



ADVANTAGE
Environmental INC.

LIMITED ASBESTOS
BUILDING MATERIAL SURVEY
&
LIMITED LEAD BASED PAINT
SAMPLING REPORT

Conducted at:
Woodburn City Hall
270 Montgomery St
Woodburn, OR 97071

Conducted for:
City of Woodburn
190 Garfield St
Woodburn, OR 97071

Prepared By:
Advantage Environmental Inc.
9317 NE Hwy 99, Suite A
Vancouver, WA 98665



Clean your world.

March 14, 2018

City of Woodburn
Pete Gaither – Project Engineer
190 Garfield St
Woodburn, OR 97071
503-980-2429
971-563-3840
Pete.Gauthier@ci.woodburn.or.us

RE: Limited asbestos building material survey & limited lead-based paint sampling:
Woodburn City Hall – 270 Montgomery St-Woodburn, OR

Dear Mr. Gaither,

Per your request, Advantage Environmental, Inc. (AEI) has conducted a limited asbestos building material survey & limited lead-based paint sampling within Woodburn City Hall located at 270 Montgomery St in Woodburn, OR. The results of the survey are provided in the accompanying report.

Thank you for choosing AEI for this project. Please feel free to contact us at (360) 356-7628 if you have any questions.

Respectfully,
Advantage Environmental, Inc.

Pete Coleman
Office Manager

1. INTRODUCTION

Advantage Environmental, Inc. was retained by The City of Woodburn to perform a limited asbestos building material survey & limited lead-based paint sampling within Woodburn City Hall located at 270 Montgomery St in Woodburn, OR. The on-site inspection was performed by EPA/AHERA accredited building inspector Eric Neal on March 1, 2018.

2. BUILDING DESCRIPTION

The structure is a commercial city hall building currently owned by The City of Woodburn and occupied as the Woodburn City Hall. Interior walls and ceilings consisted of plaster, gypsum wallboard and cellulose ceiling panels. Flooring was comprised of concrete with carpet, vinyl tile or sheet flooring throughout. The building is over a basement with a concrete slab foundation.

3. PURPOSE AND SCOPE

The purpose of this survey was to identify the location of asbestos containing materials and lead-based paints prior to renovation and disposal of building materials within specific work areas of the structure. The scope of work included a walk-through inspection, bulk sampling and analysis of specific suspect asbestos/lead containing materials with a written report documenting the results of the survey. This survey was limited to the materials identified within appendix A.

This is not a bidding document and all quantities of asbestos containing material should be verified by the abatement contractor prior to submitting their bid.

4. VISUAL ASSEMENT AND FINDINGS

Our survey activities began with visual observation of the interior of the structure to identify homogeneous areas of suspect asbestos containing materials. Interior assessments were conducted throughout visually accessible areas of the building.

Building materials identified as concrete, glass, wood, masonry, metal or rubber were not considered suspect asbestos containing material.

Unidentified asbestos-containing materials may be in place behind walls, ceilings, under floors, beneath carpeted areas, areas thought not to be deemed necessary at the time of inspection and in other inaccessible areas.

A table indicating sample numbers, material description, material location, material condition and asbestos content of each material sampled is included in Appendix A. Laboratory analytical results and chain of custody documentation are included in Appendix B. AHERA Building inspector credentials are included in Appendix C.

Additional asbestos-containing material may be in place behind/beneath floors, wall ceiling, debris or in areas deemed unnecessary at the time of inspection by the property owner/representative.

Suspect asbestos-containing building material sampled and analyzed included:

- White plaster
- White drywall
- White 2'x4' ceiling tile
- Gray floor vinyl
- Tan floor mastic
- Tan 12" vinyl floor tile
- Off-white floor vinyl
- Blue/gray carpet
- Tan carpet mastic
- Purple carpet
- Blue carpet
- Blue 20" carpet tiles
- Beige cove base
- Tan cove base mastic
- Medium Gray cove base
- Brown cove base
- Tan/brown cove base mastic
- Light gray cove base
- Blue cove base
- Brown cove base mastic

Of the suspect asbestos-containing materials sampled, laboratory analysis indicated the following material contained asbestos content of 1% or greater. These materials will need to be removed prior to disturbance, construction or demolition activities that may impact these materials.

Material Type	Sample Location	Approximate Quantity**	Friable Yes / No
Tan 12" vinyl floor tiles	Planning & Zoning Room (Storage SW) & Media Room off of Court Room, possibly in Vault Room & Old Armory not accessible at time of survey. Possibly in additional areas.	~400 sq. ft. viewable	No

Note: A diligent inspection was conducted and every effort was made to inspect and investigate all areas of the aforementioned building(s). However, unidentified asbestos-containing material may still be in place behind walls, under floors, cabinets, above ceilings, etc., and/or in other areas of the structure inspected that were inaccessible/not included at the time of this survey.

**Quantities based on visual observations at time of inspection, additional quantities may be in concealed areas. All quantities should be verified prior to removal.

Limited sampling for lead-based paint was also conducted as part of this survey. Sample results with a "less than" (<) sign indicate the sample results were below the laboratories reporting limit. See laboratory results for more information. Painted surfaces that were sampled are listed below with their corresponding analytical result.

Sample – Color	Paint Location	Results (PPM) Parts Per Million
Pb-1-Brown	Interior Basement-Trim	< 776
Pb-2-White	Interior Basement-Wall	< 232
Pb-3-White	Interior Main-Wall	< 250

Most of the observed suspect lead-based paint is in generally fair condition. Care should be exercised while disturbing the lead-based paint by trained personnel. Paint may be located in other areas of the buildings in addition to the specific areas observed. Interior finishing had appeared to be newer. Loose failing paint may be required to be removed prior to disturbance.

5. SAMPLING METHODOLOGY

Asbestos

A walk-through of specific work areas within the structure was conducted by an EPA/AHERA accredited building inspector to identify the location of suspect asbestos-containing materials. The location, approximate quantities and condition of each material was recorded onto field data sheets. Bulk samples of each suspect material were then collected and submitted to the laboratory under chain of custody documentation for analysis of asbestos content.

Samples were collected from selected homogeneous material in order to evaluate the presence or absence of asbestos in each material. Determination of homogeneous material included material type, texture, pattern, color, and size. A total of 44 suspect asbestos-containing material samples were analyzed including sub-layers.

All samples collected by AEI were placed into pre-labeled airtight containers and delivered to Advantage Environmental Inc. for analysis of asbestos content. AEI's Laboratory analyzed the samples using Polarized Light Microscopy (PLM) with dispersion staining to identify asbestos constituents as required by EPA regulation 40 CFR, Part 763.

Lead

Sampling for lead-based paint was limited and an attempt was made to address each of the primary paint colors observed during the inspection. Paint was sampled from surfaces considered by the inspector to be most likely to contain lead-based paint. Collected samples were placed into pre-labeled airtight containers and delivered to Wy'East Environmental Sciences located in Portland, OR for analysis of lead content. Lead sampling not to meet HUD or Oregon Health Authority Guidelines.

6. DISCUSSION & RECOMMENDATIONS

Asbestos-containing material must be removed by a licensed asbestos abatement contractor prior to any renovation, demolition or repair work that will impact those material.

Any material encountered that are not specifically mentioned in this report should be considered asbestos containing until sufficient sampling has been completed to determine that these materials are non-asbestos containing.

The Occupational Safety and Health Administration (OSHA) classify the removal or disturbance of asbestos containing material as Class I and Class II asbestos abatement projects. The removal of asbestos containing material requires the use of appropriate

engineering controls, by a contractor licensed by the State of Oregon. The work methods utilized must include the use of wet methods, negative pressure enclosure, and decontamination facility.

OSHA regulations (29 CFR 1926.1001) states that if asbestos containing material, containing <1% asbestos is to be removed by construction personnel, the employer shall provide awareness training, a written respirator protection program, respirators and a negative exposure assessment.

Additionally, OSHA regulations (29 CFR 1926.1101) require employers to meet standards regarding personal protection, labeling, signs, daily air monitoring, use of engineering controls, notification, and respiratory protection for all activities related to the removal or disturbance of asbestos containing building material.

***EPA recommends that bulk material found negative for asbestos or less than one percent asbestos by polarized light microscopy be reanalyzed by and additional method such as transmission electron microscopy.*

Lead-based paint that is in good condition does not necessarily pose a health risk to building occupants. However, if lead-based paint will be disturbed by demolition activities, care must be taken to avoid possible lead exposure to workers or building occupant during the demolition. Employers of workers who may be exposed to lead in the course of their work are required to demonstrate that their employees are not being exposed to lead above the Permissible Exposure Limit (PEL) established by OSHA.

According to the Department of Environmental Quality (DEQ) Policy 1997-PO-002A building demolition debris that may contain lead-based paint can be disposed of at a permitted solid waste landfill which meets current municipal solid waste disposal facility standards per 40 CFR 258 provided other hazardous material have been removed.

7. WARRANTY

Advantage Environmental Inc. warrants that this report has been prepared in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances. No other warranties are implied or expressed.

APPENDIX A
Material Summary Table

455 & 469 N Front St-Woodburn, OR

Material Summary Table

Sample Number	Material Description	Sample Location	Condition if applicable	Asbestos Content
1A	White plaster	Fin/Court-near Vault		Asbestos Not Present
1B	White drywall	Fin/Court-near Vault		Asbestos Not Present
1C	White plaster	Account Manager Office		Asbestos Not Present
1D	White drywall	Account Manager Office		Asbestos Not Present
1E	White plaster	Planning Office		Asbestos Not Present
1F	White drywall	Planning Office		Asbestos Not Present
1G	White plaster	Conference Room		Asbestos Not Present
1H	White drywall	Conference Room		Asbestos Not Present
1I	White plaster	Women's Restroom-North wall		Asbestos Not Present
1J	White drywall	Women's Restroom-North wall		Asbestos Not Present
1K	White plaster	Men's Restroom-South wall		Asbestos Not Present
1L	White drywall	Men's Restroom-South wall		Asbestos Not Present
2A	White 2'x4' ceiling tile	Fin/Court Records		Asbestos Not Present
2B	White 2'x4' ceiling tile	Conference Room		Asbestos Not Present
2C	White 2'x4' ceiling tile	Parks & Recreation Office		Asbestos Not Present
2D	White 2'x4' ceiling tile	Hallway		Asbestos Not Present
2E	White 2'x4' ceiling tile	Basement		Asbestos Not Present
3	Gray floor vinyl Tan floor mastic	By Jail Cells in Former Police Station By Jail Cells in Former Police Station-below floor vinyl		Asbestos Not Present Asbestos Not Present
4	Tan 12" vinyl floor tile Tan floor mastic	Media Room off Court Room & SW Storage Media Room off Court Room & SW Storage-below floor tile	Good	2% Chrysotile Asbestos Not Present
5	Off-white floor vinyl Tan floor mastic	By Jail Cells in 3 Restrooms & 2 Locker Rooms By Jail Cells in 3 Restrooms & 2 Locker Rooms-below floor vinyl		Asbestos Not Present Asbestos Not Present
6	Off-white floor vinyl Tan floor mastic	Basement Restroom Basement Restroom-below floor vinyl		Asbestos Not Present Asbestos Not Present
7	Blue/gray carpet Tan carpet mastic	Fin/Court Records Fin/Court Records-below carpet		Asbestos Not Present Asbestos Not Present
8	Purple carpet Tan carpet mastic	Community Services Community Services-below carpet		Asbestos Not Present Asbestos Not Present

Sample Number	Material Description	Sample Location	Condition if applicable	Asbestos Content
9	Blue carpet Tan carpet mastic	Planning Office Planning Office-below carpet		Asbestos Not Present Asbestos Not Present
10	Blue 20" carpet tiles Tan carpet mastic	Accounts Manager Office & other areas Accounts Manager Office & other areas-below carpet tiles		Asbestos Not Present Asbestos Not Present
11	Beige cove base Tan cove base mastic	By Vault By Vault-behind cove base		Asbestos Not Present Asbestos Not Present
12	Medium gray cove base Tan cove base mastic	Restrooms Restrooms-behind cove base		Asbestos Not Present Asbestos Not Present
13	Brown cove base Tan/brown cove base mastic	SW Storage/Stairway & Common Areas SW Storage/Stairway & Common Areas-behind cove base		Asbestos Not Present Asbestos Not Present
14	Light gray cove base Tan cove base mastic	Account Managers Office Account Managers Office-behind cove base		Asbestos Not Present Asbestos Not Present
15	Blue cove base Tan cove base mastic Brown cove base mastic	Planning Department Planning Department-behind cove base Planning Department-2 nd layer mastic behind cove base		Asbestos Not Present Asbestos Not Present Asbestos Not Present

APPENDIX B
Laboratory Analytical Results
Chain of Custody



9317 NE Hwy 99, Suite A, Vancouver, WA 98665 | 360-356-7628

Polarized Light Microscopy Results

Lab No: 118586

Woodburn City Hall
Property Address: 270 Montgomery Street
City, State, Zip: Portland, OR

Date Received: 3/5/2018

Received By: Pete Coleman

Date Analyzed: 3/12/2018

Analyzed By: Sidney Carter

Client Name: City of Woodburn - Pete Gaither

Client Address: 190 Garfield St

City, State, Zip: Woodburn, OR 97071

Phone & E-mail: 503-980-2429 - Pete.Gauthier@ci.woodburn.or.us

AEI Sample ID	Client Sample ID	Composition	Color/Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
001	1A	Layered	White Plaster	Asbestos Not Present	N/A	Paint-CaCO3-Sand
001A		Layered	White Drywall	Asbestos Not Present	15% Cellulose	Gypsum
002	1B	Layered	White Plaster	Asbestos Not Present	N/A	Paint-CaCO3
002A		Layered	White Drywall	Asbestos Not Present	15% Cellulose	Gypsum
003	1C	Layered	White Plaster	Asbestos Not Present	N/A	Paint-CaCO3
003A		Layered	White Drywall	Asbestos Not Present	15% Cellulose	Gypsum
004	1D	Layered	White Plaster	Asbestos Not Present	N/A	Paint-CaCO3
004A		Layered	White Drywall	Asbestos Not Present	15% Cellulose	Gypsum
005	1E	Layered	White Plaster	Asbestos Not Present	N/A	Paint-CaCO3
005A		Layered	White Drywall	Asbestos Not Present	15% Cellulose	Gypsum
006	1F	Layered	White Plaster	Asbestos Not Present	N/A	Paint-CaCO3
006A		Layered	White Drywall	Asbestos Not Present	15% Cellulose	Gypsum
007	2A	Homogeneous	White Ceiling Tile	Asbestos Not Present	90% Cellulose	Paint-Perlite
008	2B	Homogeneous	White Ceiling Tile	Asbestos Not Present	90% Cellulose	Paint-Perlite
009	2C	Homogeneous	White Ceiling Tile	Asbestos Not Present	90% Cellulose	Paint-Perlite
010	2D	Homogeneous	White Ceiling Tile	Asbestos Not Present	90% Cellulose	Paint-Perlite
011	2E	Homogeneous	White Ceiling Tile	Asbestos Not Present	90% Cellulose	Paint-Perlite
012	3	Layered	Gray Sheet Flooring	Asbestos Not Present	25% Cellulose	Vinyl-CaCO3
012A		Layered	Tan Mastic	Asbestos Not Present	N/A	Glue-CaCO3



Polarized Light Microscopy Results

Lab No: 118586

Property Address: Woodburn City Hall
270 Montgomery Street, Woodburn, OR

AEI Sample ID	Client Sample ID	Composition	Color/Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
013	4	Layered	Tan Floor Tile	2% Chrysotile	N/A	Vinyl-CaCO3
013A		Layered	Tan Mastic	Asbestos Not Present	N/A	Glue-CaCO3
014	5	Layered	Off White Sheet Flooring	Asbestos Not Present	20% Cellulose 5% Glass Fiber	Vinyl-CaCO3
014A		Layered	Tan Mastic	Asbestos Not Present	N/A	Glue-CaCO3
015	6	Layered	Off White Sheet Flooring	Asbestos Not Present	20% Cellulose 5% Glass Fiber	Vinyl-CaCO3
015A		Layered	Tan Mastic	Asbestos Not Present	N/A	Glue-CaCO3
016	7	Layered	Blue/Gray Carpet	Asbestos Not Present	90% Synthetic	Binder
016A		Layered	Tan Mastic	Asbestos Not Present	N/A	Glue-CaCO3
017	8	Layered	Purple Carpet	Asbestos Not Present	90% Synthetic	Binder
017A		Layered	Tan Mastic	Asbestos Not Present	N/A	Glue-CaCO3
018	9	Layered	Blue Carpet	Asbestos Not Present	90% Synthetic	Binder
018A		Layered	Tan Mastic	Asbestos Not Present	N/A	Glue-CaCO3
019	10	Layered	Blue Carpet	Asbestos Not Present	90% Synthetic	Binder
019A		Layered	Tan Mastic	Asbestos Not Present	N/A	Glue-CaCO3
019B		Layered	Blue Floor Tile	Asbestos Not Present	N/A	Vinyl-CaCO3
020	11	Layered	Beige Cove Base	Asbestos Not Present	N/A	Vinyl-CaCO3
020A		Layered	Tan Mastic	Asbestos Not Present	N/A	Glue-CaCO3
021	12	Layered	Medium Gray Cove Base	Asbestos Not Present	N/A	Vinyl-CaCO3
021A		Layered	Tan Mastic	Asbestos Not Present	N/A	Glue-CaCO3
022	13	Layered	Brown Cove Base	Asbestos Not Present	N/A	Vinyl-CaCO3
022A		Layered	Tan/Brown Mastic	Asbestos Not Present	N/A	Glue-CaCO3
023	14	Layered	Light Gray Cove Base	Asbestos Not Present	N/A	Vinyl-CaCO3



ASBESTOS CHAIN OF CUSTODY
 9317 NE Hwy 99, Suite A • (360) 356-7628
LEGAL DOCUMENT - PLEASE PRINT LEGIBLY

1 of 2

Lab Use Only
Lab No. 118586
<input checked="" type="checkbox"/> Accept <input type="checkbox"/> Reject

AHERA Inspector / Sampled By		Project Information	
Date: 3-1-2018		Project Name: WOODBURN CITY HALL	
Name: ERIC NEAL		Project Location: 270 MONTGOMERY ST.	
Phone: (971) 865-6174		Project ID: WOODBURN, OR.	
Email:		P.O. Number:	

RELINQUISHED BY	DATE & TIME	VIA	RECEIVED BY	DATE & TIME
ERIC NEAL	3-5-18	ERIC NEAL	Pete Coleman	3/5/2018 7:08pm

REQUESTED SERVICES	
PLM	TURNAROUND TIME
Bulk Analysis	<input type="checkbox"/> Verbal <input type="checkbox"/> Rush <input type="checkbox"/> Same Day <input type="checkbox"/> 24-Hour <input checked="" type="checkbox"/> 3-Days

No.	Sample ID	Color	Description	Volume / Area (as applicable)	Comments / Notes
1	1A	WHITE	DRYWALL / JOINT COMPOUND		NEAR VAULT FIN/COURT
2	1B	h	h		ACC. MGR. OFFICE
3	1C	h	h		PLANNING OFFICE
4	1D	h	h		CONFERENCE ROOM
5	1E	h	h		WOMAN'S RR (NORTH)
6	1F	h	h		MEN'S RR (SOUTH)
7	1G	h	h		BASEMENT RR
8	2A	WHITE	2'x4' CEILING PANEL		FIN./COURT RECORDS
9	2B	h	h		CONFERENCE ROOM
10	2C	h	h		PARKS/RECREATION OFFICE

3 PB AT WY' EAST

Company: WOODBURN CITY HALL Project Name: 270 MONTGOMERY ST Project Location: WOODBURN, OR.

No.	Sample ID	Color	Description	Volume / Area (as applicable)	Comments / Notes
11	2D	WHITE	2'x4' CEILING PANEL		HALL
12	2E	"	"		BASEMENT - OLD STYLE
13	3	PEBBLE BLUE/GREY	SHEET FLOORING + MASTIC	~600 SF	BY JAIL CELLS + HALL, FORMER POLICE STATION
14	4	TAN	12"x12" FLOOR TILE + MASTIC	~260 SF	STORAGE SW + MEDIA ROOM OFF COURT
15	5	OFF WHITE WITH SPECKS	SHEET FLOORING	~1000 SF	4 R.R.'S + 2 LOCKER ROOMS BY JAIL CELLS
16	6	OFF WHITE	"	~50 SF	BASEMENT R.R.
17	7	BLUE/GREY	CARPET + MASTIC	~1000 SF	FIN/COURT RECORDS
18	8	PURPLE	"	~500 SF	COMMUNITY SERVICES
19	9	BLUE	"	~200 SF	PLANNING OFFICE
20	10	GREY PATTERN	20"x20" CARPET TILES	~80 SF	ACC MGR OFFICE (VOTER AREAS)
21	11	BEIGE	RUBBER BASE		BY VAULT
22	12	MED. GREY	"		R.R.'S (MEN'S SOUTH)
23	13	BROWN	" w/ FRIABLE BROWN MASTIC	~900'	SW STORAGE, STAIRS, COMMON AREAS
24	14	Lt. GREY	" "	~50'	ACC MANAGERS OFFICE
25	15	BLUE	" RESIDUAL FRIABLE BROWN MASTIC	~200'	PLANNING DEPT.
26					
27					
28					
29					
30					
31					
32					

3/2/18

Advantage Environmental, Inc
P.O.Box 1026
Camas , WA 98607

Re: 270 Montgomery St

Dear Advantage Environmental, Inc

Enclosed are the results of analysis for samples received by the laboraory on 3/1/2018
The results related only to the samples included in this report.
The project was assigned a report number of 88792

If you have any questions concerning this report, please feel free to contact us.

Sincerely,



CY Chan
QA Officer

Laboratory Report

Advantage Environmental, Inc
 P.O.Box 1026
 Camas, WA 98607

Project Name: Woodburn, OR
 Project Location: City Hall
 Project Number: 270 Montgomery St
 Date Sampled:
 Date received: 3/1/18

Report Number: 88792
 Report Date: 3/5/18

AOAC 974.02

Analyte: Total Lead (Pb) in paint chips quantitation by FLAA

Field ID	Lab ID	Result mg/Kg(ppm)	Detection Limit mg/Kg(ppm)
Pb1 Brown Int Trim Basement	M7015	< 776	776
Pb2 White Int Wall Basement	M7016	< 232	232
Pb3 White Int Wall Main	M7017	< 250	250

Quality Control Report: Lead (Pb)

	Measured Conc. (mg/L)	Expected Concentration (mg/L)	Recovery (%)	Lower Limit	Upper Limit	
PB1803021						
ICV	5.1	5.0	102%	80%	120%	PASS
Prep Blank	0.0	0.0	--	0.5 mg/L	--	PASS
LCS	2.4	2.2	110%	70%	130%	PASS
QC Blank	0.0	0.0	--	0.5 mg/L	--	PASS
QC Check	5.5	5.0	110%	80%	120%	PASS
QC Blank	0.0	0.0	--	0.5 mg/L	--	PASS
QC Check	5.5	5.0	110%	80%	120%	PASS
Calibration R^2 : 0.9998		Lower Limit=0.99				PASS

APPENDIX C
AHERA Building Inspector
Certification

THIS IS TO CERTIFY THAT

ERIC D NEAL

HAS SUCCESSFULLY COMPLETED THE TRAINING COURSE

for

ASBESTOS INSPECTOR REFRESHER

In accordance with TSCA Title II, Part 763, Subpart E, Appendix C of 40 CFR

Course Date: 01/05/2018

Course Location: Portland, OR

Certificate: IR-18-5006B



AHERA is the Asbestos Hazard
Emergency Response Act enacting Title II
of Toxic Substance Control Act (TSCA)

Expiration Date: 01/05/2019

For verification of the authenticity of this
certificate contact:
PBS Environmental
4412 SW Corbett Avenue
Portland, OR 97239
(503) 248-1939

A handwritten signature in black ink, which appears to read "Gregory M. Baker", is written over a horizontal line.

Greg Baker, Instructor