



January 23, 2026

Peartree+Belli Job #: 25068

Regarding:

**RE-ROOFING FOR
CHUALAR UNION ELEMENTARY SCHOOL
CHUALAR, CA
(CUSD)
BID #2026-0001**

ADDENDUM #1

THIS ADDENDUM DOES NOT CHANGE THE SEALED PROPOSALS DUE DATE OF
FEBRUARY 9, 2026 BEFORE 02:00PM

Clarifications and changes:

1. Please see attached for Mandatory Pre-Bid Conference Walk Sign-In Sheet, dated 01/19/2026.
2. All VTR's shall be provided with complete new boot assemblies to match existing. All attic vents shall be replaced with new, in like kind. All other penetrations, including but not limited to gas/water lines, skylights, mechanical ducts, antenna stanchions, shall be waterproofed using new materials.

RFI Questions:

1. Please confirm whether this roof replacement will require abatement.
RESPONSE: See attached hazardous materials report. Contractor shall abate as required per this report.
2. We have A and B licenses and our roofing contractor has a C-39 license. Will this work?
RESPONSE: All roofing scope under this project shall be performed by a C-39 licensed contractor or subcontractor. If a C-39 is awarded as prime contractor, please note that Additive Alternate #1 contains work outside of the purview of a C-39 license. Such work, if awarded, shall be performed by an A- or B- contractor or subcontractor.
3. Do internal gutters need to be replaced?
RESPONSE: Yes, all existing gutters, surface-mount or internal, are to be replaced in like kind under this project. See Additive Alternate #1 for information on possible new gutters and downspouts in locations not previously provided. All existing downspouts shall also be replaced in like kind, except at Buildings E and F, where existing downspouts are embedded in concrete seat walls.



existing downspouts shall also be replaced in like kind, except at Buildings E and F, where existing downspouts are embedded in concrete seat walls.

4. What is the allocation for unknown conditions and decking replacement?

RESPONSE: See revised Article IV (attached) of the Agreement Between Owner and Contractor which includes \$50,000 general contingency allowance.

5. Please confirm the walkway flat roof is to be included in building B.

RESPONSE: Confirmed.

6. Will all flashing be replaced and what specific material will be specified?

RESPONSE: Yes, all flashings are to be replaced. Flashing shall be replaced in like kind and per specifications under Division 7.

7. What is the estimated construction budget?

RESPONSE: Not provided.

End of Addendum



Peartree+Belli

ARCHITECTS

235 Monterey Street, Suite B, Salinas, California 93901 | 831.424.4620 | peartreebelli.com

MANDATORY BID WALK SIGN-IN		
		
CHUALAR SCHOOL ROOF REPLACEMENT, BID #2026-0001 - CHUALAR UNION SCHOOL DISTRICT		
JANUARY 19, 2026 @ 2:00 PM		
NAME	COMPANY	EMAIL ADDRESS
Mike Martinez	Diablo Roofing	mikem@diabloroof.com
Darren Fort	D.A.G.	darren@dagk12.com
Jason Ainsworth	Central Valley Environmental	jason@cvcorp.com
Brianna Birdwell	BND BUILDERS INC.	831@bndbuilders.com
Beau Winslow	Legacy Roofing & Waterproofing	Beau@legacyroofing.net
Javier Heredia	Scudder Roofing	Javier@scudderroofing.com
Jaime Angeles	Pueblo construction	jaime@puebloconstruction.net
Nathan Duarte	Fresno Roofing	nathan@fresnorooftingco.net
Jose Gama	Fresno Roofing	Jose@fresnorooftingco.net
Daniel Ryan	Courtney, Inc.	DRyan@CourtneyInc.com
Johnny Vega	BAM Tear off	Johnny-bm@icloud.com
Xavier castorena	CGC Roofing Inc.	roofing_cgc@gmail.com

[illegible]

Limited Asbestos Survey Report

Renovation, AHERA Regulated Public School

Site: Chualar Union Elementary School, 24285 Lincoln Street, Chualar, California

S Tech Project: 25171

Prepared for: Chualar Union School District

October 15, 2025

S Tech Consulting was retained by the Chualar Union School District to perform a pre-renovation asbestos survey at Chualar Union Elementary School, located at 24285 Lincoln Street in Chualar, California. The assessment focused on the evaluation and testing of roofing materials associated with the planned re-roofing project for Buildings A, B, C, D, E, F, G, and L.

Prior to conducting renovation or demolition, the EPA and Cal-OSHA require the sampling of building materials to determine whether asbestos is present. When asbestos is identified and will be disturbed, it must be handled and disposed of by trained and licensed personnel, to prevent the creation of an airborne asbestos hazard.

The site visit took place on October 6, 2025 by David Tillema, a Division of Occupational Safety & Health (DOSH) Certified Site Surveillance Technician (CSST 03-3376). Mr. Tillema's activities were directed by Sean Tillema, a DOSH Certified Asbestos Consultant (CAC 07-4257).

Scope of Work & Property Description

Our scope of work was limited to testing roofing materials associated with buildings A, B, C, D, E, F, G, and L that are anticipated to be impacted by the upcoming renovation work, as directed by the client. This was not a comprehensive assessment of all suspect materials associated with the property. Our assessment was in accordance with the requirements of the Monterey Bay Air Resources District (MBARD).

The subject structure is a pre-1960s public elementary school.

Roofing for the buildings in the assessment includes composite asphalt shingles and asphalt bound roofing felt, flat rolled asphalt roofing, and metal roofing with asphalt-bound roofing felt underneath the metal.

Roofing mastics are present on the roofs of building B, E, G, and F. The metal roof on building G has a coating over the metal. All roofs are installed over plywood.



Asbestos Containing Materials

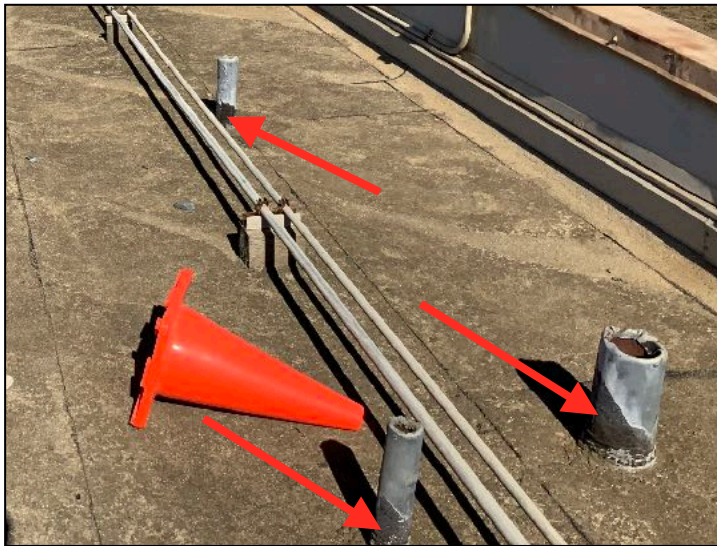
Asbestos-containing material (ACM) is defined by the United States Environmental Protection Agency (EPA) as material containing **more than one percent asbestos** as determined by Polarized Light Microscopy (PLM). In California, for contractor licensing and employee protection, the California Department of Occupational Safety and Health (Cal-OSHA) classifies any material as having greater than one-tenth of one percent ($>0.1\%$) asbestos as Asbestos-Containing Construction Material (ACCM). Asbestos containing material are divided into friable and non-friable classifications. Friability refers to the likelihood of the material readily releasing airborne fibers when disturbed. Materials which are non-friable in-situ have the potential to become friable when deteriorated or when renovation or demolition occurs.

The following conclusions were arrived at from the field inspection and the analytical results:

- * **The roofing mastic on the roof of building B contains 3% Chrysotile asbestos. The mastic is classified as a Category I, Non-Friable Asbestos Containing Material (ACM). There is approximately 10 square feet of roofing mastic.**

Analysis was performed by AmeriSci Virginia, a NVLAP accredited laboratory, on a standard laboratory turnaround. Twenty-three samples were collected and submitted to the laboratory. Once at the lab, the submitted samples were further separated into thirty-three individual materials for analysis. The table below is a summary of materials identified to contain asbestos. Following the summary table, is a listing of all materials collected from the site, with samples in red containing asbestos. The laboratory report is attached at the end of this document. See the summary for additional information.

Asbestos Summary Table					
Building	Asbestos Material	Locations	Analytical Results	Classification	Approximate Quantity to be Removed
B	Roofing Mastic	Roof	3% Chrysotile	Category I Non-Friable, ACM	10 SF



Building B - ACM Roofing Mastic

Asbestos Containing Materials - continued

Asbestos Bulk Sample Table				
Sample Number	Material Sampled	Building	Sample Location	Analytical Results NAD = No Asbestos Detected
171 - 1	Roof Core - Shingle w/ Felt	L	Roof	NAD
171 - 2	Roof Mastic	G	Roof (Metal Tails & Patched Areas)	NAD
171 - 3	Roof Felt - Asphalt Bound	G	Roof - Under Metal	NAD
171 - 4	Roof Core - Shingle w/ Felt	D	Roof	NAD
171 - 5	Roof Core - Shingle w/ Felt	C	Roof	NAD
171 - 6	Roof Core - Shingle w/ Felt	C	Roof	NAD
171 - 7	Roof Core - Roll Roofing	B	Roof	NAD
171 - 8	Penetration Mastic	B	Roof	NAD
171 - 9	Roof Core - Roll Roofing	B	Roof	NAD
171 - 10	Roof Patch Mastic	B	Roof	NAD

Asbestos Containing Materials - continued

Asbestos Bulk Sample Table				
Sample Number	Material Sampled	Building	Sample Location	Analytical Results NAD = No Asbestos Detected
171 - 11	Penetration Mastic	B	Roof	3% Chrysotile
171 - 12	Roof Core - Roll Roofing	B	Roof	NAD
171 - 13	Roof Core - Shingle w/ Felt	A	Roof	NAD
171 - 14	Roof Core - Shingle w/ Felt	A	Roof	NAD
171 - 15	Roof Core - Roll Roofing	F	Roof - Covered Walkway	NAD
171 - 16	Roof Mastic	F	Roof - Covered Walkway	NAD
171 - 17	Roof Core - Shingle w/ Felt	F	Roof	NAD
171 - 18	Roof Core - Shingle w/ Felt	J	Roof	NAD
171 - 19	Roof Core - Roll Roofing	E	Roof	NAD
171 - 20	Roof Core - Shingle w/ Felt	E	Roof	NAD

Asbestos Containing Materials - continued

Asbestos Bulk Sample Table				
Sample Number	Material Sampled	Building	Sample Location	Analytical Results NAD = No Asbestos Detected
171 - 21	Flashing Seam Mastic/Caulking	E	Roof	NAD
171 - 22	Penetration Mastic	E	Roof	NAD
171 - 23	Roof Coating	G	Roof	NAD

Summary of Findings

When conducting renovation or demolition, A State of California [C-22](#) Licensed Asbestos Abatement Contractor who is Division of Occupational Safety & Health (DOSH) registered, must be retained when disturbing materials containing greater than 0.1% asbestos (Asbestos Containing Construction Material). All work must be conducted in strict accordance with Cal-OSHA's asbestos standard, [8 CCR 1529](#) and the requirements of the Monterey Bay Air Resources District's (MBARD) [Rule 424](#). Waste must be disposed of in the correct landfill for the classification of asbestos being removed.

The following recommendations apply specifically to this project:

- * A notification to MBARD is not required for this project; however, if demolition or renovation activities involve the removal or disturbance of structural components, MBARD notification will be required prior to those activities. If such work will occur, a notification for demolition must be submitted ten business days prior to the start of work.
- * Contractors should be aware that concealed spaces may harbor additional suspect material. Should any additional suspect materials be identified during the course of the roofing renovation project, stop work and contact us to assess and sample if necessary.

This was a limited survey focusing on specific locations and materials. Other suspect materials may be present on a property of this age. If the scope of work expands, suspect materials must be tested prior to disturbing.

If you have any questions please feel free to call us at 831.883.8415

S Tech Consulting



Sean P. Tillema

Certified Asbestos Consultant (CAC) #07-4257

Limitations

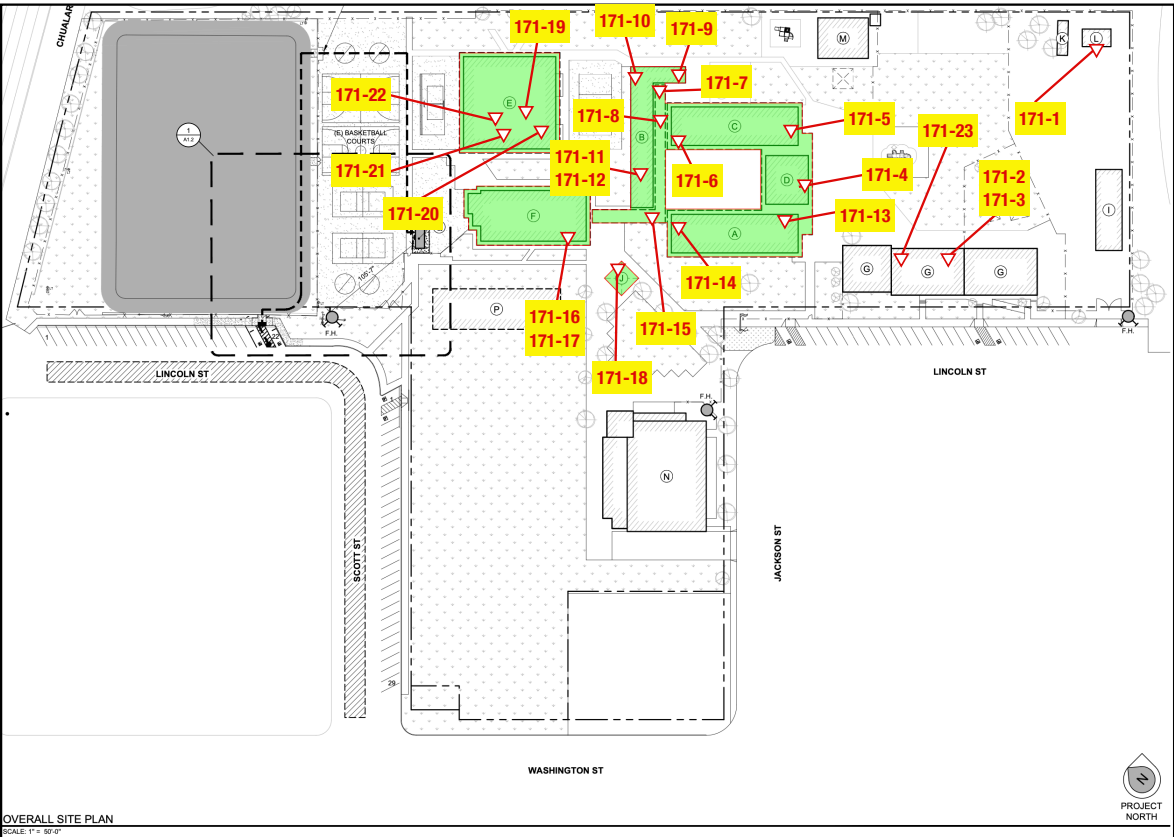
This report is not intended to identify all hazards or unsafe conditions or to imply that others do not exist. This survey was planned and implemented on the basis of a mutually agreed scope of work and S Tech's experience in performing this type of assessment.

Areas outside our scope or inaccessible areas are excluded from this report. This was not a survey of the entire property.

S Tech Consulting has performed this survey in a professional manner using the degree of skill and care exercised for similar projects under similar conditions, by reputable and competent environmental consultants. S Tech Consulting shall not be responsible for conditions or consequences arising from relevant facts that were concealed, withheld, or not fully disclosed at the time that this survey was conducted.

S Tech Consulting further states that no warranties, expressed or implied, are made regarding the quality, fitness, or results to be achieved as a consequence of this report or impacted by information not properly disclosed to S Tech at the time of this report. It further states that no responsibility is assumed for the control or correction of conditions or practices existing at the premises of the client.

Site Plan & Bulk Sample Locations



- ▽ Indicates Exterior Sample Location
- ⊕ Indicates Interior Sample Location

S TECH CONSULTING	DATE PREPARED: 10/15/25	SOURCE: Peartree+Bell Architects	DRAWING TITLE: Asbestos Site Sample Location Plan
	REVISION:	REVISION DATE:	
	PROJECT NO: 25171	SCALE: NTS	
PROJECT NAME: Chualar Union Elementary School 24285 Lincoln Street, Chualar, California		CLIENT: Chualar Union School District	FIGURE NO. 1

Laboratory Analytical Report



AmeriSci Richmond

13635 GENITO ROAD
MIDLOTHIAN, VIRGINIA 23112
TEL: (804) 763-1200 • FAX: (804) 763-0493

October 15, 2025

STech Consulting LLC
Attn: Sean Tillema
484B Washington Street, #401
Monterey, CA 93940

RE: STech Consulting LLC
Job Number 125101322
P.O. #25171
25171; Chualar Union School District; 24285 Lincoln Street, Chualar, California

Dear Sean Tillema:

Enclosed are the results for PLM asbestos analysis of the following STech Consulting LLC samples received at AmeriSci on Thursday, October 9, 2025, for a 5 day turnaround:

171-1, 171-2, 171-3, 171-4, 171-5, 171-6, 171-7, 171-8, 171-9, 171-10, 171-11, 171-12, 171-13, 171-14, 171-15, 171-16, 171-17, 171-18, 171-19, 171-20, 171-21, 171-22, 171-23

The 23 samples contained in zip lock bag were shipped to AmeriSci via Fed Ex. These samples were prepared and analyzed according to EPA PLM Method (EPA 600/R-93/116 Section 2.2). The required analytical information, analysis results, analyst signature and laboratory identification are contained in the PLM Bulk Asbestos Report. If TEM analysis was requested for selected samples the gravimetric reduction data (by Sec 2.3) and TEM Asbestos % (by Sec 2.5) are included in Table 1 along with a summary of Asbestos % by PLM for all samples analyzed.

This report relates ONLY to the sample analysis expressed as % asbestos. AmeriSci assumes no responsibility for customer supplied data such as "sample type", "location", or "area sampled". This report must not be used to claim product endorsement by AmeriSci, NVLAP or any agency of the U. S. Government. The National Institute of Standards and Technology accreditation requirements mandate that this report must not be reproduced, except in full, without the written approval of the laboratory. This report may contain specific data not covered by NVLAP or ELAP accreditations, if so identified in relevant footnotes.

AmeriSci appreciates this opportunity to serve your organization. Please contact us for any further assistance or with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn F. Massey".

Glenn F. Massey
QA Manager | Authorized Signatory

**AmeriSci Richmond**

13635 GENITO ROAD
MIDLOTHIAN, VIRGINIA 23112
TEL: (804) 763-1200 • FAX: (804) 763-0493

PLM Bulk Asbestos Report

STech Consulting LLC
Attn: Sean Tillema
484B Washington Street, #401

Monterey, CA 93940

Date Received 10/9/2025 **AmeriSci Job #** 125101322
Date Examined 10/15/25 **P.O. #**
Page 1 **of** 6
RE: 25171; Chualar Union School District; 24285 Lincoln Street, Chualar,
California

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
171-1	125101322-01L1	No	NAD (by CVES) by Eric H. Ahles on 10/15/25	Location: Roof Core - Shingle W/ Felt/L/Roof Analyst Description: Brown/Black, Heterogeneous, Non-Fibrous, Shingle Asbestos Types: Other Material: Fibrous glass Trace, Non-fibrous 100%
171-1	125101322-01L2	No	NAD (by CVES) by Eric H. Ahles on 10/15/25	Location: Roof Core - Shingle W/ Felt/L/Roof Analyst Description: Black, Heterogeneous, Fibrous, Felt Asbestos Types: Other Material: Cellulose 60%, Non-fibrous 40%
171-2	125101322-02	No	NAD (by CVES) by Eric H. Ahles on 10/15/25	Location: Roof Mastic/G/Roof/Metal Tails & Patched Areas Analyst Description: White, Homogeneous, Non-Fibrous, Mastic Asbestos Types: Other Material: Non-fibrous 100%
171-3	125101322-03	No	NAD (by CVES) by Eric H. Ahles on 10/15/25	Location: Roof Felt - Asphalt Bound/G/Roof/Under Metal Analyst Description: Brown/Black, Heterogeneous, Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 60%, Non-fibrous 40%
171-4	125101322-04L1	No	NAD (by CVES) by Eric H. Ahles on 10/15/25	Location: Roof Core - Shingle W/Felt/D/Roof Analyst Description: Black/Brown, Heterogeneous, Non-Fibrous, Shingle Asbestos Types: Other Material: Fibrous glass 1.0%, Non-fibrous 99%
171-4	125101322-04L2	No	NAD (by CVES) by Eric H. Ahles on 10/15/25	Location: Roof Core - Shingle W/Felt/D/Roof Analyst Description: Black, Heterogeneous, Fibrous, Felt Asbestos Types: Other Material: Cellulose 60%, Non-fibrous 40%

See Reporting notes on last page

Client Name: STech Consulting LLC

PLM Bulk Asbestos Report

25171; Chualar Union School District; 24285 Lincoln Street, Chualar,
California

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
171-5	125101322-05L1	No	NAD (by CVES) by Eric H. Ahles on 10/15/25	Location: Roof Core - Shingle W/Felt/C/Roof Analyst Description: Black/Brown, Heterogeneous, Non-Fibrous, Shingle Asbestos Types: Other Material: Fibrous glass 1.0%, Non-fibrous 99%
171-5	125101322-05L2	No	NAD (by CVES) by Eric H. Ahles on 10/15/25	Location: Roof Core - Shingle W/Felt/C/Roof Analyst Description: Black, Heterogeneous, Fibrous, Felt Asbestos Types: Other Material: Cellulose 60%, Non-fibrous 40%
171-6	125101322-06L1	No	NAD (by CVES) by Eric H. Ahles on 10/15/25	Location: Roof Core - Shingle W/Felt/C/Roof Analyst Description: Black/Brown, Heterogeneous, Non-Fibrous, Shingle Asbestos Types: Other Material: Fibrous glass 1.0%, Non-fibrous 99%
171-6	125101322-06L2	No	NAD (by CVES) by Eric H. Ahles on 10/15/25	Location: Roof Core - Shingle W/Felt/C/Roof Analyst Description: Black, Heterogeneous, Fibrous, Felt Asbestos Types: Other Material: Cellulose 60%, Non-fibrous 40%
171-7	125101322-07	No	NAD (by CVES) by Eric H. Ahles on 10/15/25	Location: Roof Core - Roll Roofing/B/Roof Analyst Description: Black/Brown, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 1.0%, Fibrous glass 2.0%, Non-fibrous 97%
171-8	125101322-08	No	NAD (by CVES) by Eric H. Ahles on 10/15/25	Location: Penetration Mastic/B/Roof Analyst Description: Black, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 5.0%, Non-fibrous 95%
171-9	125101322-09	No	NAD (by CVES) by Eric H. Ahles on 10/15/25	Location: Roof Core - Roll Roofing/B/Roof Analyst Description: Black/Brown, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose Trace, Fibrous glass 2.0%, Non-fibrous 98%

Client Name: STech Consulting LLC

PLM Bulk Asbestos Report

25171; Chualar Union School District; 24285 Lincoln Street, Chualar,
California

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
171-10	125101322-10	No	NAD (by CVES) by Eric H. Ahles on 10/15/25	Location: Roof Patch Mastic/B/Roof Analyst Description: Black, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 5.0%, Fibrous glass Trace, Non-fibrous 95%
171-11	125101322-11	Yes	3.0% (by CVES) by Eric H. Ahles on 10/15/25	Location: Penetration Mastic/B/Roof Analyst Description: Black/Gray, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Chrysotile 3.0% Other Material: Non-fibrous 97%
171-12	125101322-12	No	NAD (by CVES) by Eric H. Ahles on 10/15/25	Location: Roof Core - Roll Roofing/B/Roof Analyst Description: Black/Brown, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Fibrous glass 1.0%, Non-fibrous 99%
171-13	125101322-13L1	No	NAD (by CVES) by Eric H. Ahles on 10/15/25	Location: Roof Core - Shingle W/Felt/A/Roof Analyst Description: Black/Brown, Heterogeneous, Non-Fibrous, Shingle Asbestos Types: Other Material: Fibrous glass 1.0%, Non-fibrous 99%
171-13	125101322-13L2	No	NAD (by CVES) by Eric H. Ahles on 10/15/25	Location: Roof Core - Shingle W/Felt/A/Roof Analyst Description: Black, Heterogeneous, Fibrous, Felt Asbestos Types: Other Material: Cellulose 60%, Non-fibrous 40%
171-14	125101322-14L1	No	NAD (by CVES) by Eric H. Ahles on 10/15/25	Location: Roof Core - Shingle W/Felt/A/Roof Analyst Description: Black/Brown, Heterogeneous, Non-Fibrous, Shingle Asbestos Types: Other Material: Fibrous glass 1.0%, Non-fibrous 99%
171-14	125101322-14L2	No	NAD (by CVES) by Eric H. Ahles on 10/15/25	Location: Roof Core - Shingle W/Felt/A/Roof Analyst Description: Black, Heterogeneous, Fibrous, Felt Asbestos Types: Other Material: Cellulose 60%, Non-fibrous 40%

Client Name: STech Consulting LLC

PLM Bulk Asbestos Report

25171; Chualar Union School District; 24285 Lincoln Street, Chualar,
California

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
171-15	125101322-15L1	No	NAD (by CVES) by Eric H. Ahles on 10/15/25	Location: Roof Core - Roll Roofing/F/Roof/Covered Walkway Analyst Description: Black/Brown, Heterogeneous, Non-Fibrous, Shingle Asbestos Types: Other Material: Fibrous glass 1.0%, Non-fibrous 99%
171-15	125101322-15L2	No	NAD (by CVES) by Eric H. Ahles on 10/15/25	Location: Roof Core - Roll Roofing/F/Roof/Covered Walkway Analyst Description: Black, Heterogeneous, Fibrous, Felt Asbestos Types: Other Material: Cellulose 60%, Non-fibrous 40%
171-16	125101322-16	No	NAD (by CVES) by Eric H. Ahles on 10/15/25	Location: Roof Mastic/At Seams/F/Roof/Covered Walkway Analyst Description: Black, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 3.0%, Non-fibrous 97%
171-17	125101322-17L1	No	NAD (by CVES) by Eric H. Ahles on 10/15/25	Location: Roof Core - Shingle W/Felt/F/Roof Analyst Description: Black/Brown, Heterogeneous, Non-Fibrous, Shingle Asbestos Types: Other Material: Fibrous glass 1.0%, Non-fibrous 99%
171-17	125101322-17L2	No	NAD (by CVES) by Eric H. Ahles on 10/15/25	Location: Roof Core - Shingle W/Felt/F/Roof Analyst Description: Black, Heterogeneous, Fibrous, Felt Asbestos Types: Other Material: Cellulose 60%, Non-fibrous 40%
171-18	125101322-18L1	No	NAD (by CVES) by Eric H. Ahles on 10/15/25	Location: Roof Core - Shingle W/Felt/J/Roof Analyst Description: Black/Brown, Heterogeneous, Non-Fibrous, Shingle Asbestos Types: Other Material: Fibrous glass 1.0%, Non-fibrous 99%
171-18	125101322-18L2	No	NAD (by CVES) by Eric H. Ahles on 10/15/25	Location: Roof Core - Shingle W/Felt/J/Roof Analyst Description: Black, Heterogeneous, Fibrous, Tar Paper Asbestos Types: Other Material: Cellulose 60%, Non-fibrous 40%

Client Name: STech Consulting LLC

PLM Bulk Asbestos Report

25171; Chualar Union School District; 24285 Lincoln Street, Chualar,
California

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos	Notes
171-19	125101322-19	No	NAD (by CVES) by Eric H. Ahles on 10/15/25	Location: Roof Core - Roll Roofing/E/Roof Analyst Description: Black/Gray, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Fibrous glass 2.0%, Non-fibrous 98%
171-20	125101322-20L1	No	NAD (by CVES) by Eric H. Ahles on 10/15/25	Location: Roof Core - Shingle W/Felt/E/Roof Analyst Description: Black/Brown, Heterogeneous, Non-Fibrous, Shingle Asbestos Types: Other Material: Fibrous glass 1.0%, Non-fibrous 99%
171-20	125101322-20L2	No	NAD (by CVES) by Eric H. Ahles on 10/15/25	Location: Roof Core - Shingle W/Felt/E/Roof Analyst Description: Black, Heterogeneous, Fibrous, Felt Asbestos Types: Other Material: Cellulose 60%, Non-fibrous 40%
171-21	125101322-21	No	NAD (by CVES) by Eric H. Ahles on 10/15/25	Location: Flashing Seams Mastic/Caulking/E/Roof Analyst Description: Gray, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 10%, Non-fibrous 90%
171-22	125101322-22	No	NAD (by CVES) by Eric H. Ahles on 10/15/25	Location: Penetration Mastic/E/Roof Analyst Description: Gray, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 5.0%, Non-fibrous 95%
171-23	125101322-23	No	NAD (by CVES) by Eric H. Ahles on 10/15/25	Location: Roof Coating/G/Roof Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 100%

Client Name: STech Consulting LLC

PLM Bulk Asbestos Report

25171; Chualar Union School District; 24285 Lincoln Street, Chualar,
California

Reporting Notes:

Analyzed by: Eric H. Ahles

Date: 10/15/2025



Reviewed by: Glenn F. Massey



*NAD = no asbestos detected, Detection Limit <1%, Reporting Limits: CVES = 1%, 400 Pt Ct = 0.25%, 1000 Pt Ct = 0.1%; "Present" or NVA = "No Visible Asbestos" are observations made during a qualitative analysis (Not covered by NVLAP or NY ELAP accreditations); NA = not analyzed; NA/PS = not analyzed / positive stop; PLM Bulk Asbestos Analysis using Meiji, Model MT 6130 microscope, Serial #1410298, by EPA 600/R-93/116 per 40 CFR 763 (NVLAP Lab Code 101904-0) and ELAP PLM Analysis Protocol 198.1 for New York friable samples which includes quantitation of any vermiculite observed (198.6 for NOB samples) or EPA 400 pt ct by EPA 600/M4-82-020 (NYSDOH ELAP Lab # 10984); CA ELAP Lab # 2508; Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar NOB materials. NAD or Trace results by PLM are inconclusive, TEM is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos-containing in New York State (also see EPA Advisory for floor tile, FR 59, 146, 38970, 8/1/94). NIST Accreditation requirements mandate that this report must not be reproduced except in full without the approval of the laboratory. This PLM report relates ONLY to the items tested.

125101322

Laboratory Chain of Custody

Project Information		
S TECH CONSULTING	Project #	25171
	Date	Monday, October 6, 2025
	Client	Chualar Union School District
	Site	Chualar Union Elementary School, 24285 Lincoln Street, Chualar, California
	Tech	David Tillema
	Analysis	Asbestos PLM
	Turnaround	5 Day
	Released by	David Tillema 10/7/25 1500 <i>DZ</i>
	Received by	
Note to Lab		
Reports to:	Sean@stechconsulting.com, David@stechconsulting.com, consultingstech@gmail.com	
484-B Washington Street, #401, Monterey, California 93940 T 831.883.8415.		

Asbestos Bulk Sample Log

Sample Prefix: 171										
Sample #	Material (Pop-Up Menu)	Additional Description	Color	Material (Manual Entry)	Building	Area	Location	#	Location Note	Note
1	Roof Core - Shingle w/ Felt				L		Roof			
2	Roof Mastic				G		Roof			Metal Tails & Patched Areas
3	Roof Felt - Asphalt Bound				G		Roof			Under Metal
4	Roof Core - Shingle w/ Felt				D		Roof			
5	Roof Core - Shingle w/ Felt				C		Roof			
6	Roof Core - Shingle w/ Felt				C		Roof			

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Sample Prefix: 171										
Sample #	Material (Pop Up Menu)	Additional Description	Color	Material (Manual Entry)	Building	Area	Location	#	Location Note	Note
7	Roof Core - Roll Roofing				B		Roof			
8	Penetration Mastic				B		Roof			
9	Roof Core - Roll Roofing				B		Roof			
10	Roof Patch Mastic				B		Roof			
11	Penetration Mastic				B		Roof			
12	Roof Core - Roll Roofing				B		Roof			
13	Roof Core - Shingle w/ Felt				A		Roof			
14	Roof Core - Shingle w/ Felt				A		Roof			
15	Roof Core - Roll Roofing				F		Roof			Covered Walkway
16	Roof Mastic	At Seams			F		Roof			Covered Walkway
17	Roof Core - Shingle w/ Felt				F		Roof			
18	Roof Core - Shingle w/ Felt				J		Roof			
19	Roof Core - Roll Roofing				E		Roof			
20	Roof Core - Shingle w/ Felt				E		Roof			
21	Flashing Seam Mastic/ Caulking				E		Roof			
22	Penetration Mastic				E		Roof			
23	Roof Coating				G		Roof			

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are not limited to, loss of the use of the Work, loss of use of the other contractor's work, loss of use of the Project, disruption of activities, costs of administration and supervision, third party claims, the incalculable inconvenience and loss suffered by the public, and an Owner's inability to recover its delay damages from the contractors whose work was delayed by Contractor.

Accordingly, the parties agree that \$ 500 for each calendar day of delay shall be the amount of damages which the Owner shall directly incur upon Contractor causing another contractor on the Project to fail to timely complete its work under its contract or causing delayed *completion* of the Project.

For Contractor's obligations regarding claims against Owner from other contractors on the Project alleging that Contractor caused delays to their work, see General Conditions sections 3.7.4, 3.16 and 6.2.3.

If liquidated damages accrue as described above, the Owner, in addition to all other remedies provided by law, shall have the right to assess the liquidated damages at any time, and to withhold liquidated damages (and any interest thereon) at any time from any and all retention or progress payments, which would otherwise be or become due the Contractor. In addition, if it is reasonably apparent to the Owner before liquidated damages begin to accrue that they will accrue, Owner may assess and withhold, from retention or progress payments, the estimated amount of liquidated damages that will accrue in the future. If the retained percentage or withheld progress payments are not sufficient to discharge all liabilities of the Contractor incurred under this Article, the Contractor and its sureties shall continue to remain liable to the Owner until all such liabilities are satisfied in full.

If Owner accepts any work or makes any payment under the Contract Documents after a default by reason of delays, the payment or payments shall in no respect constitute a waiver or modification of any provision in the Contract Documents regarding time of Completion, milestone deadlines, or liquidated damages.

ARTICLE IV. PAYMENT AND RETENTION.

The Owner agrees to pay the Contractor in current funds _____ Dollars (\$_____) for work satisfactorily performed after receipt of properly documented and submitted Applications for Payment and to make payments on account thereof, as provided in the General Conditions.

The above contract price does not include any special allowances. The above contract price includes a general contingency allowance of **\$50,000** to pay any additional amounts to which the Contractor may be entitled under the Contract Documents other than special allowances.

Any payment from a special allowance or general contingency allowance