

November 13, 2022

Ms. Rachel Rubinstein
CCSD Bond Program Manager
Jacobs
Idaho Springs, Colorado

**SUBJECT: Limited Lead-Based-Paint Survey
King Murphy Elementary School
425 Circle K Ranch Road, Evergreen, Colorado 80439
New PK space
Farmer Project # 3066.297**

Mr. Rachel Rubinstein,

Enclosed is Farmer Environmental Group, LLC (Farmer)'s Limited Lead-Based-Paint Survey Report for the new pre K room at King Murphy Elementary School located at 425 Circle K Ranch Road in Evergreen, Colorado.

If you have any questions or comments concerning this information, please feel free to call me at (303) 468-8763.

Sincerely,



Jennifer Day
Accredited Lead Inspector #18118
Farmer Environmental Group, LLC

LIMITED LEAD-BASED-PAINT SURVEY

**King Murphy Elementary School
425 Circle K Ranch Road
Evergreen, Colorado 80439**

**Prepared for:
CCSD Bond Program Manager
Jacobs
Idaho Springs, Colorado**

**Prepared by:
Farmer Environmental Group, LLC
8120 Sheridan Boulevard Suite #A306
Westminster, Colorado 80127
303-468-8763**

November 13, 2022

Farmer Project No. 5871.01

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1.0 EXECUTIVE SUMMARY

Jacobs authorized Farmer Environmental Group, LLC (Farmer) to conduct a Limited Lead-Based-Paint (LBP) survey at the King Murphy Elementary School, new Pre-K area located at 425 Circle K Ranch Road in Evergreen, Colorado. Ms. Jennifer Day of Farmer Environmental Group, LLC (Farmer) conducted the onsite inspection on November 11, 2022.

Based on the XRF, no surfaces contained lead-based paint in the areas inspected at a level above the HUD standard of 1.0 milligram per square centimeter of surface area or 0.5% by weight.

2.0 OBJECTIVE

Farmer was contracted to perform a limited LBP survey of the King Murphy Elementary School, new Pre-K area located at 425 Circle K Ranch Road in Evergreen, Colorado. The purpose of the LBP Inspection was to confirm the presence or absence of LBP after renovations had been completed.

3.0 SAMPLING METHODOLOGY

Lead-based paint was analyzed by a Niton hand-held x-ray fluorescence (XRF) spectrum analyzer (Serial No. 25197) that produces results for lead content in paint. Calibration checks were conducted at the beginning and end of the inspection and/or every four hours during use. The inspection was conducted in accordance with Housing and Urban Development (HUD) accepted scientific practices, industry standards and regulatory protocols. The CPDHE and HUD standard of 1.0 milligram per square centimeter of surface area was used to determine positive or negative results for lead-based paint.

4.0 XRF RESULTS

Based on the XRF, no surfaces contained lead-based paint in the areas inspected at a level above the HUD standard of 1.0 milligram per square centimeter of surface area or 0.5% by weight.

In some instances a “null” result may be shown. In this case the sample is retaken from the same location because the instrument did not obtain a reading on the first attempt. A “null” result may occur because the instrument was moved during the sample, or the shutter did not open for any reason.

The following surfaces did not contain lead-based paint.

- Blue painted concrete wall
- White painted drywall wall
- White painted metal door
- White painted concrete wall

- Gray painted concrete wall
- Gray painted metal door
- Green painted drywall
- Beige painted concrete wall
- Green painted concrete wall
- Orange painted concrete wall
- Yellow painted concrete wall
- Blue painted metal railing
- Gray painted drywall wall

5.0 CONCLUSIONS AND RECOMMENDATIONS

No lead-based paint was found in the materials tested.

According to OSHA 29 CFR 1926.62 Lead Standard, employers are required to comply with the standard during scraping, sanding, burning, sandblasting, demolition, or any intentional disturbance of surfaces with detectable levels of lead paint.

During demolition activities, composite samples should be collected from building materials painted with lead-based paint that are scheduled for disposal. Composite samples should be submitted for Toxicity Characteristic Leachate Procedure (TCLP) analysis to characterize the waste for disposal.

The U.S. Environmental Protection Agency's (EPA) Lead Renovation, Repair and Painting Rule (RRP) govern the work of professional remodelers in homes and public buildings where there is lead-based paint. In buildings built before 1978 that are inhabited or frequented by pregnant women or children under seven and are used as residential, multifamily structures or public buildings, these rules apply. They require lead-safe work practices and training for all workers who may come into contact with lead. If lead content is unknown, the worker must sample every component to be impacted during work or a lead inspection must be performed by a certified lead inspector to determine which components contain lead. Any worker who will disturb this surface must be lead trained and practice lead-safe work.

6.0 LIMITATIONS

The professional Lead-Based-Paint Inspection service has been performed, our findings obtained and recommendations prepared in accordance with generally accepted principles and practices outlined by local, state, and federal agencies. This warranty is in lieu of all other warranties either expressed or implied. Farmer is not responsible for the conclusions, opinions, or recommendations made by others based on our inspection, the field reconnaissance, and/or information derived from this report.

It should be noted that any investigation cannot absolutely rule out the existence or presence of LBP at a given facility, especially facilities built prior to 1978. This evaluation has been based upon

limited available prior subject site history, observable conditions and activities at the site, information provided, and XRF field analysis of samples collected during the site investigation.

If you have any questions concerning this report, please do not hesitate to contact our office. Farmer appreciates the opportunity to provide you with professional LBP services and hope we can provide assistance in the future.

Respectfully,

A handwritten signature in black ink, appearing to read "Jennifer Day". The signature is written in a cursive style with a large initial "J" and "D".

Jennifer Day
Accredited Lead Inspector #18118
Farmer Environmental Group, LLC

APPENDIX A
XRF DATA SHEETS

XRF RESULTS
 KING MURPHY ELEMENTARY SCHOOL
 425 CIRCLE K RANCH ROAD, EVERGREEN, COLORADO 80439

Reading No	Site	Floor	Room	Component	Side	Substrate	Color	Condition	Results	Depth Index	PbC	Units
1											0.35	cps
2					CALIBRATE		RED		Negative	1	0.9	mg / cm ^2
3					CALIBRATE		RED		Negative	1	0.9	mg / cm ^2
4	King Murphy ES	FIRST	PK1	WALL	A	CONCRETE	BLUE	INTACT	Negative	10	< LOD	mg / cm ^2
5	King Murphy ES	FIRST	PK1	WALL	A	DRYWALL	WHITE	INTACT	Negative	1	< LOD	mg / cm ^2
6	King Murphy ES	FIRST	PK1	WALL	B	DRYWALL	WHITE	INTACT	Negative	1	< LOD	mg / cm ^2
7	King Murphy ES	FIRST	PK1	WALL	C	DRYWALL	WHITE	INTACT	Negative	1	< LOD	mg / cm ^2
8	King Murphy ES	FIRST	PK1	WALL	D	CONCRETE	BLUE	INTACT	Negative	1	< LOD	mg / cm ^2
9	King Murphy ES	FIRST	PK1	WALL	A	CONCRETE	BLUE	INTACT	Negative	1	< LOD	mg / cm ^2
10	King Murphy ES	FIRST	PK1	DOOR	A	METAL	WHITE	INTACT	Negative	1	< LOD	mg / cm ^2
11	King Murphy ES	FIRST	PK1	DOOR	A	METAL	WHITE	INTACT	Negative	1	< LOD	mg / cm ^2
12	King Murphy ES	FIRST	PK1	DOOR	D	METAL	WHITE	INTACT	Negative	1	< LOD	mg / cm ^2
13	King Murphy ES	FIRST	PK1 ENRY	WALL	A	CONCRETE	WHITE	INTACT	Negative	1	< LOD	mg / cm ^2
14	King Murphy ES	FIRST	PK1 ENRY	WALL	A	CONCRETE	GRAY	INTACT	Negative	1	< LOD	mg / cm ^2
15	King Murphy ES	FIRST	PK1 ENRY	WALL	B	CONCRETE	GRAY	INTACT	Negative	1	< LOD	mg / cm ^2
16	King Murphy ES	FIRST	PK1 ENRY	WALL	C	DRYWALL	GRAY	INTACT	Negative	1	< LOD	mg / cm ^2
17	King Murphy ES	FIRST	PK1 ENRY	WALL	D	CONCRETE	GRAY	INTACT	Negative	1	< LOD	mg / cm ^2
18	King Murphy ES	FIRST	PK1 ENRY	WALL	D	CONCRETE	WHITE	INTACT	Negative	10	< LOD	mg / cm ^2
19	King Murphy ES	FIRST	PK1 ENRY	WALL	C	DRYWALL	WHITE	INTACT	Negative	1	< LOD	mg / cm ^2
20	King Murphy ES	FIRST	PK1 ENRY	DOOR	A	METAL	GRAY	INTACT	Negative	1	< LOD	mg / cm ^2
21	King Murphy ES	FIRST	PK1 ENRY	DOOR	A	METAL	GRAY	INTACT	Negative	1	< LOD	mg / cm ^2
22	King Murphy ES	FIRST	PK1 ENRY	DOOR	C	METAL	WHITE	INTACT	Negative	10	< LOD	mg / cm ^2
23	King Murphy ES	FIRST	PK BATHROOM	WALL	A	CONCRETE	WHITE	INTACT	Negative	1	< LOD	mg / cm ^2
24	King Murphy ES	FIRST	PK BATHROOM	WALL	B	DRYWALL	GREEN	INTACT	Negative	1	< LOD	mg / cm ^2
25	King Murphy ES	FIRST	PK BATHROOM	WALL	C	CONCRETE	WHITE	INTACT	Negative	10	< LOD	mg / cm ^2
26	King Murphy ES	FIRST	PK BATHROOM	WALL	D	CONCRETE	WHITE	INTACT	Negative	10	< LOD	mg / cm ^2
27	King Murphy ES	FIRST	PK BATHROOM	FLOOR		CONCRETE	BEIGE	INTACT	Negative	1	< LOD	mg / cm ^2
28	King Murphy ES	FIRST	PK BATHROOM	WALL	A	CONCRETE	BLUE	INTACT	Negative	10	< LOD	mg / cm ^2
29	King Murphy ES	FIRST	PK BATHROOM	WALL	A	CONCRETE	GRAY	INTACT	Negative	10	< LOD	mg / cm ^2
30	King Murphy ES	FIRST	PK BATHROOM	WALL	A	CONCRETE	GREEN	INTACT	Negative	1	< LOD	mg / cm ^2
31	King Murphy ES	FIRST	RAMP	WALL	B	CONCRETE	WHITE	INTACT	Negative	1	< LOD	mg / cm ^2
32	King Murphy ES	FIRST	RAMP	WALL	C	CONCRETE	BLUE	INTACT	Negative	10	< LOD	mg / cm ^2
33	King Murphy ES	FIRST	RAMP	WALL	C	CONCRETE	BLUE	INTACT	Negative	10	< LOD	mg / cm ^2
34	King Murphy ES	FIRST	RAMP	WALL	C	CONCRETE	BLUE	INTACT	Negative	1	< LOD	mg / cm ^2
35	King Murphy ES	FIRST	RAMP	WALL	C	CONCRETE	ORANGE	INTACT	Negative	10	< LOD	mg / cm ^2

XRF RESULTS
 KING MURPHY ELEMENTARY SCHOOL
 425 CIRCLE K RANCH ROAD, EVERGREEN, COLORADO 80439

Reading No	Site	Floor	Room	Component	Side	Substrate	Color	Condition	Results	Depth Index	PbC	Units
36	King Murphy ES	FIRST	RAMP	WALL	C	CONCRETE	YELLOW	INTACT	Negative	1	< LOD	mg / cm ^2
37	King Murphy ES	FIRST	RAMP	WALL	D	CONCRETE	WHITE	INTACT	Negative	10	< LOD	mg / cm ^2
38	King Murphy ES	FIRST	RAMP	WALL	A	RAILING	BLUE	INTACT	Negative	1	< LOD	mg / cm ^2
39	King Murphy ES	FIRST	RAMP	WALL	A	RAILING	BLUE	INTACT	Negative	10	< LOD	mg / cm ^2
40	King Murphy ES	FIRST	PK2	WALL	A	CONCRETE	BLUE	INTACT	Negative	10	< LOD	mg / cm ^2
41	King Murphy ES	FIRST	PK2	WALL	B	CONCRETE	BLUE	INTACT	Negative	10	< LOD	mg / cm ^2
42	King Murphy ES	FIRST	PK2	WALL	C	CONCRETE	BLUE	INTACT	Negative	1	< LOD	mg / cm ^2
43	King Murphy ES	FIRST	PK2	WALL	C	DRYWALL	WHITE	INTACT	Negative	10	< LOD	mg / cm ^2
44	King Murphy ES	FIRST	PK2	WALL	D	DRYWALL	WHITE	INTACT	Negative	1	< LOD	mg / cm ^2
45	King Murphy ES	FIRST	PK2	WALL	A	DRYWALL	WHITE	INTACT	Negative	10	< LOD	mg / cm ^2
46	King Murphy ES	FIRST	PK2	WALL	D	CONCRETE	GRAY	INTACT	Negative	10	< LOD	mg / cm ^2
47	King Murphy ES	FIRST	PK2	WALL	D	CONCRETE	GRAY	INTACT	Negative	1	< LOD	mg / cm ^2
48	King Murphy ES	FIRST	ENTRY PK2	WALL	A	CONCRETE	GRAY	INTACT	Negative	1	< LOD	mg / cm ^2
49	King Murphy ES	FIRST	ENTRY PK2	WALL	B	CONCRETE	GRAY	INTACT	Negative	1	< LOD	mg / cm ^2
50	King Murphy ES	FIRST	ENTRY PK2	WALL	C	DRYWALL	GRAY	INTACT	Negative	10	< LOD	mg / cm ^2
51	King Murphy ES	FIRST	ENTRY PK2	WALL	D	DRYWALL	GRAY	INTACT	Negative	1	< LOD	mg / cm ^2
52	King Murphy ES	FIRST	ENTRY PK2	WALL	A	CONCRETE	WHITE	INTACT	Negative	1	< LOD	mg / cm ^2
53	King Murphy ES	FIRST	ENTRY PK2	WALL	B	CONCRETE	WHITE	INTACT	Negative	10	< LOD	mg / cm ^2
54	King Murphy ES	FIRST	ENTRY PK2	WALL	C	CONCRETE	WHITE	INTACT	Negative	1	< LOD	mg / cm ^2
55	King Murphy ES	FIRST	ENTRY PK2	WALL	D	CONCRETE	WHITE	INTACT	Negative	10	< LOD	mg / cm ^2
56	King Murphy ES	FIRST	ENTRY PK2	DOOR	A	METAL	GRAY	INTACT	Negative	1	< LOD	mg / cm ^2
57	King Murphy ES	FIRST	ENTRY PK2	DOOR	A	METAL	GRAY	INTACT	Negative	1	< LOD	mg / cm ^2
58	King Murphy ES	FIRST	ENTRY PK2	DOOR	B	METAL	WHITE	INTACT	Negative	1	< LOD	mg / cm ^2
59	King Murphy ES	FIRST	ENTRY PK2	DOOR	C	METAL	WHITE	INTACT	Negative	1	< LOD	mg / cm ^2
60	King Murphy ES	FIRST	STORAGE ROOM	WALL	A	DRYWALL	WHITE	INTACT	Negative	1	< LOD	mg / cm ^2
61	King Murphy ES	FIRST	STORAGE ROOM	WALL	B	DRYWALL	WHITE	INTACT	Negative	10	< LOD	mg / cm ^2
62	King Murphy ES	FIRST	STORAGE ROOM	WALL	C	DRYWALL	WHITE	INTACT	Negative	1	< LOD	mg / cm ^2
63	King Murphy ES	FIRST	STORAGE ROOM	WALL	D	DRYWALL	WHITE	INTACT	Negative	10	< LOD	mg / cm ^2
64	King Murphy ES	FIRST	HALLWAY	WALL	B	CONCRETE	YELLOW	INTACT	Negative	1	< LOD	mg / cm ^2
65	King Murphy ES	FIRST	HALLWAY	WALL	B	CONCRETE	YELLOW	INTACT	Negative	1	< LOD	mg / cm ^2
66	King Murphy ES	FIRST	HALLWAY	WALL	D	CONCRETE	WHITE	INTACT	Negative	1	< LOD	mg / cm ^2
67	King Murphy ES	FIRST	HALLWAY	WALL	D	DRYWALL	WHITE	INTACT	Negative	1	< LOD	mg / cm ^2
68	King Murphy ES	FIRST	HALLWAY	WALL	D	DRYWALL	WHITE	INTACT	Negative	1	< LOD	mg / cm ^2
69											0.32	cps
70					CALIBRATE		RED		Negative	1	0.8	mg / cm ^2

XRF RESULTS
 KING MURPHY ELEMENTARY SCHOOL
 425 CIRCLE K RANCH ROAD, EVERGREEN, COLORADO 80439

Reading No	Site	Floor	Room	Component	Side	Substrate	Color	Condition	Results	Depth Index	PbC	Units
71					CALIBRATE		RED		Negative	1	0.9	mg / cm ^2

KEY

CALIBRATE
POSITIVE
NEGATIVE
NULL

APPENDIX B

LICENSES



Colorado Department
of Public Health
and Environment

Lead Evaluation Firm Certificate

This certifies that

Farmer Environmental Group, LLC

LEF No.: 17431

has met the requirements of 25-7-1104, C.R.S. and Air Quality Control Commission Regulation No. 19, and is hereby certified by the state of Colorado to perform lead-based paint evaluation activities in the state of Colorado.

Issued: July 21, 2022

Expires: July 21, 2023

Authorized APCD Representative

SEAL



Colorado Department
of Public Health
and Environment

LEAD-BASED PAINT CERTIFICATION*

This certifies that

Jennifer Day

Certification No.: 18118

has met the requirements of 25-7-1104, C.R.S. and Air Quality Control
Commission Regulation No. 19, and is hereby certified by the state of
Colorado in the following discipline:

Inspector/Risk Assessor*

Issued: March 17, 2020

Expires: May 04, 2023

** This certificate is valid only with the possession of a valid
lead-based paint training certificate in the discipline specified
above, issued by either a Colorado approved training provider,
an EPA approved training provider, or a training provider
approved by another EPA authorized program.*

Authorized APCD Representative

SEAL



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855.60.CERTIFY

1775 West 55th Avenue
Denver, CO 80221,
United States of America
Colorado State Approval No. 16236

CERTIFICATE OF ACHIEVEMENT

This certificate is awarded to:

JENNIFER DAY

Has successfully completed the required training hours for the refresher course entitled:

LEAD-BASED PAINT RISK ASSESSOR

For the purposes of accreditation under Colorado Regulation No. 19, Residential Lead-based Paint Hazard Reduction Act of 1992 (Title X), and other standards developed by the EPA pursuant to Title IV of TSCA.

COURSE DATE:	FEBRUARY 28, 2020
EXPIRATION DATE:	FEBRUARY 28, 2023
COURSE HOURS:	8.0



Verify this Credential

Danaya N. Benedetto
CEO & Training Program Manager

Credential License ID:
15040327



Aaron Hix
Instructor

CHC Training Certificate No.
R20-0049-LRA-CO



Visit our Website