



consultants

## Limited Asbestos Survey

Purpose: Pre-Renovation

Client:

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

Project:

**Wilson High School  
1151 SW Vermont Street  
Portland, Oregon 97219**

G2 Project #: 10367-68E

September 26, 2018

Prepared By:

G2 Consultants, Inc.  
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CCB #188682

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## **Executive Summary**

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G2 Consultants, Inc. (G2) was retained by Portland Public Schools to conduct a pre-renovation inspection for asbestos-containing materials (ACM). The survey was conducted at the property located at 1151 SW Vermont Street in Portland, Oregon. The scope of work was limited to the interior and exterior areas of the grandstands facility and the south bleachers of Wilson 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 limited inspection did not identify any asbestos-containing materials to be present.

## **Scope of Services**

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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 structure. 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 storage room located within the grandstands facility was inaccessible and was not included in this limited inspection for ACM.

## **Inspection Findings**

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Results of the limited inspection did not identify any asbestos-containing materials to be present.

## **Conclusions and Recommended Response Actions**

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### **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**

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### **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**

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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 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.

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

Respectfully Submitted and Reviewed By:



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



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

# Appendix A:

## 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