



consultants

Limited Asbestos Survey

Purpose: Pre-Renovation

Client:

**Portland Public Schools
501 N Dixon Street
Portland, Oregon 97227**

Project:

**Madison High School
2735 NE 82nd Avenue
Portland, Oregon 97220**

G2 Project #: 10367-68B

September 26, 2018

Prepared By:

G2 Consultants, Inc.
16869 SW 65th Avenue, #15
Lake Oswego, Oregon 97035
www.g2ci.com
CCB #188682

Table of Contents

- Executive Summary
- Scope of Services
- Inspection Findings
- Conclusions and Recommended Response Actions
- Methodology
- Limitations

Appendices

- Appendix A: Asbestos Material Sample Data Table
- Appendix B: Laboratory Analysis Results & Chain of Custody
- Appendix C: Inspector Accreditation

Executive Summary

G2 Consultants, Inc. (G2) was retained by Portland Public Schools to conduct a pre-renovation limited inspection for asbestos-containing materials (ACM). The survey was conducted at the property located at 2735 NE 82nd Ave in Portland, Oregon. The scope of work was limited to the interior and exterior areas of the grandstands facility of Madison High School located at the above-mentioned address.

Ben Marks (AHERA Asbestos Inspector Certificate #IR-18-3646B), of G2 conducted the inspection on September 18, 2018.

Asbestos

Results of the inspection have determined that asbestos is present in the following materials:

- Coating on Corrugated Metal Construction, Grey (On Surface of Grandstand Seating Area)
- Ceiling Panels, 2' x 2', Holes

Scope of Services

In anticipation of upcoming renovation/repair activities of the grandstands, G2 was contracted by Portland Public Schools to perform a limited survey for accessible ACM.

Asbestos

The scope of services was to perform a visual and tactile inspection, and identify the presence, quantity and location of the ACM in the building. All accessible identified suspect materials were sampled. The building was not occupied at the time of the inspection. Destructive testing methods were not utilized to attempt to identify hidden materials, such as layers of flooring. Additional suspect materials may be present in areas that were inaccessible at the time of the site visit, such as inside wall cavities. Roofs were excluded from the scope of work.

At the time of the inspection, the electrical vault room and the old concessions room located within the grandstands facility were inaccessible and were not included in this limited inspection for ACM.

Inspection Findings

Results of the inspection have determined that asbestos is present in the following materials:

- Coating on Corrugated Metal Construction, Grey (On Surface of Grandstand Seating Area)
- Ceiling Panels, 2' x 2', Holes

Details of the asbestos sampling, including locations and quantities, can be found in the Asbestos Material Sample Data Table in Appendix A.

Conclusions and Recommended Response Actions

Asbestos

All identified ACM expected to be impacted by the planned renovation/repair activities must be abated from the structure prior to being disturbed.

Current State and Federal standards define an ACM as any material containing asbestos in excess of one percent by weight. The National Emissions Standards for Hazardous Air Pollutants (NESHAPs) requires that all Regulated Asbestos-Containing Materials (RACMs) be removed from a building prior to demolition. These materials must also be removed by a licensed asbestos abatement contractor, or other properly trained individual, if they are to be disturbed by renovation activities.

Any ACM likely to be disturbed during renovation or demolition activities, other than by incidental contact with no generation of debris related to other construction activities, must be abated by a licensed asbestos-abatement contractor. Any activities conducted where the primary object of the activity is the removal of ACM must be conducted by a licensed asbestos abatement contractor or other properly trained individuals as described below. All ACM must be removed from a building prior to demolition.

Methodology

Asbestos

The field work was conducted using industry best practices. Samples of representative accessible suspect materials within the scope of work were collected during the course of the inspection. Materials were sampled according to homogeneous groupings using AHERA sampling guidelines.

Samples were collected in such a manner as to minimize release of the material into the surroundings. Sample number, material description, sample location and material location were recorded at the time of sampling. Each sample was placed in a sample container labeled with a unique sample number and submitted to Forensic Analytical Laboratories Inc., an NVLAP-accredited laboratory, for analysis under chain of custody documentation. Samples were analyzed in accordance with EPA Method 600/R-93-116, using PLM with dispersion staining and using visual area estimation to determine percent asbestos content. This method allows for the identification of the primary types of asbestos used in building materials. The lower limit of detection for this method is one percent. Samples containing less than one percent asbestos by PLM with visual area estimation are reported as "Trace".

Limitations

G2 has performed this inspection in accordance with best industry methods and practices of the profession, and consistent with the level of care and skill ordinarily exercised by reputable environmental consultants under similar circumstances and conditions. The observations contained within this assessment are based upon site conditions readily accessible at the time of the site

Portland Public Schools
Limited Asbestos Survey
Madison High School
September 26, 2018

inspection. No other representation, guarantee or warranty, express or implied, is included or intended in this hazardous materials survey report.

If any untested suspect materials are encountered during renovation activities, they should be assumed to be ACM and not disturbed, unless sampling and analysis of the materials proves otherwise.

As with all environmental investigations, this inspection is limited to the defined scope and does not purport to set forth all hazards, nor indicate that other hazards do not exist.

Respectfully Submitted and Reviewed By:



Ben Marks, CSP, CIE
Project Manager
G2 Consultants, Inc.



Noal Kraft, CIEC, CMC
Principal
G2 Consultants, Inc.

Appendix A:

Asbestos Material Sample Data Table

Portland Public Schools
 Limited Asbestos Survey
 Madison High School
 Asbestos Material Sample Data Table
 September 26, 2018

Sample #	Material Description	Sample Location	Material Extent	Asbestos % and Type	Approximate Quantity	Condition/Friable
10367-68B-1	Coating on Corrugated Metal Construction, Grey	Exterior	Exterior, Topside of Corrugated Metal Construction (On Surface of Grandstand Seating Area)	30 - Chrysotile	~28,000 sq. ft.	Good/Friable
10367-68B-2	Coating on Corrugated Metal Construction, Grey	Exterior	Exterior, Topside of Corrugated Metal Construction (On Surface of Grandstand Seating Area)	30 - Chrysotile	~28,000 sq. ft.	Good/Friable
10367-68B-3	Coating on Corrugated Metal Construction, Grey	Exterior	Exterior, Topside of Corrugated Metal Construction (On Surface of Grandstand Seating Area)	30 - Chrysotile	~28,000 sq. ft.	Good/Friable
10367-68B-4	Coating on Corrugated Metal Construction, Grey	Exterior	Exterior, Topside of Corrugated Metal Construction (On Surface of Grandstand Seating Area)	30 - Chrysotile	~28,000 sq. ft.	Good/Friable
10367-68B-5	Coating on Corrugated Metal Construction, Grey	Exterior	Exterior, Topside of Corrugated Metal Construction (On Surface of Grandstand Seating Area)	30 - Chrysotile	~28,000 sq. ft.	Good/Friable

ND - No Asbestos Detected

Portland Public Schools
 Limited Asbestos Survey
 Madison High School
 Asbestos Material Sample Data Table
 September 26, 2018

Sample #	Material Description	Sample Location	Material Extent	Asbestos % and Type	Approximate Quantity	Condition/Friable
10367-68B-6	Coating on Corrugated Metal Construction, Grey	Exterior	Exterior, Topside of Corrugated Metal Construction (On Surface of Grandstand Seating Area)	30 - Chrysotile	~28,000 sq. ft.	Good/Friable
10367-68B-7	Coating on Corrugated Metal Construction, Grey	Exterior	Exterior, Topside of Corrugated Metal Construction (On Surface of Grandstand Seating Area)	30 - Chrysotile	~28,000 sq. ft.	Good/Friable
10367-68B-8	Ceiling Panel, 2' x 2', Holes	Announcer's Box	Announcer's Box	30 - Chrysotile	~250 sq. ft.	Good/Non-friable

ND - No Asbestos Detected

Appendix B:

Laboratory Analysis Results & Chain of Custody



Bulk Asbestos Analysis

(EPA Method 40CFR, Part 763, Appendix E to Subpart E and EPA 600/R-93-116, Visual Area Estimation)

G2 Consultants Inc.
Noal Kraft
16869 SW 65th Avenue
#15
Lake Oswego, OR 97035

Client ID: L1159
Report Number: B265484
Date Received: 09/19/18
Date Analyzed: 09/21/18
Date Printed: 09/21/18
First Reported: 09/21/18

Job ID/Site: 10367-68B

FALI Job ID: L1159
Total Samples Submitted: 8
Total Samples Analyzed: 8

Date(s) Collected: 09/18/2018

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
10367-68B-1	12078252						
Layer: Grey Semi-Fibrous Material		Chrysotile	30 %				
Total Composite Values of Fibrous Components:		Asbestos (30%)					
Cellulose (Trace)							
10367-68B-2	12078253						
Layer: Grey Semi-Fibrous Material		Chrysotile	30 %				
Total Composite Values of Fibrous Components:		Asbestos (30%)					
Cellulose (Trace)							
10367-68B-3	12078254						
Layer: Grey Semi-Fibrous Material		Chrysotile	30 %				
Total Composite Values of Fibrous Components:		Asbestos (30%)					
Cellulose (Trace)							
10367-68B-4	12078255						
Layer: Grey Semi-Fibrous Material		Chrysotile	30 %				
Total Composite Values of Fibrous Components:		Asbestos (30%)					
Cellulose (Trace)							
10367-68B-5	12078256						
Layer: Grey Semi-Fibrous Material		Chrysotile	30 %				
Total Composite Values of Fibrous Components:		Asbestos (30%)					
Cellulose (Trace)							
10367-68B-6	12078257						
Layer: Grey Semi-Fibrous Material		Chrysotile	30 %				
Total Composite Values of Fibrous Components:		Asbestos (30%)					
Cellulose (Trace)							
10367-68B-7	12078258						
Layer: Grey Semi-Fibrous Material		Chrysotile	30 %				
Total Composite Values of Fibrous Components:		Asbestos (30%)					
Cellulose (Trace)							
10367-68B-8	12078259						
Layer: Grey Semi-Fibrous Material		Chrysotile	30 %				
Total Composite Values of Fibrous Components:		Asbestos (30%)					
Cellulose (Trace)							

Client Name: G2 Consultants Inc.

Report Number: B265484

Date Printed: 09/21/18

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
-----------	------------	---------------	------------------	---------------	------------------	---------------	------------------



Tad Thrower, Laboratory Supervisor, Hayward Laboratory

Note: Limit of Quantification ('LOQ') = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

Analytical results and reports are generated by Forensic Analytical Laboratories Inc. (FALI) at the request of and for the exclusive use of the person or entity (client) named on such report. Results, reports or copies of same will not be released by FALI to any third party without prior written request from client. This report applies only to the sample(s) tested. Supporting laboratory documentation is available upon request. This report must not be reproduced except in full, unless approved by FALI. The client is solely responsible for the use and interpretation of test results and reports requested from FALI. Forensic Analytical Laboratories Inc. is not able to assess the degree of hazard resulting from materials analyzed. FALI reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified. All samples were received in acceptable condition unless otherwise noted.



CHAIN OF CUSTODY RECORD

Client: G2 Consultants, Inc.
 Address: 16869 SW 65th Ave, #15
 Lake Oswego, OR 97035
 G2 Contact: Ben Marks
 Phone #: 888-998-4224

Page #: 1 of 1

G2 Job #: 10367-68B
 Sample Date: 9-18-18
9-18-18
 Sampled by: Ben Marks

Analysis Type:	Mold:	Asbestos:	Lead:	<input type="checkbox"/> Other:	
	<input type="checkbox"/> Tapelift <input type="checkbox"/> Bulk	<input type="checkbox"/> PCM <input checked="" type="checkbox"/> PLM	<input type="checkbox"/> Wipe <input type="checkbox"/> Bulk		
Turn-Around Time:	<input type="checkbox"/> RUSH	<input type="checkbox"/> 24-Hour	<input checked="" type="checkbox"/> 48-Hour	<input type="checkbox"/> 72-Hour	
Results to:	<u>labresults@g2ci.com</u>				
Sample #	Material Description	Sample Location	Material Extent	Condition	Quantity
<u>10367-68B-1</u>	<u>SURFACE COATING ON</u>	<u>EXTERIOR</u>			
	<u>CORRUGATED ROOFING</u>				
<u>-2</u>	<u>" "</u>				
<u>-3</u>	<u>" "</u>				
<u>-4</u>	<u>" "</u>				
<u>-5</u>	<u>" "</u>				
<u>-6</u>	<u>" "</u>				
<u>-7</u>	<u>" "</u>				
<u>-8</u>	<u>CT, 2'x2', HOLES</u>	<u>ANNOUNCER'S BOX</u>			<u>125 #</u>

Samples Relinquished by: Ben Marks
 Date and Time: 9-18-18
 Samples Received by: _____
 Date and Time: _____

Samples Relinquished by: _____
 Date and Time: _____
 Samples Received by: _____
 Date and Time: _____



Appendix C:

Inspector Accreditation

THIS IS TO CERTIFY THAT
BENJAMYN MARKS
HAS SUCCESSFULLY COMPLETED THE TRAINING COURSE
for
ASBESTOS INSPECTOR REFRESHER

In accordance with TSCA Title II, Part 763, Subpart E, Appendix C of 40 CFR

Course Date: 04/03/2018

Course Location: Portland, OR

Certificate: IR-18-3646B



4-Hour Online Training

Expiration Date: 04/03/2019

For verification of the authenticity of this
certificate contact:
PBS Environmental
4412 SW Corbett Avenue
Portland, OR 97239
(503) 248-1939

A handwritten signature in black ink, which appears to read "Greg M. Baker", is written over a horizontal line.

Greg Baker, Instructor