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ASBESTOS ABATEMENT REPORT

Former Ruth Elementary School 20 Juniper Street Ruth, NV

Prepared for:

*State of Nevada
Department of Conservation and Natural Resources
Division of Environmental Protection
Bureau of Corrective Actions
901 S. Stewart Street, Suite 4001
Carson City, Nevada 89701-5249*

| Soil and Groundwater Remediation

| Regulatory Compliance

| Environmental Audits

| Hydrogeology

| Hazmat Response

June 30, 2011

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1. INTRODUCTION

McGinley and Associates, Inc. (MGA) is pleased to submit this report describing asbestos abatement activities conducted at the former Ruth Elementary School located at 20 Juniper Street in Ruth, Nevada. The site location is shown in Figure 1 and Figure 2. This project is being funded through the State of Nevada Brownfields program.

2. OBJECTIVES

The objectives of the asbestos abatement activities were to: 1) remove asbestos containing materials (ACM) in the building; thereby, mitigating potential threats to human health, and 2) facilitate demolition of the building and future development of the property.

3. SCOPE OF SERVICES

The abatement activities were conducted in general accordance with our asbestos abatement specifications dated March 2011 and included the following:

- constructing containment areas;
- removing ACM (floor tile mastic materials, transite ceiling panels, ceiling joint compound and window glazing);
- sampling suspect ACM discovered during abatement activities;
- collecting final clearance air samples from the containment areas;
- transporting ACM to the Ely City landfill; and,
- analytical testing of collected samples.

4. BACKGROUND

The building was formerly utilized as an elementary school. The building is currently vacant and is utilized for storage.

4.1 Operational History

The building was constructed in 1959. It is our understanding that the building was developed as an elementary school until the mid-1980's, at which point it was utilized as a community college. The building has been vacant for several years.

4.2 Previous Investigations/Regulatory Involvement

4.2.1 Phase I ESA

MGA conducted on Phase I Environmental Site Assessment (ESA) of the parcel where the building is located and the surrounding parcels in January 2011. A copy of the Phase I ESA is on file at the NDEP. The Phase I ESA identified an underground heating oil tank (UST) as a Recognized Environmental Condition (REC). It was later discovered that the UST had previously been removed.

4.2.2 Asbestos and Lead-Based Paint Inspection

C&G Environmental (CGE) conducted an asbestos and lead-based paint inspection of the building in January 2011. The results of the inspection were presented in CGE's report entitled *Demolition Asbestos Containing Material Inspection and Lead-Based Paint Assessment: Ruth Elementary School, 20 Juniper Street, Ruth, Nevada* dated January 24, 2011. A copy of the report is on file with the NDEP. ACM was identified during the inspection; however, no lead-based paint was identified.

4.3 Site Location and Background

The building is located at 20 Juniper Street in Ruth, Nevada. The building is currently vacant, but was formerly utilized as an elementary school and a community college. The location of the site is indicated in Figure 1, and the layout of the building is illustrated in Figure 2.

5. ASBESTOS ABATEMENT ACTIVITIES

The asbestos abatement activities were conducted by Guardian Environmental (Guardian) of Sparks, Nevada on May 11-13, 2011. A MGA representative was onsite to oversee abatement activities and collect air samples. The ACM abatement activities were conducted in accordance with applicable EPA and OSHA regulations.

5.1 Construction of Containment Areas

Prior to commencing with asbestos abatement activities three negative air containment areas were constructed. One containment area was constructed in the boy's locker room, one was constructed in the girl's locker room, and a main containment area was constructed which encompassed the main hallway, boiler room, staff lounge/supply room, front office area and all bathrooms. The negative air machines for the containment areas vented inside the building.

5.2 Removal of ACM

All ACM was removed, placed in bags, and put in a dumpster pending offsite disposal.

5.3 Collection of Additional Suspect ACM Samples

Water pipe with thermal system insulation (TSI) was discovered following removal of the transite ceiling panels. The piping/insulation was not visible during the initial asbestos inspection; therefore, no samples were collected from this material during the initial asbestos inspection.

Four bulk samples were collected from the TSI to assess for the presence of asbestos. The samples were collected using a clean knife, placed in zip-lock bags, sealed and labeled.

5.4 Perimeter Air Sampling

Perimeter air samples were not collected during abatement activities as all of the ACM was non-friable and the negative air machines for the containment areas were vented inside the building.

5.5 Final Clearance Air Sampling

Following completion of abatement activities all work areas were visually inspected to assure no ACM remained and final clearance air samples were collected from each of the containment areas. Three air samples were collected from the containment areas inside the boy's and girl's

locker rooms and five air samples were collected from the main containment area. The air samples were collected in accordance with accepted OSHA standards.

5.6 Analytical Testing

The suspect ACM bulk samples and final clearance air samples were delivered under chain-of-custody protocol to Asbestos TEM Laboratories, Inc. in Sparks, Nevada. The bulk samples were analyzed utilizing Polarized Light Microscopy (PLM). The air samples were analyzed by Phase Contrast Microscopy (PCM) per NIOSH 7400 Method. The chain-of-custody records and laboratory reports for the bulk samples and air samples are provided in Appendices A and B, respectively.

5.7 Analytical Results

No detectable asbestos was reported in the bulk samples collected from the suspect ACM. All of air samples were below the final clearance criteria of 0.01 f/cc.

5.8 Waste Disposal

All ACM was transported by Guardian to the Ely City landfill in Ely, Nevada. The disposal documentation is provided in Appendix C.

6. CONCLUSIONS

ACM identified during the previous asbestos inspection has been removed.

7. LIMITATIONS

MGA is not responsible for any claims or damages associated with the interpretation of information provided during this inspection. This report should not be regarded as a guarantee that no additional asbestos containing materials exist beyond that which was suspected, visually inspected and/or sampled during this inspection. In addition, asbestos may not be distributed evenly throughout a particular material and MGA cannot guarantee that all materials sampled are exactly as represented throughout the entire building. In the event renovation or demolition activities uncover materials that were previously hidden or inaccessible during the time of this inspection, then additional sample collection and analysis may be required. In the event materials that were previously hidden or inaccessible during the time of this inspection are disturbed and an exposure occurs, MGA shall be held harmless and will not be responsible for any claims made, financial or otherwise.

The conclusions and recommendations presented above are based upon the agreed scope of work outlined in the above report. MGA makes no warranties or guarantees as to the accuracy or completeness of information obtained from others. It is possible that information exists beyond the scope of this investigation. Additional information, which is not available to MGA at the time of writing the Report, may result in a modification of the conclusions and recommendations presented. The services performed by MGA have been conducted in a manner consistent with the level of care ordinarily exercised by members of our profession currently practicing under similar conditions. This report is not a legal opinion, but may under certain circumstances be prepared at the direction of counsel, may be in anticipation of litigation, and may be classified as an attorney-client communication or as an attorney work product.

This report has been prepared for the sole use of the addressee of this report, and cannot be released without consent from MGA. If a third party relies on the information provided in this report, MGA accepts no responsibility for damages suffered by the third party as a result of reliance of information contained in this report, and that nothing contained in this report shall create a contractual relationship or cause the third party to bring suit against MGA.

8. CLOSING

Should you have any questions regarding this report please contact Tracy Johnston or Joe McGinley at (775) 829-2245.

Respectfully submitted,

McGinley and Associates, Inc.

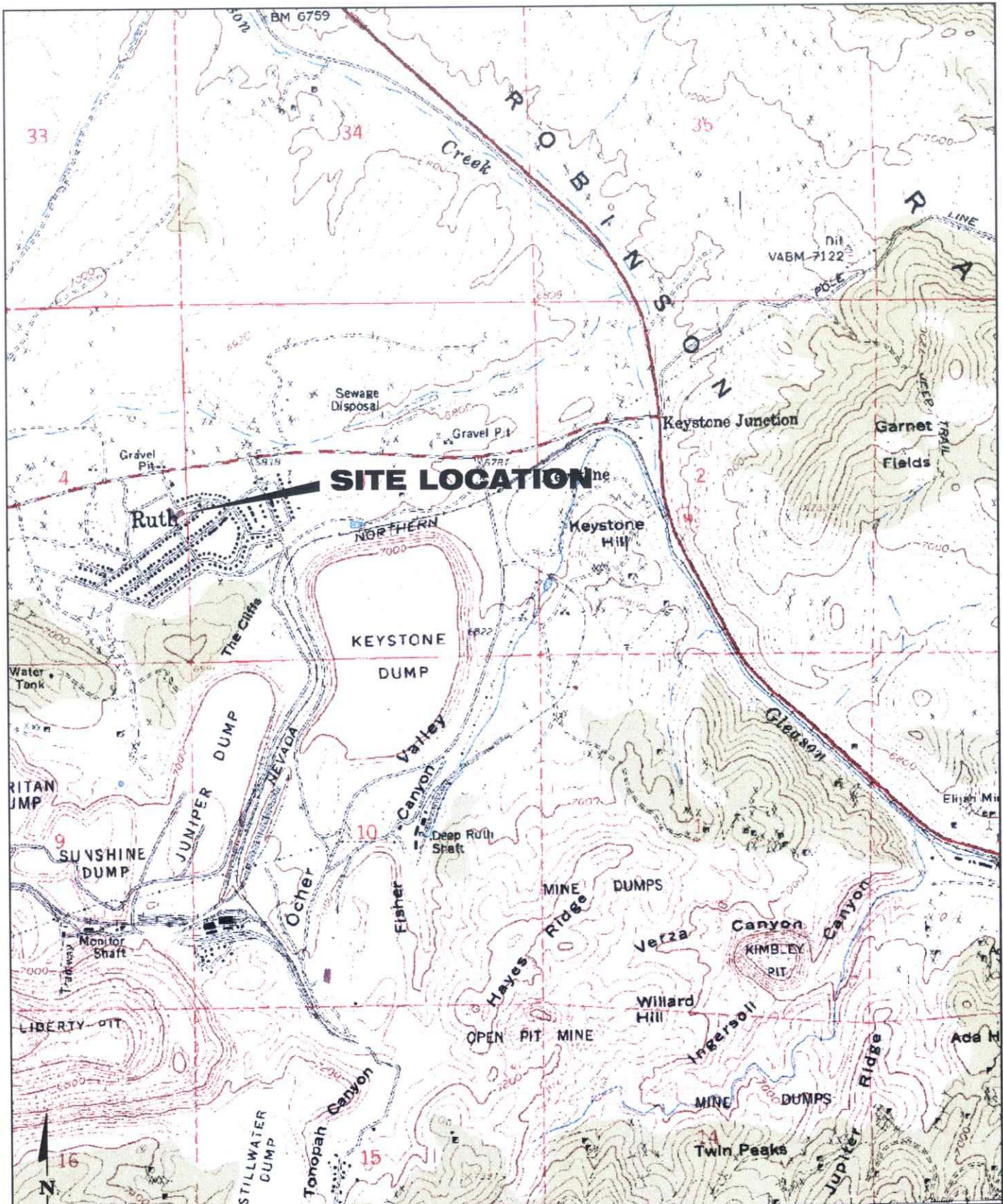
A handwritten signature in blue ink, appearing to read "Gene E. Johnson", with a long horizontal flourish extending to the right.




Gene Johnson, Nevada Asbestos Consultant License No. IJPM0604
Sr. Environmental Scientist

Reviewed by:

Joseph M. McGinley, P.E., C.E.M
Principal

Cc: Paul Johnson, CFO, White Pine County School District



 		FIGURE 1 PROJECT LOCATION MAP -SHOWING- FORMER RUTH ELEMENTARY SCHOOL 20 JUNIPER STREET RUTH, NEVADA		 McKinley & Associates SCALE: AS SHOWN JOB NO. BRN-004 REVISION A	
DESIGNED	BY	BH			
DRAWN	BY	TAD			
CHECKED	BY				
APPROVED	BY				
REVISIONS	No.	DESCRIPTION	BY	DATE	

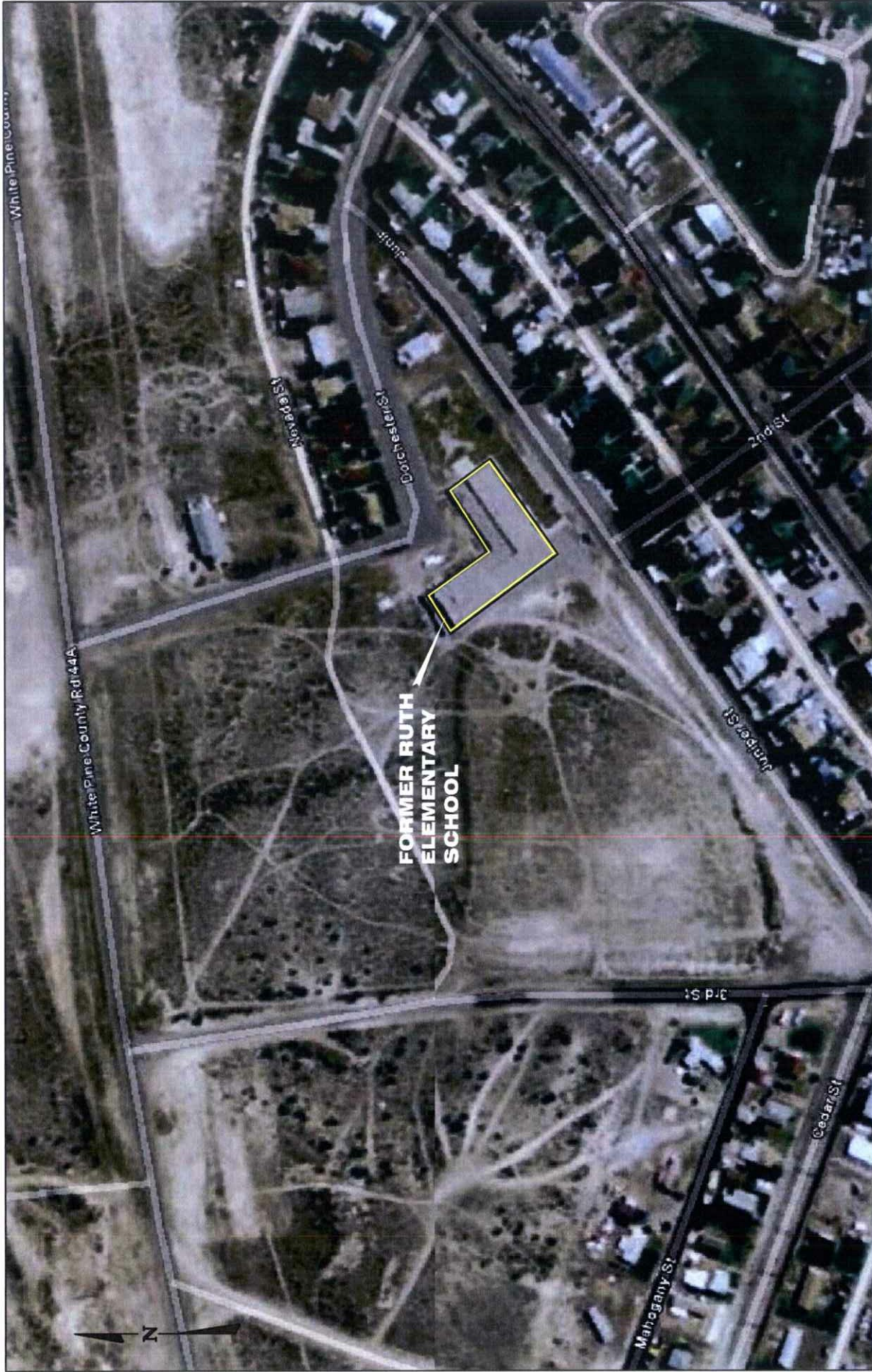


FIGURE 2

SITE MAP
-SHOWING-
FORMER RUTH ELEMENTARY SCHOOL
20 JUNIPER STREET
RUTH, NEVADA

McGinley & Associates

SCALE: AS SHOWN

JOB NO. BRN-004

REVISION

A

DESIGNED		DRAWN		CHECKED		APPROVED		DATE	
BY	DATE	BY	DATE	BY	DATE	BY	DATE	BY	DATE

APPENDIX A

Chain of Custody Records and Laboratory Reports for Bulk Samples

POLARIZED LIGHT MICROSCOPY ANALYTICAL REPORT

EPA Method 600/R-93/116 or 600/M4-S2-020

Page: 1 of 1

Contact: Mr. Joe McGinley		Samples Indicated: 4	Report No. 116611	
Address: McGinley & Associates 815 Maestro Drive Reno, NV 89511		Reg. Samples Analyzed: 4	Date Submitted: May-12-11	
		Split Layers Analyzed: 0	Date Reported: May-12-11	
		Job Site / No. Ruth Elementary School 01020911		
SAMPLE ID	ASBESTOS % TYPE	OTHER DATA		DESCRIPTION FIELD LAB
		1) Non-Asbestos Fibers 2) Matrix Materials 3) Date/Time Collected 4) Date Analyzed		
TSI-1. Lab ID # 9029-00408-001	None Detected	1) 40-60% Cellulose, Fiberglass 2) 40-60% Calc, Gyp, Other m.p.	4) Jun-08-11	Pipe Elbow Insulation, Boys Restroom #1 Pipe Lagging-Off-White
TSI-2. Lab ID # 9029-00408-002	None Detected	1) 40-60% Cellulose, Fiberglass 2) 40-60% Calc, Gyp, Other m.p.	4) Jun-08-11	Pipe Elbow Insulation, Girls Restroom #19 Pipe Lagging-Off-White
TSI-3. Lab ID # 9029-00408-003	None Detected	1) 30-40% Fiberglass 2) 60-70% Calc, Gyp, Paint, Other m.p.	4) Jun-08-11	Pipe Elbow Insulation, Girls Locker Room Pipe Lagging-Cream
TSI-4. Lab ID # 9029-00408-004	None Detected	1) 40-60% Cellulose, Fiberglass 2) 40-60% Calc, Gyp, Other m.p.	4) Jun-08-11	Pipe Elbow Insulation, Boys Locker Room Pipe Lagging-Cream
Lab ID #		1) 2) 3)	4)	
Lab ID #		1) 2) 3)	4)	
Lab ID #		1) 2) 3)	4)	
Lab ID #		1) 2) 3)	4)	
Lab ID #		1) 2) 3)	4)	
Lab ID #		1) 2) 3)	4)	

Detection Limit of Method is Estimated to be 1% Asbestos Using a Visual Area Estimation Technique

Lab Manager Dottie Guilbert Analyst Dottie Guilbert

Dottie Guilbert

Dottie Guilbert

ASBESTOS TEM LABORATORIES, INC. 1350 Freeport Blvd., Unit 104, Sparks, NV 89431 (775) 359-3377
With Main Office in Berkeley, CA (510) 704-8930



1350 Freeport Blvd., Unit #104 * Sparks, NV 89431 * Ph: (775) 359-3377 * Fax: (775) 359-2798
Home office at: 630 Bancroft Way * Berkeley, CA 94710 * Ph: (510) 704-8930 * Fax: (510) 704-8429

*** **BULK SAMPLE SUBMISSION FORM / CHAIN-OF-CUSTODY REPORT** ***

Company: Joe McGintley & Associates Analysis Type: PLM Turnaround: 2 hour
Address: _____ Job Site: Ruth Elementary School
City-State-Zip: _____ Job No: 61050911 P.O. #: _____
Contact Person: Gene Johnson Phone: _____ Fax: _____

[illegible]

Special instructions:

Relinquished by		Date / Time	Received by		Date / Time
Name/Company	Gene Johnson / CFB	5-11-11	Name/Company - Sue Ehrlich, Dottie Guilbert/ ATEM		5/12/11
Signature	<i>Gene Johnson</i>	1:38 PM	Signature	<i>Sue Ehrlich</i>	UPS 9:20 AM
Name/Company			Name/Company		
Signature			Signature		

APPENDIX B

Chain of Custody Records and Laboratory Reports for Air Samples

PHASE CONTRAST MICROSCOPY ANALYTICAL REPORT

NIOSH 7400 Method

Page: 1 of 1

Contact: Mr. Joe McGinley		Samples Submitted: 6		Report No.: 116639	
Address: McGinley & Associates 815 Maestro Drive Reno, NV 89511		Samples Processed: 6		Date Submitted: May-16-11	
		Job Site / No. Ruth Elementary School - Locker Rooms 01050911		Date Reported: May-18-11	

SAMPLE ID	FIBERS per CC	95% UCL	FIBERS per FIELDS	FIBERS per FILTER	LOCATION / DESCRIPTION
G-1. Lab ID # 9029-00410-001	< 0.0015	< 0.0040	< $\frac{5.5}{100}$	< 490	Final, Girls Locker Room Volume(L) Pump Time(Min) Flow Rate(LPM) 1800 180 10.00
G-2. Lab ID # 9029-00410-002	< 0.0006	< 0.0015	< $\frac{5.5}{100}$	< 490	Final, Girls Locker Room Volume(L) Pump Time(Min) Flow Rate(LPM) 4800 180 10.00
G-3. Lab ID # 9029-00410-003	< 0.0015	< 0.0015	< $\frac{5.5}{100}$	< 490	Final, Girls Locker Room Volume(L) Pump Time(Min) Flow Rate(LPM) 1800 180 10.00
B-1. Lab ID # 9029-00410-004	< 0.0015	< 0.0040	< $\frac{5.5}{100}$	< 490	Final, Boys Locker Room Volume(L) Pump Time(Min) Flow Rate(LPM) 1800 180 10.00
B-2. Lab ID # 9029-00410-005	< 0.0015	< 0.0033	< $\frac{5.5}{100}$	< 981	Final, Boys Locker Room Volume(L) Pump Time(Min) Flow Rate(LPM) 1800 180 10.00
B-3. Lab ID # 9029-00410-006	< 0.0015	< 0.0040	< $\frac{5.5}{100}$	< 490	Final, Boys Locker Room Volume(L) Pump Time(Min) Flow Rate(LPM) 1791 180 9.95
Lab ID #					Volume(L) Pump Time(Min) Flow Rate(LPM)
Lab ID #					Volume(L) Pump Time(Min) Flow Rate(LPM)
Lab ID #					Volume(L) Pump Time(Min) Flow Rate(LPM)
Lab ID #					Volume(L) Pump Time(Min) Flow Rate(LPM)

Detection Limit = 7 Fibers/MM2

Reviewer Dottie Guilbert
Dottie Guilbert

Analyst Dottie Guilbert
Dottie Guilbert

ASBESTOS TEM LABORATORIES, INC.

1350 Freeport Blvd., Sparks, NV 89431

(775) 359-3377

With Main Office in Berkley, CA (510) 704-8930

P.O. Box 5298 Reno, NV 89513 Ph: (775) 746-3838 Fax: (775) 787-6846

*** AIR SAMPLE SUBMISSION FORM / CHAIN-OF-CUSTODY REPORT ***
McGraw-Hill Construction

Company McGinley & Associates
G&G Environmental Consulting

Company C & G Environmental Consulting
Address PO Box 1208 O.C.

Address: PO Box 5298 815 Macleay Drive

City-State-Zip Reno, Nevada 89518

Contact person Gene Johnson

Analysis Requested/Turnaround: *PM/2 DAYS*

Job Site: Ruth K/elementary School - Locker Rooms

Job No. 01050911

Phone: (775) 746-3838 FAX: (775) 787-6846

[illegible]

Special Instructions:

Relinquished By		Date / Time	Received By		Date / Time
Name/Company	Gene E. Johnson / C & G Environmental	5-16-11 8:20pm	Name/Company	Sve. Eberich / ATEM	5/16/11 8:20am
Signature	<i>Gene E. Johnson</i>		Signature	<i>Sve. Eberich</i>	
Name/Company			Name/Company		
Signature			Signature		

PHASE CONTRAST MICROSCOPY ANALYTICAL REPORT

NIOSH 7400 Method

Page: **1** of **1**

Contact: Mr. Joe McGinley		Samples Submitted: 5		Report No.: 116637	
Address: McGinley & Associates		Samples Processed: 5		Date Submitted: May-16-11	
815 Maestro Drive		Job Site / No. Ruth Elementary School - Main Front Containment		Date Reported: May-18-11	
Reno, NV 89511		01050911			
SAMPLE ID	FIBERS per CC	95% UCL	FIBERS per FIELDS	FIBERS per FILTER	LOCATION / DESCRIPTION
HB-1.	< 0.0020	< 0.0053	< $\frac{5.5}{100}$	< 490	Final, West Hallway
Lab ID # 9029-00409-001					Volume(L) Pump Time(Min) Flow Rate(LPM) 1360 136 10.00
HB-2.	< 0.0020	< 0.0044	< $\frac{5.5}{100}$	< 981	Final, Boiler / Supply Room
Lab ID # 9029-00409-002					Volume(L) Pump Time(Min) Flow Rate(LPM) 1360 136 10.00
HB-3.	< 0.0020	< 0.0036	< $\frac{5.5}{100}$	< 2452	Final, East Hallway
Lab ID # 9029-00409-003					Volume(L) Pump Time(Min) Flow Rate(LPM) 1360 136 10.00
HB-4.	< 0.0020	< 0.0037	< $\frac{5.5}{100}$	< 1962	Final, North Hallway
Lab ID # 9029-00409-004					Volume(L) Pump Time(Min) Flow Rate(LPM) 1360 136 10.00
HB-5.	< 0.0020	< 0.0044	< $\frac{5.5}{100}$	< 981	Final, North Hallway
Lab ID # 9029-00409-005					Volume(L) Pump Time(Min) Flow Rate(LPM) 1353.2 136 9.950
Lab ID #					Volume(L) Pump Time(Min) Flow Rate(LPM)
Lab ID #					Volume(L) Pump Time(Min) Flow Rate(LPM)
Lab ID #					Volume(L) Pump Time(Min) Flow Rate(LPM)
Lab ID #					Volume(L) Pump Time(Min) Flow Rate(LPM)
Lab ID #					Volume(L) Pump Time(Min) Flow Rate(LPM)

Detection Limit = 7 Fibers/MM2

Reviewer *Dottie Guilbert*
Dottie Guilbert

Analyst *Dottie Guilbert*
Dottie Guilbert

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P.O. Box 5298 Reno, NV 89513 Ph: (775) 746-3838 Fax: (775) 787-6846

*** AIR SAMPLE SUBMISSION FORM / CHAIN-OF-CUSTODY REPORT ***
McGraw-Hill & Associates

günther g. paulsen consulting

Address: 815 mastro
P.O. Box 298

City-State-Zip. _____ Reno, Nevada 89517-11

Contact person Gene Johnson



Analysis Requested/Turnaround

Job Site: Ruth Elementary School - Mil. Ex.

Job No: 01050911

Phone: (775) 746-3838 FAX: (775) 787-6846

Special Instructions:

Relinquished By		Date / Time	Received By		Date / Time
Name/Company	Geoff E. Johnson / C & G Environmental	5-16-11	Name/Company	Sue Ehrlich / AT&T	5/16/11
Signature		8:24 AM	Signature		8:24 AM
Name/Company			Name/Company		
Signature			Signature		

APPENDIX C

Disposal Documentation for ACM
