

**December 30, 2022**

**SOLICITATION ADDENDUM NO. 3**

**ITB 22-0022**

**Horse Barn Demolition**

**THE FOLLOWING CHANGES/ADDITIONS TO THE ABOVE CITED SOLICITATION ARE ANNOUNCED:**

This Addendum modifies the Invitation to Bid (ITB) document(s) only to the extent indicated herein. All other areas not changed or otherwise modified by this Addendum shall remain in full force and effect. This Addendum is hereby made an integral part of the ITB document. Bidder must be responsive to any requirements of this Addendum as if the requirements were set forth in the ITB. Failure to do so may result in Bid rejection. See the ITB regarding requests for clarification or change and protests of this Addendum, and the deadlines for the foregoing.

This addendum is to be acknowledged in the space provided on the Bidder Certification form supplied in the solicitation document. Failure to acknowledge receipt of this addendum may be cause to reject your offer.

The closing date is:

**January 5, 2023 at 2:00 PM Pacific Time**

**CLARIFICATIONS/QUESTIONS**

**Clarification:**

- The missing pages are included. The "Hazardous Materials Survey" is attached to this Addendum 3 is hereby incorporated into the Solicitation.

# **PRE-DEMOLITION HAZARDOUS MATERIALS SURVEY REPORT**

## **BSD-Future Elementary School**

**Former Forward Stride Horse Facility  
SW Horse Tail Lane, Beaverton, OR 97007  
Tax Lot ID #1S1310002200**

Prepared for:

## **Beaverton School District**

16550 SW Merlo Road  
Beaverton, OR 97003

**Report Date:** November 23, 2022

Prepared By:



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TRC Project: 521830

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## EXECUTIVE SUMMARY

Beaverton School District contracted TRC Environmental Corporation (TRC) to conduct a pre-demolition hazardous materials survey at of the former Forward Stride Horse Facility located on SW Horse Tail Lane in Beaverton, Oregon. The property is identified by the Washington County Tax Assessors office as Tax Lot ID #1S1310002200. The survey activities were initiated on November 16, 2022, by Jason Stone, Asbestos Hazard Emergency Response Act (AHERA) accredited Asbestos Building Inspector and lead paint inspector/risk assessor.

### Asbestos Containing Materials

Results of analysis confirmed asbestos was identified within one (1) of the fourteen (14) suspect materials sampled during this survey. Asbestos-containing materials (ACM) are defined by the Occupational Safety and Health Administration (OSHA), the Environmental Protection Agency (EPA) and the State of Oregon Department of Environmental Quality as any material containing more than one percent (>1.0%) asbestos when analyzed using Polarized Light Microscopy (PLM) methods.

Laboratory analytical results indicated that the following materials, sampled during this survey, were identified as asbestos-containing materials:

- White Window Glazing

Additionally, any materials uncovered during demolition activities that are not addressed in this inspection report, or suspect asbestos-containing materials, must be sampled by an accredited asbestos inspector prior to any disturbance, or they must be treated as asbestos-containing materials (ACM).

### Lead Containing Paint Sampling Results

Results of the survey completed by TRC indicated that no lead was detected above the laboratory reporting limits in the paint chip samples collected.

### Other Regulated and Hazardous Materials Inventory

Suspect PCB containing fluorescent light ballasts were identified in the areas surveyed. Fluorescent ballasts manufactured prior to January 1, 1978 or ballasts that are not labeled "No PCBs" must be considered PCB containing unless testing proves otherwise.

Mercury containing light bulbs (high intensity discharge, fluorescent tubes, etc.) and a small number of suspect mercury containing thermostats and switches were identified in the areas surveyed. All mercury containing light bulbs, thermostats and switches that are scheduled for disposal should be managed according to applicable local, state and federal waste disposal regulations and requirements.

Various coolers and refrigerators containing refrigerants were identified in the areas surveyed. All refrigerant containing items should be recycled or disposed of in accordance with all applicable federal, state and local waste disposal regulations and requirements.

## INTRODUCTION

Beaverton School District contracted TRC Environmental Corporation (TRC) to conduct a pre-demolition hazardous materials survey at of the former Forward Stride Horse Facility located on SW Horse Tail Lane in Beaverton, Oregon. The property is identified by the Washington County Tax Assessors office as Tax Lot ID #1S1310002200. The survey activities were initiated on November 16, 2022, by Jason Stone, Asbestos Hazard Emergency Response Act (AHERA) accredited Asbestos Building Inspector and lead paint inspector/risk assessor.

## BACKGROUND

### Asbestos Containing Materials

Occupational Safety and Health Administration (OSHA) defines asbestos-containing material (ACM), as any material containing more than one percent asbestos.

The Environmental Protection Agency (EPA) defines ACM as follows:

1. Friable asbestos-containing material (ACM), is defined by the Asbestos NESHAP, as any material containing more than one percent (1%) asbestos as determined using the method specified in Appendix A, Subpart F, 40 CFR Part 763, Section 1, Polarized Light Microscopy (PLM), that, when dry, can be crumbled, pulverized or reduced to powder by hand pressure.
2. Nonfriable ACM is any material containing more than one percent (1%) asbestos as determined using the PLM method that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure. The EPA further defines two categories of nonfriable ACM:
  - a. Category I (Cat I) - Category I nonfriable ACM is any asbestos-containing packing, gasket, resilient floor covering or asphalt roofing product which contains more than one percent (1%) asbestos as determined using PLM according to the method specified in Appendix A, Subpart F, 40 CFR Part 763, and
  - b. Category II (Cat II) - Category II nonfriable ACM is any material, excluding Category I nonfriable ACM, containing more than one percent (1%) asbestos as determined using PLM according to the methods specified in Appendix A, Subpart F, 40 CFR Part 763 that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure.
3. Regulated Asbestos-Containing Material (RACM) is (a) friable asbestos material, (b) Category I nonfriable ACM that has become friable, (c) Category I nonfriable ACM that will be or has been subjected to sanding, grinding, cutting or abrading, or (d) Category II nonfriable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation operations.

### Asbestos Sampling Procedures

The survey was conducted in accordance with the sample collection protocols established in 40 CFR 763 (AHERA), 40 CFR 61 Subpart M (NESHAP). A summary of survey activities is provided below.

Survey activities began with visual observation of the project area to identify homogeneous areas of suspect ACM. A homogeneous area consists of building materials that appear similar throughout in terms of color and texture that does not extend to other buildings. Visual assessments were conducted in accessible areas of the building. Building materials identified as glass, wood or metal were not considered suspect ACM.

A physical assessment of each homogeneous area of suspect ACM was conducted to assess the friability and condition of the materials. Friability was assessed by physically touching suspect materials.

Based on results of the visual observation, bulk samples of suspect ACM were collected in accordance with all applicable federal, state and local sampling protocols. Samples of suspect materials were collected in each homogeneous area. Bulk samples were collected using wet methods as applicable to reduce the potential for fiber release. Samples were placed in sealable containers and labeled with unique sample numbers using an indelible marker. Note that multiple bulk samples are collected from each homogenous area of suspect ACM observed. In accordance with U.S. EPA guidelines, multiple samples are collected from each homogenous area of miscellaneous, thermal system insulation, and surfacing materials. Note that if one or more samples within a homogenous area of suspect ACM are positive for asbestos, then all of the suspect ACM must be treated as asbestos-containing material.

Bulk samples were submitted under proper COC documentation to the laboratory. Bulk samples were analyzed by PLM utilizing the EPA's, Method for the Determination of Asbestos in Bulk Building Materials, EPA 600/M4-82-020. Analysis by PLM was performed by visual observation of the bulk sample and slides prepared of the bulk sample for microscopic examination and identification. The samples were analyzed for asbestos (Chrysotile, Amosite, Crocidolite, Anthophyllite, and Actinolite/Tremolite), fibrous non-asbestos constituents (mineral wool, cellulose, etc.) and non-fibrous constituents. Using a stereoscope, the microscopist visually estimated the relative amounts of each constituent by determining the estimated area of the asbestos compared with the area estimate of the total sample.

#### Paint Chip Sampling

TRC conducted a lead paint inspection to identify loose and flaking lead-based paint (LBP) and/or lead-containing paint (LCP) and lead-containing materials (LCM) at the Site. The lead paint survey was performed to identify representative testing combinations of suspect LBP on painted surfaces that made up the majority of the coating in each area assessed that would present a hazard during demolition activities.

The general purpose of this investigation was to confirm the presence, and determine the location of loose and flaking lead-based paint coatings and components, that will be disturbed in association with the renovation or demolition of the Site. TRC has documented the general condition of such painted building surfaces, characterized the composition of painted surfaces with regard to lead content, and quantified areas/components to define the magnitude to which loose and flaking LBP is present, where encountered. Information derived from this investigation may be used in communicating potential lead exposure hazards to workers performing abatement and/or demolition. The scope of work associated with this investigation included the following elements:

- Visual inspection of painted surfaces and components;

- Testing of select loose and flaking painted surfaces and components using paint chip analysis; and
- Assess condition and approximate quantities of LBP/LCP for reporting purposes.

Lead-based paint (LBP) is defined by the United States Department of House and Urban Development (HUD) as any paint, varnish, stain, or other applied coating that has one mg/cm<sup>2</sup> or more of lead or 0.5% by weight (5,000 micrograms per gram [ug\g] or 5,000 parts of lead per million [ppm]). According the OSHA Program Directive, Lead: Exposure in Construction, "For all occupational exposure to lead occurring in the course of construction work, the standard (1926.62) does not specify a minimum amount or concentration of lead that triggers a determination that lead is present and the potential for occupational exposure exists." Therefore any paint containing less than 0.5% by weight, but greater than the laboratory detection limit is considered to be a LCP.

Paint chip samples were collected from painted surfaces to determine total lead content and assist in determining Occupational Safety and Health Administration (OSHA) requirements with respect to construction activities which may disturb lead-containing paints.

All paint chip samples were submitted under proper COC documentation to the laboratory. Samples were analyzed by Flame AAS utilizing the Environmental Protection Agency's (EPA) Test Method for Evaluating Solid Waste, Physical / Chemical Methods, EPA SW-846 Method 7420.

#### Other Regulated and Hazardous Materials Inventory

TRC conducted a visual survey for other regulated materials, hazardous materials, and hazardous materials contained in equipment. The hazardous materials survey was directed at collecting information on the type, location, and quantities of hazardous materials contained in building equipment or hazardous materials stored at the site that would have to be disposed of according to applicable federal and state regulations prior to the demolition of the site buildings and structures.

These materials fall into various categories such as Hazardous Waste, Universal Waste, Toxic Substances Control Act (TSCA) Wastes and other Regulated Wastes, depending on the component and concentration of contaminants of concern.

Any material classified as unknown will require sample collection and analysis for hazardous waste characteristics (e.g., Ignitability, Corrosivity, Reactivity, Toxicity, PCBs, and Metals analyses) in accordance with federal regulations. Based on the results of analyses, if the material is classified as a hazardous waste, it will be managed and disposed in accordance applicable regulations. Additional profile sampling and analysis may be necessary to meet the specific waste acceptance requirements of the selected disposal facility.

#### Laboratory Analysis

Laboratory services for asbestos bulk sample analysis were provided by TRC's Industrial Hygiene Laboratory, a National Voluntary Laboratory Accreditation Program (NVLAP) certified laboratory (NVLAP code #101424-0) located in Windsor, CT. Laboratory services for lead paint chip sample analysis were provided by iATL, an Environmental Lead Laboratory Accreditation Program (ELLAP) certified laboratory (ELLAP #100188), located in Mt. Laurel, NJ.

## FINDINGS

### Asbestos Containing Materials

Laboratory analytical results indicated the following materials were positive for asbestos in concentrations greater than 1%:

<b>Asbestos Positive Materials</b> <b>BSD-Future Elementary School</b> <b>Former Forward Stride Horse Facility</b>					
Samples	Material	Location	Percentage / Type	Approx. Quantity	Condition / Material Type / NESHAP Category
HB-02A HB-02B HB-02C	White Window Glazing	Windowsills	3% Chrysotile	60 LF	Significantly Damaged Misc.

### Negative Materials (No Asbestos Detected)

Results of the bulk sampling indicated none of the following sampled materials contained detectable levels of asbestos, based on the PLM method:

<b>Asbestos Negative Materials</b> <b>BSD-Future Elementary School</b> <b>Former Forward Stride Horse Facility</b>			
Samples	Material Description	Material Location(s)	Estimated Quantity
HB-01A HB-01B HB-01C	White Wallboard Gypsum With Joint Compound	House	2000 SF
HB-03A HB-03B HB-03C	Yellow Carpet Glue	1st Floor	TBD
HB-04A HB-04B HB-04C	Grey Ceramic Tile Grout/Glue	Front House Entry	30 SF
HB-05A HB-05B HB-05C	Off-White 12" X 12" Floor Tile & Associated Glue	1st Floor Bathroom	32 SF



<b>Asbestos Negative Materials            BSD-Future Elementary School            Former Forward Stride Horse Facility</b>			
<b>Samples</b>	<b>Material Description</b>	<b>Material Location(s)</b>	<b>Estimated Quantity</b>
HB-06A HB-06B HB-06C	Beige Sheet Vinyl Flooring & Associated Glue	1st Floor Closet, 1st Floor Bathroom (Under Floor Tile)	48 SF
HB-07A HB-07B HB-07C	White Acoustic Wall & Ceiling Finish	Living Room	1000 SF
HB-08A HB-08B HB-08C	White Spray-on Insulation & Foam	2nd Floor Of House	1000 SF
HB-09A HB-09B HB-09C	Black Wall Underlayment	House Exterior Walls	TBD
HB-10A HB-10B HB-10C	Black Membrane Cover	Balconies	900 SF
HB-11A HB-11B HB-11C	Grey CMU Grout	House Interior	200 SF
HB-12A HB-12B HB-12C	White, Green Sheet Vinyl Flooring & Associated Glue	Blue Barn Office	400 SF
HB-13A HB-13B HB-13C	White Wallboard Gypsum With Joint Compound	Blue Barn Office	500 SF
HB-14A HB-14B HB-14C	White Acoustic Ceiling Finish	Blue Barn Office	400 SF

### Paint Chip Sampling Results

<b>Lead Paint Chip Sample Results BSD-Future Elementary School Former Forward Stride Horse Facility</b>			
<b>Sample Number</b>	<b>Location(s)</b>	<b>Description</b>	<b>% Lead (by weight)</b>
HB-L-01	Exterior Siding	Exterior White	BRL
HB-L-02	Horse Stalls	Interior Beige	BRL
HB-L-03	Exterior Siding	Exterior White	BRL

BRL – Below Reportable Limit

Results of laboratory analysis indicate that no lead was detected above the laboratory reporting limits in the paint chip samples that were collected and analyzed during this survey.

### Hazardous Materials Inventory

<b>Hazardous Materials Inventory BSD-Future Elementary School Former Forward Stride Horse Facility</b>			
<b>Location</b>	<b>Material Type</b>	<b>Description</b>	<b>Quantity</b>
White Barn	Heavy Metal Containing Devices	Fluorescent (Green Tip)	18
White Barn	Refrigerants	Retail Floor Cooler	1
House	Heavy Metal Containing Devices	Smoke Detector Batteries	1
House	Refrigerants	Refrigerator	1
House	Heavy Metal Containing Devices	Fluorescent (Green Tip)	26
House	Heavy Metal Containing Devices	Fluorescent (Silver Tip)	12
Blue Barn	Heavy Metal Containing Devices	Fluorescent (Green Tip)	100

Based on the limited visual inspection, suspect PCB containing equipment was identified at the property.

## **RECOMMENDATIONS**

### Asbestos Containing Materials

Results of laboratory analysis confirmed asbestos was identified within some of the bulk samples collected. The asbestos-containing materials were found to be in significantly damaged condition at the time of the inspection. Removal of asbestos-containing materials should be performed by a State of Oregon Department of Environmental Quality licensed asbestos abatement contractor, and should be handled, stored, and disposed of according to all local, state, and federal regulations.

Additionally, any materials uncovered during renovation or demolition activities that are not addressed in this inspection report, or suspect asbestos containing materials, must be sampled by an accredited asbestos inspector prior to any disturbance, or they must be treated as asbestos containing (ACM).

### Lead Containing Paints

Results of laboratory analysis indicate that no lead was detected above the laboratory reporting limits in the paint chip samples collected during this survey. As such, the paints are not considered lead-containing materials.

### Other Regulated and Hazardous Materials Inventory

Suspect PCB containing fluorescent light ballasts were identified in the areas surveyed. Fluorescent ballasts manufactured prior to January 1, 1978 or ballasts that are not labeled "No PCBs" must be considered PCB containing unless testing proves otherwise.

Mercury containing light bulbs (high intensity discharge, fluorescent tubes, etc.) and a small number of suspect mercury containing thermostats and switches were identified in the areas surveyed. All mercury containing light bulbs, thermostats and switches that are scheduled for disposal should be managed according to applicable local, state and federal waste disposal regulations and requirements.

Various coolers and refrigerators containing refrigerants were identified in the areas surveyed. All refrigerant containing items should be recycled or disposed of in accordance with all applicable federal, state and local waste disposal regulations and requirements.

### **DISCLAIMER**

The content presented in this report is based on data collected during the site inspection and survey, review of pertinent regulations, requirements, guidelines and commonly followed industry standards, and information provided by Client, their clients, agents, and representatives.

The work has been conducted in an objective and unbiased manner and in accordance with generally accepted professional practice for this type of work. TRC believes the data and analysis to be accurate and relevant, but cannot accept responsibility for the accuracy or completeness of available documentation or possible withholding of information of other parties.

This pre-demolition hazardous materials survey report is designed to aid the property owner, architect, construction manager, general contractor, and asbestos abatement contractor in locating asbestos containing materials, lead containing paints, suspect PCB containing equipment and suspect mercury containing equipment. This report is not intended for, and may not be utilized as, a bidding document or as an abatement project specification document.

Sincerely,  
**TRC Environmental Corporation**



Matt Cuda  
Project Manager



Ron Landolt, CAC  
NW Region BSI Office Practice Leader

## Appendix A – Representative Photographs

**BSD – FUTURE ELEMENTARY SCHOOL  
FORMER FORWARD STRIDE HORSE BARN  
OVERVIEW PHOTOGRAPHIC LOG**





**BSD – FUTURE ELEMENTARY SCHOOL  
FORMER FORWARD STRIDE HORSE BARN  
SUSPECT ASBESTOS CONTAINING MATERIALS PHOTOGRAPHIC LOG**

**Sample Numbers:** HB-01A, HB-01B, HB-01C  
**Material Description:** Wallboard Gypsum with Joint Compound  
**Material Color:** White  
**Accessible Material:** Accessible  
**Reason Inaccessible:** N/A  
**Asbestos Detected:** Negative  
**Asbestos Type:** No Asbestos Detected  
**Homogeneous Area:** House  
**Total Approximate Quantity:** 2000 SF  
**Condition:** Good  
**Material Type:** Misc.  
**NESHAP Category:** N/A  
**Notes:** Not Applicable



**Sample Numbers:** HB-02A, HB-02B, HB-02C  
**Material Description:** Window Glazing  
**Material Color:** White  
**Accessible Material:** Accessible  
**Reason Inaccessible:** N/A  
**Asbestos Detected:** Positive  
**Asbestos Type:** 3% Chrysotile  
**Homogeneous Area:** Windowsills  
**Total Approximate Quantity:** 60 LF  
**Condition:** Significantly Damaged  
**Material Type:** Misc.  
**NESHAP Category:** Cat. II  
**Notes:** Not Applicable



**BSD – FUTURE ELEMENTARY SCHOOL  
FORMER FORWARD STRIDE HORSE BARN  
SUSPECT ASBESTOS CONTAINING MATERIALS PHOTOGRAPHIC LOG**

**Sample Numbers:** HB-03A, HB-03B, HB-03C  
**Material Description:** Carpet Glue  
**Material Color:** Yellow  
**Accessible Material:** Accessible  
**Reason Inaccessible:** N/A  
**Asbestos Detected:** Negative  
**Asbestos Type:** No Asbestos Detected  
**Homogeneous Area:** 1st Floor  
**Total Approximate Quantity:** 800 SF  
**Condition:** Good  
**Material Type:** Misc.  
**NESHAP Category:** N/A  
**Notes:** Not Applicable



**Sample Numbers:** HB-04A, HB-04B, HB-04C  
**Material Description:** Ceramic Tile Grout/Glue  
**Material Color:** Grey  
**Accessible Material:** Accessible  
**Reason Inaccessible:** N/A  
**Asbestos Detected:** Negative  
**Asbestos Type:** No Asbestos Detected  
**Homogeneous Area:** Front House Entry  
**Total Approximate Quantity:** 30 SF  
**Condition:** Good  
**Material Type:** Misc.  
**NESHAP Category:** N/A  
**Notes:** Not Applicable





**BSD – FUTURE ELEMENTARY SCHOOL  
FORMER FORWARD STRIDE HORSE BARN  
SUSPECT ASBESTOS CONTAINING MATERIALS PHOTOGRAPHIC LOG**

**Sample Numbers:** HB-05A, HB-05B, HB-05C  
**Material Description:** 12" x 12" Floor Tile & Associated Glue  
**Material Color:** Off-White  
**Accessible Material:** Accessible  
**Reason Inaccessible:** N/A  
**Asbestos Detected:** Negative  
**Asbestos Type:** No Asbestos Detected  
**Homogeneous Area:** 1st Floor Bathroom  
**Total Approximate Quantity:** 32 SF  
**Condition:** Good  
**Material Type:** Misc.  
**NESHAP Category:** N/A  
**Notes:** Not Applicable



**Sample Numbers:** HB-06A, HB-06B, HB-06C  
**Material Description:** Sheet Vinyl Flooring & Associated Glue  
**Material Color:** Beige  
**Accessible Material:** Accessible  
**Reason Inaccessible:** N/A  
**Asbestos Detected:** Negative  
**Asbestos Type:** No Asbestos Detected  
**Homogeneous Area:** 1st Floor Closet, 1st Floor Bathroom (Under Floor Tile)  
**Total Approximate Quantity:** 48 SF  
**Condition:** Good  
**Material Type:** Misc.  
**NESHAP Category:** N/A  
**Notes:** Not Applicable





**BSD – FUTURE ELEMENTARY SCHOOL  
FORMER FORWARD STRIDE HORSE BARN  
SUSPECT ASBESTOS CONTAINING MATERIALS PHOTOGRAPHIC LOG**

**Sample Numbers:** HB-07A, HB-07B, HB-07C  
**Material Description:** Acoustic Wall & Ceiling Finish  
**Material Color:** White  
**Accessible Material:** Accessible  
**Reason Inaccessible:** N/A  
**Asbestos Detected:** Negative  
**Asbestos Type:** No Asbestos Detected  
**Homogeneous Area:** Living Room  
**Total Approximate Quantity:** 1000 SF  
**Condition:** Good  
**Material Type:** Surfacing  
**NESHAP Category:** N/A  
**Notes:** Not Applicable



**Sample Numbers:** HB-08A, HB-08B, HB-08C  
**Material Description:** Spray-on Insulation & Foam  
**Material Color:** White  
**Accessible Material:** Accessible  
**Reason Inaccessible:** N/A  
**Asbestos Detected:** Negative  
**Asbestos Type:** No Asbestos Detected  
**Homogeneous Area:** 2nd Floor of House  
**Total Approximate Quantity:** 1000 SF  
**Condition:** Good  
**Material Type:** Surfacing  
**NESHAP Category:** N/A  
**Notes:** Not Applicable



**BSD – FUTURE ELEMENTARY SCHOOL  
FORMER FORWARD STRIDE HORSE BARN  
SUSPECT ASBESTOS CONTAINING MATERIALS PHOTOGRAPHIC LOG**

**Sample Numbers:** HB-09A, HB-09B, HB-9C  
**Material Description:** Wall Underlayment  
**Material Color:** Black  
**Accessible Material:** Accessible  
**Reason Inaccessible:** N/A  
**Asbestos Detected:** Negative  
**Asbestos Type:** No Asbestos Detected  
**Homogeneous Area:** House Exterior Walls  
**Total Approximate Quantity:** 420 SF  
**Condition:** Significantly Damaged  
**Material Type:** Misc.  
**NESHAP Category:** N/A  
**Notes:** Not Applicable



**Sample Numbers:** HB-10A, HB-10B, HB-10C  
**Material Description:** Membrane Cover  
**Material Color:** Black  
**Accessible Material:** Accessible  
**Reason Inaccessible:** N/A  
**Asbestos Detected:** Negative  
**Asbestos Type:** No Asbestos Detected  
**Homogeneous Area:** Balconies  
**Total Approximate Quantity:** 900 SF  
**Condition:** Significantly Damaged  
**Material Type:** Misc.  
**NESHAP Category:** N/A  
**Notes:** Not Applicable





**BSD – FUTURE ELEMENTARY SCHOOL  
FORMER FORWARD STRIDE HORSE BARN  
SUSPECT ASBESTOS CONTAINING MATERIALS PHOTOGRAPHIC LOG**

**Sample Numbers:** HB-11A, HB-11B, HB-11C  
**Material Description:** CMU Grout  
**Material Color:** Grey  
**Accessible Material:** Accessible  
**Reason Inaccessible:** N/A  
**Asbestos Detected:** Negative  
**Asbestos Type:** No Asbestos Detected  
**Homogeneous Area:** House Interior  
**Total Approximate Quantity:** 200 SF  
**Condition:** Good  
**Material Type:** Misc.  
**NESHAP Category:** N/A  
**Notes:** Not Applicable



**Sample Numbers:** HB-12A, HB-12B, HB-12C  
**Material Description:** Sheet Vinyl Flooring & Associated Glue  
**Material Color:** Green White  
**Accessible Material:** Accessible  
**Reason Inaccessible:** N/A  
**Asbestos Detected:** Negative  
**Asbestos Type:** No Asbestos Detected  
**Homogeneous Area:** Blue Barn Office  
**Total Approximate Quantity:** 400 SF  
**Condition:** Significantly Damaged  
**Material Type:** Misc.  
**NESHAP Category:** N/A  
**Notes:** Not Applicable



**BSD – FUTURE ELEMENTARY SCHOOL  
FORMER FORWARD STRIDE HORSE BARN  
SUSPECT ASBESTOS CONTAINING MATERIALS PHOTOGRAPHIC LOG**

**Sample Numbers:** HB-13A, HB-13B, HB-13C  
**Material Description:** Wallboard Gypsum with Joint Compound  
**Material Color:** White  
**Accessible Material:** Accessible  
**Reason Inaccessible:** N/A  
**Asbestos Detected:** Negative  
**Asbestos Type:** No Asbestos Detected  
**Homogeneous Area:** Blue Barn Office  
**Total Approximate Quantity:** 500 SF  
**Condition:** Significantly Damaged  
**Material Type:** Misc.  
**NESHAP Category:** N/A  
**Notes:** Not Applicable



**Sample Numbers:** HB-14A, HB-14B, HB-14C  
**Material Description:** Acoustic Ceiling Finish  
**Material Color:** White  
**Accessible Material:** Accessible  
**Reason Inaccessible:** N/A  
**Asbestos Detected:** Negative  
**Asbestos Type:** No Asbestos Detected  
**Homogeneous Area:** Blue Barn Office  
**Total Approximate Quantity:** 400 SF  
**Condition:** Good  
**Material Type:** Surfacing  
**NESHAP Category:** N/A  
**Notes:** Not Applicable



**BSD – FUTURE ELEMENTARY SCHOOL  
FORMER FORWARD STRIDE HORSE BARN  
LEAD CONTAINING PAINT PHOTOGRAPHIC LOG**

**Sample Numbers:** HB-L-01  
**Sample Location:** White Barn  
**Description:** Exterior White  
**Laboratory Result (%):** <0.0077  
**Substrate:** Wood  
**Paint Locations:** Exterior Siding



**Sample Numbers:** HB-L-02  
**Sample Location:** White Barn  
**Description:** Interior Beige  
**Laboratory Result (%):** <0.0077  
**Substrate:** Wood  
**Paint Locations:** Horse Stalls



**Sample Numbers:** HB-L-03  
**Sample Location:** House  
**Description:** Exterior White  
**Laboratory Result (%):** <0.0082  
**Substrate:** Wood  
**Paint Locations:** Exterior Siding





**BSD – FUTURE ELEMENTARY SCHOOL  
FORMER FORWARD STRIDE HORSE BARN  
HAZARDOUS MATERIALS INVENTORY PHOTOGRAPHIC LOG**

**Area:** White Barn  
**Description:** Heavy Metal Containing Devices Fluorescent (Green Tip)  
**Quantity:** 18  
**Notes:** N/A



**Area:** White Barn  
**Description:** Refrigerants Retail Floor Cooler  
**Quantity:** 1  
**Notes:** N/A



**Area:** House  
**Description:** Heavy Metal Containing Devices Smoke Detector Batteries  
**Quantity:** 1  
**Notes:** N/A



**BSD – FUTURE ELEMENTARY SCHOOL  
FORMER FORWARD STRIDE HORSE BARN  
HAZARDOUS MATERIALS INVENTORY PHOTOGRAPHIC LOG**

**Area:** House  
**Description:** Refrigerants Refrigerator  
**Quantity:** 1  
**Notes:** N/A



**Area:** House  
**Description:** Heavy Metal Containing Devices Fluorescent  
(Green Tip)  
**Quantity:** 26  
**Notes:** N/A



**Area:** House  
**Description:** Heavy Metal Containing Devices Fluorescent  
(Silver Tip)  
**Quantity:** 12  
**Notes:** N/A



**BSD – FUTURE ELEMENTARY SCHOOL  
FORMER FORWARD STRIDE HORSE BARN  
HAZARDOUS MATERIALS INVENTORY PHOTOGRAPHIC LOG**

**Area:** Blue Barn

**Description:** Heavy Metal Containing Devices Fluorescent  
(Green Tip)

**Quantity:** 100

**Notes:** N/A





## Appendix B – Laboratory Results and Chain of Custody



**BULK ASBESTOS ANALYSIS REPORT**

CLIENT: Beaverton School District

Lab Log #: 0060724  
Project #: 521830.0000.0000  
Date Received: 11/17/2022  
Date Analyzed: 11/22/2022

Site: Horse Barn, Beaverton, OR

**POLARIZED LIGHT MICROSCOPY by EPA 600/R-93/116**

Sample No.	Sample Location	Homogeneous Material Description	Other Matrix Materials	Asbestos %	Asbestos Type
HB-01A	House 1st Floor Living Room	LAYER 1 White Joint Compound	---	ND	None
HB-01A		LAYER 2 White Wallboard, Gypsum	2% cellulose	ND	None
HB-01B	House 1st Floor Laundry Room	LAYER 1 White Joint Compound	---	ND	None
HB-01B		LAYER 2 White Wallboard, Gypsum	2% cellulose	ND	None
HB-01C	House 1st Floor Hallway	LAYER 1 White Joint Compound	---	ND	None
HB-01C		LAYER 2 White Wallboard, Gypsum	2% cellulose	ND	None
HB-02A	House 1st Floor Windows	White/Beige Window Glazing	---	3%	Chrysotile
HB-02B	House 1st Floor Windows	--	--	NA/PS	--
HB-02C	House 1st Floor Windows	--	--	NA/PS	--
HB-03A	Living Room	Yellow Carpet Glue	---	ND	None
HB-03B	Stairs	Yellow Carpet Glue	---	ND	None
HB-03C	Back Room	Yellow Carpet Glue	---	ND	None
HB-04A	Living Room Entry	Grey Ceramic Tile Grout/Glue	---	ND	None
HB-04B	Living Room Entry	Grey Ceramic Tile Grout/Glue	---	ND	None
HB-04C	Living Room Entry	Grey Ceramic Tile Grout/Glue	---	ND	None
HB-05A	House 1st Floor Bathroom	LAYER 1 Yellow Associated Glue	---	ND	None
HB-05A		LAYER 2 Off-White 12" x 12" Floor Tile	---	ND	None

**TRC LABORATORY ASBESTOS ANALYTICAL ACCREDITATIONS**

NVLAP Lab Code 101424-0  
RI #PLM0007 TX #300354  
CO# AL-15020

AIHA-LAP, LLC #100122 CT #PH-0426  
VT #AL910359 LA#05011 VA #3333 000283  
PHIL# 461 PA#68-03387

ME LA-0075, LB-0071 MA #AA000052 NY #10980 WV #000622  
AZ #A20944 HI #L-09-004 NJ #CT004 CA #2907



## POLARIZED LIGHT MICROSCOPY by EPA 600/R-93/116

Sample No.	Sample Location	Homogeneous Material Description	Other Matrix Materials		Asbestos %	Asbestos Type
HB-05B	House 1st Floor Bathroom	LAYER 1 Yellow Associated Glue	---		ND	None
HB-05B		LAYER 2 Off-White 12" x 12" Floor Tile	---		ND	None
HB-05C	House 1st Floor Bathroom	LAYER 1 Yellow Associated Glue	---		ND	None
HB-05C		LAYER 2 Off-White 12" x 12" Floor Tile	---		ND	None
HB-06A	House 1st Floor Closet	LAYER 1 Brown Associated Glue	10%	cellulose	ND	None
HB-06A		LAYER 2 Beige Sheet Vinyl Flooring	60%	cellulose	ND	None
HB-06B	House 1st Floor Closet	LAYER 1 Brown Associated Glue	10%	cellulose	ND	None
HB-06B		LAYER 2 Beige Sheet Vinyl Flooring	60%	cellulose	ND	None
HB-06C	House 1st Floor Bathroom (Under Floor Tiles)	LAYER 1 Brown Associated Glue	10%	cellulose	ND	None
HB-06C		LAYER 2 Beige Sheet Vinyl Flooring	60%	cellulose	ND	None
HB-07A	House 1st Floor Living Room	White Acoustic Wall/Ceiling Finish	---		ND	None
HB-07B	House 1st Floor Living Room	White Acoustic Wall/Ceiling Finish	---		ND	None
HB-07C	House 1st Floor Living Room	White Acoustic Wall/Ceiling Finish	---		ND	None
HB-08A	2nd Floor House Ceiling	LAYER 1 White Spray-on Insulation	99%	synthetic fiber	ND	None
HB-08A		LAYER 2 Yellow Foam	---		ND	None
HB-08B	2nd Floor House Ceiling	LAYER 1 White Spray-on Insulation	99%	synthetic fiber	ND	None
HB-08B		LAYER 2 Yellow Foam	---		ND	None
HB-08C	2nd Floor House Ceiling	LAYER 1 White Spray-on Insulation	99%	synthetic fiber	ND	None
HB-08C		LAYER 2 Yellow Foam	---		ND	None
HB-09A	House Exterior Wall	Black Wall Underlayment	40%	cellulose	ND	None
HB-09B	House Exterior Wall	Black Wall Underlayment	40%	cellulose	ND	None
HB-09C	House Exterior Wall	Black Wall Underlayment	40%	cellulose	ND	None
HB-10A	House Balcony	Black Membrane Cover	10%	synthetic fiber	ND	None

### TRC LABORATORY ASBESTOS ANALYTICAL ACCREDITATIONS

NVLAP Lab Code 101424-0  
RI #PLM0007 TX #300354  
CO# AL-15020

AIHA-LAP, LLC #100122 CT #PH-0426  
VT #AL910359 LA#05011 VA #3333 000283  
PHIL# 461 PA#68-03387

ME LA-0075, LB-0071  
AZ #A20944

MA #AA000052  
HI #L-09-004

NY #10980 WV #000622  
NJ #CT004 CA #2907



## POLARIZED LIGHT MICROSCOPY by EPA 600/R-93/116

Sample No.	Sample Location	Homogeneous Material Description	Other Matrix Materials	Asbestos %	Asbestos Type
HB-10B	House Balcony	Black Membrane Cover	10% synthetic fiber	ND	None
HB-10C	House Balcony	Black Membrane Cover	10% synthetic fiber	ND	None
HB-11A	House Back Room	Grey CMU Grout	- - -	ND	None
HB-11B	House Back Room	Grey CMU Grout	- - -	ND	None
HB-11C	House Hallway	Grey CMU Grout	- - -	ND	None
HB-12A	Blue Barn Office	LAYER 1 Brown Associated Glue	- - -	ND	None
HB-12A		LAYER 2 White/Green Sheet Vinyl Flooring	10% synthetic fiber	ND	None
HB-12B	Blue Barn Office	LAYER 1 Brown Associated Glue	- - -	ND	None
HB-12B		LAYER 2 White/Green Sheet Vinyl Flooring	10% synthetic fiber	ND	None
HB-12C	Blue Barn Office	LAYER 1 Brown Associated Glue	- - -	ND	None
HB-12C		LAYER 2 White/Green Sheet Vinyl Flooring	10% synthetic fiber	ND	None
HB-13A	Blue Barn Office	LAYER 1 White Joint Compound	- - -	ND	None
HB-13A		LAYER 2 White Wallboard, Gypsum	2% cellulose	ND	None
HB-13B	Blue Barn Office	LAYER 1 White Joint Compound	- - -	ND	None
HB-13B		LAYER 2 White Wallboard, Gypsum	2% cellulose	ND	None
HB-13C	Blue Barn Office	LAYER 1 White Joint Compound	- - -	ND	None
HB-13C		LAYER 2 White Wallboard, Gypsum	2% cellulose	ND	None
HB-14A	Blue Barn Office	White Acoustic Ceiling Finish	- - -	ND	None
HB-14B	Blue Barn Office	White Acoustic Ceiling Finish	- - -	ND	None
HB-14C	Blue Barn Office	White Acoustic Ceiling Finish	- - -	ND	None

### TRC LABORATORY ASBESTOS ANALYTICAL ACCREDITATIONS

NVLAP Lab Code 101424-0  
RI #PLM0007 TX #300354  
CO# AL-15020

AIHA-LAP,LLC #100122 CT #PH-0426  
VT #AL910359 LA#05011 VA #3333 000283  
PHIL# 461 PA#68-03387

ME LA-0075, LB-0071  
AZ #A20944

MA #AA000052  
HI #L-09-004

NY #10980 WV #000622  
NJ #CT004 CA #2907



## POLARIZED LIGHT MICROSCOPY by EPA 600/R-93/116

Sample No.	Sample Location	Homogeneous Material Description	Other Matrix Materials	Asbestos %	Asbestos Type
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ND - asbestos was not detected

Trace - asbestos was observed at level of 1% or less - This is the reporting limit

NA/PS - Not Analyzed / Positive Stop

SNA - Sample Not Analyzed- See Chain of Custody for details


Notes: Asbestos-Containing Material (ACM) is any material containing more than 1% asbestos

Note: Polarized-light microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. In those cases, EPA recommends, and certain states (e.g. NY) require, that negative results be confirmed by quantitative transmission electron microscopy.


The Laboratory at TRC follows the EPA's Interim Method for the Determination of Asbestos in Bulk Insulation 1982 (EPA 600/M4-82-020) Bulk Analysis Code 18/A01 and the EPA recommended Method for the Determination of Asbestos in Bulk Building Materials July 1993, R.L. Perkins and B.W. Harvey, (EPA/600/R-93/116) Bulk Analysis Code 18/A03, which utilize polarized light microscopy (PLM). Our analysts have completed an accredited course in asbestos identification. TRC's Laboratory is accredited under the National Voluntary Laboratory Accreditation Program (NVLAP), for Bulk Asbestos Fiber Analysis, NVLAP Code 18/A01, effective through June 30, 2023. TRC is accredited by the AIHA Laboratory Accreditation Programs (AIHA-LAP), LLC in the Industrial Hygiene Program (IHLAP) for PLM effective through October 1, 2024. Asbestos content is determined by visual estimate unless otherwise indicated. Quality Control is performed in-house on at least 10% of samples and QC data related to the samples is available upon written request from client.

This report shall not be reproduced, except in full, without the written approval of TRC. This report must not be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. This report relates only to the items tested, as received by the laboratory.

Analyzed by:

  
Joel Corso, Laboratory Analyst

Reviewed by:

  
Kathleen Williamson, Laboratory Manager

**Date Issued**

11/22/2022

### TRC LABORATORY ASBESTOS ANALYTICAL ACCREDITATIONS

NVLAP Lab Code 101424-0  
RI #PLM0007 TX #300354  
CO# AL-15020

AIHA-LAP, LLC #100122 CT #PH-0426  
VT #AL910359 LA#05011 VA #3333 000283  
PHIL# 461 PA#68-03387

ME LA-0075, LB-0071 MA #AA000052 NY #10980 WV #000622  
AZ #A20944 HI #L-09-004 NJ #CT004 CA #2907

60724



4105 SE International Way 505 Milwaukie OR 97222

Client:  
Beaverton School District

# ASBESTOS BULK SAMPLE CHAIN OF CUSTODY FORM

Project Number: 521830		Sampling Technician: Jason Stone Mobile App: BSI - Portland - HAZMAT Survey	
Tracking Number:		Requested TAT: 3 DAY	
Project Name: BSD-Horse Barn Horse Barn			

Sample Date	Sample Identification	Material Description	Homogeneous Area	Sample Location	Lab Identification (Lab Use Only)
11/16/22	HB-01A	Wallboard, Gypsum with Joint Compound, White	House	House 1st Floor Living Room	
11/16/22	HB-01B	Wallboard, Gypsum with Joint Compound, White	House	House 1st Floor Laundry Room	
11/16/22	HB-01C	Wallboard, Gypsum with Joint Compound, White	House	House 1st Floor Hallway	
11/16/22	HB-02A	Window Glazing, White	Windowsills	House 1st Floor Windows	
11/16/22	HB-02B	Window Glazing, White	Windowsills	House 1st Floor Windows	
11/16/22	HB-02C	Window Glazing, White	Windowsills	House 1st Floor Windows	
11/16/22	HB-03A	Carpet Glue, Yellow	1st Floor	Living Room	
11/16/22	HB-03B	Carpet Glue, Yellow	1st Floor	Stairs	
11/16/22	HB-03C	Carpet Glue, Yellow	1st Floor	Back Room	
11/16/22	HB-04A	Ceramic Tile Grout/Glue, Grey	Front House Entry	Living Room Entry	
11/16/22	HB-04B	Ceramic Tile Grout/Glue, Grey	Front House Entry	Living Room Entry	
11/16/22	HB-04C	Ceramic Tile Grout/Glue, Grey	Front House Entry	Living Room Entry	
11/16/22	HB-05A	12" x 12" Floor Tile & Associated Glue, Off-White	1st Floor Bathroom	House 1st Floor Bathroom	
11/16/22	HB-05B	12" x 12" Floor Tile & Associated Glue, Off-White	1st Floor Bathroom	House 1st Floor Bathroom	


*[Handwritten signature]*

6007224

11/16/22	HB-05C	12" x 12" Floor Tile & Associated Glue, Off-White	1st Floor Bathroom	House 1st Floor Bathroom
11/16/22	HB-06A	Sheet Vinyl Flooring & Associated Glue, Beige	1st Floor Closet, 1st Floor Bathroom (Under Floor Tile)	House 1st Floor Closet
11/16/22	HB-06B	Sheet Vinyl Flooring & Associated Glue, Beige	1st Floor Closet, 1st Floor Bathroom (Under Floor Tile)	House 1st Floor Closet
11/16/22	HB-06C	Sheet Vinyl Flooring & Associated Glue, Beige	1st Floor Closet, 1st Floor Bathroom (Under Floor Tile)	House 1st Floor Bathroom (Under Floor Tiles)
11/16/22	HB-07A	Acoustic Wall & Ceiling Finish, White	Living Room	House 1st Floor Living Room
11/16/22	HB-07B	Acoustic Wall & Ceiling Finish, White	Living Room	House 1st Floor Living Room
11/16/22	HB-07C	Acoustic Wall & Ceiling Finish, White	Living Room	House 1st Floor Living Room
11/16/22	HB-08A	Spray-on Insulation & Foam, White	2nd Floor Of House	2nd Floor House Ceiling
11/16/22	HB-08B	Spray-on Insulation & Foam, White	2nd Floor Of House	2nd Floor House Ceiling
11/16/22	HB-08C	Spray-on Insulation & Foam, White	2nd Floor Of House	2nd Floor House Ceiling
11/16/22	HB-09A	Wall Underlayment, Black	House Exterior Walls	House Exterior Wall
11/16/22	HB-09B	Wall Underlayment, Black	House Exterior Walls	House Exterior Wall
11/16/22	HB-09C	Wall Underlayment, Black	House Exterior Walls	House Exterior Wall
11/16/22	HB-10A	Membrane Cover, Black	Balconies	House Balcony
11/16/22	HB-10B	Membrane Cover, Black	Balconies	House Balcony
11/16/22	HB-10C	Membrane Cover, Black	Balconies	House Balcony
11/16/22	HB-11A	CMU Grout, Grey	House Interior	House Back Room
11/16/22	HB-11B	CMU Grout, Grey	House Interior	House Back Room
11/16/22	HB-11C	CMU Grout, Grey	House Interior	House Hallway
11/16/22	HB-12A	Sheet Vinyl Flooring & Associated Glue, Green, White	Blue Barn Office	Blue Barn Office
11/16/22	HB-12B	Sheet Vinyl Flooring & Associated Glue, Green, White	Blue Barn Office	Blue Barn Office

W2

60724

11/16/22	HB-12C	Sheet Vinyl Flooring & Associated Glue, Green, White	Blue Barn Office	Blue Barn Office	
11/16/22	HB-13A	Wallboard, Gypsum with Joint Compound, White	Blue Barn Office	Blue Barn Office	
11/16/22	HB-13B	Wallboard, Gypsum with Joint Compound, White	Blue Barn Office	Blue Barn Office	
11/16/22	HB-13C	Wallboard, Gypsum with Joint Compound, White	Blue Barn Office	Blue Barn Office	
11/16/22	HB-14A	Acoustic Ceiling Finish, White	Blue Barn Office	Blue Barn Office	
11/16/22	HB-14B	Acoustic Ceiling Finish, White	Blue Barn Office	Blue Barn Office	
11/16/22	HB-14C	Acoustic Ceiling Finish, White	Blue Barn Office	Blue Barn Office	
<b>Special Instruction to Laboratory:</b> N/A					
<b>Relinquished By:</b>					
1. (Print): Jason Stone		Date and Time		Date and Time	
		11/16/2022 7:16 pm America/Los Angeles		11/17/22 1000	
(Sign): 					
II. (Print):					
(Sign):					
<b>Email Results To:</b> jstone@trccompanies.com, mcuda@trccompanies.com, rlandolt@trccompanies.com		<b>Analytical Method:</b> PLM EPA 600/R-93/116		<b>Lab Comments:</b>	



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CERTIFICATE OF ANALYSIS

---

Client: TRC Solutions  
4105 SE International Way Suite 505  
Milwaukie, OR 97222  
  
Client: TRC079

Report Date: 11/21/2022  
Report No.: 672888 - Lead Paint  
Project: BSD-Horse Barn  
Project No.: 521830

---

LEAD PAINT SAMPLE ANALYSIS SUMMARY

---

Lab No.: 7527166  
Client No.: HB-L-01

Description: Exterior White  
Location: Wood Barn

Result (% by Weight): <0.0077  
Result (ppm): <77  
Comments:

Lab No.: 7527167  
Client No.: HB-L-02

Description: Interior Beige  
Location: Wood Barn

Result (% by Weight): <0.0077  
Result (ppm): <77  
Comments: \*\*\*

Lab No.: 7527168  
Client No.: HB-L-03

Description: Exterior White  
Location: Wood House

Result (% by Weight): <0.0082  
Result (ppm): <82  
Comments:

---

Please refer to the Appendix of this report for further information regarding your analysis.

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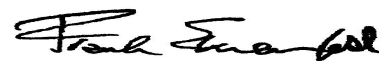
Date Received: 11/17/2022

Date Analyzed: 11/21/2022

Signature:

Analyst: Chad Shaffer

Approved By:



Frank E. Ehrenfeld, III  
Laboratory Director

---

CERTIFICATE OF ANALYSIS

---

Client: TRC Solutions  
4105 SE International Way Suite 505  
Milwaukie, OR 97222  
  
Client: TRC079

Report Date: 11/21/2022  
Report No.: 672888 - Lead Paint  
Project: BSD-Horse Barn  
Project No.: 521830

## Appendix to Analytical Report:

**Customer Contact:** Ron Landolt  
**Method:** ASTM D3335-85a, US EPA SW846 3050B:7000B

This appendix seeks to promote greater understanding of any observations, exceptions, special instructions, or circumstances that the laboratory needs to communicate to the client concerning the above samples. The information below is used to help promote your ability to make the most informed decisions for you and your customers. Please note the following points of contact for any questions you may have.

**iATL Customer Service:** customerservice@iatl.com  
**iATL Office Manager:** wchampion@iatl.com  
**iATL Account Representative:** Shirley Clark  
**Sample Login Notes:** See Batch Sheet Attached  
**Sample Matrix:** Paint  
**Exceptions Noted:** See Following Pages

### General Terms, Warrants, Limits, Qualifiers:

General information about iATL capabilities and client/laboratory relationships and responsibilities are spelled out in iATL policies that are listed at [www.iATL.com](http://www.iATL.com) and in our Quality Assurance Manual per ISO 17025 standard requirements. The information therein is a representation of iATL definitions and policies for turnaround times, sample submittal, collection media, blank definitions, quantification issues and limit of detection, analytical methods and procedures, sub-contracting policies, results reporting options, fees, terms, and discounts, confidentiality, sample archival and disposal, and data interpretation.

iATL warrants the test results to be of a precision normal for the type and methodology employed for each sample submitted. iATL disclaims any other warrants, expressed or implied, including warranty of fitness for a particular purpose and warranty of merchantability. iATL accepts no legal responsibility for the purpose for which the client uses test results. Any analytical work performed must be governed by our Standard Terms and Conditions. Prices, methods and detection limits may be changed without notification. Please contact your Customer Service Representative for the most current information.

This confidential report relates only to those item(s) tested and does not represent an endorsement by NIST-NVLAP, AIHA LAP LLC, or any agency of local, state or province governments nor of any agency of the U.S. government.

This report shall not be reproduced except in full, without written approval of the laboratory.

### Information Pertinent to this Report:

Analysis by ASTM D3335-85a by AAS

#### Certification:

- National Lead Laboratory Program (NLLAP): AIHA-LAP, LLC No. 100188
- NYSDOH-ELAP No. 11021

This report meets the standards set forth in the EPA's National Lead Laboratory Accreditation Program (NLLAP) through the Laboratory Quality System Requirements (LQSR) Revision 3.0 November 5, 2007. All Environmental Lead Proficiency Analytical Testing (ELPAT) is through the AIHA-PAT established program.

Regulatory limit is 0.5% lead by weight (EPA/HUD guidelines). Recommend multiple sampling for all samples less than regulatory limit for confirmation. All results are based on the samples as received at the lab. iATL assumes that appropriate sampling methods have been used and that the data upon which these results are based have been accurately supplied by the client.  
Method Detection Limit (MDL) per EPA Method 40CFR Part 136 Appendix B.  
Reporting Limit (RL) based upon Lowest Standard Determined (LSD) in accordance with AIHA-ELLAP policies.  
LSD=0.2 ppm MDL=0.006% by weight. RL= 0.010% by weight (based upon 100 mg sampled).

### Disclaimers / Qualifiers:

There may be some samples in this project that have a "NOTE:" associated with a sample result. We use added disclaimers or qualifiers to inform the client about something that requires further explanation. Here is a complete list with highlighted disclaimers pertinent to this project. For a full explanation of these and other disclaimers, please inquire at [customerservice@iatl.com](mailto:customerservice@iatl.com).

---

CERTIFICATE OF ANALYSIS

---

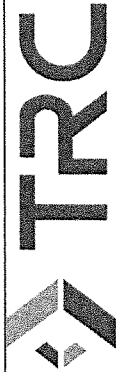
Client: TRC Solutions  
4105 SE International Way Suite 505  
Milwaukie, OR 97222

Report Date: 11/21/2022  
Report No.: 672888 - Lead Paint  
Project: BSD-Horse Barn  
Project No.: 521830

Client: TRC079

\* Insufficient sample provided to perform QC reanalysis (<200 mg)  
\*\* Not enough sample provided to analyze (<50 mg)  
\*\*\* Matrix / substrate interference possible.

< less than sign, signifies none-detected below the empirical value based upon sub-sampled mass. This is often below the Reporting Limit (see above).



4105 SE International Way 505 Milwaukie OR 97222

Client:  
Beaverton School District

Project Name:  
BSD-Horse Barn  
Horse Barn

Project Number:  
521830

Sampling Technician:  
Jason Stone

Tracking Number:

Requested TAT:  
3 DAY

# LEAD CONTAINING PAINT BULK SAMPLE CHAIN OF CUSTODY FORM

## LEAD CONTAINING PAINT BULK SAMPLE INFORMATION

Sample Date	Sample Identification	Material Description	Substrate	Sample Location	Lab Identification (Lab Use Only)
11/16/22	HB-L-01	Exterior White	Wood	White Barn	7527166
11/16/22	HB-L-02	Interior Beige	Wood	White Barn	7527167
11/16/22	HB-L-03	Exterior White	Wood	House	7527168

Special Instruction to Laboratory:  
N/A

## CHAIN OF CUSTODY INFORMATION AND LABORATORY INFORMATION

Relinquished By:	Date and Time	Received By:	Date and Time
1. (Print): Jason Stone			
	11/16/2022 7:17 pm America/Los_Angeles		
(Sign):			
II. (Print):			
(Sign):			

Email Results To:  
jstone@trccompanies.com, mcuda@trccompanies.com, flandolt@trccompanies.com

Analytical Method:  
Lead Chips SW846-7000B

Lab Comments:

RECEIVED

NOV 17 2022

5/1/24/2

IATL - By

MR

## Appendix C – Certifications



# Certificate of Completion

This is to certify that

**Jason Stone**

has satisfactorily completed  
4 hours of refresher training as an  
AHERA Building Inspector

to comply with the training requirements of  
TSCA Title II, 40 CFR 763 (AHERA)

EPA Provider # 1085

183285

Certificate Number



Dec 15, 2021 Expires in 1 year.

Date(s) of Training

Exam Score: N/A  
(if applicable)

A handwritten signature in black ink, appearing to read "Ed Edinger".

Instructor: Ed Edinger

ARGUS PACIFIC, INC / 21905 64th AVE W, SUITE 100 / MOUNT LAKE TERRACE, WASHINGTON 98043 / 206.285.3373 / ARGUSPACIFIC.COM

State of Oregon  
Oregon Health Authority

**Jason C. Stone**

is certified by the Oregon Health Authority to conduct Lead-Based Paint Activities

**Risk Assessor**

Certification Number:	1698--Indv--R
Issuance Date:	7/25/2022
Expiration Date:	7/25/2025



Oregon  
**Health**  
Authority