



**Healthy and Safe School Plan
(w/ Asbestos Report)
January 2018**

This Healthy and Safe School Plan for Hope Chinese Charter School (HCCS) was developed to ensure a healthy and safe environment at HCCS and to comply with OAR 581-022-2223. The initial plan was provided to the Oregon Department of Education (ODE) (at ODE.schoolfacilities@state.or.us) on or before January 1, 2017 and subsequently updated periodically as required. This document, including testing results, will also be shared on the HCCS website accessible to parents and interested parties, including the general public. Details and contact information are provided within this document.

Hope Chinese Charter School (HCCS) is a Chinese immersion (K-8) public charter school currently serving grades Kindergarten through 6th grade as of September 2017. The school will add one grade per year until it reaches 8th grade (projected to be the 2019-20 school year). A private Chinese immersion preschool program is also operated onsite. All current grades and preschool are in the same facility with plans for all future grades to also be in the same facility.

1. Responsible Person

The creation, approval, update and maintenance of this plan is the responsibility of:

Name: Robyn Stolin

Position: HCCS Facility Manager (FM)

Contact information: Mail: 3500 SW 104th Avenue, Beaverton, Oregon 97005, or e-mailed to programs@hopeccs.org.

The Facility Manager may seek volunteer and/or professional assistance to complete this plan, however it is the FM's ultimate responsibility to ensure the information is accurate and complete to the best of their ability, and that the plan is provided to the school district and accessible on the HCCS public website as per the requirements of OAR 581-022-2223.

Questions regarding the Plan should be directed in writing to Hope Chinese Charter School, HCCS, attn: Facility Manager, 3500 SW 104th Avenue, Beaverton, Oregon 97005, or e-mailed to programs@hopeccs.org.

2. List of Buildings and Description

HCCS is located at 3500 SW 104th Avenue, Beaverton, Oregon 97005. The building, formerly the location of the Beaverton Elks Lodge, has been in the process of conversion to an educational facility for HCCS since 2014. The facility is a two-level building with a parking lot and adjacent green space/play area. The lodge-to-school conversion is a three phase process, with phase 1 and 2 currently complete (as of September 2017). The current grades served occupy the completed phase 1 & 2 portion of the building and will expand to other phases as the remaining phases are completed. All three phases are within the same building. Testing outlined in this document applies to the full building, representing all three phases.

3. Testing Summary and Plan Overview

An Environmental Report was conducted on April 29, 2014 by Environmental Inspection Services on behalf of the purchasing party Lindquist Development. Based upon a review of the report, HCCS identified six categories for further investigation, including:

- A) Radon (lower level)
- B) Lead in Drinking Water
- C) Lead Paint
- D) Mold
- E) Indoor Air Quality
- F) Asbestos

Beginning in June, 2016, testing activities and follow up for these areas were conducted in coordination with the HCCS Facility Manager. The information presented below indicates that health and safety is addressed for these items.

A. Radon:

On July 18, 2016, a radon test kit was deployed in the lower level of the HCCS facility. The result of the test was 1.2 picocuries per liter (pCi/L) which is well below the EPA threshold of 4 pCi/L.. These results are consistent with data from the Oregon Health Authority that indicates the school's zip code (97005) of having a low risk of radon¹.

All Radon testing reports can be found in Appendix B of this Plan.

UPDATE: The school will test the entire facility for elevated radon levels sometime between January 2018 and January 2019 and again every 10 years to ensure the health and safety of the HCCS and to meet the requirements of ORS 332.167.

B. Lead in Drinking Water:

On June 22, 2016, 4 drinking water samples were collected for the purpose of testing for the presence of lead. The samples were collected in accordance with industry standards and sent to APEX Laboratories, LLC. The following table illustrates the location of the sample points and the corresponding concentration:

Sample #	Location	EPA "Action-Level"	Concentration	Results
1	Staff Break Room Sink	15 parts per billion (ppb) ²	0.315 ug/L	Meets
2	Entry Hall Drinking Fountain		0.252 ug/L	Meets
3	Cafeteria Drinking Fountain		0.261 ug/L	Meets
4	Cafeteria Kitchen Unfinished valve		46.3 ug/L	Does Not Meet

The results indicate that 3 of the 4 samples are well below the EPA "action-level".

¹ https://public.health.oregon.gov/HealthyEnvironments/HealthyNeighborhoods/RadonGas/Documents/final2015_summarytable.pdf

² 1 part per billion (ppb) is approximately equivalent to 1 microgram per liter (ug/L)

The cafeteria (kitchen) pipe (no sink or fixture) behind the separated wall had a concentration of 46.3 ug/L which exceeds the safe drinking water threshold. Access was restricted - with a tag indicating its status and use restrictions.

On September 30, 2016, 4 additional drinking water samples were collected for the purpose of testing for the presence of lead. The samples were collected in accordance with industry standards and sent to APEX Laboratories, LLC. The following table illustrates the location of the sample points and the corresponding concentration:

Sample #	Location	EPA "Action-Level"	Concentration	Results
1	Classroom 6 Sink	15 parts per billion (ppb) ³	1.43 ug/L	Meets
2	Cafeteria Kitchen (retest)		0.419 ug/L	Meets
3	Lower Level Drinking Fountain (NE classroom)		10.5 ug/L	Meets

The cafeteria (kitchen) pipe (now with sink) behind the separated wall passed retest and is now available for full use.

The school will test for lead in the water used for drinking or food preparation every two years and will use an Oregon Health Authority accredited lab for all testing.

All drinking water lead test reports can be in Appendix C of this Plan.

C. Lead Paint:

The entire facility is being renovated and reconfigured to meet the requirements of the school. As such, surfaces consist of new materials and all paint and finishes are new. Furthermore, there is no flaking paint present in the completed phases. Licensed contractors are being used to complete all phases, including the completed phase 1 & 2 as well as phase 3, which is underway as of August 2018.

Construction/renovation activities include a plan to reduce exposure to lead paint following compliance with the United States Environmental Protection Agency's Renovation, Repair and Painting Program Rule.

D. Mold:

On July 18, 2016, Alpha Environmental conducted a mold inspection at the HCCS facility. Alpha inspected the areas of concern including the roof crawl space and the drywall and indicated there were no mold issues that they could visually observe. The HCCS Facility Manager will periodically coordinate inspections of the school structure to ensure there are no mold issues, or, if mold is discovered, work to determine and appropriately address the issue and source in a timely manner.

E. Indoor Air Quality:

³ 1 part per billion (ppb) is approximately equivalent to 1 microgram per liter (ug/L)

On July 14, 2016, Better Air Northwest performed a cleaning of the phase 1 HVAC duct system. The cleaning included: cleaning all ductwork related to 9 HVAC systems and 3 restroom exhaust fans with HEPA filtered negative air machines using agitation tools and viper rods, wiping down the tops of all exposed ductwork.

Following the Duct/HVAC cleaning, the Facility Manager cleaned the floor surfaces of the entire building's upper level (phase 1 section). These two cleaning events are deemed sufficient to address any dust from the demolition and remodeling activities of the school. The goal of this activity was to address any residual construction dust that had entered the HVAC system during the site preparations and renovations.

On August 10, 2017, Oregon Ducts Inc. performed a cleaning of the phase 2 HVAC duct system. The cleaning included: cleaning all ductwork related to 4 HVAC systems with HEPA filtered negative air machines using agitation tools and viper rods, wiping down the tops of all exposed ductwork.

Following the Duct/HVAC cleaning, the HCCS staff cleaned the floor surfaces of the lower level (phase 2 section). These two cleaning events are deemed sufficient to address any dust from the demolition and remodeling activities of the school. The goal of this activity was to address any residual construction dust that had entered the HVAC system during the site preparations and renovations.

F. Asbestos

On December 1st 2014, Environmental Inspection Services performed a Phase I inspection with collection and testing of 12 samples. Of the the 12 samples taken there were 4 registered measurable amounts of asbestos.

Sample #	Location & Material	"Action-Level"	Concentration
1	Entry vinyl floor mastic (gray vinyl)	1 % or >	3%
8	Card room 9" VAT		4%
8	Card room mastic		6%
9	Rear bar floor red VAT		2%
9	Rear bar floor Mastic		4%
11	Side hallway white/ black VAT		3%
11	Side hallway mastic		5%

On June 10-11, 2015, PMG abated 1,800 sqft of vinyl tile & mastic. This abatement was done in advance of construction for phase 1.

On September 2016, Lab/Cor Portland Inc. tested 6 more samples in the phase 2 & 3 space.

Sample #	Location & Material	"Action-Level"	Concentration
2	Bar - hard vinyl, tan	1 % or >	7%
3	Behind bar - mastic (layer 02)		2%
3	Behind bar - hard vinyl, tan (layer 03)		7%
4	Card room - hard vinyl, off white		3%
4	Card room - mastic (layer 02)		3%
5	Kitchen hallway - mastic (layer 02)		4%
6	Bathroom hall off bar - hard vinyl, tan (layer 02)		2%

On October 22, 2016, PMG abated floor tile and mastic and suspect popcorn ceiling removing a total of 15-20 containers of material. This abatement was done in advance of construction in phase 3.

On November 16, 2017, Environmental Inspection Services performed a Phase II inspection with collection and testing of 17 samples.

Sample #	Location & Material	"Action-Level"	Concentration
1	Hallway stairwell ledge - tan 1' tile	1 % or >	2%
1	Hallway stairwell ledge - mastic		6%
4	Hall floor - exposed black mastic		4%
5	Hall floor - exposed black mastic		6%
6	Kitchen hall entry threshold - floor		7%
8	Kitchen employee room - tan/grey linoleum		18%
9	Pantry floor - 1' VAT grey/white tile		3%
13	Hall ceiling - plumbing elbow insulation		7%

On January 2, 2018, PMG abated floor tile and mastic in phase 3 construction area. In phase 2, PMG also abated approximately 30 pipe elbow/ "T" insulation fittings in the ceiling and floor tile & mastic on the stairwell ledge. This abatement was performed on a no school day over winter break.

The only known or suspected remaining ACBM in the facility is some tile and mastic which is currently secured and encased under the wall framing of at least one interior wall.

All asbestos testing and abatement reports can be found in Appendix D of this Plan.

4. Integrated Pest Management:

The school plans to periodically monitor for and manage pests, using integrated pest management techniques consistent with integrated pest management practices as required under ORS 634.700 through 634.750. Inspections will be coordinated and monitored by the Facility Manager.

Our Integrated Pest Management Plan is provided in appendix A of this document.

5. Communication Plan:

This plan will be updated as remaining phases are completed. Any testing will be shared with the district and be posted/accessible within five days of receipt of the results per OAR 581-022-2223 requirements and responsibilities outlined in this Plan. Results of tests will be communicated via the HCCS website, e-mails, and via a hard copy posted on main communication boards managed by HCCS school administration. Communications will include an explanation of the test, results and subsequent plans (if applicable) for addressing any issue related to the test results.

An annual statement related to the **Healthy and Safe School Plan for Hope Chinese Charter School** will be provided to the HCCS Board and Beaverton School District and communicated to parents/guardians and the general public via the school's public website and will be available via hard copy at the school facility upon request to the school Administration office.

The annual statement will include the following information:

1. The HCCS position responsible for the plan for maintaining and implementing the Healthy and Safe Schools Plan (HCCS Facility Manager);
2. How to obtain a copy of the Safe and Healthy Schools Plan;
3. A certification that the Healthy and Safe School Plan is up to date and that all required testing has been completed;
4. How to access any results for tests conducted pursuant to the Plan; and
5. A high level summary of major mitigation efforts in the last year as a result of the Healthy and Safe Schools Plan.
6. The reports due under subsection (5) of this rule are in addition to any reporting required by any other regulatory authority under state or federal law.

Questions regarding this Plan should be directed in writing via email or hard copy to HCCS Administration, with attention to the Facility Manager (refer to the "Plan Responsibility" section of this document for further information).

HCCS Integrated Pest Management Plan

December 2016

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I. INTRODUCTION

Structural and landscape pests can pose significant problems in schools. Pests such as mice and cockroaches can trigger asthma. Mice and rats are vectors of disease. Many children are allergic to yellow jacket stings. The pesticides used to remediate these and other pests can also pose health risks to people, animals, and the environment. These same pesticides may pose special health risks to children due in large part to their still-developing organ systems. Because the health and safety of students and staff is our first priority – and a prerequisite to learning – it is the policy of Hope Chinese Charter School (HCCS) to approach pest management with the least possible risk to students and staff. In addition, Senate Bill 637 (incorporated into ORS Chapter 634 upon finalization in 2009) requires all school districts to implement integrated pest management in their schools. For this reason, the **HCCS Board of Directors** adopts this integrated pest management plan for use on the campuses of our district.

II. WHAT IS INTEGRATED PEST MANAGEMENT?

Integrated Pest Management, also known as IPM, is a process for achieving long-term, environmentally sound pest suppression through a wide variety of tactics. Control strategies in an IPM program include structural and procedural improvements to reduce the food, water, shelter, and access used by pests. Since IPM focuses on remediation of the fundamental reasons why pests are here, pesticides are rarely used and only when necessary.

IPM Basics

Education and Communication: The foundation for an effective IPM program is education and communication. We need to know what conditions can cause pest problems, why and how to monitor for pests, proper identification, pest behavior and biology before we can begin to manage pests effectively. Communication about pest issues is essential. *A protocol for reporting pests or pest-conducive conditions and a record of what action was taken is the most important part of an effective IPM program.*

Cultural & Sanitation: Knowing how human behavior encourages pests helps you prevent them from becoming a problem. Small changes in cultural or sanitation practices can have significant effects on reducing pest populations. Cleaning under kitchen serving counters, reducing clutter in classrooms, putting dumpsters further from kitchen door/loading dock, proper irrigation scheduling, and over-seeding of turf areas are all examples of cultural and sanitation practices that can be employed to reduce pests.

Physical & Mechanical: Rodent traps, sticky monitoring traps for insects, door sweeps on exterior doors, sealing holes under sinks, proper drainage and mulching of landscapes, and keeping vegetation at least 24 inches from buildings are all examples of physical and mechanical control.

Pesticides: IPM focuses on remediation of the fundamental reasons why pests are here; pesticides should be rarely used and only when necessary.



III. WHAT IS AN INTEGRATED PEST MANAGEMENT PLAN?

ORS 634.700 defines an IPM plan as a proactive strategy that:

(A) Focuses on the long-term prevention or suppression of pest problems through economically sound measures that:

- a) Protect the health and safety of students, staff and faculty;
- b) Protect the integrity of campus buildings and grounds;
- c) Maintain a productive learning environment; and
- d) Protect local ecosystem health;

(B) Focuses on the prevention of pest problems by working to reduce or eliminate conditions of property construction, operation and maintenance that promote or allow for the establishment, feeding, breeding and proliferation of pest populations or other conditions that are conducive to pests or that create harborage for pests;

(C) Incorporates the use of sanitation, structural remediation or habitat manipulation or of mechanical, biological and chemical pest control measures that present a reduced risk or have a low impact and, for the purpose of mitigating a declared pest emergency, the application of pesticides that are not low-impact pesticides;

(D) Includes regular monitoring and inspections to detect pests, pest damage and unsanctioned pesticide usage;

(E) Evaluates the need for pest control by identifying acceptable pest population density

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levels;

(F) Monitors and evaluates the effectiveness of pest control measures;

(G) Excludes the application of pesticides on a routine schedule for purely preventive purposes, other than applications of pesticides designed to attract or be consumed by pests;

(H) Excludes the application of pesticides for purely aesthetic purposes;

(I) Includes school staff education about sanitation, monitoring and inspection and about pest control measures;

(J) Gives preference to the use of nonchemical pest control measures;

(K) Allows the use of low-impact pesticides if nonchemical pest control measures are ineffective; and

(L) Allows the application of a pesticide that is not a low-impact pesticide only to mitigate a declared pest emergency or if the application is by, or at the direction or order of, a public health official.

The above definition is the basis for HCCS IPM plan. This plan fleshes out the required strategy from ORS 634.700 – 634.750 for HCCS.

Note: As mentioned above, ORS 634.700 allows for the routine application of pesticides designed to be consumed by pests. To avoid a proliferation of pests and/or unnecessary applications of pesticides, we will not set out any ant or cockroach baits until first:

- 1) Informing staff in the area where the pests are that sanitation and exclusion are the primary means to control the pest.
- 2) Establishing an acceptable pest population density
- 3) Cleaning up any food debris in the area.
- 4) Sealing up any cracks or crevices where we know the pests are coming from.
- 5) Setting out sticky insect monitoring traps in the area using the sticky insect monitoring trap protocol.

IV. SCHOOL DISTRICT IPM PLAN COORDINATOR

The **HCCS Board of Directors** designates the HCCS Facilities Manager as the IPM Plan Coordinator. The Coordinator is key to successful IPM implementation at HCCS,

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and is given the authority for overall implementation and evaluation of this plan. The Coordinator is responsible for:

A. Attending not less than six hours of IPM training each year

The training will include a general review of IPM principles and the requirements of ORS 634.700 – 634.750. It will also include hands-on training on updated exclusion practices, monitoring & inspection techniques, and management strategies for common pests.

B. Conducting outreach to the school community (custodians, maintenance, construction, grounds, faculty, and kitchen staff) about the school's IPM plan;

The IPM Coordinator (or designee) will provide training as outlined in Section V below.

C. Overseeing pest prevention efforts;

The Coordinator will work with administration, custodian/maintenance, teachers and staff to reduce clutter and food in the classrooms, and seal up pest entry points.

D. Assuring that the decision-making process for implementing IPM in the district (section VI) is followed;

The Coordinator will continually assess and improve the pest monitoring, reporting, and action protocol.

E. Ensuring that all notification, posting, and recordkeeping requirements in section VII are met when the decision to make a pesticide application is made;

F. Maintaining the approved pesticides list as per section VIII;

G. Responding to inquiries and complaints about noncompliance with the plan;
Responses to inquiries and complaints will be in writing and kept on record with the Coordinator.

H. Placing and checking sticky insect monitoring traps around facility;

I. Keeping records of pest complaints using pest logs located in HCCS office.

J. Developing protocols and provisions for pest avoidance and prevention during construction and renovation projects. The Coordinator will be involved in drafting any bids, and will have the authority to halt construction projects if protocols and provisions for pest avoidance and prevention are not being met.

V. RESPONSIBILITIES + TRAINING/EDUCATION of SCHOOL EMPLOYEES

Note: ORS 634.700 (3) (i) requires staff education “about sanitation, monitoring and inspection and about pest control measures”. All staff should have at least a general review of IPM principles and strategy as outlined in Sections II and III.

A. IPM Plan Coordinator

1. Training (see section IV above)
2. Responsibilities (see section IV above)

B. Custodial / Maintenance Staff**1. Training/Education**

Custodial - The IPM Plan Coordinator (or a designee of the Coordinator) will train custodial staff at least annually on sanitation, monitoring, inspection, and reporting, and their responsibilities as outlined below.

Maintenance - The IPM Plan Coordinator (or a designee of the Coordinator) will train maintenance staff/volunteers at least annually on identifying pest-conducive conditions and mechanical control methods (such as door sweeps on exterior doors and sealing holes under sinks), and their responsibilities as outlined below.

2. Responsibilities

- 1) Attending annual IPM training provided by the IPM Coordinator (or designee).
- 2) Continually monitoring for pest-conducive conditions during daily work, and sealing small holes and cracks when noticed (if this can be done in a short amount of time)
- 3) Reporting pest problems and pest-conducive conditions that he/she cannot resolve in a short amount of time to the IPM Coordinator.
- 4) Reporting teachers to IPM Coordinator who repeatedly refuse to or need assistance to reduce clutter and other pest-conducive conditions in their classrooms.
- 5) Confiscating - reporting any unapproved pesticides (such as aerosol spray cans) discovered in their regular duties or during an inspection and delivering them – reporting them to the IPM Coordinator.
- 6) Assisting IPM Coordinator with resolving issues found in annual inspection report.
- 7) Working with the IPM Coordinator to develop a protocol and priority list with deadlines for sealing holes, installing external door sweeps, and other pest exclusion needs which cannot be done in a short period of time.
- 8) HCCS may contract for these services, hiring companies that meet training requirements and outlining responsibilities in the contract. The HCCS Facility Manager is responsible for monitoring contractors and their associated requirements

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with meeting the responsibilities outlined above.

C. Grounds Department

1. Training/Education

The head of grounds staff (or designee) will train grounds staff/volunteers at least once per year. Each year before the training, the head of grounds staff will meet with the IPM Coordinator to review the annual report of pesticide applications and plan training for all grounds staff. The annual training will review this IPM Plan (especially grounds department responsibilities outlined below) and data from the annual report related to pesticide applications by grounds crew. It will also review the OSU turf management publications EC 1521, EC 1278, EC 1550, EC 1638-E, and PNW 299 (available free online at <http://extension.oregonstate.edu/catalog/>). Grounds staff/volunteers will also be trained in basic monitoring for common pests on grounds.

2. Responsibilities

Grounds crews are responsible for:

- 1) Attending annual IPM training provided by the IPM Coordinator (or designee).
- 2) Working with the IPM Coordinator to reduce conditions conducive to weeds, gophers, moles, yellow jackets, and other outdoor pests
- 3) Keeping vegetation (including tree branches and bushes) at least 18 inches from building surfaces.
- 4) Proper mulching in landscaped areas to reduce weeds.
- 5) Proper fertilization, over-seeding, mowing height, edging, drainage, aeration, and irrigation scheduling in turf areas to reduce weeds.
- 6) When the decision is made to apply a pesticide, following notification, posting, record-keeping and reporting protocols in Section VII.
- 7) HCCS may contract for these services, hiring companies that meet training requirements and outlining responsibilities in the contract. The HCCS Facility Manager is responsible for monitoring contractors and their associated requirements with meeting the responsibilities outlined above.

D. Kitchen Staff

1. Training/Education

The IPM Coordinator (or a designee of the Coordinator) will train kitchen staff/volunteers at least once per year on the basic principles of IPM and their responsibilities as

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outlined below.

2. Responsibilities

Kitchen Staff / volunteers are responsible for:

- 1) Attending annual IPM training provided by the IPM Coordinator (or designee).
- 2) Assuring floor under serving counters and movable equipment is kept free of food and drink debris.
- 3) Avoiding long-term storage or use of cardboard boxes.
- 4) Removing recycle products daily.
- 5) Keeping outside doors closed at all times (except during deliveries and emptying trash).
- 6) Keeping all food items in sealed containers.
- 7) Immediately reporting any sightings of rodents or rodent droppings to the IPM Coordinator, and following up with an email to the Coordinator (for records).
- 8) Reporting to the Coordinator any pest-conducive conditions that require maintenance (e.g., leaky faucets, dumpster too near building, drains need scrubbing, build-up of floor grease requiring spray-washing, etc.)
- 9) HCCS may contract for these services, hiring companies that meet training requirements and outlining responsibilities in the contract. The HCCS Facility Manager is responsible for monitoring contractors and their associated requirements with meeting the responsibilities outlined above.

E. Faculty

1. Training/Education

The IPM Plan Coordinator (or a designee of the Coordinator) will train faculty and principals at least once per year on the basic principals of IPM and their responsibilities as outlined below. These short (15 – 20 minutes) training are arranged by the Coordinator with individual principals when openings in their school Faculty Meeting schedules permit. During the training, the Coordinator will review the following with Faculty:

- 1) What pest-conducive conditions are (clutter, food debris, moisture, cracks, holes, etc.), and the importance of reporting these in a timely manner.

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2) The importance of keeping their classrooms and work areas free of clutter.

3) The importance of having students clean up after themselves when food or drink is consumed in the classroom.

2. Responsibilities

Faculty are responsible for:

1) Attending annual basic IPM training provided by the IPM Coordinator (or designee).

2) Keeping their classrooms and work areas free of clutter.

3) Making sure students clean up after themselves when food or drink is consumed in the classroom.

4) Reporting pests and pest-conducive conditions to the IPM Coordinator, in-person - by email - by letter. In emergency situations, by phone.

F. School Principal

1. Training/Education

(Same training/education as Faculty)

2. Responsibilities

The School Principal is responsible for:

1) Scheduling time for teachers to receive annual training provided by the IPM Coordinator (or designee).

2) Attending annual IPM training for teachers.

3) Assuring that teachers keep their rooms clean and free of clutter in accordance with the IPM Coordinator's instructions.

4) Assuring that all faculty, administrators, staff, students and parents receive the annual notice (provided by the IPM Coordinator) of potential pesticide products that could be used on school property as per Section VII.

5) Working with the IPM Coordinator to make sure all notifications of pesticide applications reach all faculty, administrators, staff, students and parents through posting in the front office - e-mail - the district's website – letter -other.

G. Other

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1. Training/Education

Basic training on the principles of IPM and the main points of this IPM Plan should also be provided to school nurses, administrative staff, on-site volunteers, and students. Coaches/volunteers who use athletic fields should be given an overview and updates of basic monitoring and IPM practices for turf so they understand key pest problems to look out for and when to report them.

2. Responsibilities

All other staff are responsible for keep their work areas free of clutter, and reporting pests and pest-conducive conditions to the IPM Coordinator. Students are responsible for reporting pests to their teachers.

VI. IPM PROCESS**A. Monitoring – Reporting – Action Protocol**

Monitoring is the most important requirement of ORS 634.700 – 634.750. It is the backbone of HCCS IPM Program. It provides recent and accurate information to make intelligent and effective pest management decisions. It can be defined as the regular and ongoing inspection of areas where pest problems do or might occur. Information gathered from these inspections is always written down.

As much as possible, monitoring should be incorporated into the daily activities of school staff. Staff training on monitoring should include what to look for and how to record and report the information.

1. Monitoring & Reporting – All Staff

After a brief (15 – 20 minute) training by the IPM Coordinator (or designee) on pests and pest-conducive conditions, staff will be expected to report pests or pest-conducive conditions they observe during the normal course of their daily work. Reporting will be done verbally, by e-mail, using Pest Logs, by written letter to the IPM Coordinator.

2. Monitoring & Reporting – Coordinator and Custodial/Maintenance Staff

During the normal course of their daily work, the IPM Coordinator and custodial/maintenance staff will monitor structures and building perimeters for:

- 1) Pest-conducive conditions inside and outside the building (structural deterioration, holes that allow pests to enter, conditions that provide pest harborage).
- 2) The level of sanitation inside and out (waste disposal procedures, level of cleanliness inside and out, conditions that supply food and water to pests)

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- 3) The amount of pest damage and the number and location of pest signs (rodent droppings, termite shelter tubes, cockroaches caught in sticky traps, etc.)
- 4) Human behaviors that affect the pests (food preparation procedures, concessions procedures, classroom food, etc.)
- 5) Their own management activities (caulking/sealing, cleaning, setting out traps, treating pests, etc.) and their effects on the pest population.
- 6) Any pests or pest-conducive conditions will be reported to the IPM Coordinator either orally, or by e-mail, using Pest Logs, or written letter to the Coordinator.

3. Monitoring & Reporting – Grounds Staff

During normal daily activities, grounds staff will monitor for invasive weeds, gophers, moles, yellow jackets, and other outdoor pests. These will be reported to the IPM Coordinator orally, or by e-mail, using Pest Logs, or written letter to the Coordinator.

4. Sticky monitoring traps for insects

Sticky traps are neither a substitute for pesticides nor an alternative for reducing pest populations, but rather a diagnostic tool to aid in identifying a pest's presence, their reproductive stage, the likely direction pests are coming from, and the number of pests.

All staff/related volunteers will be made aware of the traps and their purpose so they don't disturb them. The IPM Coordinator and/or Custodial/maintenance staff/volunteers (after proper training by Coordinator) will be responsible for setting them out and checking them once per month, and replacing them once every four months.

Sticky monitoring traps will be placed in the kitchen and any other "pest-vulnerable areas" the Coordinator deems necessary.

Kitchen sticky insect traps will be checked monthly (primarily for drain flies, ants, and cockroaches).

5. Monitoring for Mice

In addition to monitoring for signs of mice (droppings, gnawing, hair, etc.), traps will be placed in the kitchen (and any other area the IPM Coordinator deems necessary), and checked monthly by the Coordinator.

6. Reporting (pests, signs of pests, and conducive conditions)

When staff observe pests or pest-conducive conditions they should tell, e-mail, jot down on Pest Logs, call the IPM Coordinator.

7. Reporting "Pests of Concern"

"A pest of concern" is a pest determined to be a public health risk or a significant

Appendix (A)

nuisance pest. These include cockroaches (disease vectors, asthma triggers), mice & rats (disease vectors, asthma triggers), yellow jackets (sting can cause anaphylactic shock), cornered nutria, raccoons, cats, dogs, opossums, skunks (they can bite), and bed bugs (significant nuisance pest).

When pests of concern (or their droppings, nests, etc.) are observed, staff should contact the IPM Plan Coordinator immediately.

8. Action!

a) Structural

Any items (such as sealing up holes) that custodial/maintenance staff observe that they can resolve should be taken care of and reported to IPM Coordinator. The Coordinator will keep records of these actions using Pest Logs.

If the actions needed are not something that can be accomplished alone with minimal time, the Coordinator will meet with them to develop a plan of action with a proposed deadline for completion based on the severity of the risk or nuisance.

The Coordinator will inform the Principal and Board of actions being taken/work performed, and monitor the completion of all work. The Coordinator will keep records of actions taken/work performed using Pest Logs.

The Coordinator will keep records of time and money spent to manage pests.

b) Grounds

When pests on grounds reach a threshold established by the IPM Coordinator, action will be taken as per guidelines developed by the Coordinator and Grounds Crew/related volunteers. The Grounds Crew/volunteers or Coordinator will keep records of actions, time, and money spent to manage pests on grounds.

9. Acceptable Thresholds

A threshold is the number of pests that can be tolerated before taking action. The acceptable threshold for cockroaches, mice, rats, raccoons, cats, dogs, opossums, skunks, and nutria is 0.

Acceptable thresholds for other pests will be determined by the IPM Coordinator, Principal and Board.

B. Inspections

The IPM Plan Coordinator will conduct an annual inspection using the annual IPM inspection form. During the inspection he or she will also inspect or review:

Appendix (A)

1) Human behaviors that affect the pests (working conditions that encourage or support pests, food preparation procedures that provide food for pests, etc.)

2) Management activities (caulking/sealing, cleaning, setting out traps, treating pests, etc.) and their effects on the pest population.

C. Pest Emergencies (see also Section VII. B. below)

IMPORTANT: If a pest emergency is declared, the area must be evacuated and cordoned off before taking any other steps. When the IPM Plan Coordinator, after consultation with school faculty and administration, determines that the presence of a pest or pests immediately threatens the health or safety of students, staff, faculty members or members of the public using the campus, or the structural integrity of campus facilities, he or she may declare a pest emergency. Examples include (but are not limited to) yellow jackets swarming in areas frequented by children, a nutria in an area frequented by children, a half a dozen mice or rats running through occupied areas of a school building. The Coordinator will keep records of actions taken using Pest Logs.

D. Annual IPM Report (completed by IPM Plan Coordinator)

In January of each year, the IPM Plan Coordinator will provide the HCCS Board and the Beaverton School District (BSD) an annual IPM report (as part of the Healthy School Plan). The report will include a summary of data gathered from Pest Logs, or e-mails, or Coordinator notes, as well as costs for PMPs and pesticides (including turf and landscape pesticides). Costs for items such as sealants, fixing screens, door sweeps and other items that would not normally be considered part of pest control will not be recorded.

Prevention and management steps taken that proved to be ineffective and led to the decision to make a pesticide application will be copied and pasted or incorporated into the annual report of pesticide applications (see section VII. D)

VII. PESTICIDE APPLICATIONS: REQUIRED NOTIFICATION, POSTING, RECORD KEEPING, AND REPORTING

Any pesticide application (this includes weed control products, ant baits, and all professional and over-the-counter products) on school property must be made by a licensed commercial or public pesticide applicator. At the beginning of each school year, all faculty, administrators, staff, adult students and parents will be given a list of potential pesticide products that could be used in the event that other pest management measures are ineffective. They will also be informed of the procedures for notification and posting of individual applications, including those for pest emergencies. This information will be provided to all the above via e-mail as well as posted to the HCCS Website. Hard copies will be available upon request to the HCCS main office.

Appendix (A)

A. Notification and Posting for Non-emergencies

When prevention or management of pests through other measures proves to be ineffective, the use of a low-risk pesticide is permissible. *Documentation of these measures is a prerequisite to the approval of any application of a low-risk pesticide. This documentation will remain on file with the IPM Plan Coordinator.*

Non-emergency pesticide applications may occur in or around a school while school is in session, preferably when students are not present, unless the IPM Plan Coordinator authorizes an exception. If the labeling of a pesticide product specifies a reentry time, a pesticide may not be applied to an area of campus where the school expects students to be present before expiration of that re-entry time. If the labeling does not specify a reentry time, a pesticide may not be applied to an area of a campus where the school expects students to be present before expiration of a reentry time that the IPM Plan Coordinator determines to be appropriate based on the times at which students would normally be expected to be in the area, area ventilation and whether the area will be cleaned before students are present.

The IPM Plan Coordinator (or a designee of the Coordinator) will give written notice of a proposed pesticide application (via the method most likely to reach the intended recipients) at least 24 hours before the application occurs.

The notice must identify the name, trademark or type of pesticide product, the EPA registration number of the product, the expected area of the application, the expected date of application and the reason for the application.

The IPM Plan Coordinator (or a designee of the Coordinator) shall place warning signs around pesticide application areas beginning no later than 24 hours before the application occurs and ending no earlier than 72 hours after the application occurs.

A warning sign must bear the words "Warning: pesticide-treated area", and give the expected or actual date and time for the application, the expected or actual reentry time, and provide the telephone number of a contact person (the person who is to make the application and/or the IPM Plan Coordinator).

B. Notification and Posting for Emergencies

Important Notes:

- 1) *The IPM Plan Coordinator may not declare the existence of a pest emergency until after consultation with school faculty and administration.*
- 2) *If a pesticide is applied at a campus due to a pest emergency, the Coordinator shall review the IPM plan to determine whether modification of the plan might prevent future pest emergencies, and provide a written report of such to HCCS Board of Directors.*
- 3) *HCCS Board of Directors shall review and take formal action on any recommendations in the report.*

Appendix (A)

The declaration of the existence of a pest emergency is the only time a non low-impact pesticide may be applied.

If a pest emergency is declared, the area must be evacuated and cordoned off before taking any other steps.

If a pest emergency makes it impracticable to give a pesticide application notice no later than 24 hours before the pesticide application occurs, the IPM Plan Coordinator shall send the notice no later than 24 hours after the application occurs.

The Coordinator or designee shall place notification signs around the area as soon as practicable but no later than at the time the application occurs.

Note: ORS 634.700 also allows the application of a non-low-impact pesticide “by, or at the direction or order of, a public health official”. If this occurs, every effort must be made to comply with notification and posting requirements above.

C. Record Keeping of Pesticide Applications

The IPM Plan Coordinator or designee shall keep a copy of the following pesticide product information on file at the Facility Manager’s office at HCCS which is also the office of the IPM Plan Coordinator:

- A copy of the label
- A copy of the MSDS
- The brand name and USEPA registration number of the product
- The approximate amount and concentration of product applied
- The location of the application
- The pest condition that prompted the application
- The type of application and whether the application proved effective
- The pesticide applicator’s license numbers and pesticide trainee or certificate numbers of the person applying the pesticide
- The name(s) of the person(s) applying the pesticide
- The dates on which notices of the application were given
- The dates and times for the placement and removal of warning signs
- Copies of all required notices given, including the dates the IPM Plan Coordinator gave the notices

The above records must be kept on file at the Facility Manager’s office at HCCS, and at the office of the IPM Plan Coordinator, for at least four years following the application date.

D. Annual Report of Pesticide Applications

In January of each year, the IPM Plan Coordinator will provide *HCCS Board of Directors* and BSD (as part of the Healthy School Plan) an annual report of all pesticide

Appendix (A)

applications made the previous year. The report will contain the following for each application:

- The brand name and USEPA registration number of the product applied
- The approximate amount and concentration of product applied
- The location of the application
- The prevention or management steps taken that proved to be ineffective and led to the decision to make a pesticide application
- The type of application and whether the application proved effective

VIII. APPROVED LIST OF LOW-IMPACT PESTICIDES

Note: All pesticides used must be used in strict accordance with label instructions.

According to ORS 634.705 (5), the governing body of a school district shall adopt a list of low-impact pesticides for use with their integrated pest management plan. The governing body may include any product on the list except products that:

- (a) Contain a pesticide product or active ingredient that has the signal words “warning” or “danger” on the label;
- (b) Contain a pesticide product classified as a human carcinogen or probable human carcinogen under the United States Environmental Protection Agency 1986 Guidelines for Carcinogen Risk Assessment; or
- (c) Contain a pesticide product classified as carcinogenic to humans or likely to be carcinogenic to humans under the United States Environmental Protection Agency 2003 Draft Final Guidelines for Carcinogen Risk Assessment.

As a part of pesticide registration under the Federal Insecticide Fungicide and Rodenticide Act (FIFRA) and re-registration required by the Food Quality Protection Act (FQPA), EPA Office of Pesticide Programs (OPP) classifies pesticide active ingredients (a.i.) with regards to their potential to cause cancer in humans. Depending on when a pesticide active ingredient was last evaluated the classification system used may differ as described above.

The National Pesticide Information Center (<http://npic.orst.edu/>) can be contacted at 1.800.858.7378 or npic@ace.orst.edu for assistance in determining a pesticide a.i. cancer classification.

Next is the most current list of approved low-impact pesticides, as presented by Beaverton School District in their IPM Plan.

Appendix B - Radon

July 25, 2016

**** LABORATORY ANALYSIS REPORT ****

Pg 1 of 1

Attention: P4777 / RICHARD CASON / ALPHA ENVIRONMENTAL SVCS INCKit #: 4793024 Result: 1.2 ± 0.2 pCi/l

Location: Basement

Ray Hoy

3500 Sw 104th Ave

Beaverton, OR 97005-1941

Analysis Note :

Analyzed : 2016-07-23 at 12:00 pm

Started : 2016-07-18 at 5:00 pm

Ended : 2016-07-21 at 8:00 am

Hours/MST% : 63 hours 11.3% 60°F

Appendix C

Lead

Apex Labs

12232 S.W. Garden Place
Tigard, OR 97223
503-718-2323 Phone
503-718-0333 Fax

Saturday, July 9, 2016

Robyn Stolin
Hope Charter School
3500 SW 104th Ave
Beaverton, OR 97005

RE: Lead Drinking Water / [none]

Enclosed are the results of analyses for work order A6G0164, which was received by the laboratory on 6/23/2016 at 11:38:00AM.

Thank you for using Apex Labs. We appreciate your business and strive to provide the highest quality services to the environmental industry.

If you have any questions concerning this report or the services we offer, please feel free to contact me by email at: ldomenighini@apex-labs.com, or by phone at 503-718-2323.

Apex Laboratories



The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Lisa Domenighini, Client Services Manager

Hope Charter School
3500 SW 104th Ave
Beaverton, OR 97005

Project: **Lead Drinking Water**
Project Number: [none]
Project Manager: Robyn Stolin

Reported:
07/09/16 09:39

ANALYTICAL REPORT FOR SAMPLES

SAMPLE INFORMATION

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
001	A6G0164-01	Drinking Water	06/22/16 00:00	06/23/16 11:38
002	A6G0164-02	Drinking Water	06/22/16 00:00	06/23/16 11:38
003	A6G0164-03	Drinking Water	06/22/16 00:00	06/23/16 11:38
004	A6G0164-04	Drinking Water	06/22/16 00:00	06/23/16 11:38

Apex Laboratories



The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Lisa Domenighini, Client Services Manager

Hope Charter School
 3500 SW 104th Ave
 Beaverton, OR 97005

Project: **Lead Drinking Water**
 Project Number: [none]
 Project Manager: Robyn Stolin

Reported:
 07/09/16 09:39

ANALYTICAL SAMPLE RESULTS

Total Metals in Drinking Water by EPA 200.8 (ICPMS)

Analyte	Result	MDL	Reporting		Dilution	Date Analyzed	Method	Notes
			Limit	Units				
001 (A6G0164-01)			Matrix: Drinking Water					
Batch: 6070192								
Lead	0.315	---	0.200	ug/L	1	07/07/16 22:32	EPA 200.8	
002 (A6G0164-02)			Matrix: Drinking Water					
Batch: 6070175								
Lead	0.252	---	0.200	ug/L	1	07/07/16 17:23	EPA 200.8	
003 (A6G0164-03)			Matrix: Drinking Water					
Batch: 6070192								
Lead	0.261	---	0.200	ug/L	1	07/07/16 22:36	EPA 200.8	
004 (A6G0164-04)			Matrix: Drinking Water					
Batch: 6070175								
Lead	46.3	---	0.200	ug/L	1	07/07/16 17:25	EPA 200.8	

Apex Laboratories



Lisa Domenighini, Client Services Manager

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Hope Charter School
3500 SW 104th Ave
Beaverton, OR 97005

Project: **Lead Drinking Water**
Project Number: [none]
Project Manager: Robyn Stolin

Reported:
07/09/16 09:39

QUALITY CONTROL (QC) SAMPLE RESULTS

Total Metals in Drinking Water by EPA 200.8 (ICPMS)

Analyte	Result	MDL	Reporting Limit	Units	Dil.	Spike Amount	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 6070175 - Matrix Matched Direct Inject						Drinking Water						
Blank (6070175-BLK1)						Prepared: 07/07/16 15:15 Analyzed: 07/07/16 16:28						
EPA 200.8												
Lead	ND	---	0.200	ug/L	1	---	---	---	---	---	---	---
LCS (6070175-BS1)						Prepared: 07/07/16 15:15 Analyzed: 07/07/16 16:31						
EPA 200.8												
Lead	16.4	---	0.200	ug/L	1	16.7	---	98	85-115%	---	---	---
Matrix Spike (6070175-MS2)						Prepared: 07/07/16 15:15 Analyzed: 07/07/16 17:27						
QC Source Sample: 004 (A6G0164-04)												
EPA 200.8												
Lead	62.2	---	0.200	ug/L	1	16.7	46.3	96	70-130%	---	---	---
Batch 6070192 - EPA 3015A						Drinking Water						
Blank (6070192-BLK1)						Prepared: 07/07/16 18:20 Analyzed: 07/07/16 22:28						
EPA 200.8												
Lead	ND	---	0.200	ug/L	1	---	---	---	---	---	---	---
LCS (6070192-BS1)						Prepared: 07/07/16 18:20 Analyzed: 07/07/16 22:30						
EPA 200.8												
Lead	16.6	---	0.200	ug/L	1	16.7	---	100	85-115%	---	---	---
Duplicate (6070192-DUP1)						Prepared: 07/07/16 18:20 Analyzed: 07/07/16 22:34						
QC Source Sample: 001 (A6G0164-01)												
EPA 200.8												
Lead	0.309	---	0.200	ug/L	1	---	0.315	---	---	2	20%	---
Matrix Spike (6070192-MS1)						Prepared: 07/07/16 18:20 Analyzed: 07/07/16 22:38						
QC Source Sample: 003 (A6G0164-03)												
EPA 200.8												
Lead	16.6	---	0.200	ug/L	1	16.7	0.261	98	70-130%	---	---	---

Apex Laboratories



Lisa Domenighini, Client Services Manager

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Hope Charter School
 3500 SW 104th Ave
 Beaverton, OR 97005

Project: **Lead Drinking Water**
 Project Number: [none]
 Project Manager: Robyn Stolin

Reported:
 07/09/16 09:39

SAMPLE PREPARATION INFORMATION

Total Metals in Drinking Water by EPA 200.8 (ICPMS)

Prep: EPA 3015A

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
Batch: 6070192							
A6G0164-01	Drinking Wa	EPA 200.8	06/22/16 00:00	07/07/16 18:20	45mL/50mL	45mL/50mL	1.00
A6G0164-03	Drinking Wa	EPA 200.8	06/22/16 00:00	07/07/16 18:20	45mL/50mL	45mL/50mL	1.00

Prep: Matrix Matched Direct Inject

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
Batch: 6070175							
A6G0164-02	Drinking Wa	EPA 200.8	06/22/16 00:00	07/07/16 15:15	45mL/50mL	45mL/50mL	1.00
A6G0164-04	Drinking Wa	EPA 200.8	06/22/16 00:00	07/07/16 15:15	45mL/50mL	45mL/50mL	1.00

Apex Laboratories



Lisa Domenighini, Client Services Manager

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Hope Charter School
3500 SW 104th Ave
Beaverton, OR 97005

Project: **Lead Drinking Water**
Project Number: [none]
Project Manager: Robyn Stolin

Reported:
07/09/16 09:39

Notes and Definitions

Qualifiers:

Notes and Conventions:

- DET Analyte DETECTED
- ND Analyte NOT DETECTED at or above the reporting limit
- NR Not Reported
- dry Sample results reported on a dry weight basis. Results listed as 'wet' or without 'dry' designation are not dry weight corrected.
- RPD Relative Percent Difference
- MDL If MDL is not listed, data has been evaluated to the Method Reporting Limit only.
- WMSC Water Miscible Solvent Correction has been applied to Results and MRLs for volatiles soil samples per EPA 8000C.
- Batch QC Unless specifically requested, this report contains only results for Batch QC derived from client samples included in this report. All analyses were performed with the appropriate Batch QC (including Sample Duplicates, Matrix Spikes and/or Matrix Spike Duplicates) in order to meet or exceed method and regulatory requirements. Any exceptions to this will be qualified in this report. Complete Batch QC results are available upon request. In cases where there is insufficient sample provided for Sample Duplicates and/or Matrix Spikes, a Lab Control Sample Duplicate (LCS Dup) is analyzed to demonstrate accuracy and precision of the extraction and analysis.
- Blank Policy Apex assesses blank data for potential high bias down to a level equal to ½ the method reporting limit (MRL), except for conventional chemistry and HCID analyses which are assessed only to the MRL. Sample results flagged with a B or B-02 qualifier are potentially biased high if they are less than ten times the level found in the blank for inorganic analyses or less than five times the level found in the blank for organic analyses.
- For accurate comparison of volatile results to the level found in the blank; water sample results should be divided by the dilution factor, and soil sample results should be divided by 1/50 of the sample dilution to account for the sample prep factor.
- Results qualified as reported below the MRL may include a potential high bias if associated with a B or B-02 qualified blank. B and B-02 qualifications are not applied to J qualified results reported below the MRL.
- QC results are not applicable. For example, % Recoveries for Blanks and Duplicates, % RPD for Blanks, Blank Spikes and Matrix Spikes, etc.
- *** Used to indicate a possible discrepancy with the Sample and Sample Duplicate results when the %RPD is not available. In this case, either the Sample or the Sample Duplicate has a reportable result for this analyte, while the other is Non Detect (ND).

Apex Laboratories



Lisa Domenighini, Client Services Manager

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Hope Charter School
 3500 SW 104th Ave
 Beaverton, OR 97005

Project: **Lead Drinking Water**
 Project Number: [none]
 Project Manager: Robyn Stolin

Reported:
 07/09/16 09:39

Apex 104

316 for Reducing Lead in Drinking Water in Schools: Revised Technical Guidance

Appendix F – Sample Recordkeeping Form

Appendix F – Sample Recordkeeping Form

Record of Sampling

Name of Building	Hope Charter School New Site
Name of Sample Collector	Pray Hoy
Contact Person for this Record	Same

Sample ID Number:

Circle sample type: Initial / 1st Follow-up / 2nd Follow-up

Length of Flush (for flushed samples)	
Type of Outlet (faucet, cooler etc.)	
Mfg/Model	
Serial #	
Date of Installation	
Location	Hope
Date of Collection	6/22/16
Time of Collection	7:30
Name of Laboratory Used	APE
Lead Concentration (ppb)	

NOTES: collected 4 samples:

001 staff Break Rm

002 Entry Drinking Fountain

003 Cafeteria " "

004 Cafeteria Faucet Kitchen

6/23/16
 Kevin Tuvener 1138

89

Lisa Domenighini

Apex Labs

12232 S.W. Garden Place
Tigard, OR 97223
503-718-2323 Phone
503-718-0333 Fax

Thursday, October 13, 2016

Robyn Stolin
Hope Charter School
3500 SW 104th Ave
Beaverton, OR 97005

RE: Lead Drinking Water / [none]

Enclosed are the results of analyses for work order A610954, which was received by the laboratory on 9/30/2016 at 10:38:00AM.

Thank you for using Apex Labs. We appreciate your business and strive to provide the highest quality services to the environmental industry.

If you have any questions concerning this report or the services we offer, please feel free to contact me by email at: ldomenighini@apex-labs.com, or by phone at 503-718-2323.

Apex Laboratories



The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Lisa Domenighini, Client Services Manager

Hope Charter School
3500 SW 104th Ave
Beaverton, OR 97005

Project: **Lead Drinking Water**
Project Number: [none]
Project Manager: Robyn Stolin

Reported:
10/13/16 11:23

ANALYTICAL REPORT FOR SAMPLES

SAMPLE INFORMATION

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
Classroom 6 Stub 003	A6I0954-01	Drinking Water	09/30/16 08:20	09/30/16 10:38
Lunch Prep Sink 004	A6I0954-02	Drinking Water	09/30/16 08:25	09/30/16 10:38
Basement Fountain 005	A6I0954-03	Drinking Water	09/30/16 08:30	09/30/16 10:38

Apex Laboratories



The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Lisa Domenighini, Client Services Manager

Hope Charter School 3500 SW 104th Ave Beaverton, OR 97005	Project: Lead Drinking Water Project Number: [none] Project Manager: Robyn Stolin	Reported: 10/13/16 11:23
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ANALYTICAL SAMPLE RESULTS

Total Metals in Drinking Water by EPA 200.8 (ICPMS)

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Date Analyzed	Method	Notes
Classroom 6 Stub 003 (A6I0954-01RE1)			Matrix: Drinking Water					
Batch: 6091195								
Lead	1.43	---	0.200	ug/L	1	10/01/16 14:44	EPA 200.8	
Lunch Prep Sink 004 (A6I0954-02)			Matrix: Drinking Water					
Batch: 6091195								
Lead	0.419	---	0.200	ug/L	1	10/01/16 14:37	EPA 200.8	
Basement Fountain 005 (A6I0954-03)			Matrix: Drinking Water					
Batch: 6100399								
Lead	10.5	---	0.200	ug/L	1	10/11/16 14:19	EPA 200.8	DW-D



Hope Charter School 3500 SW 104th Ave Beaverton, OR 97005	Project: Lead Drinking Water Project Number: [none] Project Manager: Robyn Stolin	Reported: 10/13/16 11:23
--	--	------------------------------------

QUALITY CONTROL (QC) SAMPLE RESULTS

Total Metals in Drinking Water by EPA 200.8 (ICPMS)

Analyte	Result	MDL	Reporting Limit	Units	Dil.	Spike Amount	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 6091195 - Matrix Matched Direct Inject						Drinking Water						
Blank (6091195-BLK1)						Prepared: 09/30/16 18:30 Analyzed: 10/01/16 13:43						
EPA 200.8												
Lead	ND	---	0.200	ug/L	1	---	---	---	---	---	---	---
LCS (6091195-BS1)						Prepared: 09/30/16 18:30 Analyzed: 10/01/16 13:45						
EPA 200.8												
Lead	16.9	---	0.200	ug/L	1	16.7	---	101	85-115%	---	---	---
Matrix Spike (6091195-MS2)						Prepared: 09/30/16 18:30 Analyzed: 10/01/16 14:46						
QC Source Sample: Lunch Prep Sink 004 (A610954-02)												
EPA 200.8												
Lead	15.5	---	0.200	ug/L	1	16.7	0.419	90	70-130%	---	---	---
Batch 6100399 - EPA 3015A						Drinking Water						
Blank (6100399-BLK1)						Prepared: 10/10/16 11:50 Analyzed: 10/11/16 14:12						
EPA 200.8												
Lead	ND	---	0.200	ug/L	1	---	---	---	---	---	---	---
LCS (6100399-BS1)						Prepared: 10/10/16 11:50 Analyzed: 10/11/16 14:13						
EPA 200.8												
Lead	16.0	---	0.200	ug/L	1	16.7	---	96	85-115%	---	---	---



Hope Charter School 3500 SW 104th Ave Beaverton, OR 97005	Project: Lead Drinking Water Project Number: [none] Project Manager: Robyn Stolin	Reported: 10/13/16 11:23
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SAMPLE PREPARATION INFORMATION

Total Metals in Drinking Water by EPA 200.8 (ICPMS)

Prep: EPA 3015A						Sample	Default	RL Prep
Lab Number	Matrix	Method	Sampled	Prepared	Initial/Final	Initial/Final	Factor	
Batch: 6100399								
A610954-03	Drinking Wa	EPA 200.8	09/30/16 08:30	10/10/16 11:50	45mL/50mL	45mL/50mL	1.00	
Prep: Matrix Matched Direct Inject						Sample	Default	RL Prep
Lab Number	Matrix	Method	Sampled	Prepared	Initial/Final	Initial/Final	Factor	
Batch: 6091195								
A610954-01RE1	Drinking Wa	EPA 200.8	09/30/16 08:20	09/30/16 18:30	45mL/50mL	45mL/50mL	1.00	
A610954-02	Drinking Wa	EPA 200.8	09/30/16 08:25	09/30/16 18:30	45mL/50mL	45mL/50mL	1.00	

Apex Laboratories



The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Lisa Domenighini, Client Services Manager

Hope Charter School
3500 SW 104th Ave
Beaverton, OR 97005

Project: **Lead Drinking Water**
Project Number: [none]
Project Manager: Robyn Stolin

Reported:
10/13/16 11:23

Notes and Definitions

Qualifiers:

DW-D Turbidity greater than 1 NTU. Sample was digested per EPA Method 200.8.

Notes and Conventions:

DET Analyte DETECTED

ND Analyte NOT DETECTED at or above the reporting limit

NR Not Reported

dry Sample results reported on a dry weight basis. Results listed as 'wet' or without 'dry' designation are not dry weight corrected.

RPD Relative Percent Difference

MDL If MDL is not listed, data has been evaluated to the Method Reporting Limit only.

WMSC Water Miscible Solvent Correction has been applied to Results and MRLs for volatiles soil samples per EPA 8000C.

Batch QC Unless specifically requested, this report contains only results for Batch QC derived from client samples included in this report. All analyses were performed with the appropriate Batch QC (including Sample Duplicates, Matrix Spikes and/or Matrix Spike Duplicates) in order to meet or exceed method and regulatory requirements. Any exceptions to this will be qualified in this report. Complete Batch QC results are available upon request. In cases where there is insufficient sample provided for Sample Duplicates and/or Matrix Spikes, a Lab Control Sample Duplicate (LCS Dup) is analyzed to demonstrate accuracy and precision of the extraction and analysis.

Blank Policy Apex assesses blank data for potential high bias down to a level equal to 1/2 the method reporting limit (MRL), except for conventional chemistry and HCID analyses which are assessed only to the MRL. Sample results flagged with a B or B-02 qualifier are potentially biased high if they are less than ten times the level found in the blank for inorganic analyses or less than five times the level found in the blank for organic analyses.

For accurate comparison of volatile results to the level found in the blank; water sample results should be divided by the dilution factor, and soil sample results should be divided by 1/50 of the sample dilution to account for the sample prep factor.

Results qualified as reported below the MRL may include a potential high bias if associated with a B or B-02 qualified blank. B and B-02 qualifications are not applied to J qualified results reported below the MRL.

--- QC results are not applicable. For example, % Recoveries for Blanks and Duplicates, % RPD for Blanks, Blank Spikes and Matrix Spikes, etc.

*** Used to indicate a possible discrepancy with the Sample and Sample Duplicate results when the %RPD is not available. In this case, either the Sample or the Sample Duplicate has a reportable result for this analyte, while the other is Non Detect (ND).



Appendix D

Asbestos Testing & Abatement Reports

1. Appendix D pg. 1-24: Lease exhibit E - Asbestos Survey 2014
2. Appendix D pg 1-4: PMG June 2016 abatement report
3. Appendix D pg 1-4: LabCor Sept. 2016 asbestos test results
4. Appendix D pg 1-6: PMG October 2016 abatement report
5. Appendix D pg 1-33: Phase II Asbestos Survey November 2017
6. Appendix D pg 1-4: January 2018 abatement report

EXHIBIT E
Asbestos Survey

Handwritten initials "LW" and a signature.

**Asbestos Survey
For
The Beaverton Elks Lodge
3500 S.W. 104th Avenue
Beaverton, Oregon 97005**

EIS Job No. 2014121

Prepared For:

**Banner Bank
Portland, Oregon**

Prepared by:

**Environmental Inspection Services
11981 Fargo Road N. E.
Aurora, Oregon 97002
Cell # (503) 680-6398
EMAIL: charles_a_spear@yahoo.com**

Charles A. Spear

**Charles A. Spear, Partner
AHERA Inspector No. 8305**

December 1, 2014



ENVIRONMENTAL INSPECTION SERVICES

SM
AS



Bus: 503.678.5063
Cell: 503.680.6398
Fax: 503.678.5063

11981 Fargo Road, NE
Aurora, OR 97002

charles_a_spear@yahoo.com

December 1, 2014
EIS JOB NO. 2014121

C/O Banner Bank

RE: Executive Summary of Report No. 2014121 Asbestos survey for
the Beaverton Elks Lodge located at 3500 S.W. 104th Avenue in
Beaverton, Oregon.

Dear Banner Bank,

This letter describes an initial asbestos sampling episode conducted by Charles A. Spear, AHERA asbestos inspector of Environmental Inspection Services (EIS), at the subject Beaverton Elks Lodge at 3500 S.W. 104th Avenue on Monday, November 24, 2014. A total of twelve (12) bulk samples of suspect asbestos-containing building materials (ACBM) samples were collected from the subject Elks Lodge interior functional spaces. Suspect asbestos-containing building materials (ACBM) sampled included sprayed-on application of acoustic ceiling material (popcorn), vinyl floor linoleum, moulding mastic adhesives, and wall plaster materials.

Actionable concentrations of asbestos were independently analytically detected in four (4) bulk submitted homogeneous bulk samples. All ACBM may be effectively managed in-place and are not an environmental concern at this time. All ACBM subject to mechanical damage by remodeling, renovation, or demolition must initially be abated by a licensed and certified asbestos abatement contractor in accordance with the Oregon Department of Environmental Quality (ODEQ) notification and abatement permitting requirements.

Page -1-

Friable chrysotile asbestos was detected in the following samples and locations of the subject Elks Lodge:

SAMPLE NO.	SAMPLE LOCATION	TYPE	DETECTION
1	Entry vinyl floor Mastic	gray vinyl	3%
8	Card room Card room	9 inch VAT Mastic	4% 6%
9	Rear bar floor	Red VAT Mastic	2% 4%
11	Side hallway	White/black VAT Mastic	3% 5%

VAT - Vinyl asbestos tile

Asbestos materials were not confirmed in sprayed-on applications of popcorn ceiling materials. No thermal system insulation (TSI) was observed in the subject building.

The subject Elks Lodge commercial one-story, remodeled and modern renovated 1960-vintage, 32,494 square foot, concrete-tilt up type building located at 3500 S.W. 104th Avenue assigned a Beaverton address. The subject Elks Lodge structure is partitioned into functional lodge entry, meeting, recreational, kitchen, and support spaces by woodframe partitions with modern sheet rock, wood, and plaster partitions. Floor surfaces are described as carpeted, and vinyl floor linoleum.

The ceiling surfaces are either covered by modern suspended ceiling tiles or sprayed-on applications of popcorn ceiling materials. Original building foundations are concrete. The building is heated by electricity and natural gas. No underground boiler room or related thermal system insulation (TSI) considerations were observed in the subject building during the site asbestos material inspection. Insulation is described as fiberglass.

The subject building materials were selected as homogenous sampling materials and selected for sampling. The subject test results do represent quantities and area square footage. No asbestos abatement is required at this time.

ASBESTOS SAMPLING ACTIVITY

Charles A. Spear of EIS, (AHERA Inspector No. 8305), collected a total of twelve (12) bulk samples with stainless steel sampling tool from the several forms of suspect asbestos-containing building materials (ACBM). The bulk samples of suspect ACBM material were collected in a statistically random manner and the samples collected from various functional areas to include entry rooms, recreational rooms, meeting rooms, bar areas, cardroom, and hallways. The collected samples were determined to be representative of the various floor and wall homogeneous surfacing materials.

The bulk samples were placed into re-labeled sample bags and submitted with a chain of custody documentation to EMS Laboratories located at 7469 Whitepine Road in Richmond, Virginia on Monday, November 24, 2014 and results were received by EIS on Monday, December 1, 2014.

The bulk samples were analyzed for the presence of asbestos by Polarized Light Microscopy per Test Method PLM EPA 600/R-03/116. Polarized Light Microscopy (PLM) is the EPA-approved method for analyzing bulk materials for asbestos. PLM utilizes a light microscope equipped with polarizing filters. The actual identification of asbestos fiber bundles is determined by the visual properties displayed when the sample is treated with various dispersion staining liquids. Actual bulk sample test results were received by EIS on Monday, December 1, 2014. A copy of the actual analytical test results and chain of custody documentation is attached for review.

ASBESTOS- REGULATION

Asbestos abatement is not required based on actual test results. All asbestos abatement projects do require notification and permit fee submittal to the ODEQ in advance of the project. Asbestos was not detected in this structure and abatement is not required based on test results.

The Oregon Occupational Safety and Health Division (OR-OSHA) has rules concerning worker training, building surveys, and the safe handling of non-friable asbestos. The ODEQ regulation 340-25-450 Asbestos Abatement Requirements Excerpted for emission standards and procedural requirements must be followed for asbestos abatement projects. Asbestos abatement is also covered in EPA 40 CFR Part 763; NESHAPS per 40 CFR part 61; and OSHA.

ASBESTOS-BACKGROUND

Asbestos is generally referred to as six naturally occurring fibrous minerals found in certain types of rock formations. The minerals Chrysotile, Amosite, and Crocidolite have been most commonly utilized in building materials. Asbestos is typically separated into very thin fibers. Asbestos is strong, incombustible, and corrosion resistant and was utilized early in the century into the 1970's. Asbestos may cause substantial health problems when it is inhaled in sufficient quantities.

Asbestos is considered to be a hazardous air contaminant and a known human carcinogen. Once used extensively as an insulation material, asbestos has been banned from most construction and manufacturing since the mid-1970's. The most dangerous forms of asbestos are those materials containing asbestos which can be easily crushed or crumbled known as "friable asbestos".

Friable asbestos is dangerous since asbestos fibers can be easily released into the air. Such activities as remodeling and demolition projects are likely to disturb asbestos. If asbestos-containing building materials (ACBM) are not handled properly then these types of projects can pose as a serious threat to workers and the general public.

The environmental Protection Agency (EPA) has been concerned with the disease-causing potential of non-industrial exposure to asbestos since the early 1970's. There is epidemiologic evidence linking airborne asbestos exposure by asbestos workers to various types of cancer and nonmalignant respiratory diseases, and from recognition that large quantities of asbestos have been found in building materials, insulation, and other products used in schools and other buildings.

The Oregon Department of Environmental Quality (ODEQ) Air quality Division is responsible with establishing protective measures in order to protect the general public from asbestos. The programs are coordinated with the Oregon Occupational Safety and Health Administration (OSHA).

The ODEQ has established a control program for asbestos to include:

- * Certification of asbestos abatement workers;
- * Accreditation of asbestos training course providers;
- * Licensing of asbestos abatement contractors;
- * Notification of asbestos abatement projects.

The principal objectives of the asbestos control program are to ensure asbestos abatement contractor education, knowledge, and awareness. The ODEQ also intends for proper asbestos identification, removal, and disposal techniques pursuant to both worker and workplace safety and health.

RECOMMENDATIONS

Asbestos abatement is not required based on actual test results. All asbestos abatement projects do require notification and permit fee submittal to the ODEQ in advance of the project. Asbestos abatement is not required at this time for exiting structures planned to remain based on test results.

LIMITATIONS

This asbestos inspection report letter was prepared in accordance with generally accepted AHERA standards of environmental practice at the time this investigation was performed. Evaluations of the conditions at the site for the purposes of this investigation were made from a limited number of observation points and may be subjective in some cases. A limited number of samples were analyzed for the presence of asbestos.

Environmental Inspection Services has prepared this report based on information collected from available records and files. The findings and conclusions are not to be regarded as scientific certainties. Findings are based on professional judgement concerning data significance. We trust this letter submittal fulfills your present requirements. If there are any questions feel free to contact me at 1-503-680-6398.

Respectfully submitted,



Charles Arthur Spear, Partner
Registered Environmental Assessor (REA-01241)
AHERA INSPECTOR 8305

APPENDIX 1.0
ANALYTICAL TEST RESULTS

San
D



Asbestos Bulk Analysis Report

Environmental Hazards Services, L.L.C.
7469 Whitepine Rd
Richmond, VA 23237
Telephone: 800.347.4010

Report Number: 14-11-02939

Client: Environmental Inspection Services
11981 Fargo Road, NE
Aurora, OR 97002

Received Date: 11/25/2014
Analyzed Date: 11/29/2014
Reported Date: 12/01/2014

Project/Test Address: Elks Lodge; 3500 SW 104th Ave.

Client Number:
38-1916

Laboratory Results

Fax Number:
503-678-5063

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
14-11-02939-001A	1	Linoleum	Gray Vinyl; Fibrous; Inhomogeneous	NAD	28% Cellulose 72% Non-Fibrous
14-11-02939-001B	1	Mastic	Tan Adhesive; Homogeneous	3% Chrysotile	97% Non-Fibrous
Total Asbestos: 3%					
14-11-02939-002	2		Beige Granular; White Paint-Like; Inhomogeneous	NAD	100% Non-Fibrous
14-11-02939-003	3		Beige Granular; White Paint-Like; Inhomogeneous	NAD	100% Non-Fibrous
14-11-02939-004	4		Beige Granular; White Paint-Like; Inhomogeneous	NAD	100% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 38-1916

Report Number: 14-11-02939

Project/Test Address: Elks Lodge; 3500 SW 104th Ave.

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
14-11-02939-005	5		Beige Granular; White Paint-Like; Inhomogeneous	NAD	100% Non-Fibrous
14-11-02939-006	6		Beige Granular; Paint-Like; Inhomogeneous	NAD	100% Non-Fibrous
14-11-02939-007A	7	Tile	Gray Vinyl; Homogeneous	NAD	100% Non-Fibrous
14-11-02939-007B	7	Mastic	Tan/Black Adhesive; Inhomogeneous	NAD	100% Non-Fibrous
14-11-02939-008A	8	Tile	Beige Vinyl; Homogeneous	4% Chrysotile	96% Non-Fibrous
				Total Asbestos: 4%	
14-11-02939-008B	8	Mastic	Black Tar-Like; Homogeneous	6% Chrysotile	94% Non-Fibrous
				Total Asbestos: 6%	
14-11-02939-008C	8	Leveling Comp.	Off-White Granular; Homogeneous	NAD	2% Cellulose 98% Non-Fibrous
14-11-02939-009A	9	Tile	Red Vinyl; Homogeneous	2% Chrysotile	98% Non-Fibrous
				Total Asbestos: 2%	

Environmental Hazards Services, L.L.C

Client Number: 38-1916

Report Number: 14-11-02939

Project/Test Address: Elks Lodge; 3500 SW 104th Ave.

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
14-11-02939-009B	9	Mastic	Black Tar-Like; Homogeneous	4% Chrysotile	96% Non-Fibrous
Total Asbestos: 4%					
14-11-02939-010	10		White Granular; Beige Vinyl-Like; Tan Fibrous; Yellow Paint-Like; Inhomogeneous	NAD	30% Cellulose 70% Non-Fibrous
14-11-02939-011A	11	Tile	Off-White/Black Vinyl; Homogeneous	3% Chrysotile	97% Non-Fibrous
Total Asbestos: 3%					
14-11-02939-011B	11	Mastic	Black Tar-Like; Homogeneous	5% Chrysotile	95% Non-Fibrous
Total Asbestos: 5%					
14-11-02939-012	12		Brown/Tan Adhesive; Tan Fibrous; Inhomogeneous	NAD	12% Cellulose 88% Non-Fibrous

Environmental Hazards Services, L.L.C

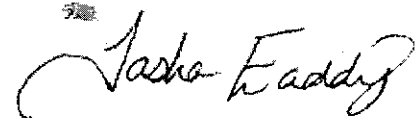
Client Number: 38-1916

Report Number: 14-11-02939

Project/Test Address: Elks Lodge; 3500 SW 104th Ave.

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
QC Sample:	77-M22010-4				
QC Blank:	SRM 1866 Fiberglass				
Reporting Limit:	1% Asbestos				
Method:	EPA Method 600/R-93/116, EPA Method 600/M4-82-020				
Analyst:	Vickie Holmes				

Reviewed By Authorized Signatory:



Tasha Eaddy
QA/QC Clerk

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Each distinct component in an inhomogeneous sample was analyzed separately and reported as a composite. Results represent the analysis of samples submitted by the client. Sample location, description, area, volume, etc., was provided by the client. This report cannot be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2319 NY ELAP #11714 NVLAP #101882-0. All information concerning sampling location, date, and time can be found on Chain-of-Custody. Environmental Hazards Services, L.L.C. does not perform any sample collection.

Environmental Hazards Services, L.L.C. recommends reanalysis by point count (for more accurate quantification) or Transmission Electron Microscopy (TEM) (for enhanced detection capabilities) for materials regulated by EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by polarized light microscopy (PLM). Both services are available for an additional fee.

400 Point Count Analysis, where noted, performed per EPA Method 600/R-93/116 with a Reporting Limit of 0.25%.

* All California samples analyzed by Polarized Light Microscopy, EPA Method 600/M4-82-020, Dec. 1982.

LEGEND: NAD = no asbestos detected



12PLM



Environmental Hazards Services, I.L.C.

www.lesclab.com 7469 Whitepine Rd
(800)347-4010 Richmond, VA
(804)275-4907 (fax) 23237

Asbestos Chain-of-Custody

14-11-02939



Due Date:
12/01/2014
(Monday)
AE



Company Name: Environmental Services

Address: 1581 Fernwood Road

City/State/Zip: Annapolis MD 21401

Phone: (303) 680-6338 Fax: ()

Project Name: Charles a. Spear Co. garage

City/State (Required): Baltimore MD

Collector: ELKS LONGER 3500 SW 10th Ave

Turn Around Times: 1 - Day 2 - Day 3 - Day Same Day (Must Call Ahead) Weekend (Must Call Ahead)

If no TAT is specified, sample(s) will be processed and charged as 3-day TAT.

No.	Client Sample ID	Date Collected	ASBESTOS						AIR			Volume (Total Liters)	COMMENTS
			PM 10 (100)	PM 10 (100)	PM 10 (100)	PM 10 (100)	PM 10 (100)	PM 10 (100)	FlowRate (l/min)	Total Time (minutes)			
1	gray pot wire	11/24/14	<input checked="" type="checkbox"/>										entry bar file
2	popcorn ceiling		<input checked="" type="checkbox"/>										entry - recep - ceiling
3	popcorn ceiling		<input checked="" type="checkbox"/>										entry recep - damaged ceiling
4	popcorn ceiling		<input checked="" type="checkbox"/>										entry recep - damaged ceiling
5	popcorn ceiling		<input checked="" type="checkbox"/>										popcorn ceiling (main)
6	popcorn ceiling		<input checked="" type="checkbox"/>										entry office - recep
7	gray pot wire		<input checked="" type="checkbox"/>										factory file - 1 VAT grey
8	Card from G.W.		<input checked="" type="checkbox"/>										9" VAT - alt pot - card room
9	Reac pot 1" Vn		<input checked="" type="checkbox"/>										Reac pot 1" Vn
10	Reac pot 1" Vn		<input checked="" type="checkbox"/>										Reac pot 1" Vn

Signature: Charles Spear

Signature: RTH

Date/Time: 11/24/14 - 3:20

Date/Time: 11.25.14

AM



Environmental Hazards Services, LLC

www.leadlab.com 7469 Whitepine Rd
(800)347-4010 Richmond, VA
(804)275-4907 (fax) 23237

Asbestos Chain-of-Custody

2939
~ For Lab Use Only ~

Company Name: Environmental Inspection Svc. Address: 1971 Forge Rd. City/State/Zip: Henrico VA 23060

Phone: (83) 680-6398 Fax: () Email: charles@env-insp.com Project Name: ELKS Lodge - 300 S.W. 104th Ave City/State (Required): Beaverton OR

Turn Around Times: 1 - Day 3 - Day Weekend (Must Call Ahead)

If no TAT is specified, sample(s) will be processed and charged as 3-day TAT.

No.	Client Sample ID	Date Collected	ASBESTOS						AIR			Volume (Total Liters)	COMMENTS	
			PM	PM	PM	PM	PM	PM	Flow Rate (L/min)	Total Time (minutes)				
1	Side hallway 11/24/14	11/24/14	✓											
2	Side hallway corner		✓											Exp. 1 while prep work Monday M-S-T-C
3														
4														
5														
6														
7														
8														
9														
10														

Released by: Charles Spear Signature: Charles Spear Date/Time: 11/24/14

Received by: RTH Signature: [Signature] Date/Time: 11/25/14

SM

APPENDIX 2.0
ASBESTOS REGULATIONS

SM
D

Fact Sheet

Asbestos Building Survey Requirement

What is the survey requirement?

DEQ's asbestos survey rule requires that an inspection be performed before any demolition or renovation activities to determine the presence of friable and nonfriable asbestos-containing materials, commonly known as ACM.

Who must get a survey done?

All facility owners, including but not limited to manufacturing facilities, public and private building owners and operators, commercial facilities, apartment complexes, and residential buildings with more than four dwelling units undertaking a demolition or renovation project will be required to have an asbestos survey performed.

The survey rule does not apply to residential buildings with four or fewer dwelling units or a single private residence that is not used as a commercial business. However, contractors and building owners or operators are responsible for ensuring that all ACMs are properly abated prior to any renovation or demolition whether a survey is performed or not.

What is a demolition or renovation project?

Demolition is defined as wrecking that involves the removal of load-supporting members and/or intentional burning. Renovation is defined as altering in any way one or more facility components that does not involve removing a load-supporting member.

Who can perform the survey?

An accredited inspector is required to perform the asbestos survey. Accredited inspector training is in accordance with the Asbestos Hazard Emergency Response Act program regulations, also known as AHERA and the Model Accreditation Program training rules in 40 CFR Part 763.

For training courses contact PBS Environmental Building Consultants at 503-248-1939.

What does DEQ mean by survey?

Generally, DEQ will require a sample of each type of material suspected to contain asbestos be collected and analyzed before any demolition or renovation project takes place. A list of laboratories that perform asbestos analysis is available online:

<http://www.deq.state.or.us/oq/asbestos>

For example: When complete demolition or extensive renovation is to occur, a thorough asbestos survey will be required. If only a partial renovation activity is to take place, such as a kitchen remodel, then only that area of the structure requires a survey. If a single material, such as sheet vinyl flooring is to be removed, then only one sample of each layer of flooring will need to be collected and analyzed. An accredited inspector need not be used when a single material is involved.

When the suspected material involves either blown or troweled on surfacing material such as popcorn ceiling texture, DEQ recommends collecting several samples from different locations in the project area and have all of the samples analyzed.

A copy of the survey report, or the lab analysis report when appropriate, must be kept onsite during the demolition or renovation project. A survey report includes documentation of all of the samples collected, locations of where the samples were collected, results of the laboratory analysis and an evaluation of the materials to assess its friable or nonfriable condition, if applicable.

Recognize that a survey is not a 100 percent guarantee that all ACMs have been identified. Other suspect materials can be found in areas which were not accessible during the survey such as behind walls, under carpet, etc. During the demolition and renovation activities, an appropriately training person should be on site and attentive for the discovery of additional ACMs.

When is a survey not required?

Anyone may presume that a single material contains asbestos and have it properly abated without conducting a survey. DEQ has discretion to approve alternatives to the asbestos requirements under OAR 340-248-0270(12). Such an alternative could allow an owner or operator to assume that all suspect materials contain asbestos. In this instance, the owner or operator must contact DEQ before starting the project to obtain written approval of the alternative method.



State of Oregon
Department of
Environmental
Quality

Asbestos Program

<http://www.deq.state.or.us/oq/asbestos/>

Contact Information:

Clackamas, Clatsop,
Columbia, Multnomah,
Tillamook and Washington
Counties, call the
Northwest Region –
Portland Office at 503-
229-5982, 503-229-5364 or
800-452-4011

Benton, Lincoln, Linn,
Marion, Polk and Yamhill
Counties, call the Western
Region – Salem Office at
503-378-5086 or 800-349-
7677

Jackson, Josephine and
Eastern Douglas Counties
call the Western Region –
Medford Office at 541-
776-6107 or 877-823-3216.

Coos, Curry and Western
Douglas Counties, call the
Western Region – Coos
Bay Office at 541-269-
7721, ext. 233

Crook, Deschutes, Harney,
Hood River, Jefferson,
Klamath, Lake, Sherman
and Wasco Counties, call
the Eastern Region – Bend
Office at 541-633-2019 or
866-863-6668

Baker, Gilliam, Grant,
Malheur, Morrow,
Umatilla, Union, Wallowa
and Wheeler Counties, call
the Eastern Region
Pendleton Office at 541-
278-4626 or 800-304-3513

Lane County, call the Lane
Regional Air Protection
Agency at 541-736-1056

Last Updated: 2/2/14
By: Don Boyd

Materials that commonly contain asbestos, such as popcorn ceiling texture, cement siding, and vinyl floor tile, are candidates for material that may be presumed to contain asbestos and properly abated in accordance with the rules.

However, you cannot assume that a material does not contain asbestos. Laboratory analysis is the only method to verify a material is negative for asbestos.

When will a survey always be required?

A survey will be required for all public and private buildings and residential structures with more than four dwelling units before renovation, demolition, or intentional burning.

When did these requirements take effect?

The rules were adopted by the Environmental Quality Commission on January 25, 2002 and the rules became effective on February 4, 2002.

Additional information is available online:
<http://www.deq.state.nj.us/aq/asbestos>

Alternative Formats

Alternative formats of this document can be made available. Contact DEQ's Office of Communications & Outreach for more information at 503-229-5696.



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Air Quality Asbestos

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- For Building Owner/Operator Landlord
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Asbestos

What is asbestos?

Asbestos is the name given to a number of naturally-occurring fibrous minerals that are very strong, heat-resistant and extremely durable. Because of these properties, asbestos has been used to make a wide range of construction materials such as roofing shingles, ceiling and floor tiles, insulation, adhesives, and cement siding; safety textiles; and friction products such as automobile clutch, brake and transmission parts.

What are the health effects of asbestos?

Exposure to asbestos increases your risk of developing lung disease as fibers become embedded and accumulate in lung tissue over time. There is no known safe level of exposure to asbestos, so contact with any amount of asbestos should be avoided. Disease symptoms may take several years to develop following exposure. The most common asbestos-related lung diseases are:

Asbestosis: Asbestosis is a serious, progressive, long-term non-cancer disease of the lungs. It is caused by inhaling asbestos fibers that irritate lung tissues and cause the tissues to scar. The scarring makes it hard for oxygen to get into the blood. Symptoms of asbestosis include shortness of breath and a dry, crackling sound in the lungs while inhaling. There is no effective treatment for asbestosis.

Lung Cancer: Lung cancer causes the largest number of deaths related to

12/1/2014

asbestos exposure. People who work in the mining, milling, manufacturing of asbestos, and those who use asbestos and its products are more likely to develop lung cancer than the general population. The most common symptoms of lung cancer are coughing and a change in breathing. Other symptoms include shortness of breath, persistent chest pains, hoarseness, and anemia.

Mesothelioma: Mesothelioma is a rare form of cancer found in the thin lining (membrane) of the lung, chest, abdomen, and heart and almost all cases are linked to exposure to asbestos. This disease may not show up until many years after asbestos exposure.

The difference between friable and nonfriable

Friable asbestos-containing material can be easily crushed by your hand. It is not sealed to prevent small pieces from escaping. In this condition, the fibers are easily released into the air and are more likely to be inhaled. Examples: sheet vinyl flooring, insulation on piping, duct and boilers, fireproofing, ceiling texture and panel products, and soundproofing.

Nonfriable asbestos-containing materials are sealed or bound together in solid form so the fibers cannot readily escape. While nonfriable asbestos is generally considered safe if maintained in good condition, it can become friable if mishandled or damaged. Examples: vinyl floor tile, AC water pipe, and cement (transite) siding or roofing.

[print version]

Oregon Department of Environmental Quality

Headquarters: 811 SW Sixth Ave., Portland, OR 97204-1390

Phone: 503-229-5496 or toll free in Oregon: 1-800-452-4011

Oregon Telecommunications Relay Service: 1-800-735-2900 FAX: 503-229-6124

The Oregon Department of Environmental Quality is a regulatory agency authorized to protect Oregon's environment by the State of Oregon and the Environmental Protection Agency.

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APPENDIX 3.0
CONSULTANT RESUME

GAZ
B

RESUME

CHARLES ARTHUR SPEAR

CERTIFIED ENVIRONMENTAL CONSULTANT (CEC)
ENVIRONMENTAL ASSESSMENT ASSOCIATION

REGISTERED ENVIRONMENTAL ASSESSOR
REA - 01241

AHERA INSPECTOR (EPA CERTIFICATION NO. 342-48-8305)

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 2,500 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 demilitarization and remediation as a decontamination 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: Housing & Urban Development, 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 industrial and process 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 boxboard 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)
Oregon and permanent assignment 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, Remedial 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

- * American Standard for Testing & Materials ASTM E1527-00 Training
- * 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) Certified Inspector & Risk Assessor

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

Handwritten signature and initials in the bottom right corner of the page.

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

Certification

- * U.S. Army MOS 54E20 - U.S. Army Chemical Corps.
- * International Fire Code Institute (IFCI) Certified UST Supervisor
- * International Fire Code Institute (IFCI) Certified Soil Matrix Assessor
- * Certified Hazardous Waste Manager
- * 40-hour OSHA Training
- * 40-hour OSHA Supervisor Training
- * Registered Environmental Assessor (DOE)
- * DEQ Registered UST Supervisor
- * DEQ Registered Soil Matrix Assessor
- * Resolution Trust Corporation (RTC) approved Environmental Assessor
- * California Registered Environmental Assessor (REA-01241)
- * Department of Ecology (DOE) Registered Environmental Assessor
- * Environmental Assessment Association, Certified Environmental Inspector & Transaction Specialist (CEI-10364)
- * Environmental Assessment Association, Certified Environmental Consultant (CEC)
- * AIHRA Certified Asbestos Inspector
- * Wetland Delineator Graduate Wetland Training Institute, University of Portland 1997
- * EPA / HUD LBP Inspector & Risk Assessor
- * ASTM Training class, May, 2004





27090 SE HWY 224

Eagle Creek, OR 97022

Tel: 503-761-5924 Fax: 503-523-0094

MBE/DBE/WBE/ESB #3516

CCB# 155390

October 27, 2017

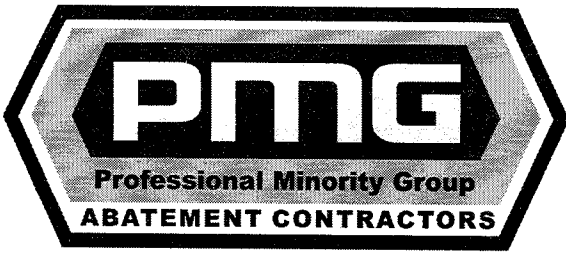
RE: 3500 SW 104th Ave, Beaverton OR 97005

The address mentioned above had Non-friable floor tile removed June 10-11, 2015. According to DEQ regulations an air monitoring wasn't required due to the nature of the materials.

If you have any questions, please feel free to call us at 503-761-5924

Project Manager

Gilberto Martinez



27090 SE HWY 224
 Eagle Creek, OR 97022
 MBE/DBE/WBE/ESB #3516
 CCB# 155390

Invoice	
Date	Invoice #
6/17/2015	11210

Bill To:
Stu Lindquist

Terms	Project #
Net 30	1658-2

Description

Job location: 3500 SW 104th Ave, Beaverton OR 97005

Scope of work: Proper removal, disposal and clean up asbestos containing materials as stated in signed contractor dated 5/28/15

Dates of service: June 10-11, 2015

Contract amount: \$ 3,500.00

**NOW ACCEPTING
CREDIT CARDS**

N.S.F. Check charge is \$75.00. A finance charge of 1.5% per month, 18% per year, \$1.00 minimum, may be assessed on any amount due which remains unpaid 10 days before the end of the current service period.

Thank you for your business!

Phone #	Fax #	Web Site	Balance Due: \$3,500.00
503-761-5924	503-523-0094	www.pmgasbestosinc.com	

1658-2



ASN 6

DEQ NOTIFICATION FORM Nonfriable Asbestos Abatement

For DEQ use only	
Date Received:	JUN 05 2015
Amount Received:	100/300
Check Number:	11568
Project Number:	

ATTENTION!

CONTRACTORS/OPERATORS: This notification is not complete unless it is accompanied by the required \$100.00 fee and is submitted 5 days prior to the start date. To inquire about a waiver of the 5-day waiting period or for other information call 1-800-452-4011 for the phone number of your local regional DEQ office. [Click here](#) to find the information online.

EMERGENCY (Emergency notifications require a 50% fee increase)

Emergency Approved by (list DEQ staff): _____ **Date:** _____

List the Reason for the Emergency _____
(i.e. Fire or Water Damage, Dangerous Structure, etc.)

Is this a revision to a previous notification? Yes No Revision# 1

Start date of project: 6/10/2015 End date of project: ~~6/30/2015~~ 6-11-15

Days of week and hours to be worked: MONDAY TO FRIDAY 7AM TO 4:30PM

Project site name: LINDQUIST CO. Building Owner: Stu Lindquist

Project address: 3500 SW 104TH AVENUE

(Include Apt #, Floor #, Bldg #, school name or any other pertinent site location information)
City: BEAVERTON County: WASHINGTON State: OR Zip: 97005

Was a survey performed or samples collected: Yes: No: By whom? BUILDING OWNER

Type of nonfriable material to be removed: FLOOR TILE

Amount of nonfriable asbestos material to be removed. Square or Linear footage: 1800 SQ FT

Contractor/Operator name: PMG INC Phone: 503-761-5924

Contractor/Operator address: 27090 SE HWY 224

City: EAGLE CREEK County: CLACK State: OR Zip: 97022

CCB registration number: 155390 Competent Person: GERARDO MERINO

Waste disposal site: WASCO COUNTY LANDFILL

Site address: 2550 STEELE RD

City: THE DALLES County: WASCO State: OR Zip: 97058

Waste hauler: FLANNERY'S DROP BOX Phone: 503-669-8002

Sign below and send this form with the appropriate fee to The DEQ Business Office at 811 SW 6th Ave., Portland, OR 97204. Make checks payable to "DEQ"

Name of owner, operator or contractor: PMG INC

Name: GILBERTO MARTINEZ Phone: 503-761-5924

Signature: *(Signature)* (PLEASE PRINT) Date: 6/1/2015

I certify that the information contained in this notification are true and correct to the best of my knowledge and belief.

CAUTION! If the material being removed is handled in a manner that causes it to become friable (shattered, pulverized, or reduced to dust), then only a DEQ licensed asbestos abatement contractor may perform the removal work. Submit nonfriable notifications and fees in accordance with OAR 340-248-0260. Revisions to notifications may be emailed or faxed to the appropriate DEQ regional office. Fax numbers: Portland at 503-229-6957, Bend at 541-388-8283, Pendleton 541-278-0168, Salem at 503-378-4196, Medford at 541-776-6262 or Coos Bay 541-269-7984.

(Revised 4/14)

edu: 6-11-15

1058-2

ASN 4 ASBESTOS WASTE SHIPMENT REPORT FORM



PLEASE PRINT OR TYPE. If you have questions, contact your local DEQ Regional Office in Portland 503-229-5364, Salem 503-378-5086, Medford 541-776-6107, Coos Bay 541-269-2721 ext. 222, Bend 541-633-2019, or Pendleton 541-278-4626.

WASTE GENERATOR: (Contractor, Facility, or Operator)

- Asbestos removal site name and address: Unquist Co.
3500 SW 104th Ave Beaverton/OR Washington 97005
Street City/State County Zip
 Contact person: GILBERTO MARTINEZ Phone: 503-849-9284
- Contractor/Operator's name and address: PMG INC Phone: 503-761-5924
27090 SE HWY 224 EAGLE CREEK, OR CLACK 97022
Street City/State County Zip
- Waste disposal site: WASCO CNTY LANDFILL Phone: 541-296-4082
2550 STEELE RD THE DALLES OR WASCO 97058
Street City/State County Zip
- Describe asbestos materials: Tile
- Containers: Number: 9 Type: Drums
- Total quantity (cubic yards): 3
- OPERATOR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packaged, marked and labeled, and are in all respects in proper condition for transport according to all government regulations. All movement of this asbestos-containing material is recorded on this Waste Shipment Record Form.

Agent: ~~P. M. FRANCISCO MD~~ Company: PMG INC

Address: 29090 SE HWY 224 Eagle Creek Phone: 503-761-5924 Date: _____
FAIRVIEW OR 97022

TRANSPORTER(S):

- Transporter #1: (Acknowledgment of receipt of materials)
 Agent: Patrick Swinnen Company: Plannery S
 Address: Po Box 849 Fairview OR 97024 Phone: 503 669 8002
 Signature: [Signature] Date: 6/12/15
- Transporter #2: (Acknowledgment of receipt of materials)
 Agent: _____ Company: _____
 Address: _____ Phone: _____
 Signature: _____ Date: _____

DISPOSAL: (Certification of receipt of asbestos materials covered by this manifest, except as noted in item 11 below.)

- Waste Disposal Site: WASCO COUNTY LANDFILL
 Name and Title: [Signature] Date: JUN 12 2015
 Signature: [Signature] Phone: 541-296-4032
- DISCREPANCY SPACE: (Add attachments as needed)



Lab/Cor Portland, Inc.

4321 SW Corbett Ave., Ste A
Portland, OR 97239

BULK SAMPLE ASBESTOS ANALYSIS

Phone: (503) 224-5055
<http://www.labcorpdx.net>

Asbestos and Environmental Analysis

Client: Lindquist Development Co.
PO Box 42135
Portland, OR 97242

Report Number: 164192R01
Report Date: 09/13/2016

Job Number: 164192

P.O. No: n/a

Project Name: 3500 SW 104th

Project Number:

Project Notes:

Client Sample ID: 1	Sample ID: S1				Date Analyzed: 09/13/2016	Analyst: Stephanie Golden
Client Sample Description: Kitchen Ceiling Layer						Percent Asbestos:
Asbestos Mineral Fibers	Percent:	Chrysotile	Amosite	Crocidolite		
Layer 01						
compressed fibers material, tan with paint, off-white	85 %	-	-	-		NAD
Layer 02						
mastic, dark brown	15 %	-	-	-	Anthophyllite- Trace	< 1 %
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other	Matrix
Layer 01	30 %	15 %	55 %	-	-	0 %
Layer 02	-	-	-	-	Talc 1 %	99 %

Client Sample ID: 2	Sample ID: S2				Date Analyzed: 09/13/2016	Analyst: Stephanie Golden
Client Sample Description: Bar Layer						Percent Asbestos:
Asbestos Mineral Fibers	Percent:	Chrysotile	Amosite	Crocidolite		
Layer 01						
hard vinyl, tan	95 %	7 %	-	-		7 %
Layer 02						
mastic, black	5 %	-	-	-		NAD
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other	Matrix
Layer 01	-	-	-	-	-	93 %
Layer 02	-	-	-	-	-	100 %

**Lab/Cor Portland, Inc.**4321 SW Corbett Ave., Ste A
Portland, OR 97239**BULK SAMPLE ASBESTOS ANALYSIS**Phone: (503) 224-5055
<http://www.labcorpdx.net>*Asbestos and Environmental Analysis***Job Number: 164192****Report Number: 164192R01****Report Date: 09/13/2016**

Client Sample ID: 3	Sample ID: S3				Date Analyzed: 09/13/2016	Analyst: Stephanie Golden
Client Sample Description:	Behind Bar Layer					
Asbestos Mineral Fibers	Percent:	Chrysotile	Amosite	Crocidolite		Percent Asbestos:
Layer 01	hard vinyl, red	60 %	-	-	-	NAD
Layer 02	mastic, black	1 %	2 %	-	-	2 %
Layer 03	hard vinyl, tan	38 %	7 %	-	-	7 %
Layer 04	mastic, black	1 %	-	-	-	NAD
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other	Matrix
Layer 01	-	-	-	-	-	100 %
Layer 02	-	-	-	-	-	98 %
Layer 03	-	-	-	-	-	93 %
Layer 04	-	-	-	-	-	100 %

Client Sample ID: 4	Sample ID: S4				Date Analyzed: 09/13/2016	Analyst: Stephanie Golden
Client Sample Description:	Card Room Layer					
Asbestos Mineral Fibers	Percent:	Chrysotile	Amosite	Crocidolite		Percent Asbestos:
Layer 01	hard vinyl, off-white	98 %	3 %	-	-	3 %
Layer 02	mastic, black	2 %	3 %	-	-	3 %
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other	Matrix
Layer 01	-	-	-	-	-	97 %
Layer 02	-	-	-	-	-	97 %

**Lab/Cor Portland, Inc.**4321 SW Corbett Ave., Ste A
Portland, OR 97239**BULK SAMPLE ASBESTOS ANALYSIS**Phone: (503) 224-5055
http://www.labcorpdx.net*Asbestos and Environmental Analysis***Job Number: 164192****Report Number: 164192R01****Report Date: 09/13/2016**

Client Sample ID: 5	Sample ID: S5				Date Analyzed: 09/13/2016	Analyst: Stephanie Golden	Percent Asbestos:
Client Sample Description:	Kitchen Hallway Layer						
Asbestos Mineral Fibers	Percent:	Chrysotile	Amosite	Crocidolite			
Layer 01	hard vinyl, off-white	98 %	Trace	-	-		< 1 %
Layer 02	mastic, black	2 %	4 %	-	-		4 %
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
Layer 01	-	-	-	-	-		100 %
Layer 02	-	-	-	-	-		96 %

Client Sample ID: 6	Sample ID: S6				Date Analyzed: 09/13/2016	Analyst: Stephanie Golden	Percent Asbestos:
Client Sample Description:	Bathroom Hall off Bar Layer						
Asbestos Mineral Fibers	Percent:	Chrysotile	Amosite	Crocidolite			
Layer 01	mastic, off-white/gray	2 %	-	-	-		NAD
Layer 02	hard vinyl, tan	93 %	2 %	-	-		2 %
Layer 03	mastic, brown	5 %	-	-	-	Anthophyllite- Trace	< 1 %
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
Layer 01	-	15 %	-	8 %	-		77 %
Layer 02	-	-	-	-	-		98 %
Layer 03	-	-	-	-	Talc	2 %	98 %



Lab/Cor Portland, Inc.

4321 SW Corbett Ave., Ste A
Portland, OR 97239

BULK SAMPLE ASBESTOS ANALYSIS

Asbestos and Environmental Analysis

Phone: (503) 224-5055
http://www.labcorpdx.net

Job Number: 164192


Report Number: 164192R01

Report Date: 09/13/2016

This laboratory participates in the National Voluntary Laboratory Accreditation Program (NVLAP).
Testing method is per 40 CFR 763 Subpart E, Appendix A, PLM.

- "NAD" is No Asbestos Detected.
- Asbestos consists of the following minerals: chrysotile, amosite, crocidolite, tremolite, actinolite, anthophyllite.
- Material binders, such as those found in vinyl floor tiles, may prevent the detection of small diameter asbestos fibers. A gravimetric preparation and point-count is recommended for such samples.
- Quantitative analysis by PLM point count or TEM may be recommended for samples testing at < or = to 1% asbestos.
- The following estimate of error for this method by visual estimation of asbestos percent are as follows:
- 1% asbestos: 0-3% error, 5% asbestos: 1-9% error, 10% asbestos: 5-15% error, 20% asbestos: 10-30% error.
- This report pertains only to the samples listed on the report. Report considered valid only when signed by analyst

Reviewed by:

Digital Signature for Lab Use Only

 X Digital Signature for Lab Use Only

Stephanie Golden
Technical Manager



27090 SE HWY 224
Eagle Creek, OR 97022
Tel: 503-761-5924 Fax: 503-523-0094

Date: 10-19-2017

Re: Guarantee Letter of Removal of Asbestos Containing Materials

Address: 3500 SW 104th Ave, Beaverton, OR 97005

This serves as our completion letter for the above project. As of 10-22-2016 Professional Minority Group Inc. has properly removed and disposed of the Asbestos Containing Materials.

Professional Minority Group Inc., warrants that all work has been done in a workmanlike manner and disposed of according to the best standard practices following local, state, and federal regulatory agencies such as DEQ, EPA, OSHA, and OR-OSHA. The DEQ notification has been closed. This letter should be kept with the permanent records for the property.

Thank you for the opportunity to work with you. We look forward hearing from you in the future should the need arise. Please contact me if you have any questions regarding this project at (503) 761-5924.

Sincerely,
Rosa Martinez
President/Contracting Manager
PMG Inc.

#1943-1



State of Oregon
Department of
Environmental
Quality

ASN 1

DEQ PROJECT NOTIFICATION FORM
For the Abatement of
Friable Asbestos-Containing Material

For DEQ use only
Date Received <u>SEP 30 2016</u>
Amount Received <u>\$ 900⁰⁰</u>
Check Number <u>12326</u>
Project Number _____

ATTENTION! This notification must be complete and received by DEQ at least 10 days before the start date of any friable asbestos abatement project and accompanied by the notification fee.

PROJECT CATEGORY AND NOTIFICATION FEE

- EMERGENCY (Emergency notifications require a 50% fee increase)
Emergency Approved by (list DEQ staff): _____ Date: _____
List the Reason for the Emergency _____
(i.e. Fire or Water Damage, Dangerous Structure, etc.)
- A. \$100 for each project with less than 40 linear or 80 square feet of asbestos-containing material or for each residential abatement project.
B. \$200 for projects from 40 to 259 linear feet or 80 to 159 square feet of asbestos-containing material.
C. \$400 for projects from 260 to 1299 linear feet or 160 to 799 square feet of asbestos-containing material.
D. \$525 for projects from 1300 to 2599 linear feet or 800 to 1599 square feet of asbestos-containing material.
E. \$900 for projects from 2600 to 4999 linear feet or 1600 to 3499 square feet of asbestos-containing material.
F. \$1,050 for projects from 5000 to 9999 linear feet or 3500 to 5999 square feet of asbestos-containing material.
G. \$1,700 for projects from 10,000 to 25,999 linear feet or 6000 to 15,999 square feet of asbestos-containing material.
H. \$2,800 for projects from 26,000 to 259,999 linear feet or 16,000 to 159,999 square feet of asbestos-containing material.
I. \$3,500 for projects 260,000 linear feet or more or 160,000 square feet or more of asbestos-containing material.

1. Is this a revision to a previous notification? Yes Revision# _____ No

2. Asbestos abatement project starting date: 10/17/16 Completion date: 10/26/2016

3. Project site name: ELK BLDG,
Address: 3500 SW 104TH AVE BEAVERTON WA 97005
(Street Address) (Apt #, Floor #, Bldg #) (City) (County) (ZIP)

4. Property Owner: STU LINDQUIST
Address: PO BOX 42135 PDX, OR 97242
(City) (State) (ZIP)

5. Site Contact: STU LINDQUIST Phone: 503 710-8592

6. Type of structure: _____
COMERCIAL BLDG,

7. Present use of structure: _____
EMPTY DURING ABATEMENT

8. Was a survey performed or sample(s) collected? Yes: No:
Who performed the survey or collected the samples?

9. Will this be a complete demolition? Yes: No:
If yes, give demolition start date: _____

10. List the asbestos-containing materials, % asbestos and where it is located in facility: _____
ASSUMED ACM POPCORN CEILING AND FLOOR TILE AND MASTIC

11. Quantity of asbestos material to be removed or encapsulated:
Linear feet: _____ Square feet: 3,340SF

12. Abatement Contractor Name: _____
PMG INC
Address: 27090 SE HWY 224 EAGLE CREEK OR 97022
(City) (State) (ZIP)
Phone: 503-761-5924
DEQ license number: FSC-696

13. Describe method of removal or encapsulation:
WET METHODS UNDER NEGATIVE PRESSURE ENCLOSURE

14. Days of week and hours of day to be worked:
MONDAY TO FRIDAY 7AM TO 3:30PM

15. Oregon Certified Supervisor on this project:
Gerardo M., Octavio H. Alfredo M. Fco. M. Oscar Lopez
Oregon Certification #: 13750, 13985, 13993, 13751, 14003

16. Asbestos disposal site: WASCO COUNTY LANDFILL
Address: 2550 STEELE RD, THE DALLES OR 97058

17. Waste Hauler: FLANNERY'S DROP BOX
Phone: 503-669-8002

18. Name of owner, operator, or abatement contractor: PMG INC

19. Signature: _____ Date: 9/28/2016 Phone: 503-761-5924
I certify that the information contained in this notification are true and correct to the best of my knowledge and belief.

Sign this form and mail with the fee to: DEQ Business Office, 811 SW 6th, Portland, OR 97204. Make checks payable to "DEQ." Revisions to notifications may be emailed or faxed to the appropriate DEQ regional office. Fax numbers: Portland 503-229-6957. Bend 541-388-8283, Medford 541-776-6262, Salem 503-378-4196, Coos Bay 541-269-7984, Pendleton 541-278-0168

1943-10



ASN 1

DEQ PROJECT NOTIFICATION FORM
For the Abatement of Friable Asbestos-Containing Material

State of Oregon Department of Environmental Quality

For DEQ use only
Date Received: SEP 30 2016
Amount Received: \$ 900.00
Check Number: 12326
Project Number:

ATTENTION! This notification must be complete and received by DEQ at least 10 days before the start date of any friable asbestos abatement project and accompanied by the notification fee.

PROJECT CATEGORY AND NOTIFICATION FEE

- EMERGENCY (Emergency notifications require a 50% fee increase)
Emergency Approved by (list DEQ staff):
List the Reason for the Emergency (i.e. Fire or Water Damage, Dangerous Structure, etc.)
A. \$100 for each project with less than 40 linear or 80 square feet of asbestos-containing material...
B. \$200 for projects from 40 to 259 linear feet or 80 to 159 square feet of asbestos-containing material.
C. \$400 for projects from 260 to 1299 linear feet or 160 to 799 square feet of asbestos-containing material.
D. \$525 for projects from 1300 to 2599 linear feet or 800 to 1599 square feet of asbestos-containing material.
E. \$900 for projects from 2600 to 4999 linear feet or 1600 to 3499 square feet of asbestos-containing material.
F. \$1,050 for projects from 5000 to 9999 linear feet or 3500 to 5999 square feet of asbestos-containing material.
G. \$1,700 for projects from 10,000 to 25,999 linear feet or 6000 to 15,999 square feet of asbestos-containing material.
H. \$2,800 for projects from 26,000 to 259,999 linear feet or 16,000 to 159,999 square feet of asbestos-containing material.
I. \$3,500 for projects 260,000 linear feet or more or 160,000 square feet or more of asbestos-containing material.

- 1. Is this a revision to a previous notification? Yes [] No [X] Revision# 1
2. Asbestos abatement project starting date: 10/17/16 Completion date: 10/26/2016
3. Project site name: ELK BLDG, Address: 3500 SW 104TH AVE BEAVERTON WA 97005
4. Property Owner: STU LINDQUIST Address: PO BOX 42135 PDX, OR 97242
12. Abatement Contractor Name: PMG INC Address: 27090 SE HWY 224 EAGLE CREEK OR 97022
5. Site Contact: STU LIMDQUIST Phone: 503 710-8592
6. Type of structure: COMERCIAL BLDG
7. Present use of structure: EMPTY DURING ABATEMENT
8. Was a survey performed or sample(s) collected? Yes [] No [X]
9. Will this be a complete demolition? Yes [] No [X]
10. List the asbestos-containing materials, % asbestos and where it is located in facility: ASSUMED ACM POPCORN CEILING AND FLOOR TILE AND MASTIC
11. Quantity of asbestos material to be removed or encapsulated: Linear feet: Square feet: 3,340SF
13. Describe method of removal or encapsulation: WET METHODS UNDER NEGATIVE PRESSURE ENCLOSURE
14. Days of week and hours of day to be worked: Mon - SAT 8 Am - 4pm
15. Oregon Certified Supervisor on this project: Gerardo M., Octavio H. Alfredo M. Fco. M. Oscar Lopez
16. Asbestos disposal site: WASCO COUNTY LANDFILL Address: 2550 STEELE RD, THE DALLES OR 97058
17. Waste Hauler: FLANNERY'S DROP BOX Phone: 503-669-8002

18. Name of owner, operator, or abatement contractor: PMG INC
19. Signature: [Signature] Date: 9/28/2016 Phone: 503-761-5924

I certify that the information contained in this notification are true and correct to the best of my knowledge and belief.

Sign this form and mail with the fee to: DEQ Business Office, 811 SW 6th, Portland, OR 97204. Make checks payable to "DEQ." Revisions to notifications may be emailed or faxed to the appropriate DEQ regional office. Fax numbers: Portland 503-229-6957, Bend 541-388-8283, Medford 541-776-6262, Salem 503-378-4196, Coos Bay 541-269-7984, Pendleton 541-278-0168

#1943-1



ASN 1

DEQ PROJECT NOTIFICATION FORM
For the Abatement of Friable Asbestos-Containing Material

State of Oregon
Department of Environmental Quality

For DEQ use only
Date Received SEP 30 2016
Amount Received \$ 900.00
Check Number 12326
Project Number

ATTENTION! This notification must be complete and received by DEQ at least 10 days before the start date of any friable asbestos abatement project and accompanied by the notification fee.

PROJECT CATEGORY AND NOTIFICATION FEE

EMERGENCY (Emergency notifications require a 50% fee increase)
Emergency Approved by (list DEQ staff):
List the Reason for the Emergency (i.e. Fire or Water Damage, Dangerous Structure, etc.)

- \$100 for each project with less than 40 linear or 80 square feet of asbestos-containing material or for each residential abatement project.
\$200 for projects from 40 to 259 linear feet or 80 to 159 square feet of asbestos-containing material.
\$400 for projects from 260 to 1299 linear feet or 160 to 799 square feet of asbestos-containing material.
\$525 for projects from 1300 to 2599 linear feet or 800 to 1599 square feet of asbestos-containing material.
\$900 for projects from 2600 to 4999 linear feet or 1600 to 3499 square feet of asbestos-containing material.
\$1,050 for projects from 5000 to 9999 linear feet or 3500 to 5999 square feet of asbestos-containing material.
\$1,700 for projects from 10,000 to 25,999 linear feet or 6000 to 15,999 square feet of asbestos-containing material.
\$2,800 for projects from 26,000 to 259,999 linear feet or 16,000 to 159,999 square feet of asbestos-containing material.
\$5,500 for projects 260,000 linear feet or more or 160,000 square feet or more of asbestos-containing material.

1. Is this a revision to a previous notification? Yes [X] Revision# 2 No
2. Asbestos abatement project starting date: 10/17/16 Completion date: 10/28/2016 10-22-16

3. Project site name: ELK BLDG, Address: 3500 SW 104TH AVE BEAVERTON WA 97005

4. Property Owner: STU LINDQUIST Address: PO BOX 42135 PDX, OR 97242
12. Abatement Contractor Name: PMG INC Address: 27090 SE HWY 224 EAGLE CREEK OR 97022

5. Site Contact: STU LINDQUIST Phone: 503 710-8592
6. Type of structure: COMMERCIAL BLDG,
7. Present use of structure: EMPTY DURING ABATEMENT

8. Was a survey performed or sample(s) collected? Yes [] No [X]
9. Will this be a complete demolition? Yes [] No [X]

10. List the asbestos-containing materials, % asbestos and where it is located in facility: ASSUMED ACM POPCORN CEILING AND FLOOR TILE AND MASTIC
13. Describe method of removal or encapsulation: WET METHODS UNDER NEGATIVE PRESSURE ENCLOSURE

14. Days of week and hours of day to be worked: Mon - SAT 8 Am - 4pm

15. Oregon Certified Supervisor on this project: Gerardo M., Octavio H., Alfredo M., Fco. M., Oscar Lopez
Oregon Certification #: 13750, 13985, 13993, 13751, 14003

16. Asbestos disposal site: WASCO COUNTY LANDFILL Address: 2550 STEELE RD, THE DALLES OR 97058

17. Waste Hauler: FLANNERY'S DROP BOX Phone: 503-669-8002

18. Name of owner, operator, or abatement contractor: PMG INC
19. Signature: [Signature] Date: 9/28/2016 Phone: 503-761-5924

I certify that the information contained in this notification are true and correct to the best of my knowledge and belief.

Sign this form and mail with the fee to: DEQ Business Office, 811 SW 6th, Portland, OR 97204. Make checks payable to "DEQ." Revisions to notifications may be emailed or faxed to the appropriate DEQ regional office. Fax numbers: Portland 503-229-6957. Bend 541-388-8283. Medford 541-776-6262. Salem 503-378-4196. Coos Bay 541-269-7984. Pendleton 541-278-0168

(Revised 3/14)

ASBESTOS AIR SAMPLE REPORT



Client: PMG

Samples Recieved:

10/22/2016

Analysis:

PCM-Air Clearance

Location: 3500 SW 104th Avenue

Project #:

Sample #	Activity	Sample Type	Personal Info	Minutes	Volume (L)	fibers/cm ³
1	10/22/2016 Floor Tile/Popcorn Ceiling	PCM-Clearance	Banquet Hall	95.00	1235	0.0004
2	10/22/2016 BLANK	BLANK				0

OSHA PEL 0.1 Fibers/cc
 DEQ Clearance Level 0.01 Fibers/cc

503 705-0514
 bradkelsay@comcast.net

CCB#196361

3693 SE Francis St.
 Portland, Oregon 97202

1943-1

ASN 4

ASBESTOS WASTE SHIPMENT REPORT FORM



PLEASE PRINT OR TYPE. If you have questions, contact your local DEQ Regional Office in Portland 503-229-5364, Salem 503-378-5086, Medford 541-776-6107, Coos Bay 541-269-2721 ext. 222, Bend 541-633-2019, or Pendleton 541-278-4626.

WASTE GENERATOR: (Contractor, Facility, or Operator)

- Asbestos removal site name and address: EIK Bldg
3500 SW 104th Ave Beaverton OR Wa 97005
Street City/State County Zip
 Contact person: GILBERTO MARTINEZ Phone: 503-849-9284
- Contractor/Operator's name and address: PMG INC Phone: 503-761-5924
27090 SE HWY 224 EAGLE CREEK, OR CLACK 97022
Street City/State County Zip
- Waste disposal site: WASCO CNTY LANDFILL Phone: 541-296-4082
2550 STEELE RD THE DALLES OR WASCO 97058
Street City/State County Zip
- Describe asbestos materials: Popcorn ceiling / tile-mastic
- Containers: Number: 15-20 Type: Barrels - Bags
- Total quantity (cubic yards): 6

7. OPERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packaged, marked and labeled, and are in all respects in proper condition for transport according to all government regulations. All movement of this asbestos-containing material is recorded on this Waste Shipment Record Form.

Agent: Gerardo Merino Date: 10/22/16 Company: PMG INC
Address: 27090 SE Hwy 224 Eagle Creek Phone: 503-761-5924

TRANSPORTER(S):

- Transporter #1: (Acknowledgment of receipt of materials)
 Agent: Patrick Shinner Company: Flannery's
 Address: Po Box 849 Fairview OR 97024 Phone: 503 669 8002
 Signature: [Signature] Date: 11/14/16
- Transporter #2: (Acknowledgment of receipt of materials)
 Agent: _____ Company: _____
 Address: _____ Phone: _____
 Signature: _____ Date: _____

DISPOSAL: (Certification of receipt of asbestos materials covered by this manifest, except as noted in item 11 below.)

- Waste Disposal Site: WASCO COUNTY LANDFILL
 Name and Title: 2550 STEELE ROAD Date: NOV 14 2016
 Signature: [Signature] Phone: 541-296-4082
THE DALLES, OR 97058

11. DISCREPANCY SPACE: (Add attachments as needed) _____

**Phase II Asbestos Survey
For
The Commercial Building
3500 S.W. 104th Avenue
Beaverton, Oregon 97005**

EIS Job No. 2017100

Prepared For:

C/O Stu Lindquist

Prepared By:

Environmental Inspection Services

11981 Fargo Road

Aurora, Oregon 97002

Cell No. (503) 680-6398

E MAIL: charles_a_spear@yahoo.com



Charles A. Spear, Partner

AHERA Inspector No. IR-17-2439A

November 16, 2017



EIS

ENVIRONMENTAL INSPECTION SERVICES

Bus: 503.678.5063 | Cell: 503.680.6398

11981 Fargo Road, NE, Aurora, OR 97002

www.environmentalinspectionsservices.net



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APPENDIX 1.0 - ANALYTICAL TEST RESULTS

APPENDIX 2.0 - ASBESTOS REGULATIONS

APPENDIX 3.0 - SITE DATA

APPENDIX 4.0 - CONSULTANT RESUME

November 16, 2017
 EIS JOB NO. 2017100

C/O Stu Lindquist

RE: Executive Summary of Report No. 2017100 Asbestos survey for
 The commercial building located at 3500 S.W. 104th Avenue
 in Beaverton, Oregon 97005

Dear Mr. Stu Lindquist,

This letter describes an asbestos material sampling episode conducted by Charles A. Spear, AHERA asbestos inspector of Environmental Inspection Services (EIS), at the subject commercial building located at 3500 S.W. 104th Avenue in Beaverton, Oregon on Monday, November 13, 2017. A total of fifteen (15) discreet bulk samples were collected from suspect asbestos-containing building materials (ACBM) observed in the section of the building undergoing remodeling/renovation. No suspect ACBM was observed in the current school section on-site. The following building materials were sampled in areas in the process of substantial remodel and renovation:

<u>SAMPLE NO.</u>	<u>SAMPLE LOCATION</u>	<u>CONDITION</u>	<u>RESULT</u>
1.0	HALLWAY STAIRWELL LEDGE - TAN 1'	GOOD	2% CHRY - TILE 6% CHRY - MASTIC
2.0	STAIRWELL VINYL GOLD FLAKE	GOOD	ND
3.0	HALL FLOOR WHITE - CEMENT COAT	POOR POOR	ND
4.0	HALL FLOOR EXPOSED BLK MASTIC	VERY POOR	4% CHRY - MASTIC
5.0	HALL FLOOR EXPOSED BLK MASTIC	VERY POOR	6% CHRY - MASTIC
6.0	KITCHEN HALL ENTRY THRESHOLD - FLOOR	VERY POOR	7% CHRY - MASTIC
7.0	KITCHEN WALL MASTIC	POOR	ND

<u>SAMPLE NO.</u>	<u>SAMPLE LOCATION</u>	<u>CONDITION</u>	<u>RESULT</u>
8.0	KITCHEN EMPLOYEE RM TAN-GREY LINOLEUM	FAIR	18% CHRY - LINO
9.0	PANTRY FLOOR 1' VAT GREY-WHITE TILE	FAIR	3% CHRY - VAT
10.0	KITCHEN REAR WALL PLASTER GRILL WALL	FAIR	ND - TRACE
11.0	REAR KITCHEN PANTRY WALL PLASTER	FAIR/ GOOD	ND
13.0	HARD 6' ELBOW OVERHEAD TSI (HALL)	GOOD	7% CHRY - TSI
14.0	PIPE INSULATION OVERHEAD TSI PIPE	GOOD	ND
16.0	KITCHEN SINK ENTRY	GOOD	ND-TRACE
17.0	BUILDING EXTERIOR AGGREGATE	GOOD	ND

Friable chrysotile asbestos at actionable concentrations exceeding one (1) percent were confirmed in seven (7) discreet bulk samples ranging in actionable concentrations varying from 2 percent to 18 percent friable chrysotile asbestos.

Asbestos abatement by a licensed and certified asbestos abatement contractor with ODEQ notifications and permit is required of the removal of the one foot square tan VAT from the ledge in the stairwell hallway edge.

Asbestos abatement by a licensed and certified asbestos abatement contractor with ODEQ notifications and permit is required of the removal of vinyl floor tile and vinyl floor linoleum floor surfaces on accessory rooms of the kitchen.

Asbestos abatement by a licensed and certified asbestos abatement contractor with ODEQ notifications and permit is required of the removal of 6 inch hard piperun elbows present on overhead piperuns over the hallways near the kitchen entry.

The samples collected from the building were submitted to a NVLAP approved laboratory known as EHS in Richmond, Virginia. The building material samples were analyzed for asbestos content by polarized light microscopy. The bulk samples were placed into re-labeled sample bags and submitted with a chain of custody documentation to EHS Laboratories located at 7469 Whitepine Road in Richmond, Virginia on Monday, November 13, 2017 and results were received by EIS on Wednesday, November 15, 2017.

The bulk samples were analyzed for the presence of asbestos by Polarized Light Microscopy per Test Method PLM EPA 600/R-03/116. Polarized Light Microscopy (PLM) is the EPA-approved method for analyzing bulk materials for asbestos. PLM utilizes a light microscope equipped with polarizing filters. The actual identification of asbestos fiber bundles is determined by the visual properties displayed when the sample is treated with various dispersion staining liquids. A copy of the actual analytical test results and chain of custody documentation is attached for review.

The fifteen (15) discreet bulk samples to include multiple layer material were collected from the building and submitted to a NVLAP approved laboratory known as EHS in Richmond, Virginia. The building materials were analyzed for asbestos fiber content by polarized light microscopy.

No plaster or aggregate samples contained asbestos. The asbestos abatement must be performed prior to mechanical damage of aforementioned and analytically confirmed asbestos by remodeling or renovation.

Respectfully Submitted,



Charles A. Spear, Partner
Environmental Inspection Services
AHERA No. IR-17-2439A

ANALYTICAL TEST RESULT TABLE

<u>SAMPLE NO.</u>	<u>SAMPLE LOCATION</u>	<u>CONDITION</u>	<u>RESULT</u>
1.0	HALLWAY STAIRWELL LEDGE - TAN 1'	GOOD	2% CHRY - TILE 6% CHRY - MASTIC
2.0	STAIRWELL VINYL GOLD FLAKE	GOOD	ND
3.0	HALL FLOOR WHITE - CEMENT COAT	POOR POOR	ND
4.0	HALL FLOOR EXPOSED BLK MASTIC	VERY POOR	4% CHRY - MASTIC
5.0	HALL FLOOR EXPOSED BLK MASTIC	VERY POOR	6% CHRY - MASTIC
6.0	KITCHEN HALL ENTRY THRESHOLD - FLOOR	VERY POOR	7% CHRY - MASTIC
7.0	KITCHEN WALL MASTIC	POOR	ND
8.0	KITCHEN EMPLOYEE RM TAN-GREY LINOLEUM	FAIR	18% CHRY - LINO
9.0	PANTRY FLOOR 1' VAT GREY-WHITE TILE	FAIR	3% CHRY - VAT
10.0	KITCHEN REAR WALL PLASTER GRILL WALL	FAIR	ND - TRACE
11.0	REAR KITCHEN PANTRY WALL PLASTER	FAIR/ GOOD	ND
13.0	HARD 6' ELBOW OVERHEAD TSI (HALL)	GOOD	7% CHRY - TSI
14.0	PIPE INSULATION OVERHEAD TSI PIPE	GOOD	ND
16.0	KITCHEN SINK ENTRY	GOOD	ND-TRACE
17.0	BUILDING EXTERIOR AGGREGATE	GOOD	ND

ASBESTOS SAMPLING ACTIVITY

The samples collected from the building were submitted to a NVLAP approved laboratory known as EHS in Richmond, Virginia. The building material samples were analyzed for asbestos content by polarized light microscopy. The bulk samples were placed into re-labeled sample bags and submitted with a chain of custody documentation to EHS Laboratories located at 7469 Whitepine Road in Richmond, Virginia on Monday, November 13, 2017 and results were received by EIS on Wednesday, November 15, 2017.

The bulk samples were analyzed for the presence of asbestos by Polarized Light Microscopy per Test Method PLM EPA 600/R-03/116. Polarized Light Microscopy (PLM) is the EPA-approved method for analyzing bulk materials for asbestos. PLM utilizes a light microscope equipped with polarizing filters. The actual identification of asbestos fiber bundles is determined by the visual properties displayed when the sample is treated with various dispersion staining liquids. A copy of the actual analytical test results and chain of custody documentation is attached for review.

The fifteen (15) discreet bulk samples to include multiple layer material were collected from the building and submitted to a NVLAP approved laboratory known as EHS in Richmond, Virginia. The building materials were analyzed for asbestos fiber content by polarized light microscopy.

ASBESTOS- REGULATION

Asbestos abatement by a licensed and certified asbestos abatement contractor is required based on actual test results for the removal of all ACM in the form of brown pattern vinyl flooring in the basement if the ACM are scheduled for damages or disturbances by remodeling, renovation, or demolition. All asbestos abatement projects do require notification and permit fee submittal to the ODEQ in advance of the project. Asbestos abatement is required for the permitted and notified abatement.

The Oregon Occupational safety and Health Division (OR-OSHA) has rules concerning worker training, building surveys, and the safe handling of non-friable asbestos. The ODEQ regulation 340-25-450 Asbestos Abatement Requirements Excerpted for emission standards and procedural requirements must be followed for asbestos abatement projects. Asbestos abatement is also covered in EPA 40 CFR Part 763; NESHAPS per 40 CFR part 61; and OSHA.

ASBESTOS-BACKGROUND

Asbestos is generally referred to as six naturally occurring fibrous minerals found in certain types of rock formations. The minerals Chrysotile, Amosite, and Crocidolite have been most commonly utilized in building materials. Asbestos is typically separated into very thin fibers. Asbestos is strong, incombustible, and corrosion resistant and was utilized early in the century into the 1970's. Asbestos may cause substantial health problems when it is inhaled in sufficient quantities.

Asbestos is considered to be a hazardous air contaminant and a known human carcinogen. Once used extensively as an insulation material, asbestos has been banned from most construction and manufacturing since the mid-1970's. The most dangerous forms of asbestos are those materials containing asbestos which can be easily crushed or crumbled known as "friable asbestos".

Friable asbestos is dangerous since asbestos fibers can be easily released into the air. Such activities as remodeling and demolition projects are likely to disturb asbestos. If asbestos-containing building materials (ACBM) are not handled properly then these types of projects can pose as a serious threat to workers and the general public.

The environmental Protection Agency (EPA) has been concerned with the disease-causing potential of non-industrial exposure to asbestos since the early 1970's. There is epidemiologic evidence linking airborne asbestos exposure by asbestos workers to various types of cancer and nonmalignant respiratory diseases, and from recognition that large quantities of asbestos have been found in building materials, insulation, and other products used in schools and other buildings.

The Oregon Department of Environmental Quality (ODEQ) Air quality Division is responsible with establishing protective measures in order to protect the general public from asbestos. The programs are coordinated with the Oregon Occupational Safety and Health Administration (OSHA).

The ODEQ has established a control program for asbestos to include:

- * Certification of asbestos abatement workers;
- * Accreditation of asbestos training course providers;
- * Licensing of asbestos abatement contractors;
- * Notification of asbestos abatement projects.

The principal objectives of the asbestos control program are to ensure asbestos abatement contractor education, knowledge, and awareness. The ODEQ also intends for proper asbestos identification, removal, and disposal techniques pursuant to both worker and workplace safety and health.

RECOMMENDATIONS

Friable chrysotile asbestos at actionable concentrations exceeding one (1) percent were confirmed in seven (7) discreet bulk samples ranging in actionable concentrations varying from 2 percent to 18 percent friable chrysotile asbestos.

Asbestos abatement by a licensed and certified asbestos abatement contractor with ODEQ notifications and permit is required of the removal of the one foot square tan VAT from the ledge in the stairwell hallway edge.

Asbestos abatement by a licensed and certified asbestos abatement contractor with ODEQ notifications and permit is required of the removal of vinyl floor tile and vinyl floor linoleum floor surfaces on accessory rooms of the kitchen.

Asbestos abatement by a licensed and certified asbestos abatement contractor with ODEQ notifications and permit is required of the removal of 6 inch hard piperun elbows present on overhead piperuns over the hallways near the kitchen entry.

LIMITATIONS

This asbestos inspection report letter was prepared in accordance with generally accepted AHERA standards of environmental practice at the time this investigation was performed. Evaluations of the conditions at the site for the purposes of this investigation were made from a limited number of observation points and may be subjective in some cases. A limited number of samples were analyzed for the presence of asbestos.

Environmental Inspection Services has prepared this report based on information collected from available records and files. The findings and conclusions are not to be regarded as scientific certainties. Findings are based on professional judgement concerning data significance. We trust this letter submittal fulfills your present requirements. If there are any questions feel free to contact me at 1-503-680-6398.

Respectfully submitted,

Charles Arthur Spear, Partner
Registered Environmental Assessor (REA-01241)
AHERA INSPECTOR No. IR-16-2439A

APPENDIX 1.0
ANALYTICAL TEST RESULTS



Environmental Hazards Services, L.L.C.
 7469 Whitepine Rd
 Richmond, VA 23237
 Telephone: 800.347.4010

Asbestos Bulk Analysis Report

Report Number: 17-11-01860

Client: Environmental Inspection Services
 11981 Fargo Road, NE
 Aurora, OR 97002

Received Date: 11/14/2017
Analyzed Date: 11/14/2017
Reported Date: 11/14/2017

Project/Test Address: Chinese Charter School; 3500 SW 104th Ave; Beaverton, Oregon

Client Number:
 38-1916

Laboratory Results

Fax Number:
 503-678-5063

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
17-11-01860-001A	1	Tile	Off-White Vinyl; Homogeneous	2% Chrysotile	98% Non-Fibrous
Total Asbestos: 2%					
17-11-01860-001B	1	Mastic	Black Adhesive; Homogeneous	6% Chrysotile	94% Non-Fibrous
Total Asbestos: 6%					
17-11-01860-002	2		Cream Vinyl; White Brittle; Inhomogeneous	NAD	100% Non-Fibrous
17-11-01860-003A	3	Other *	Off-White Brittle; Homogeneous	NAD	100% Non-Fibrous
*Brittle Material.					
17-11-01860-003B	3	Mastic	Yellow Adhesive; Homogeneous	NAD	100% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 38-1916
Project/Test Address: Chinese Charter School; 3500 SW 104th Ave; Beaverton, Oregon

Report Number: 17-11-01860

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
17-11-01860-004	4		Black Adhesive; Homogeneous	8% Chrysotile	92% Non-Fibrous
Total Asbestos: 8%					
17-11-01860-005	5		Black Adhesive; Homogeneous	6% Chrysotile	94% Non-Fibrous
Total Asbestos: 6%					
17-11-01860-006	6		Black Adhesive; Homogeneous	7% Chrysotile	93% Non-Fibrous
Total Asbestos: 7%					
17-11-01860-007	7		Tan Adhesive; Homogeneous	NAD	100% Non-Fibrous
17-11-01860-008A	8	Linoleum	Green Vinyl; Beige Fibrous; Inhomogeneous	18% Chrysotile	22% Cellulose 60% Non-Fibrous
Total Asbestos: 18%					
Chrysotile present in beige fibrous material.					
17-11-01860-008B	8	Mastic	Black Adhesive; Homogeneous	Trace <1% Chrysotile	100% Non-Fibrous
Total Asbestos: Trace <1%					
Possible contamination from fibrous backing.					
17-11-01860-009A	9	Tile	Off-White Vinyl; Homogeneous	3% Chrysotile	97% Non-Fibrous
Total Asbestos: 3%					
17-11-01860-009B	9	Mastic	Black Adhesive; Homogeneous	5% Chrysotile	95% Non-Fibrous
Total Asbestos: 5%					

Environmental Hazards Services, L.L.C

Client Number: 38-1916

Report Number: 17-11-01860

Project/Test Address: Chinese Charter School; 3500 SW 104th Ave; Beaverton, Oregon

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
17-11-01860-010	10		White Chalky; Granular; Paint-Like; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% Chrysotile present in white granular material.					
17-11-01860-011	11		White Chalky; Paint-Like; Brown Fibrous; Inhomogeneous	NAD	20% Cellulose 80% Non-Fibrous
17-11-01860-012	13		Gray Powder; Homogeneous	7% Chrysotile	15% Fibrous Glass 78% Non-Fibrous
Total Asbestos: 7%					
17-11-01860-013	14		Yellow Fibrous; Homogeneous	NAD	99% Fibrous Glass 1% Non-Fibrous
17-11-01860-014	16		White Chalky; Granular; Paint-Like; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% Chrysotile present in white granular material.					
17-11-01860-015	17		White Granular; Homogeneous	NAD	100% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 38-1916

Report Number: 17-11-01860

Project/Test Address: Chinese Charter School; 3500 SW 104th Ave; Beaverton, Oregon

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
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QC Sample: 25-M22013-4

QC Blank: SRM 1866 Fiberglass

Reporting Limit: 1% Asbestos

Method: EPA Method 600/R-93/116, EPA Method 600/M4-82-020

Analyst: Araceli Enzler

Reviewed By Authorized Signatory:



Tasha Eaddy
QA/QC Clerk

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Each distinct component in an inhomogeneous sample was analyzed separately and reported as a composite. Results represent the analysis of samples submitted by the client. Sample location, description, area, volume, etc., was provided by the client. This report cannot be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2319 NY ELAP #11714 NVLAP #101882-0 VELAP 460172. All information concerning sampling location, date, and time can be found on Chain-of-Custody. Environmental Hazards Services, L.L.C. does not perform any sample collection.

Environmental Hazards Services, L.L.C. recommends reanalysis by point count (for more accurate quantification) or Transmission Electron Microscopy (TEM), (for enhanced detection capabilities) for materials regulated by EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by polarized light microscopy (PLM). Both services are available for an additional fee.

400 Point Count Analysis, where noted, performed per EPA Method 600/R-93/116 with a Reporting Limit of 0.25%.

* All California samples analyzed by Polarized Light Microscopy, EPA Method 600/M4-82-020, Dec. 1982.

LEGEND: NAD = no asbestos detected

15911

17-11-01860

A



Asbestos Chain-of-Custody



Due Date:
11/14/2017
(Tuesday)
AE

Environmental Hazards Services, LLC

www.leadlab.com 7489 Whitepine Rd
(800)347-4010 Richmond, VA
(804)275-4907 (fax) 23237

Company Name: Environmental Inspectors Address: 11981 Forest Rd City/State/Zip: Aurora CO 80012
Phone: (303) 680-6398 Fax: () E-mail: charles.a.spears@yohio.com Acct. Number: _____
Project Name / Testing Address: Chinese Charter School 3170 S 104th City/State (Required): Beaverton, Oregon
Collected by: CS Purchase Order Number: 2017100

Turn Around Times :

If no TAT is specified, sample(s) will be processed and charged as 3-day TAT.

____ 1 - Day ____ 2 - Day ____ 3 - Day Same Day (Must Call Ahead) ____ Weekend (Must Call Ahead)

No.	Client Sample ID	Date Collected	ASBESTOS						AIR				COMMENTS	
			PLM	PLM Fibers Count 40	PLM Fibers Count 100	PLM NY Protocol	PCM	TEM Clarified (Bulk)	TEM AFERA (Air)	Time On	Time Off	Flow Rate (L./min)		Total Time (minutes)
1	White paint wall	11/13/17	✓											1 tile wall ledge
2	gold plate imp		✓											stairwell gold plate
3	Kitchen wall (my stars)		✓											white cork tile mastic
4	Blk mastic		✓											exposed blk mastic (entry)
5	Blk tile mastic		✓											exposed blk mastic (stairwell)
6	Kitchen hallway		✓											blk mastic + mastic
7	Kitchen wall		✓											moving mastic (stairwell)
8	Kitchen back (exposed)		✓											entry from frog tile mastic
9	Plaster tile		✓											grey wall VOT
10	Kitchen wall		✓											wall plaster roof joint
Released by: <u>Charles Spears</u>			Signature: <u>CS</u>					Date/Time: <u>11/13/17 - mms</u>						
Received by: <u>TJM</u>			Signature: _____					Date/Time: <u>11/14/17</u>						



Asbestos Chain-of-Custody

~ For Lab Use Only ~

Environmental Hazards Services, LLC
 www.leadlab.com 7469 Whitepine Rd
 (800)347-4010 Richmond, VA
 (804)275-4907 (fax) 23237

Company Name: EPS Address: 11981 Fags Rd City/State/Zip: Avondale AZ 85001
 Phone: 680-6398 Fax: () E-mail: Charles.A.Spear@Yahoo.com Acct. Number: _____
 Project Name / Testing Address: Omnia: Clark School 3500 SW 104th City/State (Required): _____
 Collected by: C Con Purchase Order Number: 2017102

Turn Around Times: 1 - Day 2 - Day 3 - Day Same Day (Must Call Ahead) _____ Weekend (Must Call Ahead)

If no TAT is specified, sample(s) will be processed and charged as 3-day TAT.

No.	Client Sample ID	Date Collected	ASBESTOS							AIR			COMMENTS		
			FLM	FLM Polar Count #0	FLM Polar Count 1000	FLM NY Protocol	PCM	TEM Certified (Bally)	TEM AHERA (A9)	Time On	Time Off	Flow Rate (L/min)		Total Time (minutes)	Volume (Total Liters)
1	near kitchen	11/13/17	✓												man putting wall plaster Lead paint (PPM)
2	near kitchen	11/13/17	X												
3	hard elbow		X												TSF-head 6" e/loc 6 ppo insul wall plaster
4	6" mesh		X												
5															exterior aggregate
6	kitchen sink only		X												
7	exterior		X												
8															
9															
10															

Released by: Charles Spear Signature: C Spear Date/Time: 11/13/17 - Mon
 Received by: Tah Signature: _____ Date/Time: 11/14/17



Environmental Hazards Services, L.L.C.
 7469 Whitepine Rd
 Richmond, VA 23237
 Telephone: 800.347.4010

Lead Paint Chip Analysis Report

Report Number: 17-11-01871

Client: Environmental Inspection Services
 11981 Fargo Road, NE
 Aurora, OR 97002

Received Date: 11/14/2017
Analyzed Date: 11/14/2017
Reported Date: 11/14/2017

Project/Test Address: Chinese Charter School; 3500 SW 104th Ave; Beaverton, Oregon
Collection Date: 11/13/2017

Client Number:
 38-1916

Laboratory Results

Fax Number:
 503-678-5063

Lab Sample Number	Client Sample Number	Collection Location	Pb (ug/g) ppm	% Pb by Wt.	Narrative ID
17-11-01871-001	12	REAR RM	590	0.059	

Preparation Method: ASTM E-1979-12
Analysis Method: EPA SW846 7000B

Reviewed By Authorized Signatory:

Deborah Britt
 QA/QC Clerk

The HUD lead guidelines for lead paint chips are 0.50% by Weight, 5000 ppm, or 1.0 mg/cm². The Reporting Limit (RL) for samples prepared by ASTM E-1979-12 is 10.0 ug Total Pb. The RL for samples prepared by EPA SW846 3050B is 25.0 ug Total Pb. Paint chip area and results are calculated based on area measurements determined by the client. All internal quality control requirements associated with this batch were met, unless otherwise noted.

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Results represent the analysis of samples submitted by the client. Sample location, description, area, etc., was provided by the client. Results reported above in mg/cm³ are calculated based on area supplied by client. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C.

ELLAP Accreditation through AIHA-LAP, LLC (100420), NY ELAP #11714.

LEGEND	Pb= lead	ug = microgram	ppm = parts per million
	ug/g = micrograms per gram	Wt. = weight	



Environmental Hazards Services, LLC

www.leadlab.com 7469 Whitepine Rd
 (800)347-4010 Richmond, VA
 (804)275-4907 (fax) 23237

Asbestos Chain-of-Custody

17-11-01871



Due Date:
 11/14/2017
 (Tuesday)
 AE

Company Name: EHS Address: 11981 Fagus Rd City/State/Zip: Avondale AZ 85009
 Phone: 680-6358 Fax: () E-mail: Charles.A.Spear@yghd.com Acct. Number: _____
 Project Name / Testing Address: Omnia: Christ School 3500 SW 104th City/State (Required): _____
 Collected by: C.C. Purchase Order Number: 2017102

Turn Around Times :

If no TAT is specified, sample(s) will be processed and charged as 3-day TAT.

1 - Day
 2 - Day
 3 - Day
 Same Day (Must Call Ahead)
 Weekend (Must Call Ahead)

No.	Client Sample ID	Date Collected	ASBESTOS						AIR			COMMENTS			
			FLM	FLM Pulse Count 400	FLM Pulse Count 1000	FLM NY Protocol	PCM	TEM Clarified (Bulk)	TEM/AFMERA (air)	Time On	Time Off		Flow Rate (L/min)	Total Time (minutes)	Volume (Total Liters)
1	near kitchen	11/13/17	✓												
2	near AmChap	11/13/17	✓												
3	Hard elbow		X												
4	6" mesh		X												
5															
6	kitchen sink area		X												
7	exterior		X												
8															
9															
10															

42

main party wall plaster
 Lead Paper (Lead)
 1st hand 6" elbow
 6 pipe insul LTB
 wall plaster
 exterior aggregate

Released by: Charles Spear Signature: C.C. Date/Time: 11/13/17 - Mon
 Received by: Tah Signature: _____ Date/Time: 11/14/17

APPENDIX 2.0
ASBESTOS REGULATIONS



Asbestos Laws and Regulations

This page provides a listing of the laws and regulations pertaining to asbestos implemented by the EPA and certain other federal agencies. See more information on U.S. Federal Bans on Asbestos.

EPA Asbestos-Related Laws

- The Asbestos Hazard Emergency Response Act (AHERA)
- The Asbestos Information Act (AIA)
- The Asbestos School Hazard Abatement Reauthorization Act (ASHARA)
- The Clean Air Act (CAA)
- Safe Drinking Water Act (SDWA)

- The Comprehensive Environmental Response, Compensation and Liability Act (CERCLA)

EPA Asbestos Regulations

- Asbestos-Containing Materials in Schools Rule (40 CFR Part 763, Subpart E)
- Asbestos Worker Protection Rule (40 CFR Part 763, Subpart G)
- Asbestos Ban and Phaseout Rule (Remanded) (40 CFR Part 763, Subpart I)
- Asbestos National Emission Standard for Hazardous Air Pollutants (NESHAP) Regulations (40 CFR Part 61, Subpart M)
- CERCLA Hazardous Substances and Reportable Quantities

Other Federal Agencies with Asbestos Regulations

- Occupational Safety and Health Administration (OSHA)
- Consumer Product Safety Commission (CPSC)
- Mine Safety and Health Administration (MSHA)

EPA Asbestos-Related Laws

The Asbestos Hazard Emergency Response Act (AHERA) (Toxic Substances Control Act (TSCA) Title II)

This law required EPA to promulgate regulations (e.g., the Asbestos-Containing Materials in Schools Rule) requiring local educational agencies to inspect their school buildings for asbestos-containing building material, prepare asbestos management plans and perform asbestos response actions to prevent or reduce asbestos hazards. AHERA also tasked EPA with developing a model plan for states for accrediting persons conducting asbestos inspection and corrective-action activities at schools. The Toxic Substances Control Act defines asbestos as the asbestiform varieties of: chrysotile (serpentine); crocidolite (riebeckite); amosite (cummingtonite/grunerite); anthophyllite; tremolite; and actinolite.

- TSCA Subchapter II: Asbestos Hazard Emergency Response (15 U.S.C. § 2641-2656)

Asbestos Information Act (Public Law 100-577)

This law helped to provide transparency and identify the companies making certain types of asbestos-containing products by requiring manufacturers to report production to the EPA.

- 15 U.S.C. § 2607(f)

Asbestos School Hazard Abatement Reauthorization Act (ASHARA)

This law extended funding for the asbestos abatement loan and grant program for schools. ASHARA also directed EPA to increase the number of training hours required for the training disciplines under the Asbestos Model Accreditation Plan (MAP) and to expand the accreditation requirements to cover asbestos abatement projects in all public and commercial buildings in addition to schools.

Docket ID: OPTS-62048E; FRL-3269-8

- Asbestos School Hazard Abatement Reauthorization Act of 1990
- Asbestos Model Accreditation Plan
- February 3, 1994 Federal Register Notice: Asbestos Model Accreditation Plan

Clean Air Act (CAA) (42 USC § 7401 *et seq.*)

This law defines the EPA's responsibilities for protecting and improving the nation's air quality and the stratospheric ozone layer and includes provisions for the EPA to set national emission standards for hazardous air pollutants, including asbestos.

- Section 112- National Emission Standards for Hazardous Air Pollutants

Safe Drinking Water Act (SDWA)

The Safe Drinking Water Act (SDWA) is the federal law that helps ensure the quality of Americans' drinking water. Under the SDWA, EPA sets standards for drinking water quality and oversees the states, localities, and water suppliers who implement those standards.

See more on asbestos in drinking water

Comprehensive Environmental Response, Compensation and Liability Act (CERCLA)

This law, also known as Superfund, was enacted to address abandoned hazardous waste sites in the U.S. The law has subsequently been amended, by the Superfund Amendments and Reauthorization Act of 1986 (SARA), and the Small Business Liability Relief and Brownfields Revitalization Act of 2002. CERCLA authority may be appropriate to respond to the release or potential release of asbestos into the environment.

EPA Asbestos Regulations**Asbestos-Containing Materials in Schools Rule**

Pursuant to the Asbestos Hazard Emergency Response Act (AHERA), the Asbestos-Containing Materials in Schools rule requires local education agencies to inspect their school buildings for asbestos-containing building material, prepare asbestos management plans and perform asbestos response actions to prevent or

reduce asbestos hazards. Public school districts and non-profit private schools, including charter schools and schools affiliated with religious institutions (collectively called local education agencies) are subject to the rule's requirements.

Docket ID: OPTS-62048E; FRL-3269-8

- Asbestos-Containing Materials in Schools Rule (40 CFR Part 763, Subpart E)
 - Interim Transmission Electron Microscopy (TEM) Analytical Methods (Appendix A to Subpart E of 40 CFR Part 763)
 - Asbestos Model Accreditation Plan (Appendix C to Subpart E of 40 CFR Part 763)
 - Transport and Disposal of Asbestos Waste (Appendix D to Subpart E of 40 CFR Part 763)
 - Interim Method of the Determination of Asbestos in Bulk Insulation Samples (Appendix E to Subpart E of 40 CFR Part 763)

EPA Asbestos Worker Protection Rule

Through the authority of Section 6 of the Toxic Substances Control Act (TSCA) the EPA extended worker protection requirements to state and local government employees involved in asbestos work who were not previously covered by the the Occupational Safety and Health Administration's (OSHA) asbestos regulations.

Docket ID: OPPTS-62125B; FRL-6751-3

- 40 CFR Part 763, Subpart G – Asbestos Worker Protection

Asbestos Ban and Phaseout Rule (Remanded)

On July 12, 1989, the EPA issued a final rule banning most asbestos-containing products. In 1991, this regulation was overturned by the Fifth Circuit Court of Appeals. However, as a result of the Court's decision, only a few asbestos-containing products remain banned.

See Asbestos Ban and Phase-out Federal Register notices.

Docket ID: OPTS-62048E; FRL-3269-8

- 40 CFR Part 763, Subpart I -- Prohibition of the Manufacture, Importation, Processing and Distribution in Commerce of Certain Asbestos-Containing Products; Labeling Requirements

Asbestos National Emission Standards for Hazardous Air Pollutants (NESHAP)

The asbestos NESHAP regulations specify work practices for asbestos to be followed during demolitions and renovations of all structures, installations, and buildings (excluding residential buildings that have four or fewer dwelling units). The regulations require the owner of the building or the operator to notify the appropriate state agency before any demolition, or before any renovations of buildings that could contain a certain threshold amount of asbestos or asbestos-containing material. In addition, particular manufacturing and fabricating operations either cannot emit visible emissions into the outside air or must follow air cleaning procedures, as well as follow certain requirements when removing asbestos-containing waste.

Docket ID: OAR-2002-0082, FRL-7561-2

- 40 CFR Part 61, Subpart M (Complete Rule)
 - 40 CFR §61.145—Standard for demolition and renovation
 - 40 CFR §61.150—Standard for waste disposal for manufacturing, fabricating, demolition, renovation, and spraying operations

CERCLA Hazardous Substances and Reportable Quantities

Asbestos is designated as a hazardous substance with a reportable quantity in the Superfund regulations.

- 40 CFR Part 302.4 - Designation of Hazardous Substances and Reportable Quantities

Other Federal Agencies with Asbestos Regulations

Occupational Safety and Health Administration (OSHA)

OSHA oversees the working conditions for U.S. workers by implementing and managing occupational safety and health standards. The following regulations pertain to handling asbestos in the workplace.

- Asbestos General Standard—Specification of permissible exposure limits, engineering controls, worker training, labeling, respiratory protection, and disposal of asbestos waste
 - 29 CFR 1910.1001
- Asbestos Construction Standard—Covers construction work involving asbestos, including work practices during demolition and renovation, worker training, disposal of asbestos waste, and specification of permissible exposure limits
 - 29 CFR 1926.1101

Consumer Product Safety Commission (CPSC)

The CPSC protects consumers and families from consumer products that pose a fire, electrical, chemical, or mechanical hazard or can injure children. Below are the following CPSC bans or restrictions on asbestos-containing products:

- Emberizing Materials
 - 16 CFR Part 1305
- Patching Compounds
 - 16 CFR Part 1304
- Asbestos Containing Garments for General Use
 - 16 CFR § 1500.17(a)(7)

Mine Safety and Health Administration (MSHA)

MSHA is responsible for overseeing the safety and health of miners in the U.S. The following MSHA regulations apply to asbestos in mines:

- Surface Mines: exposure limits, engineering controls, and respiratory protection measures for workers in surface mines
 - 30 CFR part 56, subpart D

APPENDIX 3.0

SITE DATA

3500 SW 104TH AVE
Beaverton

ASSESSOR

Address 3500 SW 104TH AVE
 Address2 Beaverton
 City Beaverton
 Property ID W305912
 County Washington
 State ID 1511CC03800
 Alt. Account Number R76312
 Land Type COMMERCIAL LAND
 Total Land Area 127193
 Assessor Update Date 11/13/2017 10:41AM
 Sales History & Deed

Sale Date
09/01/2014

Sale Price
\$2,008,774.00

Improvements

Segment Number

Segment Type
MAIN

Class

Area Sq Ft
25472

Assessment History

Year
2017

Improvements
\$1,595,370.00

Land
\$1,984,340.00

Special Use
\$0.00

Real Market
\$3,539,710.00

Exemptions
\$0.00

Assessed
\$0.00

Tax Districts

Tax Code
050.93

Fire District
Tualatin Valley Fire & Rescue

Park District
Tualatin Hills Park & Rec

School District
Beaverton School Dist.

Sewer District
Unified Sewerage Agency

Water District
West Slope Water Dist.



2016



Q ▾ 3500 SW 104TH AVE



APPENDIX 4.0
CONSULTANT RESUME

RESUME

CHARLES ARTHUR SPEAR

**CERTIFIED ENVIRONMENTAL CONSULTANT (CEC)
ENVIRONMENTAL ASSESSMENT ASSOCIATION**

**REGISTERED ENVIRONMENTAL ASSESSOR
(Former) REA - 01241**

AHERA INSPECTOR (EPA CERTIFICATION NO. IR-17-2439A

**CERTIFIED ENVIRONMENTAL INSPECTOR
CEI - 10364**

Professional Background

Charles A. Spear, President and founder of Environmental Inspection Services has over 30 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 3,000 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 demilitarization and remediation as a decontamination 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. Additional experience included supervision as a USARMY NBC Specialist of focused remediation at the Federal Superfund site known as Aberdeen Proving Grounds, Maryland (Michaelsville Landfill).

Specifically, Mr. Spear has worked with clients such as: Housing & Urban Development, 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 solvent 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 industrial and process 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 boxboard 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)
Oregon and permanent assignment 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, Remedial 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 Founder / President

Professional Education

- * American Standard for Testing & Materials ASTM E1527-13 Training
- * 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 (Former classification)
- * Certified environmental Inspector CEI - 10364
- * AHERA Certified Asbestos Inspector IR-17-2439A
- * ODEQ Soil Matrix Assessor & UST Decommission Supervisor ID No. 10305
- * Washington DOE Registered Environmental Assessor
- * Wetland Specialist - Training Wetlands Institute 1997
- * EPA / HUD Lead-Based Paint (LBP) Certified Inspector & Risk Assessor

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

Certification

- * U.S. Army MOS 54E20 - U.S. Army Chemical Corps.
- * International Fire Code Institute (IFCI) Certified UST Supervisor
- * International Fire Code Institute (IFCI) Certified Soil Matrix Assessor
- * Certified Hazardous Waste Manager
- * 40-hour OSHA Training
- * 40-hour OSHA Supervisor Training
- * Registered Environmental Assessor (DOE)
- * DEQ Registered UST Supervisor
- * DEQ Registered Soil Matrix Assessor
- * Resolution Trust Corporation (RTC) approved Environmental Assessor
- * California Registered Environmental Assessor (REA-01241)- program discontinued
- * Department of Ecology (DOE) Registered Environmental Assessor
- * Environmental Assessment Association, Certified Environmental Inspector & Transaction Specialist (CEI-10364)
- * Environmental Assessment Association, Certified Environmental Consultant (CEC)
- * AHERA Certified Asbestos Inspector
- * Wetland Delineator Graduate Wetland Training Institute, University of Portland 1997
- * EPA / HUD LBP Inspector & Risk Assessor
- * ASTM Training class, May, 2004

2260-2



ASN 1 DEQ Project Notification Form For Abatement of Friable Asbestos-Containing Material

For DEQ use only	
Date Received	DEC 20 2017
Amount Received	\$400.00
Check Number	13106
Project Number	

Attention: This notification must be complete, legible and received by DEQ at least 10 days before the start date of any friable asbestos abatement project and accompanied by the appropriate notification fee. Form instructions are online at: www.oregon.gov/deq

Project Category and Notification fee

Emergency Abatement Project (Emergency notifications require a 50% fee increase.)
Emergency Approved by (DEQ staff name) _____ **Date** _____
Reason for Emergency _____
 (e.g., explanation: fire or water damage, dangerous structure, etc.)

Check one:

- A. \$100 Projects with less than 40 linear feet or 80 square feet of asbestos-containing material, or for each residential abatement project.
- B. \$200 Projects from 40 to 259 linear feet or 80 to 159 square feet of asbestos-containing material.
- C. \$400 Projects from 260 to 1,299 linear feet or 160 to 799 square feet of asbestos-containing material.
- D. \$525 Projects from 1,300 to 2,599 linear feet or 800 to 1,599 square feet of asbestos-containing material.
- E. \$900 Projects from 2,600 to 4,999 linear feet or 1,600 to 3,499 square feet of asbestos-containing material.
- F. \$1,050 Projects from 5,000 to 9,999 linear feet or 3,500 to 5,999 square feet of asbestos-containing material.
- G. \$1,700 Projects from 10,000 to 25,999 linear feet or 6,000 to 15,999 square feet of asbestos-containing material.
- H. \$2,800 Projects from 26,000 to 259,999 linear feet or 16,000 to 159,999 square feet of asbestos-containing material.
- I. \$3,500 Projects 260,000 linear feet or more or 160,000 square feet or more of asbestos-containing material.

Complete the following: *On Hold as of 1-2-2018*

1. If this is a revision to a previous notification, provide the revision number: #1			
List lines that have been revised on this form: # 1			
2. Project start date: 1-2-2018		3. Completion date: 1-5-2018	
4. Days of week abatement to be worked: Tues-Fri			
5. Hours of abatement work: 8 a.m./p.m. - 4 a.m.(p.m)			
6. Project site name: Hope Chinese Charter School			
7. Project site address: 3500 SW 104th Ave			
Building, floor, room or unit number: control room, basement, 1st floor			
City: Beaverton		State: OR	County: Washington
		Zip: 97005	
8. Project site contact: Robyn Stolin			Phone: 503-705-2679
9. Abatement contractor name: PMG INC			DEQ license number: FSC 696
Address: 27090 SE HWY 224			Phone: 503-761-5924
City: EAGLE CREEK		State: OR	Zip: 97022
10. Quantity of asbestos material to be abated:		Linear feet: 10	Square feet: 500
11. Asbestos disposal site name: Hillsboro Landfill		Address: 3205 SE Minter Bridge Rd, Hillsboro OR 97123	

EW-1-2-18 MS

12. Type of facility: Residence (No. of units) <u>1</u> , School <input checked="" type="checkbox"/> , Hospital <input type="checkbox"/> , Apartments <input type="checkbox"/> , Commercial <input type="checkbox"/> , Industrial <input type="checkbox"/> , Equipment <input type="checkbox"/> , Ship <input type="checkbox"/> , Other _____		
13. List the asbestos-containing materials to be abated, the percent asbestos by each material, and where the asbestos-containing materials are located in the facility. Attach separate page if needed: Flooring in control room- chrysotile 2%-8% pipe insulation fitting from basement- 7% chrysotile TSI pipe insulation fitting from 1st floor-7% chrysotile TSI		
14. Oregon Certified Supervisor(s): Octavio H, Oscar L, Francisco M, Gerardo M, Misael R, Juan S, Gilberto M		Phone: 503-761-5924
Oregon Certification number: 14343, 14354, 14341, 14444, 14477, 14476, 14393		
15. Is the facility occupied or vacant? vacant during abatement		
16. Present use of facility: school	Future use of facility: school	Approximate construction date:
17. Survey performed or sample(s) collected?	Survey: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Samples: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, assumed
18. Survey or samples collected by	Name: EIS	Phone: 503-680-6398
19. Is this a demolition? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Complete or Partial demolition?	Is this a renovation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
20. Is the demolition State or local government ordered? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Name of government official who ordered the demolition:	
Order date:	Government initiated demolition start date:	
21. Facility owner or operator name: Lindquist Holdings, LLC		Phone: 503-705-2679
Facility owner or operator address: P.O. Box 42135		
City: Portland	State: OR	Zip: 97242
22. Describe methods of asbestos abatement and disposal: Wet manual methods under negative air pressure containment		
23. Waste hauler name: PMG Inc.		Phone: 503-761-5924
Signature: <i>Juan Saldívar</i>	Date: 12-20-17	Phone: 503-761-5924

I certify that the information contained in this notification are true and correct to the best of my knowledge and belief.

Reference: Oregon Administrative Rule 340-248-0260 for applicable notification requirements.

Please sign this form and deliver or mail with the fee payable to DEQ

Oregon Department of Environmental Quality
Financial Services - Revenue Section
700 NE Multnomah St., Suite 600
Portland, OR 97232-4100

Revisions to notifications may be scanned and emailed or faxed to the appropriate DEQ regional office

Northwest Region	Fax: 503-229-6957	Email: deqnwrasbestos@deq.state.or.us
Eastern Region	Fax: 541-388-8283	Email: Messina.Frank@deq.state.or.us
Western Region South, Coos Bay, Medford	Fax: 541-776-6262	Email: Croucher.Steve@deq.state.or.us
Western Region	Fax: 503-378-4196	Email: Boyd.Dottie@deq.state.or.us

Questions: Call DEQ at 1-800-452-4011 for your regional DEQ office contact or visit: www.oregon.gov/deq

Great Northwest Environmental, Inc.

PO BOX 742 OREGON CITY, OR 97045 (503)309-9925 GNWE@COMCAST.NET

ASBESTOS PCM AIR SAMPLE ANALYSIS SHEET

CLIENT PMG
 27090 SE Hwy, 224,
 Eagle Creek, OR 97022
CONTACT: Rosa Martinez

PROJECT: 3500 SW 104th Ave.
LOCATION: Beaverton, OR 97005

CLIENT PROJECT #:

DATE SAMPLED: 1/2/2018
SAMPLED BY: GNWE NIOSH 582 Technician Sonia Benintendi

GNWE PROJECT #: 18-12647
DATE RECEIVED: 1/2/2018
DATE COMPILED: 1/2/2018

ANALYZED BY: Sonia Benintendi

SAMPLING INFORMATION

Sample	Lab #	Sample Type	Activity	Time Started	Time Ended	Flow Rate Start	Flow Rate End
CL1	1218-01	Clearance	Aggressive - asbestos flooring removal in containment - west.	3:50 PM	5:11 PM	15	15
CL1	1218-02	Clearance	Aggressive - asbestos flooring removal in containment - east.	3:55 PM	5:15 PM	15	15
BL1	1218-03	Blank					
BL2	1218-04	Blank					

ANALYTICAL INFORMATION

Sample	Lab #	Total Minutes Sampled	Average Flow Rate	Sample Volume	fibers / fields	Average Blank Count	Adjusted Fiber Count	fibers / mm ²	fibers/cc	Coefficient of Variation	95% UCL	8-hour TWA
CL1	1218-01	81	15	1215	8	100	0.0700	8.917	0.0028	1.741	<0.0049	N/A
CL1	1218-02	80	15	1200	12.5	100	0.1150	14.650	0.0047	1.620	<0.0076	N/A
BL1	1218-03				1	100	0.01					
BL2	1218-04				0	100	0.01					

Phase Contrast Microscopy (PCM) Method of Analysis: NIOSH 7400 Issue 2, 8/15/94, or OSHA Reference Method 11010.1101 Appendix A.

Working Range of NIOSH 7400 is 100 to 1,300 fibers/mm². Limit of Quantitation (LOQ) = 100 fibers/mm². Limit of Detection (LOD) = 5.5 fibers/mm². ND = none detected.

Filter Information: MCE 0.8 um pore size. Graticle field area 0.00785 mm².

Blank count: Client is requested to submit 2 blank samples from the same lot as work samples, or 2 for every 20 samples, if not the blank count will be zero and F/cc may be higher than actual.

