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# **AHERA 3-YEAR REINSPECTION**

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## **JEWETT ELEMENTARY**

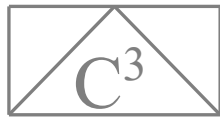
1001 Manzanita Street, Central Point,  
Oregon

August 2023

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Prepared by: Coleman Creek Consulting, Inc.

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**2023**  
**AHERA 3-YEAR REINSPECTION**  
OF  
**JEWETT ELEMENTARY**  
1001 Manzanita Street, Central Point, Oregon

**INTRODUCTION**

Coleman Creek Consulting, Inc. (CCC) was retained by Central Point School District 6 (CPSD) to perform an AHERA Reinspection of asbestos-containing building materials (ACBM) at Jewett Elementary. Under the Asbestos Hazard Emergency Response Act (AHERA), each elementary and secondary schools are required to have an accredited asbestos inspector perform a visual inspection and assessment of all assumed or known ACBM's every three years. All findings and recommendations are reported to the schools Designated Person. The reinspection period is an excellent opportunity for schools to re-evaluate and update their asbestos program.

**2021 ASBESTOS SURVEY**

CCC performed an asbestos survey of Jewett ES areas to be impacted by MEP Improvement Project (replace HVAC and plumbing) in 2021. The following materials were reported to contain asbestos that were not previously reported:

1. Black wall mastic behind heaters and radiators on walls in classrooms.
2. Roof sealant on roof penetrations.
3. <1%-2% drywall/mud on walls and ceilings in Kitchen area.

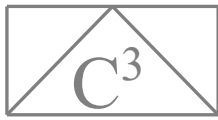
See 2021 Jewett Elementary School asbestos survey for additional details.

**2021 MEP ABATEMENT SUMMARY**

Asbestos abatement was performed in two phases in 2021 to coincide with MEP renovation work in each phase.

Phase 1: Pipe insulation was removed in Spring 2021 in the boiler room and stage mechanical rooms prior to MEP renovation work.

Phase 2: Boiler room boiler and pipe insulation was removed in Summer 2021. Floor tile uncovered on the stage beneath newer flooring was removed. Black wall mastic was removed in the area of removed wall heaters in classrooms in Summer 2021. Pipe insulation was removed from custodial areas, and restroom plumbing closets in Summer 2021.



See Jewett Elementary School asbestos abatement specifications and two abatement reports for additional details.

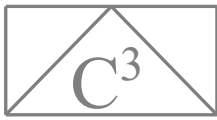
## **2023 REINSPECTION**

David W. Fawcett of CCC performed a visual review and assessment of all known or assumed ACBM in Jewett Elementary on August 4, 2023. All known or assumed ACBM previously identified were found to be in good condition, except as identified in the recommendations.

## **RECOMMENDATIONS**

CCC recommends the repairing the damaged floor tile in several locations in the janitor closets and classroom thresholds. Prior to disturbance of assumed ACBM, a sample should be collected and analyzed according to AHERA guidelines.

David W. Fawcett  
Asbestos Inspector  
AHERA #: ON-4644-11850-022523, Exp. 02-25-24  
Asbestos Management Planner  
AHERA #: ON-4651-11850-122123, Exp. 12-21-24



## 2023

### AHERA 3-YEAR REINSPECTION

School: Jewett Elementary  
 Address: 1001 Manzanita Street, Central Point  
 Building: Main Building

Date: 08-4-23  
 Inspector: David W. Fawcett  
 AHERA #: ON-4644-11850-022523

MATERIAL DESCRIPTION	MATERIAL LOCATION	ASBESTOS CONTENT	MATERIAL CATEGORY	AHERA CATEGORY	
				PREVIOUS	CURRENT
9”/12” Floor Tile Black Mastic	Various Locations Throughout Building	Tested	Misc.	X	X
Black Wall Mastic	Classroom Heater Cabinets	Tested	Misc.	None	X
Roof Sealant	Roof Penetrations	Tested	Misc.	None	X
<1%-2% Asbestos Drywall/Mud	Various Locations Throughout Building	Tested	Misc.	5	5
Sheet Vinyl	Kitchen	Tested	Misc.	5	5
2’ x 4’ Ceiling Tile	Stage	Assumed	Misc.	5	5
Window Glazing	Interior – Windows Throughout Original Buildings	Assumed	Misc.	X	X
Oven Gasket	Kitchen	Tested	Misc.	5	5
Pipe Insulation	In Ground Pipe Chase, Pipe Soffits, Behind Walls	Tested	TSI	5	5
Sink Undercoating	Classrooms	Assumed	Misc.	X	X

Comments: Floor tile damage in janitor closets, several locations, Room 1 near entry door, Room 8, Room 10 and Room 11 thresholds, and Room 13 closet threshold. Missing floor tile noted in Room 20 and staff restroom. See discussion of MEP asbestos survey and abatement in report.

**Surfacing Material** – a material that is sprayed, troweled on or otherwise applied to surfaces or substrate for acoustical, decorative or fireproofing purposes.

**Thermal System Insulation (TSI)** – an asbestos-containing material applied to pipes, fittings, boilers, tanks, breeching, or ducts to prevent heat loss or gain.

**Miscellaneous Material** – all other fabricated materials found in construction, industrial, or manufacturing products.

**AHERA Assessment Category:**

- 1 = Damaged or significantly damaged TSI ACBM
- 2 = Damaged friable surfacing ACBM
- 3 = Significantly damaged friable surfacing ACBM
- 4 = Damaged or significantly damaged friable miscellaneous ACBM
- 5 = ACBM with potential for damage
- 6 = ACBM with potential for significant damage
- 7 = Any remaining friable ACBM or friable suspect ACBM
- X = Non-friable surfacing or miscellaneous material