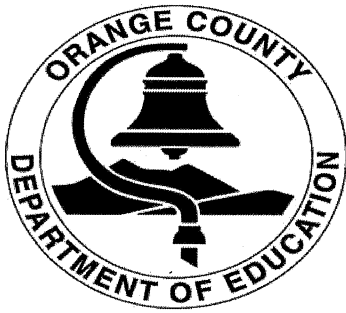




June 11, 2025

**ADDENDUM #3
BID NUMBER: 24-11**

ESPLANADE BUILDING 4 ELEVATOR ADDITION

IMPORTANT NOTICE

Please note the following clarifications/additions to Bid Number 24-11:

1. Elevator Smoke Vent: Refer to Specification Section 07 72 36 "Automatic Vents for Elevator Shafts" for all requirements for smoke vent shown on Drawings (Detail 19/A531).
2. Roof Framing: Per as-builts, roof framing at lobby does not match surrounding structure and 4x12 purlins do not extend into lobby. 2x12 framing spans from North- South, wall to wall. See attached SK-01 and SK-02 for as-builts. Contractor to verify framing in field. Refer to previous responses in Addendum #2.
3. Asbestos and Lead-Based Paint Inspection Report: See attached Exhibit A. Just for reference. No abatement necessary.
4. Drawings:

Sheet E0001

- a. Detail 2 – Reroute panel "EL" Feeder to roof. Revise Plan Note #1 to match change.
- b. Detail 3 – Revise Feeder tap to utilize the 25ft. tap rule. Update Single Line Diagram to match field condition.
- c. Detail 4 – Revise 2-way communication block diagram to provide connection to monitoring company.
- d. Refer to attached Sheet E001 for clouded revisions noted above.

Sheet E003

- e. Detail 3 – Adjust location of FACP to match elevator design plan.

Please note the following responses to questions asked by prospective bidders:

1. Question: We need additional clarification on the addendum #2 – question #3 response. See attached sketch for clarification.

- Response: Per as-builts, roof framing at lobby does not match surrounding structure & 4x12 purlins do not extend into lobby. 2x12 framing spans from North-South, wall to wall. See SK-01 and SK-02 for as-builts on following pages. Contractor to verify framing in field.
2. Question: Detail 3/S102 shows the 2x12 joist on the east and west side of the new elevator shaft to remain. How can the 2x12 Purlin on grid line 8 stop at the 6x20 on grid D if joist remain?
- Response: Keep (E) 2x12 framing in place as shown on plans.
3. Question: The existing 2x12 span between the 4x12 Purlins'. The plans shows the 2x12 spanning north to south which is correct, only they are between purlins not over purlins. The joist do not span east to west.
- Response: (E) 2x12s span wall to wall, (E) 4x12 purlins do not occur in lobby. See as-builts in following pages.
4. Question: Provide detail of how the 4x12 on grid 8 attaches to the new CMU shaft wall on the east and west side.
- Response: (E) 2x12s span wall to wall, (E) 4x12 purlins do not occur in lobby. See as-builts in following pages.
5. Question: As the joist span between the purlin's, doesn't only the area that is shaded in red on the attached sketch need the new framing and roofing?
- Can you please provide a revised detail that reflects the above comments?
- Response: See previous responses, build per plan.
6. Question: Bilco has three options for the S-SVEV 30"x36" smoke vent that is called out in the plans. For pricing purposes please advise which one we are supposed to use.
1. S-20SVEV – Steel cover/steel frame
 2. S-40SVEV – Alum Cover/Steel Frame
 3. S-50SVEV – Alum Cover/Alum Frame
- Response: S-20SVEV – steel cover and frame. Refer to Specification Section 07 72 36 Automatic Smoke Vents for Elevator Shafts for complete requirements.

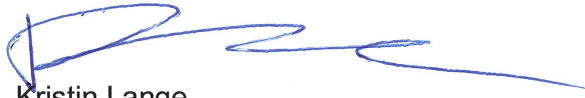
All specifications remain unchanged except sections or parts of sections added to, revised, deleted or clarified by this Addendum.

This Addendum shall be considered part of the Project Documents for the above-mentioned project as though it had been issued at the same time and shall be incorporated integrally herewith. Where provisions of the following supplementary data differ from those of the original Project Documents, this Addendum shall govern and take precedence.

Bidders are hereby notified that they shall make any necessary adjustments in their bid on account of this Addendum. It will be construed that each Bidder's bid is submitted with full knowledge of all modifications and supplemental data specified herein.

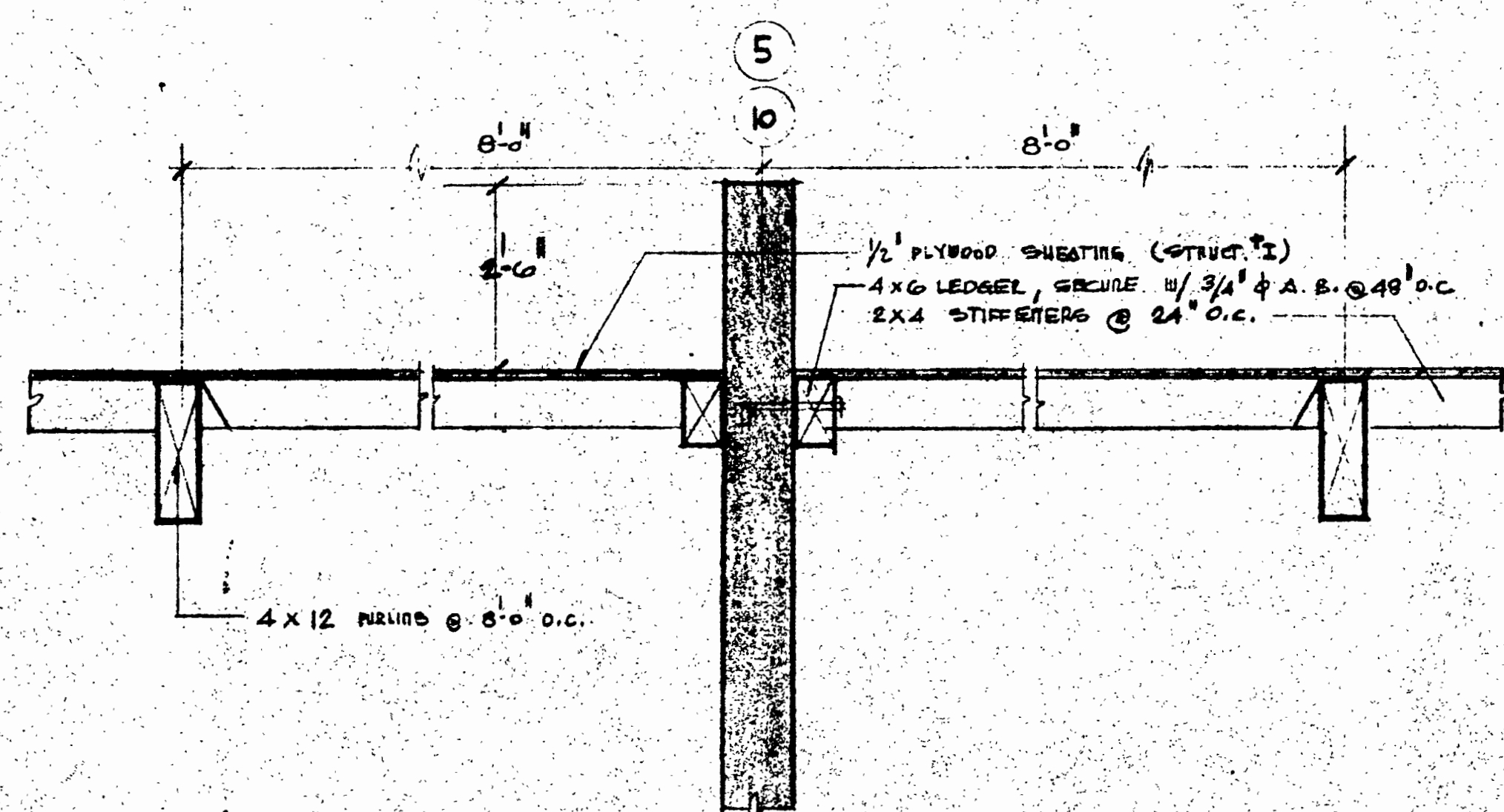
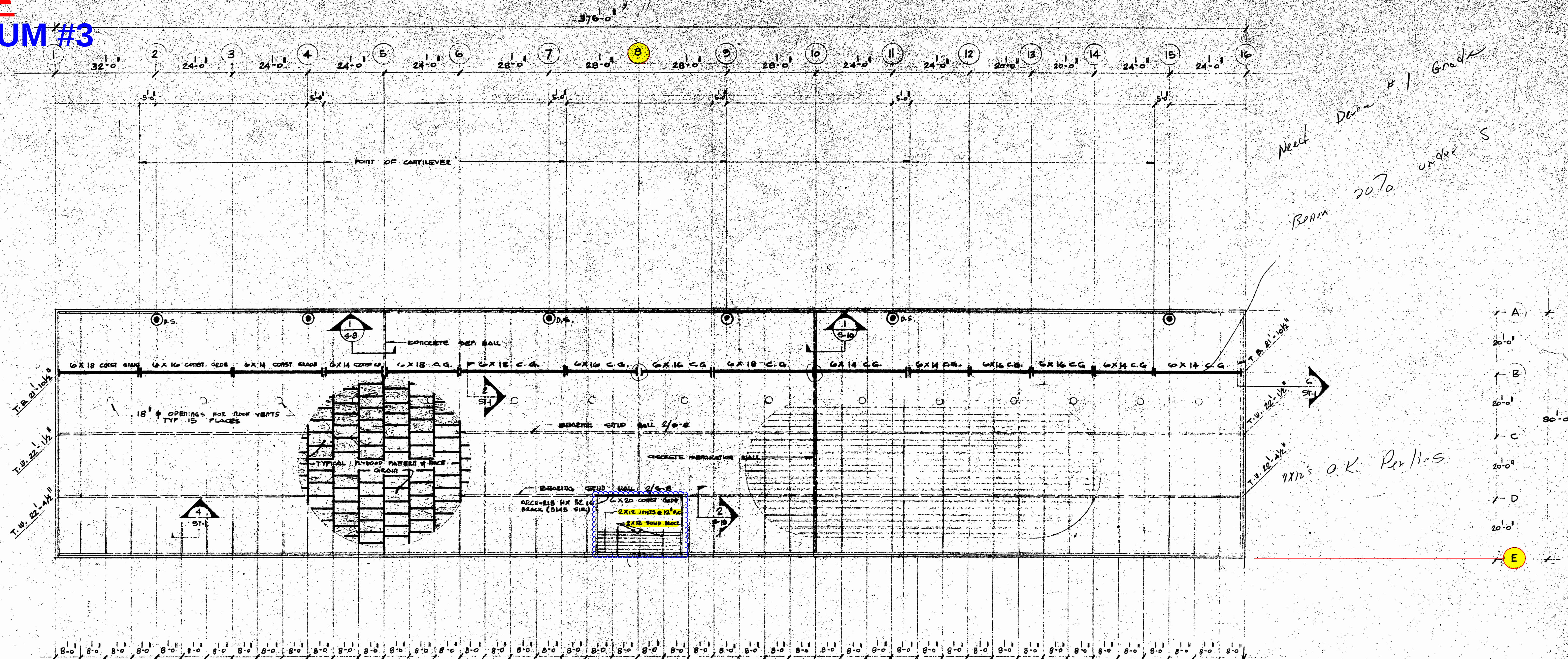
Should you have any questions/concerns related to the Bid requirements, please contact Kristin Lange, Purchasing & Contracts Manager at klange@ocde.us.

Sincerely,



Kristin Lange
Purchasing & Contracts Manager

SK-01

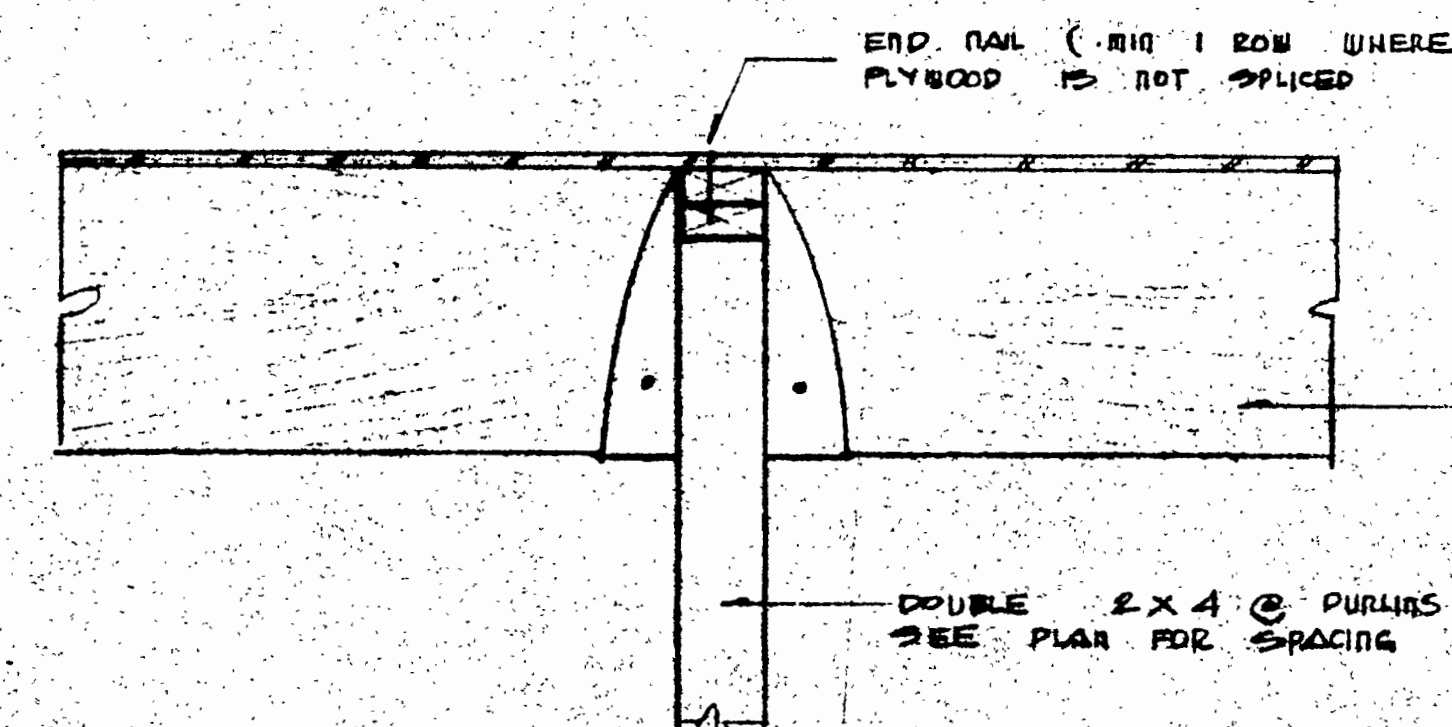


CONCRETE SEPARATION WALL 1/S-8

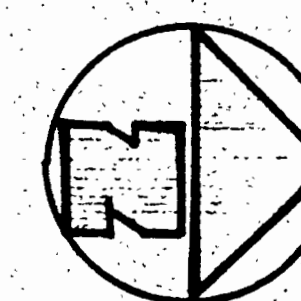
NOTE:

1. FOR GENERAL NOTES AND GLU-LAR NOTES, SEE SHEET OF
2. FOR BOOF DIMENSIONS, FINISH, SEE SCHEDULE SHEET CT-1
T.B. TOP OF BEAM FROM FINISH FLOOR
T.W. TOP OF WALL FROM FINISH FLOOR
DIMENSIONS TO SUPERCEDES SCALE

ROOFING TO BE OVER - CORING # 315 W/D
OVER 1/2" PLYWOOD SHEETING (STRUCT. # I)



PURLINS @ BEARING WALL 2/S-8



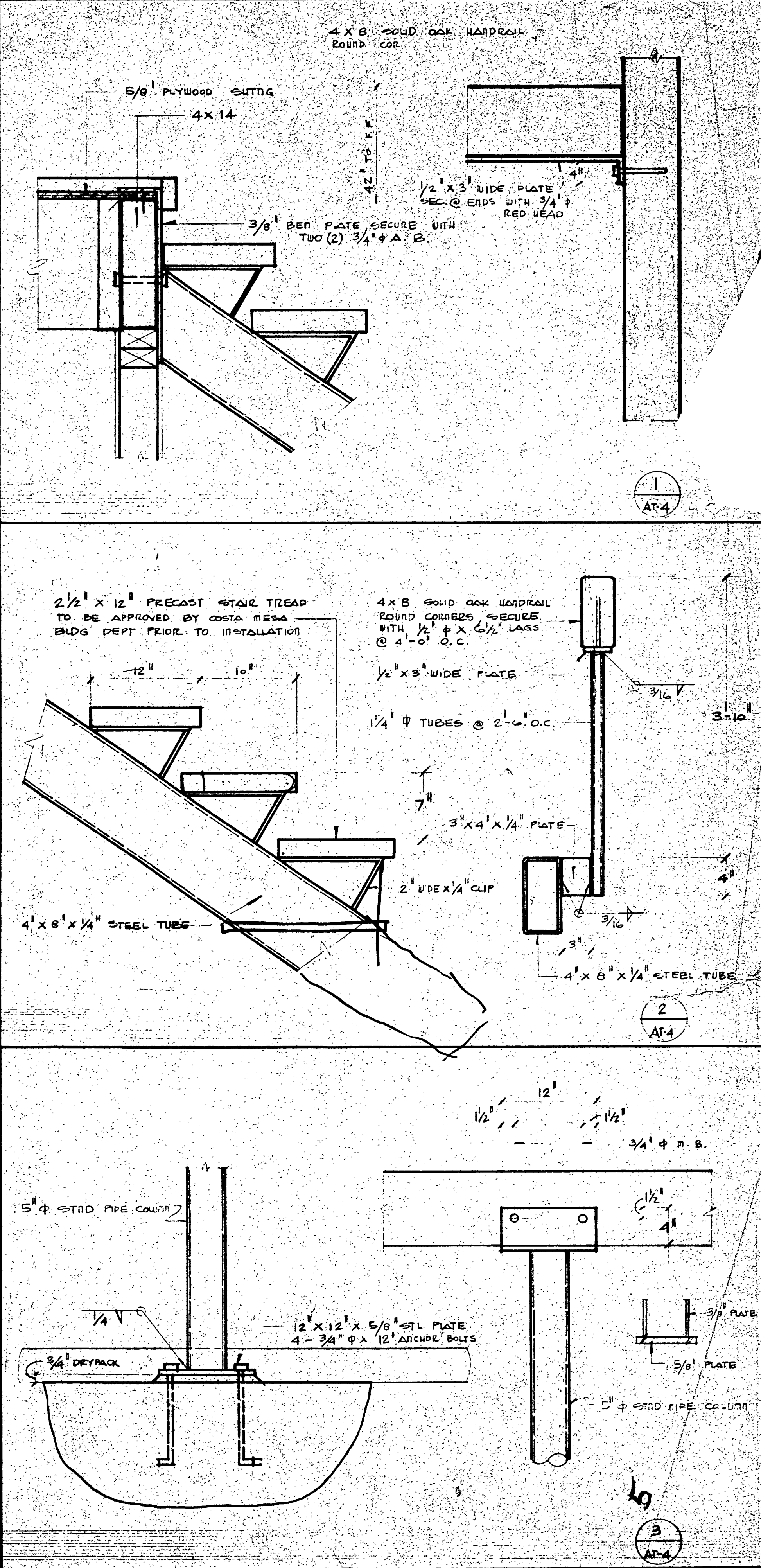
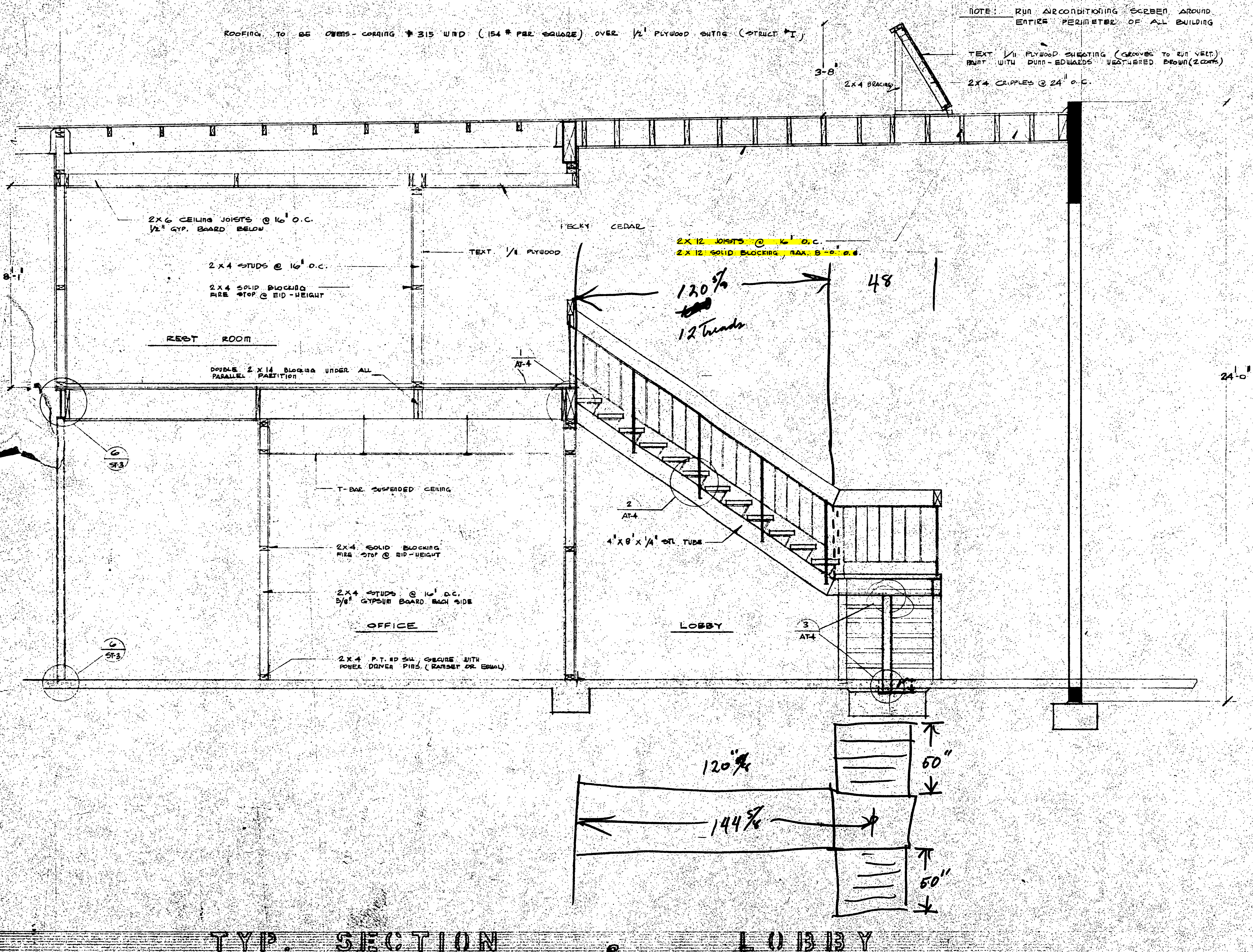
TYPICAL PURLINS IN SIMPSON || STRONGTIE
TYPE B OR EQUAL

PROOF FRAMING PLAN

MULTI- UNIT BLDG			
SCALE: 1/8" = 1'-0"	APPROVED BY:	DRAWN BY: NEELE	
DATE: 12-27-77		REVIEW:	
ROOFER INVESTMENTS			
5623			
PICK ROAD, SUITE A, ARCADIA			
ROOF FRAMING PLAN		DRAWING NUMBER	
		S-10	

SK-02

ADDENDUM #3



TYP. SECTION OF LOBBY

MULTI-UNIT BLDGS		
SCALE:	APPROVED BY:	DRAWN BY: JACOB
DATE: MARCH 71		REVISED:
RODEFFER INVESTMENTS		
5623 PECK ROAD, SUITE A, OREGON		
SECTION - DETAILS		SET 4



ASBESTOS & LEAD-BASED PAINT INSPECTION REPORT

EXHIBIT A

ORANGE COUNTY DEPARTMENT OF EDUCATION BUILDING 4 - ESPLANADE ELEVATOR PROJECT

3001 Red Hill Avenue
Costa Mesa, California 92626

Prepared For



ORANGE COUNTY DEPARTMENT OF EDUCATION

200 Kalmus Drive
Building C
Costa Mesa, CA 92626

Prepared By



16700 Valley View Avenue, Suite 100, La Mirada, California 90638
(714) 523- 9811 • Fax (714) 523-9810
www.encorp.net

May 16 & June 4, 2025
ENCORP PROJECT NUMBER P25222B.O26



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III. CERTIFICATIONS

IV. FIELD INSPECTION DATA

V. LIMITATIONS

I. ASBESTOS AND LEAD-BASED PAINT INSPECTION REPORT

ASBESTOS & LEAD-BASED PAINT INSPECTION REPORT

FACILITIES:**ORANGE COUNTY DEPARTMENT OF EDUCATION**
BUILDING 4 – ESPLANADE ELEVATOR PROJECT
3001 Red Hill Avenue
Costa Mesa, California 92626

INSPECTION DATE:.....May 16 & June 4, 2025

INTRODUCTION

The **ORANGE COUNTY DEPARTMENT OF EDUCATION** (referred to hereafter as the Client), retained **ENCORP** to conduct an asbestos and lead-based paint inspection of the **BUILDING 4 – ESPLANADE ELEVATOR PROJECT** located at 3001 Red Hill Avenue, Costa Mesa, California 92626. The inspection was conducted to determine the presence of asbestos and lead that may be impacted in the renovation/demolition activities at the facility. This inspection does not constitute a full comprehensive inspection of the building and is limited to the area planned for renovation/demolition activities as directed by the client.

Asbestos is a general term applied to a group of naturally occurring minerals which separate into fibers. These fibrous materials (e.g., Amosite, Chrysotile, Crocidolite, Tremolite, Anthophyllite, and Actinolite) are composed of silicates of aluminum, magnesium and other metals which are incombustible and very difficult to destroy or degrade. Asbestos has a tendency to break into a dust of tiny fibers which can float in the air and be inhaled or swallowed. Asbestos inhalation exposure has been shown to increase the risk of developing lung cancer, mesothelioma (cancer of the lining of the lung and/or abdomen.) and asbestosis (chronic lung disease), as well as other damage to the lungs. Exposure occurs by breathing asbestos fibers produced as a fine dust when asbestos is handled during fabrication, installation or removal. By definition Asbestos Containing Materials (ACM) are any material or product which contains greater than 1 percent (1%) asbestos. CAL/OSHA further regulates the content of asbestos in materials or products that contain greater than 1 tenth of a percent (0.1%) of asbestos requiring work to be performed by a licensed abatement contractor, and asbestos containing material containing 0.1% or less of asbestos requiring notification and training for the purpose of worker protection.

ENCORP's Certified Asbestos Site Surveillance Technician, Angel Jimenez (CSST No. 15-5431) and Certified Lead Sampling Technician (LRC-00002763) completed the inspection under the direct supervision of Certified Asbestos Consultant, Howard Baba (CAC No. 95-1791) and Certified Lead Inspector/Assessor (LRC-00003404). ENCORP conducted a visual investigation of the areas of impact to identify and quantify the suspect asbestos containing materials and lead painted materials. Upon completion of the visual investigation, building materials were grouped into homogeneous categories and samples were collected from the suspect materials identified.

SAMPLING METHODOLOGY – ASBESTOS

ENCORP used a modified random sampling protocol to collect the samples of the suspect ACM's. Each of the suspect samples collected for this report were given a unique sample identification number and sealed inside leak proof containers for shipment to the laboratory for analysis.

Asbestos bulk samples collected during this inspection were analyzed by ENCORP Environmental Laboratory. ENCORP Environmental Laboratory is accredited by NIST/NVLAP for analysis of asbestos fibers in bulk. PLM Bulk samples were analyzed by Polarized Light Microscopy (PLM)/Dispersion Staining (EPA/600/R-93/116), ENCORP NVLAP Lab Code 200878-0, 16170 Valley View Ave, Suite 100, La Mirada, CA 90638, 714-523-9811.

INSPECTION RESULTS – ASBESTOS

The following contains the summary of the suspect asbestos containing materials sampled during this inspection, including the location and laboratory analysis. Positive ACM's are distinguished in "**bold**". Samples collected and found not to contain asbestos are classified as being None Detected "ND".

SUMMARY OF SUSPECT MATERIALS TESTED						
Sample No.	Building Component	Location Of Material	Condition	Friability	Estimated Quantity	% and type of Asbestos
064406 1 2 3	Concrete / Sealant	Building 4 Exterior Stairway Area	G	NF	1000 sq. ft.	Concrete = ND Sealant = ND
4 5 6	Planter Mortar	Building 4 Exterior Stairway Area	G	NF	500 sq. ft.	ND
7 8 9	Flooring Grout	Building 4 Exterior Stairway Area	G	NF	300 sq. ft.	ND
064451 1 2 3	Roof Core	Building 4 Anticipated Work Area for Elevator Project – Roof	G	NF	2000 sq. ft.	Roof Core = ND Gypsum = ND
4 5 6	Acoustic Ceiling	Building 4 Anticipated Work Area for Elevator Project – Corridor	G	F	950 sq. ft.	4% Chrysotile 2% Amosite
7 8 9	Drywall / Joint Compound	Building 4 Anticipated Work Area for Elevator Project – Electrical Room	G	F	2000 sq. ft.	Drywall = ND Joint Comp = 2% Chrysotile

Conditions of materials are identified as follows: Good (G), Damaged (D), or Significantly Damaged (SD), Friable (F), Non-friable (NF). The quantities listed are for budgetary purposes only. Contractors completing proposals for the removal of asbestos containing materials are responsible for verifying the location, quantity, degree of difficulty and necessity for removing the identified materials. No access to the vault room.

DISCUSSIONS AND RECOMMENDATIONS (ASBESTOS)

Asbestos containing materials were identified within the scope of the inspection.

Asbestos containing material should be removed by a licensed and trained abatement contractor.

Disturbance of 100 sq ft or more of materials above 1% asbestos requires the work to be done with notifications to the SCAQMD under Rule 1403 and accordance with CAL/OSHA 1529 and 5208. Waste generated from this work is regulated as asbestos waste.

ENCORP also recommends that a California Certified Asbestos Consultant/Site Surveillance Technician oversee the project to ensure that proper methods are being utilized.

Any suspect asbestos material encountered during demolition that is not shown in this report should be sampled and analyzed prior to disturbance. Care should be taken when demolishing materials that will open wall cavities or sealed ceiling areas. If any additional known, assumed, or suspected asbestos-containing materials are discovered during renovation, remodeling or demolition activities, contact an environmental consultant to determine the proper course of action.

INSPECTION RESULTS -- LEAD

Lead-Based Paint (LBP) is a term used by Housing and Urban Development (HUD) and the EPA's Toxic Substances Control Act (TSCA) program. It defines paint with lead levels equal to or exceeding 1.0 milligram per square centimeter (1mg/cm²), 0.5 percent by weight (% Lead w/w) or 5,000 ppm. The HUD and EPA have set a lead level of 1.0 mg/cm² as being a regulated lead-containing material.

The NITON XRF Spectrum Analyzer was utilized for the analysis of suspect lead-based painted materials. In this method of analysis, the material is exposed to X-Rays or other high-energy radiation (such as gamma rays), which causes lead to emit X-Rays with a characteristic frequency. The intensity of this radiation is measured by the instrument's detector and is then converted into a number that represents the amount of lead in the material per unit area, usually milligrams per square centimeter (mg/cm²).

The HUD and OSHA have set a lead level of 1.0 mg/cm² as being a regulated lead-containing material. Analytical sensitivity of the of the XRF measurement methodology reports positive lead-based content results at or above 1.0 mg/cm², presence of lead content result between 0.1 and 0.9 mg/cm², and negative results at less than 0.1 mg/cm² which are noted as being below the level of detection. CAL/OSHA considers all lead surface levels to be of concerns.

Listed below is a summary of the materials sampled. Items found positive for lead-based paint using XRF analyses at these buildings are highlighted in **BOLD RED**, along with the location and estimated quantity. A complete listing of all components tested can be found in Section IIB of this report. Results are reported as Below Level of Detection = BLD, Lead Containing Paint = LCP, **Lead-Based Paint = LPB.**

SUMMARY OF LEAD-CONTAINING COMPONENTS TESTED							
Sample No	Color	Substrate	Component	Location	Results	Mg/cm2	QTY
4	Tan	Wood	Panel	Exterior Stairway Area	BLD	0.0	-
5	Tan	Wood	Panel	Exterior Stairway Area	BLD	0.0	-
6	Tan	Wood	Panel	Exterior Stairway Area	BLD	0.0	-
7	Tan	Wood	Panel	Exterior Stairway Area	BLD	0.0	-
8	Tan	Brick	Wall	Exterior Stairway Area	BLD	0.0	-
9	Tan	Wood	Trim	Exterior Stairway Area	BLD	0.0	-
10	Tan	Concrete	Wall	Exterior Stairway Area	BLD	0.0	-
11	Brown	Wood	Trim	Exterior Stairway Area	BLD	0.0	-
12	Grey	Concrete	Trim	Exterior Stairway Area	BLD	0.0	-

Note: The quantities listed are for budgetary purposes only. Contractors completing proposals for the removal of lead containing materials are responsible for verifying the location, quantity, degree of difficulty and necessity for removing the identified materials.

DISCUSSIONS AND RECOMMENDATIONS (LEAD)

Lead-Based Paint was not identified in this scope of work.

Any material containing any detectable level of lead is subject to the OSHA's Lead Exposure in Construction Rule, 29 Code of Federal Regulation (CFR) 1926. All removal of lead-based painted (LBP) should be performed by a state-licensed contractor, using CDPH-certified workers with at least one CDPH-certified Supervisor.

All components with results of ≥ 1.0 mg/cm² are considered lead-based paint. A trained lead-based paint contractor should perform any disturbance, paint film stabilization, loose and flaky paint, and any preparations of lead bearing levels of surfaces for repainting.

Minor disturbance to lead-based painted components such as coring or drilling can be performed by a certified trained contractor with a minimum OSHA Lead Awareness Operations and Maintenance Training, and EPA Lead Renovators (EPA Renovate, Repair and Painting Rule training). This work classification is used as an adequate alternative for trade work involving electrical, lighting, plumbing, painting and miscellaneous disturbances where work is likely to disturb lead containing components as part of construction activities other than lead abatement purposes.

CONCLUSION

Asbestos containing materials were identified within the scope of the inspection.

Asbestos containing material should be removed by a licensed and trained abatement contractor.

Disturbance of 100 sq ft or more of materials above 1% asbestos requires the work to be done with notifications to the SCAQMD under Rule 1403 and accordance with CAL/OSHA 1529 and 5208. Waste generated from this work is regulated as asbestos waste.

ENCORP also recommends that a California Certified Asbestos Consultant/Site Surveillance Technician oversee the project to ensure that proper methods are being utilized.

Any suspect asbestos material encountered during demolition that is not shown in this report should be sampled and analyzed prior to disturbance. Care should be taken when demolishing materials that will open wall cavities or sealed ceiling areas. If any additional known, assumed, or suspected asbestos-containing materials are discovered during renovation, remodeling or demolition activities, contact an environmental consultant to determine the proper course of action.

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Additional asbestos-containing and lead-based painted materials may be present at this site. Care should be taken when demolishing materials that will open wall cavities or sealed ceiling areas. If any additional known, assumed, or suspected asbestos-containing materials or lead-based painted components are discovered during renovation, remodeling or demolition activities, contact an environmental consultant to determine the proper course of action.

Should you have any questions concerning this report, please contact me at (714) 523-9811. Thank you.

Respectfully submitted,



Howard Baba
Operations Manager, ENCORP
Certified Asbestos Consultant No. 95-1791
Lead Inspector/Risk Assessor No. LRC-00003404

II. SAMPLE ANALYSIS

IIA. SAMPLE ANALYSIS - ASBESTOS

Client Name: <u>Orange County Dept. of Education</u>	Reference Batch Number: <u>064406</u>	Project Number: <u>P25222</u> . <u>026</u>
Client Address: <u>200 Kalmus Dr</u> <u>Costa Mesa CA 92626</u>	Sampled Date: <u>5/16/2025</u>	Date Received: <u>5/16/2025</u>
Facility Name: <u>Bldg 4 - Esplanade Elevator</u>	Sampled By: <u>ANGEL JIMENEZ</u>	Date Analyzed: <u>5/20/2025</u>
Facility Address: <u>3001 Red Hill Ave</u> <u>Costa Mesa, CA 92626</u>	Analyzed By: <u>KRISTINA MARTINEZ</u>	

LABORATORY TEST REPORT FOR BULK ASBESTOS FIBER ANALYSIS (PLM)

Sample Number	Field/ Client Number	SAMPLE DESCRIPTION			Friable or Non-	CVE Asbestos	Non Asbestos (%)
		Sample Location/Activity	Color	Material			
828199A	001A	BLDG. 4 - EXT STAIRWAY AREA	GRAY	(HOMOGENEOUS) CONCRETE	NF	NONE DETECTED	100% MATRIX
828199B	001B	BLDG. 4 - EXT STAIRWAY AREA	LIGHT GRAY	(HOMOGENEOUS) SEALANT	NF	NONE DETECTED	100% MATRIX
828200A	002A	BLDG. 4 - EXT STAIRWAY AREA	GRAY	(HOMOGENEOUS) CONCRETE	NF	NONE DETECTED	100% MATRIX
828200B	002B	BLDG. 4 - EXT STAIRWAY AREA	LIGHT GRAY	(HOMOGENEOUS) SEALANT	NF	NONE DETECTED	100% MATRIX
828201A	003A	BLDG. 4 - EXT STAIRWAY AREA	GRAY	(HOMOGENEOUS) CONCRETE	NF	NONE DETECTED	100% MATRIX
828201B	003B	BLDG. 4 - EXT STAIRWAY AREA	LIGHT GRAY	(HOMOGENEOUS) SEALANT	NF	NONE DETECTED	100% MATRIX
828202	004	BLDG. 4 - EXT STAIRWAY AREA	GRAY	(HOMOGENEOUS) PLASTER MORTAR	NF	NONE DETECTED	100% MATRIX
828203	005	BLDG. 4 - EXT STAIRWAY AREA	GRAY	(HOMOGENEOUS) PLASTER MORTAR	NF	NONE DETECTED	100% MATRIX

-NOTES: ND=None Detected Asbestos is not quantifiable below the method detection limit of one (1) percent. Amphibole asbestos includes amosite, crocidolite, anthophyllite, tremolite and actinolite. (FR) = Friable, (NF) = Non-Friable. Condition of sample is as received by the laboratory. Our policy is to retain all samples for a period of thirty days. Accredited by the National Voluntary Laboratory Accreditation Program and Environmental Laboratory Certification for the specific scope of accreditation under NVLAP Lab Code 200878-0. This report applies only to the items as received. Results are representative of the samples submitted and may not represent the entire materials from which the samples were collected. This report is submitted for the exclusive use of the client to whom it is addressed. Any reproduction of this report or use of this Laboratory's name for advertising or publicity purposes without prior written authorization is prohibited. In addition, this report is not to be used to claim product endorsement by NVLAP, or any agency of the U.S. Government. Where applicable, layers or "sub-samples" are reported and the Total Asbestos % represents the composite percentage of all sample layers. These samples were quantified using a calibrated visual estimate. Bulk sample(s) submitted were analyzed in accordance with the procedures EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials, EPA - 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples.

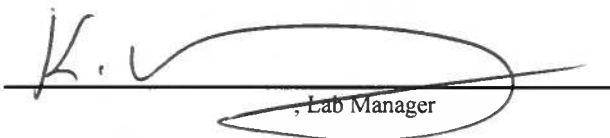
Client Name: <u>Orange County Dept. of Education</u>	Reference Batch Number: <u>064406</u>	Project Number: <u>P25222</u> . <u>026</u>
Client Address: <u>200 Kalmus Dr</u> <u>Costa Mesa CA 92626</u>	Sampled Date: <u>5/16/2025</u>	Date Received: <u>5/16/2025</u>
Facility Name: <u>Bldg 4 - Esplanade Elevator</u>	Sampled By: <u>ANGEL JIMENEZ</u>	Date Analyzed: <u>5/20/2025</u>
Facility Address: <u>3001 Red Hill Ave</u> <u>Costa Mesa, CA 92626</u>	Analyzed By: <u>KRISTINA MARTINEZ</u>	

LABORATORY TEST REPORT FOR BULK ASBESTOS FIBER ANALYSIS (PLM)

Sample Number	Field/ Client Number	SAMPLE DESCRIPTION			Friable or Non-	CVE Asbestos	Non Asbestos (%)
		Sample Location/Activity	Color	Material			
828204	006	BLDG. 4 - EXT STAIRWAY AREA	GRAY	(HOMOGENEOUS) PLASTER MORTAR	NF	NONE DETECTED	100% MATRIX
828205	007	BLDG. 4 - EXT STAIRWAY AREA	TAN	(HOMOGENEOUS) FLOORING GROUT	NF	NONE DETECTED	100% MATRIX
828206	008	BLDG. 4 - EXT STAIRWAY AREA	TAN	(HOMOGENEOUS) FLOORING GROUT	NF	NONE DETECTED	100% MATRIX
828207	009	BLDG. 4 - EXT STAIRWAY AREA	TAN	(HOMOGENEOUS) FLOORING GROUT	NF	NONE DETECTED	100% MATRIX

Notes:

APPROVED SIGNATURE


Lab Manager

-NOTES: ND=None Detected Asbestos is not quantifiable below the method detection limit of one (1) percent. Amphibole asbestos includes amosite, crocidolite, anthophyllite, tremolite and actinolite. (FR) = Friable, (NF) = Non-Friable. Condition of sample is as received by the laboratory. Our policy is to retain all samples for a period of thirty days. Accredited by the National Voluntary Laboratory Accreditation Program and Environmental Laboratory Certification for the specific scope of accreditation under NVLAP Lab Code 200878-0. This report applies only to the items as received. Results are representative of the samples submitted and may not represent the entire materials from which the samples were collected. This report is submitted for the exclusive use of the client to whom it is addressed. Any reproduction of this report or use of this Laboratory's name for advertising or publicity purposes without prior written authorization is prohibited. In addition, this report is not to be used to claim product endorsement by NVLAP, or any agency of the U.S. Government. Where applicable, layers or "sub-samples" are reported and the Total Asbestos % represents the composite percentage of all sample layers. These samples were quantified using a calibrated visual estimate. Bulk sample(s) submitted were analyzed in accordance with the procedures EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials, EPA - 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples.

064406 CHAIN OF CUSTODY FORM

16700 Valley View Avenue, Suite 100
La Mirada, California 90638
Tel: (714) 523-9811
Fax: (714) 523-9810
www.encorp.net

Asbestos Bulk Analysis: ☒ PLM Bulk ☐ 1000 Point Count
Turn-around Time: ☐ RUSH ☐ 24 HRS ☐ 48 HRS ☒ 72 HRS ☐ Standard

CLIENT: OCDOE DATE: 5/16/25 PAGE: 1 OF 1
JOB NO: P25222.026 INSPECTORS: Angel Jimenez
LOCATION: 3001 Red Hill Ave, Costa Mesa, CA 92626

SAMPLE NO.	LAB ID #	SAMPLE LOCATION	MATERIAL DESCRIPTION	CONDITION	QUANTITY	% ASBESTOS
1.	828199	Bldg 4 - Ext Stairway Area	Concrete/Sealant			
2.	828200					
3.	828201					
4.	828202		Planter Mortar			
5.	828203					
6.	828204					
7.	828205		Flooring Grout			
8.	828206					
9.	828207					
0.						

ABBREVIATIONS:			CHAIN OF CUSTODY	
TYPES OF MATERIALS:	CONDITION:	OTHER:	Sampled by/Relinquished:	Date/Time:
S = Surface Material TSI = Thermal Systems Insulation M = Miscellaneous Material	G = Good D = Damaged SD = Significantly Damaged	S.F. = Square Feet L.F. = Linear Feet	Angel Jimenez	5/16/25
Comments/special Instructions:			Relinquished/Received By:	Date/Time:
			AS Baker	5.16.25 @ 3pm
			Relinquished/Received By:	Date/Time:

Client Name: <u>Orange County Dept. of Education</u>	Reference Batch Number: <u>064451</u>	Project Number: <u>P25222</u> . <u>026</u>
Client Address: <u>200 Kalmus Dr</u>	Sampled Date: <u>6/4/2025</u>	Date Received: <u>6/9/2025</u>
<u>Costa Mesa CA 92626</u>	Sampled By: <u>ANGEL JIMENEZ</u>	Date Analyzed: <u>6/10/2025</u>
Facility Name: <u>Bldg 4 - Esplanade Elevator</u>	Analyzed By: <u>KRISTINA MARTINEZ</u>	
Facility Address: <u>3001 Red Hill Ave</u>		
<u>Costa Mesa, CA 92626</u>		

LABORATORY TEST REPORT FOR BULK ASBESTOS FIBER ANALYSIS (PLM)

Sample Number	Field/ Client Number	SAMPLE DESCRIPTION			Friable or Non-	CVE Asbestos	Non Asbestos (%)
		Sample Location/Activity	Color	Material			
828949A	001A	BLDG. 4	BLACK	(FIBROUS) ROOF CORE	NF	NONE DETECTED	15% FIBROUS GLASS 85% MATRIX
828949B	001B	BLDG. 4	WHITE	(FIBROUS) GYPSUM	FR	NONE DETECTED	10% FIBROUS GLASS 90% MATRIX
828950A	002A	BLDG. 4	BLACK	(FIBROUS) ROOF CORE	NF	NONE DETECTED	15% FIBROUS GLASS 85% MATRIX
828950B	002B	BLDG. 4	WHITE	(FIBROUS) GYPSUM	FR	NONE DETECTED	10% FIBROUS GLASS 90% MATRIX
828951A	003A	BLDG. 4	BLACK	(FIBROUS) ROOF CORE	NF	NONE DETECTED	15% FIBROUS GLASS 85% MATRIX
828951B	003B	BLDG. 4	WHITE	(FIBROUS) GYPSUM	FR	NONE DETECTED	10% FIBROUS GLASS 90% MATRIX
828952	004	BLDG. 4	WHITE/BROWN	(FIBROUS) ACOUSTIC CEILING CORE	FR	4% CHRYSOTILE 2% AMOSITE	5% CELLULOSE 2% FIBROUS GLASS 87% MATRIX
828953	005	BLDG. 4	WHITE/BROWN	(FIBROUS) ACOUSTIC CEILING CORE	FR	POSITIVE STOP	

-NOTES: ND=None Detected Asbestos is not quantifiable below the method detection limit of one (1) percent. Amphibole asbestos includes amosite, crocidolite, anthophyllite, tremolite and actinolite. (FR) = Friable, (NF) = Non-Friable. Condition of sample is as received by the laboratory. Our policy is to retain all samples for a period of thirty days. Accredited by the National Voluntary Laboratory Accreditation Program and Environmental Laboratory Certification for the specific scope of accreditation under NVLAP Lab Code 200878-0. This report applies only to the items as received. Results are representative of the samples submitted and may not represent the entire materials from which the samples were collected. This report is submitted for the exclusive use of the client to whom it is addressed. Any reproduction of this report or use of this Laboratory's name for advertising or publicity purposes without prior written authorization is prohibited. In addition, this report is not to be used to claim product endorsement by NVLAP, or any agency of the U.S. Government. Where applicable, layers or "sub-samples" are reported and the Total Asbestos % represents the composite percentage of all sample layers. These samples were quantified using a calibrated visual estimate. Bulk sample(s) submitted were analyzed in accordance with the procedures EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials, EPA - 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples.

Client Name: <u>Orange County Dept. of Education</u>	Reference Batch Number: <u>064451</u>	Project Number: <u>P25222</u> . <u>O26</u>
Client Address: <u>200 Kalmus Dr</u> <u>Costa Mesa CA 92626</u>	Sampled Date: <u>6/4/2025</u>	Date Received: <u>6/9/2025</u>
Facility Name: <u>Bldg 4 - Esplanade Elevator</u>	Sampled By: <u>ANGEL JIMENEZ</u>	Date Analyzed: <u>6/10/2025</u>
Facility Address: <u>3001 Red Hill Ave</u> <u>Costa Mesa, CA 92626</u>	Analyzed By: <u>KRISTINA MARTINEZ</u>	

LABORATORY TEST REPORT FOR BULK ASBESTOS FIBER ANALYSIS (PLM)

Sample Number	Field/ Client Number	SAMPLE DESCRIPTION			Friable or Non-	CVE Asbestos	Non Asbestos (%)	
		Sample Location/Activity	Color	Material				
828954	006	BLDG. 4	WHITE/BROWN	(FIBROUS) ACOUSTIC CEILING CORE	FR	POSITIVE STOP		
828955A	007A	BLDG. 4	BROWN/WHITE	(FIBROUS) DRYWALL	FR	NONE DETECTED	10% CELLULOSE 2% FIBROUS GLASS 88% MATRIX	
828955B	007B	BLDG. 4	BEIGE	(HOMOGENEOUS) JOINT COMPOUND	FR	2% CHRYSOTILE	98% MATRIX	
828956A	008A	BLDG. 4	BROWN/WHITE	(FIBROUS) DRYWALL	FR	NONE DETECTED	10% CELLULOSE 2% FIBROUS GLASS 88% MATRIX	
828956B	008B	BLDG. 4	BEIGE	(HOMOGENEOUS) JOINT COMPOUND	FR	POSITIVE STOP		
828957A	009A	BLDG. 4	BROWN/WHITE	(FIBROUS) DRYWALL	FR	NONE DETECTED	10% CELLULOSE 2% FIBROUS GLASS 88% MATRIX	
828957B	009B	BLDG. 4	BEIGE	(HOMOGENEOUS) JOINT COMPOUND	FR	POSITIVE STOP		

-NOTES: ND=None Detected Asbestos is not quantifiable below the method detection limit of one (1) percent. Amphibole asbestos includes amosite, crocidolite, anthophyllite, tremolite and actinolite. (FR) = Friable, (NF) = Non-Friable. Condition of sample is as received by the laboratory. Our policy is to retain all samples for a period of thirty days. Accredited by the National Voluntary Laboratory Accreditation Program and Environmental Laboratory Certification for the specific scope of accreditation under NVLAP Lab Code 200878-0. This report applies only to the items as received. Results are representative of the samples submitted and may not represent the entire materials from which the samples were collected. This report is submitted for the exclusive use of the client to whom it is addressed. Any reproduction of this report or use of this Laboratory's name for advertising or publicity purposes without prior written authorization is prohibited. In addition, this report is not to be used to claim product endorsement by NVLAP, or any agency of the U.S. Government. Where applicable, layers or "sub-samples" are reported and the Total Asbestos % represents the composite percentage of all sample layers. These samples were quantified using a calibrated visual estimate. Bulk sample(s) submitted were analyzed in accordance with the procedures EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials, EPA - 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples.

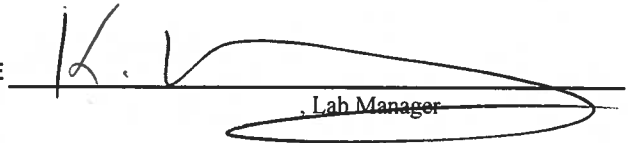
Client Name: <u>Orange County Dept. of Education</u>	Reference Batch Number: <u>064451</u>	Project Number: <u>P25222</u> . <u>026</u>
Client Address: <u>200 Kalmus Dr</u>	Sampled Date: <u>6/4/2025</u>	Date Received: <u>6/9/2025</u>
<u>Costa Mesa CA 92626</u>	Sampled By: <u>ANGEL JIMENEZ</u>	Date Analyzed: <u>6/10/2025</u>
Facility Name: <u>Bldg 4 - Esplanade Elevator</u>	Analyzed By: <u>KRISTINA MARTINEZ</u>	
Facility Address: <u>3001 Red Hill Ave</u>		
<u>Costa Mesa, CA 92626</u>		

LABORATORY TEST REPORT FOR BULK ASBESTOS FIBER ANALYSIS (PLM)

Sample Number	Field/ Client Number	SAMPLE DESCRIPTION			Friable or Non-	CVE Asbestos	Non Asbestos (%)
		Sample Location/Activity	Color	Material			

Notes:

APPROVED SIGNATURE


Lab Manager

-NOTES: ND=None Detected Asbestos is not quantifiable below the method detection limit of one (1) percent. Amphibole asbestos includes amosite, crocidolite, anthophyllite, tremolite and actinolite. (FR) = Friable, (NF) = Non-Friable. Condition of sample is as received by the laboratory. Our policy is to retain all samples for a period of thirty days. Accredited by the National Voluntary Laboratory Accreditation Program and Environmental Laboratory Certification for the specific scope of accreditation under NVLAP Lab Code 200878-0. This report applies only to the items as received. Results are representative of the samples submitted and may not represent the entire materials from which the samples were collected. This report is submitted for the exclusive use of the client to whom it is addressed. Any reproduction of this report or use of this Laboratory's name for advertising or publicity purposes without prior written authorization is prohibited. In addition, this report is not to be used to claim product endorsement by NVLAP, or any agency of the U.S. Government. Where applicable, layers or "sub-samples" are reported and the Total Asbestos % represents the composite percentage of all sample layers. These samples were quantified using a calibrated visual estimate. Bulk sample(s) submitted were analyzed in accordance with the procedures EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials, EPA - 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples.

064451

CHAIN OF CUSTODY FORM

 16700 Valley View Avenue, Suite 100
 La Mirada, California 90638
 Tel: (714) 523-9811
 Fax: (714) 523-9810
 www.encorp.net

 Asbestos Bulk Analysis: ☒ PLM Bulk ☐ 1000 Point Count
 Turn-around Time: ☐ RUSH ☒ 24 HRS ☐ 48 HRS ☐ 72 HRS ☐ Standard

 CLIENT: OCDOE DATE: 6/4/25 PAGE: 1 OF 1
 JOB NO: P25222.026 INSPECTORS: Angel Jimenez
 LOCATION: 3001 Red Hill Ave, Costa Mesa, CA

SAMPLE NO.	LAB ID #	SAMPLE LOCATION		MATERIAL DESCRIPTION	CONDITION	QUANTITY	% ASBESTOS
1.	828949	BLDG 4		Roof Core			
2.	828950						
3.	828951						
4.	828952			Acoustic Ceiling Core			
5.	828953						
6.	828954						
7.	828955			Drywall/Joint Compound			
8.	828956						
9.	828957						
0.							

ABBREVIATIONS:			CHAIN OF CUSTODY	
TYPES OF MATERIALS:	CONDITION:	OTHER:	Sampled by/Relinquished:	Date/Time:
S = Surface Material TSI = Thermal Systems Insulation M = Miscellaneous Material	G = Good D = Damaged SD = Significantly Damaged	S.F. = Square Feet L.F. = Linear Feet	Angel Jimenez	6.6.25 @ 1900
			Relinquished/Received By:	Date/Time:
			AS Barker	6.9.25 @ 8am
			Relinquished/Received By:	Date/Time:
Comments/special Instructions:				

IIB. SAMPLE ANALYSIS - LEAD

ENCORP LEAD BASED PAINT INSPECTION WORKSHEET

CLIENT: <u>OCDOE</u>		ADDRESS: <u>3001 Red Hill Ave, Costa Mesa, CA</u>	
SCOPE OF PROJECT:			DATE: <u>5/16/25</u>
INSPECTOR: <u>Angel Jimenez</u>		XRF SERIAL #:	PROJECT NUMBER: <u>P25222.026</u>

SAMPLE NUMBER	K-SHELL READING	PAINT COLOR	SUBSTRATE	COMPONENT	CONDITION	LOCATION	QUANTITY	COMMENTS
1.	1.20	Green	Wood	Test Block		Confirmation		
2.	1.00							
3.	1.00							
4.	0.00	Tan		Panel		Bldg 4 - Ext Stairway Area		
5.	0.00							
6.	0.00							
7.	0.00							
8.	0.00		Brick	Wall				
9.	0.00		Wood	Trim				
10.	0.00		Concrete	Wall				
11.	0.00	Brown	Wood	Trim				
12.	0.00	Grey	Concrete	Trim				
13.	1.00	Green	Wood	Test Block		Confirmation		
14.	1.10							
15.	1.10							
6.	.							
7.	.							
8.	.							
9.	.							
0.	.							
1.	.							
2.	.							
3.	.							
4.	.							
5.	.							
6.	.							
7.	.							
8.	.							
9.	.							
0.	.							

By: _____

Title: _____

III. CERTIFICATIONS



STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:



Angel Jimenez

CERTIFICATE TYPE:

Lead Sampling Technician

NUMBER:

LRC-00002763

EXPIRATION DATE:

9/15/2025

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD



STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:



Howard Baba

CERTIFICATE TYPE:

Lead Supervisor

Lead Inspector/Assessor

NUMBER:

LRC-00011254

LRC-00003404

EXPIRATION DATE:

5/25/2026

10/3/2025

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD

United States Department of Commerce
National Institute of Standards and Technology



Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 200878-0

ENCORP
La Mirada, CA

*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 Communiqué on ISO/IEC 17025).*

2024-07-01 through 2025-06-30

Effective Dates



A handwritten signature in blue ink, reading "Dana S. Laman".

For the National Voluntary Laboratory Accreditation Program

IV. FIELD INSPECTION DATA

HOMOGENEOUS MATERIALS INSPECTION FORM

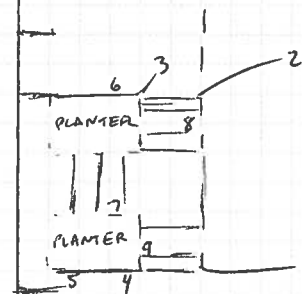
Date: 5/16/25 Project Name: ACM Project # P25222.026

Project Address: 3001 Red Hill Ave, Costa Mesa, CA

Inspector(s): Angel Jimenez Page: 1 of 1

Building: _____ Building Code: _____

Material Description	Locations	Individual Sq Ft	Total Sq Ft	Condition	Qty of Samples	Sample #s
Concrete/ sealant	Bldg 4 - Ext Storage Area		1000b	G	3	1-3
planter Mortar			500b			4-6
Flooring Grout			300b			7-9



N ↑

= PLM

NO XRF
POSITIVES

DESCRIPTION: 3001 Red Hill Ave

JOB NAME: ACM/Lead

JOB NUMBER: P25222.026

DRAWN BY: Angel Jimenez

DATE: 5/16/25

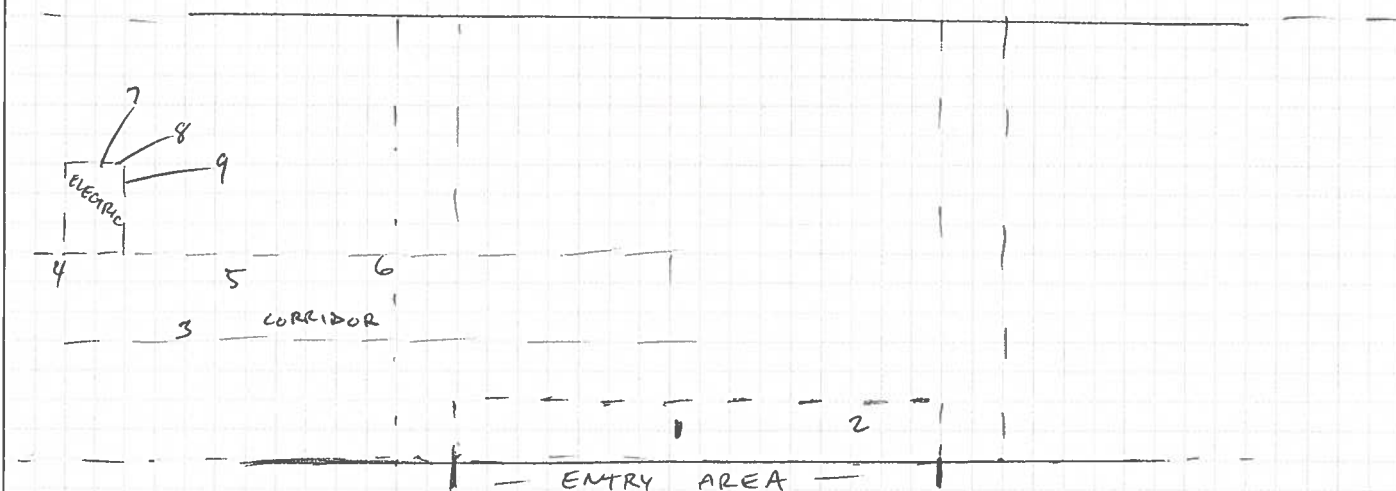
ENCORP
Engineering our Environment

16700 Valley View Ave., Suite 100
La Mirada, CA 90638
(714) 523-9811 FAX(714) 523-9810

HOMOGENEOUS MATERIALS INSPECTION FORM

Date: 6/4/25 Project Name: ACM Project # P25222.026
 Project Address: 3001 Red Hill Ave, Costa Mesa, CA
 Inspector(s): Angel Jimenez Page: 1 of 1
 Building: _____ Building Code: _____

Material Description	Locations	Individual Sq Ft	Total Sq Ft	Condition	Qty of Samples	Sample #s
Roof Core	Bldg 4 - Anticipated work Areas for Esplanade Elevator Project		2000 ft	6	3	1-3
Acoustic Ceiling Core			950 ft			4-6
Drywall/ Joint Compound			2000 ft			7-9



N ↑
= PLM

DESCRIPTION: 3001 Red Hill Ave, Costa Mesa, CA - BLDG 4

JOB NAME: Esplanade Elevator Project

JOB NUMBER: P25222.026

DRAWN BY: Angel Jimenez

DATE: 6/4/25



16700 Valley View Ave., Suite 100
La Mirada, CA 90638
(714) 523-9811 FAX(714) 523-9810

V. LIMITATIONS

LIMITATIONS

Conditions described in this report are as found at the time of investigation, unless otherwise stated.

ENCORP analyzed only the substances, conditions, and locations described in this report at the time indicated. No inferences regarding other substances, conditions, location or time can be made unless specifically stated in this report. **ENCORP's** inspection was limited to accessible materials only for the purpose of this survey.

This report is intended for the use listed in the section of this report titled "INTRODUCTION." The use of this report in any manner other than that listed in the Introduction requires the written consent of **ENCORP** and **ORANGE COUNTY DEPARTMENT OF EDUCATION**. This report must be presented in its entirety.

The conclusions and recommendations presented are based on the agreed upon scope of work outlined in this report. **ENCORP** makes no warranties or guarantees as to the accuracy or completeness of information obtained from information provided or compiled by others. Note that information exists beyond the scope of this investigation. Additional information, which was outside this scope of work, not found, or available to **ENCORP** at the time of writing this report, may result in a modification of the conclusions and recommendations presented. This report is not a legal opinion. The services performed by **ENCORP** have been conducted in a manner consistent with a level of care ordinarily exercised by members of our profession currently practicing under similar conditions. No other warranty, expressed or implied, is made.

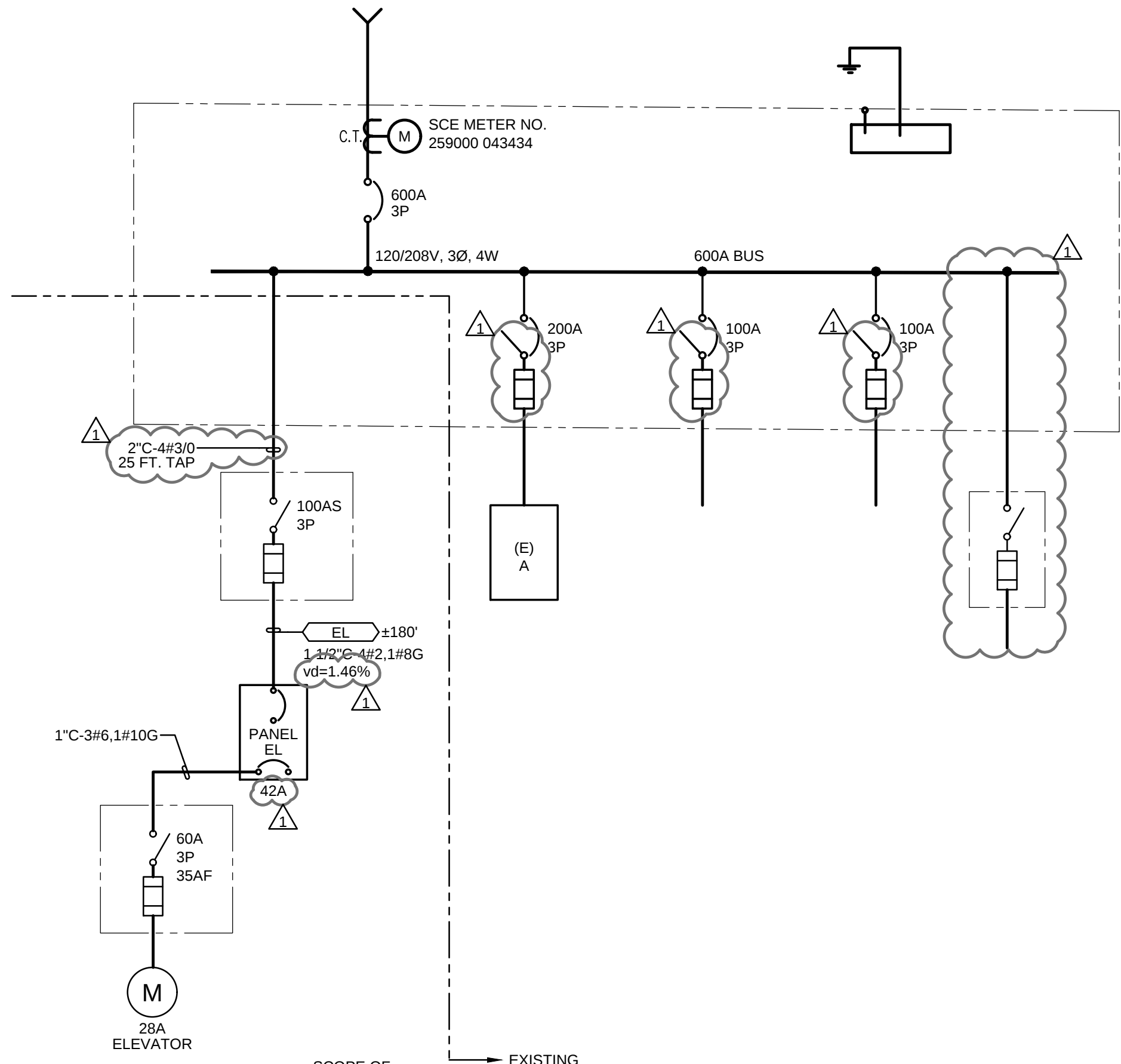


(E) SWITCHGEAR
NOT TO SCALE

PANEL A

MOUNTING: SURFACE		PANEL EL												MAIN 100A	
208 / 120 VOLTS		3 PHASE			4 WIRE			A.I.C. RATING : 10,000						BUS 100A	
DESCRIPTION	VOLT AMPS			L10	W10	BX10	CBX	W10	CBX	W10	L10	VOLT AMPS			DESCRIPTION
	Ø A	Ø B	Ø C									Ø A	Ø B	Ø C	
ELEVATOR (28A)	3360				1	50/3 1	2	201 1				800			FACP
		3360				- 3	4	201 1	3				540		RECEPTACLE
			3360			- 5	6	201 1						400	LIGHT
CONTROLLER	500				1	201 1	7	201 1				200			STAIR LIGHTS
RECEPTACLE		500					8	201 1			1				EQUIP. ROOM LIGHT
CAR LIGHT			500		1	201 11	12	201 1				100			2ND FLOOR LIGHTING
ZWAY COMMUNICATION	200					201 13	14	201 1							SPACE
SPARE						201 15	16								SPACE
SPARE						201 17	18								SPACE
Ø A = 5060 VA		Ø B = 4500 VA		Ø C = 4500 VA		LCL = 100 VA		LARGEST MOTOR (LM) = (N/A)							
TOTAL (Ø A + Ø B + Ø C) =		14060 VA + 25% LCL + 25% LARGEST MOTOR =		14085 VA		OR		39.1 AMPS							
HIGH PHASE =		5060 VA + 25% LCL + 25% LARGEST MOTOR =		5080 VA		OR		42.1 AMPS							

* PROVIDE LOCK-ON DEVICE
TC - PROVIDE 24-HOUR 7-DAY TIMECLOCK

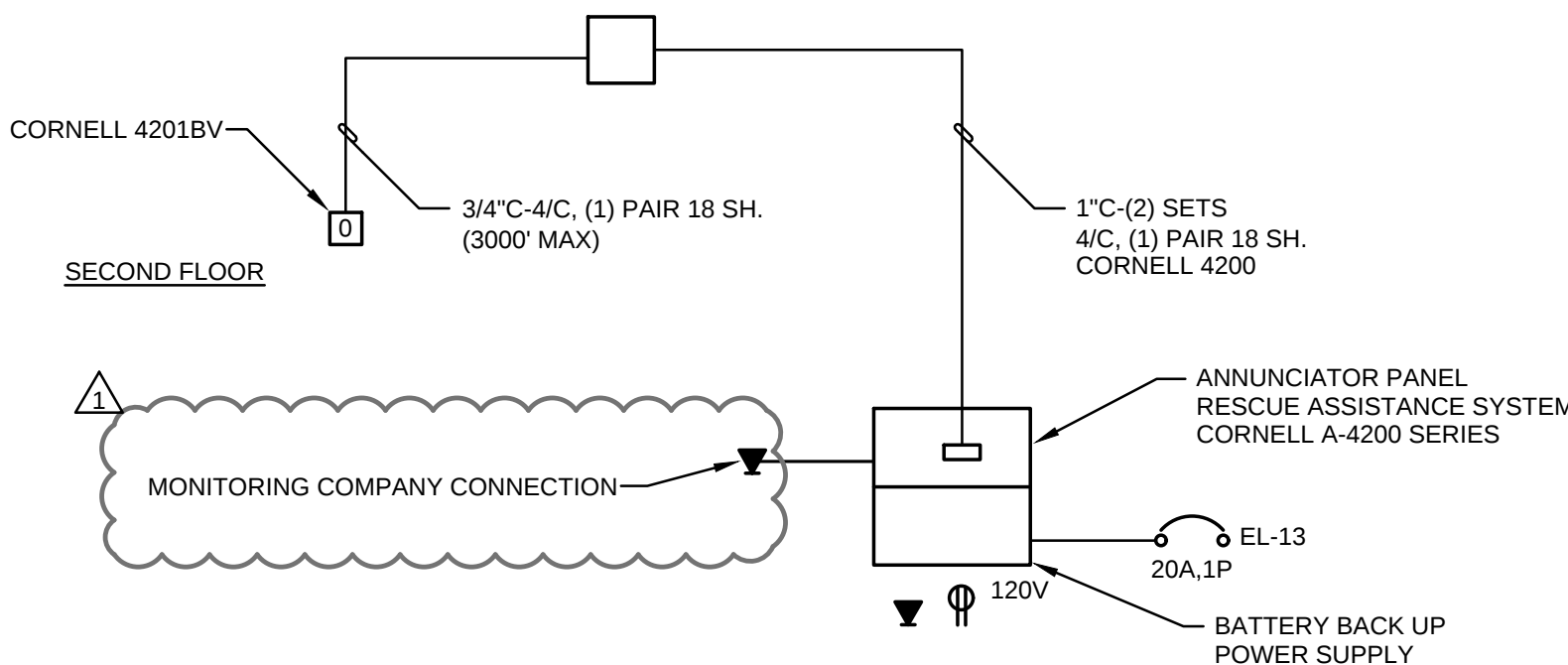


SINGLE-LINE DIAGRAM - BUILDING 4
NOT TO SCALE

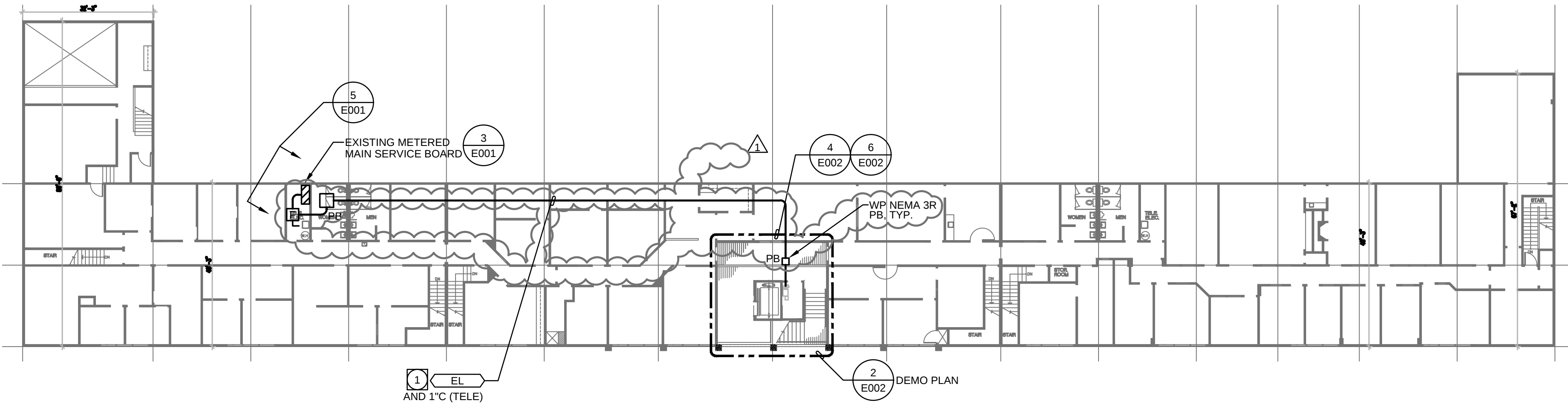
KEYNOTES GENERALLY CORRESPOND TO SPECIFICATION SECTIONS BY MEANS OF THE SIX-DIGIT NUMBER IDENTIFYING THE SPECIFICATION SECTION FOR REFERENCE AND COMMENCEMENT. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL WORK INDICATED HEREIN PURSUANT TO THE GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS OF THE CONTRACT, REGARDLESS OF WHETHER OR NOT THE KEYNOTE(S) SPECIFICALLY CORRESPOND TO ANY SPECIFICATION DIVISION PROVIDED IN THE TECHNICAL SPECIFICATIONS.

PLAN NOTE:

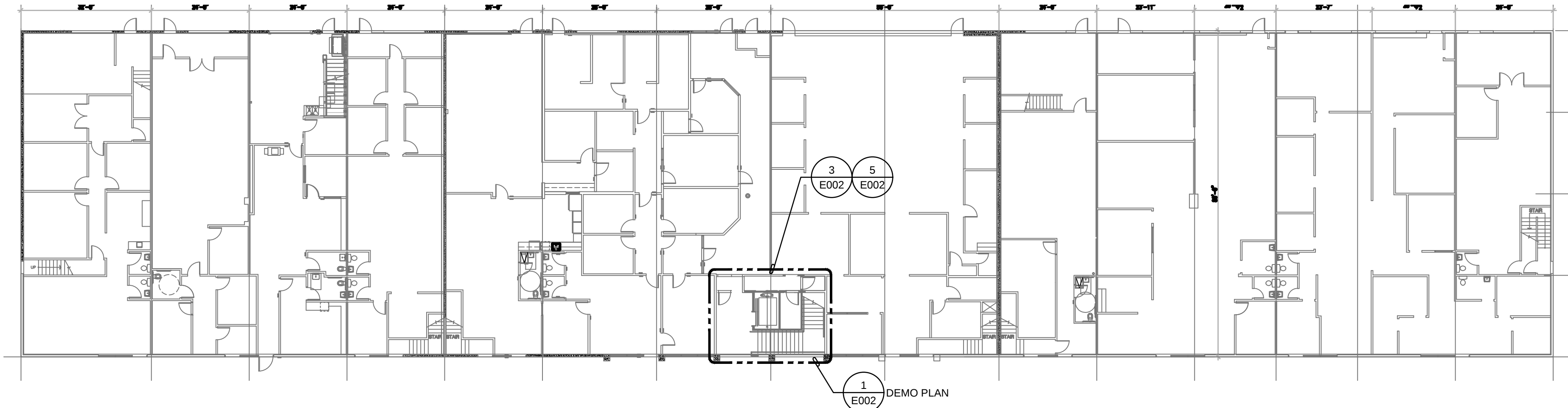
- 1 ROUTE FEEDER ON ROOF PER DETAIL, SKETCH ASK-4. USE DURA-BLOCK SUPPORTS AS SLEEPERS FOR ROOF TOP CONDUIT.



BLOCK DIAGRAM - 2-WAY COMMUNICATION
NOT TO SCALE

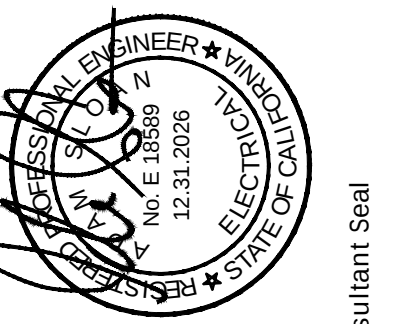
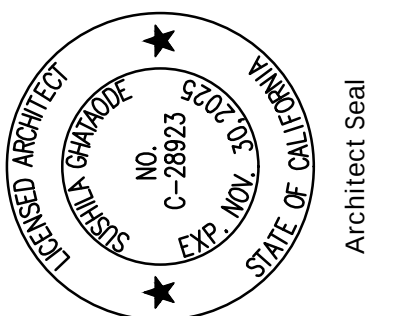


BLDG. 4 SECOND FLOOR PLAN
1" = 20'-0"



BLDG. 4 FIRST FLOOR PLAN
1" = 20'-0"

CHATRODE BANNON ARCHITECTS
Architecture • Planning • Interior Design
1000 W. REDHILL AVENUE, SUITE 100
COSTA MESA, CA 92627
Tel: 714.655.8029



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www.AGDesign.com
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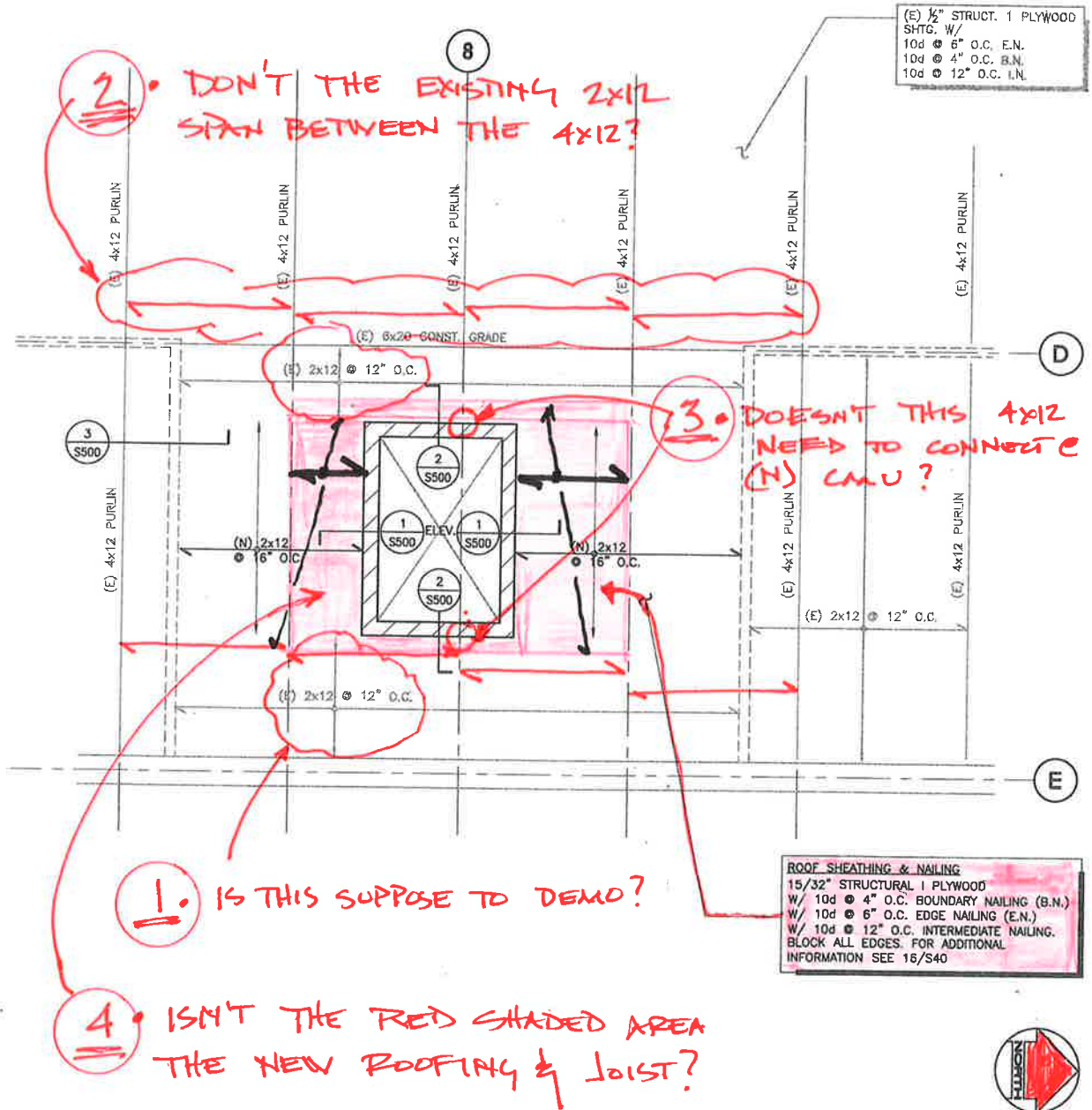
OCDE ESPLANADE
ELEVATOR ADDITION - BUILDING 4
3001 REDHILL AVENUE, COSTA MESA, CA
ORANGE COUNTY DEPARTMENT OF EDUCATION
SINGLE-LINE DIAGRAM AND PANEL SCHEDULE

REVISIONS:		
△	ADDENDUM #3	06/11/2025
△		
△		
△		
△		
△		
△		
△		

Date: 6/XX/2024
Job: 2411
Scale:
Drawn:

E001

SHEET OF XXX
XREF:



ENLARGED ROOF FRAMING PLAN

3

1/4"=1'-0"

ADDENDUM #2 / QUESTION #3
CLARIFICATIONS.