

V24251044PW CNS CK and VAPA Flooring Bid

Addendum 1

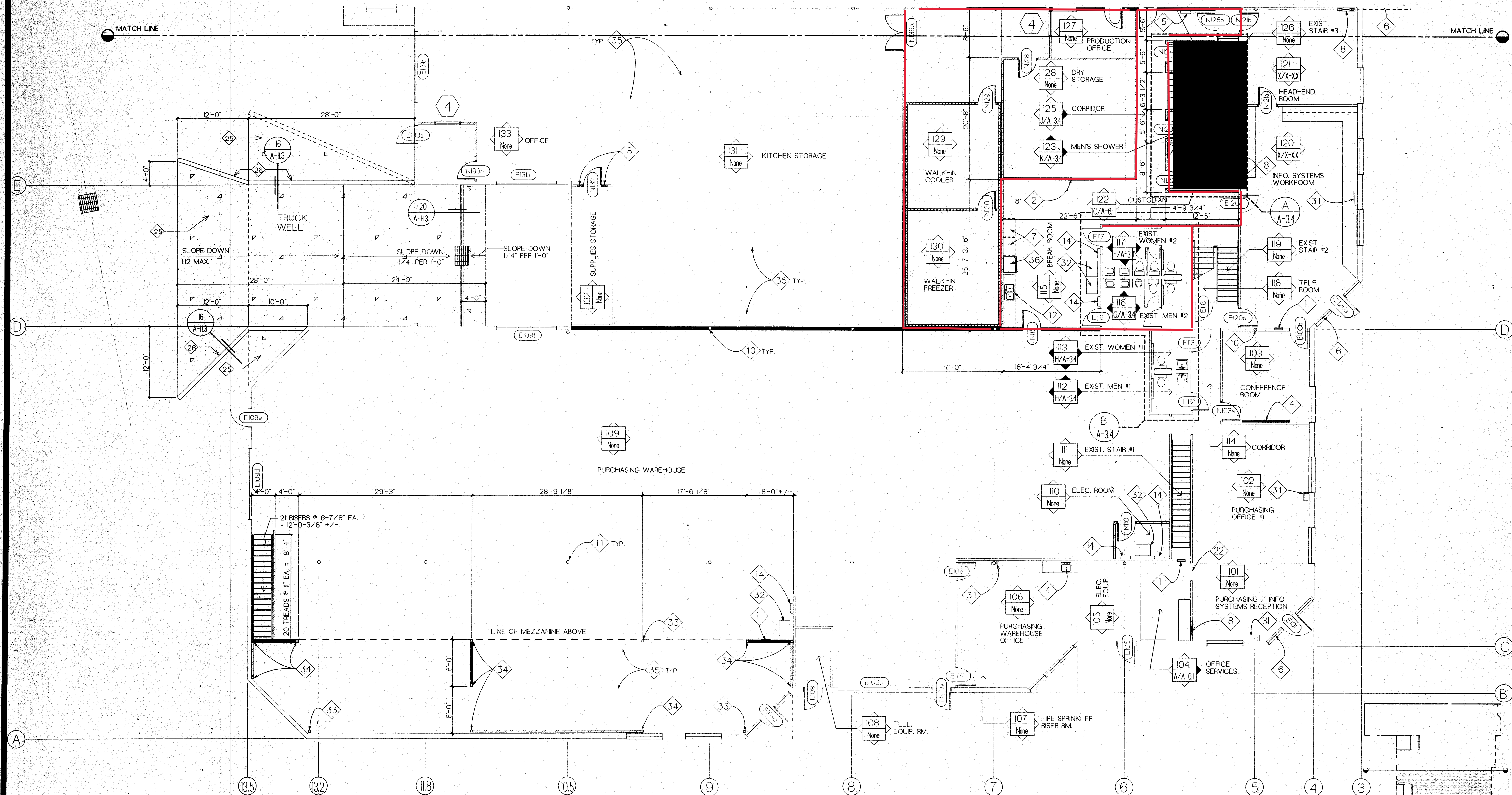
New RFI Date is extended to 5/5/2025 by 9:00 am.
New Bid due date is extended to 5/13/2025 by 9:00 am.

RFI QUESTIONS AND ANSWERS

1. Are the walls that are not being treated with FRP required to be painted?
No, but they will need to be cleaned after installation of flooring. As noted in the bid docs. "cleaning of all sinks and countertops and FRP"
2. Are the ceilings to be painted?
No.
3. Will there be an updated set of plans, to scale?
Plans will be uploaded on PQ Bids. Scale 1/4" = 1'
4. Are all grease traps to be replaced?
No, but you will need to provide new covers.
5. The kitchen equipment that is bolted to the floor, plumbed, siliconed to the wall... please provide details about the expectation for how these fixtures get handled.
The feet on the legs of the fixed furniture are threaded. When possible raise legs to tighten them to allow for access. Contractor may need to raise countertops and support them with temporary stabilizers to allow for more access.
6. Is the district removing these?
No
7. If not, does the district understand that leaving them in place will limit access in such a way that could compromise the finished product?
Contractor will need approval of installation methods prior to completion. Please submit process or drawings of proposed plan of installation.
8. If the district wants these removed, should the bid price include the removal and reinstallation?
Fixed furniture shall remain in place.
9. If the district wants the bolted down equipment removed, can we get a second site visit to evaluate the best way to do this?
Please provide justification for a second site visit.
10. Will the district provide an on-site storage location for this equipment?
Please provide justification for additional storage needs.
11. Can you please provide a manufacturer specification and color to be used for the wall paint.
**Vista Paint, Vista USD Off White 8300 , Eggshell.
Possible accent walls [New Navy Blue 8300 Care Free Vista Paint Eggshell] to be included and locations will be added to the plans.**

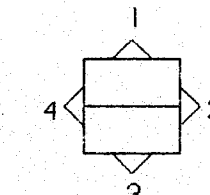
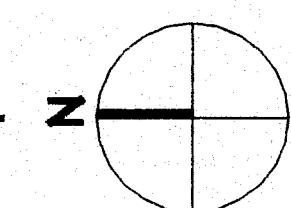
12. The scope of work mentions the installation of urethane cement, but the specs provided are for an epoxy system that does not mention urethane cement. May you please clarify if urethane cement will need to be installed?
Flowfresh SR v2.4 technical data sheets are attached. Cementitious urethane flooring system with Flowfresh SR Sealer.
13. Please clarify if only one or all of the listed licenses will be needed to bid on this project?
Class B General is required, all sub contractors are required to be licensed in the state of CA in their specific trades. Please submit a list of all sub contractors to be used on this project.
14. Will all equipment be moved by the owner/district or the contractor?
Yes, all equipment not fixed to the walls will be moved by the district.
For all fixed countertops/sinks please see question #15
15. Will the bolted down equipment need to be removed, or will the epoxy flooring be installed around equipment?
The feet on the legs of the fixed furniture are threaded. You may be able to tighten them to allow for access. Contractor may need to raise countertops and support them with temporary stabilizers to allow for more access.
16. At casework demo, will the plumbing be capped off at the wall or behind?
Plumbing will be capped and exposed near the walls for future use.
17. Will the Vista Academy of Performing Arts have a painting scope or is this only limited to the North Avenue Facility?
Painting will be included at both locations.
18. Does Vista Academy have any floor sink or grease trap covers that will need to be replaced?
No, however we would like to have abandoned floor drain cut and capped flush with finished surface.
19. How does this product transition into other areas (Carpet, Concrete warehouse floor)?
Transition to carpet or resilient flooring can be done with Schluter or transition strips. For concrete transitions please see attached detailed drawing.

End of Addendum 1



FIRST FLOOR NEW WORK FLOOR PLAN - WEST

SCALE: 1/8" = 1'-0"

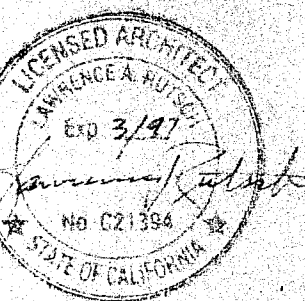


INTERIOR ELEVATION & FINISH
SCHEDULE ELEVATION KEY

KEY PLAN

VISTA UNIFIED SCHOOL DISTRICT CENTRAL FACILITY OCEANSIDE, CA.

YLSB, A.I.A. ARCHITECTS/PLANNERS
4749 OCEANSIDE BLVD. SUITE A OCEANSIDE CA 92056 619-941-4647 / FAX: 619-941-4514



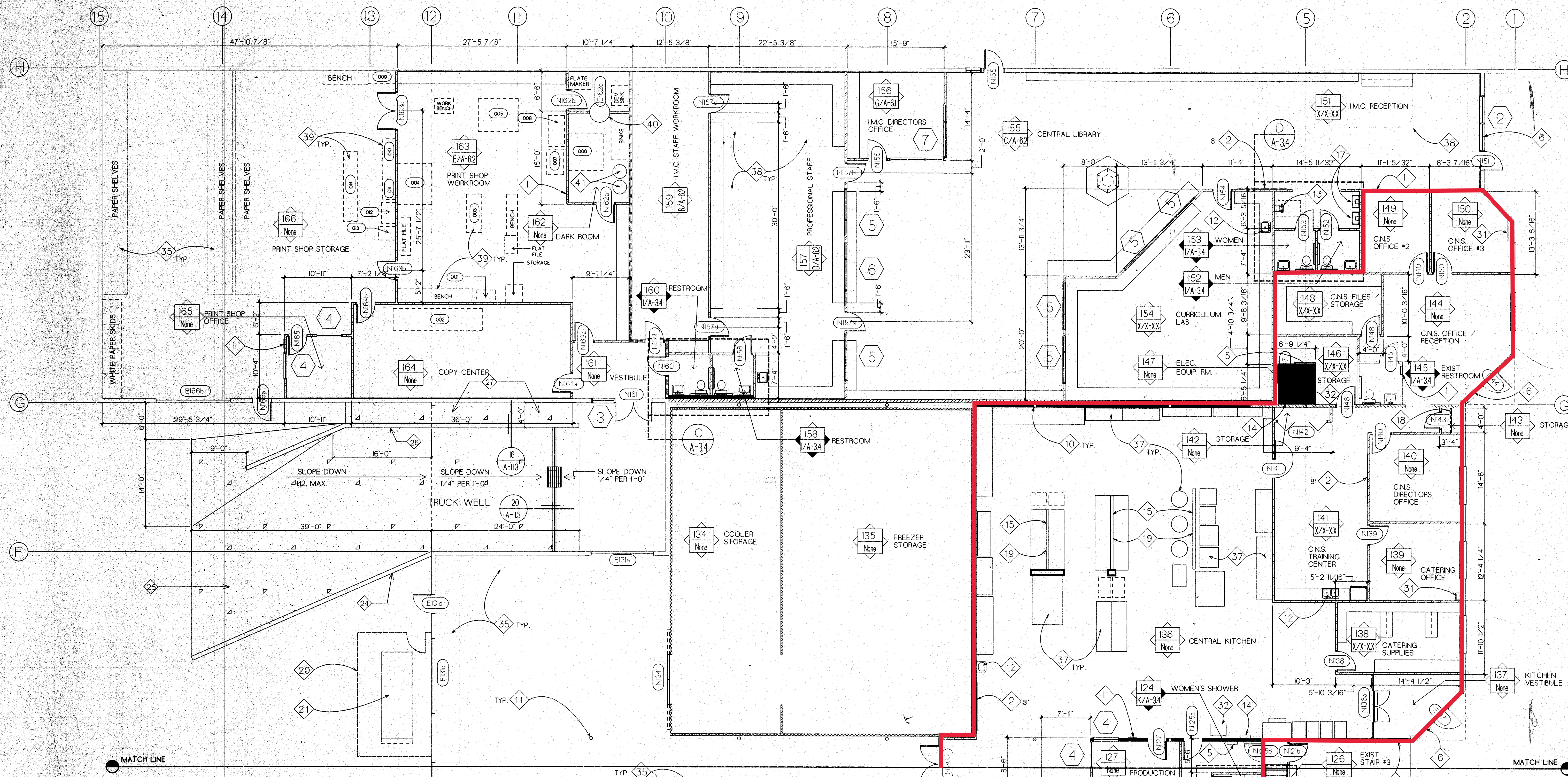
FIRST FLOOR NEW
WORK PLAN -
WEST

REVISIONS

SHEET A-3.1

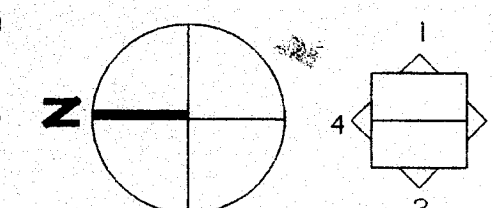
DATE 3/29/96

JOB # 9400.20.10



FIRST FLOOR NEW WORK FLOOR PLAN - EAST

SCALE: 1/8" = 1'-0"



INTERIOR ELEVATION & FINISH
SCHEDULE ELEVATION KEY

KEY PLAN

OCEANSIDE, CA.

VISTA UNIFIED SCHOOL DISTRICT CENTRAL FACILITY

YLSB, A.I.A. ARCHITECTS/PLANNERS
4749 OCEANSIDE BLVD. SUITE A OCEANSIDE CA 92056 619-941-4647 / FAX: 619-941-4514



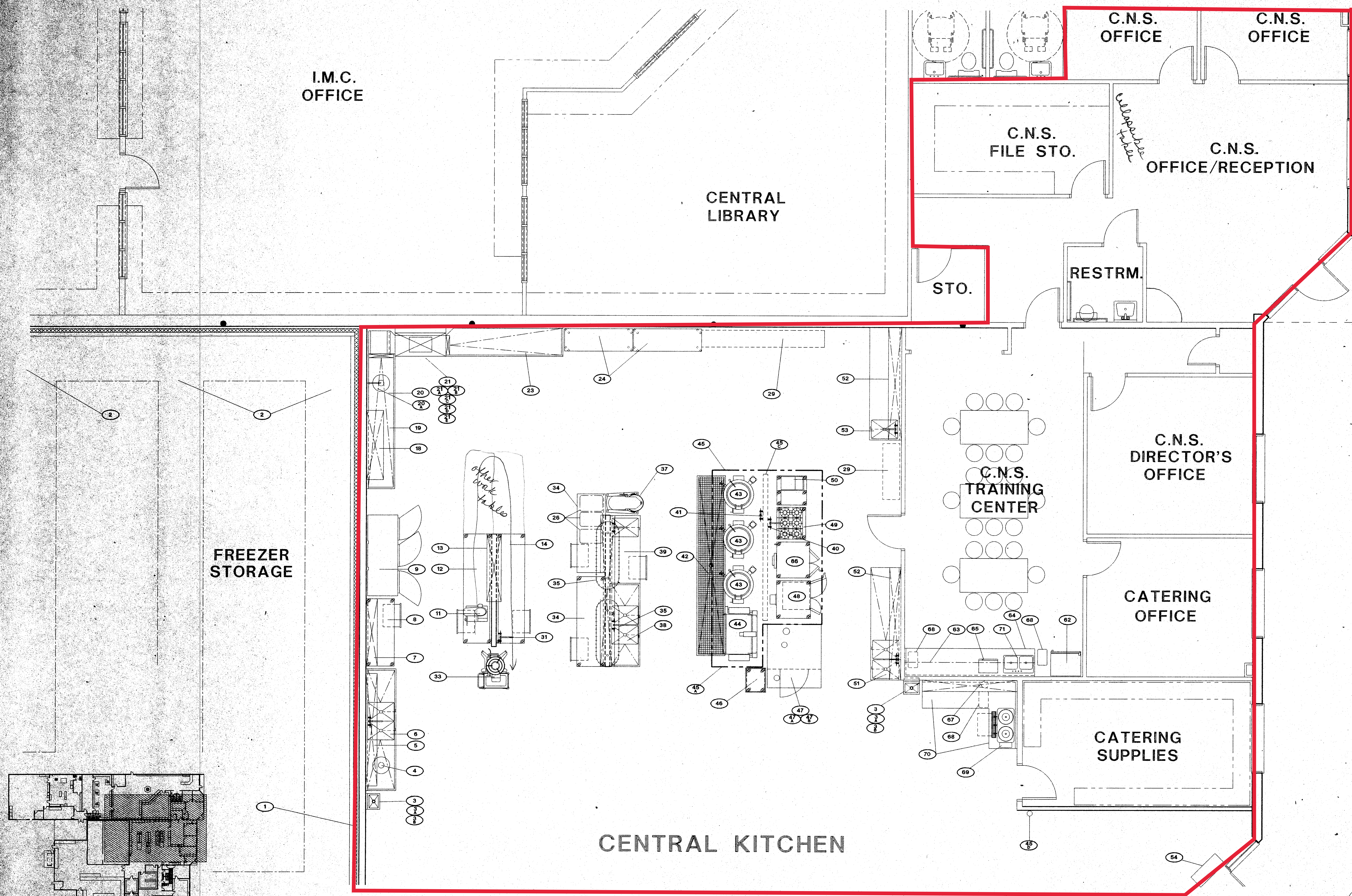
FIRST FLOOR NEW
WORK PLAN -
EAST

REVISIONS

SHEET A-3.2

DATE 3/29/96

JOB # 9400.20.10



FOOD SERVICE EQUIPMENT PLAN
 scale 1/4" = 1' - 0"

REVISIONS

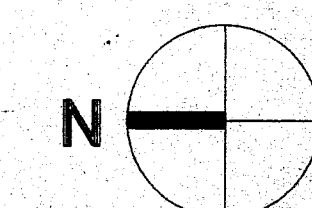
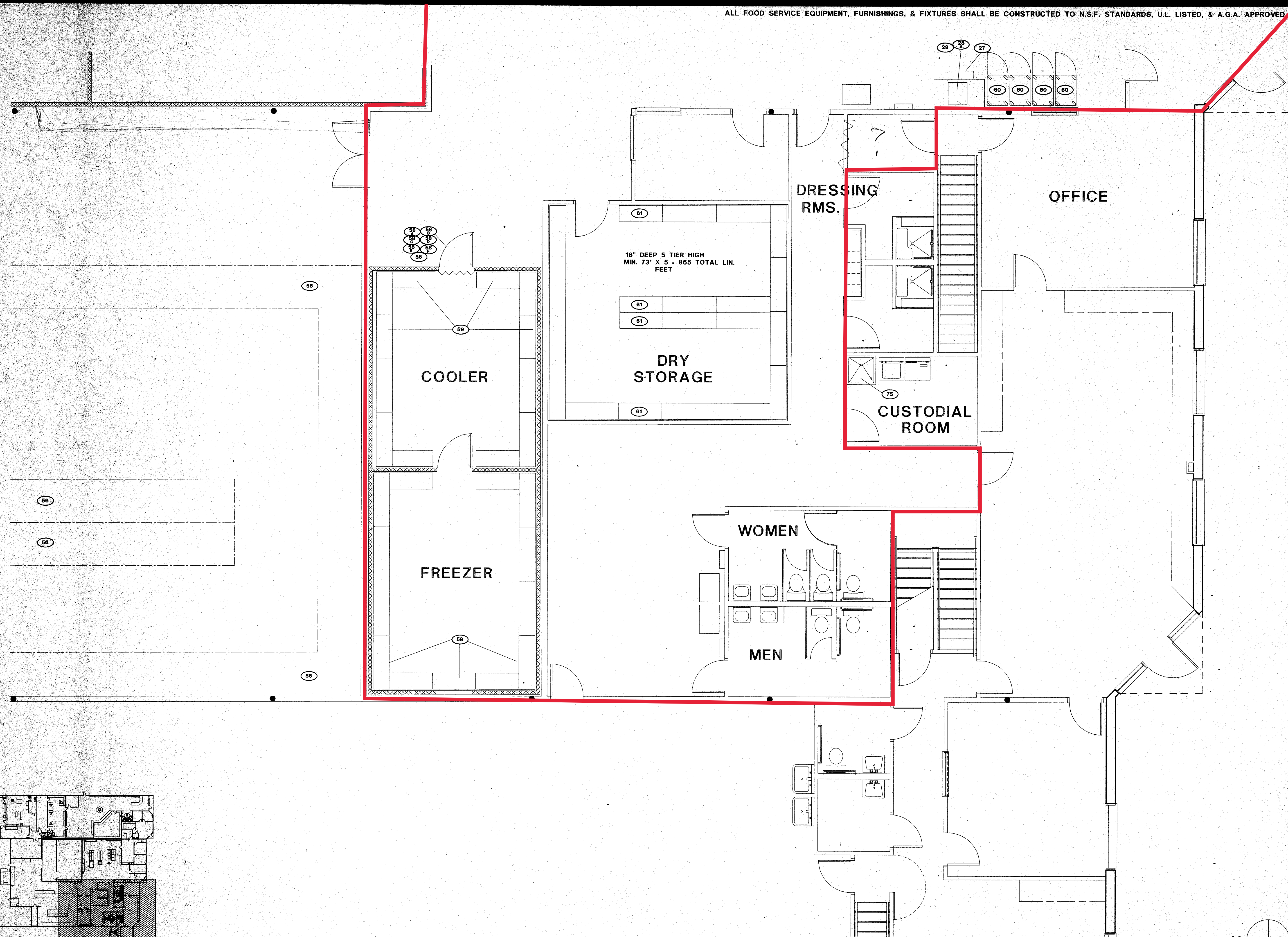
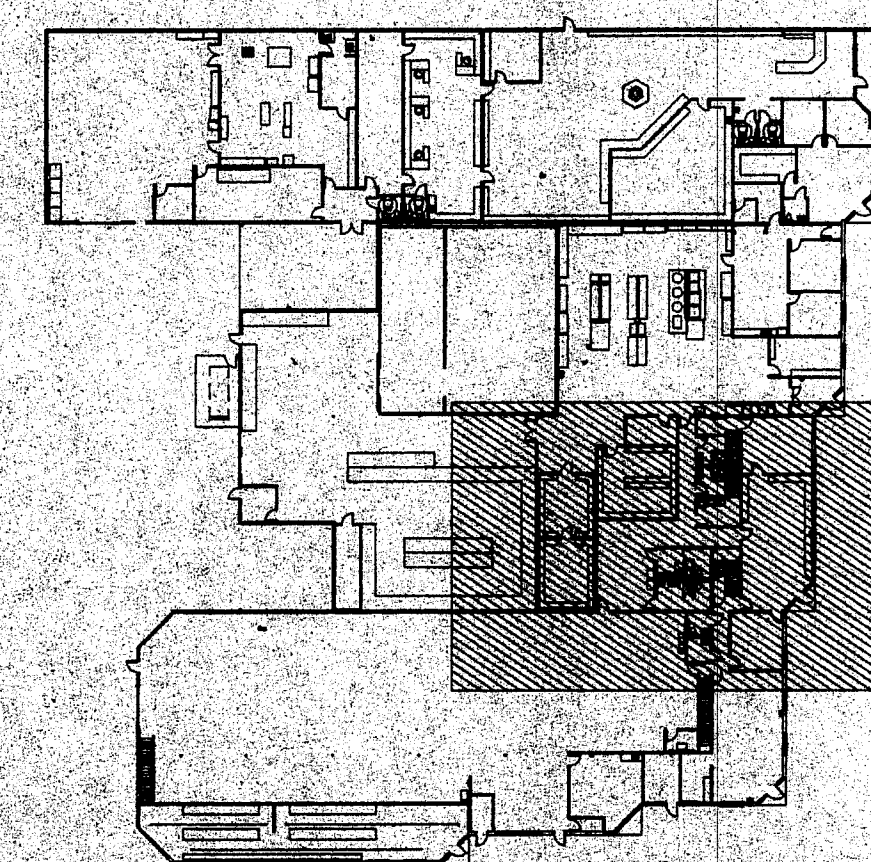
MICHAEL L. MCCOLLEY ASSOCIATES
 CONSULTANTS
 836 E. California Street
 Chula Vista, California 91910
 (619) 421-3141 Fax (619) 421-4405

**CENTRAL KITCHEN FACILITY
 VISTA UNIFIED SCHOOL DISTRICT
 VISTA, CALIFORNIA**

DATE 3/30/96
 BY M.L.M.
 SCALE 1/4"=1'-0"
 JOB NO. 9503

SHEET NO.
K-2

ALL FOOD SERVICE EQUIPMENT, FURNISHINGS, & FIXTURES SHALL BE CONSTRUCTED TO N.S.F. STANDARDS, U.L. LISTED, & A.G.A. APPROVED



FOOD SERVICE EQUIPMENT PLAN
scale 1/4" = 1' - 0"

REVISIONS

MICHAEL L. MCCOLLEY ASSOCIATES
10000 Wilshire Blvd., Suite 1000
Beverly Hills, California 90210
(619) 421-3141 Fax (619) 421-4405



**CENTRAL KITCHEN FACILITY
VISTA UNIFIED SCHOOL DISTRICT
VISTA, CALIFORNIA**

DATE 3/30/96
BY M.L.M.
SCALE 1/4"=1'-0"
JOB NO. 9503

SHEET NO.

K-4



California * Arizona * Nevada * Colorado

Limited Asbestos Survey

Property:
VUSD District Warehouse
4680 North Avenue
Oceanside, CA 92056
760.822.0599

Conducted on:
April 28, 2025

Prepared by:

Western Environmental Services, LLC
4614 Mataro Drive
San Diego, California 92115
Phone: 619.287.3986

Prepared for:

Vista Unified School District
1234 Arcadia Avenue
Vista, CA 92084
Attn: Ben Williams

WES PROJECT NO. A251450

Executive Summary

On April 28, 2025, Western Environmental Services, LLC (WES) conducted a limited asbestos survey and bulk sample collection at the VUSD District Warehouse located at 4680 North Avenue in Oceanside, California. Samples of suspect asbestos containing materials were analyzed for asbestos content by were analyzed by Eurofins Built Environment Testing West, LLC, a National Voluntary Laboratory Accreditation Program (NVLAP) accredited laboratory (NVLAP #200855-0) in San Diego, California.

As directed, the sampling was limited to the materials that are scheduled to be disturbed and/or removed during upcoming demolition and renovation activities. WES collected bulk samples of the homogeneous materials in a random and representative manner, as determined by the inspector. Sampling locations were based on the areas/materials that will be disturbed during the demolition and/or renovation activities. Identification of suspect materials was conducted during the survey and an appropriate number of samples were collected of each suspect material.

Sample results are attached and indicate that no asbestos was identified in any of the samples collected.

Any suspect building material that was not accessible, not identified, or not sampled during this survey and is not listed in this report should be sampled and analyzed for asbestos content prior to disturbance. The sample location represents where a particular sample was collected. The sampled material may be present in other areas of the structure. Appropriate federal, state, and local rules and regulations must be followed when disturbing asbestos containing material. If you have any questions regarding this report or need additional information, please do not hesitate to contact us at (619) 287-3986.

Respectfully submitted,

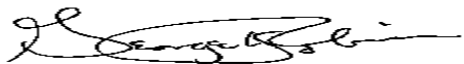


Anthony Terrell

Council-Certified Microbial Consultant (CMC) Exp. 7/31/26

DOSH – Certified Site Surveillance Technician #17-5952 Exp. 8/16/25

CDPH – Certified Lead Inspector/Assessor #LRC-00005771 Exp 2/6/26



George H. Robinson, BS, MS, CIAQC, CIEC

Senior Partner / Principal Industrial Hygienist

Council-certified Indoor Air Quality Consultant

Council-certified Indoor Environmental Consultant

(American Council for Accredited Certification)

DOSH – Certified Asbestos Consultant #18-6044 Exp. 10/18/25

CDPH – Certified Lead Inspector/Assessor #LRC-00006144 Exp 4/21/26

Table of Contents

Section 1	Executive Summary
Section 2	Asbestos Survey Report
Section 3	Certification
Section 5	Laboratory Reports

Section 2 Asbestos Survey Report

Scope & Methodology

Survey Scope

The limited survey included a visual inspection of suspect asbestos containing materials scheduled for demolition and/or renovation at the VUSD District Warehouse located at 4680 North Avenue in Oceanside, California. The visual inspection included searching for the presence of both friable and non-friable suspect asbestos building material. The term friable is applied to a material that can be readily reduced to dust or powder by hand or moderate pressure. Asbestos materials that are friable have a much greater potential to release airborne asbestos fibres when disturbed. Most regulatory authorities distinguish between friable and non-friable materials when assigning appropriate work practices.

Within the building, the inspector surveyed the general presence, type, and general condition of any suspect asbestos-containing materials (ACM) encountered on a system-by system basis. The survey included a search for both friable and non-friable suspect material at the District Warehouse at 4680 North Avenue in Oceanside, California.

Survey Methodology

The fieldwork undertaken as part of this survey was completed on April 28, 2025. The successful completion of this task was further advanced through the cooperation of the client, who took the time to assist with entry to the areas of the property.

The inspector proceeded with the survey, which included a walk-through review of the service area present throughout the building wherever access was both practical and possible. The survey as completed did not include demolition or dismantlement of any equipment, flooring materials, drywall, or plaster surfaces (ceilings or walls) or other demolition required to check on conditions behind or within concealed areas. The inspector proceeded to complete a visual inspection of the surrounding surfaces and building components.

Sampling Strategy

The collection of bulk samples was performed in sufficient frequency/quantity to obtain only a basic pattern as to the use of asbestos containing building materials (ACBM) within the buildings. It is known however, that inconsistencies within construction or later repair or renovation may result in deviation from this general pattern. Identification of suspect asbestos containing material was based on the inspector's own experience and knowledge of the use of asbestos in buildings and the general appearance of the materials encountered.

As a general pattern, bulk samples were collected of the following materials:

- Drywall
- Joint Compound
- Tape
- Texture
- 12x12 Floor Tile
- 12x12 Floor Tile Glue
- Hard Shell Floor Cover
- Carpet Glue
- Sheet Flooring
- Sheet Flooring Glue
- Levelling Compound

Sampling Method

Bulk Asbestos Sampling Methods

Wherever the collection of a bulk sample became necessary, samples were collected using general hand tools and placed in plastic zip bags, which were individually labelled with a sample number and description of the sampling location. This information was recorded on a chain of custody form. One copy of this form remained with the samples when transported to the laboratory. The second copy was retained by the

inspector. Care was used by the inspector (wherever possible) to collect samples at a location which produced the least visual impact or would be least objectionable to building occupants.

Bulk Asbestos Sample Analysis

Each of the bulk samples collected were analyzed by Eurofins EPK Built Environment Testing, LLC, an accredited laboratory in San Diego, California, using a combination of dispersion staining and polarized light microscopy. Sample preparation and analytical procedures follow the protocol outlined for NIOSH Method 9002 for bulk asbestos analysis, and the US EPA Method 600/R-93/116 dated July 1993. Each of these methods is recognized by both federal and provincial authorities.

For quality control purposes, the laboratory used for the asbestos analysis is certified under the National Voluntary Laboratory Accreditation Program (NVLAP) to perform asbestos analysis of bulk samples.

Limitations of Survey

The survey as completed was of sufficient depth to provide a screening of potential asbestos containing material. In addition, due to the nature of building construction some limitations exist as to the possible extent and accuracy of this survey. Such limitations include any inconsistencies in the use of materials during construction or later repairs or renovations that result in deviations from the general pattern. However, without sampling every square foot of wall, concrete floor, roof, etc., it is not possible to rule out such limitations.

As this is not a practical approach, the survey was completed based on the collection of a sufficient number of samples representing all suspect building materials visually encountered that are scheduled to be disturbed. Every effort was made to collect these samples from typical or representative materials.

The collection of data, quantification of any damage, and confirmation of existing conditions is limited by the inspector's ability to access and visually inspect conditions at each survey location. The collection of data from within concealed cavities or shafts is therefore limited by the availability and location of access points, hatches, etc.

The survey, as completed, did not include demolition or dismantlement of equipment, flooring materials, drywall or other demolition required to check on conditions behind or within concealed areas.

The field observations and analysis are considered sufficient in detail and scope to form a reasonable basis for asbestos containing building material overview of this property.

These evaluation methods have been developed to provide the client with information regarding apparent indications of existing or potentially hazardous conditions relating to the property and are necessarily limited to the conditions observed and information available at the time of the site visit and research. There is a distinct possibility that conditions may exist which could not be reasonably identified within the scope of the assessment, or which were not apparent during the site visit. WES believes that the information collected during the survey period concerning this property is reliable. However, WES cannot warrant or guarantee that the information provided is complete or accurate beyond the current asbestos consulting industry standards.

The conclusions presented in this report are based upon reasonable visual survey, site investigation, and bulk sampling of the property and research of available materials within the scope and budget of the contract. The information presented is relevant to the dates of our site visits and should not be relied upon to represent conditions at later dates.

The opinions expressed herein are based on information obtained during our effort and on our experience. If additional information becomes available, we request the opportunity to review the information and modify our opinions, if necessary.

Our services have been provided using that degree of care and skill ordinarily exercised, under similar circumstances, by environmental consultants practicing in this or similar localities. No other warranty, expressed or implied, is made as to the professional opinions presented in this report.

Western Environmental Services, LLC, is not responsible for the conclusions, opinions, or recommendations made by others based on this information.

Deviations in Sample Results

Due to the replacement of individual building materials over the course of a building's life or due to the installation of visually similar texture coats, wall, or ceiling plasters (for example) it is possible that individual building surfaces will not be characteristic of the samples collected. Every effort was made to collect samples from typical materials such as these.

Findings:

Sample results are attached and indicate that no asbestos was identified in any of the samples collected.

If any building material is discovered to be suspected of containing asbestos, and it was not accessible or identified in this building survey report, additional samples should be collected and analyzed, and the building inspection report and data should subsequently be updated. The sample locations represent where a particular sample was collected. The sampled material may be present in other areas of the structure. All sprayed on acoustic ceiling material should be presumed to contain asbestos and treated as such if the materials will be disturbed. Any suspect building material that was not accessible, identified or not sampled during this survey and is not identified in this report should be sampled and analyzed for asbestos content prior to disturbance.

Appropriate federal, state, and local rules and regulations must be followed when disturbing and disposing of asbestos containing materials.

Respectfully submitted,

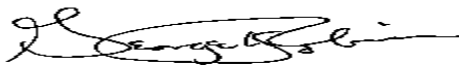


Anthony Terrell

Council-Certified Microbial Consultant (CMC) Exp. 7/31/26

DOSH – Certified Site Surveillance Technician #17-5952 Exp. 8/16/25

CDPH – Certified Lead Inspector/Assessor #LCR-00005771 Exp 2/6/26



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(American Council for Accredited Certification)

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CDPH – Certified Lead Inspector/Assessor #LCR-00006144 Exp 4/21/26

Section 3 Certification

(2 pages)

DEPARTMENT OF INDUSTRIAL RELATIONS

Division of Occupational Safety and Health-Asbestos Certification Unit

1750 Howe Avenue, Suite 460

Sacramento, CA 95825

(916) 574-2993 Office <http://www.dir.ca.gov/dosh/asbestos.html> actu@dir.ca.gov

708286044C

427

Western Environmental Services, LLC**July 23, 2024****George H Robinson****4614 Mataro Drive****San Diego CA 92115**

Dear Certified Asbestos Consultant or Technician:

Enclosed is your certification card. **To maintain your certification, you must abide by the rules printed on the back of the certification card.**

Your certification is valid for a period of one year. If you wish to renew your certification, you must apply for renewal at least 60 days before the expiration date shown on your card. [8 CCR 341.15(h)(1)].

Please hold and do not send copies of your required AHERA refresher renewal certificates to our office until you apply for renewal of your certification.

Certificates must be kept current if you are actively working as a CAC or CSST. The grace period is only for those who are not actively working as an asbestos consultant or site surveillance technician.

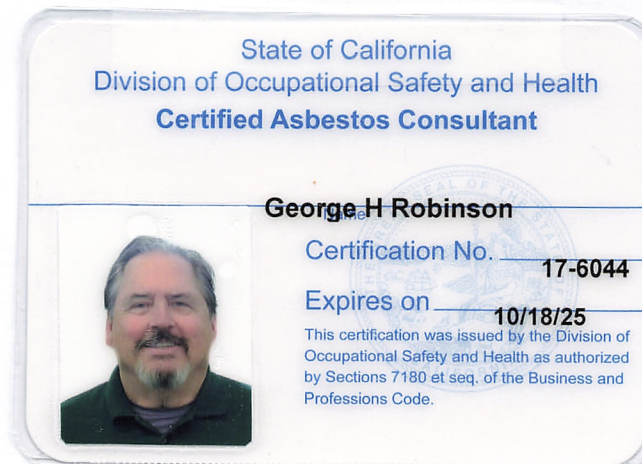
Please contact our office at the above address or email w any changes in your contact/mailling information within 15 days of the change.

Sincerely,

Kevin Graulich
Principal Safety Engineer

Attachment: Certification Card

cc: File



Renewal – Card Attached

DEPARTMENT OF INDUSTRIAL RELATIONS

Division of Occupational Safety and Health-Asbestos Certification Unit

1750 Howe Avenue, Suite 460

Sacramento, CA 95825

(916) 574-2993 Office <http://www.dir.ca.gov/dosh/asbestos.html> actu@dir.ca.gov

704275952T

422

425

Western Environmental Services**June 13, 2024****Anthony Q Terrell****4614 Mataro Drive****San Diego CA 92115**

Dear Certified Asbestos Consultant or Technician:

Enclosed is your certification card. **To maintain your certification, you must abide by the rules printed on the back of the certification card.**

Your certification is valid for a period of one year. If you wish to renew your certification, you must apply for renewal at least 60 days before the expiration date shown on your card. [8 CCR 341.15(h)(1)].

Please hold and do not send copies of your required AHERA refresher renewal certificates to our office until you apply for renewal of your certification.

Certificates must be kept current if you are actively working as a CAC or CSST. The grace period is only for those who are not actively working as an asbestos consultant or site surveillance technician.

Please contact our office at the above address or email w any changes in your contact/mailling information within 15 days of the change.

Sincerely,

Kevin Graulich
Principal Safety Engineer

Attachment: Certification Card

cc: File



Section 4 Laboratory Report (9 Pages)



Built Environment Testing



Report for:

Mr. Anthony Terrell, CMC
Western Environmental Services, LLC
4614 Mataro Drive
San Diego, CA 92115

Regarding: Eurofins Built Environment Testing West, LLC
Project: A251450; VUSD District Warehouse
EML ID: 4050043

Approved by:

Dates of Analysis:
Asbestos PLM: 04-29-2025

Approved Signatory
Carlos Rivadeneyra

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EB-AS-S-1267)
NVLAP Lab Code 500034-0

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the samples as received and tested. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested.

Eurofins Built Environment Testing West, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

ASBESTOS ANALYTICAL REPORT

By: Polarized Light Microscopy

Prepared for

Mr. Anthony Terrell, CMC

CLIENT PROJECT: A251450; VUSD District Warehouse

EMLab ID#: 4050043

TEST METHOD: EPA METHOD 600/R93/116 & EPA 40CFR App E to Sub E of Part 763

REPORT DATE: 04-29-2025

TOTAL SAMPLES ANALYZED: 12

SAMPLES >1% ASBESTOS: 0

PROJECT: A251450; VUSD District Warehouse

EMLab #ID: 4050043

METHOD: EPA METHOD 600/R93/116 & EPA 40CFR App E to Sub E of Part 763

Client ID	Layer	Lab ID	Color	Sample Description	ASBESTOS %
1	1	20178966	White	Joint Compound with Paint	None Detected
	2	20178966	White	Drywall with Brown Paper	None Detected
2	1	20178967	White	Joint Compound with Paint	None Detected
	2	20178967	White	Drywall with Brown Paper	None Detected
3	1	20178968	White	Joint Compound with Paint	None Detected
	2	20178968	Cream	Tape	None Detected
	3	20178968	White	Joint Compound	None Detected
	4	20178968	White	Drywall with Brown Paper	None Detected
4	1	20178969	White	Joint Compound with Paint	None Detected
	2	20178969	Cream	Tape	None Detected
	3	20178969	White	Joint Compound	None Detected
	4	20178969	White	Drywall with Brown Paper	None Detected
5	1	20178970	White	Joint Compound with Paint	None Detected
	2	20178970	Cream	Tape	None Detected
	3	20178970	White	Joint Compound	None Detected
	4	20178970	White	Drywall with Brown Paper	None Detected
6	1	20178971	Blue	Floor Tile	None Detected
	2	20178971	Yellow	Mastic	None Detected
7	1	20178972	Blue	Floor Tile	None Detected
	2	20178972	Yellow	Mastic	None Detected
8	1	20178973	Multicolored	Flooring	None Detected
9	1	20178974	Yellow	Carpet Glue	None Detected
10	1	20178975	Multicolored	Glue	None Detected
11	1	20178976	Multicolored	Sheet Flooring	None Detected
	2	20178976	Yellow	Glue	None Detected
12	1	20178977	Multicolored	Sheet Flooring	None Detected
	2	20178977	Yellow	Glue	None Detected
	3	20178977	Beige	Leveling Compound	None Detected

Client: Western Environmental Services, LLC
C/O: Mr. Anthony Terrell, CMC
Re: A251450; VUSD District Warehouse

Date of Sampling: 04-28-2025
Date of Receipt: 04-29-2025
Date of Report: 04-29-2025

ASBESTOS PLM REPORT

Total Samples Submitted: 12

Total Samples Analyzed: 12

Total Samples with Layer Asbestos Content > 1%: 0

Location: 1, Directors office north wall dw jc t tx

Lab ID-Version‡: 20178966-1

Sample Layers	Asbestos Content
White Joint Compound with Paint	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 2, Directors office north wall dw jc t tx

Lab ID-Version‡: 20178967-1

Sample Layers	Asbestos Content
White Joint Compound with Paint	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 3, Directors office north wall dw jc t tx

Lab ID-Version‡: 20178968-1

Sample Layers	Asbestos Content
White Joint Compound with Paint	ND
Cream Tape	ND
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Poor

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

All components not quantified as asbestos content and non-asbestos content are considered to be non-fibrous matrix components. Matrix components may include, but are not limited to, gypsum, paint, silicate minerals, vinyl, binder, calcium carbonate, tar, and foam.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: Western Environmental Services, LLC
C/O: Mr. Anthony Terrell, CMC
Re: A251450; VUSD District Warehouse

Date of Sampling: 04-28-2025
Date of Receipt: 04-29-2025
Date of Report: 04-29-2025

ASBESTOS PLM REPORT

Location: 4, West break room north wall dw jc t tx

Lab ID-Version‡: 20178969-1

Sample Layers	Asbestos Content
White Joint Compound with Paint	ND
Cream Tape	ND
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Poor

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

All components not quantified as asbestos content and non-asbestos content are considered to be non-fibrous matrix components. Matrix components may include, but are not limited to, gypsum, paint, silicate minerals, vinyl, binder, calcium carbonate, tar, and foam.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: Western Environmental Services, LLC
C/O: Mr. Anthony Terrell, CMC
Re: A251450; VUSD District Warehouse

Date of Sampling: 04-28-2025
Date of Receipt: 04-29-2025
Date of Report: 04-29-2025

ASBESTOS PLM REPORT

Location: 5, West break room north wall dw jc t tx

Lab ID-Version‡: 20178970-1

Sample Layers	Asbestos Content
White Joint Compound with Paint	ND
Cream Tape	ND
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Poor

Location: 6, Work room blue 12 x 12 floor tile and glue

Lab ID-Version‡: 20178971-1

Sample Layers	Asbestos Content
Blue Floor Tile	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Moderate

Location: 7, East break room blue 12 x 12 floor tile and glue

Lab ID-Version‡: 20178972-1

Sample Layers	Asbestos Content
Blue Floor Tile	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Moderate

Location: 8, Main kitchen hard shell floor cover

Lab ID-Version‡: 20178973-1

Sample Layers	Asbestos Content
Multicolored Flooring	ND
Sample Composite Homogeneity:	Good

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Client: Western Environmental Services, LLC
C/O: Mr. Anthony Terrell, CMC
Re: A251450; VUSD District Warehouse

Date of Sampling: 04-28-2025
Date of Receipt: 04-29-2025
Date of Report: 04-29-2025

ASBESTOS PLM REPORT

Location: 9, West break room carpet glue

Lab ID-Version‡: 20178974-1

Sample Layers	Asbestos Content
Yellow Carpet Glue	ND
Sample Composite Homogeneity: Good	

Location: 10, Hall outside work room carpet glue

Lab ID-Version‡: 20178975-1

Sample Layers	Asbestos Content
Multicolored Glue	ND
Sample Composite Homogeneity: Good	

Location: 11, Front office rest room beige sheet flooring and glue

Lab ID-Version‡: 20178976-1

Sample Layers	Asbestos Content
Multicolored Sheet Flooring	ND
Yellow Glue	ND
Sample Composite Homogeneity: Moderate	

Location: 12, West bathroom gray sheet flooring and glue

Lab ID-Version‡: 20178977-1

Sample Layers	Asbestos Content
Multicolored Sheet Flooring	ND
Yellow Glue	ND
Beige Leveling Compound	ND
Sample Composite Homogeneity: Poor	

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Eurofins Built Environment Testing West, LLC
9445 Farnham Street, Suite 103, San Diego, CA 92123
(833) 465-5857 www.eurofinsus.com/Built

Client: Western Environmental Services, LLC
C/O: Mr. Anthony Terrell, CMC
Re: A251450; VUSD District Warehouse

Date of Sampling: 04-28-2025
Date of Receipt: 04-29-2025
Date of Report: 04-29-2025

ASBESTOS PLM REPORT

PROJECT ANALYST AND SIGNATORY REPORT

Project Analyst



Analyst: Ruby Schroeder

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Built Environment Testing



Report for:

Mr. Anthony Terrell, CMC
Western Environmental Services, LLC
4614 Mataro Drive
San Diego, CA 92115

Regarding: Eurofins Built Environment Testing West, LLC
Project: A251450; VUSD District Warehouse
EML ID: 4050043

Approved by:

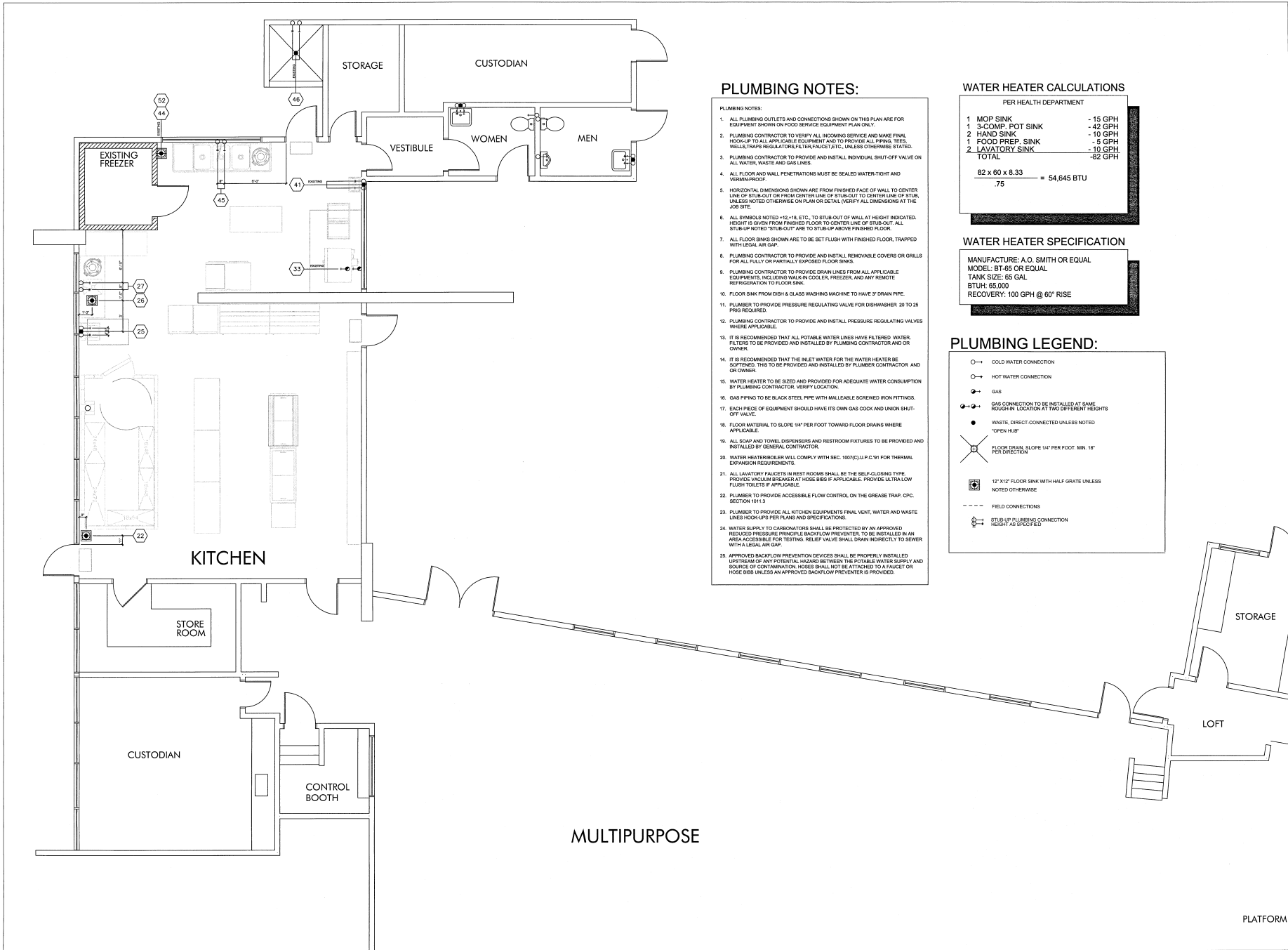
Dates of Analysis:
Asbestos PLM: 04-29-2025

Approved Signatory
Carlos Rivadeneyra

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EB-AS-S-1267)
NVLAP Lab Code 500034-0

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the samples as received and tested. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested.

Eurofins Built Environment Testing West, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.



PLUMBING NOTES:

- PLUMBING NOTES:
1. ALL PLUMBING OUTLETS AND CONNECTIONS SHOWN ON THIS PLAN ARE FOR EQUIPMENT SHOWN ON FOOD SERVICE EQUIPMENT PLAN ONLY.
 2. PLUMBING CONTRACTOR TO VERIFY ALL WORKING SERVICE AND MAKE FINAL HOOK-UP TO ALL APPLICABLE EQUIPMENT AND TO PROVIDE ALL PIPING, TEES, WELLS, TRAPS, REGULATORS, FLEX, FAUCET, ETC., UNLESS OTHERWISE STATED.
 3. PLUMBING CONTRACTOR TO PROVIDE AND INSTALL INDIVIDUAL SHUT-OFF VALVE ON ALL WATER, WASTE AND GAS LINES.
 4. ALL FLOOR AND WALL PENETRATIONS MUST BE SEALED WATER-TIGHT AND VENT-PROOF.
 5. HORIZONTAL DIMENSIONS SHOWN ARE FROM FINISHED FACE OF WALL TO CENTER LINE OF STUB-OUT OR FROM CENTER LINE OF STUB-OUT TO CENTER LINE OF STUB, UNLESS NOTED OTHERWISE ON PLAN OR SET. VERIFY ALL DIMENSIONS AT THE JOB SITE.
 6. ALL SYMBOLS NOTED +12" +18" ETC., TO STUB-OUT OF WALL AT HEIGHT INDICATED. HEIGHT IS GIVEN FROM FINISHED FLOOR TO CENTER LINE OF STUB-OUT. ALL STUB-UP NOTED "STUB-UP" ARE TO STUB-UP ABOVE FINISHED FLOOR.
 7. ALL FLOOR SINKS SHOWN ARE TO BE SET FLUSH WITH FINISHED FLOOR, TRAPPED WITH LEGAL AIR GAP.
 8. PLUMBING CONTRACTOR TO PROVIDE AND INSTALL REMOVABLE COVERS OR GRILLS FOR ALL FULLY OR PARTIALLY EXPOSED FLOOR SINKS.
 9. PLUMBING CONTRACTOR TO PROVIDE DRAIN LINES FROM ALL APPLICABLE EQUIPMENTS, INCLUDING WALK-IN COOLERS, FREEZER, AND ANY REMOTE REFRIGERATION TO FLOOR SINK.
 10. FLOOR SINK FROM DISH & GLASS WASHING MACHINE TO HAVE 2" DRAIN PIPE.
 11. PLUMBER TO PROVIDE PRESSURE REGULATING VALVE FOR DISHWASHER 25 TO 25 PSIG REQUIRED.
 12. PLUMBING CONTRACTOR TO PROVIDE AND INSTALL PRESSURE REGULATING VALVES WHERE APPLICABLE.
 13. IT IS RECOMMENDED THAT ALL POTABLE WATER LINES HAVE FILTERED WATER FILTERS TO BE PROVIDED AND INSTALLED BY PLUMBING CONTRACTOR AND OR OWNER.
 14. IT IS RECOMMENDED THAT THE INLET WATER FOR THE WATER HEATER BE SOFTENED. THIS TO BE PROVIDED AND INSTALLED BY PLUMBING CONTRACTOR AND OR OWNER.
 15. WATER HEATER TO BE SIZED AND PROVIDED FOR ADEQUATE WATER CONSUMPTION BY PLUMBING CONTRACTOR. VERIFY LOCATION.
 16. GAS PIPING TO BE BLACK STEEL PIPE WITH MALLEABLE SCREWED IRON FITTINGS.
 17. EACH PIECE OF EQUIPMENT SHOULD HAVE ITS OWN GAS COCK AND UNION SHUT-OFF VALVE.
 18. FLOOR MATERIAL TO SLOPE 1/4" PER FOOT TOWARD FLOOR DRAINS WHERE APPLICABLE.
 19. ALL SOAP AND TOWEL DISPENSERS AND RESTROOM FIXTURES TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.
 20. WATER HEATER/BOILER WILL COMPLY WITH SEC. 1007(C)(1) P.C. 91 FOR THERMAL EXPANSION REQUIREMENTS.
 21. ALL LAVATORY FAUCETS IN REST ROOMS SHALL BE THE SELF-CLOSING TYPE. PROVIDE VACUUM BREAKERS AT HOSE BIBS IF APPLICABLE. PROVIDE ULTRA-LOW FLUSH TOILETS IF APPLICABLE.
 22. PLUMBER TO PROVIDE ACCESSIBLE FLOW CONTROL ON THE GREASE TRAP. CPC, SECTION 101.3.
 23. PLUMBER TO PROVIDE ALL KITCHEN EQUIPMENTS FINAL VENT, WATER AND WASTE LINES HOOK-UPS PER PLANS AND SPECIFICATIONS.
 24. WATER SUPPLY TO CARBONATORS SHALL BE PROTECTED BY AN APPROVED REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER. TO BE INSTALLED IN AN AREA ACCESSIBLE FOR TESTING. RELIEF VALVE SHALL DRAIN DIRECTLY TO SEWER WITH A LEGAL AIR GAP.
 25. APPROVED BACKFLOW PREVENTION DEVICES SHALL BE PROPERLY INSTALLED UPSTREAM OF ANY POTENTIAL HAZARD BETWEEN THE POTABLE WATER SUPPLY AND SOURCE OF CONTAMINATION. HOSES SHALL NOT BE ATTACHED TO A FAUCET OR HOSE BIBB UNLESS AN APPROVED BACKFLOW PREVENTER IS PROVIDED.

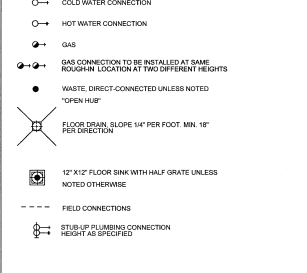
WATER HEATER CALCULATIONS

PER HEALTH DEPARTMENT	
1 MOP SINK	- 15 GPH
1 3-COMP. POT SINK	- 42 GPH
2 HAND SINK	- 10 GPH
1 FOOD PREP. SINK	- 5 GPH
2 LAVATORY SINK	- 10 GPH
TOTAL	- 82 GPH
$\frac{82 \times 60 \times 8.33}{.75} = 54,645 \text{ BTU}$	

WATER HEATER SPECIFICATION

MANUFACTURE: A.O. SMITH OR EQUAL
MODEL: 8T-65 OR EQUAL
TANK SIZE: 65 GAL
BTUH: 65,000
RECOVERY: 100 GPH @ 60° RISE

PLUMBING LEGEND:



COOLER AT VAPA
VISTA ACADEMY OF PERFORMING ARTS
600 N. SANTA FE AVE., VISTA, CA 92083
VISTA UNIFIED SCHOOL DISTRICT
1234 ARCADIA AVE., VISTA, CA 92084

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Carlsbad, CA
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FS EQUIPMENT PLUMBING
ROUGH-IN PLAN
VISTA ACADEMY OF
PERFORMING ARTS

FS-4.0

Plot Date: @PLTDATELONG

ASDG JOB NUMBER: 13-034



Limited Asbestos Sampling Report

Property:

Vista Academy Of Visual & Performing Arts
Kitchen
600 N. Santa Fe Avenue
Vista, CA 92083

Conducted on:

February 24, 2020

Prepared by:

Western Environmental Services, LLC

4614 Mataro Drive
San Diego, California 92115
Phone: (619) 287-3986

Prepared for:

Vista Unified School District
1234 Arcadia Avenue
Vista, CA 92084-3404
Attn: Kevin Kirby
760.726.2170

WES PROJECT NO. A200212

4614 Mataro Drive San Diego, CA 92115 619.287.3986 FAX 619.287.4616

Western Environmental Services, LLC (WES) collected bulk samples of suspect asbestos containing material from the VAPA Kitchen located at 600 N. Santa Fe Avenue in Vista, California. The samples were collected on February 24, 2020 and analyzed for asbestos content by EMLab P&K, a NVLAP accredited laboratory in San Diego, CA. The sampling was conducted by Anthony Terrell, a California State DOSH Certified Site Surveillance Technician.

As directed, the sampling was limited to the materials (i.e. kitchen) that are scheduled to be disturbed, potentially disturbed and/or removed during remediation activities. Materials in other locations of the building were not sampled. Samples of suspect asbestos containing sheet flooring, glue, and mastic from the kitchen were submitted for asbestos analysis in accordance with procedures described in Appendix A, "Interim Method for the Determination of Asbestiform Minerals in Bulk Insulation Samples", published in 40 CFR Ch. I (7-1-91 edition) Pt. 763, Subpart F App. A, pages 293 – 299. This procedure involves examination of the samples with a petrographic microscope utilizing polarized light, a procedure commonly known as Polarized Light Microscopy (PLM).

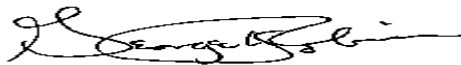
Sample results are attached and indicate that 2% Chrysotile asbestos was identified in the black mastic.

Appropriate federal, state, and local rules and regulations must be followed when disturbing asbestos containing material. WES is not responsible for the conclusions, opinions, or recommendations made by others based on this information. If you have any questions regarding this report or need additional information, please do not hesitate to contact me at (619) 287-3986.

Respectfully submitted,



Anthony Terrell
DOSH – Certified Site Surveillance Technician #17-5952
CDPH – Certified Lead Inspector/Assessor #24203



George H. Robinson, BS, MS, CIAQC, CIEC
Senior Partner / Principal Industrial Hygienist
Council-certified Indoor Air Quality Consultant
Council-certified Indoor Environmental Consultant
(American Council for Accredited Certification)
DOSH – Certified Asbestos Consultant #17-6044
CDPH-Certified Lead Inspector Assesor #24202

Asbestos Bulk Sampling Analysis

Sample #	Location	Material	Asbestos Results
1	Kitchen - Sheet Flooring	Beige Sheet Flooring	None Detected
1a	Kitchen - Sheet Flooring	White Glue	None Detected
2	Kitchen - Sheet Flooring	Black Mastic	2% Chrysotile
2a	Kitchen - Sheet Flooring	Brown/Beige Sheet Flooring	None Detected
2b	Kitchen - Sheet Flooring	White Glue	None Detected
3	Kitchen - Sheet Flooring	Brown/Beige Sheet Flooring	None Detected
3a	Kitchen - Sheet Flooring	White Glue	None Detected

Asbestos samples results are reported in % using Polarized Light Microscopy (PLM). The sample location represents where a particular sample was collected. The sampled material may be present in other areas of the structure.

Laboratory Report

(Two Pages)

Report for:

Mr. George Robinson, MS; BS; CIAQ; CIEC
Western Environmental Services, LLC
4614 Mataro Drive
San Diego, CA 92115

Regarding: Project: A200212; Vapa - Kitchen
EML ID: 2361805

Approved by:

Dates of Analysis:
Asbestos PLM: 02-25-2020



Approved Signatory
Michelle Goduti

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EM-AS-S-1267)
NVLAP Lab Code 500034-0

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Eurofins EMLab P&K ("the Company") shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Client: Western Environmental Services, LLC
C/O: Mr. George Robinson, MS; BS; CIAQ; CIEC
Re: A200212; Vapa - Kitchen

Date of Sampling: 02-24-2020
Date of Receipt: 02-24-2020
Date of Report: 02-25-2020

ASBESTOS PLM REPORT

Total Samples Submitted: 3

Total Samples Analyzed: 3

Total Samples with Layer Asbestos Content > 1%: 1

Location: 1, Kitchen - Beige Sheet Flooring and Glue (Top Layer)

Lab ID-Version‡: 11254631-1

Sample Layers	Asbestos Content
Beige Sheet Flooring with Fibrous Backing	ND
White Glue	ND
Composite Non-Asbestos Content:	20% Cellulose
Sample Composite Homogeneity:	Good

Location: 2, Kitchen - Beige/Brown Sheet Flooring and Glue (Bottom Layer)

Lab ID-Version‡: 11254632-1

Sample Layers	Asbestos Content
Black Mastic	2% Chrysotile
Brown/Beige Sheet Flooring with Fibrous Backing	ND
White Glue	ND
Composite Non-Asbestos Content:	20% Cellulose
Sample Composite Homogeneity:	Good

Location: 3, Kitchen - Beige/Brown Sheet Flooring and Glue (Bottom Layer)

Lab ID-Version‡: 11254633-1

Sample Layers	Asbestos Content
Brown/Beige Sheet Flooring with Fibrous Backing	ND
White Glue	ND
Composite Non-Asbestos Content:	20% Cellulose
Sample Composite Homogeneity:	Good

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