

EXHIBIT 1



September 19, 2018

Esther Luis
City of Commerce
Public Works and Development Services Department
2535 Commerce Way
Commerce, CA 90040

Re: Single Family Projects

Dear Ms. Esther:

Pursuant to your request, please accept this letter as Lead Tech's proposal to conduct limited asbestos testing and clearance, and lead paint testing and clearance for the upcoming residential rehabilitation projects in the City of Commerce.

LEAD PAINT

LTE will send a California Department of Public Health certified lead sampling technician to perform a limited lead screening of the components that will be disturbed during the rehabilitation scope of work. He will use a portable XRF LBP Spectrum Analyzers manufactured by Radiation Monitoring Devices ("RMD") to test for LBP. The LBP analyzers are equipped with 12 mCi cobalt 57 sealed radioactive source. LTE will calibrate the XRF pursuant to the manufacturer's specifications and regularly verified XRF readings against pre determined lead samples produced by the National Institute of Standards and Testing (NIST). All of these quality control measures produce a 95% confidence level that our XRF readings accurately reflect the actual level of lead in the tested surfaces.

LEAD RISK ASSESSMENT

If LTE detects lead based paint and pursuant to 24 CFR Part 35, we will need to conduct a risk assessment as each owner is receiving greater than \$5,000. HUD now mandates taking 9 wipe samples and 2 soil samples during a risk assessment. If LTE does not detect lead based paint, a risk assessment is not necessary.

ASBESTOS

LTE will send a certified site surveillance technician, Rolando Mireles (CAL OSHA 12-4971) to conduct limited asbestos sampling. LTE will sample all the visible and accessible suspect asbestos containing materials that will be impacted during the renovation. Please note the South Coast Air Quality Management District (SCAQMD) is mandating that asbestos inspectors take 3 samples from each suspect asbestos containing materials. As a result, inspectors need to take 3 samples from materials that in the past we would only take 1 sample such as roof penetration, roof felt, HVAC insulation, etc. The number of samples will increase for most asbestos inspections.

Upon completion of the limited asbestos sampling, our inspector completed chain-of-custody forms and sent same with bulk samples to the laboratory for bulk sampling analysis. Asbestos samples were sent to AmeriSci, for bulk sample analysis. AmeriSci is accredited by the National Institute of Standards and Technology (NIST) under the National Voluntary Laboratory Accreditation Program (NVLAP) for analysis.

Bulk sample analysis was performed using Polarized Light Microscopy with Dispersion Staining (PLM/DS) in accordance with the Environmental Protection Agency's (EPA) "Interim Method of Determination of Asbestos in Bulk Insulation Samples", EPA Method 600/R-93/116. The identification of asbestos fiber bundles is determined by the visual properties displayed when the sample is treated with various dispersion staining liquids. Identification is substantiated by the actual structure of the fiber and the effect of polarized light on the fiber, all of which is viewed by the trained laboratory technician.

DEFINITION OF ASBESTOS

The EPA's Asbestos National Emissions Standards for Hazardous Air Pollutants (NESHAP) and the South Coast Air Quality Management District (SCAQMD), the local air pollution control district, define an asbestos-containing material as any material that contains a concentration of asbestos of greater than one percent (>1.0%) by area as determined by PLM (40 CFR Part 763, Appendix A, Subpart F Section 1).

State worker protection laws, as set forth by the California Occupational Safety and Health Administration, define asbestos materials as those that contain greater than one-tenth of one percent (>0.1%) asbestos by weight (a.k.a., trace). To evaluate whether a "trace" material contains greater than 0.1%, a test with a greater sensitivity, such as Transmission Electron Microscopy (TEM), would be required.

PRICE

The prices provided below are based on the residential rehabilitation projects that have limited scope of works such as Ramona Caldera 2502 Elkgrove Ave Commerce, Teresa Gordillo, 2548 Gaspar Ave, Commerce and Francine Huizar 2342 Serta Avenue, Commerce. Those projects generally involved replacing windows, plumbing work or roof work, and exterior painting.

Average Limited Residential Rehabilitation Project


- Lead Paint Screening of impacted areas \$275. If we detect lead, LTE will charge \$15 per sample so 11 samples = \$165 for a total of \$440.
- Lead Clearance: \$180 + \$15 a sample. LTE averages 2-4 samples a clearance
- Asbestos Sampling: \$250 + \$11 a sample. Based on scope of work, LTE estimates taking between 15-25 asbestos samples.
- Asbestos clearance \$195 for visual clearance, \$295 for air clearance + \$15 a sample and we generally take 1-2 air samples.
- Total not to exceed price of \$1500 per project.

LTE's price per residential rehabilitation project with limited scopes of work will not exceed \$1,500.

If the scope of work on other jobs is larger requiring a comprehensive lead paint inspection and testing of all or most suspect asbestos containing material such as drywall/plaster, vinyl flooring, acoustic ceiling, HVAC, roof material, and stucco, the base price would increase from \$275 per lead inspection to \$295, and \$250 to \$295 for asbestos. In addition, the number of samples could increase to 30 + samples and LTE would charge \$11 a sample.

If you have any comments or questions, please do not hesitate to contact me at 760-634-3700. You can also email me at steve@leadtechenvironmental.com or tallus500@aol.com.

Sincerely,


Steven Denzler