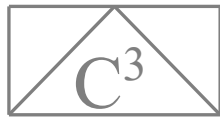

AHERA 3-YEAR REINSPECTION

SAMS VALLEY ELEMENTARY

14235 Table Rock Road, Central Point, Oregon

August 2023

Prepared by: Coleman Creek Consulting, Inc.



2023
AHERA 3-YEAR REINSPECTION
OF
SAMS VALLEY ELEMENTARY
14235 Table Rock Road, 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 Sams Valley 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 Sams Valley 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. Vermiculite inside Water Storage Building exterior walls, assumed to contain asbestos.
3. <1% drywall/mud on walls and ceilings throughout the school.

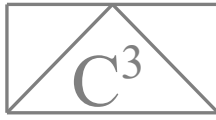
See 2021 Sams Valley Elementary School asbestos survey for additional details.

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 underground pipe tunnel from the boiler room to office mechanical room prior to MEP renovation work. <1% asbestos drywall/mud upper wall soffits in Classrooms 1, 2, 3,4, 6, 7, and 8 and pipe insulation within the soffits was removed. Pipe insulation was removed from the pipe closet at the former locker room area adjacent to office.

Phase 2: Boiler insulation, tank insulation, pipe insulation, and vibration cloth was removed in the boiler room. <1% asbestos drywall/mud was removed from selected wall



areas in Rooms 1-8 to allow plumbing replacement. <1% asbestos drywall/mud was removed from walls and ceilings and soffits in the office area. Pipe insulation was removed from the office area. A vibration cloth was removed from the stage mechanical room and office mechanical room.

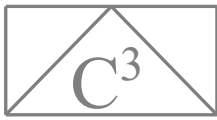
2023 REINSPECTION

David W. Fawcett of CCC performed a visual review and assessment of all known or assumed ACM in Sams Valley Elementary on August 4, 2023. All known or assumed ACM previously identified were found to be in good condition, except the floor tile damage and exposed mastic in mower storage area, and floor tile damage in gym storage threshold, kitchen storage and dishwasher area and serving threshold, Early Intervention, and Rooms 8, 14, 15, and 16.

RECOMMENDATIONS

The damaged floor tile in the areas noted should be repaired. 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: Sams Valley Elementary Date: 08-04-23
Address: 14235 Table Rock Road, Central Point Inspector: David W. Fawcett
Building: Main Building AHERA #: ON-4644-11850-022523

Table with 6 columns: MATERIAL DESCRIPTION, MATERIAL LOCATION, ASBESTOS CONTENT, MATERIAL CATEGORY, AHERA CATEGORY PREVIOUS, AHERA CATEGORY CURRENT. Rows include 9" Floor Tile, 12" Floor Tile, Floor Tile Mastic, <1% Asbestos Drywall/Mud, Vermiculite, Sink Coatings, Cement Board, Oven Gasket, and Black Coating.

Comments: 9" floor tile damage noted at Rooms 8, 14, 15, and 16 threshold and room divider, and kitchen dishwasher and storage and serving threshold, Early Intervention.

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