The Work shall be conducted in one phase.

1.5 USE OF PREMISES

- A. General: Contractor shall have full use of premises for construction operations, including use of Project site, up to date of substantial completion.

- B. Utilities available for Contractor use:

1. Power – there is no City-provided power on site. Contractor shall be responsible for providing any and all power to prosecute the work.
2. Water – water is available on site. Contractor shall coordinate with City Public Works for temporary connections.

3. Sanitary sewer – sanitary sewer is not available on site. Contractor shall provide temporary toilet facilities for crew.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION (NOT USED)

END OF SECTION 01100

## SECTION 01500 - TEMPORARY FENCING

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions.

#### 1.2 SUMMARY

- A. Section includes requirements for temporary fencing.
- B. Related Requirements:
  - 1. Section 01100 "Summary" for work restrictions and limitations.

#### 1.3 USE CHARGES

- A. General: Installation and removal of and use charges for temporary fencing shall be included in the Contract Sum unless otherwise indicated. Allow other entities engaged in the Project access through temporary fencing without cost, including, but not limited to, City personnel, City's Environmental Consultant testing agencies, and authorities having jurisdiction.

#### 1.4 INFORMATIONAL SUBMITTALS

- A. Site Utilization Plan: Show temporary fencing, staging areas, construction site entrances, vehicle circulation, and parking areas for construction personnel.

### PART 2 - PRODUCTS

#### 2.1 MATERIALS

- A. Chain-Link Fencing: Minimum **2-inch, 0.148-inch-** thick, galvanized-steel, chain-link fabric fencing; minimum **6 feet** high with galvanized-steel pipe posts; minimum **2-3/8-inch-** OD line posts and **2-7/8-inch-** OD corner and pull posts.
- B. Portable Chain-Link Fencing: Minimum **2-inch, 0.148-inch-** thick, galvanized-steel, chain-link fabric fencing; minimum **6 feet** high with galvanized-steel pipe posts; minimum **2-3/8-inch- (60-mm-)** OD line posts and **2-7/8-inch-** OD corner and pull posts, with **1-5/8-inch-** OD top and bottom rails. Provide **galvanized-steel** bases for supporting posts.

### PART 3 - EXECUTION

#### 3.1 INSTALLATION, GENERAL

- A. Locate facilities where they will serve Project adequately and result in minimum interference with performance of the Work. Relocate and modify facilities as required by progress of the Work.
  - 1. Locate facilities to limit site disturbance as specified in Section 01100 "Summary."

### 3.2 SECURITY AND PROTECTION FACILITIES INSTALLATION

- A. Protection of Existing Facilities: Protect existing vegetation, equipment, structures, utilities, and other improvements at Project site and on adjacent properties, except those indicated to be removed or altered. Repair damage to existing facilities.
1. Where access to adjacent properties is required in order to affect protection of existing facilities, obtain written permission from adjacent property owner to access property for that purpose.
  2. Verify that flows of water redirected from construction areas or generated by construction activity do not enter or cross tree- or plant-protection zones.
  3. Inspect, repair, and maintain erosion- and sedimentation-control measures during construction until permanent vegetation has been established.
  4. Clean, repair, and restore adjoining properties and roads affected by erosion and sedimentation from Project site during the course of Project.
  5. Remove erosion and sedimentation controls and restore and stabilize areas disturbed during removal.
- B. Tree and Plant Protection: Install temporary fencing located as indicated or outside the drip line of trees to protect vegetation from damage from construction operations. Protect tree root systems from damage, flooding, and erosion.
- C. Site Enclosure Fence: **Before construction operations begin**, furnish and install site enclosure fence in a manner that will prevent people from easily entering site except by entrance gates.
1. Extent of Fence: **As required to enclose entire Project site or portion determined sufficient to accommodate construction operations.**
  2. Maintain security by limiting number of keys and restricting distribution to authorized personnel. **Furnish one set of keys to Owner.**
- D. Security Enclosure and Lockup: Install temporary enclosure around partially completed areas of construction. Provide lockable entrances to prevent unauthorized entrance, vandalism, theft, and similar violations of security. Lock entrances at end of each workday.
- E. Barricades, Warning Signs, and Lights: Comply with requirements of authorities having jurisdiction for erecting structurally adequate barricades, including warning signs and lighting.
- F. Temporary Egress: Maintain temporary egress from existing occupied facilities as indicated and as required by authorities having jurisdiction.

END OF SECTION 01500

---

## SECTION 02221 - BUILDING DEMOLITION

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Gibson Cove Dock; Capacity Analysis Report prepared by PND Engineers, Inc. dated December 2023, provides loading criteria and recommendations for demolishing the cannery building and ice house.
- B. Materials Management Plan (attached)
- C. Additional drawings and general provisions of the Contract, including General and Supplementary Conditions, apply to this Section.

#### 1.2 RELATED SECTIONS

- A. Section 01100 Summary.
- B. Section 01500 Temporary Fence

#### 1.3 SUMMARY

- A. This Section includes the following:
  - 1. Demolition and removal of building and structures.
  - 2. Removing below-deck utilities.
  - 3. Segregating and stockpiling waste streams on-site
  - 4. Disconnecting, capping or sealing, and abandoning in-place site utilities.

#### 1.4 DEFINITIONS

- A. Demolish: Completely remove, segregate waste by type and stockpile onsite.
- B. Recycle: Recovery of demolition waste for subsequent processing in preparation for reuse.
- C. Salvage: Carefully detach from existing construction, in a manner to prevent damage, and deliver to Owner ready for reuse. Include fasteners or brackets needed for reattachment elsewhere.

#### 1.5 MATERIALS OWNERSHIP

- A. Unless otherwise indicated, demolition waste becomes property of City of Kodiak.

#### 1.6 SUBMITTALS

- A. All submittals included in Section 803; Erosion & Pollution Control; City of Kodiak Standard Construction Specifications; 2012 Edition.
- B. Schedule of Building Demolition Activities. Indicate the following:
  - 1. Detailed sequence of demolition work, with starting and ending dates for each activity, **including allowances for unforeseen hazardous materials removal work by others.**
  - 2. Temporary interruption of utility services.
  - 3. Shutoff and capping or re-routing of utility services.

C. Building Demolition Plans:

1. Layout of Contractor staging areas within the limits of the contract as indicated on the Drawings.
2. In accordance with the Gibson Cove Dock; Capacity Analysis Report prepared by PND Engineers, Inc. dated December 2023, included as an information exhibit, include proposed equipment, matting details, areas of access and clearing of debris.
3. In accordance with the Materials Management Plan

- D. Pre-demolition Video: Show existing conditions of adjoining construction and site improvements, including finish surfaces that might be misconstrued as damage caused by building demolition operations. Submit before the Work begins.

1.7 QUALITY ASSURANCE

- A. Regulatory Requirements: Comply with governing EPA notification regulations before beginning demolition. Comply with demolition, hauling and disposal regulations of authorities having jurisdiction.
- B. Standards: Comply with ANSI A10.6 and NFPA 241.
- C. Pre-demolition Conference: Conduct conference at Project site.

1.8 PROJECT CONDITIONS

- A. Existing buildings to be demolished are vacant.
- B. NOAA Fisheries Buildings immediately adjacent to demolition area will be occupied. Conduct building demolition so operations of occupied buildings will not be disrupted.
  1. Provide not less than 72 hour notice of activities that will affect operations of adjacent occupied buildings.
  2. Gibson Cove Road shall remain open to vehicle traffic at all times during the project.
- C. Owner assumes no responsibility for buildings and structures to be demolished.
  1. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.
- D. Hazardous Materials: Hazardous materials may be present in buildings and structures to be demolished. Report on the presence of hazardous materials are on file for review and use as indicated. Examine report to become aware of locations where hazardous materials were present and have been removed.
  1. Hazardous material removal will be by others.
  2. Do not disturb hazardous materials or items suspected of containing hazardous materials unless directed by the Owner's environmental consultant.
  3. Do not commence with demolition work until hazardous materials have been removed by others.

1.9 COORDINATION

- A. Arrange demolition schedule so as not to interfere with operations of adjacent

occupied buildings.

## PART 2 - PRODUCTS – NOT USED

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Verify that utilities have been disconnected and capped before starting demolition operations.
- B. Review Project Record Documents of existing construction provided by Owner. Owner does not guarantee that existing conditions are same as those indicated in Project Record Documents.
- C. Perform an engineering survey of condition of building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures during building demolition operations.
- D. Certify that hazardous materials have been removed before proceeding with building demolition operations.

### 3.2 PREPARATION

- A. Existing Utilities: Locate, identify, disconnect, and seal or cap off indicated utilities serving buildings and structures to be demolished.
  - 1. Arrange to shut off indicated utilities with utility companies.
  - 2. If removal, relocation, or abandonment of utility services will affect adjacent occupied buildings, then provide temporary utilities that bypass buildings and structures to be demolished and that maintain continuity of service to other buildings and structures.
  - 3. Cut off pipe or conduit a minimum of 24 inches (610 mm) below grade. Cap, valve, or plug and seal remaining portion of pipe or conduit after bypassing according to requirements of authorities having jurisdiction.
- B. Temporary Shoring: Provide and maintain interior and exterior shoring, bracing, or structural support to preserve stability and prevent unexpected movement or collapse of construction being demolished.
  - 1. Strengthen or add new supports when required during progress of demolition.

### 3.3 PROTECTION

- A. Existing Facilities: Protect existing dock structure not scheduled for demolition.
- B. Existing Utilities: Maintain utility services to remain and protect from damage during demolition operations.
  - 1. Do not interrupt existing utilities serving adjacent occupied or operating facilities unless authorized in writing by Owner and authorities having jurisdiction.
  - 2. Provide temporary services during interruptions to existing utilities, as acceptable to Owner and authorities having jurisdiction.
    - a. Provide at least 72 hours' notice to occupants of affected buildings if shutdown of service is required during changeover.



- C. Temporary Protection: Erect temporary protection, such as walks, fences, railings, where required by authorities having jurisdiction, and as indicated.
  - 1. Protect adjacent buildings and facilities from damage due to demolition activities.
  - 2. Protect existing site improvements, appurtenances, and landscaping to remain.
  - 3. Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.
  - 4. Provide protection to ensure safe passage of people around building demolition area and to and from occupied portions of adjacent buildings and structures.
  - 5. Protect existing dock structure that is to remain and is exposed to demolition operations.
- D. Remove temporary barriers and protections where hazards no longer exist. Where open excavations or other hazardous conditions remain, leave temporary barriers and protections in place.

### 3.4 DEMOLITION, GENERAL

- A. General: Demolish indicated existing building and site improvements completely. Use methods required to complete the Work within limitations of governing regulations and as follows:
  - 1. Do not use cutting torches until work area is cleared of flammable materials. Maintain portable fire-suppression devices during flame-cutting operations.
  - 2. Maintain fire watch during and for at least two hours after flame cutting operations.
  - 3. Maintain adequate ventilation when using cutting torches.
  - 4. Locate building demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
- B. Engineering Surveys: During demolition, perform surveys to detect hazards that may result from building demolition activities.
- C. Site Access and Temporary Controls: Conduct building demolition and debris-removal operations to ensure minimum interference with roads and other adjacent occupied and used facilities.
  - 1. Do not close or obstruct Gibson Cove Road or other adjacent occupied or used facilities without permission from Owner and authorities having jurisdiction. Provide alternate routes around closed or obstructed traffic ways if required by authorities having jurisdiction.
  - 2. Use water mist and other suitable methods to limit spread of dust and dirt. Comply with governing environmental-protection regulations. Do not use water when it may damage adjacent construction or create hazardous or objectionable conditions, such as ice, flooding, and pollution.
- D. Explosives: Use of explosives is not permitted.

### 3.5 DEMOLITION BY MECHANICAL MEANS

- A. Proceed with demolition of structural framing members systematically, from higher to

lower level. Complete building demolition operations above each floor or tier before disturbing supporting members on the next lower level.

- B. Remove debris from elevated portions of the building by chute, hoist, or other device that will convey debris to grade level in a controlled descent.
  - 1. Remove structural framing members and lower to ground by method suitable to minimize ground impact and dust generation.
- C. Below-Dock Construction: Remove utilities below the dock surface as noted on the plans.
  - 1. Below-grade construction, including floor slab, foundations, and footings shall remain.
- D. Existing Utilities: Demolish and remove existing utilities and below-grade utility structures as indicated on the drawings.

### 3.6 SITE RESTORATION

- A. Below-Grade Areas: Rough grade below-grade areas ready for further excavation or new construction.
- B. Site Grading: Uniformly rough grade area of demolished construction to a smooth surface, free from irregular surface changes. Provide a smooth transition between adjacent existing grades and new grades.

### 3.7 REPAIRS

- A. Promptly repair damage to existing dock not scheduled for demolition caused by demolition operations.

### 3.8 DISPOSAL OF DEMOLISHED MATERIALS

- 1. In accordance with attached Materials Management Plan.

#### B. **DEMOLISHED MATERIALS SHALL NOT BE BURNED ON SITE.**

### 3.9 CLEANING

- A. Clean adjacent structures and improvements of dust, dirt, and debris caused by building demolition operations. Return adjacent areas to condition existing before building demolition operations began.

END OF SECTION 02221

**SPECIFICATION  
ATTACHMENT  
Materials Management Plan**

# Gibson Cove Demolition PN 23-07/8025

## Materials Management Plan



V. 2.2024

## Table of Contents

Table of Contents .....	2
Background.....	3
Scope of Work.....	3
Waste Generating Activities .....	4
Inspections and Quality Control .....	4
Materials Handling and Storage .....	4
Hazardous Waste and Universal Waste .....	5
Emergency Procedures .....	6

## Background

The Gibson Cove industrial facility has supported local fisheries since the 1960s. Over time, this facility has outlived its functional purpose, and the City of Kodiak has sought to remove the facility. In August 2022, the City of Kodiak negotiated a capital improvement resources request from the Illinois National Guard 404<sup>th</sup> Maneuver Enhancement Brigade (404<sup>th</sup> MEB) Engineering support to conduct a Hazardous Building Materials Survey Report (4282-22) of the Cook Inlet Processing-Gibson Cove facility. This survey identified hazardous materials that needed to be removed before any demolition activities were undertaken.

The City of Kodiak planned to demolish the former fish processing facility in Gibson Cove, Kodiak, Alaska, following hazardous materials abatement as the original publication of solicitation PN 23-07/8025 indicated. However, based on planning efforts with the Kodiak Island Borough, the waste streams generated from this facility were refused for local disposal at the Kodiak Island Borough Landfill. This condition change was identified before the award, and the City of Kodiak delayed the project to evaluate the best way forward.

In 2024, the Kodiak Island Borough Landfill has reduced the Construction Debris (C&D) criterion for TCLP (Toxic Characteristics Leachate Process SW-846) from the State of Alaska Level of 5.0 mg/L to a new requirement of 0.005 mg/L, for comparison using the “20x rule” for total lead in SW-846, background soil in Kodiak would exceed this threshold (see USGS Geochemical database entries C257682 [17 mg/kg total lead; TCLP maximum estimate of 0.85 mg/L], C255973 [12 mg/kg total lead; TCLP maximum estimate of 0.600 mg/L], C255324 [10 mg/kg total lead; TCLP maximum estimate of 0.500 mg/L]). Construction debris can realistically be expected to be at least as concentrated with lead as background soil. While the construction debris is not expected to consist of RCRA hazardous waste, no local venue for disposal should be assumed. As a preventative measure to ensure end-to-end completion of this work, the City of Kodiak has developed an alternative waste handling procedure often referred to as Industrial Symbiosis: the structural steel will be used to fulfill the KIB’s recycling program obligations, ensuring that steel recycling can be offered to its residents and non-metallic building materials will be offered for salvage to Kodiak residents, substantially diverting the landfill-bound waste of this project. Debris that cannot be recycled or salvaged will be managed for off-island disposal by the City of Kodiak. In this regard, the demolition of this facility will be a retained waste reduction to the Kodiak Island community and the first of its kind, setting the standard for environmentally friendly construction activities.

## Scope of Work

This scope of work replaces Specification Section 02221; Building Demolition; 3.8 of the original solicitation. The selected contractor for this demolition project will be responsible for separating demolition debris. Waste will be separated into five stockpiles, remaining on site until a separate solicitation is issued for the Materials Management aspects of this demolition project.

## Waste Generating Activities

The contractor will find various building components such as metal (steel, tin, aluminum, etc.), wood (non-treated, treated), plumbing fixtures (sinks, toilets, ABS piping), insulation (fiberglass, spray foam, sheet panels, etc.), mechanical systems (compressors, pumps, condensate units, boilers, etc.), and various components that currently exist or make up the facility. Prospective bidders should verify all building components during the mandatory site visit and should assume the following waste management activities in their bid.

As the demolition of this facility commences, the contractor will be responsible for waste stream separation and segregation for onsite storage. **Offsite disposal will not be part of this contracted effort** and will have a separate procured effort later.

## Inspections and Quality Control

Due to the nature of this project, waste streams shall be separated into the following waste streams, each with its stockpile:

1. Wood
2. Gypsum wallboard
3. Metals
4. Fiberglass and Plumbing Fixtures
5. Mechanical Systems
6. Other materials

The segregated streams shall be stored in separate and distinct stockpiles, which will remain on site within the area enclosed by temporary fencing shown on plan sheet 2/6. Each stockpile shall be secured with a durable cover (minimum 6 MIL poly sheeting or equivalent) to prevent stormwater pollution.

Once stockpiles are developed, daily inspections will be conducted by the COK's representative to ensure the integrity of the segregation process. Combining streams into an interim pile is allowed on a short-term basis (less than seven days) to allow for continuous operations workflow but must be fully segregated weekly.

## Materials Handling and Storage

All materials from the existing structure can be removed using mechanical means (e.g., excavator, crane, etc.) or manual means (e.g., physical labor) at the contractor's discretion. Once the material is removed, the end state of waste segregation must be achieved. Waste streams will be directed to various locations on and off Kodiak Island, and any mixed waste streams may result in refusal at the waste facility. It is not the intent of the City of Kodiak to dictate means and methods; however, end-user acceptance criteria govern the completion of this two-part project. Expected management practices are as follows:

1. **Wood**
  - a. Contractor shall either
    - i. Leave intact for community salvage and reuse or

- ii. Render small enough to be loaded into a commercial truck/trailer (end dump, side dump) for either landfill or out-of-city limits burning (it is against code and therefore unlawful to burn inside City limits).

## **2. Gypsum Wallboard**

- a. Contractor shall either
  - i. Leave intact for community salvage and reuse or
  - ii. Render small enough to be loaded into a commercial truck/trailer (end dump, side dump) for either landfill or out-of-city limits burning (it is against code and therefore unlawful to burn inside City limits).

## **3. Metals**

- a. All steel shall be cut/sheered at no longer than 35' length to ease loading onto a southbound flat for recycling.
  - i. The Kodiak Island Borough (KIB) has agreed to accept the metals from this project to satisfy the requirements of the Kodiak Island Borough metal recycling contract, which eliminates duplicate spending efforts between governments.

## **4. Fiberglass and Plumbing Fixtures**

- a. All small items should be handled with an understanding of site conditions and wind. The contractor shall prevent wind-strewn items from leaving the site or entering receiving waters.

## **5. Mechanical Systems**

- a. Mechanical systems should be cut/reduced as small as possible for recycling (steel in item #1) or recycling at an industrial facility in the lower 48.

## **6. Other materials**

- a. Materials not listed above may be subject to local disposal after materials testing is conducted. All materials should be small enough to be loaded into commercial trucks/trailers for easy hauling.

The Kodiak public shall be granted access to salvageable materials in clearly designated locations and during contractor-established times, which are clearly posted. It is anticipated that the contractor may close access to materials salvage areas to ensure the operational safety of the site. All persons wishing to participate in salvage activities will be required to sign a COK-provided permit stating the conditions of access and salvage and indemnifying the COK and its contractor of liability associated with salvage activities.

## **Hazardous Waste and Universal Waste**

The City of Kodiak hired a local environmental company to remove and abate hazards before this demolition. All previously identified materials will be removed before the start of demolition. Due to parts of the building being inaccessible, the City of Kodiak has retained this company to be onsite during demolition to identify any potentially hazardous materials that may have been in chases, wall cavities, or inaccessible areas. The contractor shall work with the environmental representative to assess areas of interest, particularly wall cavities that may contain asbestos piping. Although unlikely, identification of suspected hazardous materials will result in a "stop



work” order to allow the environmental contractor to handle and abate the materials properly and to ensure that clearance is achieved, allowing work to resume. The contractor shall stabilize the work area to ensure safe work areas are maintained for the abatement process.

### Emergency Procedures

Contractors shall submit an emergency action plan to address the following concerns:

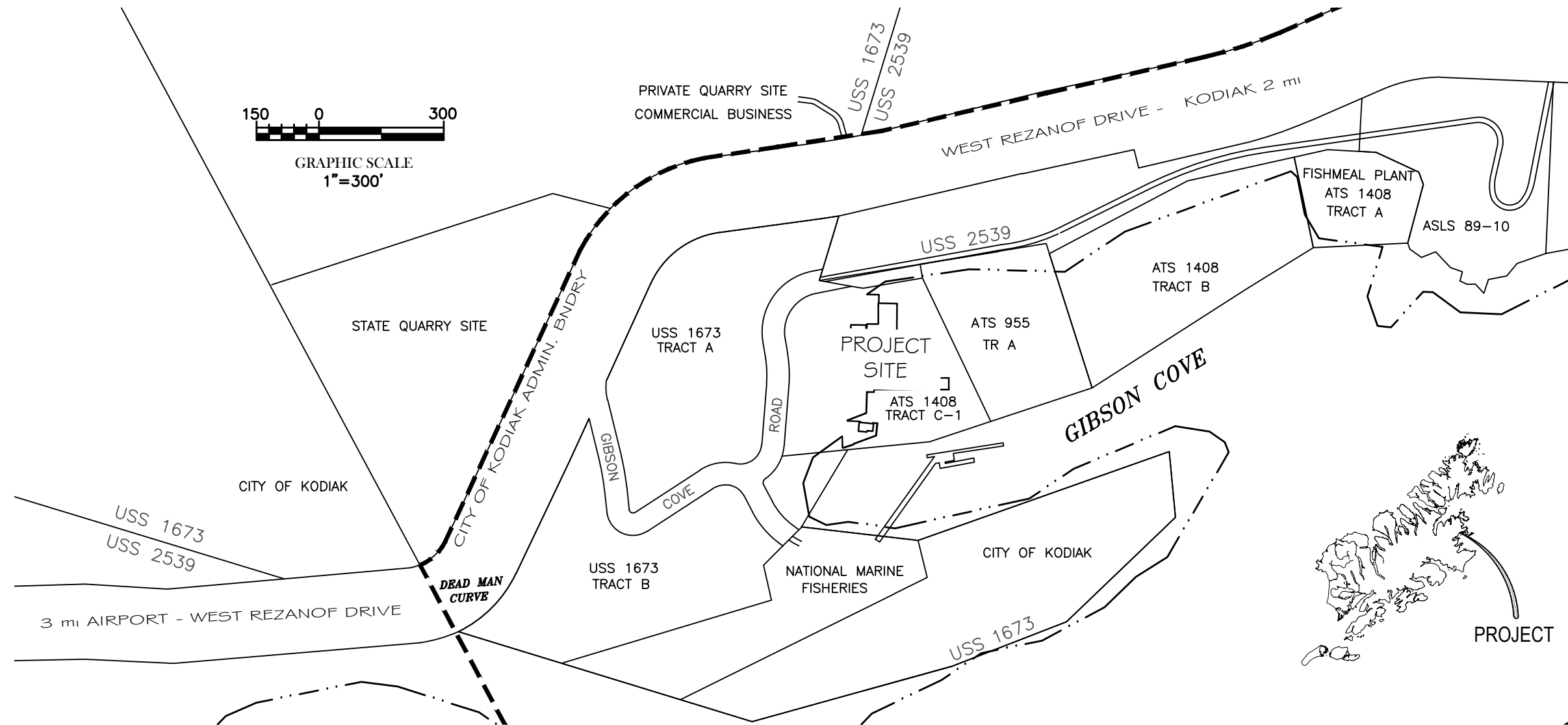
1. Tsunami inundation zone hazard,
2. Fire suppression during demolition activities,
3. FOD (flying objects and debris)
4. FLOD (floating objects and debris)
5. Site management during activities
6. Site management after hours

The City of Kodiak has retained a local environmental contractor to support the environmental scope, which does not need to be listed as an emergency procedure. The City of Kodiak and the contractor must report all findings to the City Engineer, Matt Holmstrom, PE.

NORTH



# CITY OF KODIAK GIBSON COVE CANNERY SITE CLEAN-UP PN 23-07/8025



Date	Revision	By
9/1988	COOK INLET PROCESSING PARTIAL AS-BUILT	JLP
10/2023	DRONE AERIAL PHOTOGRAPHY	JLP
11/2023	AUTOCAD DRAWING	JLP
12.23.2023	AUTOCAD DRAWING	JLP
2.24.2024	AUTOCAD DRAWING	JLP

PREPARED FOR: CITY OF KODIAK  
CITY ENGINEER

SCALE: 1 INCH = 300 FEET  
PLOT: 11" X 17"

Drawn/Checked: JLP  
Date: 9.17 - 2.24.2024

Project:  
GIBSON COVE  
SITE DEMO  
PN 23-07/8025

Sheet Contents:  
VICINITY MAP  
GENERAL  
PROJECT  
SCOPE

Sheet No.: 1/6  
KLS-COK

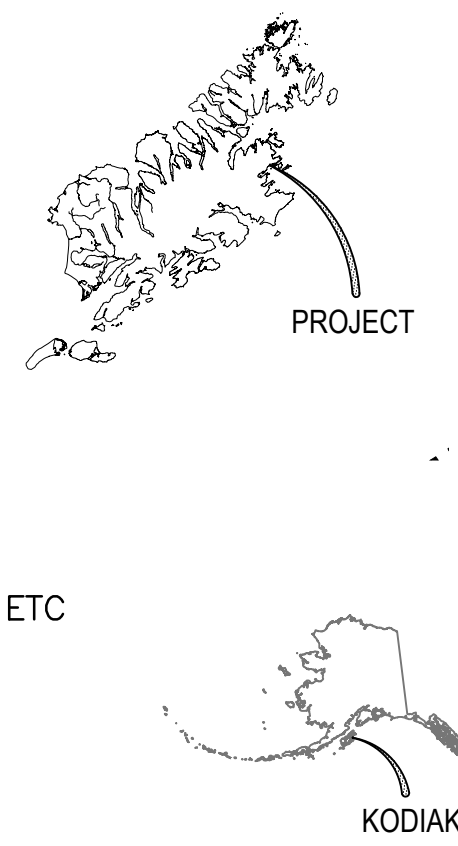
KODIAK  
LAND SURVEYING



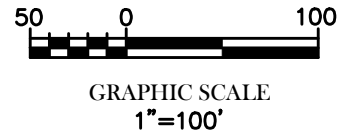
P.O. BOX 2322  
KODIAK ALASKA 99615  
(907) 486-1945  
kodiaklandsurveying.com

### NOTES

- 1) INSTALL TEMPORARY 6 FOOT HIGH CHAIN LINK FENCE
- 2) DEMOLITION AND STOCKPILE ON-SITE - DOCK APPURTENANCES INCLUDING ALL STRUCTURES, UTILITIES, CRANES, ETC
- 3) DEMOLITION AND STOCKPILE ON-SITE - CANNERY BUILDINGS
- 4) DISCONNECT WATER - CAP/STORE & AS-BUILT LOCATION

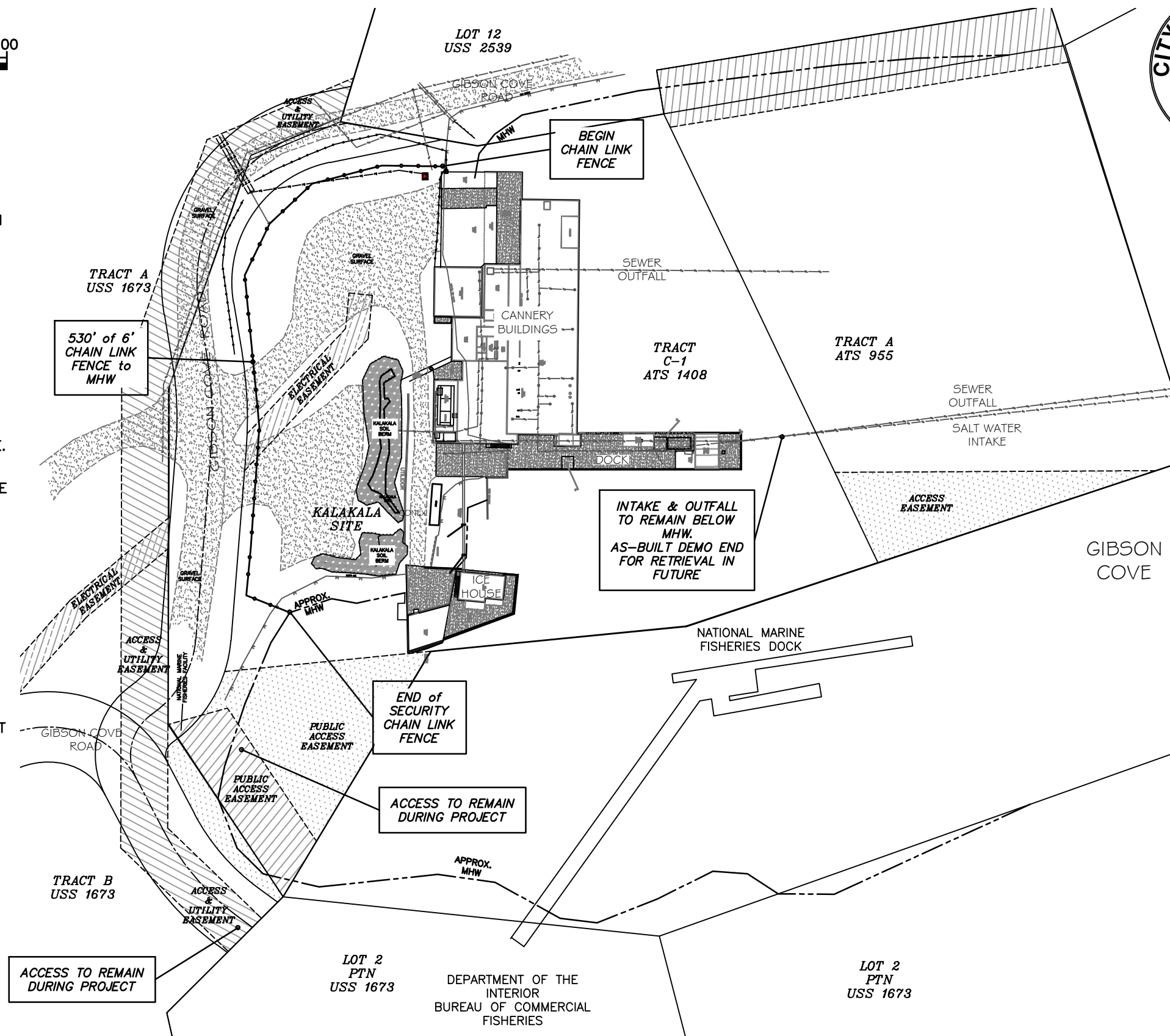


NORTH



**WORK ITEM NOTES**

- 1) ACCESS TO GIBSON COVE ROAD, PUBLIC ACCESS TO BEACH AREA AND NATIONAL MARINE FISHERIES TO REMAIN OPEN DURING PROJECT
- 2) HAZARDOUS MATERIALS HANDLING REGULATIONS MUST BE FOLLOWED.
- 3) NO EXCAVATION BELOW MEAN HIGH WATER (MHW) ELEVATION.
- 4) DISCONNECT WATER TO BUILDINGS  
COORDINATE UTILITY DISCONNECTS/MOTHBALL WITH CITY OF KODIAK - AS-BUILT LOCATION FOR FUTURE USE.
- 5) SALT WATER INTAKE AND SEWER OUTFALL LINES TO BE DISCONNECTED AND LEFT IN PLACE BELOW MEAN HIGH WATER ELEVATION - LOCATION AS-BUILT FOR FUTURE RECOVERY.
- 6) INSTALL 530' ± OF TEMPORARY 6ft HIGH CHAIN LINK FENCE AROUND SITE TO PROVIDE SECURE ACCESS AND CONTAIN STOCKPILED MATERIAL AREA.
- 6) REMOVE ALL STRUCTURES, APPURTENANCES, UTILITIES, PIPING, WIRING, ETC FROM ABOVE AND BELOW BUILDING FLOOR/DOCK DECK. (AS FAR DOWN AS FEASIBLE WITHOUT IMPACT BELOW MHW).
- 7) NOT IN CONTRACT (NIC) - THE INTENT IS ALL CONCRETE SURFACE AND WOOD PLANK DOCK DECKING TO REMAIN IN PLACE BUT BE FREE OF STRUCTURES, MECHANICAL & ELECTRICAL SYSTEMS.
- 8) ALL CONSTRUCTION PER:  
CITY OF KODIAK - STANDARD SPECIFICATIONS



Date	Revision	By
9/1988	COOK INLET PROCESSING PARTIAL AS-BUILT	JLP
10/2023	DRONE AERIAL PHOTOGRAPHY	JLP
11/2023	AUTOCAD DRAWING	JLP
12.23.2023	AUTOCAD DRAWING	JLP
2.24.2024	AUTOCAD DRAWING	JLP

PREPARED FOR:  
CITY OF KODIAK  
CITY ENGINEER

SCALE: 1 INCH = 100 FEET  
PLOT: 11" X 17"

Drawn/Checked: JLP

Date: 9.17-2.24.2024

Project:  
GIBSON COVE  
SITE DEMO  
PN 23-07/8025

Sheet Contents:  
SITE MAP  
WORK ITEMS

Sheet No.: 2/6  
KLS-COK

KODIAK  
LAND SURVEYING



P.O. BOX 2322  
KODIAK ALASKA 99615  
(907) 486-1945  
kodiaklandsurveying.com

NORTH



GIBSON COVE ROAD

SURFACE STORM RUNOFF

APPROX. MHW

**DRAWING NOTES**

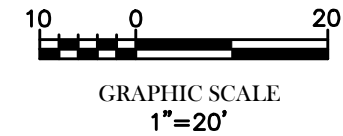
INFORMATION SHOWN HERE IS FROM ECKLUND SURVEYING  
 - 1988 COOK INLET PROCESSING GIBSON COVE PLANT, &  
 - CITY OF KODIAK NEW ENGLAND FISH GIBSON WATER DOCS.  
 UNDOCUMENTED CHANGES AND CONSTRUCTION HAVE OCCURRED ACROSS THIS SITE, - THIS IS NOT AN AS-BUILT AND SHOULD NOT BE INTERPRETED AS SUCH.  
 ADDITIONAL UTILITIES EXIST ON-SITE AND THE LOCATION OF THE UTILITIES SHOWN MAY DIFFER FROM THIS DRAWING.



ROW BNDRY

BEGIN 6' CHAIN LINK FENCE

530' of 6' CHAIN LINK FENCE to MHW



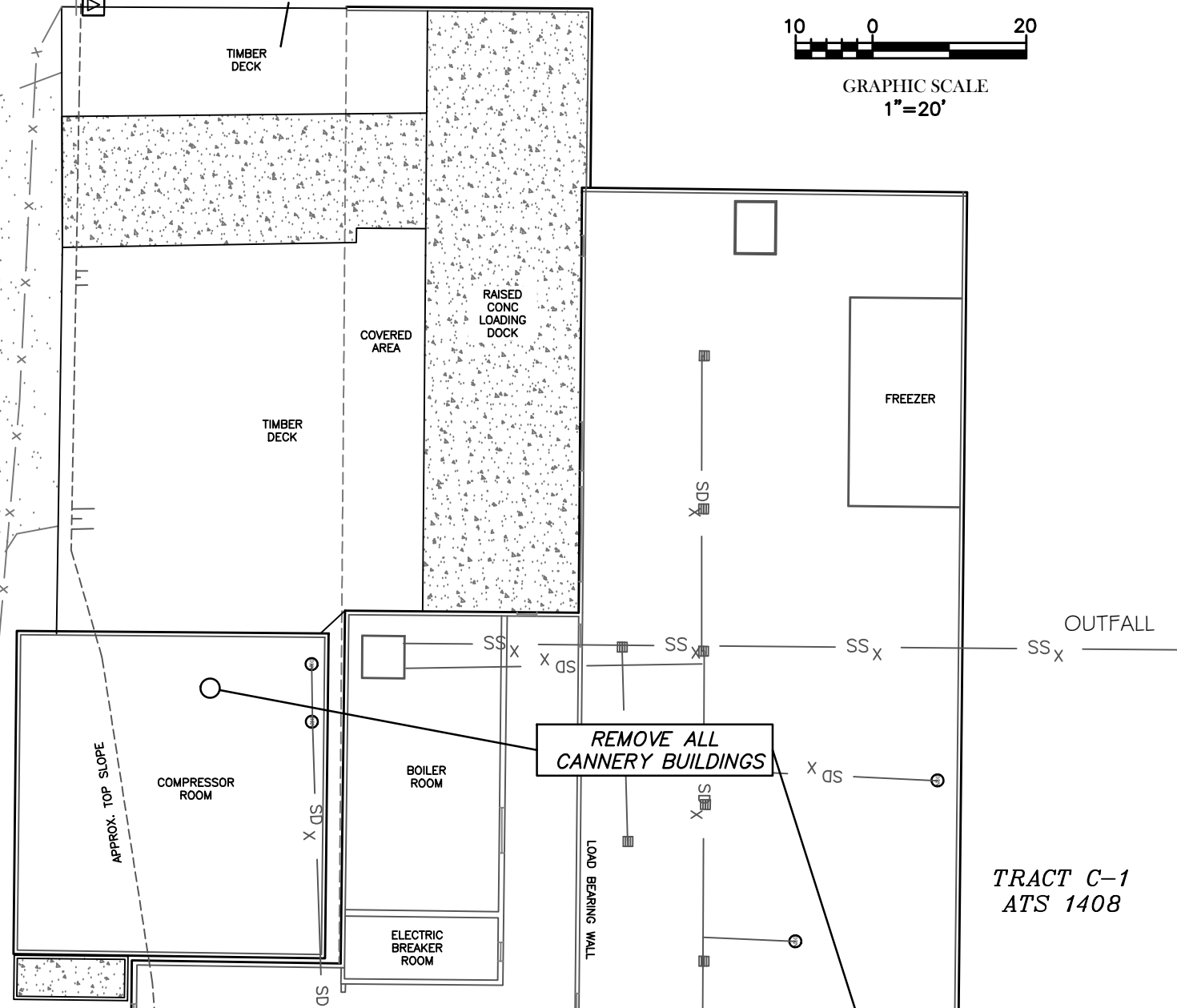
**WORK ITEM NOTES**

- 1) REMOVE ALL STRUCTURES, APPURTENANCES, UTILITIES, PIPING, WIRING, SUPPORT SYSTEMS ETC, - FLUSH WITH FLOOR DECK AND UNDER-FLOOR (AS FAR DOWN AS FEASIBLE WITHOUT IMPACT BELOW MHW). FLUSH CUT WITH DECK IF UNABLE TO REMOVE.
- 2) PRIOR TO DEMOLITION CONSTRUCT 530' LINEAR FEET OF TEMPORARY 6 FOOT HIGH CHAIN LINK FENCE TO BLOCK ACCESS TO SITE.

GRAVEL SURFACE

ELECTRICAL EASEMENT

KALAKALA SITE



Date	Revision	By
9/1988	COOK INLET PROCESSING PARTIAL AS-BUILT	JLP
10/2023	DRONE AERIAL PHOTOGRAPHY	JLP
11/2023	AUTOCAD DRAWING	JLP
12.23.2023	AUTOCAD DRAWING	JLP
2.24.2024	AUTOCAD DRAWING	JLP

PREPARED FOR:  
 CITY OF KODIAK  
 CITY ENGINEER

SCALE: 1 INCH = 20 FEET

PLOT: 11" X 17"

Drawn/Checked JLP

Date 9.17-2.24.2024

Project:  
 GIBSON COVE  
 SITE DEMO  
 PN 23-07/8025

Sheet Contents:  
 SITE MAP  
 WORK ITEMS

Sheet No.: 3/6

KLS-COK

KODIAK  
 LAND SURVEYING



P.O. BOX 2322  
 KODIAK ALASKA 99615  
 (907) 486-1945  
 kodiaklandsurveying.com

TRACT C-1  
 ATS 1408

NORTH



**DRAWING NOTES**

- 1) INFORMATION SHOWN HERE IS FROM ECKLUND SURVEYING - 1988 COOK INLET PROCESSING GIBSON COVE PLANT, & CITY OF KODIAK NEW ENGLAND FISH GIBSON WATER DOCUMENTS.
- 2) UNDOCUMENTED CHANGES AND CONSTRUCTION HAVE OCCURRED ACROSS THIS SITE, - THIS IS NOT AN AS-BUILT AND SHOULD NOT BE INTERPRETED AS SUCH. ADDITIONAL UTILITIES EXIST ON-SITE AND THE LOCATION OF THE UTILITIES SHOWN MAY DIFFER FROM THIS DRAWING.

**WORK ITEM NOTES**

- 1) CANNERY BUILDINGS  
REMOVE ALL STRUCTURES, APPURTENANCES, UTILITIES, PIPING, WIRING, SUPPORT SYSTEMS ETC, - FLUSH WITH FLOOR DECK AND UNDER-FLOOR (AS FAR DOWN AS FEASIBLE WITHOUT IMPACT BELOW MHW). FLUSH CUT WITH DECK IF UNABLE TO REMOVE.
- 2) DOCK  
WITH THE EXCEPTION OF - DOCK STRUCTURAL COMPONENTS, BULLRAIL, MOORING CLEATS AND ACCESS LADDERS -  
REMOVE ALL STRUCTURES, APPURTENANCES, CRANES, UTILITIES, PIPING, WIRING, SUPPORT SYSTEMS ETC, - FLUSH WITH DOCK DECK AND UNDER-DOCK (AS FAR DOWN AS FEASIBLE WITHOUT IMPACT BELOW MHW). FLUSH CUT WITH DECK IF UNABLE TO REMOVE.
- 3) DEMO/REMOVE UTILIDORS FROM KALAKALA SITE & ICE HOUSE
- 4) DEMO/REMOVE CONEX



Date	Revision	By
9/1988	COOK INLET PROCESSING PARTIAL AS-BUILT	JLP
10/2023	DRONE AERIAL PHOTOGRAPHY	JLP
11/2023	AUTOCAD DRAWING	JLP
12.23.2023	AUTOCAD DRAWING	JLP
2.24.2024	AUTOCAD DRAWING	JLP

PREPARED FOR: CITY OF KODIAK  
CITY ENGINEER

SCALE: 1 INCH = 20 FEET  
 PLOT: 11" X 17"  
 Drawn/Checked: JLP  
 Date: 9.17-2.24.2024

Project:  
 GIBSON COVE  
 SITE DEMO  
 PN 23-07/8025

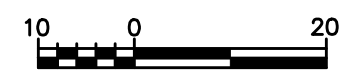
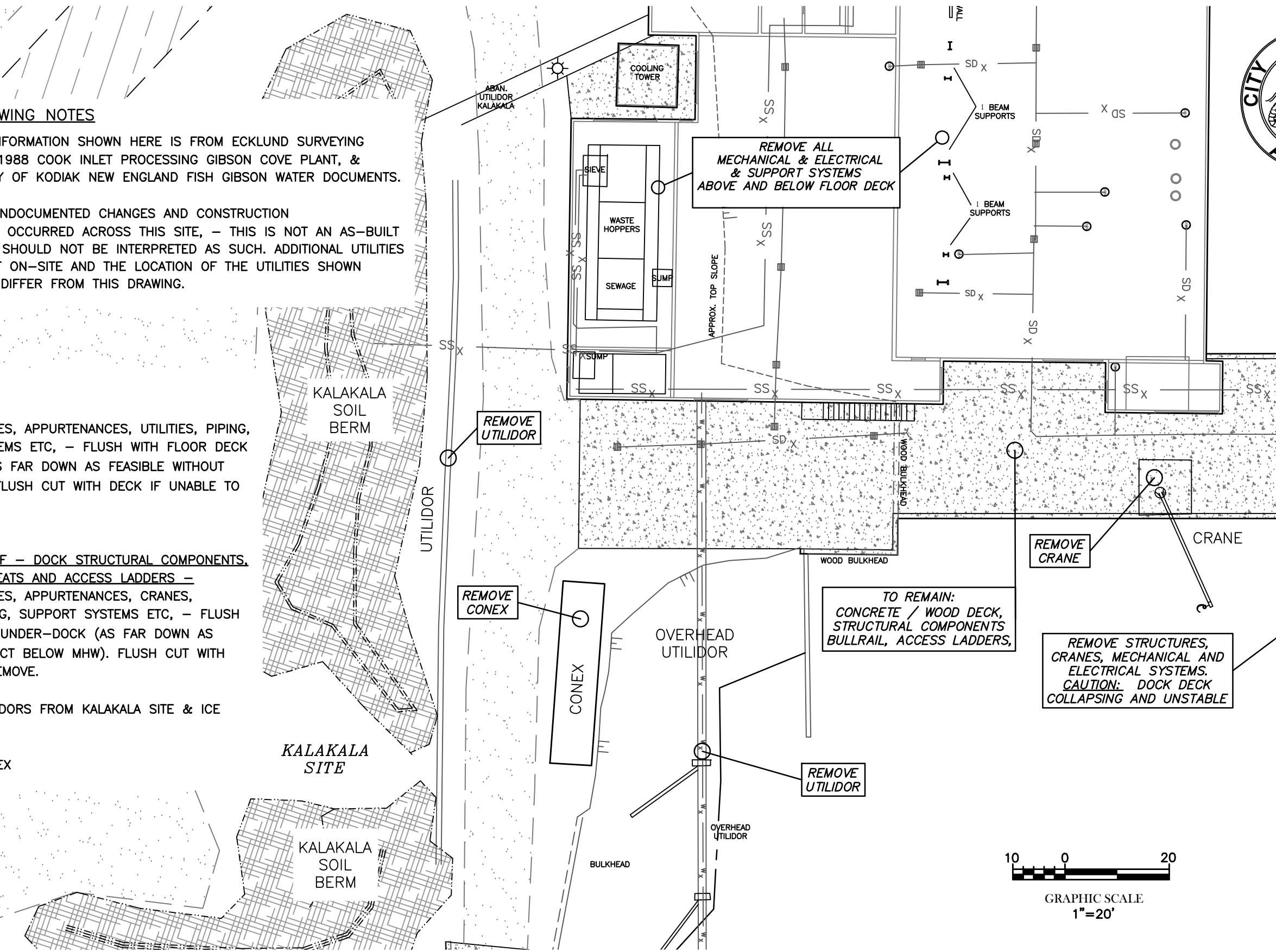
Sheet Contents:  
 SITE MAP  
 WORK ITEMS

Sheet No.: 4/6  
 KLS-COK

KODIAK  
 LAND SURVEYING



P.O. BOX 2322  
 KODIAK ALASKA 99615  
 (907) 486-1945  
 kodiaklandsurveying.com



GRAPHIC SCALE  
 1" = 20'

NORTH



GRAPHIC SCALE  
1"=20'



KALAKALA SITE

UTILIDOR

REMOVE UTILIDOR

REMOVE CONEX

CONEX

OVERHEAD UTILIDOR

REMOVE UTILIDOR & SUPPORTS

REMOVE CRANES

CRANE



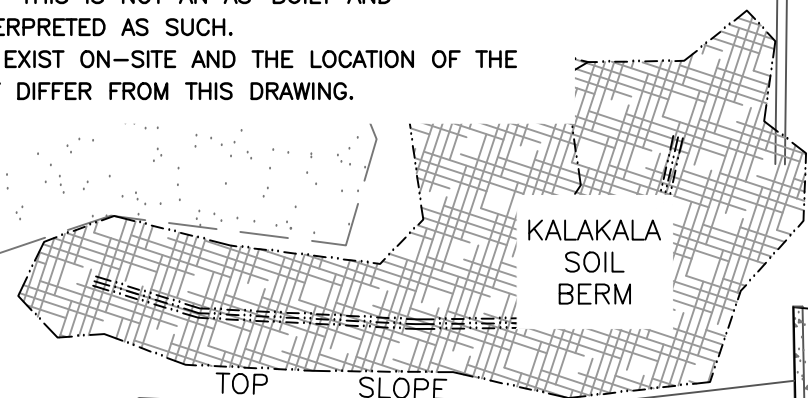
**DRAWING NOTES**

INFORMATION SHOWN HERE IS FROM ECKLUND SURVEYING

- 1988 COOK INLET PROCESSING GIBSON COVE PLANT, &
- CITY OF KODIAK NEW ENGLAND FISH GIBSON WATER DOCS.

UNDOCUMENTED CHANGES AND CONSTRUCTION HAVE OCCURRED ACROSS THIS SITE, - THIS IS NOT AN AS-BUILT AND SHOULD NOT BE INTERPRETED AS SUCH.

ADDITIONAL UTILITIES EXIST ON-SITE AND THE LOCATION OF THE UTILITIES SHOWN MAY DIFFER FROM THIS DRAWING.



KALAKALA SOIL BERM

TOP SLOPE

END of 6' TEMP. CHAIN LINK FENCE

APPROX. MHW

**WORK ITEM NOTES**

**1) CANNERY BUILDINGS**

REMOVE ALL STRUCTURES, APPURTENANCES, UTILITIES, PIPING, WIRING, SUPPORT SYSTEMS ETC, - FLUSH WITH FLOOR DECK AND UNDER-FLOOR (AS FAR DOWN AS FEASIBLE WITHOUT IMPACT BELOW MHW). FLUSH CUT WITH DECK IF UNABLE TO REMOVE.

**2) DOCK**

WITH THE EXCEPTION OF - DOCK STRUCTURAL COMPONENTS, BULLRAIL, MOORING CLEATS AND ACCESS LADDERS -

REMOVE ALL STRUCTURES, APPURTENANCES, UTILITIES, PIPING, WIRING, SUPPORT SYSTEMS ETC, - FLUSH WITH DOCK DECK AND UNDER-DOCK (AS FAR DOWN AS FEASIBLE WITHOUT IMPACT BELOW MHW). FLUSH CUT WITH DECK IF UNABLE TO REMOVE.

C-1  
108

PUBLIC ACCESS EASEMENT

TIMBER DECK

SHEETPILE BULKHEAD

WOOD BULKHEAD

GIBSON COVE

ICE HOUSE

CONC SURFACE

NATIONAL MARINE FISHERIES DOCK

REMOVE ALL STRUCTURES, MECHANICAL AND ELECTRICAL SYSTEMS.

TO REMAIN:  
CONCRETE / WOOD DECK,  
DOCK STRUCTURAL COMPONENTS, BULLRAIL, ACCESS LADDERS

TRACT C-1  
ATS 1408

Date	Revision	By
9/1988	COOK INLET PROCESSING PARTIAL AS-BUILT	JLP
10/2023	DRONE AERIAL PHOTOGRAPHY	JLP
11/2023	AUTOCAD DRAWING	JLP
12.23.2023	AUTOCAD DRAWING	JLP
2.24.2024	AUTOCAD DRAWING	JLP

PREPARED FOR:  
CITY OF KODIAK  
CITY ENGINEER

SCALE: 1 INCH = 20 FEET

PLOT: 11" X 17"

Drawn/Checked JLP

Date 9.17-2.24.2024

Project:  
GIBSON COVE  
SITE DEMO  
PN 23-07/8025

Sheet Contents:  
SITE MAP  
WORK ITEMS

Sheet No.: 5/6

KLS-COK

KODIAK  
LAND SURVEYING



P.O. BOX 2322  
KODIAK ALASKA 99615  
(907) 486-1945  
kodiaklandsurveying.com

# Limited Hazardous Materials Building Survey Report

1011 Gibson Cove  
Kodiak, AK 99615

Prepared for:  
City of Kodiak  
492 Lilly Dr, Kodiak, AK 99615  
(907) 486-8065  
ATTN: Matt Holstrom

January 28, 2024  
NWFF Project No. 9028



P.O. Box 1810  
Kodiak, AK 99615  
541-929-4884 MAIN  
[NWFFENVIRO.COM](http://NWFFENVIRO.COM)

## 1.0 INTRODUCTION

NWFF Environmental (NWFF) was contacted by the City of Kodiak to perform an asbestos survey of the Icehouse facility adjacent to the canary located at 1011 Gibson Cove in Kodiak, AK. NWFF mobilized an AHERA-accredited inspector to the site location on January 16<sup>th</sup>, 2024, to conduct this survey of the structure. Additional sampling for lead-based paint was conducted by EPA Lead Risk Assessor, Mr. Justin Vaughn, with NWFF.

## 2.0 ASBESTOS-CONTAINING MATERIALS

### 2.1 Survey Methodology

A list of suspect Asbestos-Containing Materials (ACM) was compiled from the investigation of the structure. Materials were categorized into Category I and Category II type materials. NWFF inventoried and procured characterization samples of materials that must be removed prior to demolition activities. Certain inaccessible areas consist of those requiring selective demolition, fall protection, or confined space entry protocols to gain access were not sampled.

In accordance with EPA protocols (40 CFR 763), a sufficient number of samples from each segregated pile were collected to confirm or deny the presence of asbestos. Samples were placed into transparent Ziplock baggies and assigned a unique sample number. Sampling tools were decontaminated between each sampling episode.

All samples were recorded on a chain of custody form and air shipped to Atlas Technical Consultants, LLC. (NVLAP #200124-0) for analysis. Samples were analyzed by EPA Polarized Light Microscopy (PLM) 600 Method. Samples reported with low concentrations of asbestos, <5% asbestos content, can be reanalyzed using the EPA Point Count Method to determine a more accurate content.

### 2.2 Asbestos-Containing Material Summaries

The following tables present ACM summaries. Laboratory analysis, certificates, and chain of custodies can be found in **Appendix A**.

#### **Confirmed Asbestos-Containing Materials**

No materials were found to be asbestos-containing.

#### **Assumed Asbestos-Containing Materials**

No materials were assumed as asbestos-containing.

#### **Non-Asbestos-Containing Materials**

The following is a list of materials confirmed to be non-asbestos-containing.



**Non-Asbestos-Containing Materials Summary Table**

Sample No.	Material	Location	Category	Percent Asbestos
01	Roofing Tar Paper	Roof	Category II Non-Friable	None Detected
02	Siding Tar Paper	Siding	Category II Non-Friable	None Detected
03	Metal Siding	Siding	Category II Non-Friable	None Detected
04	Roofing Tar	Roof	Category II Non-Friable	None Detected

### 3.0 LEAD-BASED PAINT FINDINGS

The paint chip sampling revealed that all samples were below the .5% by weight set by the Environmental Protection Agency (EPA). Please refer to the paint chip sample data table below. Detailed sample results can be found in **Appendix A**.

**Lead-Based Paint Summary Table**

Sample No.	Paint Color	Location of Sample	Percent by Weight	Results
9028-1	White	Exterior Motor Shed	<.0080%	Negative
9028-2	Blue	Exterior Motor Stand	<.0080%	Negative
9028-3	Red	Exterior Motor Exhaust	.045%	Negative
9028-4	White	Interior Wall Upstairs	<.0080%	Negative
9028-5	Orange	Interior Studs	<.0080%	Negative
9028-6	Blue	Interior Pipes	<.0080%	Negative
9028-7	Yellow	Interior Pipes	<.0080%	Negative
9028-8	Red	Exterior Stairs	<.0080%	Negative

### 4.0 LIMITATIONS

Although NWFF believes the findings provided in this report are reasonable, the assessment is limited to the conditions observed and to the information available at the time of the work. Due to the nature of the inspection, there is a possibility that conditions exist that could not be identified within the scope of the work, or which were not apparent at the time of the inspection. NWFF did not inspect underground conduit, roofing, appurtenances, electrical systems, or any above-ground structures. The inspection is also limited to information available from the client at the time it was conducted. This report is limited only to the samples taken and locations sampled. If additional suspect material not included in this report is encountered, it must be assumed to contain asbestos or tested and proven otherwise.

If you have any questions about the contents of this limited hazardous building material survey report, please contact the undersigned.

Report prepared by:



Justin Vaughn, Project Manager  
AHERA Cert#: 3827-AHR-2024-05-18

Report reviewed by:



Tony Parkes, Health & Safety Lead  
AHERA Cert. # 3277-ABI-20

## **APPENDIX A**

---

### **Laboratory Analysis Certificates & Chain of Custodies**



383 Industrial Way, Suite 300  
 Anchorage, AK 99501 (907) 921-6014  
 anchorage@oneatlas.com



Lab Code 200124-0

# PLM BULK SAMPLE ANALYSIS FOR ASBESTOS

<b>Lab Login #:</b> 0240118	<b>Report #:</b> 0240118
<b>Atlas Job #:</b> NA	<b>Report By:</b> A. Lang
<b>Client Project #:</b> 9028-24	<b>Report Date:</b> 01/19/2024
<b>Client:</b> NWFF Environmental	<b>Collected By:</b> Client
P.O. Box 1810	<b>Collection Date:</b> 01/16/2024
Kodiak, AK 99615	<b>Analyzed By:</b> A. Lang
	<b>Date Analyzed:</b> 01/19/2024
<b>TAT:</b> 72 Hour	<b>Received By:</b> M. Ann Pike
<b>Sample Count:</b> 4	<b>Received Date:</b> 01/18/2024
<b>Layer Count:</b> 4	
<b>Project Name/ Location:</b> COK Gibson Cove Ice House Survey 9028-24	

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
0240118-001 9028-24-1	Roofing Tar Paper Tar Paper, Black, Homogeneous, Fibrous	LAYER 1 100%	Fibrous Glass Other Non-Fibrous Material	15% 85%	None Detected	0%
			<b>Total % Non-Asbestos:</b>	100.0%	<b>Total % Asbestos:</b>	No Asbestos Detected
0240118-002 9028-24-2	Siding Tar Paper Tar Paper, Black, Homogeneous, Fibrous	LAYER 1 100%	Cellulose Fiber Other Non-Fibrous Material	60% 40%	None Detected	0%
			<b>Total % Non-Asbestos:</b>	100.0%	<b>Total % Asbestos:</b>	No Asbestos Detected
0240118-003 9028-24-3	Siding Siding, Silver, Homogeneous, Metallic	LAYER 1 100%	Other Non-Fibrous Material	100%	None Detected	0%
			<b>Total % Non-Asbestos:</b>	100.0%	<b>Total % Asbestos:</b>	No Asbestos Detected
0240118-004 9028-24-4	Roofing Tar Tar, Black, Homogeneous, Non-Fibrous	LAYER 1 100%	Fibrous Glass Other Non-Fibrous Material	2% 98%	None Detected	0%
			<b>Total % Non-Asbestos:</b>	100.0%	<b>Total % Asbestos:</b>	No Asbestos Detected

Analyzed by: Amanda Lang 01/19/2024  
 Amanda Lang Date

Approved Signatory: Michael Ann Pike 01/19/2024  
 Michael Ann Pike, Certified Analyst Date

Asbestos Containing Material (ACM) Definition: >1% asbestos by weight. <1% Results recommend verification by Point Count may be necessary for a more accurate and precise result.

TRACE Results signify confidence that the concentration is so low that additional testing is not necessary.

The Atlas Anchorage Laboratory is accredited by the National Voluntary Laboratory Accreditation Program (NVLAP Lab Code: 200124-0) and in accordance with the recognized International Standard ISO/IEC 10725:2017. Analysis performed by: EPA-40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples or EPA Method 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials at the discretion of the client or Atlas.

Unless a point-counting method is requested and noted for the sample, all quantities reported are based on calibrated visual estimation by Polarized Light Microscopy (PLM). Non-homogenous samples will be layered for testing unless stop-positive is requested by the client or otherwise stated in the chain of custody (COC). Asbestos results are reliable within 2 significant figures.

Analysis Report generated by Atlas relates only to items tested and submitted on the COC and must not be used by clients to claim product endorsement by the National Voluntary Laboratory Accreditation Program (NVLAP) or any agency of the U.S Government. This report shall not be reproduced, except in full, without written approval of the laboratory. Conditions of samples upon receipt were acceptable unless otherwise stated.

Liability Notice: Atlas and its personnel shall not be liable for any misinformation provided to us by the client regarding these samples.

Confidentiality Notice: The document(s) contained herein are confidential and privileged information, intended for the exclusive use of the individual or entity named above.



# EMSL Analytical, Inc

464 McCormick Street, San Leandro, CA 94577  
Phone/Fax: (510) 895-3675 / (510) 895-3680  
<http://www.EMSL.com> [sanleandrolab@emsl.com](mailto:sanleandrolab@emsl.com)

EMSL Order: 092403186  
CustomerID: ECSA42  
CustomerPO: 9028-24  
ProjectID:

Attn: **JUSTIN VAUGHN**  
**NWFF Environmental**  
**33979 Texas St SW, Bldg. J**  
**Albany, OR 97321**

Phone: (907) 512-6827  
Fax:  
Received: 2/15/2024 09:00 AM  
Collected: 2/7/2024

Project: **9028-24**

## Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B/7000B)\*

<i>Client Sample Description</i>	<i>Lab ID</i>	<i>Collected</i>	<i>Analyzed</i>	<i>Weight</i>	<i>Lead Concentration</i>
9028-1 Site: EXTERIOR MOTOR SHED WHITE PAINT	092403186-0001	2/7/2024	2/15/2024	0.2527 g	<0.0080 % wt
9028-2 Site: EXTERIOR MOTOR STAND BLUE PAINT	092403186-0002	2/7/2024	2/15/2024	0.2568 g	<0.0080 % wt
9028-3 Site: EXTERIOR MOTOR EXHAUST RED PAINT	092403186-0003	2/7/2024	2/15/2024	0.2506 g	0.045 % wt
9028-4 Site: INTERIOR WHITE PAINT	092403186-0004	2/7/2024	2/15/2024	0.2542 g	<0.0080 % wt
9028-5 Site: INTERIOR ORANGE PAINT	092403186-0005	2/7/2024	2/15/2024	0.2512 g	<0.0080 % wt
9028-6 Site: INTERIOR BLUE PAINT	092403186-0006	2/7/2024	2/15/2024	0.2552 g	<0.0080 % wt
9028-7 Site: INTERIOR YELLOW PAINT	092403186-0007	2/7/2024	2/15/2024	0.2527 g	<0.0080 % wt
9028-8 Site: EXTERIOR STAIR RED PAINT	092403186-0008	2/7/2024	2/15/2024	0.2504 g	<0.0080 % wt

  
Oscar Merino, Laboratory Manager  
or other approved signatory

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.  
\* Analysis following Lead in Paint by EMSL SOP/Determination of Environmental Lead by FLAA. Reporting limit is 0.008% wt based on the minimum sample weight per our SOP. "<" (less than) result signifies the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. Definitions of modifications are available upon request.  
Samples analyzed by EMSL Analytical, Inc San Leandro, CA AIHA LAP, LLC-ELLAP Accredited #101748

Initial report from 02/15/2024 15:12:27

Laboratory Hours  
 Monday – Friday, 8:00 AM – 5:00 PM  
 Same Day TAT Cut-Off Time: 1:30 PM  
 After Hours Lab Opening Fee:  
 \$250.00 Lab Emergency Contact: 907-



0240118  
 Atlas Anchorage Laboratory

**Form 102A ASBESTOS CHAIN OF**  
 383 Industrial Way Suite 300 Anchorage, AK 99501 Phone: (907)921-6014 Email: anchorage@oneatlas.com

<p align="center"><u>Project Information</u></p> <p>Project Name <u>COK Gibson Cove Ice House Survey 9028-24</u></p> <hr/> <p>Project No. <u>9028-24</u> No. of Samples <u>4</u></p> <p>Inspector/Cert No. <u>3827-AHR-2022-05-18</u></p> <p>Collected By <u>Justin Vaughn</u> Date <u>1-16-2024</u></p>	<p align="center"><u>TAT - Turnaround Time (Business Days)</u></p> <p>Walk-In Client <input type="checkbox"/> SAME DAY <input type="checkbox"/> NEXT DAY <input type="checkbox"/> 5 DAY  <i>(For Customers who do not have an account with Atlas)</i></p> <p>Customer Account <input type="checkbox"/> SAME DAY <input type="checkbox"/> NEXT DAY <input type="checkbox"/> 5 DAY  <input type="checkbox"/> 2 DAY <input checked="" type="checkbox"/> 3 DAY</p> <p align="center"><u>Method of Payment</u></p> <p><input checked="" type="checkbox"/> INVOICE ACCOUNT <input type="checkbox"/> CREDIT CARD <input type="checkbox"/> CHECK</p>
<p align="center"><u>Client Information</u></p> <p>Atlas Client <u>NWFF Environmental</u></p> <p>Phone <u>907-654-5183</u></p> <p>Address <u>2975 Mill Bay Rd</u></p> <p>City <u>Kodiak</u> State <u>AK</u> Zip <u>99615</u></p>	<p align="center"><u>Report</u></p> <p>Contact Name <u>Justin Vaughn</u></p> <p>Phone Number <u>907-654-5183</u></p> <p>Email <u>justin@nwffenviro.com</u></p> <p>*Verbal for RUSH TAT: Yes / No        *Please Check for Stop Positive <input type="checkbox"/></p>

**MATRIX:**  PLM Asbestos Bulk (EPA 600/R-93/116)  PCM AIR (NIOSH 7400)  TEM AIR  Other: \_\_\_\_\_

HA	SAMPLE # (ID)	SAMPLE LOCATION/DESCRIPTION	VOLUME(L)	COLLECTION DATE
HA1	001	EXAMPLE (Office Wall, Northwest Corner)	N/A	MM/DD/YYYY
	001	9028-24-1 Roofing Tar paper	NA	1-16-2024
	002	9028-24-2 Siding Tar Paper	NA	1-16-2024
	003	9028-3-3 Siding	NA	1-16-2024
	004	9028-24-4 Roofing Tar	NA	1-16-2023

Comments:

Samples Relinquished By (Please Sign): Justin Vaughn Date: 1-16-2023 Time: 11:23 AM PM

Lab Use Only  
 Samples Received By: (Please Sign) MP Date: 1/18 Time: \_\_\_\_\_ AM/PM

Lab Opening Fee \$250  Shipping Fee \$75  Courier Fee \$75  Other \_\_\_\_\_

*\*Atlas May Reject Samples For One or More of the Following Reasons: Insufficient Material/Over-Large Sample Size, Unsafe Packaging, Missing Sample IDs and/or Volumes, Incomplete COC and Any Other Required Information.  
 \*Turnaround Times Are Not Always Guaranteed and Depend on Sample Volume and Lab Capacity.*

**02772334083  
 Courier Fee**

# **APPENDIX B**

---

## **Certifications**



***“A Professional Health, Safety and Environmental Company”  
Certifies That***

**Justin Vaughn**

Has successfully Demonstrated Competencies as a

**AHERA Building Inspector Refresher**

Certificate # 3827 - AHR - 2022-05-18

Expires: 2024-05-18

**In Compliance with EPA/AHERA Regulation 40 Part CFR 763 Subpart E, OSHA Regulation 29 CFR 1926.1101 & 29 CFR 1910.1001, and complies with the EPA’s Federal Model Accreditation Program**

Certified by:

A handwritten signature in black ink that reads "Monique Lewis".

Monique Lewis, CSP  
Training Department Head





United States Department of Commerce  
National Institute of Standards and Technology



---

## Certificate of Accreditation to ISO/IEC 17025:2017

---

NVLAP LAB CODE: 200124-0

**Atlas Technical Consultants LLC.**

Anchorage, AK

*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 Communique dated January 2009).*

---

2024-01-01 through 2024-12-31

*Effective Dates*



A handwritten signature in blue ink, reading 'Dana S. Laman'. The signature is written in a cursive style.

---

*For the National Voluntary Laboratory Accreditation Program*

**SCOPE OF ACCREDITATION TO ISO/IEC 17025:2017**

**Atlas Technical Consultants LLC.**

383 Industrial Way, Suite 300

Anchorage, AK 99501

Ms. Amanda Lang

Phone: 845-729-3088

Email: [amanda.lang@oneatlas.com](mailto:amanda.lang@oneatlas.com)

<http://www.oneatlas.com>

**ASBESTOS FIBER ANALYSIS**

**NVLAP LAB CODE 200124-0**

**Bulk Asbestos Analysis**

**Code**

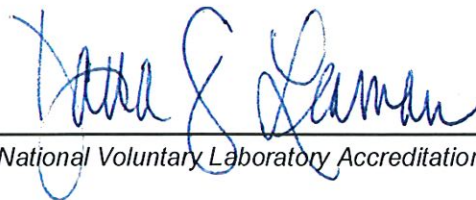
**Description**

18/A01

EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples

18/A03

EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials



For the National Voluntary Laboratory Accreditation Program