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# **AHERA 3-YEAR REINSPECTION**

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## **MAE RICHARDSON ELEMENTARY**

200 W. Pine 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  
**MAE RICHARDSON ELEMENTARY**  
200 W. Pine 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 Mae Richardson 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 Mae Richardson 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 acoustic mastic inside speakers in classrooms.
2. Roof sealant on roof penetrations.
3. <1%-2% drywall/mud on walls and ceilings throughout the school.

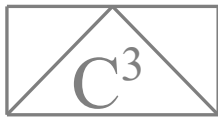
See 2021 Mae Richardson Elementary School asbestos survey for additional details.

## **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, stage mechanical room, restroom mechanical room, office mechanical room, and attic areas above the kitchen and gym teacher workroom and gym below crawlspace prior to MEP renovation work.

Phase 2: <1% asbestos drywall/mud was removed from classroom upper wall soffits and walls at sinks in classrooms and office. Cement asbestos board was removed from the exterior of the Gym for Seismic attachment. Boiler insulation and the balance of the pipe insulation and tank insulation was removed in the boiler room. Pipe insulation was removed from the underground pipe chase from boiler room to office mechanical room. <1% asbestos drywall/mud was removed from selected wall



areas in the kitchen to allow plumbing replacement. Pipe insulation was removed from above the office area and hall restrooms ceilings.

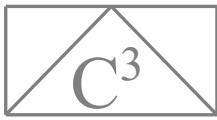
## **2023 REINSPECTION**

David W. Fawcett of CCC performed a visual review and assessment of all known or assumed ACM in Mae Richardson Elementary on August 4, 2023. All known or assumed ACM previously identified were found to be in good condition, except the damaged floor tile noted in kitchen, on stage, and Rooms 6, 7, and 8 thresholds.

## **RECOMMENDATIONS**

CCC recommends repairing small areas of floor tile damage in various locations. Prior to disturbance of assumed ACM, 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: Mae Richardson Elementary  
 Address: 200 W. Pine Street, Central Point  
 Building: Main Building

Date: 08-04-23  
 Inspector: David W. Fawcett  
 AHERA #: ON-4644-11850-022523

| MATERIAL DESCRIPTION           | MATERIAL LOCATION                         | ASBESTOS CONTENT | MATERIAL CATEGORY | AHERA CATEGORY |         |
|--------------------------------|---|------------------|-------------------|----------------|---------|
|                                |   |                  |                   | PREVIOUS       | CURRENT |
| 9" Floor Tile<br>Black Mastic  | Various Locations<br>Throughout Buildings | Tested           | Misc.             | X              | X       |
| 12" Floor Tile<br>Black Mastic | Old Library                               | Tested           | Misc.             | X              | X       |
| Black Coating                  | Inside Class Speakers                     | Tested           | Misc.             | None           | X       |
| Roof Sealant                   | Roof Penetrations                         | Tested           | Misc.             | None           | X       |
| <1% Asbestos<br>Drywall/Mud    | Various Locations<br>Throughout Building  | Tested           | Misc.             | 5              | 5       |
| Vibration<br>Dampening Cloth   | Air Handling Units                        | Tested           | Misc.             | 5              | 5       |
| Oven Gasket                    | Kitchen                                   | Tested           | Misc.             | 5              | 5       |
| Cement Board                   | Gym Exterior Perimeter                    | Tested           | Misc.             | None           | X       |
| Pipe/Boiler/Tank<br>Insulation | Various Locations<br>Throughout Building  | Tested           | TSI               | 5              | 5       |

Comments: Minor Damage to 9" tile at condenser drain in kitchen, small area of floor tile damage on stage, Rooms 6, 7, and 8 thresholds, office server room, and staff restrooms. Floor tile removed from Rooms 13, 16, and 17.

**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