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February 23, 2024

Dear Northglenn Urban Renewal,

For our project at 11215 Washington St, we are requesting financial help for the unexpected cost of asbestos abatement in the northern building. Initially, we were expecting a cost of around \$1,000.00 to remove the asbestos. This cost was based on the previous report given to us at the time of contract execution. We have reached out to the company who completed the previous report (Ninyo & Moore) multiple times. We were requesting a recertification of the original asbestos report. They were reluctant and stated they would have to retest the entire building. In the end we went to a different company to get a report, and that was an additional \$5,000.00. When we got the report back, we were shocked that all the drywall and tile in the north building had high levels of asbestos in it.

We have reached out to many companies and have gotten bids from several, ranging from \$44,000.00 to \$100,000.00. We have decided to go with the removal bid of \$44,000.00. We have told our contractor to go ahead with the removal of the asbestos so we can then work on the building demolition. We decided to do this because no matter what happens with the rest of the construction, for liability reasons, we need to demolish the buildings as soon as possible. They have been a safety concern for the neighborhood, as well as for us.

The added cost of finding the asbestos in the building has now totaled \$49,000.00. This is a 5% increase in our construction cost and has taken away all our contingency before we have even been able to break ground. This doesn't allow for any possible cost changes or future delays, which makes us weary about continuing.

We are asking for NURA to pay for the cost of the test and the abatement because of the hardship that continuing construction without a contingency would create. We are passionate about this project and want to be able to complete it. We believe it will improve the area and provide greatly needed office spaces in the community. We just need the help of your association to get us to that point.

Sincerely,

Tate Carlson  
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