

AHERA REINSPECTION
The Clatskanie Elementary School Building
at
815 S. Nehalem Street
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 Elementary School

Prepared By:

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Charles A. Spear, Partner

October 12, 2019



EIS
ENVIRONMENTAL INSPECTION SERVICES



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REGULATIONS

October 12, 2019

EIS JOB No. 2019088. Clatskanie Elementary School Building

Paul Simmons, Facility Manager
Clatskanie School District SD 6J
815 S. Nehalem Street
Clatskanie, Oregon 97016

RE: Asbestos 2019 AHERA 3-year Reinspection of the Clatskanie School District Elementary school Building located at 815 S. Nehalem Street in Clatskanie, Oregon

Dear Mr. Simmons & The Clatskanie School District,

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 Elementary School Building located at 815 S. Nehalem Street in Clatskanie, Oregon. The Clatskanie school district elementary building is an original brick and wood frame lathe and plaster structure built in 1927; the bus garage was built in 1940; and the gymnasium class room was built in 1965. The building is completely utilized as a student educational building. Asbestos related work has been performed in the building. Sheet rock and wall board surfacing; 9" and 1' vinyl floor tile; transite board and surfacing materials were observed on-site in 2019. The materials were or observed to be intact and in good condition. Functional areas include classrooms, offices, libraries, cafeterias, vestibules, hallways, storage and supply rooms.

The Clatskanie Elementary school is listed as built in 1927. The building is described as a wood and concrete building heated by steam heat. The entire elementary 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 elementary school building.

A total of eighteen (18) asbestos material data sheets of actual and presumed asbestos-containing building materials (ACBM) were completed to described suspect ACBM observed throughout the buildings. 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 throughout the Clatskanie Elementary and Cardiff school buildings.

The following eighteen (18) data sheets are submitted and summarized:

| SHEET NO. | MATERIAL DESCRIPTION | LOCATION | CONDITION |
|------------------|-----------------------------|-----------------|------------------|
| 1 | Ceiling tiles & mastic | classrooms | Good |
| 2 | 1' blue/red tile | Staff | Good |
| 3 | CAB | Bus barn | Good |
| 4 | 9" tan tile | Stage prop | Good |
| 5 | Mastic | Throughout | Good |
| 6 | Transite board | Boiler room | Good |
| 7 | 9" Tan tile | Custodian | Fair |
| 8 | 9" tan tile | Gym | Good |
| 9 | 9"tan tile | Old café | Good |
| 10 | 1' white tile | Kitchen | Good |
| 11 | Moulding mastic | Café | Good |
| 12 | Ceiling tile | Café | Good |
| 13 | 1' tan red tile | Classes | Good |
| 14 | Tan linoleum | Music closet | Good |
| 15 | 9" ceiling tiles | Stage | Good |
| 16 | Ceiling tile | Gym | Good |
| 17 | 1' green tile | Hall | Good |
| 18 | Tan linoleum | Shop office | 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 be protective of student safety and health. Very minor damaged ACBM may be repaired in accordance with standard operations and maintenance procedures.

THERMAL SYSTEM INSULATION (TSI)

No thermal system insulation considerations were noted in the elementary building based on reconnaissance data. Cement asbestos board (transite) was observed in the maintenance room, boiler room, and bus barn exterior siding panels. TSI was observed in boiler jackets and flanges. 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. Refer to sheet No.s 3 & 6 for details.

RESILIENT FLOOR COVERINGS

(VINYL FLOOR TILE & SHEET FLOOR LINOLEUM)

Several varieties of nine-inch square and one-foot square vinyl asbestos tile (VAT) of various colors were observed in the hallways, cafeteria, classrooms, office, shop floor, bathrooms, and computer lab. The existing VAT is generally in good condition and all VAT are candidate materials for in-place operations and maintenance. Any covered VAT is considered sealed and encapsulated and no VAT concerns were noted. Refer to sheet No.s 14, 18, 2, 13, 10, 17, 4, 7, 8, 9 for vinyl floor surfacing details.

Additional 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 significant 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. Refer to sheet No.s 5 & 11 for details.

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 wall panel tape joints. The compound is in good condition, sealed and or encapsulated, and a candidate building material for operations and maintenance. The edge compound was observed throughout the buildings.

ACOUSTIC CEILING TILES

Large perforation ceiling tiles were observed on ceiling surfaces in the copy room, and classrooms. Some ceiling tiles are damaged such as ceiling tiles. The ceiling tiles are considered a cellulosic material and are not problematic. The adhesive glue tabs are suspect ACM. No specific ceiling tile quality concerns were noted. Refer to sheet No.s 1,12,15,16 for details.

Good

PLASTER (SKIM COAT)

Suspect ACM as plaster was observed throughout the buildings. 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.

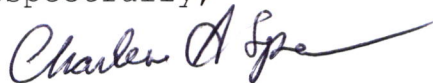
Candidate ACBM include skim coat applications on wall surfaces; acoustic ceiling tiles adhesive tabs; moulding mastic adhesive; and vinyl asbestos tiles. No asbestos containing debris or other related asbestos material concerns were noted at the aforementioned building.

No asbestos containing debris, significantly damaged and disturbed ACBM or other related asbestos material concerns were noted at the aforementioned materials. Exposed TSI ends and damaged VAT tiles and ceiling tiles should be replaced as necessary. Asbestos abatement is not recommended or necessary at this time.

This reinspection of the Clatskanie Elementary 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.

Thank you for the opportunity to perform the October, 2019 asbestos reinspection. Progress has been made since the AHERA Management Plan issuance and initial inspections. The Clatskanie elementary school building is well maintained and all suspect and confirmed ACBM 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

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 IR-16-2439A
- * 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