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May 1, 2022 Final Clearance Report McGinley Project No.: BRN075

Bureau of Corrective Actions Nevada Division of Environmental Protection 901 S. Stewart Street, Suite 4001 Carson City, Nevada, 89701-5249

ATTN: Ruben Ramos-Avina

# RE: FINAL CLEARANCE REPORT, ASBESTOS AND LEAD-BASED PAINT ABATEMENT AND ASSOCIATED CONSULTING SERVICES.

#### SUBJECT: THE BOYS & GIRLS CLUB OF HAWTHORNE (APN 001-061-04), 525 WEST 9TH STREET, HAWTHORNE, NEVADA

Dear Mr. Ramos-Avina:

McGinley & Associates Inc. (McGinley) is pleased to submit this report outlining the asbestos and lead-based paint (LBP) abatement activities and consulting services associated with The Boys & Girls Club of Hawthorne addressed at 525 West 9<sup>th</sup> Street in Hawthorne, Nevada.

The asbestos and LBP abatement work was performed by All Eagle LLC (All Eagle), a State of Nevada licensed Abatement Contractor from Reno, Nevada (License # 0079718). Ms. Aurelia Walsh of McGinley, a State of Nevada Asbestos Abatement Consultant (License #IM-2002) and EPA Lead Risk Assessor (License #LBP-R-I203290-1), conducted the limited abatement oversight, final visual inspections, and air clearance testing for the abated areas. Copies of professional certifications are included in **Attachment A**.

#### 1. ASBESTOS

#### **1.1 Asbestos Abatement Activities**

All Eagle provided asbestos abatement services on the above referenced property between August 25, 2021 and September 1, 2021. Abatement activities were carried out as response actions corresponding to damaged Asbestos-Containing Materials (ACM) identified in the "Limited Asbestos Survey Report, Boys and Girls Club, 525 W 9<sup>th</sup> Street, Hawthorne, Nevada" report completed by BEC Environmental, Inc., dated June 30, 2021. Abatement activities associated with this project included the removal and disposal of the following materials:

• Fabric Coated Pipe Insulation (white) – friable white fabric coated pipe insulation was removed from the Entryway, Hallway 1, Hallway 2, Greeting Room, Pats Office, Teen Room, B Room, D Room, Gym, Kitchen, Kitchen Storage, and Staff Bathroom/Janitors Closet. Areas of damaged white fabric coated pipe insulation were repaired in the boiler room. The fabric coated pipe insulation abatement was completed using either a contiguous three-chamber decontamination facility with sufficient negative air exhaust (full

containment), or glovebags with polyethylene drop clothes (glovebag removal). All Eagle either completely removed or repaired damaged fabric coated pipe insulation identified throughout the building. In areas where entire removal was not completed, damaged areas of the remaining pipe insulation were appropriately repaired by applying wet-wrap over delaminating areas of cloth coverings.

• Floor Tile with Mastic (rainbow speckled/black/yellow) – Damaged rainbow speckled floor tile with black/yellow mastic was removed from multiple areas throughout the building. The floor tile and mastic abatement was completed using either a contiguous three-chamber decontamination facility with sufficient negative air exhaust (full containment), or using mini-enclosure containments.

#### **1.2 Limited Abatement Oversight**

McGinley provided limited oversight, conducted periodic inspections of the asbestos abatement work areas, and observed the State of Nevada asbestos contractor work procedures to ensure compliance with general industry standards and applicable federal, state, and local regulations. On-site inspections consisted of visual pre-contamination inspections, inspections during removal work, visual clearance inspections, and clearance air monitoring, for the duration of the asbestos removal project.

#### 1.3 Final Visual Inspection

A State of Nevada certified asbestos consultant is required to provide final visual inspections and clearance air monitoring following asbestos abatement activities performed by a licensed State of Nevada Asbestos Contractor. All abated areas were visually inspected by McGinley to determine if the abatement was conducted in accordance with industry standards. Each containment area where ACM was removed, was assessed for signs of visible ACM debris. No readily identifiable visual signs of asbestos debris were found within the inspected areas during the final visual inspections.

The visual inspections were conducted in a manner consistent with the recommendations specified in the American Society for Testing and Materials (ASTM) E1368-14 standard and applicable federal, state, and local regulations.

#### 1.4 Air Sampling

Final clearance air samples were collected upon completion of the abatement activities and final visual inspection. The final air clearance testing was performed as defined in Nevada Administrative Code (NAC) 618.956. A total of eleven air stations were set up within the containment areas. Each air station was set up at heights of approximately five feet above ground surface. Flow rates of 10 liters of air per minute were achieved utilizing high flow air pumps.

The air samples were collected on 25-millimeter mixed cellulose ester filter membranes as specified in 29 CFR 1926.1101 Appendix A. The samples were delivered under chain-of-custody procedures to SG-Forensic Laboratories in Las Vegas, Nevada, to be analyzed for airborne asbestos fibers by the NIOSH 7400 Method. Subsequent to obtaining air sampling results below the regulatory level of 0.01 fibers per cubic centimeter (f/cc), each work area was released for re-occupancy. A summary of sample locations and laboratory results is provided in **Table 1**. Copies of laboratory analytical reports and chains-of-custody documentation are included as **Attachment B**.

#### 2. LEAD-BASED PAINT

#### 2.1 Lead-Based Paint Abatement Activities

All Eagle provided LBP abatement services on a metal storage container located in the exterior storage yard at the above referenced property on October 15, 2021. Prior to the LBP abatement activities, the metal storage container was moved to an adjacent vacant lot in order to reduce the risk of lead dust contamination on the Subject Property. Abatement activities associated with this project included the removal and disposal of the following materials:

• Lead-based Paint (orange) – damaged and flaking LBP (orange) was removed from the exterior painted surfaces of the metal storage container. Lead based paint remediation also consisted of stabilizing loose and flaking paint via scraping with subsequent lock down by application of Lead Barrier Compound (LBC), a two-stage product consisting of a lock down layer followed by a layer of primer.

#### 2.2 Final Visual Inspection

All abated areas were visually inspected by McGinley to determine if the abatement was conducted in accordance with industry standards. The metal storage container and surrounding surface soils were assessed for signs of visible LBP debris. No readily identifiable visual signs of LBP debris were found within the inspected areas during the final visual inspections.

#### 3. CONCLUSIONS

#### 3.1 Asbestos Abatement

The results of the final clearance air testing, completed September 1, 2021, indicated that total airborne fiber concentrations were below the regulatory level of 0.01 fibers per cubic centimeter (f/cc) for all samples collected in each containment area. Based on these results and our observations, the abatement of asbestos-containing materials was successfully completed at the Subject Property in accordance with project specifications and applicable guidelines and regulations.

It should be noted that additional ACM/RACM determined to be in good condition remains at the site. This includes fabric coated pipe insulation located in concealed locations throughout the building (duct coverings, wall cavities, etc.), fabric coated pipe insulation within the boiler room, intact rainbow speckled floor tile with black/yellow mastic throughout the building, and black tar with paint located within the yellow air unit insulation system.

#### 3.2 Lead-Based Paint Abatement

Based on our observations, the abatement of lead-based paint was successfully completed at the Subject Property in accordance with project specifications and applicable guidelines and regulations.

#### 4. CLOSING

McGinley appreciates the opportunity to submit this report. Should you have any questions, please contact me at (702) 278-0933 or email to awalsh@mcgin.com.

Respectfully submitted, McGinley and Associates, Inc.

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Aurelia Walsh Environmental Project Manager/IAQ Specialist Nevada Asbestos License IM-2002 EPA Lead Risk Assessor License No. LBP-R-I203290-1

able 1: Summary of Final Clearance Air Sample Results							
Sample ID	Date Collected	Sample Location	Volume (L)	Fibers	Asbestos Fibers/cc		
BRN075-C-001	8/30/2021	Kitchen Storage	1,200	3.0	< 0.002		
BRN075-C-002	8/30/2021	Kitchen Storage	1,200	2.5	< 0.002		
BRN075-C-003	8/30/2021	Kitchen Storage/Kitchen	1,200	1.0	< 0.002		
BRN075-C-004	8/30/2021	Kitchen	1,200	2.0	< 0.002		
BRN075-C-005	8/30/2021	Kitchen	1,200	2.5	< 0.002		
BRN075-FB-006	8/30/2021	Field Blank	0	0.0	N/A		
BRN075-LB-007	8/30/2021	Lab Blank	0	0.0	N/A		
BRN075-C-008	9/1/2021	D Room	1,200	1.5	< 0.002		
BRN075-C-009	9/1/2021	B Room	1,200	2.0	< 0.002		
BRN075-C-010	9/1/2021	Teen Room	1,200	1.0	< 0.002		
BRN075-C-011	9/1/2021	Staff Bathroom/Janitors Closet	1,200	1.0	< 0.002		
BRN075-C-012	9/1/2021	Greeting Room/Entryway	1,200	1.5	< 0.002		
BRN075-C-013	9/1/2021	Gym	1,200	0.0	< 0.002		
BRN075-C-014	9/1/2021	Boiler Room	1,200	1.0	< 0.002		
BRN075-FB-015	9/1/2021	Field Blank	0	0.0	N/A		
BRN075-LB-016	9/1/2021	Lab Blank	0	0.0	N/A		

## ATTACHMENT A STATE OF NEVADA ASBESTOS LICENSE

STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY DIVISION OF INDUSTRIAL RELATIONS Occupational Safety and Health Administration Asbestos Control Program
Certifies That Aurelia Walsh
is Licensed As Asbestos Abatement Consultant
License No. IM-2002 Expiration Date 06/09/2022
Signature Of Licensee <u>Aurelia fundse</u>

## ATTACHMENT B AIR CLEARANCE LABORATORY RESULTS



NIOSH 7400 Method, Issue 3, 14 June 2019, counting rules 'A'

McGinley and Associates Aurelia Walsh 815 Maestro Drive Reno, NV 89511						Client ID: Report Num Date Receive Date Analyze Date Printed First Report	ed: 09/0 ed: 09/0 : 09/0 ed: 09/0	0384 1/21 1/21 1/21 1/21
Job ID/Site: BRN075, Hawthron	e Boys & Girls	Club, Hawthorne	e, NV			SGSFL Job 1 Total Sample Total Sample	es Submitted	: 7
Sample ID	Lab Number	Date Collected	Volume (L)	Fibers	Fields	Fibers/mm <sup>2</sup>	LOD F/cc	Fibers/cc
BRN075-C-001 Location: Kitchen S	01279528 torage	08/30/21	1200.0	3.0	100	<7.0	0.002	< 0.002
BRN075-C-002 Location: Kitchen S	01279529 torage	08/30/21	1200.0	2.5	100	<7.0	0.002	< 0.002
BRN075-C-003 Location: Kitchen S	01279530 torage/Kitchen	08/30/21	1200.0	1.0	100	<7.0	0.002	< 0.002
BRN075-C-004 Location: Kitchen	01279531	08/30/21	1200.0	2.0	100	<7.0	0.002	< 0.002
BRN075-C-005 Location: Kitchen	01279532	08/30/21	1200.0	2.5	100	<7.0	0.002	< 0.002
BRN075-FB-006	01279533	08/30/21	0.0	0.0	100			
Comments: This result was used counted.		-	-			e reported only	as # of fibers	& fields
BRN075-LB-007	01279534	08/30/21	0.0	0.0	100			

Comments: This result was used to blank correct the other samples on this rpt. Blank filters are reported only as # of fibers & fields counted.



NIOSH 7400 Method, Issue 3, 14 June 2019, counting rules 'A'

McGinley and Associates		Client ID:	L1705
Aurelia Walsh		<b>Report Number:</b>	A290384
815 Maestro Drive		Date Received:	09/01/21
		Date Analyzed:	09/01/21
Reno, NV 89511		Date Printed:	09/01/21
		First Reported:	09/01/21
Job ID/Site: BRN075, Hawthron	ne Boys & Girls Club, Hawthorne, NV	SGSFL Job ID:	L1705
		Total Samples Sul	omitted: 7
		Total Samples An	alyzed: 7
Sample ID	Lab Number Date Collected Volume (L) Fiber	s Fields Fibers/mm <sup>2</sup> LOI	F/cc Fibers/cc



Brent Surratt, Analyst, Las Vegas Laboratory

Intralaboratory Relative Standard Deviation (Sr) per 100 graticule fields: 5 to 20 fibers: 0.21; >20 to 50 fibers: 0.25; >50 fibers: 0.23

Analytical results and reports are generated by SGS Forensic Laboratories (SGSFL) at the request of and for the exclusive use of the person or entity (client) named on such report. Results, reports or copies of same will not be released by SGSFL to any third party without prior written request from client. This report applies only to the sample(s) tested and results are based upon sample information provided by the client. Supporting laboratory documentation is available upon request. This report must not be reproduced except in full, unless approved by SGSFL. The client is solely responsible for the use and interpretation of test results and reports requested from SGSFL. This report must not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government. SGSFL is not able to assess the degree of hazard resulting from materials analyzed. SGS Forensic Laboratories 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. Samples are not blank corrected unless otherwise noted. All samples were received in acceptable condition unless otherwise noted. Note\* Sampling data used in this report was provided by the client as noted on the associated chain of custody form.

#### Analysis Request Form (COC)

Client Name & Address:		Client No.:	PO / Job#:	BRN	2701	Date	e: 8/31	21
McGinLey & ASSO 1915 N. Green Va	ciates	++200	Turn Around Time	-				
1915 N. Green Va	lley "	PKWY 77200			spectrum his sector		Lawrence have	otometer
Henderson N	V		PLM: Stand					
Contact:	Phon		🗖 TEM Air: 🗖 A					
Aurelia Walsh	r 70	02 278 0933	TEM Bulk:					
E-mail: awalsher	icgin	· con	TEM Water: D					%
Site Name:	0		IAQ Particle Id			1.2	PLM Opac	ues/Soot
Hawthorne	Bayse	Girls Club	🗖 Particle Identifi				Special Pr	
Site Location: Hawthc	~		🗖 Metals Analysi	is Matr Anal		M	ethod:	
Comments:				7410	y103.	Contraction of the second s	a in Air 🗖 w rtz Only	/Gravimetry
	Data /				FOR AIR SA			Sample
Sample ID	Date / Time	Sample Location / De	escription	Туре	Time	Avg	Total	Area / Air Volume
	<u><u></u></u>		1		0n/Off 3.00p	LPM	Time	
BRN075. C-001	8/30	Kitchen Stora	se	P	5:007	10	120 min	1200
		Class		A				
BRN075-C-002		Kitchen Stora		P				<u> </u>
BRN075-C-003		Kitchen Stora	•	A P				
		Kitcher	~	R				
BRN075-C-004	1	Kitchen		P		-		
BRN075-C-005		Kitchen		A P		-	J	J
BRN075-FB-006		Field Blank		P	t	NA	NA	NA
BRN075-LB-007	1	Lab Blank		A P	NANA	NA	NA	NA
				A P		-		
				A P C		-		
				A P		-		
Sampled By: A. Walsh	Date/Time:	8/30/2 Shipped Via: T	ed Ex 🗖 UPS E		ail 🗖 Courie	er 🕅 Dr	op Off 🗖 C	) Dther:
Relinquished By: Aurelia					Relinquished			
Date / Time: 8/31/21	uli	Date / Time:			Date / Time:			
Received By: C.Will	ami	Received By:			Received By:			
Date / Time: 9/1/21 8	0800	Date / Time:			Date / Time:			
Condition Acceptable? Tes	D No	Condition Acceptable?	Yes No	Level	Condition Ac	ceptables	res	□ No

SGS

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NIOSH 7400 Method, Issue 3, 14 June 2019, counting rules 'A'

McGinley and Aurelia Walsh 815 Maestro I Reno, NV 895	n Drive						Client ID: Report Num Date Receive Date Analyz Date Printee First Report	ed: 09/0 ed: 09/0 l: 09/0	05 0451 02/21 02/21 02/21 02/21
Job ID/Site:	BRN075, Hawthorn	e Boys & Girls	Club, 525 W. 9tl	h St., Hawtho	rne NV		SGSFL Job Total Sampl Total Sampl	es Submitted	l: 9
Sample ID		Lab Number	Date Collected	Volume (L)	Fibers	Fields	Fibers/mm <sup>2</sup>	LOD F/cc	Fibers/cc
BRN075-C-0	08	01279989	09/01/21	1200.0	1.5	100	<7.0	0.002	< 0.002
	Location: D Room								
BRN075-C-0	09	01279990	09/01/21	1200.0	2.0	100	<7.0	0.002	< 0.002
	Location: B Room								
BRN075-C-0	10	01279991	09/01/21	1200.0	1.0	100	<7.0	0.002	< 0.002
	Location: Teen Room	m							
BRN075-C-0	11	01279992	09/01/21	1200.0	1.0	100	<7.0	0.002	< 0.002
	Location: Staff Bath		Closet						
BRN075-C-0	12	01279993	09/01/21	1200.0	1.5	100	<7.0	0.002	< 0.002
	Location: Greeting I		ý						
BRN075-C-0	13	01279994	09/01/21	1200.0	0.0	100	<7.0	0.002	< 0.002
	Location: Gym								
BRN075-C-0	14	01279995	09/01/21	1200.0	1.0	100	<7.0	0.002	< 0.002
	Location: Boiler Ro	om							
BRN075-FB-	015	01279996	09/01/21	0.0	0.0	100			
Comments:	This result was used counted.	d to blank corre	ct the other samp	oles on this rp	t. Blank	filters are	e reported only	as # of fiber	s & fields
BRN075-LB-	016	01279997	09/01/21	0.0	0.0	100			
Comments:	This result was used	d to blank corre	ct the other samp	bles on this rp	t. Blank	filters are	e reported only	as # of fiber	s & fields

counted.



NIOSH 7400 Method, Issue 3, 14 June 2019, counting rules 'A'

McGinley and Associates		Client ID:	L1705
Aurelia Walsh		<b>Report Number:</b>	A290451
815 Maestro Drive		Date Received:	09/02/21
		Date Analyzed:	09/02/21
Reno, NV 89511		Date Printed:	09/02/21
		First Reported:	09/02/21
Job ID/Site: BRN075, Hawthor	ne Boys & Girls Club, 525 W. 9th St., Hawthorne NV	SGSFL Job ID:	L1705
		Total Samples Su	bmitted: 9
		<b>Total Samples An</b>	alyzed: 9
Sample ID	Lab Number Date Collected Volume (L) Fibers	Fields Fibers/mm <sup>2</sup> LOI	D F/cc Fibers/cc



Brent Surratt, Analyst, Las Vegas Laboratory Intralaboratory Relative Standard Deviation (Sr) per 100 graticule fields: 5 to 20 fibers: 0.21; >20 to 50 fibers: 0.25; >50 fibers: 0.23

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# SGS FORENSIC LABORATORIES

#### Analysis Request Form (COC)

Client Name & Address:	intos	Client No.:	PO/Job#: BR	NOT	5	Date	• 9/1	121
McGinley & Acsor 1915 N. Green Val	1011 PI	curu #200	Turn Around Time					
1915 N. Green Val	ing i	plog	PCM: DINO	SH 7400		SH 7400	B 🗖 Ra	otometer
Henderson NV 8	D PLM: D Stand	ard / 🛙	Point Count	400 - 10	000 / 🗖 CA	ARB 435		
Contact: AUNELIA WALSH E-mail: Alactalsh (DMA)	□ TEM Air: □ AHERA / □ Yamate2 / □ NIOSH 7402 □ TEM Bulk: □ Quantitative / □ Qualitative / □ Chatfield □ TEM Water: □ Potable / □ Non-Potable / □ Weight %							
AWALSHOMC Site Name:		<u></u>	TEM Dust: TEM Dust:					ques/Soot
Hawthorne Boy Site Location:	JS & C	uris Club	Particle Identifi				Special Prethod:	oject
525 W. 9th St	t. Ho	whorne NV	🗖 Metals Analysi	Analy		10/6	etnod:	
Comments:	-					Silica		/Gravimetry
	Date /				FOR AIR SAM	MPLES OF	NLY	Sample
Sample ID	Time	Sample Location / De	escription	Туре	Time On/Off	Avg LPM	Total Time	Area / Air Volume
BRN075-C-008	9/1	DRoom		A P	3:00pm 5:00pm	n	120	1200
BRN075-C-009		BROOM		A P				
BRN075-C-010		Teen Room		A P Ø		-		
BRN075-C-011		Janito Staff Bathro						
BI2N075-C-012		Greeting Room Entrywae	n /	A P		-		
BEN075-C-013		Gym	J	A P		-		
BRN075-C-014		Boiler Room	Ľ	A P			L	
BRNO75-FB-015		Field Blan	K	A P C		N/A	N/A	N/A
BRN075-LB-016		Field Blan Lab Blank		A P C	A/A	N/A	N/A	N/A
				A P C		-		
Sampled By: A. Walsh	Date/Time	9/1/21 Shipped Via: 1	Fed Ex 🖬 UPS f	US Ma	ail 🗖 Courie	er XDr	op Off 🗖 (	Other:
Relinquished By: Aurenau	Jalsh	Relinquished By:			Relinquished	By:		
Date / Time: 9/1/21			Date / Time:					
Received By:	8	15an Received By:			Received By:			
Date / Time: 9/2 Condition Acceptable? 🖸 Yes	2/	Date / Time: Condition Acceptable?	🗆 Yes 🗖 No		Date / Time: Condition Ac	centable		D No

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