

AHERA REINSPECTION
The Clatskanie Middle/High School Building
at
471 S.W. Belair Drive
Clatskanie, Oregon 97016

Prepared For:
Paul Simmons, Facility Manager
Clatskanie School District SD 6J
555 S. W. Bryant
Clatskanie, Oregon 97016

EIS Job No. 2019088. Clatskanie Middle/High School

Prepared By:

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October 12, 2019



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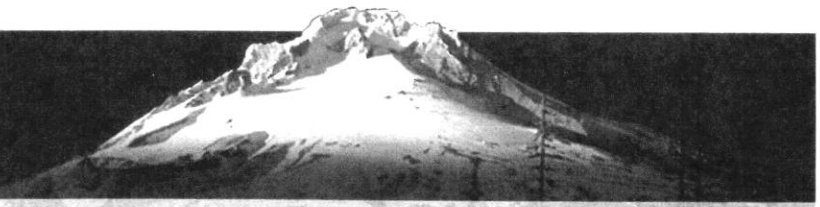


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REGULATIONS

October 12, 2019
EIS JOB No. 2019088. Clatskanie Middle/High School Building

Paul Simmons, Facility Manager
Clatskanie School District SD 6J
555 S.W. Bryant
Clatskanie, Oregon 97016

RE: Asbestos 2019 AHERA 3-year Reinspection of the Clatskanie
School District Middle/High school Building located at 471
S.W. Belair Drive in Clatskanie, Oregon

Dear Mr. Simmons,

The Federal Asbestos Hazard Emergency Response Act (commonly referred to as AHERA) was signed into law in 1986. AHERA requires both private and public non-profit primary and secondary schools buildings that are leased, owned, or otherwise used as school buildings for the presence of asbestos-containing building materials (ACBM). The U.S. Environmental Protection Agency (EPA) published regulations and enforces AHERA.

EIS is pleased to present the October, 2019 AHERA reinspection for The Clatskanie School District Middle/High School Building located at 471 S.W. Belair Drive in Clatskanie, Oregon. The Clatskanie school district High School building is an original brick and wood frame and sheet rock structure built in 1977. The building is completely utilized as a student educational building. No asbestos related work has been performed in the building. Vinyl flooring, wall surfacing, and moulding and ceiling tile adhesives were observed on-site. The materials were or observed to be intact and in good condition. Functional areas include classrooms, offices, vestibules, hallways, storage and supply rooms.

The Clatskanie Middle/High school is listed as built in 1977. The building is described as a steel and wood and brick building heated by forced air heat. The entire high school building was examined to include the classrooms and offices were examined for the presence of asbestos-containing building materials. All representative functional spaces and relative homogeneous sampling areas were examined during the inspection process. No bulk samples were collected from the high school building.

A total of twenty-three(23) suspect asbestos material data sheets were completed during the asbestos 3-year reinspection. The data sheets summarize the amount, location, description, accessibility, condition and potential for disturbance of identified confirmed and/or suspect asbestos-containing building materials (ACBM) observed only in areas of the Clatskanie Middle/High school buildings.

The following data sheets are submitted and summarized:

<u>SHEET NO.</u>	<u>MATERIAL DESCRIPTION</u>	<u>LOCATION</u>	<u>CONDITION</u>
3,4,9,15, 5,6,17,7	Vinyl asbestos tile	Throughout	Good
2,8,13,20,21,23	Mastic glue adhesives Moulding mastics	throughout	Good
general	Ceiling Tiles	Throughout	Good
11,14	Tape joints	General	Good
10	Plaster	Throughout	Good

All identified ACBM are candidate materials for in-place operations and maintenance and asbestos abatement is not recommended or required at this time. Minor damaged items may be sealed and repaired as low priority items. The condition of the existing suspect ACBM is good to excellent and considered to protective of student safety and health.

THERMAL SYSTEM INSULATION (TSI)

No thermal system insulation considerations were noted in the middle/high school building based on reconnaissance data. Any embedded or exposed TSI encountered during remodeling or renovation should be sealed and encapsulated as a repair effort in accordance with standard operations and maintenance recommendations. Asbestos abatement is not required for intact and well maintained TSI.

RESILIENT FLOOR COVERINGS
(VINYL FLOOR TILE & SHEET FLOOR LINOLEUM)

a tan/red variety of nine-inch square vinyl asbestos tile (VAT) were observed on-site. One foot square and well maintained suspect VAT was observed in the band room, facility room, classrooms, offices, stairwell, and hallways. All observed VAT is well maintained and intact. Any covered VAT is considered sealed and encapsulated and no VAT concerns were noted. Refer to sheet No.s 3,4,9,15,6,17,7 for details.

No Asbestos abatement of VAT is not recommended at this time. All examined floor coverings observed in the hallways, classrooms, etc. are in good to excellent condition, well maintained, accessible, and intact. No floor covering condition or damage concerns were noted. New vinyl floor coverings were also noted.

COVE-BASE ADHESIVE

Cove-base mastic adhesive was observed on floor moulding within various functional spaces throughout the building. The moulding is intact and in good condition.

The following data sheets are submitted and summarized:

<u>SHEET NO.</u>	<u>MATERIAL DESCRIPTION</u>	<u>LOCATION</u>	<u>CONDITION</u>
85,6	Mastic glue adhesives	Moulding mastics	Good

TAPE JOINT COMPOUND

This compound is typically applied to taped joints applied between sheet rock wall surfaces. Tape joint compound exists on sheet rock panels throughout the subject building and some hallways have exposed tape joint edges. The compound usage was extensive and is likely throughout the entire structure original pre-1980 building. Refer to sheet No.s 2,8,13,20,21,23 for details.

The compound is in good condition, sealed and or encapsulated, and a candidate building material for operations and maintenance.

ACOUSTIC CEILING TILES

New large perforation ceiling tiles were observed on ceiling surfaces throughout the middle/high school. The ceiling tiles are considered a cellulosic material and are not problematic. The adhesive glue tabs are suspect ACBM. No specific ceiling tile quality concerns were noted. Refer to sheet No.s 1,16,18, and 22 for details.

PLASTER (SKIM COAT)

The following data sheets are submitted and summarized:

<u>SHEET NO.</u>	<u>MATERIAL DESCRIPTION</u>	<u>LOCATION</u>	<u>CONDITION</u>
10	Wall texture	Stage and hallways Throughout	Good

Plaster skim coat applications observed within functional areas throughout the subject building. EIS does recommend sampling of wall surfaces if damages are planned by remodeling or renovation.

The wall plaster surfaces were noted to be in good condition and candidate building materials for in-place operations and maintenance. The existing plaster surfaces are sealed and coated in latex paint applications and considered to be in good condition. No concerns were noted.

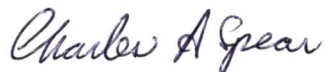
All suspect and previously analytically confirmed ACBM were noted to be in good to excellent condition. All ACBM are considered candidate building materials for operations and maintenance in accordance with the standard O&M recommendations stated in The AHERA Management Plan and the EPA Manual known as Managing Asbestos in Place - A Builder Owners Guide to Operations and Maintenance Programs for Asbestos-Containing Materials per EPA Manual No. 20T 2003 dated July, 1990.

Candidate ACBM include skim coat applications on wall surfaces; acoustic ceiling tiles adhesive tabs; corrugated thermal system insulation on overhead two-inch piperuns; moulding mastic adhesive; and vinyl asbestos tiles. No asbestos containing debris or other related asbestos material concerns were noted at the subject building.

No asbestos containing debris, significantly damaged and disturbed ACM or other related asbestos material concerns were noted at the aforementioned materials. Asbestos abatement is not recommended or necessary at this time.

Thank you for the opportunity to perform the November, 2016 asbestos reinspection. Progress has been made since the AHERA Management Plan issuance and initial inspections. The Clatskanie Middle/High School building is well maintained and all suspect and confirmed ACM are candidate materials for in-place operations and maintenance. If there are any questions feel free to contact us at (503) 680-6398.

Respectfully,



Charles A. Spear, President
AHERA Inspector IR-19-2439A

This reinspection of the Clatskanie Middle/ High School Building and outbuildings was performed on Friday, October 4, 2019 by Charles A. Spear. AHERA Inspector Certification No. IR-16-2439A. The AHERA Inspector expiration date is March, 2020. All inspection / assessment activities were performed in accordance with the reinspection requirements of Part III 40 CFR Part 763. Asbestos-Containing Materials in Schools; Final Rule and Notice.

RESUME

**CHARLES ARTHUR SPEAR
REGISTERED ENVIRONMENTAL ASSESSOR
REA - 01241**

AHERA INSPECTOR (EPA CERTIFICATION NO. IR -19-2439A)

**CERTIFIED ENVIRONMENTAL INSPECTOR
CEI - 10364**

Professional Background

Charles A. Spear, President and founder of Environmental Inspection Services has over 20 years technical experience ranging from facility food technologist to hazardous waste site remediation at Federal SUPERFUND sites from California to Maryland. Mr. Spear has successfully performed over 2,000 Phase One, Phase Two, and Phase Three Environmental Site Assessment inspections on properties from California to Alaska and east to Maryland. Mr. Spear has managed such projects as spilled mustard gas and organophosphate remediation as a sergeant of the U.S. Army Chemical Corps Technical Escort Unit Drill & Transfer Unit at Umatilla Army Depot and removal of leaking solvent underground storage tanks in California and Oregon.

Specifically, Mr. Spear has worked with clients such as: the International Fabric Care Industry (IFI), the U.S. Environmental Protection Agency, The U.S. Department of Defense, The Oregon Department of Environmental Quality (ODEQ), The Oregon Department of Forestry, INTEL, Sun Microsystems, IBM, Rohm & Haas, General Electric, AT&T, Texaco, Unocal, BP, Lockheed Missile and Space Center, FMC Corporation, Oregon Department of Fish & Wildlife, Washington Department of Fish & Wildlife, City of Beaverton, City of Hillsboro, City of Corvallis, Housing Authority of Portland, Northwest Oregon Housing Authority, Washington County Department of Housing, Housing & Urban Development, numerous lenders and mortgage companies, many private development and site remedial site projects, and many attorneys and investors.

Mr. Spear managed complex tank farm removals at Xidex Corporation in Sunnyvale, California and was the site cleanup manager at the Rose City Plating Site currently developed as the Oregon Convention Center. Mr. Spear is a certified hazardous waste professional who has coupled military experience as a Nuclear, Biological and Chemical Specialist (U.S. Army MOS 54E20) with experience as a professional research engineer in both the corrugated paper and petroleum industries.

Mr. Spear has managed food industry quality control as an inplant food technologist and prepared cost reduction programs as a corrugated box board industrial engineer in Dallas, Texas. He is currently registered with the states of California, Washington, and Oregon and is an active member of the national respected Environmental Assessment Association. Due diligence projects have been performed throughout the United States from Fairbanks, Alaska to San Diego, California.

Professional experience includes the following:

Professional Experience

- * Dry Cleaner Inspections
- * Environmental Consultation
- * Waste Reduction Audits
- * Regulatory Compliance Audits
- * Drum Yard Clearances
- * Tank Farm Removals/Replacements
- * Lab Packaging & Supervision
- * Environmental Site Assessments
- * Superfund Site Remediation
- * Hazardous Waste site Project Design & Management
- * Habitat/Wetlands Restoration
- * AHERA asbestos inspections for school districts
- * Landfill Remediation
- * Agricultural assessments
- * Indoor air quality inspections

Professional Employment/Consultation

- * C.F.S. Continental Coffee, Inc., Food technologist, Chicago, Illinois
- * Holiday Industries, Research Engineer, Grand Prairie, Texas
- * Alton Packaging Corporation, Industrial Engineer, Dallas, Texas
- * U.S. Army Chemical Corps., Nuclear, Biological, Chemical Specialist - Special assignment - Umatilla Army Depot (DATS)
- * U.S. Army Chemical Corps. Technical Escort Unit in Edgewood, Maryland
- * Rollins Environmental Services, Remedial Project Manager
- * Crown Environmental Services, Technical Director, Redmond, California
- * Dames & Moore, Design Engineer, Portland, Oregon
- * Pegasus Environmental Management Services, Director of Technical Services
- * Pacific Tank & Construction, Manager of Estimation, Portland, Oregon
- * Enviro-Logic Inc., Director of Environmental Site Assessment Division
- * Environmental Inspection Services Inc., Founder/President

Professional Education

- * Bachelor of Science, Chemistry, Northeastern Illinois University, 1978
- * U.S. Army Chemical School, Ft. McClellan, Alabama, 1983
- * U.S. Army Technical Escort Unit, Accident/Incident Response Training Center 1983
- * Registered Environmental Assessor REA - 01241
- * Certified Environmental Inspector CEI - 10364
- * AHERA Certified Asbestos Inspector 342-48-8305
- * ODEQ Soil Matrix Assessor & UST Decommission Supervisor
- * Washington DOE Registered Environmental Assessor
- * Wetland Specialist - Training Wetlands Institute 1997
- * EPA/HUD Lead-Based Paint (LBP) Inspector & Risk Assessor
- * ASTM Certification Training, May, 2004

Additional Education

- * Joint Military Material Packaging & Transportation
- * Asbestos Abatement Seminar attendance 1987
- * Thin Layer Chromatography, 1989
- * Oregon Registered Underground storage Tank Supervisor, 1998
- * Oregon Registered Soil Matrix Assessor, 1998
- * Washington Registered Assessor, 1991
- * Washington Registered Underground Storage Tank Supervisor, 1991
- * Wetland Training Institute Delineation Course Study University of Portland March 1997
- * 40-Hour HAZMAT Certified
- * AHERA-Certified Inspector

Special Skills

- * Facility Environmental Compliance Audits
- * ASTM standard Environmental Site Assessments
- * Computer Programming
- * Organic surfactant chemical synthesis and analysis
- * Hazardous Waste Site remediation/ estimating/ standards development
- * Design of filtration systems, batch and continuous process optimization studies
- * QA/QC Procedures
- * SUPERFUND Site Management
- * Industrial/ Research Engineering
- * Hazardous Waste Site Remediation/ Consultation
- * Wetlands Delineation and Habitat Restoration