

Reinspection/Management Planner Report to Satisfy Requirements of the Asbestos Hazard Emergency Response Act (AHERA)

Project Number: C6167043

Inspection Number: AHKS-032-3-1

Prepared For: Wamego U.S.D. #320

City: Wamego

State: KS

Zip Code: 66547

Campus Name: West Elementary School

Building Name: West Elementary

Address: 1911 West Sixth Street

Reinspection Date: November 15, 2016

***Next AHERA reinspection due to be
completed prior to:*** November 15, 2019

Prepared By: Terracon Consultants, Inc.
Topeka, KS

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Geotechnical ● Environmental ● Construction Materials ● Facilities

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Section 1

Local Education Agency (LEA) Summary

LEA Summary

Inspection Number: AHKS-032-3-1

Prepared For: Wamego U.S.D. #320

Campus Name: West Elementary School

Building Name: West Elementary

City: Wamego

State: KS

Zip Code: 66547

If there any questions concerning this AHERA Reinspection/Management Planner report, please contact:

Terracon Consultants, Inc.

3113 SW Van Buren St.

Topeka, KS 66611

Phone No: 785-267-3310

The AHERA regulation is very complex, requiring the compilation of enormous amounts of data to be presented in this Report. The intent of this report is two-fold: to assist in protecting human health and the environment and to maintain compliance with 40 CFR 763, AHERA. Every attempt has been made to present all information in an orderly, user-friendly format to make the accomplishment of these goals as efficient as possible.

This Report uses a format that combines inspection data and Management Planner information on a single Unified Sampling Area (USA) Findings page to provide comprehensive information about a given material.

Because this Report is a living document, each LEA must maintain and update their management plans to reflect all changes in material condition that have taken place. Documentation included should be the official appointment of a "Designated Person", all operations and maintenance records, periodic surveillance records, inspection and reinspection records, all appropriate documentation for response action activities, annual dated notifications, and new employee and annual retraining documentation. All revisions and/or updates shall also be retained in the management plan. All of this information and any other information required by the AHERA regulation shall be retained by the LEA as part of the management plan.

Section 2
Inspector Certification

Reinspection Certification Introduction

The inspection process began with the Inspector meeting with the LEA's Designated Person and reviewing the LEA's most current AHERA Asbestos Management Plan. This review was conducted so that the Inspector could become familiar with the facilities and the results of the previous inspection(s). After the review process, the Inspector did a complete building walk-through to determine the current condition of all known and assumed asbestos-containing building materials (ACBMs). During the building walk-through the following protocol was followed:

- * All known and assumed ACBM was visually inspected and reassessed under 40 CFR 763.88.
- * All previously considered non-friable ACBM's friability was determined by touching.
- * All newly friable known and assumed ACBM location(s) were documented.
- * The condition of newly friable ACBM was assessed under 40 CFR 763.88.
- * The condition of previously known and assumed ACBM was assessed under 40 CFR 763.88.

To determine the appropriate AHERA damage category the Inspector assessed the condition of known and assumed ACBM according to the following protocol:

- * The location and amount of the material in total and the amount of damage or significant damage, if any.
- * The condition of the material as determined by the following:
 - The type of damage.
 - The severity of damage.
 - The extent or spread of damage.
- * The accessibility of the material.
- * The materials' potential for disturbance.
- * Known or suspected causes of damage or significant damage.
- * Preventive measures which might eliminate the reasonable likelihood of undamaged ACBM from becoming damaged.

After known and assumed ACBM was reassessed according to the above criteria, the ACBM was given one of the following AHERA damage categories:

- * Significantly Damaged Friable Surfacing ACM
- * Damaged Friable Surfacing ACM
- * Significantly Damaged Thermal System Insulating ACM
- * Damaged Thermal System Insulating ACM
- * Significantly Damaged Friable Miscellaneous ACM
- * Damaged Friable Miscellaneous ACM
- * ACBM with Potential for Significant Damage
- * ACBM with Potential for Damage
- * Remaining Friable ACBM or Friable Suspect ACBM

All known or assumed ACBM with appropriate responses are incorporated into the Unified Sampling Area (USA) Findings in Section IV of this Report.

Wamego U.S.D. #320
Inspection/Sample Extraction Certification

Inspection Number: AHKS-032 **Inspection Date:** 11/15/2016
Campus Number: 3 **Campus Name:** West Elementary School
Building Number: 1 **Building Name:** West Elementary

Each Inspector(s) signature below, certifies that each facility was reinspected and reassessed, and if needed, all bulk samples extracted, as per agreement with building owner in accordance with 40 CFR 763 on the dates indicated in this report.

Furthermore, recommendations are based on the professional experience of the inspector. All recommendations are in accordance with 40 CFR 763.93 and general industry standards.

Inspector: Nicholas Reichart
State of Accreditation: KS
Accreditation Number: 110416TERCRLNRI0010
Expiration Date: 11/4/2017
State License: KS
State License Number: N/A
Expiration Date: 11/4/2017
Signature: 

Wamego U.S.D. #320

Building Asbestos-containing Materials Friability List

In accordance with 40 CFR 763.93 (e), a general listing of material friability is provided below.

Project Number: AHKS-032

Square Footage: 32,485

Campus Number: 3

Campus Name: West Elementary School

Building Number: 1

Building Name: West Elementary

Address: 1911 West Sixth Street

City, State, ZIP: Wamego, KS 66547

Known Friable ACM:	Known Non-friable ACM:	Assumed Friable ACM:	Assumed Non-friable ACM:	No Suspect Material:*
NO	YES	NO	YES	NO

* Caution!!! If this column is checked, this includes areas inspected and accessible to the inspector as required for inspections and reinspections in accordance with 40 CFR 763.

Wamego U.S.D. #320
Summary of Asbestos-containing Materials

In accordance with 40 CFR 763.93, a list of all known and assumed ACM addressed by category must be provided. Below is a list of known and assumed ACM by category.

Inspection Number: AHKS-032	Square Footage: 32,485
Campus Number: 3	Campus Name: West Elementary School
Building Number: 1	Building Name: West Elementary
Address: 1911 West Sixth Street	City, State, ZIP: Wamego, KS 66547

USA:	Material Description:	Asbestos:	Quantity and Location:	System:	Friable:
2	Wood Fire Door(s)	Assumed	50 doors - Throughout the building	Miscellaneous	No
3	Sheet Flooring (Linoleum) gray	Yes	910 square ft. - Restrooms	Flooring	No

Wamego U.S.D. #320
Asbestos-containing Materials Sampled Negative or Removed

Inspection Number: AHKS-032

Square Footage: 32,485

Campus Number: 3

Campus Name: West Elementary School

Building Number: 1

Building Name: West Elementary

Address: 1911 West Sixth Street

City, State, ZIP: Wamego, KS 66547

Material Description:	Quantity and Location:	Status:
Gypsum Wallboard with Joint Compound & Tape	1,400 square ft. - Restrooms, custodian's rooms	Sampled Negative
Sheet Flooring (Linoleum) beige	350 square ft. - North restrooms	Sampled Negative
12" x 12" Floor Tile beige with tan and white	18,000 square ft. - Throughout original building except restrooms and mechanical room	Sampled Negative
12" x 12" Floor Tile beige with with tan and white	4,000 square ft. - Addition	Sampled Negative

Section 3

Management Planner Certification

Introduction

The AHERA regulation requires LEAs to develop an asbestos management plan for each school under its administrative control or direction. The management plan must be developed by an accredited asbestos Management Planner.

Some of the major components required in the management plan include:

- * A description of the results from inspections and reinspections.
- * A plan for periodic surveillance.
- * Documentation of response actions.

Each LEA is required to maintain a copy of the management plan in its administrative office and each school is required to maintain a copy of the school's management plan in the school's administrative office. These plans are to be made available for inspection by the public without cost or restriction. LEAs must notify in writing parents, teachers, and employee organizations of the availability of management plans upon submission of the plan to the State and at least once each school year thereafter. In the absence of any such organization, the LEA shall provide written public notice to parents, teachers and employees of the availability of the management plan. A dated report of the means of notification must be included in the Management Plan.

The regulation further requires that the LEA make an evaluation of the resources needed to complete response actions successfully and to carry out reinspections, operations and maintenance activities, periodic surveillance and training or any other associated costs needed to implement the management plan.

Response Action Selection

The regulation states that the LEA shall select and implement, in a timely manner, the appropriate response actions for each known and assumed ACM. The selection of the response action shall be sufficient to protect human health and the environment. The LEA may select from response actions that protect human health and the environment and are the least burdensome methods.

Response action recommendations provided by the Management Planner in this management plan are at least as stringent as those required by the regulation. The response action selections appear in the Unified Sampling Area Findings documentation for each material. Under "Management Planner Recommendations" a more detailed explanation will be provided, where appropriate.

At the completion of any response action to remove, encapsulate, or enclose known or assumed ACBM, the person designated by the LEA shall visually inspect each functional space or homogenous area where such action was conducted to determine whether the action has been properly completed. It is suggested that the Designated Person document this inspection and file a signed and dated report in the Management Plan.

At the completion of any response action to remove, encapsulate, or enclose known or assumed ACBM, the person designated by the LEA shall visually inspect each functional space or homogenous area where such action was conducted to determine whether the action has been properly completed.

The person designated by the LEA shall collect air samples using aggressive sampling as described in Appendix A to Subpart E of 40 CFR 763 to monitor air for clearance after each removal, encapsulation, and enclosure project involving ACBM, except for projects that are small-scale, short-duration. All final air samples collected must be analyzed using Transmission Electron Microscopy (TEM) if more than 160 square feet or 260 linear feet of friable asbestos is involved. If less than this amount, Phase Contrast Microscopy may be used for final air clearance analysis.

Annual Notifications

The regulation states that the LEA shall: "Ensure that workers and building occupants, or their legal guardians, are informed at least once each school year about inspections, response actions, and post-response action activities, including periodic reinspection and surveillance activities that are planned or in progress." (40 CFR 763.84 (c))

Copies of notifications must be included with this report. Also include a description of the method of notification and the date the notification was implemented.

Periodic Surveillance and Training of Worker

The regulation states that: "At least once every six months after a management plan is in effect, each local education agency shall conduct periodic surveillance in each building that it leases, owns, or otherwise uses as a school building that contains ACBM or is assumed to contain ACBM." (40 CFR 763.92 (b))

Copies of signed and dated periodic surveillance reports must be included in the Appendix of this report.

The LEA shall ensure, prior to implementation of the operations and maintenance provisions of the management plan, that all members of its maintenance and custodial staff (custodians, electricians, heating/air conditioning technicians, plumbers, etc.) who may work in a building that contains ACBM receive awareness training of at least 2 hours, whether or not they are required to work directly with ACBM. New custodial and maintenance employees are to be trained within 60 days after commencement of employment. (CFR 40 763.92 (a) (1))

The LEA shall ensure that all members of its maintenance and custodial staff who conduct any activities that will result in the disturbance of ACBM receive the 2 hour awareness training stated above and an additional 14 hours of training. (40 CFR 763.92 (a) (2))

All training records must be made part of each building's reinspection/ management planner report.

Wamego U.S.D. #320

Management Planner Statement and Certification

Inspection Number: AHKS-032 **Inspection Date:** 11/15/2016
Campus Number: 3 **Campus Name:** West Elementary School
Building Number: 1 **Building Name:** West Elementary

In accordance with 40 CFR 763.88 the LEA has elected that a Management Planner review the results of the reinspection for all known and assumed ACBM present in the facilities represented in this report. The Management Planner recommendations are based on a review of the reinspection and the professional experience of the Management Planner. All management planner recommendations are in accordance with 40 CFR 763.93.

In addition to response action recommendations, the Management Planner provides suggested start and completion dates for each response action. These dates are based on the professional judgement of the Management Planner and the Inspector comments concerning material condition and potential for disturbance. If the LEA does not agree with these recommendations or suggested dates, space is provided for the LEA to select its own response actions, and start and completion dates.

In some cases the recommended response action may be more stringent than the regulation requires. However, this does not mean that the LEA cannot select a response action that is less stringent, as provided for in 40 CFR 763.90 (a), as long as the response action selected protects human health and the environment.

I hereby certify that all Management Planner components contained in this report were completed in accordance with 40 CFR 763.93.

Management Planner: Allen R Bartels
State of Accreditation: KS
Accreditation Number: ME4C3ADE13ED64B2
Expiration Date: 8/18/2017
State License: KS
State License Number: N/A
Expiration Date: 8/18/2017

Signature: 

Response actions including removal, encapsulation, enclosure, or repair, other than small-scale short-duration repairs, shall be designed and conducted by persons accredited to design and conduct response actions. 40 CFR 763.90(g)

Wamego U.S.D. #320
LEA Statement and Acceptance

Inspection Number: AHKS-032 **Inspection Date:** 11/15/2016
Campus Number: 3 **Campus Name:** West Elementary School
Building Number: 1 **Building Name:** West Elementary

In accordance with 40 CFR 763, the LEA must ensure that the Designated Person has received proper training to carry out all duties as stated in the AHERA regulation. Furthermore, all response actions including removal, encapsulation, enclosure, or repair, other than small-scale/short-duration repairs, shall be designed and conducted by persons accredited to design and conduct response actions.

The AHERA regulation requires the that following information must be provided and entered on this page by the LEA.

This LEA has accredited personnel on staff to design and carry out response actions.

YES _____ NO _____

Statement of Designated Person (DP) Training

Name: _____
Date of Training: _____
Hours of Training: _____
Address of DP: _____
Telephone # of DP: _____

As a representative of this LEA, I accept this management plan and agree to implement and carry-out all provisions of this plan in accordance with 40 CFR 763.

Name of Authorized Person: _____
Signature of Authorized Person: _____
Date: _____

Section 4

Report Data

Wamego U.S.D. #320 Building Summary

Inspection Number: AHKS-032	Project Name: Wamego U.S.D. #320
Campus Number: 3	Campus Name: West Elementary School
Building Number: 1	Building Name: West Elementary
Square Footage: 32,485	Inspector: Nicholas Reichart

Comments:

This building is a single story block and brick structure with a metal deck on steel frame roof and a concrete slab floor.

Heating and cooling are provided by above ceiling fan units in the classrooms which are provided with hot water or chilled water from the mechanical room.

Domestic hot water is provided by a circulating system which uses a gas water heater.

This building is used for elementary school classes.

Known or assumed asbestos-containing materials reinspected was one type of floor tile and fire doors.

Materials which were previously shown by sampling not to contain asbestos are two types of drop ceiling tiles, gypsum wallboard with joint compound and tape, one type of linoleum, and two types of vinyl floor tile.

Vibration joint cloths throughout the building are non-suspect vinyl material.

See "Page 2-7" for a summary of known and assumed ACM present.

See "Page 2-8" for a summary of materials identified as not containing asbestos or have been removed.

Problems:

No problems to report.

Recommendations:

Monitor all known and assumed asbestos-containing materials under an O&M program until removed.

Wamego U.S.D. #320

Unified Sampling Area (USA) Overview

Inspection Number: AHKS-032 **Project Name:** Wamego U.S.D. #320
Campus Number: 3 **Campus Name:** West Elementary School
Building Number: 1 **Building Name:** West Elementary

This section is the most comprehensive part of this report.

Information gathered during the building assessment and walk-through is provided in detail by Unified Sample Area or (USA) beginning directly after this page. Each USA is given a number. Each USA page is divided into three sections:

Section 1 - * Inspection Report *****

This section provides details such as; "Material Description" - MJP (mudded joint packing) on Fiberglass Insulation, Floor Tile - 9" x 9", etc.; "System Description" - Mechanical, Domestic Water, Ceiling/Wall, etc.; "Asbestos" - Yes, No or Assumed; "Material Category" - Surfacing, Thermal or Miscellaneous; "Friable" - Yes, No and Yes but Encapsulated; "Accessibility" - High, Moderate or Low; "Potential for Disturbance" - High, Moderate or Low; "Damage Category" - ACM with Potential for Damage, Damaged Friable Surfacing ACM, etc.; "Reason for Damage" - The material is in good condition, or the material is damaged due to water, etc. Also information on the estimated "Quantity" of material and the "Location" of material within the building is provided.

Section 2 - * Management Planner Report *****

This section summarizes management planner recommendations. "Recommended Response Action" covers EPA recommendations. A "Response Action Schedule" is provided for the material type. Information covering work practices, and specific details pertinent to each individual USA is given under "Management Planner Comments." Included are recommendations for proper management of the material. "O and M Procedure Reference" is given to guide the user to the page in the accompanying O and M Manual to assist in properly managing the material. "LEA response action election if different than above" allows the LEA to choose another response action if it is less burdensome and protects human health and the environment.

Section 3 - * Sample Collection and Laboratory Analysis Information *****

When bulk building material samples are collected, this section summarizes sample collection and analysis information. Sample numbers for each sample collected for the USA are included along with the sample collection location, collection date, and laboratory results indicating asbestos percentage and type, if any.

**Wamego U.S.D. #320
 AHERA Inspection Findings**

Inspection Number: AHKS-032 **Inspection Date:** 11/15/2016
Campus Number: 3 **Campus Name:** West Elementary School
Building Number: 1 **Building Name:** West Elementary
Square Footage: 32,485 **Inspector:** Nicholas Reichart

Detailed Summary of Unified Sampling Area (USA)Number: 2

***** Inspection Report ***** There was no change in the condition of this USA since the previous inspection.

Material Description: Wood Fire Door(s) **System Description:** Miscellaneous

Asbestos: Assumed

Material Category: Miscellaneous Material

Friable: No

Accessibility: High

Potential for Disturbance: Low

Damage Category: ACBM with Potential for Damage

Reason for Damage: This material is in good condition.

Quantity:

Location:

Total - 50 doors

Throughout the building

***** Management Planner Report *****

Response Action Schedule

Recommended Response Action:

Continue O&M until condition of material changes.

Start Date	Completion Date
2/13/2017	11/15/2019

Management Planner Comments:

Do not drill, saw, or nail into fire doors without proper protection. Monitor under an O&M program until removed.

Repairing or removing asbestos-containing materials requires compliance with several complex governmental regulations. Non-compliance with these regulations can expose the building owner to citations and fines. Call Terracon at 800-867-7367 for assistance.

LEA response action election if different than above :

	Start Date	Completion Date

**Wamego U.S.D. #320
 AHERA Inspection Findings**

Inspection Number: AHKS-032 **Inspection Date:** 11/15/2016
Campus Number: 3 **Campus Name:** West Elementary School
Building Number: 1 **Building Name:** West Elementary
Square Footage: 32,485 **Inspector:** Nicholas Reichart

Detailed Summary of Unified Sampling Area (USA)Number: 3

***** Inspection Report ***** There was no change in the condition of this USA since the previous inspection.

Material Description: Sheet Flooring (Linoleum) **System Description:** Flooring
 gray

Asbestos: Yes

Material Category: Miscellaneous Material

Friable: No

Accessibility: High

Potential for Disturbance: Low

Damage Category: ACBM with Potential for Damage

Reason for Damage: This material is in good condition.

Quantity: **Location:**

Total - 910 square ft. Restrooms

***** Management Planner Report *****

Response Action Schedule

Recommended Response Action:

Continue O&M until condition of material changes.

Start Date	Completion Date
2/13/2017	11/15/2019

Management Planner Comments:

Do not disturb this material. Remove when feasible. Monitor under an O&M program until removed.

Repairing or removing asbestos-containing materials requires compliance with several complex governmental regulations. Non-compliance with these regulations can expose the building owner to citations and fines. Call Terracon at 800-867-7367 for assistance.

LEA response action election if different than above :

	Start Date	Completion Date

This completes this building's AHERA Reinspection/Management Planner report. If you have any questions about this report, please contact:

Terracon Consultants, Inc.
 3113 SW Van Buren St.
 Topeka, Kansas 66611
 Phone No: 785-267-3310

Section 5

Appendix

Periodic Surveillance

Pursuant to 40 CFR 763.92(b); At least once every 6 months after a management plan is in effect, each local education agency shall conduct a periodic surveillance in each building that it leases, owns, or otherwise uses as a school building that contains asbestos-containing building materials or is assumed to contain asbestos-containing building materials.

The local education agency will receive 30 days prior to each scheduled 6 month periodic surveillance, the forms necessary to complete the 6 month periodic surveillance.

The local education agency upon completion of the 6 month periodic surveillance, will include 1 copy in the school's management plan and 1 copy in the district's management plan for each building requiring period surveillance to be conducted.

Wamego U.S.D. #320
Periodic Surveillance Report

Inspection Number: AHKS-032

Campus Name: West Elementary School

Campus Number: 3

Building Name: West Elementary

Building Number: 1

Building Address: 1911 West Sixth Street

City, State, ZIP: Wamego, KS 66547

The AHERA regulation (40 CFR 763.92 (b)) states that: "At least once every six months after a management plan is in effect, each local education agency shall conduct periodic surveillance in each building that it leases, owns, or otherwise uses as a school building that contains ACBM or is assumed to contain ACBM." Below is a listing of Unified Sampling Areas (USAs) requiring periodic surveillance to be completed.

Indicate whether a change has occurred from the previous condition by checking either Yes or No. If a change in condition of the material has occurred, indicate the USA number and the reason for change in the comment area at the bottom of this page. Print the name of the person performing the surveillance and complete the date the surveillance was completed. The signature of the person performing the surveillance is required. If the person conducting the surveillance is not the DP, the DP should be informed of any change in the condition of any USA.

Printed name of person performing surveillance: _____

Signature of person performing surveillance: _____

Date of surveillance: _____

USA:	Material Description:	Quantity and Location:	Damage Category:	Change In Condition:	
2	Wood Fire Door(s)	50 doors - Throughout the building	ACBM with Potential for Damage	Yes ___	No ___
3	Sheet Flooring (Linoleum) gray	910 square ft. - Restrooms	ACBM with Potential for Damage	Yes ___	No ___

Comments: _____

