REPORT OF PRE-RENOVATION SURVEY, INVASIVE SAMPLING AND ANALYSIS FOR ASBESTOS-CONTAINING MATERIALS

RICHARD E. GERSTEIN JUSTICE BUILDING
EXTERIOR LIGHTING REPLACEMENT
1351 NW 12 STREET
MIAMI, FLORIDA 33125
EBS PROJECT NO.820-2502646.02
October 31, 2025

PREPARED FOR

MIAMI-DADE COUNTY OFFICE OF REAL ESTATE AND DEVELOPMENT
PMO SECTION
111 NW 1ST STREET, 24TH FLOOR
MIAMI, FL 33128

PREPARED BY

EBS ENGINEERING, INC.
4715 NW 157 ST. STE. 202
MIAMI, FLORIDA 33014
Tel. 305-625-5252 • Fax. 305-625-7110

EBS ENGINEERING, INC.
ENGINEERING AND ENVIRONMENTAL SERVICES

October 31, 2025

Mr. Phillip Salisbury
Program Management Specialist
Miami-Dade County Office of Real Estate and Development
PMO Section
111 NW 1st Street, 24th Floor
Miami, FL 33128

Subject: Report of Pre-Renovation Survey, Invasive Sampling and Analysis for Asbestos-Containing Materials
Richard E. Gerstein Justice Building - Exterior Lighting Replacement
1351 NW 12 Street
Miami, Florida 33125
EBS Engineering Project No. 820-2502646.02

Dear Mr. Salisbury:

EBS Engineering, Inc. (EBS) has completed the pre-renovation survey, invasive sampling and analysis of suspect asbestos-containing materials (ACMs) in the exterior soffit of the Richard E. Gerstein Justice Building located at 1351 NW 12 Street in Miami, Florida. The field sampling was performed on October 29, 2025, by Mr. Francisco Gomez of EBS. Authorization for our services was provided by Ms. Aundria Blatch on October 17, 2025. This report presents the project information, bulk sampling procedures, the analytical results with recommendations for the removal of ACMs identified, if any.

EBS appreciates the opportunity to be of service to you and looks forward to our continued association. If you should have any questions concerning this report, please contact us at your convenience.

Sincerely,

EBS ENGINEERING, INC.
Business License # ZA -0000069

Francisco Gomez
Senior Environmental Scientist

BENJAMIN S ESSIEN LICENSE No EA0000079 STATE OF FLORIDA

Benjamin S Essien

Digitally signed by Benjamin S Essien
Date: 2025.10.31 11:01:05 -04'00'

EBS\820-2502646.02\REPORTS

EBS ENGINEERING, INC.

TABLE OF CONTENTS

I. BACKGROUND INFORMATION

EBS Engineering, Inc. was contacted by Mr. Phillip Salisbury concerning pre-renovation survey, invasive sampling and analysis of suspect asbestos-containing materials in the exterior soffit of the Richard E. Gerstein Justice Building located at 1351 NW 12 Street in Miami, Florida. It is our understanding that this sampling is necessary prior to the planned lighting replacement and for permitting purposes.

The purpose of the invasive sampling was to locate and identify asbestos-containing building materials on the exterior soffit of the Richard E. Gerstein Justice Building prior to any renovation or demolition activities which may disturb them. The sampling of the roof, other interior or exterior areas of the building was not included in the scope of this survey.

II. FACILITY DESCRIPTION

The designated renovation area is the exterior soffit of the Richard E. Gerstein Justice Building located at 1351 NW 12 Street in Miami, Florida encompassing approximately 2,000 square feet. The building materials on the exterior soffit include; concrete panels.

III. SURVEY PROCEDURES

General

The invasive survey was performed by observing accessible building materials on the exterior soffit of the building. The primary purpose of the survey was to locate, identify and assess building materials which were suspected to contain asbestiform minerals. Friable and non-friable asbestos-containing materials (ACMs) encountered during the survey are addressed in this report. Friable materials, when dry, will crumble and release fibers under normal hand pressure, whereas non-friable materials will not. The sampling protocol used in this asbestos survey is in general accordance with Title 40, Code of Federal Regulations (CFR), Part 763.86 and State of Florida Statutes.

Bulk Sampling Procedures

The bulk sampling procedures used for the collection of suspect materials first required the establishment of homogenous sampling areas, which are defined as areas of materials of the same type and applied during the same general time period. The homogenous sampling areas were then examined and representative samples of suspect materials were obtained from these areas. The U.S. Environmental Protection Agency (EPA) has published guidelines and recommendations for obtaining samples of asbestos-containing materials. These guidelines were followed during our survey, where appropriate. Additionally, samples of these materials were obtained at the discretion of our personnel based on past experience.

Bulk samples collected during the site survey were analyzed by Polarized Light

Microscopy (PLM) coupled with dispersion staining. PLM is an analytical method for asbestos identification which depends on the unique optical properties of mineral forms in the samples and specifically identifies the various asbestos types. The optical properties are a result of the mineral's chemical composition, physical atomic structure, and visual morphology. This is the recommended method of analysis by EPA for asbestos identification in bulk samples. EMSL Analytical, Inc., the laboratory that analyzed the samples, has attained National Institute of Standards and Technology (NIST) accreditation through participation in the National Voluntary Laboratory Accreditation Program (NVLAP). Percentages of the identified types of asbestos are determined by visual estimation. Any material containing more than one percent (1%) of asbestos is considered by EPA and Occupational Safety and Health Administration (OSHA) to be ACM.

The following suspect materials were sampled on the exterior soffit of the Richard E. Gerstein Justice Building during our survey:

1. Gray Concrete Panel

IV. RESULTS OF LABORATORY ANALYSIS

Laboratory results of the invasive sampling revealed that **no asbestos was detected in the three material samples obtained from the exterior soffit during our survey.** Asbestos concentrations expressed within the laboratory results are based on visual estimation. The point counting method of quantification is recommended for asbestos concentration below ten percent. The results of the three samples are summarized in Table 1. The PLM results of each sample obtained during the survey is included in **Appendix A**.

TABLE 1 - SUMMARY OF ANALYTICAL RESULTS
Richard E. Gerstein Justice Building
Exterior Lighting Replacement
1351 NW 12 Street
Miami, Florida 33125

SEQUENCE NUMBER	SAMPLE NUMBER	HOMOGENOUS AREA	SAMPLE DESCRIPTION	SAMPLE LOCATION	RESULTS OF PLM ANALYSIS
01	01	HA-1	Gray Cement Panels	Soffit, Southwest	No Asbestos Detected
02	02	HA-1	Gray Cement Panels	Soffit, Southeast	No Asbestos Detected
03	03	HA-1	Gray Cement Panels	Soffit, North	No Asbestos Detected

V. FINDINGS AND RECOMMENDATIONS

The results of the invasive sampling revealed that **no asbestos was detected in the three building materials samples obtained from the exterior soffit of the Richard E. Gerstein Justice Building during our survey.** The PLM results of each sample obtained during the survey is included in Appendix A.

VI. QUALIFICATIONS

EBS observed the existing conditions on the exterior soffit of the Richard E. Gerstein Justice Building located at 1351 NW 12 Street in Miami, Florida using generally accepted procedures. However, there is always the possibility that some areas containing asbestos were not observed, inaccessible, or different from those at specific sample locations. Therefore, conditions at every location may not be as anticipated and as summarized in this report. In addition, renovation or demolition may uncover altered or differing conditions. We recommend that you notify EBS if any changed conditions are encountered so that we can assess the situation and its impact on this report.

APPENDIX A

LABORATORY ANALYTICAL RESULTS

EMSL Analytical, Inc.

19501 NE 10th Ave. Bay A N. Miami Beach, FL 33179

Tel/Fax: (305) 650-0577 / (305) 650-0578

http://www.EMSL.com / miamilab@emsl.com

EMSL Order:	172506281
Customer ID:	EBSE50
Customer PO:	
Project ID:	

Attention:	Francisco Gomez	**Phone:**	(305) 625-5252
	EBS Engineering, Inc.	**Fax:**	(305) 625-7110
	4715 NW 157th St. Ste 202	**Received Date:**	10/29/2025 11:09 AM
	Miami, FL 33014	**Analysis Date:**	10/29/2025
		Collected Date:	10/29/2025
Project:	Gerstein - Exterior		

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
01	Concrete	Gray Non-Fibrous		100% Non-fibrous (Other)	None Detected
172506281-0001		Heterogeneous			
02	Concrete	Gray Non-Fibrous		100% Non-fibrous (Other)	None Detected
172506281-0002		Heterogeneous			
03	Concrete	Gray Non-Fibrous		100% Non-fibrous (Other)	None Detected
172506281-0003		Heterogeneous			

Analyst(s)

Natalie Guerra (3)

Kimberly Wallace, Laboratory Manager
or Other Approved Signatory

Initial report from: 10/30/2025 12:18:12

EBS ENGINEERING, INC.

APPENDIX B

CERTIFICATIONS

Ron DeSantis, Governor

Julie I. Brown, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

ASBESTOS LICENSING UNIT

THE ASBESTOS BUSINESS ORGANIZATION HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 469, FLORIDA STATUTES

EBS ENGINEERING INC

BENJAMIN S. ESSIEN
4715 NW 157 ST STE 202
MIAMI FL 33014

LICENSE NUMBER: ZA0000069

EXPIRATION DATE: NOVEMBER 30, 2025

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Asbestos Consulting & Training Systems

2835 N.W. 12TH Avenue, Fort Lauderdale, Florida 3331

This is to Certify that

Francisco Gomez

XXX-XX-1327

4715 NW 157 Street, Suite 202, Miami, FL 33014

has successfully completed an English

Asbestos Building Inspection Refresher

25-Sep-25 TO 25-Sep-25

and has completed the requisite training for TSCA

Meets state requirements of FL49-0001020/CN-0006273

NDAAC Provider #451 Trainer(s): James F. Stump

TEST SCORE: 88 % Training Address: 2835 NW 12th Ave., Wilton Manors, Fl 33311

Successful course completion based on exam score on: 09/25/25

This Certificate Expires:

25-Sep-26 09/25/26

Processed By:

Seagull

To Authenticate Certificate
www.seagulltraining.com
1-800-966-9933

UNDER CIVIL AND CRIMINAL PENALTIES OF LAW FOR MAKING OR SUBMISSION OF FALSE OR FRAUDULENT STATEMENTS OR REPRESENTATIONS (18 U.S.C. 1001 AND 15 U.S.C 2615), I CERTIFY THAT THIS TRAINING COMPLIES WITH ALL APPLICABLE REQUIREMENTS OF TITLE IV OF THE "TOXIC SUBSTANCES CONTROL ACT", 40 CFR PART 745 OR 763, AND ANY OTHER APPLICABLE FEDERAL, STATE, OR LOCAL REQUIREMENTS, AS AMENDED.

James F. Stump, Course Sponsor

Certificate Number: 200440

Course Number: SE2539