Analysis of Brownfield Cleanup Alternatives

Asbestos Abatement of Two Redevelopment Properties at 1500 Martin Luther King Jr Boulevard and 3400 Holmes Street,
Dallas, Texas 75215

August 28, 2025

Prepared for:

St. Philip's School and Community Center
1600 Pennsylvania Avenue
Dallas, Texas 75215

Prepared by:

Stantec Consulting Services Inc.
3700 Hulen St, Suite 100
Fort Worth, Texas 76107

Project No.: 235301292

Sign-off Sheet

Author: _____

Joseph (Joey) Hahn, P.E., P.G. Environmental Engineer

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Independent Reviewer: _____

Hiedi Waller, P.E., Senior Environmental Engineer

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EXECUTIVE SUMMARY

Stantec Consulting Services Inc. (Stantec) has completed this Analysis of Brownfields Cleanup Alternatives (ABCA) for two properties located at 1500 Martin Luther King Jr. Boulevard (MLK Blvd) and 3400 Holmes Street (St) (herein referred to as the Site or Property) associated with asbestos abatement at Site buildings. This ABCA was completed utilizing brownfields multipurpose grant funding provided to the St. Philip's School and Community Center (St. Philip's) by the United States Environmental Protection Agency (USEPA).

The Property includes two separate parcels located in South Dallas (**Figure 1**). The Site is owned by St. Philip's and includes buildings that are currently vacant (**Figures 2 and 3**). As part of planned renovation at each of the buildings, significant asbestos abatement will be required.

Federal and Texas state regulatory agencies define asbestos containing materials (ACM) as materials containing greater than 1% asbestos by weight. ACM is divided into the following two categories:

1. Friable material that contains asbestos which can be crumbled, pulverized, or reduced to powder by hand pressure by hand pressure when dry; and,

2. Non-friable material that contains asbestos in which the fibers have been locked in by a bonding agent, coating, binder, cementitious or other material so that the asbestos is well bound.

Asbestos surveys conducted by EcoSystems Environmental, Inc. (ESEI) for the Site identified ACM as follows:

- 1500 MLK Blvd: Regulated amounts of asbestos were detected in the wallboard systems (wall texture and joint compound), floor tile and floor tile mastic were identified within the building by ESEI. Based on the survey results, approximately 2,140 square feet (SF) of ACM material exists within the building.

- 3400 Holmes St: Regulated amounts of asbestos were detected in the ceiling texture, wallboard wall systems and sink undercoat were identified within the building by ESEI. Based on the survey results, approximately 5,000 SF of ACM material exists within the building.

The presence of ACM materials in the buildings pose a significant barrier to the completion of the project as these materials must be abated and/or removed during the planned renovations for each building.

The selected remedial approach (Alternative 2) includes:

- Scrape/remove ACM using a certified asbestos abatement contractor and dispose ACM offsite

1.0 INTRODUCTION AND BACKGROUND

Stantec Consulting Services, Inc. (Stantec) prepared this Analysis of Brownfield Cleanup Alternatives (ABCA) of two parcels of land with a combined area of approximately 0.32 acres located at 1500 Martin Luther King Jr. Boulevard (MLK Blvd) and 3400 Holmes Street (St), in Dallas, Texas (the "Property"), on behalf of St. Philip's School and Community Center (St. Philip's or the "Client"). The ABCA was prepared to satisfy a requirement for St Philip's to utilize United States Environmental Protection Agency (EPA) Brownfields Multipurpose Grant funds, awarded in fiscal year (FY) 2023, to be used to fund abatement of asbestos associated the buildings on the Property. The ABCA was also prepared to help inform the public regarding plans for cleanup of the Property and to solicit their comments and questions on the ABCA and draft narrative at a public meeting to be held in August or September 2025.

1.1 GENERAL SITE AND PROJECT INFORMATION

1. Project Title and Purpose	
Project Title	Asbestos Abatement of Three Redevelopment Properties 1500 Martin Luther King Jr. Boulevard and 3400 Holmes Street Dallas, Wisconsin
Purpose	Analyze remedial alternatives to utilize EPA brownfields multipurpose funds
2. Key Site Contact Information	
Owner:	St. Philip's School and Community Center
	1600 Pennsylvania Avenue
	Contacts: Julie Saqueton
	Email: jsaqueton@stphilips.com
	Phone: (214) 421-5221, ext. 123
3. Site Information	
Site Name:	Asbestos Abatement of Three Redevelopment Properties
Address:	1500 Martin Luther King Jr. Boulevard and 3400 Holmes Street; Dallas, Texas
Tax Parcels	1500 Martin Luther King Jr. Boulevard (00000142000000000); 3400 Holmes Street (00000142948000000);

1.2 SITE DISCRIPTION

The general location of the Site and local topography is illustrated on **Figure 1**. The general location of the Site and buildings and an orthophotograph from 2022 are provided on **Figures 2 and 3**. The Site is approximately 0.32 acres (combined) in size.

The two parcels are currently vacant. The 1500 MLK Blvd building (built in 1946) was formerly occupied by various businesses including a dry cleaner, restaurants, record shop, and commercial office space dating back to the 1950s. The 3400 Holmes St building (built in 1966) was formerly (and only) occupied

by a church. The two properties are owned by St. Philip's and Phase I Environmental Site Assessments (ESAs) were conducted prior to purchase, briefly described in the following section.

1.3 PRIOR ENVIRONMENTAL SITE INVESTIGATIONS

St Philip's conducted Phase I ESAs for both parcels of the Property prior to completing their purchase. Additionally, ACM survey/assessments were completed at each Property building. A summary for these reports is as follows:

1.3.1 1500 MLK Blvd

Phase I ESA (ESEI, 2023a) – ESEI completed a Phase I ESA for 1500 MLK Blvd in July 2023 and identified several recognized environmental conditions (RECs), business environmental risks (BERs), and *de minimis* as follows:

- REC - Embassy One Hour Cleaners was identified as an occupant at the Property (1502 Forest Avenue) in the 1951 and 1956 city directories.
- REC - Former gasoline filling station operations were documented at the adjoining property to the east from approximately 1936 – 1965.
- REC - Former gasoline filling station operations were documented at the neighboring property located at 1600 MLK Boulevard (i.e. approximately 150 feet to the east of the Property) from approximately 1936 – 1966.
- BER – Friable and non-friable ACM was identified in the building at the Property.
- BER – Based on the construction date of the building at the Property, LBP may be present at the building.
- *De minimis* – Several small containers of paints were identified in a storage area of the building at the Property.

ESEI recommended further investigation of the RECs and BERs above. Identified ACM that will be disturbed by future renovation or demolition activities should be removed by appropriately licensed personnel and in accordance with applicable laws and regulations.

Pre-Renovation/Demolition Asbestos Survey (ESEI, 2023b) – ESEI completed an asbestos survey for the vacant commercial building at 1500 MLK Blvd in June 2023. Regulated amounts of asbestos were detected in the wall board systems (wall texture and joint compound), floor tile and floor tile mastic. Based on the survey results, approximately 2,140 SF of ACM material exists within the building.

1.3.2 3400 Holmes St

Phase I ESA (ESEI, 2023c) – ESEI completed a Phase I ESA for 3400 Holmes St in August 2023 and identified two BERs as follows:

- BER – Friable and non-friable ACM was identified in the building at the Property.
- BER – Based on the construction date of the building at the Property, LBP may be present at the building.

ESEI recommended that identified ACM that may be disturbed by renovation or demolition activities should be removed by appropriately licensed personnel and in accordance with applicable laws and regulations.

Pre-Renovation/Demolition Asbestos Survey (ESEI, 2023d) – ESEI completed an asbestos survey for the vacant church building at 3400 Holmes St in August 2023. Regulated amounts of asbestos were detected in the ceiling texture, wallboard wall systems, and sink undercoat. Based on the survey results, approximately 5,000 SF of ACM material exists within the building.

1.4 NATURE AND EXTENT OF IMPACTS

Federal and Texas state regulatory agencies define ACM as materials containing greater than 1% asbestos by weight. ACM is divided into the following two categories:

1. Friable material that contains asbestos which can be crumbled, pulverized, or reduced to powder by hand pressure by hand pressure when dry; and,

2. Non-friable material that contains asbestos in which the fibers have been locked in by a bonding agent, coating, binder, cementitious or other material so that the asbestos is well bound.

As previously noted in Section 1.3, quantifiable amounts of ACM were identified at the following areas within the Property buildings, based on analytical results:

1500 MLK Blvd: Wallboard systems (wall texture and joint compound), floor tile, and floor tile mastic (approximately 2,140 SF of ACM).

3400 Holmes St: Ceiling texture, wall board systems, and sink undercoat (approximately 5,000 SF of ACM).

As noted in the full reports provided in **Appendix A**, areas not tested for ACM should be considered ACM unless further analyzed/tested. ACM surveys completed were not comprehensive assessments and therefore, they can't guarantee that no asbestos is present is any area not sampled.

2.0 REMEDIAL ACTION OPTIONS EVALUATION

2.1 PROPOSED SITE REDEVELOPMENT

As part of neighborhood revitalization efforts, each Property building is proposed to be renovated for commercial and/or community re-use. Aerial view of each building Property is illustrated on **Figures 2 and 3**. ACM abatement/removal will be required as part of these renovations to facilitate future re-use.

2.2 REMEDIAL ALTERNATIVE EVALUATION

An evaluation of three remedial options was conducted to address the identified ACM. The remedial options evaluated included the following:

1. Natural Attenuation (no action)
2. Scrape/remove ACM using a certified asbestos abatement contractor and dispose ACM offsite
3. Demolish each building, segregate ACM materials, and dispose offsite

Although the cost to implement Remedial Alternative 1 is the least of the three options, this option would not be effective in eliminating the identified ACM. The overall exposure risk, magnitude, mobility, and toxicity of impacts would not decrease within a reasonable timeframe. Impacts would remain in close proximity to sensitive receptors. The long-term effectiveness of encapsulating impacted building materials (a slight alternative to Remedial Alternative 1) is unreliable and depends on the integrity of encapsulating material.

Scraping and removing ACM from building materials using hand-tools (i.e. wet scraping/etc.) is a common asbestos abatement method. This abatement method has been shown to be effective in eliminating the short-term and long-term exposure risk and reducing the mobility, toxicity, and magnitude of existing impacts. However, the labor involved in implementing Remedial Alternative 2 and confirming asbestos has been properly removed from each surface to allow for recycling is cost prohibitive. In addition, Remedial Alternative 2 requires physical disturbance of the ACM, which could lead to unintentional exposure. Remedial Alternative 2 would maintain each building in place, reducing the amount of materials needed for off-site disposal, compared to Remedial Alternative 3.

Remedial alternative 3 proposes complete demolition of the building, segregation of ACM materials, and off-site disposal of all materials. The ACM and non-ACM materials would likely be placed in two separate lined dumpsters and transported to approved landfills for disposal. Remedial Alternative 3 is expected to eliminate the short-term and long-term exposure risk and reduce the mobility, toxicity, and magnitude of existing impacts, but would eliminate the potential for re-use of viable structure. Remedial Alternative 3 would also generate more waste compared to Remedial Alternative 2.

2.3 SUSTAINABILITY EVALUATION

The remedial alternatives were evaluated for overall sustainability effectiveness. Remedial Alternative 1 is the least sustainable of the proposed alternatives as the remedial objective will not be reached. Remedial Alternative 2 and Remedial Alternative 3 both rely on utilizing construction elements for asbestos abatement, but Remedial Alternative 3 will generate a larger carbon footprint. Alternative 3 will generate more demolition debris than Alternative 2, requiring more trips to the landfill and larger disposal quantities. Although off-site disposal will still be required for Alternative 2, low sulfur diesel can be used and a no-idle policy will further reduce the carbon footprint. Remedial Alternative 2 is more a sustainable

option compared to Alternative 3. Alternative 2 will also allow reuse of the building and is considered highly sustainable.

2.4 CLIMATE CHANGE CONSIDERATIONS

The Property is located in the City of Dallas and is not located within the 100 year floodplain.

Authoritative Resources. The National Flood Insurance Rate Maps from the National Flood Insurance Program were consulted for the Property. The United States Environmental Protection Agency (U.S. EPA) website for Climate Impacts for the Southern Great Plains was consulted (U.S.EPA website: http://www.epa.gov/climatechange/). The summers in the Southern Great Plains are very hot and humid, and winters are mild. Variations in climate will tend to be expressed similarly in the project area.

Site Specific Risk Factors. Based on the physiographic location of the Site, some major climatic risk factors do not apply to the project area. For instance, since Dallas is in a municipal area, wildfires or forest fires are not a risk factor. The primary climatic risk factors are the following:

- Changing the environmental/ecological zones – Will depend on the decrease or increase in average temperatures and future variations in precipitation. These factors are interrelated with the changing dates for ground thaw/freezing. Variations in the growing season will result in changes in bird nesting and migration ranges and dates and be expressed in changes in the ecological diversity.

- Changing the air quality index - decreases in average temperature long term will result in less heat index days, while increases in average temperature long term will result in more heat index days, causing increased ozone formation in urban areas. This will make it more challenging to meet air quality standards and will increase the risks of health effects in these areas.

Accommodation of Identified Climate Risk Factors. The evaluated remediation alternatives are expected to have no effect on climate risk factors. Based on the information above, climate change is not anticipated to significantly affect the effectiveness of the alternatives evaluated.

3.0 SELECTED REMEDIAL ACTION OPTION

3.1 SELECTED REMEDIAL ACTION OPTION

Remedial Alternative 2 is the selected remedial alternative based on its short-term and long-term effectiveness, implementability, restoration time frame, economic feasibility, and sustainability. The selected remedial action option includes elements described below:

Remedial Alternative 2 – Scrape/Remove ACM using a certified asbestos contractor and dispose ACM off-site. Identified (and assumed) ACM will be scraped and/or removed from ACM areas by a certified asbestos contractor during planned renovation work. The ACM will be disposed of off-site at an appropriate disposal facility and documented. To minimize safety concerns and protect the community from exposure to ACM, any materials containing asbestos will be removed in such a manner as to minimize disturbance of the ACM by state licensed asbestos removal contractor personnel. Proper engineering controls, institutional controls (signs/etc.), and isolation/sealing methods will be used to separate the public from the renovation work. The certified asbestos contractor is responsible for necessary permits and ACM disposal.

3.2 SCHEDULE

St. Philip's would like to start the work immediately (Fall 2025).

3.3 COST ESTIMATE

A preliminary estimate of the cost for implementation of Remedial Alternative 2 is presented on the table below.

Cost Estimate for Remedial Alternative 2

1500 MLK Blvd

Task	Budget
Abatement of Asbestos	$19,475
Consulting Fees	$5,150
State Fees	$750
TOTAL COST	$25,375

3400 Holmes St

Task	Budget
Abatement of Asbestos	$14,587
Consulting Fees	$4,850
State Fees	$1,500
TOTAL COST	$20,937

The total cost for asbestos abatement work is $46,312. St. Philip's intends on using multi-purpose grant funds to cover these costs. Further funding mechanisms will be pursued, if necessary.

3.4 RESTORATION TIME FRAME

Removal of ACM materials will occur concurrently with building renovations which is anticipated to be complete by Fall 2025.

3.5 PERFORMANCE MEASURES

Confirmation samples will not be collected. The certified asbestos contractor will ensure that the ACM is removed and properly documented.

3.6 TREATMENT RESIDUALS

ACM will be disposed of at an approved disposal facility. No further residuals are anticipated as part of this work.

4.0 DISCLAIMER AND LIMITATIONS

The conclusions in the Report titled “Analysis of Brownfield Cleanup Alternatives – Asbestos Abatement of Two Redevelopment Properties at 1500 Martin Luther King Jr Boulevard and 3400 Holmes Street” are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

Stantec has assumed all information received from St. Philip’s School and Community Center (the “Client”) and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec’s contract with the Client. While the Report may be provided by the Client to applicable authorities having jurisdiction and to other third parties in connection with the project, Stantec disclaims any legal duty based upon warranty, reliance or any other theory to any third party, and will not be liable to such third party for any damages or losses of any kind that may result.

5.0 REFERENCES

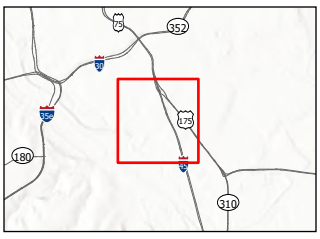
ESEI, 2023a. Phase I Environmental Site Assessment, Vacant Commercial Property, 1500 MLK Boulevard, Dallas, Texas 75215. ESEI Project No. 23041436. Report Date: July 11, 2023.

ESEI, 2023b. Pre-Renovation/Demolition Asbestos Survey, Commercial Property, 1500 Martin Luther King Jr Boulevard, Dallas, Texas 75215, ESEI Report No. 23041436.A. Report Date: June 14, 2023.

ESEI, 2023c. Phase I Environmental Site Assessment, Church Property, 3400 Holmes Street, Dallas, Texas 75215. ESEI Project No. 23041564. Report Date: August 30, 2023.

ESEI, 2023d. Pre-Renovation/Demolition Asbestos Survey, Vacant Church Building, 3400 Holmes Street, Dallas, Texas 75215. ESEI Project No. 23041564. Report Date: August 28, 2023.

FIGURES



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Property Location

0 500 1,000 Feet

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Notes

1. Coordinate System: NAD 1983 StatePlane Texas North Central FIPS 4202 Feet
2. Data Sources: Stantec, ESRI, USGS
3. Orthophotography: Maxar Sept 23, 2022

Stantec

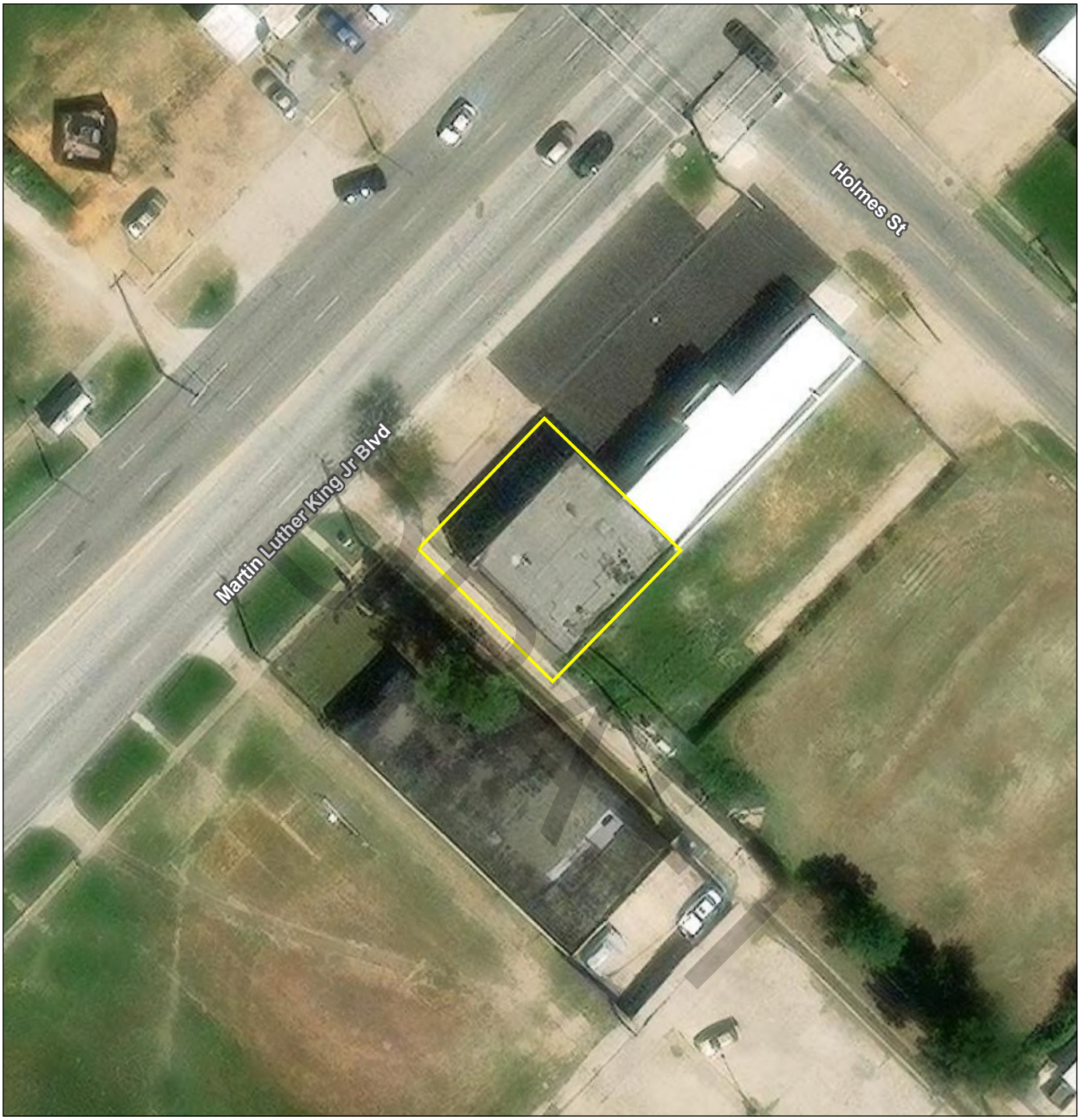
Project Location
C. of Dallas,
Dallas Co., TX

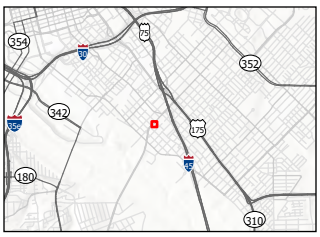
Prepared by AJS on 2025-08-18
TR by JH on 2025-08-18
IR by EG on 2025-08-18

Client/Project
235301292
St. Phillips School and Community Center
Analysis of Brownfield Cleanup Alternatives

Figure No.
1
DRAFT

Title
Property Location and Local Topography





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Property Boundary

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1:600

N

Stantec

Notes

1. Coordinate System: NAD 1983 StatePlane Texas North Central FIPS 4202 Feet
2. Data Sources: Stantec, ESRI, USGS, NADS
3. Orthophotography: ESRI Imagery

Project Location
C. of Dallas,
Dallas Co., TX

Prepared by AJS on 2025-08-18
TR by JH on 2025-08-18
IR by EG on 2025-08-18

Client/Project
235301292

St. Phillips School and Community Center
Analysis of Brownfield Cleanup Alternatives

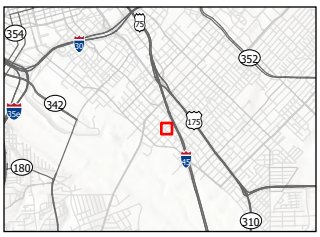
Figure No.
2

DRAFT

Title

Property Features Map
1500 Martin Luther King Jr. Boulevard

U:\235312353012920\03_data\gis_cad\gis\mxds\ABCA\ABCA_235301292ABCA_235301292.aprx Revised: 2025-08-18 By: aswalm



Legend

Subject Property Boundary

0 50 100 Feet

(At original document size of 8.5x11)
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N

Stantec

Notes

1. Coordinate System: NAD 1983 StatePlane Texas North Central FIPS 4202 Feet
2. Data Sources: Stantec, ESRI, USGS
3. Orthophotography: Maxar Sept 23, 2022

Project Location
C. of Dallas,
Dallas Co., TX

Prepared by AJS on 2025-08-18
TR by JH on 2025-08-18
IR by EG on 2025-08-18

Client/Project
St. Phillips School and Community Center
Analysis of Brownfield Cleanup Alternatives

235301292

Figure No.
3

DRAFT

Title
Property Features Map
3400 Holmes Street

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APPENDICES

APPENDIX A
ASBESTOS INSPECTION REPORTS

EcoSystems Environmental, Inc.
Environmental Consulting Services

06/14/2023

Ms. Julie Saqueton
Director of Community Development
St. Philip's School and Community Center
1600 Pennsylvania Avenue
Dallas, Texas 75215

Re: Pre-Renovation/Demolition Asbestos Survey
Commercial Property
1500 Martin Luther King Jr Boulevard; Dallas, Texas 75215
ESEI Project No. 23041436.A

Dear Ms. Saqueton:

EcoSystems Environmental, Inc. (ESEI) was retained by St. Philip's School and Community Center (hereinafter, the Client) to conduct a limited asbestos survey at the Site within the following Target Areas, as identified by the Client:

Commercial Property - 1500 Martin Luther King Jr Boulevard

The attached report summarizes these services in accordance with ESEI Proposal No. P04093 and Professional Services Agreement dated June 5, 2023. **Regulated amounts of asbestos were detected in the wallboard systems (wall texture and joint compound), floor tile and floor tile mastic.** The sample results summary is attached in Appendix A of this report. ESEI licenses are attached in Appendix B of this report. The laboratory analytical results are attached in Appendix C of this report. Site drawings are attached in Appendix D of this report. If you have any questions on this report or any other matter, please do not hesitate to call me at (972) 416-0520.

Sincerely,

EcoSystems Environmental, Inc.

Russ Gout
Individual Asbestos Consultant
DSHS License No. 10-5054
Expiration Date: 2/12/2025

Hyginus Ibeh
Individual Asbestos Consultant
DSHS License No. 10-5419
Expiration Date: 9/27/2024

1.0 SERVICES

TABLE I SERVICES SUMMARY	
Client	St. Philip's School and Community Center 1600 Pennsylvania Avenue Dallas, Texas 75215
Site Address	1500 Martin Luther King Jr Boulevard, Dallas, Texas 75215
Target Areas identified by Client:	Commercial Property - 1500 Martin Luther King Jr Boulevard

Scope of Work

1. Conduct a preliminary visual reconnaissance of the renovation/demolition Target Areas identified by the Client to visually determine the presence of suspect ACM
2. In the event suspect ACM is identified, visually assess suspect ACM for variations in color, texture, thickness, and other characteristics useful in determining the material's uniformity and homogeneous area
3. In the event suspect ACM is identified, evaluate current physical condition, friability and potential for damage, assign hazard ratings and estimate quantities
4. Collect samples of identified and reasonably accessible suspect ACM within Target Areas
5. Send suspect ACM samples to laboratory for analysis of asbestos content, if any
6. Prepare report summarizing results

Sample Date(s):	06/09/2023	
Inspector(s): **DSHS License #:**	Hyginus Ibeh Justin Platukas	10-5419 60-2747
Samples Collected:	A total of 76 samples of suspect asbestos-containing materials were collected, as agreed with the Client, within reasonably accessible portions of the Target Areas	
Analytical Lab:	ESEI's in-house asbestos laboratory accredited by the National Voluntary Laboratory Accreditation Program (NVLAP) through the National Institute for Standards and Technology (NVLAP Lab Code 101162-0) and licensed as a DSHS licensed asbestos bulk laboratory (License No. 30-0117).	
No. of Samples Analyzed:	76	
Analyzed Date:	06/12/2023	
Report Date:	06/14/2023	

General information about suspect ACM

Asbestos has historically been a component of a wide variety of building materials. These types of building materials, which may potentially contain asbestos, are termed "suspect asbestos-containing materials" (or suspect ACM). Suspect ACM may or may not contain asbestos. The actual asbestos content of a suspect material can be determined only through proper sampling and analysis performed by a qualified building inspector and laboratory.

Pursuant to the National Emission Standards for Hazardous Air Pollutants (NESHAP) asbestos regulation (40 CFR §61.141, et seq.) ACM can be classified into two categories: friable ACM which can be reduced to powder or crumbled under light hand pressure (e.g., ceiling textures and thermal system insulation) and nonfriable ACM, which are materials that cannot be easily crumbled (e.g., floor tile and floor tile mastic).

Regulated asbestos containing materials (RACM) which are those materials containing over 1% asbestos as defined under asbestos NESHAP.

2.0 STANDARD OF CARE AND LIMITATIONS:

This report was prepared for the exclusive use of the Client named herein to aid in the identification and management of ACM and RACM in the renovation/demolition Target Areas identified by the Client. ESEI performed its services in a manner consistent with the level of care and expertise exercised by asbestos professionals performing the same or similar services at the same time and in the same geographic area.

Samples for this asbestos survey were collected from discrete sample locations within the rooms and areas specifically identified herein (i.e., Target Areas). While attempts were made to obtain representative samples most likely to contain asbestos, findings and conclusions herein are necessarily limited by the number of samples taken and access provided for sampling activities. *The results herein cannot guarantee that no asbestos is present in any area not sampled.* This asbestos survey was *not intended to be a comprehensive asbestos inspection of the site*, nor was it intended to be used for evaluation of worker health and safety conditions. To determine whether regulated ACM is present at other locations not sampled herein, a *comprehensive asbestos inspection of the site* would be necessary.

Conclusions and recommendations herein represent the professional opinions of the ESEI personnel involved with the project. The results of this report should not be considered as legal interpretation of existing federal, state or local environmental, health and safety laws or regulations. ESEI assumes no responsibility or liability for errors in information or data provided by third party sources.

3.0 REPORT USE AND RELIANCE:

This report represents ESEI's services as of the sampling date. As our final document, it may not be altered after final issuance. This study and report were prepared on behalf of and for the exclusive use of the Client solely for its use and reliance in determining the presence of RACM in identified Target Areas of the site. The Client was the only party to which ESEI explained the risks and was solely involved in shaping the scope of services. Accordingly, reliance on this report by any other party may involve assumptions leading to an unintended interpretation of findings and opinions. With the consent of ESEI and the Client, ESEI may offer reliance to third parties or contract with other parties to develop findings and opinions related to such party's unique risk management concerns. Notwithstanding the foregoing, any and all third party reliance upon this Report shall be limited to the fair market value of the services undertaken to perform this Report as of the report date.

4.0 METHODOLOGIES:

4.1 Sampling

This limited inspection was guided by the Texas Asbestos Health Protection Rules (TAHPR) (see 25 TAC §295.58) and generally in accord with AHERA (the Asbestos Hazard Emergency Response Act of 1986, Public Law 99-519) sampling protocols (see 40 CFR §§ 763.86 and 763.88). The AHERA sampling protocols are statistically-based and were originally developed to implement AHERA which amends the Federal Toxic Substances Control Act (see 15 USC, §2641, et seq.). These rules are often followed by the OSHA, and the Department of State Health Services (DSHS). ESEI generally followed these sampling protocols to in an effort to collect representative samples of the various suspect building materials in the Target Areas.

Suspect ACM samples were collected by physically removing a small portion (approximately one square inch) of the suspect material using a sharp instrument. All layers of the material samples were penetrated and registered as separate samples. Disturbance of adjacent material was minimized during the sampling activities. Each sample was placed into a separate labeled container and then sealed. Each sample was labeled with the sample number and collection location, and a chain-of-custody form was completed. The sampling instrument was cleaned between each sample collected to mitigate potential cross-contamination between samples collected.

4.2 Analytical Procedures

If the results of the bulk laboratory analysis reveal asbestos, the percentage of asbestos contained within the sample is compared with criteria outlined in the EPA definition of asbestos-containing material (and which value is also followed by OSHA and DSHS). If a concentration of greater than one percent (1%) asbestos is reported, it is defined by the Asbestos NESHAP as a positive identification and the material could be considered RACM depending upon the nature of the ACM and its coverage.

The Asbestos NESHAP states that RACM (as defined in 40 CFR §61.141) containing less than 10% asbestos should be verified by point counting. If bulk sampling analysis determines that asbestos content of a friable asbestos sample is less than 10%, the building owner may: (i) elect to assume the asbestos content to be greater than 1% and treat the material as RACM, or (ii) require verification of asbestos content by point counting. If a result obtained by point counting is different from a result obtained by visual estimation, the point count result is used.

5.0 RECOMMENDATIONS:

Based upon the foregoing results, **if applicable**, ESEI offers the recommendations presented below. Such recommendations should be implemented *prior* to the commencement of any renovation or demolition activities or other activities that would potentially disturb the identified ACM or RACM at the site.

- Identified ACM, including nonfriable ACM, *that will be disturbed by renovation or demolition activities* should be removed as soon as feasibly possible by appropriately licensed personnel and in accordance with applicable laws and regulations.

- Identified ACM which *will not be disturbed by renovation or demolition activities but which is damaged*, should be repaired or encapsulated (by appropriately licensed personnel and in accordance with applicable laws and regulations) to prevent future damage.

- *ACM to remain in place* should be enclosed in airtight impermeable barrier or encapsulated to prevent damage.

- An *Asbestos Operation and Maintenance Program* should be implemented to manage existing ACM in place.

In the event renovation or demolition activities are slated for portions of the site outside of the Target Areas, an asbestos survey should be performed for those portions of the site—*prior* to the initiation of renovation or demolition activities.

APPENDICES

APPENDIX A

SAMPLE RESULTS SUMMARY

TABLE II
RESULTS SUMMARY
(Condition/Friability Codes are listed below table)

Sample No.	Asbestos %age	Description of Sampled Material	Location	Condition /Friability	Estimated Quantity
1	0	White / (Friable) / 1 x 1 Ceiling Tile, (Residue)	Vacant Suite 1500/1502	N/A	N/A
2	0	White / (Friable) / 1 x 1 Ceiling Tile, (Residue)	Vacant Suite 1500/1502	N/A	N/A
3	0	White / (Friable) / 1 x 1 Ceiling Tile, (Residue)	Vacant Suite 1500/1502	N/A	N/A
4	0	Brown / (Non-Friable) / Ceiling Tile Mastic	Vacant Suite 1500/1502	N/A	N/A
5	0	Brown / (Non-Friable) / Ceiling Tile Mastic	Vacant Suite 1500/1502	N/A	N/A
6	0	Brown / (Non-Friable) / Ceiling Tile Mastic	Vacant Suite 1500/1502	N/A	N/A
7	0	Tan / (Friable) / Old Fiberboard Ceiling	Vacant Suite 1500/1502	N/A	N/A
8	0	Tan / (Friable) / Old Fiberboard Ceiling	Vacant Suite 1500/1502	N/A	N/A
9	0	Tan / (Friable) / Old Fiberboard Ceiling	Vacant Suite 1500/1502	N/A	N/A
10 A	0	White / (Non-Friable) / Plaster Ceiling	Vacant Suite 1500/1502	N/A	N/A
10 B	0	White / (Non-Friable) / Plaster Ceiling	Vacant Suite 1500/1502	N/A	N/A
11 A	0	White / (Non-Friable) / Plaster Ceiling	Vacant Suite 1500/1502	N/A	N/A
11 B	0	Tan / (Non-Friable) / Plaster Ceiling	Vacant Suite 1500/1502	N/A	N/A
12 A	0	White / (Non-Friable) / Plaster Ceiling	Vacant Suite 1500/1502	N/A	N/A
12 B	0	Tan / (Non-Friable) / Plaster Ceiling	Vacant Suite 1500/1502	N/A	N/A
13	0	White / (Friable) / Sheetrock Ceiling Texture	Vacant Suite 1500/1502	N/A	N/A
14	0	White / (Friable) / Sheetrock Ceiling Texture	Vacant Suite 1500/1502	N/A	N/A
15	0	White / (Friable) / Sheetrock Ceiling Texture	Vacant Suite 1500/1502	N/A	N/A
16 A	0	White / (Non-Friable) / Plaster Wall	2nd Floor, Vacant Suite 1500/1502	N/A	N/A
16 B	0	Tan / (Non-Friable) / Plaster Wall	2nd Floor, Vacant Suite 1500/1502	N/A	N/A
17 A	0	White / (Non-Friable) / Plaster Wall	2nd Floor, Vacant Suite 1500/1502	N/A	N/A
17 B	0	Tan / (Non-Friable) / Plaster Wall	2nd Floor, Vacant Suite 1500/1502	N/A	N/A
18 A	0	White / (Non-Friable) / Plaster Wall	2nd Floor, Vacant Suite 1500/1502	N/A	N/A
18 B	0	Tan / (Non-Friable) / Plaster Wall	2nd Floor, Vacant Suite 1500/1502	N/A	N/A
19	5	White / (Friable) / Wall Texture	2nd Floor, Vacant Suite 1500/1502	1	120 SQ. FT.

TABLE II
RESULTS SUMMARY
(Condition/Friability Codes are listed below table)

Sample No.	Asbestos %age	Description of Sampled Material	Location	Condition /Friability	Estimated Quantity
20	5	White / (Friable) / Wall Texture	2nd Floor, Vacant Suite 1500/1502	1	Same as No. 19
21	5	White / (Friable) / Wall Texture	2nd Floor, Vacant Suite 1500/1502	1	Same as No. 19
22	5	White / (Friable) / Joint Compound	2nd Floor, Vacant Suite 1500/1502	1	Same as No. 19
23	5	White / (Friable) / Joint Compound	2nd Floor, Vacant Suite 1500/1502	1	Same as No. 19
24	3	White / (Friable) / Joint Compound	2nd Floor, Vacant Suite 1500/1502	1	Same as No. 19
25	0	Gray / (Non-Friable) / 12 x 12 Floor Tile	Vacant Suite 1500/1502	N/A	N/A
26	0	Gray / (Non-Friable) / 12 x 12 Floor Tile	Vacant Suite 1500/1502	N/A	N/A
27	0	Gray / (Non-Friable) / 12 x 12 Floor Tile	Vacant Suite 1500/1502	N/A	N/A
28	5	Black / (Non-Friable) / Floor Tile Mastic	Vacant Suite 1500/1502	2	1,300 SQ. FT.
29	5	Black / (Non-Friable) / Floor Tile Mastic	Vacant Suite 1500/1502	2	Same as No. 28
30	3	Black / (Non-Friable) / Floor Tile Mastic	Vacant Suite 1500/1502	2	Same as No. 28
31	0	Beige / (Non-Friable) / 12 x 12 Floor Tile	Vacant Suite 1500/1502	N/A	N/A
32	0	Beige / (Non-Friable) / 12 x 12 Floor Tile	Vacant Suite 1500/1502	N/A	N/A
33	0	Beige / (Non-Friable) / 12 x 12 Floor Tile	Vacant Suite 1500/1502	N/A	N/A
34	2	Brown/Black / (Non-Friable) / Floor Tile Mastic	Vacant Suite 1500/1502	2	360 SQ. FT.
35	0	Brown / (Non-Friable) / Floor Tile Mastic	Vacant Suite 1500/1502	N/A	N/A
36	3	Brown/Black / (Non-Friable) / Floor Tile Mastic	Vacant Suite 1500/1502	2	Same as No. 34
37	3	Green / (Non-Friable) / 9 x 9 Floor Tile Residue	Vacant Suite 1500/1502	2	360 SQ. FT.
38	3	Green / (Non-Friable) / 9 x 9 Floor Tile Residue	Vacant Suite 1500/1502	2	Same as No. 37
39	5	Green / (Non-Friable) / 9 x 9 Floor Tile Residue	Vacant Suite 1500/1502	2	Same as No. 37
40	5	Black / (Non-Friable) / Floor Tile Mastic	Vacant Suite 1500/1502	2	Same as No. 37
41	7	Black / (Non-Friable) / Floor Tile Mastic	Vacant Suite 1500/1502	2	Same as No. 37
42	7	Black / (Non-Friable) / Floor Tile Mastic	Vacant Suite 1500/1502	2	Same as No. 37
43	0	White / (Friable) / Wallboard	Vacant Suite 1500/1502	N/A	N/A
44	0	White / (Friable) / Wallboard	Vacant Suite 1500/1502	N/A	N/A

TABLE II
RESULTS SUMMARY
(Condition/Friability Codes are listed below table)

Sample No.	Asbestos %age	Description of Sampled Material	Location	Condition /Friability	Estimated Quantity
45	0	White / (Friable) / Wallboard	Vacant Suite 1500/1502	N/A	N/A
46	0	White / (Friable) / Joint Compound	Vacant Suite 1500/1502	N/A	N/A
47	0	White / (Friable) / Joint Compound	Vacant Suite 1500/1502	N/A	N/A
48	0	White / (Friable) / Joint Compound	Vacant Suite 1500/1502	N/A	N/A
49	0	White / (Friable) / Joint Compound	Vacant Suite 1500/1502	N/A	N/A
50	0	White / (Friable) / Joint Compound	Vacant Suite 1500/1502	N/A	N/A
51	0	White / (Friable) / Wall Texture	Vacant Suite 1500/1502	N/A	N/A
52	0	White / (Friable) / Wall Texture	Vacant Suite 1500/1502	N/A	N/A
53	0	White / (Friable) / Wall Texture	Vacant Suite 1500/1502	N/A	N/A
54	0	White / (Friable) / Wall Texture	Vacant Suite 1500/1502	N/A	N/A
55	0	White / (Friable) / Wall Texture	Vacant Suite 1500/1502	N/A	N/A
56	0	Tan / (Non-Friable) / Plaster Wall	Vacant Suite 1500/1502	N/A	N/A
57	0	Tan / (Non-Friable) / Plaster Wall	Vacant Suite 1500/1502	N/A	N/A
58	0	Tan / (Non-Friable) / Plaster Wall	Vacant Suite 1500/1502	N/A	N/A
59	0	Tan / (Non-Friable) / Cove Base Mastic	Vacant Suite 1500/1502	N/A	N/A
60	0	Tan / (Non-Friable) / Cove Base Mastic	Vacant Suite 1500/1502	N/A	N/A
61	0	Tan / (Non-Friable) / Cove Base Mastic	Vacant Suite 1500/1502	N/A	N/A
62	0	Tan / (Non-Friable) / Window Glazing Compound	Vacant Suite 1500/1502	N/A	N/A
63	0	Tan / (Non-Friable) / Window Glazing Compound	Vacant Suite 1500/1502	N/A	N/A
64	0	Tan / (Non-Friable) / Window Glazing Compound	Vacant Suite 1500/1502	N/A	N/A
65	0	Tan/Gray / (Non-Friable) / Window Caulk	Vacant Suite 1500/1502	N/A	N/A
66	0	Tan/Gray / (Non-Friable) / Window Caulk	Vacant Suite 1500/1502	N/A	N/A
67	0	Tan/Gray / (Non-Friable) / Window Caulk	Vacant Suite 1500/1502	N/A	N/A
68	0	Tan / (Non-Friable) / Wall Panel Mastic	Restrooms, Vacant Suite 1500/1502	N/A	N/A
69	0	Tan / (Non-Friable) / Wall Panel Mastic	Restrooms, Vacant Suite 1500/1502	N/A	N/A

TABLE II
RESULTS SUMMARY
(Condition/Friability Codes are listed below table)

Sample No.	Asbestos %age	Description of Sampled Material	Location	Condition /Friability	Estimated Quantity
70	0	Tan/Gray / (Non-Friable) / Wall Panel Mastic	Restrooms, Vacant Suite 1500/1502	N/A	N/A

Friability Codes:

1 – Friable: ACM that, when dry, can be crumbled, pulverized, or reduced to powder by normal hand pressure.
2 – Category I Nonfriable: ACM packings, gaskets, resilient floor covering, and asphalt roofing products.
3 – Category II Nonfriable: ACM, excluding Category I Nonfriable ACM, that, when dry, cannot be crumbled, pulverized, or reduced to powder by normal hand pressure.

APPENDIX B

LICENSES

Texas Department of State Health Services

ECOSYSTEMS ENVIRONMENTAL INC

is certified to perform as an

Asbestos Consultant Agency

in the State of Texas and is hereby governed by the rights, privileges and responsibilities set forth in Texas Occupations Code, Chapter 1954 and Title 12, Texas Administrative Code, Chapter 295 relating to Texas Asbestos Health Protection, as long as this license is not suspended or revoked.

License Number: 100008

Expiration Date: 12/29/2023

John Hellerstedt, M.D.,
Commissioner of Health

Control Number: 97418

(Void After Expiration Date)

VOID IF ALTERED NON-TRANSFERABLE

SEE BACK

Texas Department of State Health Services

ECOSYSTEMS ENVIRONMENTAL INC

is certified to perform as an

Asbestos Laboratory

PCM, PLM

in the State of Texas and is hereby governed by the rights, privileges and responsibilities set forth in Texas Occupations Code, Chapter 1954 and Title 12, Texas Administrative Code, Chapter 295 relating to Texas Asbestos Health Protection, as long as this license is not suspended or revoked.

License Number: 300117

Expiration Date: 11/01/2024

John Hellerstedt, M.D.,
Commissioner of Health

Control Number: 96662

(Void After Expiration Date)

VOID IF ALTERED NON-TRANSFERABLE

SEE BACK

United States Department of Commerce
National Institute of Standards and Technology

Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 101162-0

EcoSystems Environmental, Inc.
Carrollton, TX

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).

2023-04-01 through 2024-03-31

Effective Dates

For the National Voluntary Laboratory Accreditation Program

Texas Department of
State Health Services

Asbestos Individual Consultant

RUSS A GOUT

License No. 105054

Control No. 98150

Expiration Date: 12-Feb-2025

Texas Department of State Health Services

Asbestos Individual Consultant

HYGINUS O IBEH

License No. 105419

Control No. 98112

Expiration Date: 27-Sep-2024

Texas Department of State Health Services

Asbestos Inspector

JUSTIN A PLATUKAS

License No. 602747

Control No. 100349

Expiration Date: 31-Aug-2024

APPENDIX C

LABORATORY ANALYTICAL RESULTS

EcoSystems Environmental, Inc.
Environmental Consulting Services

Client:	St. Philip's School and Community Center 1600 Pennsylvania Avenue Dallas, Texas 75215
Project:	Commercial Property 1500 Martin Luther King Jr Boulevard Dallas, Texas 75215

PLM BULK ASBESTOS ANALYSIS TEST REPORT
(NVLAP LAB CODE 101162-0, TDSHS LAB LICENSE NO. 30-0117)

Report Date: 06/14/2023
ESEI Project #: 2304 1436

Client Project #:

Sample # / Lab	Sample Location / Material Sampled	Layer %	Non-Asbestos Non-Fibrous Material		Fibrous Material		Asbestos Type	
1 23-37142	Vacant Suite 1500/1502 1 x 1 Ceiling Tile, (Residue) White/Friable	A	Binder/Paint	10 %	Cellulose Mineral Wool	< 1 % 90 %	None Det. **Total**	0 % **0 %**
2 23-37142	Vacant Suite 1500/1502 1 x 1 Ceiling Tile, (Residue) White/Friable	A	Binder/Paint	10 %	Cellulose Mineral Wool Synthetic	< 1 % 90 % < 1 %	None Det. **Total**	0 % **0 %**
3 23-37142	Vacant Suite 1500/1502 1 x 1 Ceiling Tile, (Residue) White/Friable	A	Binder/Paint	10 %	Cellulose Mineral Wool	< 1 % 90 %	None Det. **Total**	0 % **0 %**
4 23-37142	Vacant Suite 1500/1502 Ceiling Tile Mastic Brown/Non-Friable	A	Binder/Mica	97 %	Cellulose Synthetic	3 % < 1 %	None Det. **Total**	0 % **0 %**
5 23-37142	Vacant Suite 1500/1502 Ceiling Tile Mastic Brown/Non-Friable	A	Binder/Mica	98 %	Cellulose Talc	2 % < 1 %	None Det. **Total**	0 % **0 %**
6 23-37142	Vacant Suite 1500/1502 Ceiling Tile Mastic Brown/Non-Friable	A	Binder/Mica	98 %	Cellulose Synthetic Talc	2 % < 1 % < 1 %	None Det. **Total**	0 % **0 %**
7 23-37142	Vacant Suite 1500/1502 Old Fiberboard Ceiling Tan/Friable	A	Binder/Paint	2 %	Cellulose	98 %	None Det. **Total**	0 % **0 %**
8 23-37142	Vacant Suite 1500/1502 Old Fiberboard Ceiling Tan/Friable	A	Binder/Paint	2 %	Cellulose Synthetic	98 % < 1 %	None Det. **Total**	0 % **0 %**

EcoSystems Environmental, Inc.
Environmental Consulting Services

Client:	St. Philip's School and Community Center 1600 Pennsylvania Avenue Dallas, Texas 75215
Project:	Commercial Property 1500 Martin Luther King Jr Boulevard Dallas, Texas 75215

PLM BULK ASBESTOS ANALYSIS TEST REPORT
(NVLAP LAB CODE 101162-0, TDSHS LAB LICENSE NO. 30-0117)

Report Date: 06/14/2023
ESEI Project #: 2304 1436

Client Project #:

Sample # / Lab	Sample Location / Material Sampled	Layer %	Non-Asbestos Non-Fibrous Material		Fibrous Material		Asbestos Type	
9 23-37142	Vacant Suite 1500/1502 Old Fiberboard Ceiling Tan/Friable	A	Binder/Paint	2 %	Cellulose Fiberglass Synthetic	98 % < 1 % < 1 %	None Det.	0 %
							Total	**0 %**
10 A 23-37142	Vacant Suite 1500/1502 Plaster Ceiling White/Non-Friable	A	Binder/Paint Aggregate	97 % 3 %	Cellulose	< 1 %	None Det.	0 %
							Total	**0 %**
10 B 23-37142	Vacant Suite 1500/1502 Plaster Ceiling White/Non-Friable	A	Binder/Matrix Aggregate	75 % 25 %	Synthetic	< 1 %	None Det.	0 %
							Total	**0 %**
11 A 23-37142	Vacant Suite 1500/1502 Plaster Ceiling White/Non-Friable	A	Binder/Paint Aggregate	97 % 2 %	Cellulose	1 %	None Det.	0 %
							Total	**0 %**
11 B 23-37142	Vacant Suite 1500/1502 Plaster Ceiling Tan/Non-Friable	A	Binder/Matrix Aggregate	80 % 20 %	Synthetic	< 1 %	None Det.	0 %
							Total	**0 %**
12 A 23-37142	Vacant Suite 1500/1502 Plaster Ceiling White/Non-Friable	A	Binder/Paint Aggregate	95 % 5 %			None Det.	0 %
							Total	**0 %**
12 B 23-37142	Vacant Suite 1500/1502 Plaster Ceiling Tan/Non-Friable	A	Binder/Matrix Aggregate	85 % 15 %	Synthetic	< 1 %	None Det.	0 %
							Total	**0 %**
13 23-37142	Vacant Suite 1500/1502 Sheetrock Ceiling Texture White/Friable	A	Binder/Paint Perlite	90 % 2 %	Cellulose	8 %	None Det.	0 %
							Total	**0 %**

EcoSystems Environmental, Inc.
Environmental Consulting Services

Client:	St. Philip's School and Community Center 1600 Pennsylvania Avenue Dallas, Texas 75215
Project:	Commercial Property 1500 Martin Luther King Jr Boulevard Dallas, Texas 75215

PLM BULK ASBESTOS ANALYSIS TEST REPORT
(NVLAP LAB CODE 101162-0, TDSHS LAB LICENSE NO. 30-0117)

Report Date: 06/14/2023
ESEI Project #: 2304 1436

Client Project #:

Sample # / Lab	Sample Location / Material Sampled	Layer %	Non-Asbestos Non-Fibrous Material		Fibrous Material		Asbestos Type	
14 23-37142	Vacant Suite 1500/1502 Sheetrock Ceiling Texture White/Friable	A	Binder/Paint Perlite	90 % 2 %	Cellulose Synthetic	8 % < 1 %	None Det.	0 %
							Total	**0 %**
15 23-37142	Vacant Suite 1500/1502 Sheetrock Ceiling Texture White/Friable	A	Binder/Paint Perlite	90 % 2 %	Cellulose	8 %	None Det.	0 %
							Total	**0 %**
16 A 23-37142	2nd Floor, Vacant Suite 1500/1502 Plaster Wall White/Non-Friable	A	Binder/Paint Aggregate	95 % 5 %	Cellulose Synthetic	< 1 % < 1 %	None Det.	0 %
							Total	**0 %**
16 B 23-37142	2nd Floor, Vacant Suite 1500/1502 Plaster Wall Tan/Non-Friable	A	Binder/Matrix Aggregate	80 % 20 %	Synthetic	< 1 %	None Det.	0 %
							Total	**0 %**
17 A 23-37142	2nd Floor, Vacant Suite 1500/1502 Plaster Wall White/Non-Friable	A	Binder/Paint Aggregate	97 % 2 %	Cellulose	1 %	None Det.	0 %
							Total	**0 %**
17 B 23-37142	2nd Floor, Vacant Suite 1500/1502 Plaster Wall Tan/Non-Friable	A	Binder/Matrix Aggregate	85 % 15 %	Synthetic	< 1 %	None Det.	0 %
							Total	**0 %**
18 A 23-37142	2nd Floor, Vacant Suite 1500/1502 Plaster Wall White/Non-Friable	A	Binder/Paint Aggregate	97 % 3 %	Synthetic	< 1 %	None Det.	0 %
							Total	**0 %**

EcoSystems Environmental, Inc.
Environmental Consulting Services

Client:	St. Philip's School and Community Center 1600 Pennsylvania Avenue Dallas, Texas 75215
Project:	Commercial Property 1500 Martin Luther King Jr Boulevard Dallas, Texas 75215

PLM BULK ASBESTOS ANALYSIS TEST REPORT
(NVLAP LAB CODE 101162-0, TDSHS LAB LICENSE NO. 30-0117)

Report Date: 06/14/2023
ESEI Project #: 2304 1436

Client Project #:

Sample # / Lab	Sample Location / Material Sampled	Layer %	Non-Asbestos Non-Fibrous Material		Fibrous Material		Asbestos Type	
18 B 23-37142	2nd Floor, Vacant Suite 1500/1502 Plaster Wall Tan/Non-Friable	A	Binder/Matrix Aggregate	80 % 20 %	Synthetic	< 1 %	None Det. **Total**	0 % **0 %**
19 23-37142	2nd Floor, Vacant Suite 1500/1502 Wall Texture White/Friable	A	Binder/Paint	90 %	Cellulose Fiberglass	5 % < 1 %	Chrysotile **Total**	5 % **5 %**
20 23-37142	2nd Floor, Vacant Suite 1500/1502 Wall Texture White/Friable	A	Binder/Paint Perlite	90 % < 1 %	Cellulose Fiberglass	5 % < 1 %	Chrysotile **Total**	5 % **5 %**
21 23-37142	2nd Floor, Vacant Suite 1500/1502 Wall Texture White/Friable	A	Binder/Paint Perlite	85 % < 1 %	Cellulose Synthetic	10 % < 1 %	Chrysotile **Total**	5 % **5 %**
22 23-37142	2nd Floor, Vacant Suite 1500/1502 Joint Compound White/Friable	A	Binder/Carbonate	90 %	Cellulose Fiberglass Synthetic	4 % 1 % < 1 %	Chrysotile **Total**	5 % **5 %**
23 23-37142	2nd Floor, Vacant Suite 1500/1502 Joint Compound White/Friable	A	Binder/Carbonate	95 %	Cellulose Synthetic	< 1 % < 1 %	Chrysotile **Total**	5 % **5 %**
24 23-37142	2nd Floor, Vacant Suite 1500/1502 Joint Compound White/Friable	A	Binder/Carbonate	95 %	Cellulose Synthetic	2 % < 1 %	Chrysotile **Total**	3 % **3 %**

EcoSystems Environmental, Inc.
Environmental Consulting Services

Client:	St. Philip's School and Community Center 1600 Pennsylvania Avenue Dallas, Texas 75215
Project:	Commercial Property 1500 Martin Luther King Jr Boulevard Dallas, Texas 75215

PLM BULK ASBESTOS ANALYSIS TEST REPORT
(NVLAP LAB CODE 101162-0, TDSHS LAB LICENSE NO. 30-0117)

Report Date: 06/14/2023
ESEI Project #: 2304 1436

Client Project #:

Sample # / Lab	Sample Location / Material Sampled	Layer %	Non-Asbestos Non-Fibrous Material		Non-Asbestos Fibrous Material		Asbestos Type	
25 23-37142	Vacant Suite 1500/1502 12 x 12 Floor Tile Gray/Non-Friable	A	Binder/Vinyl	100 %	Synthetic	< 1 %	None Det.	0 %
							Total	**0 %**
26 23-37142	Vacant Suite 1500/1502 12 x 12 Floor Tile Gray/Non-Friable	A	Binder/Vinyl	100 %	Cellulose Synthetic	< 1 % < 1 %	None Det.	0 %
							Total	**0 %**
27 23-37142	Vacant Suite 1500/1502 12 x 12 Floor Tile Gray/Non-Friable	A	Binder/Vinyl	100 %	Cellulose Synthetic	< 1 % < 1 %	None Det.	0 %
							Total	**0 %**
28 23-37142	Vacant Suite 1500/1502 Floor Tile Mastic Black/Non-Friable	A	Binder/Tar	93 %	Cellulose Synthetic	2 % < 1 %	Chrysotile	5 %
							Total	**5 %**
29 23-37142	Vacant Suite 1500/1502 Floor Tile Mastic Black/Non-Friable	A	Binder/Tar Aggregate	90 % 2 %	Cellulose Fiberglass Synthetic	3 % < 1 % < 1 %	Chrysotile	5 %
							Total	**5 %**
30 23-37142	Vacant Suite 1500/1502 Floor Tile Mastic Black/Non-Friable	A	Binder/Tar Aggregate	85 % 5 %	Cellulose Synthetic	7 % < 1 %	Chrysotile	3 %
							Total	**3 %**
31 23-37142	Vacant Suite 1500/1502 12 x 12 Floor Tile Beige/Non-Friable	A	Binder/Vinyl	100 %	Synthetic	< 1 %	None Det.	0 %
							Total	**0 %**
32 23-37142	Vacant Suite 1500/1502 12 x 12 Floor Tile Beige/Non-Friable	A	Binder/Vinyl	100 %	Cellulose Synthetic	< 1 % < 1 %	None Det.	0 %
							Total	**0 %**

EcoSystems Environmental, Inc.
Environmental Consulting Services

Client:	St. Philip's School and Community Center 1600 Pennsylvania Avenue Dallas, Texas 75215
Project:	Commercial Property 1500 Martin Luther King Jr Boulevard Dallas, Texas 75215

PLM BULK ASBESTOS ANALYSIS TEST REPORT
(NVLAP LAB CODE 101162-0, TDSHS LAB LICENSE NO. 30-0117)

Report Date: 06/14/2023
ESEI Project #: 2304 1436

Client Project #:

Sample # / Lab	Sample Location / Material Sampled	Layer %	Non-Asbestos Non-Fibrous Material		Fibrous Material		Asbestos Type	
33 23-37142	Vacant Suite 1500/1502 12 x 12 Floor Tile Beige/Non-Friable	A	Binder/Vinyl	100 %			None Det.	0 %
							Total	**0 %**
34 23-37142	Vacant Suite 1500/1502 Floor Tile Mastic Brown/Black/Non-Friable	A	Binder/Tar	90 %	Cellulose Synthetic	7 % 1 %	Chrysotile	2 %
							Total	**2 %**
35 23-37142	Vacant Suite 1500/1502 Floor Tile Mastic Brown/Non-Friable	A	Binder/Mica	95 %	Cellulose Synthetic	< 1 % 5 %	None Det.	0 %
							Total	**0 %**
36 23-37142	Vacant Suite 1500/1502 Floor Tile Mastic Brown/Black/Non-Friable	A	Binder/Tar	90 %	Cellulose Synthetic	7 % < 1 %	Chrysotile	3 %
							Total	**3 %**
37 23-37142	Vacant Suite 1500/1502 9 x 9 Floor Tile Residue Green/Non-Friable	A	Binder/Carbonate	97 %	Cellulose	< 1 %	Chrysotile	3 %
							Total	**3 %**
38 23-37142	Vacant Suite 1500/1502 9 x 9 Floor Tile Residue Green/Non-Friable	A	Binder/Carbonate	97 %	Cellulose Synthetic	< 1 % < 1 %	Chrysotile	3 %
							Total	**3 %**
39 23-37142	Vacant Suite 1500/1502 9 x 9 Floor Tile Residue Green/Non-Friable	A	Binder/Carbonate	95 %	Cellulose Synthetic	< 1 % < 1 %	Chrysotile	5 %
							Total	**5 %**
40 23-37142	Vacant Suite 1500/1502 Floor Tile Mastic Black/Non-Friable	A	Binder/Tar	90 %	Cellulose Synthetic	4 % 1 %	Chrysotile	5 %
							Total	**5 %**

EcoSystems Environmental, Inc.
Environmental Consulting Services

Client:	St. Philip's School and Community Center 1600 Pennsylvania Avenue Dallas, Texas 75215
Project:	Commercial Property 1500 Martin Luther King Jr Boulevard Dallas, Texas 75215

PLM BULK ASBESTOS ANALYSIS TEST REPORT
(NVLAP LAB CODE 101162-0, TDSHS LAB LICENSE NO. 30-0117)

Report Date: 06/14/2023
ESEI Project #: 2304 1436

Client Project #:

Sample # / Lab	Sample Location / Material Sampled	Layer %	Non-Asbestos Non-Fibrous Material		Fibrous Material		Asbestos Type	
41 23-37142	Vacant Suite 1500/1502 Floor Tile Mastic Black/Non-Friable	A	Binder/Tar Perlite	90 % < 1 %	Cellulose Synthetic	3 % < 1 %	Chrysotile	7 %
							Total	**7 %**
42 23-37142	Vacant Suite 1500/1502 Floor Tile Mastic Black/Non-Friable	A	Binder/Tar	90 %	Cellulose Synthetic	3 % < 1 %	Chrysotile	7 %
							Total	**7 %**
43 23-37142	Vacant Suite 1500/1502 Wallboard White/Friable	A	Binder/Gypsum Perlite	95 % 2 %	Cellulose Fiberglass	3 % < 1 %	None Det.	0 %
							Total	**0 %**
44 23-37142	Vacant Suite 1500/1502 Wallboard White/Friable	A	Binder/Gypsum	90 %	Cellulose Fiberglass Synthetic	8 % 2 % < 1 %	None Det.	0 %
							Total	**0 %**
45 23-37142	Vacant Suite 1500/1502 Wallboard White/Friable	A	Binder/Gypsum	90 %	Cellulose Fiberglass	8 % 2 %	None Det.	0 %
							Total	**0 %**
46 23-37142	Vacant Suite 1500/1502 Joint Compound White/Friable	A	Binder/Carbonate Perlite	97 % 1 %	Cellulose	2 %	None Det.	0 %
							Total	**0 %**
47 23-37142	Vacant Suite 1500/1502 Joint Compound White/Friable	A	Binder/Carbonate Perlite	95 % 1 %	Cellulose Synthetic	4 % < 1 %	None Det.	0 %
							Total	**0 %**
48 23-37142	Vacant Suite 1500/1502 Joint Compound White/Friable	A	Binder/Carbonate Perlite	95 % < 1 %	Cellulose	5 %	None Det.	0 %
							Total	**0 %**

EcoSystems Environmental, Inc.
Environmental Consulting Services

Client:	St. Philip's School and Community Center 1600 Pennsylvania Avenue Dallas, Texas 75215
Project:	Commercial Property 1500 Martin Luther King Jr Boulevard Dallas, Texas 75215

PLM BULK ASBESTOS ANALYSIS TEST REPORT
(NVLAP LAB CODE 101162-0, TDSHS LAB LICENSE NO. 30-0117)

Report Date: 06/14/2023
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Client Project #:

Sample # / Lab	Sample Location / Material Sampled	Layer %	Non-Asbestos Non-Fibrous Material		Fibrous Material		Asbestos Type	
49 23-37142	Vacant Suite 1500/1502 Joint Compound White/Friable	A	Binder/Carbonate	95 %	Cellulose Synthetic	5 % < 1 %	None Det.	0 %
							Total	**0 %**
50 23-37142	Vacant Suite 1500/1502 Joint Compound White/Friable	A	Binder/Carbonate Perlite	95 % 1 %	Cellulose Mineral Wool	4 % < 1 %	None Det.	0 %
							Total	**0 %**
51 23-37142	Vacant Suite 1500/1502 Wall Texture White/Friable	A	Binder/Paint Perlite	93 % 2 %	Cellulose	5 %	None Det.	0 %
							Total	**0 %**
52 23-37142	Vacant Suite 1500/1502 Wall Texture White/Friable	A	Binder/Paint Perlite	93 % 2 %	Cellulose Synthetic	5 % < 1 %	None Det.	0 %
							Total	**0 %**
53 23-37142	Vacant Suite 1500/1502 Wall Texture White/Friable	A	Binder/Paint Perlite	95 % 1 %	Cellulose Synthetic	4 % < 1 %	None Det.	0 %
							Total	**0 %**
54 23-37142	Vacant Suite 1500/1502 Wall Texture White/Friable	A	Binder/Paint Perlite	95 % 1 %	Cellulose Synthetic	4 % < 1 %	None Det.	0 %
							Total	**0 %**
55 23-37142	Vacant Suite 1500/1502 Wall Texture White/Friable	A	Binder/Paint	95 %	Cellulose Mineral Wool	5 % < 1 %	None Det.	0 %
							Total	**0 %**
56 23-37142	Vacant Suite 1500/1502 Plaster Wall Tan/Non-Friable	A	Binder/Carbonate Aggregate	90 % 10 %	Synthetic	< 1 %	None Det.	0 %
							Total	**0 %**

EcoSystems Environmental, Inc.
Environmental Consulting Services

Client:	St. Philip's School and Community Center 1600 Pennsylvania Avenue Dallas, Texas 75215
Project:	Commercial Property 1500 Martin Luther King Jr Boulevard Dallas, Texas 75215

PLM BULK ASBESTOS ANALYSIS TEST REPORT
(NVLAP LAB CODE 101162-0, TDSHS LAB LICENSE NO. 30-0117)

Report Date: 06/14/2023
ESEI Project #: 2304 1436

Client Project #:

Sample # / Lab	Sample Location / Material Sampled	Layer %	Non-Asbestos Non-Fibrous Material		Fibrous Material		Asbestos Type	
57 23-37142	Vacant Suite 1500/1502 Plaster Wall Tan/Non-Friable	A	Binder/Carbonate Aggregate	90 % 10 %	Cellulose Synthetic	< 1 % < 1 %	None Det.	0 %
						Total		**0 %**
58 23-37142	Vacant Suite 1500/1502 Plaster Wall Tan/Non-Friable	A	Binder/Carbonate Aggregate	95 % 5 %	Synthetic	< 1 %	None Det.	0 %
						Total		**0 %**
59 23-37142	Vacant Suite 1500/1502 Cove Base Mastic Tan/Non-Friable	A	Binder/Mica	100 %	Talc Wollastonite	< 1 % < 1 %	None Det.	0 %
						Total		**0 %**
60 23-37142	Vacant Suite 1500/1502 Cove Base Mastic Tan/Non-Friable	A	Binder/Mica	100 %	Talc	< 1 %	None Det.	0 %
						Total		**0 %**
61 23-37142	Vacant Suite 1500/1502 Cove Base Mastic Tan/Non-Friable	A	Binder/Mica	100 %	Cellulose Talc	< 1 % < 1 %	None Det.	0 %
						Total		**0 %**
62 23-37142	Vacant Suite 1500/1502 Window Glazing Compound Tan/Non-Friable	A	Binder/Matrix	100 %	Synthetic	< 1 %	None Det.	0 %
						Total		**0 %**
63 23-37142	Vacant Suite 1500/1502 Window Glazing Compound Tan/Non-Friable	A	Binder/Matrix	100 %	Cellulose Synthetic	< 1 % < 1 %	None Det.	0 %
						Total		**0 %**
64 23-37142	Vacant Suite 1500/1502 Window Glazing Compound Tan/Non-Friable	A	Binder/Matrix	100 %	Synthetic	< 1 %	None Det.	0 %
						Total		**0 %**

EcoSystems Environmental, Inc.
Environmental Consulting Services

Client:	St. Philip's School and Community Center 1600 Pennsylvania Avenue Dallas, Texas 75215
Project:	Commercial Property 1500 Martin Luther King Jr Boulevard Dallas, Texas 75215

PLM BULK ASBESTOS ANALYSIS TEST REPORT
(NVLAP LAB CODE 101162-0, TDSHS LAB LICENSE NO. 30-0117)

Report Date: 06/14/2023
ESEI Project #: 2304 1436

Client Project #:

Sample # / Lab	Sample Location / Material Sampled	Layer %	Non-Asbestos Non-Fibrous Material		Fibrous Material		Asbestos Type	
65 23-37142	Vacant Suite 1500/1502 Window Caulk Tan/Gray/Non-Friable	A	Binder/Matrix	97 %	Cellulose Synthetic	3 % < 1 %	None Det.	0 %
						Total		**0 %**
66 23-37142	Vacant Suite 1500/1502 Window Caulk Tan/Gray/Non-Friable	A	Binder/Matrix	97 %	Cellulose Synthetic	3 % < 1 %	None Det.	0 %
						Total		**0 %**
67 23-37142	Vacant Suite 1500/1502 Window Caulk Tan/Gray/Non-Friable	A	Binder/Matrix	100 %	Synthetic	< 1 %	None Det.	0 %
						Total		**0 %**
68 23-37142	Restrooms, Vacant Suite 1500/1502 Wall Panel Mastic Tan/Non-Friable	A	Binder/Glue Aggregate	85 % 5 %	Cellulose Synthetic	5 % 5 %	None Det.	0 %
						Total		**0 %**
69 23-37142	Restrooms, Vacant Suite 1500/1502 Wall Panel Mastic Tan/Non-Friable	A	Binder/Glue	93 %	Cellulose Synthetic	2 % 5 %	None Det.	0 %
						Total		**0 %**
70 23-37142	Restrooms, Vacant Suite 1500/1502 Wall Panel Mastic Tan/Gray/Non-Friable	A	Binder/Glue	93 %	Cellulose Synthetic	7 % < 1 %	None Det.	0 %
						Total		**0 %**

EcoSystems Environmental, Inc.
Enviromental Consulting Services

Client:	St. Philip's School and Community Center
	1600 Pennsylvania Avenue
	Dallas, Texas 75215

Project:	Commercial Property
	1500 Martin Luther King Jr Boulevard
	Dallas, Texas 75215

PLM BULK ASBESTOS ANALYSIS TEST REPORT
(NVLAP LAB CODE 101162-0, TDSHS LAB LICENSE NO. 30-0117)

Client Project #:

Report Date: 06/14/2023
ESEI Project #: 2304 1436

BACKGROUND:

EcoSystems Environmental, Inc. (ESEI) is accredited by the National Voluntary Laboratory Accreditation Program, NVLAP Lab Code 101162-0 through the National Institute of Standards and Technology (NIST). ESEI is also licensed and authorized to perform as an asbestos laboratory by the Texas Department of State Health Services (License No. 30-0117). This report may not be used to claim product certification approval or endorsement by NVLAP, NIST, or any agency of the federal government. Results apply only to samples as received.

METHOD & LAYERING:

Bulk Samples are prepared and analyzed in accordance with the polarized light microscopy procedures outlined in the EPA – 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples. And the alternate EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials. The test reports can not be reproduced except in full and with ESEI's permission.

When a sample consist of two or more distinct layers or materials, each layer is analyzed and reported separately. Any layer containing more than 1% asbestos is declared by the National Emissions Standards for Hazardous Air Pollutants (NESHAP) as an asbestos-containing material (ACM).

PERCENTAGES & POINT COUNTING

Reported percentages of asbestos are visual estimates by volume; quantitation is achieved by utilizing a stereobinocular microscope. The Asbestos NESHAP Revision Final Rule states that regulated asbestos-containing materials (as defined in 40 CFR Section 61.141) containing less than 10% asbestos (including the samples that contain a trace or less than 1% asbestos which are considered by the EPA as asbestos-containing materials if analyzed by Polarized Light Microscopy (PLM) may be verified by point counting. If the lab detects the asbestos content of a sample to be <10%, the client may: 1) elect to assume the amount to be greater than 1% and treat the material as asbestos containing or 2) require the verification of the amount by point counting. If a result obtained by point counting is different from a result obtained by visual estimation, the point count result will be used. Samples for which no asbestos is detected by the PLM do not need to be point counted.

TYPES OF ASBESTOS:

Asbestos is a general term to one of several naturally occurring fibrous minerals. These are divided into two categories: serpentine and amphiboles. Chrysotile, a serpentine, is the most commonly found form of asbestos. The five other types are all amphiboles. These include Amosite, (fibrous grunerite), Crocidolite (fibrous riebeckite), fibrous Anthophyllite, fibrous Tremolite and fibrous Actinolite.

BACKGROUND MATERIALS:

Materials which do not contain Asbestos are reported for each sample. These background materials are divided into Fibrous and non-fibrous types. Common Fibrous materials include glass, mineral wool, cellulose, paper, and synthetics (nylon, rayon, Dacron). Common non-fibrous materials include binder (glues), mica, quartz, vermiculite, clays, lizardite and talc.

SAMPLE STORAGE:

Bulk samples are double bagged and stored for 90 days unless otherwise arranged with the client. Samples can be returned within 90 day period upon receipt of written authorization and payment of a return fee.

Bakh Dargali

Bakh Dargali - Principal/Analyst

EcoSystems Environmental, Inc.

Environmental Consulting Services

DSHS Laboratory No. 30-0117
NVLAP Lab Code 101162-0

23-37142

Asbestos Chain of Custody

Inspector: HI/JP License No.: 105009 / 602147

Company: St. Philip's School and Community Center
1600 Pennsylvania Avenue
Dallas, Texas 75215

Phone: (214) 421-5221 **Fax:** (214) 428-5371

Contact: Ms. Julie Saqueton

Email: jsaqueton@stphilips.com

Project: Commercial Property
1500 Martin Luther King Jr Boulevard
Dallas, Texas 75215

Project #: 23041436, A

TAT: ☐ Normal ☐ 24 Hour Other

P.O. #: Date: 6/9/23 Analysis: PLM

Sample ID	Sample Location/Description	C/F	Qty
1	1x1 Ceiling Tile (Residue) Vacant Ste 1500/1502	1	320 SF
2	Vacant Ste 1500/1502		
3			
4	Ceiling Tile Mastic		
5			
6			
7	Old Fiber board Ceiling		700 SF
8			
9			
10	Plaster Ceiling		410 SF
11			
12			
13	Sheetrock Ceiling Texture		140 SF
14			
15			
16	Plaster Wall 2nd Floor		520 SF
17			
18			
19	Wall Texture		120 SF
20			
21			

C/F = Condition of Friability
1 = Friable (ex. ACM that, when dry, can be crumbled, pulverized, or reduced to powder by normal hand pressure. Ex. spray-on, joint compound, etc.)
2 = Category I Nonfriable (ex. ACM packings, gaskets, resilient floor covering, and asphalt products.)
3 = Category II Nonfriable (ex. ACM excluding Cat I Nonfriable ACM, that when dry, cannot be crumbled, pulverized, or reduced to powder by normal hand pressure)

Relinquished by: Date/Time: 6/9/23 5:30 Received by: Date/Time: 6-12-23
Relinquished by: Date/Time: Received by: Date/Time:

EcoSystems Environmental, Inc.

Environmental Consulting Services

DSHS Laboratory No. 30-0117
NVLAP Lab Code 101162-0

Asbestos Chain of Custody

Inspector: HT/JG License No.: 105419 / 602247

Company: St. Philip's School and Community Center
1600 Pennsylvania Avenue
Dallas, Texas 75215

Phone: (214) 421-5221 **Fax:** (214) 428-5371

Contact: Ms. Julie Saqueton

Email: jsaqueton@stphilips.com

Project: Commercial Property
1500 Martin Luther King Jr Boulevard
Dallas, Texas 75215

Project #: 23041436A

TAT: ☐ Normal ☐ 24 Hour Other _____

P.O. #: _____ Date: 6/9/23 Analysis: PLM

Sample ID	Sample Location/Description	C/F	Qty
22	Joint Compound 2nd Floor - Vacant Ste 1500/1502	1	Same
23	↓ ↓ ↓ ↓	↓	↓
24	↓ ↓ ↓	↓	↓
25	Gray 12x12 Floor Tile	2	1300SF
26	↓ ↓	↓	↓
27	↓ ↓	↓	↓
28	Floor Tile Mastic		
29	↓ ↓		↓
30	↓ ↓		↓
31	Beige 12x12 Floor Tile		360SF
32	↓ ↓ ↓		↓
33	↓ ↓ ↓		↓
34	Floor Tile Mastic		
35	↓ ↓		↓
36	↓ ↓		↓
37	Green 9x9 FT - Residue		360SF
38	↓ ↓ ↓		↓
39	↓ ↓ ↓		↓
40	Floor Tile Mastic		
41	↓ ↓		↓
42	↓ ↓	↓	↓

C/F = Condition of Friability
1 = Friable (ex. ACM that, when dry, can be crumbled, pulverized, or reduced to powder by normal hand pressure. Ex. spray-on, joint compound, etc.)
2 = Category I Nonfriable (ex. ACM packings, gaskets, resilient floor covering, and asphalt products.)
3 = Category II Nonfriable (ex. ACM excluding Cat I Nonfriable ACM, that when dry, cannot be crumbled, pulverized, or reduced to powder by normal hand pressure)

Relinquished by: _____ Date/Time: 6/9/23 Received by: _____ Date/Time: 6-12-23
Relinquished by: _____ Date/Time: _____ Received by: _____ Date/Time: _____

EcoSystems Environmental, Inc.

Environmental Consulting Services

DSHS Laboratory No. 30-0117
NVLAP Lab Code 101162-0

23-37142

Asbestos Chain of Custody

Inspector: HL/SP License No.: 105419 / 602747

Company: St. Philip's School and Community Center
1600 Pennsylvania Avenue
Dallas, Texas 75215

Phone: (214) 421-5221 **Fax:** (214) 428-5371

Contact: Ms. Julie Saqueton

Email: jsaqueton@stphilips.com

Project: Commercial Property
1500 Martin Luther King Jr Boulevard
Dallas, Texas 75215

Project #: 23041436, A

TAT: ☐ Normal ☐ 24 Hour Other_____

P.O. #:_____ Date: 6/9/23 Analysis: PLM

Sample ID	Sample Location/Description	C/F	Qty
43	Wallboard Vacant Suite 1500/1502	1	22208F
44	↓	↓	↓
45	↓	↓	↓
46	Joint Compound		2100SF
47	↓		
48	↓		
49	↓		
50	↓		
51	Wall Texture		
52	↓		
53	↓		
54	↓		
55	↓		↓
56	Plaster Wall		1500SF
57	↓		
58	↓	↓	↓
59	Cove Base Mastic	2	157LF
60	↓		↓
61	↓		↓
62	Window Glazing Compound		6 Each
63	11	11	11

C/F = Condition of Friability
1 = Friable (ex. ACM that, when dry, can be crumbled, pulverized, or reduced to powder by normal hand pressure. Ex. spray-on, joint compound, etc.)
2 = Category I Nonfriable (ex. ACM packings, gaskets, resilient floor covering, and asphalt products.)
3 = Category II Nonfriable (ex. ACM excluding Cat I Nonfriable ACM, that when dry, cannot be crumbled, pulverized, or reduced to powder by normal hand pressure)

Relinquished by: _____ Date/Time: 6/9/23 Received by: _____ Date/Time: 6-12-23
Relinquished by: _____ Date/Time: _____ Received by: _____ Date/Time: _____

EcoSystems Environmental, Inc.

Environmental Consulting Services

DSHS Laboratory No. 30-0117
NVLAP Lab Code 101162-0

23-37142

Asbestos Chain of Custody

Inspector: HS/SP License No.: 105419 ~~602749~~

Company: St. Philip's School and Community Center
1600 Pennsylvania Avenue
Dallas, Texas 75215

Phone: (214) 421-5221 **Fax:** (214) 428-5371

Contact: Ms. Julie Saqueton

Email: jsaqueton@stphilips.com

Project: Commercial Property
1500 Martin Luther King Jr Boulevard
Dallas, Texas 75215

Project #: 23041436, A

TAT: ☒ Normal ☐ 24 Hour ☐ Other_____

P.O. #:_____ Date: 6/9/23 Analysis: PLM

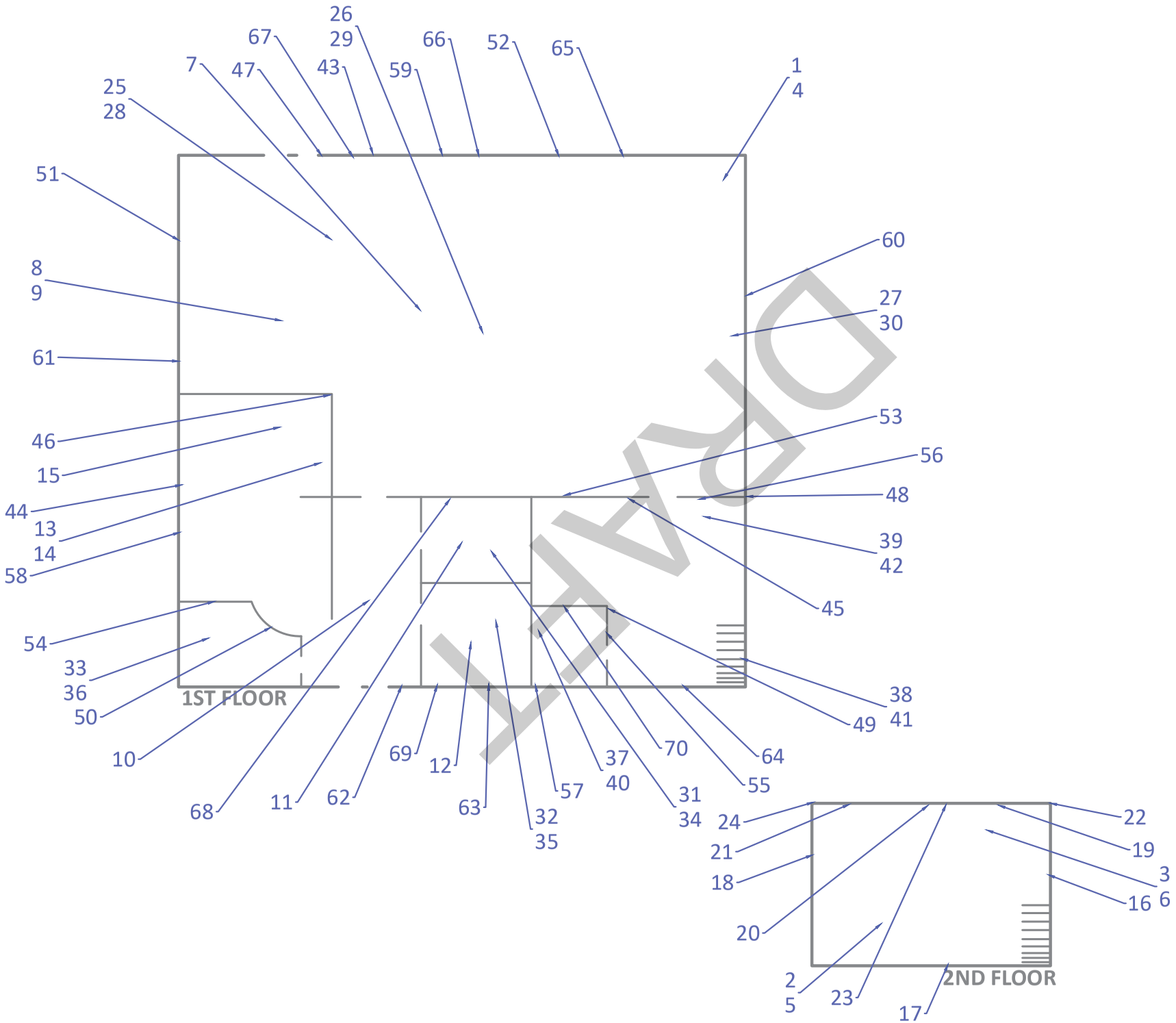
Sample ID	Sample Location/Description	C/F	Qty
64	Window Glazing Compound Vacant Ste 1500/1502	2	Same
65	Window Caulk	1	123 LF
66	"	"	"
67	"	"	"
68	Wall Panel Mastic KR3	2	200 SF
69	"	"	"
70	"	"	"

C/F = Condition of Friability
1 = Friable (ex. ACM that, when dry, can be crumbled, pulverized, or reduced to powder by normal hand pressure. Ex. spray-on, joint compound, etc.)
2 = Category I Nonfriable (ex. ACM packings, gaskets, resilient floor covering, and asphalt products.)
3 = Category II Nonfriable (ex. ACM excluding Cat I Nonfriable ACM, that when dry, cannot be crumbled, pulverized, or reduced to powder by normal hand pressure)

Relinquished by: _____ Date/Time: 6/9/23 Received by: _____ Date/Time: 6-12-23
Relinquished by: _____ Date/Time: _____ Received by: _____ Date/Time: _____

APPENDIX D

SITE DRAWINGS



EcoSystems Environmental, Inc.
2812 Trinity Square Drive, Suite 108
Carrollton, Texas 75006

972.416.0520
972.416.4512 fax
www.esei.net

Project No. 23041436.A

By: NRH
Approved By: BD
Submitted: 6/12/2023
Scale: NTS

Notes:

Bulk Sample Location

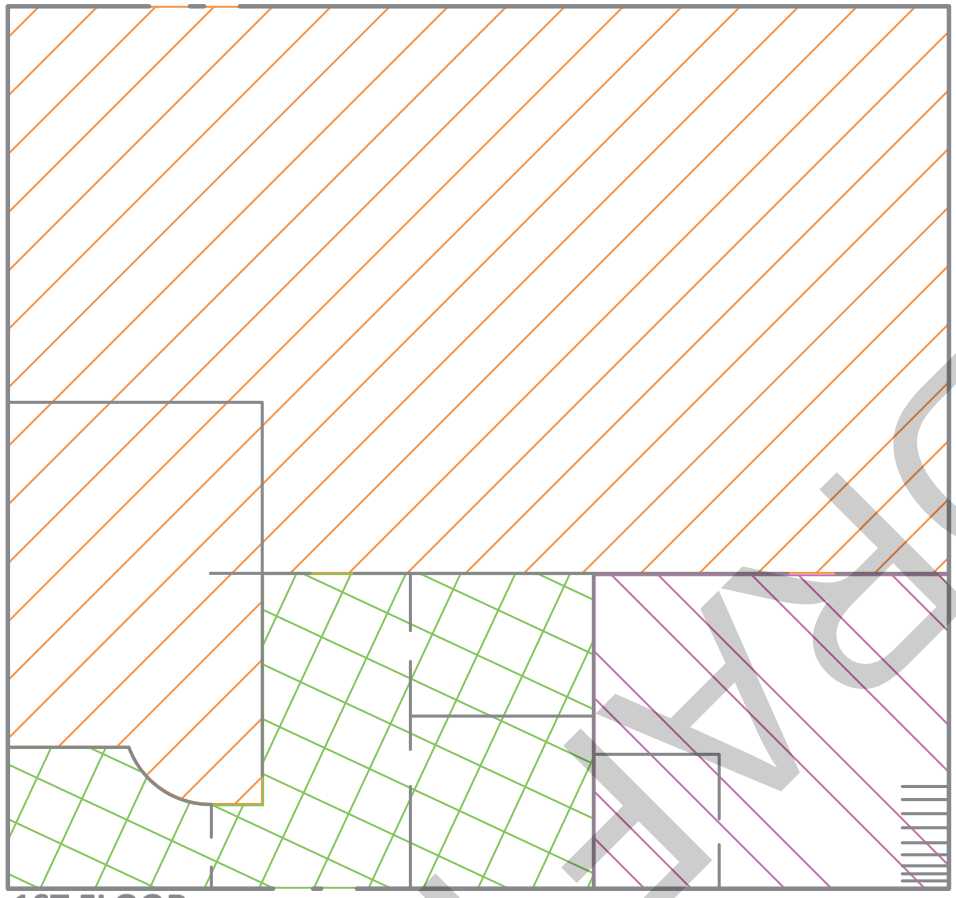
A Project for:
ST. PHILIP'S SCHOOL and COMMUNITY CENTER
Dallas, Texas

Commercial Property

1500 MLK Jr. Boulevard
Dallas, Texas 75215

Sample Location Plan

Figure 1



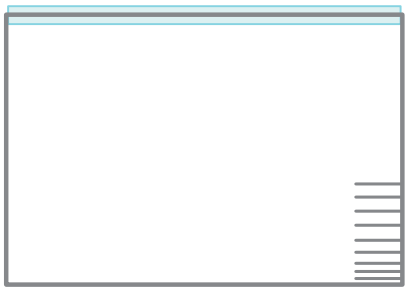
1ST FLOOR

Asbestos Containing Material (ACM) 12x12 Floor Tile and Mastic under Carpet

ACM Wallboard Wall Systems (Asbestos is in Texture and Joint Compound)

ACM 9x9 Floor Tile Residue and Floor Tile Mastic

ACM 12x12 Floor Tile and Mastic



2ND FLOOR

EcoSystems Environmental, Inc.
2812 Trinity Square Drive, Suite 108
Carrollton, Texas 75006

972.416.0520
972.416.4512 fax
www.esei.net

Project No. 23041436.A

By: NRH
Approved By: BD
Submitted: 6/12/2023
Scale: NTS

Notes:

A Project for:
ST. PHILIP'S SCHOOL and COMMUNITY CENTER
Dallas, Texas

Commercial Property

1500 MLK Jr. Boulevard
Dallas, Texas 75215

ACM Location Plan

Figure 2

EcoSystems Environmental, Inc.
Environmental Consulting Services

08/28/2023

Ms. Julie Saqueton
Director of Community Development
St. Philip's School and Community Center
1600 Pennsylvania Avenue
Dallas, Texas 75215

Re: Pre-Renovation/Demolition Asbestos Survey
Vacant Church Building
3400 Holmes Street; Dallas, Texas 75215
ESEI Project No. 23041564

Dear Ms. Saqueton:

EcoSystems Environmental, Inc. (ESEI) was retained by St. Philip's School and Community Center (hereinafter, the Client) to conduct a limited asbestos survey at the Site within the following Target Areas, as identified by the Client:

Vacant Church Building

The attached report summarizes these services in accordance with ESEI Proposal No. P04160. **Regulated amounts of asbestos were detected in the ceiling texture, wallboard wall systems and sink undercoat.** The sample results summary is attached in Appendix A of this report. ESEI licenses are attached in Appendix B of this report. The laboratory analytical results are attached in Appendix C of this report. Site drawings are attached in Appendix D of this report. If you have any questions on this report or any other matter, please do not hesitate to call me at (972) 416-0520.

Sincerely,

EcoSystems Environmental, Inc.

Russ Gout
Individual Asbestos Consultant
DSHS License No. 10-5054
Expiration Date: 2/12/2025

Justin Platukas
Asbestos Inspector
DSHS License No. 60-2747
Expiration Date: 8/31/2024

1.0 SERVICES

TABLE I SERVICES SUMMARY	
Client	St. Philip's School and Community Center 1600 Pennsylvania Avenue Dallas, Texas 75215
Site Address	3400 Holmes Street, Dallas, Texas 75215
Target Areas identified by Client:	Vacant Church Building

Scope of Work

1. Conduct a preliminary visual reconnaissance of the renovation/demolition Target Areas identified by the Client to visually determine the presence of suspect ACM
2. In the event suspect ACM is identified, visually assess suspect ACM for variations in color, texture, thickness, and other characteristics useful in determining the material's uniformity and homogeneous area
3. In the event suspect ACM is identified, evaluate current physical condition, friability and potential for damage, assign hazard ratings and estimate quantities
4. Collect samples of identified and reasonably accessible suspect ACM within Target Areas
5. Send suspect ACM samples to laboratory for analysis of asbestos content, if any
6. Prepare report summarizing results

Sample Date(s):	08/25/2023	
Inspector(s): **DSHS License #:**	Justin Platukas	60-2747
Samples Collected:	A total of 33 samples of suspect asbestos-containing materials were collected, as agreed with the Client, within reasonably accessible portions of the Target Areas	
Analytical Lab:	ESEI's in-house asbestos laboratory accredited by the National Voluntary Laboratory Accreditation Program (NVLAP) through the National Institute for Standards and Technology (NVLAP Lab Code 101162-0) and licensed as a DSHS licensed asbestos bulk laboratory (License No. 30-0117).	
No. of Samples Analyzed:	33	
Analyzed Date:	08/25/2023	
Report Date:	08/28/2023	

General information about suspect ACM

Asbestos has historically been a component of a wide variety of building materials. These types of building materials, which may potentially contain asbestos, are termed "suspect asbestos-containing materials" (or suspect ACM). Suspect ACM may or may not contain asbestos. The actual asbestos content of a suspect material can be determined only through proper sampling and analysis performed by a qualified building inspector and laboratory.

Pursuant to the National Emission Standards for Hazardous Air Pollutants (NESHAP) asbestos regulation (40 CFR §61.141, et seq.) ACM can be classified into two categories: friable ACM which can be reduced to powder or crumbled under light hand pressure (e.g., ceiling textures and thermal system insulation) and nonfriable ACM, which are materials that cannot be easily crumbled (e.g., floor tile and floor tile mastic).

Regulated asbestos containing materials (RACM) which are those materials containing over 1% asbestos as defined under asbestos NESHAP.

2.0 STANDARD OF CARE AND LIMITATIONS:

This report was prepared for the exclusive use of the Client named herein to aid in the identification and management of ACM and RACM in the renovation/demolition Target Areas identified by the Client. ESEI performed its services in a manner consistent with the level of care and expertise exercised by asbestos professionals performing the same or similar services at the same time and in the same geographic area.

Samples for this asbestos survey were collected from discrete sample locations within the rooms and areas specifically identified herein (i.e., Target Areas). While attempts were made to obtain representative samples most likely to contain asbestos, findings and conclusions herein are necessarily limited by the number of samples taken and access provided for sampling activities. *The results herein cannot guarantee that no asbestos is present in any area not sampled.* This asbestos survey was *not intended to be a comprehensive asbestos inspection of the site,* nor was it intended to be used for evaluation of worker health and safety conditions. To determine whether regulated ACM is present at other locations not sampled herein, a *comprehensive asbestos inspection of the site* would be necessary.

Conclusions and recommendations herein represent the professional opinions of the ESEI personnel involved with the project. The results of this report should not be considered as legal interpretation of existing federal, state or local environmental, health and safety laws or regulations. ESEI assumes no responsibility or liability for errors in information or data provided by third party sources.

3.0 REPORT USE AND RELIANCE:

This report represents ESEI's services as of the sampling date. As our final document, it may not be altered after final issuance. This study and report were prepared on behalf of and for the exclusive use of the Client solely for its use and reliance in determining the presence of RACM in identified Target Areas of the site. The Client was the only party to which ESEI explained the risks and was solely involved in shaping the scope of services. Accordingly, reliance on this report by any other party may involve assumptions leading to an unintended interpretation of findings and opinions. With the consent of ESEI and the Client, ESEI may offer reliance to third parties or contract with other parties to develop findings and opinions related to such party's unique risk management concerns. Notwithstanding the foregoing, any and all third party reliance upon this Report shall be limited to the fair market value of the services undertaken to perform this Report as of the report date.

4.0 METHODOLOGIES:

4.1 Sampling

This limited inspection was guided by the Texas Asbestos Health Protection Rules (TAHPR) (see 25 TAC §295.58) and generally in accord with AHERA (the Asbestos Hazard Emergency Response Act of 1986, Public Law 99-519) sampling protocols (see 40 CFR §§ 763.86 and 763.88). The AHERA sampling protocols are statistically-based and were originally developed to implement AHERA which amends the Federal Toxic Substances Control Act (see 15 USC, §2641, et seq.). These rules are often followed by the OSHA, and the Department of State Health Services (DSHS). ESEI generally followed these sampling protocols to in an effort to collect representative samples of the various suspect building materials in the Target Areas.

Suspect ACM samples were collected by physically removing a small portion (approximately one square inch) of the suspect material using a sharp instrument. All layers of the material samples were penetrated and registered as separate samples. Disturbance of adjacent material was minimized during the sampling activities. Each sample was placed into a separate labeled container and then sealed. Each sample was labeled with the sample number and collection location, and a chain-of-custody form was completed. The sampling instrument was cleaned between each sample collected to mitigate potential cross-contamination between samples collected.

4.2 Analytical Procedures

If the results of the bulk laboratory analysis reveal asbestos, the percentage of asbestos contained within the sample is compared with criteria outlined in the EPA definition of asbestos-containing material (and which value is also followed by OSHA and DSHS). If a concentration of greater than one percent (1%) asbestos is reported, it is defined by the Asbestos NESHAP as a positive identification and the material could be considered RACM depending upon the nature of the ACM and its coverage.

The Asbestos NESHAP states that RACM (as defined in 40 CFR §61.141) containing less than 10% asbestos should be verified by point counting. If bulk sampling analysis determines that asbestos content of a friable asbestos sample is less than 10%, the building owner may: (i) elect to assume the asbestos content to be greater than 1% and treat the material as RACM, or (ii) require verification of asbestos content by point counting. If a result obtained by point counting is different from a result obtained by visual estimation, the point count result is used.

5.0 RECOMMENDATIONS:

Based upon the foregoing results, **if applicable**, ESEI offers the recommendations presented below. Such recommendations should be implemented *prior* to the commencement of any renovation or demolition activities or other activities that would potentially disturb the identified ACM or RACM at the site.

- Identified ACM, including nonfriable ACM, *that will be disturbed by renovation or demolition activities* should be removed as soon as feasibly possible by appropriately licensed personnel and in accordance with applicable laws and regulations.

- Identified ACM which *will not be disturbed by renovation or demolition activities but which is damaged,* should be repaired or encapsulated (by appropriately licensed personnel and in accordance with applicable laws and regulations) to prevent future damage.

- *ACM to remain in place* should be enclosed in airtight impermeable barrier or encapsulated to prevent damage.

- An *Asbestos Operation and Maintenance Program* should be implemented to manage existing ACM in place.

In the event renovation or demolition activities are slated for portions of the site outside of the Target Areas, an asbestos survey should be performed for those portions of the site—*prior* to the initiation of renovation or demolition activities.

APPENDICES

APPENDIX A

SAMPLE RESULTS SUMMARY

TABLE II
RESULTS SUMMARY
(Condition/Friability Codes are listed below table)

Sample No.	Asbestos %age	Description of Sampled Material	Location	Condition /Friability	Estimated Quantity
1	0	White / (Friable) / Wallboard	Breakroom	N/A	N/A
2	0	White / (Friable) / Wall Texture	Breakroom	N/A	N/A
3	0	White / (Friable) / Joint Compound	Breakroom	N/A	N/A
4	0	White / (Friable) / Wallboard	Women's Room	N/A	N/A
5	0	White / (Friable) / Wall Texture	Women's Room	N/A	N/A
6	0	White / (Friable) / Joint Compound	Women's Room	N/A	N/A
7	0	White / (Friable) / Wallboard	Sanctuary	N/A	N/A
8	0	White / (Friable) / Wall Texture	Sanctuary	N/A	N/A
9	0	White / (Friable) / Joint Compound	Sanctuary	N/A	N/A
10	4	White / (Friable) / Ceiling Texture	Sanctuary	1	5,000 SQ. FT.
11	4	White / (Friable) / Ceiling Texture	Breakroom	1	Same as No. 10
12	4	White / (Friable) / Ceiling Texture	Women's Room	1	Same as No. 10
13	10	White / (Non-Friable) / Sink Undercoat	Breakroom	3	1 Each
14	10	White / (Non-Friable) / Sink Undercoat	Breakroom	3	Same as No. 13
15	13	White / (Non-Friable) / Sink Undercoat	Breakroom	3	Same as No. 13
16	0	Tan / (Non-Friable) / Mastic Under Carpet	Sanctuary, At Front Area	N/A	N/A
17	0	Tan / (Non-Friable) / Mastic Under Carpet	Sanctuary, At Front Area	N/A	N/A
18	0	Tan / (Non-Friable) / Mastic Under Carpet	Sanctuary, At Front Area	N/A	N/A
19	0	White / (Non-Friable) / Exterior Window Caulk	Exterior, North	N/A	N/A
20	0	White / (Non-Friable) / Exterior Window Caulk	Exterior, North	N/A	N/A
21	0	White / (Non-Friable) / Exterior Window Caulk	Exterior, South	N/A	N/A
22	0	Green/White / (Non-Friable) / 12 x 12 Floor Tile	Men's Room	N/A	N/A
23	0	Green/White / (Non-Friable) / 12 x 12 Floor Tile	Women's Room	N/A	N/A
24	0	Green/White / (Non-Friable) / 12 x 12 Floor Tile	Women's Room	N/A	N/A
25	0	Tan / (Non-Friable) / Dark Floor Tile Mastic	Men's Room	N/A	N/A

TABLE II
RESULTS SUMMARY
(Condition/Friability Codes are listed below table)

Sample No.	Asbestos %age	Description of Sampled Material	Location	Condition /Friability	Estimated Quantity
26	0	Tan / (Non-Friable) / Dark Floor Tile Mastic	Women's Room	N/A	N/A
27	0	Tan / (Non-Friable) / Dark Floor Tile Mastic	Women's Room	N/A	N/A
28	0	Green/White / (Non-Friable) / 12 x 12 Floor Tile	Breakroom	N/A	N/A
29	0	Green/White / (Non-Friable) / 12 x 12 Floor Tile	Breakroom	N/A	N/A
30	0	Green/White / (Non-Friable) / 12 x 12 Floor Tile	Breakroom	N/A	N/A
31	0	Yellow / (Non-Friable) / Floor Tile Mastic	Breakroom	N/A	N/A
32	0	Yellow / (Non-Friable) / Floor Tile Mastic	Breakroom	N/A	N/A
33	0	Yellow / (Non-Friable) / Floor Tile Mastic	Breakroom	N/A	N/A

Friability Codes:

1 – Friable: ACM that, when dry, can be crumbled, pulverized, or reduced to powder by normal hand pressure.
2 – Category I Nonfriable: ACM packings, gaskets, resilient floor covering, and asphalt roofing products.
3 – Category II Nonfriable: ACM, excluding Category I Nonfriable ACM, that, when dry, cannot be crumbled, pulverized, or reduced to powder by normal hand pressure.

APPENDIX B

LICENSES

Texas Department of State Health Services

ECOSYSTEMS ENVIRONMENTAL INC

is certified to perform as an

Asbestos Consultant Agency

in the State of Texas and is hereby governed by the rights, privileges and responsibilities set forth in Texas Occupations Code, Chapter 1954 and Title 12, Texas Administrative Code, Chapter 295 relating to Texas Asbestos Health Protection, as long as this license is not suspended or revoked.

License Number: 100008

Expiration Date: 12/29/2023

John Hellerstedt, M.D.,
Commissioner of Health

Control Number: 97418

(Void After Expiration Date)

VOID IF ALTERED NON-TRANSFERABLE

SEE BACK

Texas Department of State Health Services

ECOSYSTEMS ENVIRONMENTAL INC

is certified to perform as an

Asbestos Laboratory

PCM, PLM

in the State of Texas and is hereby governed by the rights, privileges and responsibilities set forth in Texas Occupations Code, Chapter 1954 and Title 12, Texas Administrative Code, Chapter 295 relating to Texas Asbestos Health Protection, as long as this license is not suspended or revoked.

License Number: 300117

Expiration Date: 11/01/2024

John Hellerstedt, M.D.,
Commissioner of Health

Control Number: 96662

(Void After Expiration Date)

VOID IF ALTERED NON-TRANSFERABLE

SEE BACK

United States Department of Commerce
National Institute of Standards and Technology

Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 101162-0

EcoSystems Environmental, Inc.
Carrollton, TX

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).

2023-04-01 through 2024-03-31
Effective Dates

For the National Voluntary Laboratory Accreditation Program

Texas Department of State Health Services

Asbestos Individual Consultant

RUSS A GOUT

License No. 105054

Control No. 98150

Expiration Date: 12-Feb-2025

Texas Department of State Health Services

Asbestos Inspector

JUSTIN A PLATUKAS

License No. 602747

Control No. 100349

Expiration Date: 31-Aug-2024

APPENDIX C

LABORATORY ANALYTICAL RESULTS

EcoSystems Environmental, Inc.
Environmental Consulting Services

Client:	St. Philip's School and Community Center 1600 Pennsylvania Avenue Dallas, Texas 75215
Project:	Vacant Church Building 3400 Holmes Street Dallas, Texas 75215

PLM BULK ASBESTOS ANALYSIS TEST REPORT
(NVLAP LAB CODE 101162-0, TDSHS LAB LICENSE NO. 30-0117)

Report Date: 08/28/2023
ESEI Project #: 2304 1564

Client Project #:

Sample # / Lab	Sample Location / Material Sampled	Layer %	Non-Asbestos Non-Fibrous Material		Fibrous Material		Asbestos Type	
1 23-37223	Breakroom Wallboard White/Friable	A	Binder/Gypsum	95 %	Fiberglass	5 %	None Det.	0 %
							Total	**0 %**
2 23-37223	Breakroom Wall Texture White/Friable	A	Binder/Paint	94 %	Cellulose	6 %	None Det.	0 %
							Total	**0 %**
3 23-37223	Breakroom Joint Compound White/Friable	A	Binder/Carbonate	98 %	Cellulose	2 %	None Det.	0 %
							Total	**0 %**
4 23-37223	Women's Room Wallboard White/Friable	A	Binder/Gypsum	97 %	Fiberglass	3 %	None Det.	0 %
							Total	**0 %**
5 23-37223	Women's Room Wall Texture White/Friable	A	Binder/Paint	95 %	Cellulose	5 %	None Det.	0 %
							Total	**0 %**
6 23-37223	Women's Room Joint Compound White/Friable	A	Binder/Carbonate Perlite	85 % 13 %	Cellulose	2 %	None Det.	0 %
							Total	**0 %**
7 23-37223	Sanctuary Wallboard White/Friable	A	Binder/Gypsum	95 %	Fiberglass	5 %	None Det.	0 %
							Total	**0 %**
8 23-37223	Sanctuary Wall Texture White/Friable	A	Binder/Paint	96 %	Cellulose	4 %	None Det.	0 %
							Total	**0 %**

EcoSystems Environmental, Inc.
Environmental Consulting Services

Client:	St. Philip's School and Community Center 1600 Pennsylvania Avenue Dallas, Texas 75215
Project:	**Vacant Church Building** **3400 Holmes Street** **Dallas, Texas 75215**

PLM BULK ASBESTOS ANALYSIS TEST REPORT
(NVLAP LAB CODE 101162-0, TDSHS LAB LICENSE NO. 30-0117)

Report Date: 08/28/2023
ESEI Project #: 2304 1564

Client Project #:

Sample # / Lab	Sample Location / Material Sampled	Layer %	Non-Asbestos Non-Fibrous Material		Fibrous Material		Asbestos Type	
9 23-37223	Sanctuary Joint Compound White/Friable	A	Binder/Carbonate Perlite	88 % 10 %	Cellulose	2 %	None Det.	0 %
							Total	**0 %**
10 23-37223	Sanctuary Ceiling Texture White/Friable	A	Binder/Carbonate	94 %	Cellulose	2 %	Chrysotile	4 %
							Total	**4 %**
11 23-37223	Breakroom Ceiling Texture White/Friable	A	Binder/Carbonate	94 %	Cellulose	2 %	Chrysotile	4 %
							Total	**4 %**
12 23-37223	Women's Room Ceiling Texture White/Friable	A	Binder/Carbonate	96 %	Cellulose	< 1 %	Chrysotile	4 %
							Total	**4 %**
13 23-37223	Breakroom Sink Undercoat White/Non-Friable	A	Binder/Carbonate	88 %	Cellulose	2 %	Chrysotile	10 %
							Total	**10 %**
14 23-37223	Breakroom Sink Undercoat White/Non-Friable	A	Binder/Carbonate	87 %	Cellulose	3 %	Chrysotile	10 %
							Total	**10 %**
15 23-37223	Breakroom Sink Undercoat White/Non-Friable	A	Binder/Carbonate	85 %	Cellulose	2 %	Chrysotile	13 %
							Total	**13 %**
16 23-37223	Sanctuary, At Front Area Mastic Under Carpet Tan/Non-Friable	A	Binder/Glue	94 %	Cellulose Synthetic	4 % 2 %	None Det.	0 %
							Total	**0 %**

EcoSystems Environmental, Inc.
Environmental Consulting Services

Client:	St. Philip's School and Community Center 1600 Pennsylvania Avenue Dallas, Texas 75215
Project:	**Vacant Church Building** **3400 Holmes Street** **Dallas, Texas 75215**

PLM BULK ASBESTOS ANALYSIS TEST REPORT
(NVLAP LAB CODE 101162-0, TDSHS LAB LICENSE NO. 30-0117)

Report Date: 08/28/2023
ESEI Project #: 2304 1564

Client Project #:

Sample # / Lab	Sample Location / Material Sampled	Layer %	Non-Asbestos Non-Fibrous Material		Fibrous Material		Asbestos Type	
17 23-37223	Sanctuary, At Front Area Mastic Under Carpet Tan/Non-Friable	A	Binder/Glue	93 %	Cellulose Synthetic	5 % 2 %	None Det.	0 %
							Total	**0 %**
18 23-37223	Sanctuary, At Front Area Mastic Under Carpet Tan/Non-Friable	A	Binder/Glue	94 %	Cellulose Synthetic	3 % 3 %	None Det.	0 %
							Total	**0 %**
19 23-37223	Exterior, North Exterior Window Caulk White/Non-Friable	A	Binder/Particulate	98 %	Cellulose	2 %	None Det.	0 %
							Total	**0 %**
20 23-37223	Exterior, North Exterior Window Caulk White/Non-Friable	A	Binder/Particulate	96 %	Cellulose	4 %	None Det.	0 %
							Total	**0 %**
21 23-37223	Exterior, South Exterior Window Caulk White/Non-Friable	A	Binder/Particulate	95 %	Cellulose	5 %	None Det.	0 %
							Total	**0 %**
22 23-37223	Men's Room 12 x 12 Floor Tile Green/White/Non-Friable	A	Vinyl/Carbonate	98 %	Cellulose	2 %	None Det.	0 %
							Total	**0 %**
23 23-37223	Women's Room 12 x 12 Floor Tile Green/White/Non-Friable	A	Vinyl/Carbonate	99 %	Cellulose	1 %	None Det.	0 %
							Total	**0 %**
24 23-37223	Women's Room 12 x 12 Floor Tile Green/White/Non-Friable	A	Vinyl/Carbonate	98 %	Cellulose	2 %	None Det.	0 %
							Total	**0 %**

EcoSystems Environmental, Inc.
Environmental Consulting Services

Client:	St. Philip's School and Community Center
	1600 Pennsylvania Avenue
	Dallas, Texas 75215

Project:	Vacant Church Building
	3400 Holmes Street
	Dallas, Texas 75215

PLM BULK ASBESTOS ANALYSIS TEST REPORT
(NVLAP LAB CODE 101162-0, TDSHS LAB LICENSE NO. 30-0117)

Report Date: 08/28/2023
ESEI Project #: 2304 1564

Client Project #:

Sample # / Lab	Sample Location / Material Sampled	Layer %	Non-Asbestos Non-Fibrous Material		Fibrous Material		Asbestos Type	
25 23-37223	Men's Room Dark Floor Tile Mastic Tan/Non-Friable	A	Binder/Glue	97 %	Cellulose	3 %	None Det.	0 %
							Total	**0 %**
26 23-37223	Women's Room Dark Floor Tile Mastic Tan/Non-Friable	A	Binder/Glue	95 %	Cellulose Synthetic	3 % 2 %	None Det.	0 %
							Total	**0 %**
27 23-37223	Women's Room Dark Floor Tile Mastic Tan/Non-Friable	A	Binder/Glue	94 %	Cellulose Synthetic	4 % 2 %	None Det.	0 %
							Total	**0 %**
28 23-37223	Breakroom 12 x 12 Floor Tile Green/White/Non-Friable	A	Vinyl/Carbonate	98 %	Cellulose	2 %	None Det.	0 %
							Total	**0 %**
29 23-37223	Breakroom 12 x 12 Floor Tile Green/White/Non-Friable	A	Vinyl/Carbonate	99 %	Cellulose	1 %	None Det.	0 %
							Total	**0 %**
30 23-37223	Breakroom 12 x 12 Floor Tile Green/White/Non-Friable	A	Vinyl/Carbonate	98 %	Cellulose	2 %	None Det.	0 %
							Total	**0 %**
31 23-37223	Breakroom Floor Tile Mastic Yellow/Non-Friable	A	Binder/Glue	97 %	Cellulose	3 %	None Det.	0 %
							Total	**0 %**
32 23-37223	Breakroom Floor Tile Mastic Yellow/Non-Friable	A	Binder/Glue	96 %	Cellulose	4 %	None Det.	0 %
							Total	**0 %**

EcoSystems Environmental, Inc.
Environmental Consulting Services

Client:	St. Philip's School and Community Center 1600 Pennsylvania Avenue Dallas, Texas 75215
Project:	Vacant Church Building 3400 Holmes Street Dallas, Texas 75215

PLM BULK ASBESTOS ANALYSIS TEST REPORT
(NVLAP LAB CODE 101162-0, TDSHS LAB LICENSE NO. 30-0117)

Report Date: 08/28/2023
ESEI Project #: 2304 1564

Client Project #:

Sample # / Lab	Sample Location / Material Sampled	Layer %	Non-Asbestos Non-Fibrous Material		Fibrous Material		Asbestos Type	
33 23-37223	Breakroom Floor Tile Mastic Yellow/Non-Friable	A	Binder/Glue	97 %	Cellulose	3 %	None Det.	0 %
							Total	**0 %**

EcoSystems Environmental, Inc.
Enviromental Consulting Services

Client:	St. Philip's School and Community Center
	1600 Pennsylvania Avenue
	Dallas, Texas 75215

Project:	Vacant Church Building
	3400 Holmes Street
	Dallas, Texas 75215

PLM BULK ASBESTOS ANALYSIS TEST REPORT
(NVLAP LAB CODE 101162-0, TDSHS LAB LICENSE NO. 30-0117)

Client Project #:

Report Date: 08/28/2023
ESEI Project #: 2304 1564

BACKGROUND:

EcoSystems Environmental, Inc. (ESEI) is accredited by the National Voluntary Laboratory Accreditation Program, NVLAP Lab Code 101162-0 through the National Institute of Standards and Technology (NIST). ESEI is also licensed and authorized to perform as an asbestos laboratory by the Texas Department of State Health Services (License No. 30-0117). This report may not be used to claim product certification approval or endorsement by NVLAP, NIST, or any agency of the federal government. Results apply only to samples as received.

METHOD & LAYERING:

Bulk Samples are prepared and analyzed in accordance with the polarized light microscopy procedures outlined in the EPA – 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples. And the alternate EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials. The test reports can not be reproduced except in full and with ESEI's permission.

When a sample consist of two or more distinct layers or materials, each layer is analyzed and reported separately. Any layer containing more than 1% asbestos is declared by the National Emissions Standards for Hazardous Air Pollutants (NESHAP) as an asbestos-containing material (ACM).

PERCENTAGES & POINT COUNTING

Reported percentages of asbestos are visual estimates by volume; quantitation is achieved by utilizing a stereobinocular microscope. The Asbestos NESHAP Revision Final Rule states that regulated asbestos-containing materials (as defined in 40 CFR Section 61.141) containing less than 10% asbestos (including the samples that contain a trace or less than 1% asbestos which are considered by the EPA as asbestos-containing materials if analyzed by Polarized Light Microscopy (PLM) may be verified by point counting. If the lab detects the asbestos content of a sample to be <10%, the client may: 1) elect to assume the amount to be greater than 1% and treat the material as asbestos containing or 2) require the verification of the amount by point counting. If a result obtained by point counting is different from a result obtained by visual estimation, the point count result will be used. Samples for which no asbestos is detected by the PLM do not need to be point counted.

TYPES OF ASBESTOS:

Asbestos is a general term to one of several naturally occurring fibrous minerals. These are divided into two categories: serpentine and amphiboles. Chrysotile, a serpentine, is the most commonly found form of asbestos. The five other types are all amphiboles. These include Amosite, (fibrous grunerite), Crocidolite (fibrous riebeckite), fibrous Anthophyllite, fibrous Tremolite and fibrous Actinolite.

BACKGROUND MATERIALS:

Materials which do not contain Asbestos are reported for each sample. These background materials are divided into Fibrous and non-fibrous types. Common Fibrous materials include glass, mineral wool, cellulose, paper, and synthetics (nylon, rayon, Dacron). Common non-fibrous materials include binder (glues), mica, quartz, vermiculite, clays, lizardite and talc.

SAMPLE STORAGE:

Bulk samples are double bagged and stored for 90 days unless otherwise arranged with the client. Samples can be returned within 90 day period upon receipt of written authorization and payment of a return fee.

Cindy Watkins - Analyst

2812 Trinity Square Drive, Suite 108 * Carrollton, Texas 75006 * P - 972.416.0520 * F - 972.416.4512

EcoSystems Environmental, Inc.

Environmental Consulting Services

DSHS Laboratory No. 30-0117
NVLAP Lab Code 101162-0

23-37223

Asbestos Chain of Custody

Inspector: JP License No.: 602747

Company: St. Philip's School and Community Center
1600 Pennsylvania Avenue
Dallas, Texas 75215

Project: Vacant Church Building
3400 Holmes Street
Dallas, Texas 75215

Phone: (214) 421-5221 **Fax:** (214) 428-5371

Project #: 23041564

Contact: Ms. Julie Saqueton

TAT: ☐ Normal ☐ 24 Hour / Other

Email: jsaqueton@stphilips.com

P.O. #: Date: 8/25/23 Analysis: PLM

Sample ID	Sample Location/Description	C/F	Qty
1	WALLBOARD (WB) / BREAK RM	1	5,000 SF
2	WALL TEXTURE (WT) / ↓	↓	↓
3	JOINT COMPOUND (JC) / ↓	↓	↓
4	WB / WOMENS RM	↓	↓
5	WT / ↓	↓	↓
6	JC / ↓	↓	↓
7	WB / SANCUARY	↓	↓
8	WT / ↓	↓	↓
9	JC / ↓	↓	↓
10	CEILING TEXTURE / ↓	↓	↓
11	↓ ↓ / BREAK Rm.	↓	↓
12	↓ ↓ / WOMENS Rm	↓	↓
13	WHITE SINK UNDERCOAT / BREAK Rm	3	1 EACH
14	↓ ↓ / ↓	↓	↓
15	↓ ↓ / ↓	↓	↓
16	MASTIC UNDER CARPET / SANCUARY @ FRONT AREA	3	300 SF
17	↓ ↓ / ↓ ↓	↓	↓
18	↓ ↓ / ↓ ↓	↓	↓
19	EXTERIOR WINDOW CAULK / EXTERIOR N	3	10 EACH
20	↓ ↓ / ↓ N	↓	↓
21	↓ ↓ / ↓ S	↓	↓

C/F = Condition of Friability
1 = Friable (ex. ACM that, when dry, can be crumbled, pulverized, or reduced to powder by normal hand pressure. Ex. spray-on, joint compound, etc.)
2 = Category I Nonfriable (ex. ACM packings, gaskets, resilient floor covering, and asphalt products.)
3 = Category II Nonfriable (ex. ACM excluding Cat I Nonfriable ACM, that when dry, cannot be crumbled, pulverized, or reduced to powder by normal hand pressure)

Relinquished by: Date/Time: 8/25/23 Received by: Date/Time: 8-25-23
Relinquished by: Date/Time: Received by: Date/Time:

EcoSystems Environmental, Inc.

Environmental Consulting Services

DSHS Laboratory No. 30-0117
NVLAP Lab Code 101162-0

23-37223

Asbestos Chain of Custody

Inspector: JP License No.: 602747

Company: St. Philip's School and Community Center
1600 Pennsylvania Avenue
Dallas, Texas 75215

Project: Vacant Church Building
3400 Holmes Street
Dallas, Texas 75215

Phone: (214) 421-5221 **Fax:** (214) 428-5371

Project #: 23041564

Contact: Ms. Julie Saqueton

TAT: ☐ Normal ☐ 24 Hour Other

Email: jsaqueton@stphilips.com

P.O. #: Date: 8/25/23 Analysis: PLM

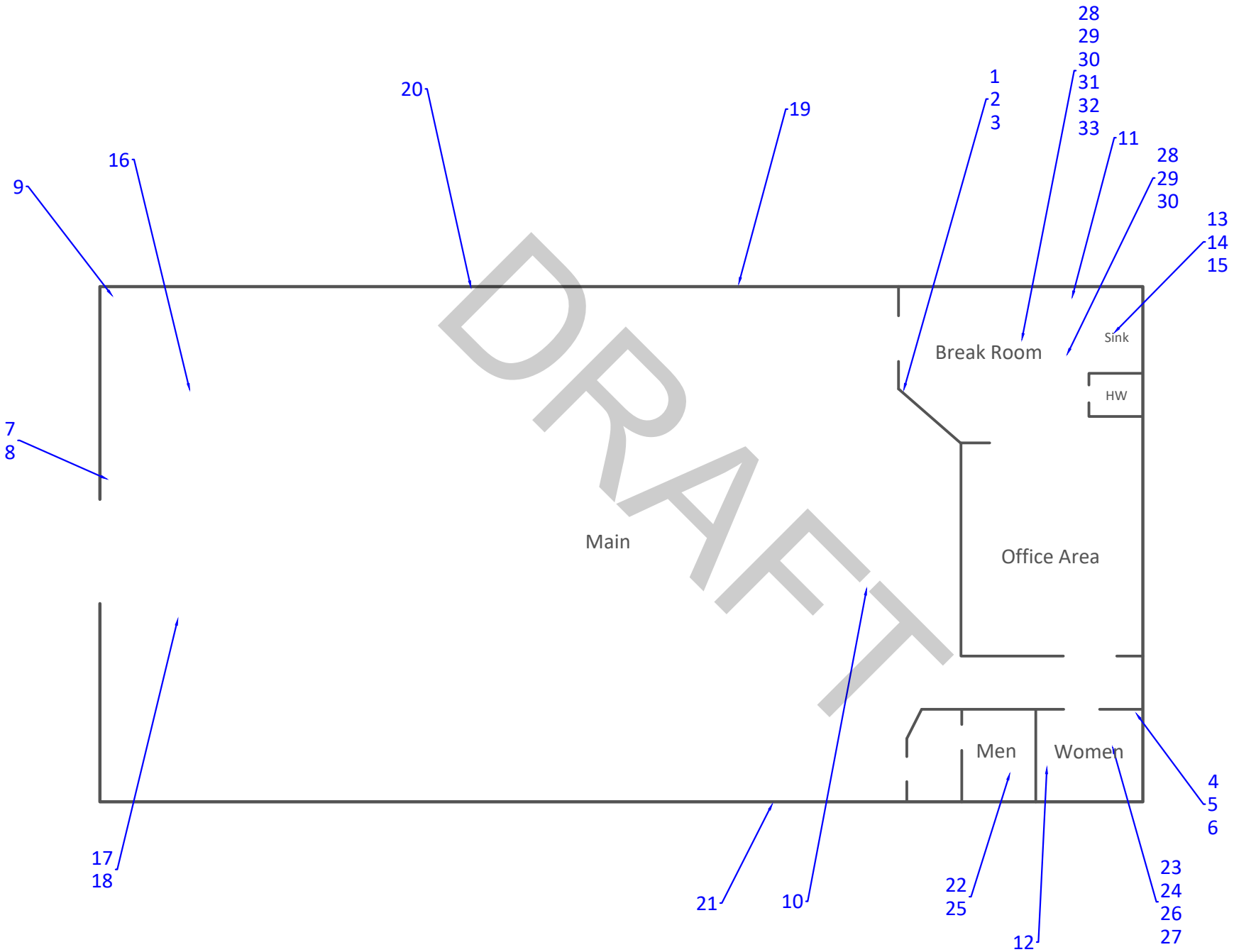
Sample ID	Sample Location/Description	C/F	Qty
22	12x12 F.T / MENS RM	2	150 SF
23	/ WOMENS		
24	/ "		
25	DARK MASTIC / MENS RM		
26	/ WOMENS		
27	/ "		
28	F.T / BREAK RM	2	200 SF
29	/		
30	/		
31	YELLOW MASTIC /		
32	/		
33	/		

C/F = Condition of Friability
1 = Friable (ex. ACM that, when dry, can be crumbled, pulverized, or reduced to powder by normal hand pressure. Ex. spray-on, joint compound, etc.)
2 = Category I Nonfriable (ex. ACM packings, gaskets, resilient floor covering, and asphalt products.)
3 = Category II Nonfriable (ex. ACM excluding Cat I Nonfriable ACM, that when dry, cannot be crumbled, pulverized, or reduced to powder by normal hand pressure)

Relinquished by: Date/Time: 8/25/23 Received by: Date/Time: 8-25-23
Relinquished by: Date/Time: Received by: Date/Time:

APPENDIX D

SITE DRAWINGS



EcoSystems Environmental, Inc.
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972.416.4512 fax
www.esei.net

Project o. 23041564

By: NRH
Approved By: BD
Submitted: 8/25/2023
Scale: NTS

Notes:

Bulk Sample Location

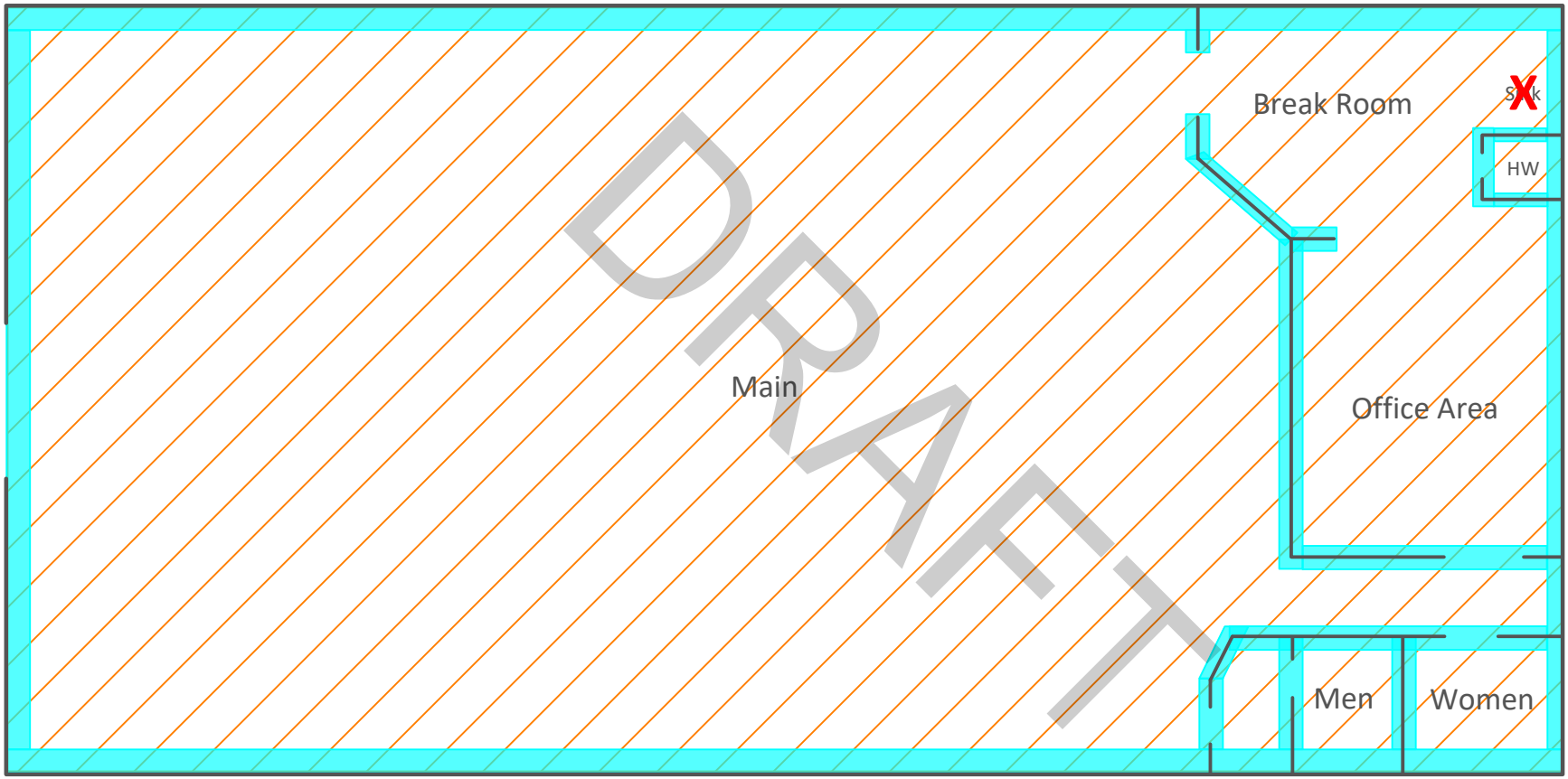
A Project for:
ST. PHILIP'S SCHOOL and COMMUNITY CENTER
Dallas, Texas

Vacant Church Building

3400 Holmes Street
Dallas, Texas 75215

Sample Location Plan

Figure 1



Asbestos Containing Material (ACM) Ceiling Texture

ACM Wallboard Wall Systems

X ACM Sink Undercoat

EcoSystems Environmental, Inc.
2812 Trinity Square Drive, Suite 108
Carrollton, Texas 75006

972.416.0520
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ACM Location Plan

Figure 2