



May 21, 2021

Mr. Adam Dutter, Project Manager
Ojai Unified School District
414 East Ojai Avenue
Ojai, CA 93023

Subject: Asbestos Roofing Survey
San Antonio Elementary School – Rooms 3-10 (4 Classroom Buildings)
650 Carne Road, Ojai, CA 93023
FCG Project Code: Ojai USD-62

Dear Mr. Dutter:

FCG Environmental (FCG) conducted an asbestos roofing survey of classroom buildings (Rooms 3 through 10) located on the south side of the San Antonio Elementary School campus. The investigation was performed on May 18, 2021 by FCG personnel, under the supervision of Alan Forbess, a CA Certified Asbestos Consultant (CAC No. 94-1549). This report documents the results of our survey, which was conducted to identify proper handling of hazardous materials prior to roofing replacement activities.

1.0 Background Information / Scope of Project

Background: Our roofing survey included all classroom buildings (4 total), as noted below:

- Rooms 3 & 4
- Room 5
- Room 6
- Rooms 7-10
- *(Please see the attached site plan for buildings included in this survey.)*

The restroom building and breezeway roof on the east side of Room 4 was previously tested and not included in this survey (see attached report dated May 24, 2018). Roofing on the main administration building (including kitchen, library, etc.) was also replaced recently and was excluded from our survey. FCG was asked to perform a survey of representative roofing materials at the classroom buildings only to identify asbestos containing materials in accordance with federal, state and local regulations.

Scope of Project: The asbestos survey included the following components:

- A visual inspection of representative roofing materials was conducted to identify suspect asbestos containing materials at the buildings noted above.
- Bulk samples were collected from suspect asbestos containing materials for submittal to a qualified laboratory for analysis. All bulk samples were analyzed by SGS Forensic Analytical, a state-certified laboratory located in Carson, CA. Samples were analyzed by

polarized light microscopy (PLM) methods to document the asbestos content in each material. Please see the attached laboratory analytical data for more information.

- All field observations, laboratory analytical data and other findings have been evaluated, with this written report summarizing our findings and providing recommendations as necessary.

2.0 Asbestos Survey Findings

Suspect Materials: After a visual inspection of the site was completed, the following suspect asbestos materials were noted on each of the 4 buildings:

- Roofing layers (composition shingles, tars, felts, etc.)
- Roofing mastics (patching mastics used to seal around penetrations, vents, etc.)

Bulk Sampling Results: FCG collected 15 bulk samples from suspect asbestos containing materials from the subject buildings. Samples were forwarded to SGS Forensic Analytical, a state-certified asbestos laboratory located in Carson, CA. All samples were analyzed by Polarized Light Microscopy (PLM) using EPA Method 600/R-93-116, Visual Area Estimation. Table 1 below provides a summary of those materials which tested positive for asbestos based on laboratory analytical results. Please refer to the Attachments for a complete copy of the laboratory analytical report.

Table 1: List of Asbestos Containing Materials

Sample Number(s)	Asbestos Containing Material	Location	% Asbestos (Chrysotile)	Category & Friability
9	Roofing Mastic	Room 6 Building – 2" vent (~1 sf)	Black Mastic = 5%	Category I, Non-friable Material
10, 11	Roofing Layers	Room 5 Building – (Throughout)	Stones = ND Black Mastic = 7% Black Felt = ND Black Mastic = 2% Black Felt = ND	Category I, Non-friable Materials
12	Roofing Mastic	Room 5 Building 5" Vent (~1 sf)	Black Mastic = 5%	Category I, Non-friable Material
13, 14	Roofing Layers	Rooms 3-4 Building – (Throughout)	Stones = ND Black Mastic = 7% Black Felts = ND Roofing Shingles = ND Black Mastic & Tape = ND	Category I, Non-friable Material
15	Roofing Mastic	Rooms 3-4 Building – Penetrations (~8 sf)	Black Mastic = 5%	Category I, Non-friable Material
Please see the attached lab report and bulk sample log forms for additional information. We have also included a site plan with sample locations for your reference.				

Materials Testing Negative for Asbestos: The following suspect materials sampled at this site tested negative for asbestos:

- Roofing layers (composite shingle roof) – Building 7-10
- Roofing mastics (patches & penetration mastics) – Building 7-10
- Roofing layers (composite shingle roof) – Building 6

Notes on Tables and Assessment Terms:

- **Asbestos containing material (ACM):** Federal and County APCD regulations define ACM as any material or product that contains more than 1% asbestos.
- **Asbestos containing construction material (ACCM):** State regulations define ACCM as any material with greater than 0.1% asbestos by weight.
- **Asbestos renovation:** Defined by NESHAPS as the removal of more than 160 square feet or 260 linear feet of ACM. OSHA requires registration of all contractors removing more than 100 sq. ft. on any project.
- **Friable ACM:** any ACM that when dry can be crumbled, pulverized, or reduced to powder by normal hand pressure.
- **Non-friable ACM:** any ACM that **cannot** be reduced to powder by normal hand pressure.
- **Category I non-friable ACM:** asbestos-containing packings, gaskets, resilient floor covering, and asphalt roofing products (typically pliable materials, including sealants and mastics).
- **Category II non-friable ACM:** any other ACM that when dry **cannot** be reduced to powder by hand pressure (typically non-pliable/cementitious materials).
- **Regulated Asbestos Containing Material (RACM):** any ***friable*** ACM that will be removed during a renovation of a regulated structure. ACM that will become friable due to the removal technique is also regulated. Note: while linoleum flooring is considered Category II ACM while managed in place, removal *always* renders it friable.
- **Presumed Asbestos Containing Materials (PACM):** This designation is for those materials which are normally asbestos containing but were not sampled due to access issues or potential for irreparable damage. This typically includes transite (asbestos cement) piping or sheeting, or HVAC insulation materials in walls, under floors, etc. where destructive testing is not recommended. Regulations allow asbestos inspectors to “presume” that these materials contain asbestos without laboratory data based on the inspector’s experience and knowledge of building materials.

Summary: Our survey has identified Asbestos Containing Materials (ACM) at the site which will require abatement or special handling if they are to be disturbed as part of roofing replacement activities. Please see the Conclusions & Recommendations (Section 3.0) below for further discussion regarding the abatement and handling of asbestos.

3.0 Conclusions & Recommendations

An asbestos survey has been completed per the terms of our agreement to define hazardous materials issues prior to roofing replacement. Based on our visual observations and our evaluation of analytical data, we conclude the following:

- **Identified Asbestos Containing Material (ACM):** The following roofing materials were sampled and found to meet the definition of Asbestos Containing Material (ACM). These materials contain greater than 1% asbestos and are regulated under current federal, state and local asbestos regulations:

○

Building 3-4:

- **Roofing Layers (7% Chrysotile):** The asbestos mastic layer was found throughout the primary roofing layers on this building. Therefore all roofing materials on this building must be removed using proper asbestos controls. This is considered a Category I, non-friable material.
- **Roofing Mastic (5% Chrysotile):** This mastic was found at patches and penetrations on Building 3-4 with approximately 8 square feet. This mastic is considered a Category I, non-friable material.

Building 5:

- **Roofing Layers (2-7% Chrysotile):** The asbestos mastic layer was found throughout the primary roofing layers on this building. Therefore all roofing materials on this building must be removed using proper asbestos controls. This is considered a Category I, non-friable material.
- **Roofing Mastic (5% Chrysotile):** This mastic was found on a 5-inch vent on Building 5 with approximately 1 sq. ft. noted. This mastic is considered a Category I, non-friable material.

Building 6:

- **Roofing Mastic (5% Chrysotile):** This mastic was found on a 2-inch vent on Building 6 with approximately 1 sq. ft. of mastic noted. This mastic is considered a Category I, non-friable material.

Building 7-10:

- *No asbestos was detected in the roofing samples taken from this building.*

Asbestos Recommendations

- All identified asbestos containing materials (ACM) that will be disturbed as part of site work must be managed in accordance with applicable federal, state and local regulations. Disturbance activities should be performed only by properly trained abatement contractors using appropriate controls to prevent fiber emissions during the removal process. This may include the use of wet methods (water mist), negative pressure containment, HEPA filtration and other engineering controls to keep fibers from being dispersed in accordance with current federal, state and local regulations.
- Workers performing removal should be properly protected to prevent exposure, including the use of respiratory protection with HEPA filtration, protective suits, etc. Engineering controls must be in place. Disturbance of greater than 100 sq. ft. of any ACM or ACCM must be performed by trained and licensed asbestos contractors that are currently registered with the Dept. of Occupational Safety & Health (DOSH or Cal/OSHA).
- Asbestos containing waste materials must be properly contained and transported for off-site disposal at a permitted landfill or disposal facility. Friable asbestos is considered hazardous waste per current federal and state regulations and must be transported and disposed using proper manifesting documentation. Non-friable asbestos is categorized as non-hazardous, asbestos-containing waste and can typically be disposed to the local Class III landfill with prior approval. Roofing materials are typically classified as non-

friable and can be disposed to a local landfill with prior approval as asbestos containing wastes.

- The local enforcement agency for asbestos removal projects in this area is the Ventura County Air Pollution Control District (APCD). They require notification for removal of friable, regulated asbestos containing materials in quantities which exceed 100 square feet. Regardless of the quantities found, the survey report should be submitted for their review along with any required documentation or notifications for their review and approval. They also require notification for all demolition projects, including projects where a load-bearing wall is removed. Additional permit requirements may apply from the local Building Department. We recommend that you contact the local APCD and appropriate agencies directly for further information regarding permitting and regulatory requirements.
- The contractor conducting abatement work is responsible for complying with local, state and federal standards for worker protection and NESHAPS regulations regarding asbestos fiber emissions. Proper removal techniques must be followed to prevent the dissemination of asbestos fibers. Notification and permitting is typically the responsibility of the abatement contractor and/or property owner. If you would like assistance regarding these matters or would like the names of qualified contractors in your area, please feel free to contact FCG at (805) 646-1995.

General: As our survey was limited to readily accessible areas, there is potential that suspect materials previously unidentified could be discovered during roofing replacement activities. If suspect materials are found during replacement work, the area should be isolated and any suspect materials tested to confirm or deny the presence of asbestos, lead or other hazards.

Limitations Statement

The data compiled and evaluated as part of this assessment was limited and may not represent all conditions at the subject site. Asbestos was widely used until the late 1970's in thousands of building materials (i.e. joint compound, wallboard, thermal system insulation (TSI), acoustical ceiling, roofing material, etc.), making it difficult to locate all areas of ACM usage. This assessment reflects the data collected from the specific locations tested to identify Asbestos Containing Materials (ACM) in those locations and may not be all encompassing. There is always potential for asbestos containing materials to be missed due to problems with accessibility, and the broad variety of uses. The presence or absence of lead-based paint or lead-based paint hazards applies only to the tested or assessed surfaces on the date of the field visit. It should be understood that conditions noted within this report were accurate at the time of the inspection and in no way reflect the conditions at the property after the date of the inspection. All data collection, findings, conclusions and recommendations presented by FCG within this report are based upon limited data using current standard practices accepted within the industry. The conclusions and recommendations presented within this report are based on current regulations and the professional experience of the certified professionals involved in this project.

The data collected during this assessment and any resulting recommendations shall be used only by the client for the site described in this report. Any use or reliance of this report by a third party, including any of its information or recommendations, without the explicit authorization of the client shall be strictly at the risk of the third party.

It should not be misconstrued that this assessment has identified any or all environmental conditions at the subject site. FCG makes no representations regarding the accuracy of the enclosed data and will not be held responsible for any incidental or consequential loss or punitive damages including but not limited to, loss of profits or revenues, loss of use of a facility or land, delay in construction or action of regulatory agencies.

If you have any questions or concerns regarding the information provided, please do not hesitate to call us at 805.646.1995.

FCG Environmental



Alan Forbess, Principal Consultant
CA Certified Asbestos Consultant No. 94-1549

Attachments: SGS Forensic Analytical Laboratory Report
FCG Bulk Sample Field Log
Site Plan with sample locations
Inspector Certifications

Attachments

Laboratory Analytical Results

Bulk Sample Log Sheets

Site Plan with Sample Locations

FCG Inspector Certifications

Roofing Report for Restrooms & Breezeway
Roof between Rooms 4 & 5 dated May, 2018

Bulk Asbestos Analysis

(EPA Method 40CFR, Part 763, Appendix E to Subpart E and EPA 600/R-93-116, Visual Area Estimation)
NVLAP Lab Code: 101459-1

Forbess Consulting Group (FCG)
Alan Forbess
1009 Mercer Avenue

Ojai, CA 93023

Client ID: 7238
Report Number: B318059
Date Received: 05/19/21
Date Analyzed: 05/19/21
Date Printed: 05/19/21
First Reported: 05/19/21

Job ID/Site: Ojai USD-62; San Antonio ES, 650 Carne Rd., CR Bldg. 3-4, CR Bldg. 5, CR Bldg. 6, CR Bldg 7-10
Date(s) Collected: 05/18/2021

SGSFL Job ID: 7238
Total Samples Submitted: 15
Total Samples Analyzed: 15

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
1	51439402						
Layer: Black Roof Shingle			ND				
Layer: Black Felt			ND				
Layer: Wood			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (35 %)	Fibrous Glass (25 %)						
2	51439403						
Layer: Black Roof Shingle			ND				
Layer: Black Felt			ND				
Layer: Wood			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (15 %)	Fibrous Glass (35 %)						
3	51439404						
Layer: Black Roof Shingle			ND				
Layer: Black Felt			ND				
Layer: Wood			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (55 %)	Fibrous Glass (7 %)						
4	51439405						
Layer: Black Semi-Fibrous Tar with Debris			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (7 %)							
5	51439406						
Layer: Black Semi-Fibrous Tar			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (7 %)							
6	51439407						
Layer: Black Semi-Fibrous Tar			ND				
Layer: Grey Non-Fibrous Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (2 %)							

Client Name: Forbess Consulting Group (FCG)

Report Number: B318059

Date Printed: 05/19/21

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
7	51439408						
Layer: Black Roof Shingle			ND				
Layer: Black Mastic			ND				
Layer: Clear Tape			ND				
Layer: Black Felt			ND				
Layer: Wood			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (35 %)	Fibrous Glass (25 %)						
8	51439409						
Layer: Black Roof Shingle			ND				
Layer: Black Felt			ND				
Layer: Wood			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (7 %)	Fibrous Glass (35 %)						
9	51439410						
Layer: Black Semi-Fibrous Tar		Chrysotile	5 %				
Total Composite Values of Fibrous Components:		Asbestos (5%)					
Cellulose (Trace)							
10	51439411						
Layer: Stones			ND				
Layer: Black Semi-Fibrous Tar		Chrysotile	7 %				
Layer: Black Felt			ND				
Layer: Black Semi-Fibrous Tar		Chrysotile	2 %				
Layer: Black Felt			ND				
Layer: Wood			ND				
Total Composite Values of Fibrous Components:		Asbestos (2%)					
Cellulose (15 %)	Fibrous Glass (25 %)						
11	51439412						
Layer: Stones			ND				
Layer: Black Semi-Fibrous Tar		Chrysotile	7 %				
Layer: Black Felt			ND				
Layer: Black Semi-Fibrous Tar		Chrysotile	2 %				
Layer: Black Felt			ND				
Layer: Wood			ND				
Total Composite Values of Fibrous Components:		Asbestos (3%)					
Cellulose (15 %)	Fibrous Glass (30 %)						
12	51439413						
Layer: Black Semi-Fibrous Tar		Chrysotile	5 %				
Total Composite Values of Fibrous Components:		Asbestos (5%)					
Cellulose (Trace)							

Client Name: Forbess Consulting Group (FCG)

Report Number: B318059

Date Printed: 05/19/21

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
13	51439414						
Layer: Stones			ND				
Layer: Black Semi-Fibrous Tars		Chrysotile	7 %				
Layer: Black Felts			ND				
Layer: Black Roof Shingles			ND				
Layer: Black Mastics			ND				
Layer: Clear Tape			ND				
Total Composite Values of Fibrous Components:		Asbestos (2%)					
Cellulose (7 %)	Fibrous Glass (25 %)						
14	51439415						
Layer: Stones			ND				
Layer: Black Semi-Fibrous Tars		Chrysotile	7 %				
Layer: Black Felts			ND				
Layer: Black Roof Shingles			ND				
Layer: Black Mastics			ND				
Layer: Clear Tape			ND				
Total Composite Values of Fibrous Components:		Asbestos (2%)					
Cellulose (7 %)	Fibrous Glass (30 %)						
15	51439416						
Layer: Black Semi-Fibrous Tar		Chrysotile	5 %				
Total Composite Values of Fibrous Components:		Asbestos (5%)					
Cellulose (Trace)							



Tiffani Ludd, Laboratory Supervisor, Carson Laboratory

Note: Limit of Quantification ('LOQ') = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

Analytical results and reports are generated by SGS Forensic Laboratories (SGSFL) at the request of and for the exclusive use of the person or entity (client) named on such report. Results, reports or copies of same will not be released by SGSFL to any third party without prior written request from client. This report applies only to the sample(s) tested. Supporting laboratory documentation is available upon request. This report must not be reproduced except in full, unless approved by SGSFL. The client is solely responsible for the use and interpretation of test results and reports requested from SGSFL. SGSFL is not able to assess the degree of hazard resulting from materials analyzed. SGS Forensic Laboratories reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified. All samples were received in acceptable condition unless otherwise noted.



FORENSIC LABORATORIES

Analysis Request Form (COC)

Client Name & Address: FCG Environmental (Forbess Consulting Group, Inc.)
1009 Mercer Avenue
Ojai, CA 93023

Client No.: 7238

PO / Job#: *Ojai USD-62* Date: *5-18-21*

Turn Around Time: Same Day / 1Day / 2Day / 3Day / 4Day / 5Day

PCM: NIOSH 7400A / NIOSH 7400B Rotometer

PLM: Standard / Point Count 400-1000 / CARB 435

Contact: Alan Forbess Phone: (805) 646-1995

E-mail: aforbess@fcgenviro.com

Site Name: *San Antonio ES*

Site Location: *650 Carne Rd.*

TEM Air: AHERA / Yamate2 / NIOSH 7402
 TEM Bulk: Quantitative / Qualitative / Chatfield
 TEM Water: Potable / Non-Potable / Weight %
 TEM Microvac: Qual / D5755(str/area) / D5756(str/mass)

IAQ Particle Identification (PLM LAB) PLM Opaques/Soot
 Particle Identification (TEM LAB) Special Project

Metals Analysis Matrix: Method:
Analytes:

Comments: *CR Bldg. 3-4, CR Bldg. 5, CR Bldg 6, CR Bldg 7-10* Silica in Air w/Gravimetry
 Quartz Only

Sample ID	Date / Time	Sample Location / Description	FOR AIR SAMPLES ONLY				Sample Area / Air Volume
			Type	Time On/Off	Avg LPM	Total Time	
		<i>Samples 1-15</i>	A P C				
		<i>See Attached log</i>	A P C				
			A P C				
			A P C				
			A P C				
			A P C				
			A P C				
			A P C				
			A P C				
			A P C				

Sampled By: *BRF/WAM* Date/Time: *5-18-21 1:00pm* Shipped Via: Fed Ex UPS US Mail Courier Drop Off Other:

Relinquished By: *[Signature]* Relinquished By: Relinquished By:
Date / Time: *5-18-21 2:30pm* Date / Time: Date / Time:

Received By: *[Signature]* Received By: Received By:
Date / Time: *5-19-21 10am FIE 2007* Date / Time: Date / Time:
Condition Acceptable? Yes No Condition Acceptable? Yes No Condition Acceptable? Yes No

SGS Forensic Laboratories may subcontract client samples to other SGSEL locations to meet client requests.
 San Francisco Office: 3777 Depot Road, Suite 409, Hayward, CA 94545-2761 • Phone: 510/887-8828 • 800/827-3274
 Los Angeles Office: 2959 Pacific Commerce Drive, Rancho Dominguez, CA 90221 • Phone: 310/763-2374 • 888/813-9417
 Las Vegas Office: 6765 S. Eastern Avenue, Suite 3, Las Vegas, NV 89119 • Phone: 702/784-0040

FCG Environmental Inc.

Asbestos Bulk Sampling Field Log

Date:	5/18/21
Client:	OU50
Site:	SAN ANTONIO SCHOOL
Project:	OU50-62
Inspector(s):	BF/WM
Area/Unit:	

Friable: Friability Codes: N=Non-friable; F=Friable

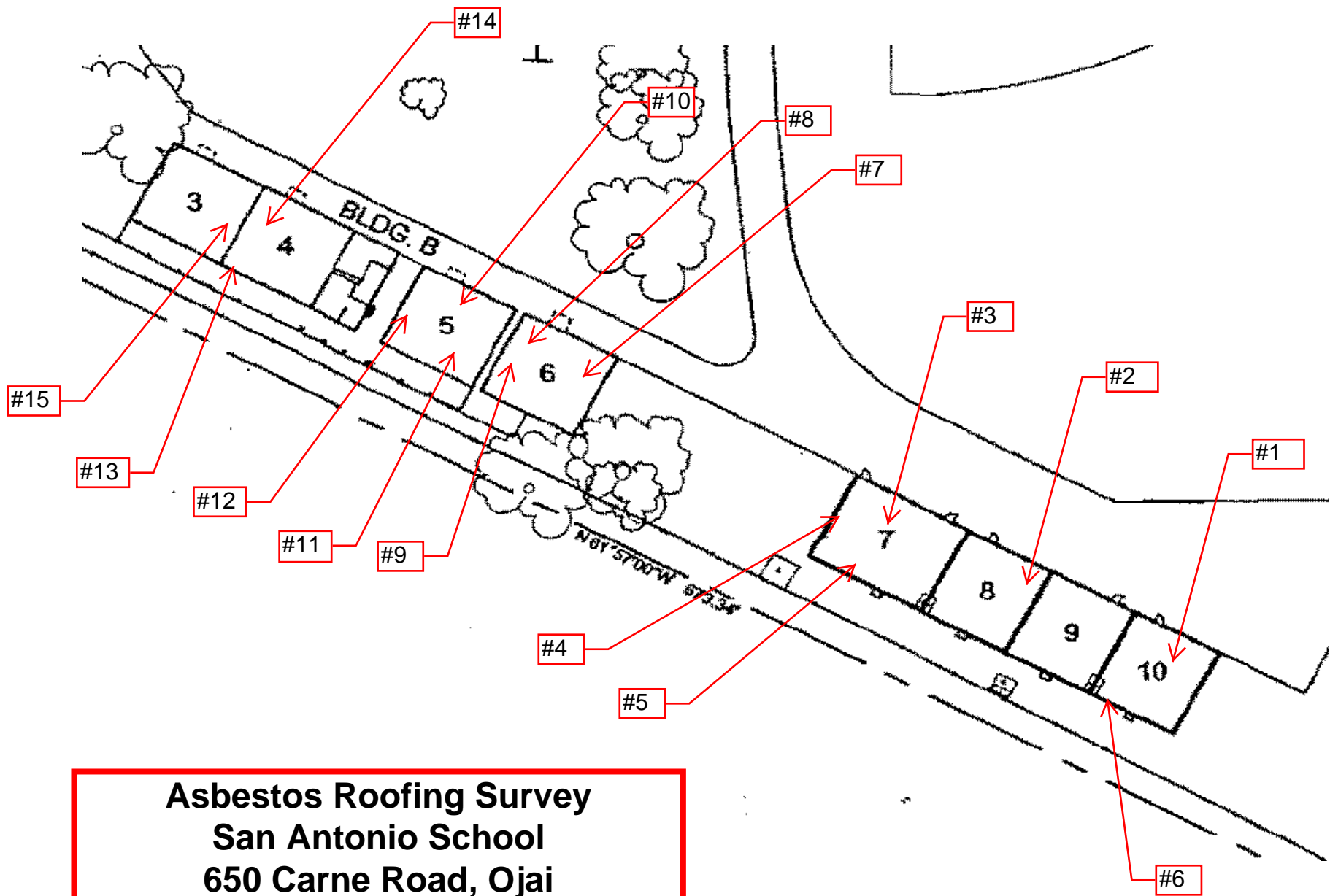
Cond: Condition Codes: G=Good; F=Fair; P=Poor

NA=Not Analyzed

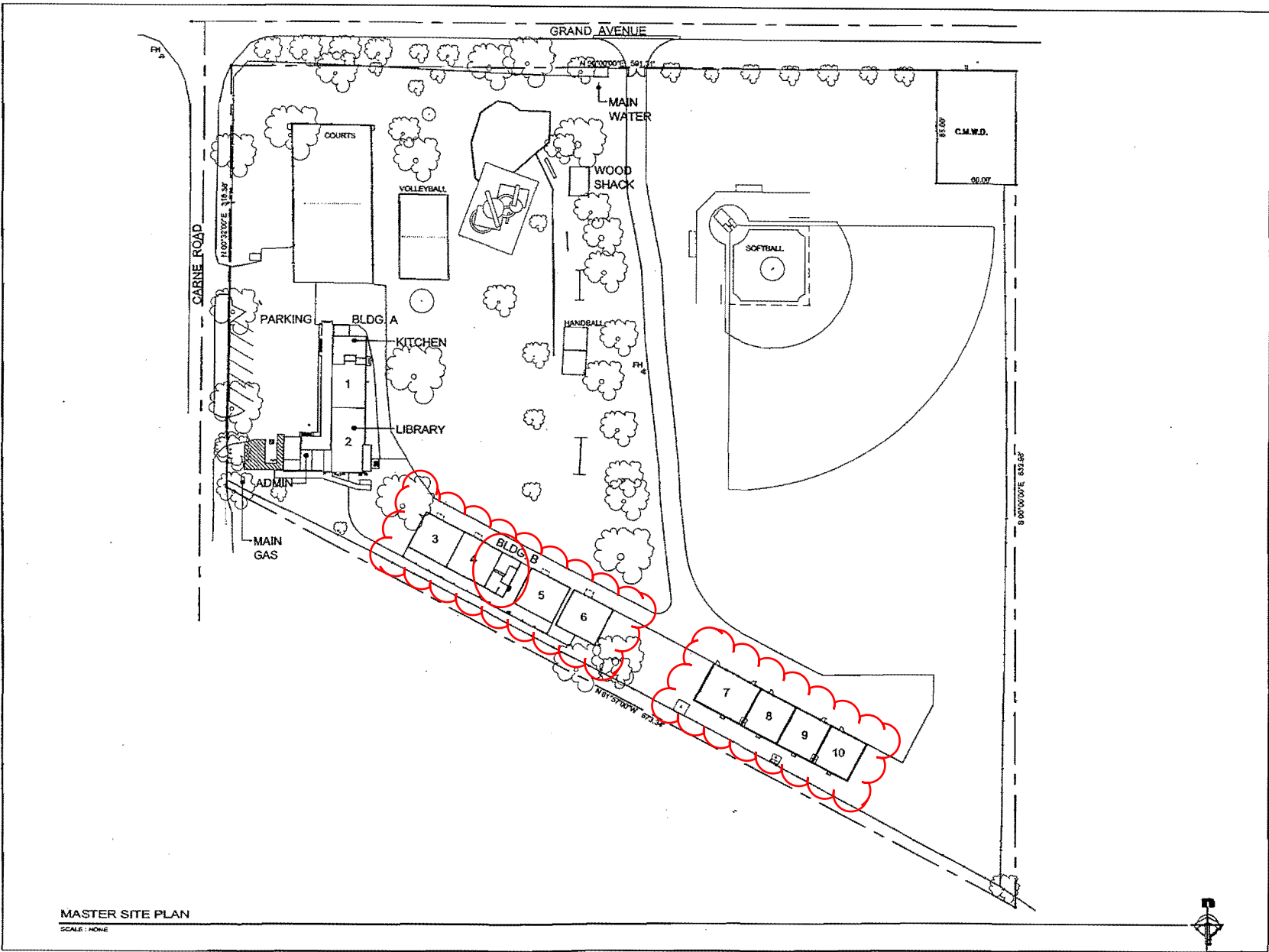
ND=Detected

N=Negative

Sample #	Material Sampled	Sample Location	Quantity	Homogeneous Area	Friability	Condition
1	ROOF LAYERS	BLDG 7-10 EAST END		COMP SINGLE	N	F
2	↓ ↓	MID ROOF		↓	}	}
3	↓ ↓	WEST END				
4	ROOF MASTIC	WEST END 2" PEN	3 SF			
5	↓ ↓	WEST END PATCHING MASTIC	8 SF			
6	↓ ↓	EAST END 2" PEN	2 SF	GREY CAULK W/ BLACK MASTIC		
7	ROOF LAYERS	BLDG 6 EAST END	770	COMP SINGLE		
8	↓ ↓	WEST END	↓	↓		
9	ROOF MASTIC	2" PEN. WEST END	1 SF			
10	ROOF LAYERS	BLDG 5 NORTH SIDE	710			
11	↓ ↓	SOUTH SIDE	770			
12	ROOF MASTIC	5" VENT PEN.	1 SF			




**Asbestos Roofing Survey
San Antonio School
650 Carne Road, Ojai
Sample Locations Noted in Red**



MASTER SITE PLAN
SCALE: NONE


 Architecture & Planning
 2186 Knox Drive, Suite A
 Ventura, California 93003
 www.jaicconnection.com
 © 805.678.1660
 © 805.678.1006
 cinfo@jaiconnection.com

DSA

PROJECT TITLE
**OJAI UNIFIED
 SCHOOL
 DISTRICT**


 SAN ANTONIO
 ELEMENTARY SCHOOL
 650 Carne Road
 Ojai, California 93023

SHEET TITLE
MASTER SITE PLAN

Issue Number	Description	Date

PREPARED BY: JACI
 CHECKED BY: JACI
 DATE: 10.24.2023

II	PRINCIPAL ARCHITECT	Juan Carlos, AIA
VI	DATE	10.24.2023
III	DRAWN BY	CS
IV	PROJECT NUMBER	10234
V	CAD FILE	
VI	SCALE	A3 NOTED
VII	SHEET NUMBER	

JACI ARCHITECTURE & PLANNING
 2186 KNOX DRIVE, SUITE A
 VENTURA, CALIFORNIA 93003
 TEL: 805.678.1660 FAX: 805.678.1006
 WWW.JAICONNECTION.COM

Alan W. Forbess, Certifications (2021-2022)

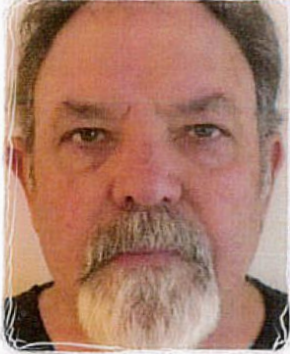
State of California
Division of Occupational Safety and Health
Certified Asbestos Consultant



Alan Wayne Forbess
Name

Certification No. 94-1549


Expires on 01/12/22

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code.



 STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH 

LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
 Alan Forbess	Lead Inspector/Assessor Lead Project Monitor	LRC-00000505 LRC-00000504	6/18/2021 6/18/2021

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD.



FCG Staff Certifications – William A. Miller

State of California
Division of Occupational Safety and Health
Certified Site Surveillance Technician


William A Miller
Name




Certification No. 07-4160

Expires on 03/22/22


This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code.




STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
 William Miller	Lead Inspector/Assessor Lead Project Monitor	LRC-00000721 LRC-00000720	6/13/2021 6/13/2021

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD.



NIOSH582-022508-001
Certificate Number

ENVIRONMENTAL NETWORK CORPORATION
 16750 Valley View Avenue, La Merida, California 90638
 (714) 523-9811 Fax (714) 523-9810
 main@encorp.net

This is to certify that

William Miller
 000-00-7208

has attended and satisfactorily completed the course in
 Sampling and Evaluating Airborne Asbestos Dust
NIOSH 582 Equivalent




on this day
 February 29, 2008


William Bohning
Course Instructor


Miguel Orozco
Laboratory Manager

Blake Forbess Certifications 2020-2021



	STATE OF CALIFORNIA DEPARTMENT OF PUBLIC HEALTH			
LEAD-RELATED CONSTRUCTION CERTIFICATE				
INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:	
	Lead Sampling Technician	LRC-00003725	10/31/2021	
Blake Forbess				
<p>Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD.</p>				



May 18, 2018

Mr. David Rogers, Director of Operations
Ojai Unified School District
414 East Ojai Avenue
Ojai, CA 93023

Subject: Limited Asbestos Roofing Survey
San Antonio Elementary School
Roofing over Breezeway & Restrooms between Rooms 4 & 5
650 Carne Road, Ojai, CA 93023
FCG Project Code: Ojai USD-45

Dear Mr. Rogers:

FCG Environmental performed an asbestos survey of the roofing materials which connects the two buildings between Classrooms 4 and 5 on the south side of the campus. The investigation was performed on May 2, 2018 by Alan Forbess, a CA Certified Asbestos Consultant (CAC No. 94-1549). This report documents the results of our survey, which was conducted to identify asbestos containing materials prior to a roofing replacement work.

1.0 Background Information / Scope of Project

Background: The roofing sections in question are located over the restrooms on the east side of Classroom 4 and the lower breezeway roof which connects the two buildings between the restrooms and Room 5. Both roofing systems are flat, hot mopped aggregate roofs with two skylights on the upper roof section over the restrooms, with a short parapet wall surrounding the upper section. The connection of the upper roof to the wall of the building (Classroom 4) features a metal flashing with mastics applied directly to the wall. The breezeway roof wraps around the south side of the restroom building in an L-shape. Roofing materials consist of a built-up, hot mop system with felts, tars and aggregate cover. Various mastics are used to seal around penetrations and flashings. FCG was asked to perform a survey of representative roofing materials to identify asbestos containing materials in accordance with federal, state and local regulations.

Scope of Project: The asbestos survey included the following components:

- A visual inspection of representative roofing materials was conducted to identify suspect asbestos containing materials.
- Bulk samples were collected from suspect asbestos containing materials for submittal to a qualified laboratory for analysis. All bulk samples were analyzed by Forensic Analytical, a state-certified laboratory located in Rancho Dominguez, CA. All samples were analyzed by polarized light microscopy (PLM) methods to document the asbestos content in each material. Please see the attached laboratory analytical data for more information.

- All field observations, laboratory analytical data and other findings have been evaluated, with this written report summarizing our findings and providing recommendations as necessary.

2.0 Asbestos Survey Findings

Suspect Materials: After a visual inspection of the site was completed, the following suspect asbestos materials were noted:

- Roofing layers (felts, tars, aggregate) – on main upper and lower roofing sections
- Roofing mastics – used to seal various penetrations, parapet seams and flashings

Bulk Sampling Results: FCG collected 8 bulk samples (4 roofing layers and 4 mastics) from suspect asbestos containing materials from both roofs. Samples were forwarded to Forensic Analytical, a state-certified asbestos laboratory located in Rancho Dominguez, CA. All samples were analyzed by Polarized Light Microscopy (PLM) using EPA Method 600/R-93-116, Visual Area Estimation. Table 1 below provides a summary of those materials which tested positive for asbestos based on laboratory analytical data from collected samples. Please refer to the Attachments for a complete copy of the laboratory analytical results.

Table 1: Bulk Sample Results for Roofing Materials

Sample Number(s)	Suspect Material	Location	% Asbestos (Chrysotile) ND = Non-Detect	Category & Friability
RL-1, RL-2	Roofing Layers (felts, tars, etc.)	Lower Breezeway Roof	Stones = ND 3 Black Tars = ND 3 Black Felts = ND Tan fibrous layer = ND	--
RL-3, RL-4	Roofing Layers (felts, tars, etc.)	Upper Roofing layers over Restrooms	Stones = ND 3 Black Tars = ND 3 Black Felts = ND Tan fibrous layer = ND	--
RM-1	Roofing Mastic	Skylight Screen frame legs – pitch pots at base	Black tars/mastics = ND	--
RM-2	Roofing Mastic	Vent Pipe mastic	Black tars/mastics = ND	--
RM-3	Roofing Mastic	Parapet Seam on Upper Roof Section	Black Mastic = 5% Stones = ND	Category I, Non-friable Material
RM-4	Roofing Mastic	Flashing/Seam at wall connection on east side of Rm 4	Black Mastic = 5% Paint/sealant = ND	Category I, Non-friable Material
Please refer to the attached lab report for additional details.				

Notes on Tables and Assessment Terms:

- **Asbestos containing material (ACM):** Federal and County APCD regulations define ACM as any material or product that contains more than 1% asbestos.
- **Asbestos containing construction material (ACCM):** State regulations define ACCM as any material with greater than 0.1% asbestos by weight.
- **Asbestos renovation:** Defined by NESHAPS as the removal of more than 160 square feet or 260 linear feet of ACM. OSHA requires registration of all contractors removing more than 100 sq. ft. on any project.
- **Friable ACM:** any ACM that when dry can be crumbled, pulverized, or reduced to powder by normal hand pressure.
- **Non-friable ACM:** any ACM that **cannot** be reduced to powder by normal hand pressure.
- **Category I non-friable ACM:** asbestos-containing packings, gaskets, resilient floor covering, and asphalt roofing products (typically pliable materials, including sealants and mastics).
- **Category II non-friable ACM:** any other ACM that when dry **cannot** be reduced to powder by hand pressure (typically non-pliable/cementitious materials).
- **Regulated Asbestos Containing Material (RACM):** any *friable* ACM that will be removed during a renovation of a regulated structure. ACM that will become friable due to the removal technique is also regulated. Note: while linoleum flooring is considered Category II ACM while managed in place, removal *always* renders it friable.
- **Presumed Asbestos Containing Materials (PACM):** This designation is for those materials which are normally asbestos containing but were not sampled due to access issues or potential for irreparable damage. This typically includes transite (asbestos cement) piping or sheeting, or HVAC insulation materials in walls, under floors, etc. where destructive testing is not recommended. Regulations allow asbestos inspectors to “presume” that these materials contain asbestos without laboratory data based on the inspector’s experience and knowledge of building materials.

Summary: Our survey has identified a limited number of Asbestos Containing Materials (ACM) in the form of roofing mastics which will require abatement or special handling as part of future roofing removal activities. Please see the Conclusions & Recommendations below for further discussion regarding the abatement and handling of asbestos.

3.0 Conclusions & Recommendations

An asbestos survey has been completed of roofing materials per the terms of our agreement to define asbestos issues prior to roofing replacement over the restrooms and breezeway between Classrooms 4 and 5 at San Antonio School. Based on our visual observations and our evaluation of analytical data, we conclude the following:

- 1) The main roofing layers tested negative for asbestos and can be removed by normal contracting personnel.
- 2) Roofing mastics tested positive for asbestos at the parapet wall seams (Sample RM-3) and flashing seams (RM-4) where the roof connects to the upper wall on the east side of Classroom 4. These materials are considered Category I, non-friable materials in fair condition. Some areas of cracking and brittle or damaged mastics from sun exposure were noted.
- 3) Two random samples of mastic tested negative for asbestos, including samples taken from a vent pipe penetration (RM-2) and the “pitch pockets” used for the metal screen frame over the restroom skylights (RM-1). Unfortunately, due to the large number of

mastics found on the roof that have not been tested, all mastics should be managed as asbestos containing and properly removed by trained and licensed asbestos workers.

Asbestos Recommendations

- Asbestos containing mastics that may be disturbed as part of roofing removal or replacement activities must be handled in accordance with all appropriate federal and state regulations.
- Disturbance activities should be performed only by properly trained asbestos abatement contractors using appropriate controls to prevent fiber emissions during the removal process. This may include the use of wet methods (water mist), HEPA filtration and other engineering controls to keep fibers from being dispersed. Work should be conducted using hand tools and non-mechanical methods to prevent airborne fibers from being generated. All penetrations or openings on the underside of the roofing (restroom skylights, exhaust fans, lights in ceiling, etc. should be properly sealed with plastic sheeting and duct tape to prevent dust and debris from impacting the areas below.
- We recommend roofing removal and asbestos disturbance work be conducted when school is not in session to avoid exposure to students and staff.
- Workers performing removal should be properly protected to prevent exposure, including the use of respiratory protection with HEPA filtration. Asbestos containing waste materials should be properly contained and transported for off-site disposal at a properly permitted facility.
- The local enforcement agency for asbestos removal and demolition projects in Ventura County is the Air Pollution Control District (APCD). They require notification for removal of friable or regulated asbestos containing materials (RACM) above 100 sq. ft., and for all building demolition work within the County. Although the roofing mastics are considered non-friable, this survey report should be submitted along with any required permits and fees to APCD for review. The local County or City Building Department may also require notification and asbestos survey information prior to issuing a demolition permit. We recommend that you contact the APCD and local Building Departments directly for further information regarding permitting and regulatory requirements.
- The contractor conducting abatement work is responsible for complying with local, state and federal standards for worker protection and NESHAPS regulations regarding asbestos fiber emissions. Proper removal techniques must be followed to prevent the dissemination of asbestos fibers. Notification and permitting is typically the responsibility of the abatement contractor and/or property owner. If you would like assistance regarding these matters or would like the names of qualified contractors in your area, please feel free to contact FCG at (805) 646-1995.
- As our survey was limited to readily accessible areas and materials only, there is potential that suspect materials previously unidentified could be discovered during site renovation work. This could include suspect materials located inside walls, under equipment, etc. If suspect materials are found during site work, the area should be isolated, and any suspect materials tested to confirm or deny the presence of asbestos, lead paint or other hazards.

Limitations Statement

The data compiled and evaluated as part of this assessment was limited and may not represent all conditions at the subject site. Asbestos was widely used until the late 1970's in thousands of building materials (i.e. joint compound, wallboard, thermal system insulation (TSI), acoustical ceiling, roofing material, etc.), making it difficult to locate all areas of ACM usage. This assessment reflects the data collected from the specific locations tested to identify Asbestos Containing Materials (ACM) in those locations and may not be all encompassing. There is always potential for asbestos containing materials to be missed due to problems with accessibility, and the broad variety of uses. The presence or absence of lead-based paint or lead-based paint hazards applies only to the tested or assessed surfaces on the date of the field visit. It should be understood that conditions noted within this report were accurate at the time of the inspection and in no way reflect the conditions at the property after the date of the inspection. All data collection, findings, conclusions and recommendations presented by FCG within this report are based upon limited data using current standard practices accepted within the industry. The conclusions and recommendations presented within this report are based on current regulations and the professional experience of the certified professionals involved in this project.

The data collected during this assessment and any resulting recommendations shall be used only by the client for the site described in this report. Any use or reliance of this report by a third party, including any of its information or recommendations, without the explicit authorization of the client shall be strictly at the risk of the third party.

It should not be misconstrued that this assessment has identified any or all environmental conditions at the subject site. FCG makes no representations regarding the accuracy of the enclosed data and will not be held responsible for any incidental or consequential loss or punitive damages including but not limited to, loss of profits or revenues, loss of use of a facility or land, delay in construction or action of regulatory agencies.

If you have any questions or concerns regarding the information provided, please do not hesitate to call us at 805.646.1995.

FCG Environmental



Alan Forbess, Principal Consultant
CA Certified Asbestos Consultant No. 94-1549

Attachments: Forensic Analytical Laboratory Report
FCG Bulk Sample Field Log
Selected photographs and Campus Map
FCG Staff Certifications

Attachments

Laboratory Analytical Results
Bulk Sample Log Sheets
Site Photographs and Campus Map
FCG Staff Certifications



Bulk Asbestos Analysis

(EPA Method 600/M4-82-020 and 600/R-93-116, Visual Area Estimation)

FCG Environmental
Alan Forbess
1009 Mercer Avenue
Ojai, CA 93023

Client ID: 7238
Report Number: B258136
Date Received: 05/03/18
Date Analyzed: 05/04/18
Date Printed: 05/04/18
First Reported: 05/04/18

Job ID/Site: Ojai USD-45; San Antonio School, Restrooms & Breezeway, Roofing

FALI Job ID: 7238-29
Total Samples Submitted: 8
Total Samples Analyzed: 8

Date(s) Collected: 05/02/2018

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
RL-1	51137131						
Layer: Stones			ND				
Layer: 3 Black Tars			ND				
Layer: 3 Black Felts			ND				
Layer: Tan Fibrous Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)	Fibrous Glass (15 %)						
RL-2	51137132						
Layer: Stones			ND				
Layer: 3 Black Tars			ND				
Layer: 3 Black Felts			ND				
Layer: Tan Fibrous Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (2 %)	Fibrous Glass (15 %)						
RL-3	51137133						
Layer: Stones			ND				
Layer: 3 Black Tars			ND				
Layer: 3 Black Felts			ND				
Layer: Tan Fibrous Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (2 %)	Fibrous Glass (15 %)						
RL-4	51137134						
Layer: Stones			ND				
Layer: 3 Black Tars			ND				
Layer: 3 Black Felts			ND				
Layer: Tan Fibrous Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (2 %)	Fibrous Glass (15 %)						
RM-1	51137135						
Layer: Stones			ND				
Layer: Black Semi-Fibrous Tar			ND				
Layer: Black Tar			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (3 %)							

Client Name: FCG Environmental

Report Number: B258136

Date Printed: 05/04/18

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
RM-2	51137136						
Layer: Black Semi-Fibrous Tar			ND				
Layer: Black Tar			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (5 %)							
RM-3	51137137						
Layer: Black Semi-Fibrous Tar		Chrysotile	5 %				
Layer: Stones			ND				
Layer: Black Tar			ND				
Total Composite Values of Fibrous Components:		Asbestos (5%)					
Cellulose (Trace)							
RM-4	51137138						
Layer: Paint			ND				
Layer: Black Semi-Fibrous Tar		Chrysotile	5 %				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (5%)					
Cellulose (Trace)							



Tiffani Ludd, Laboratory Supervisor, Rancho Dominguez Laboratory

Note: Limit of Quantification ('LOQ') = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

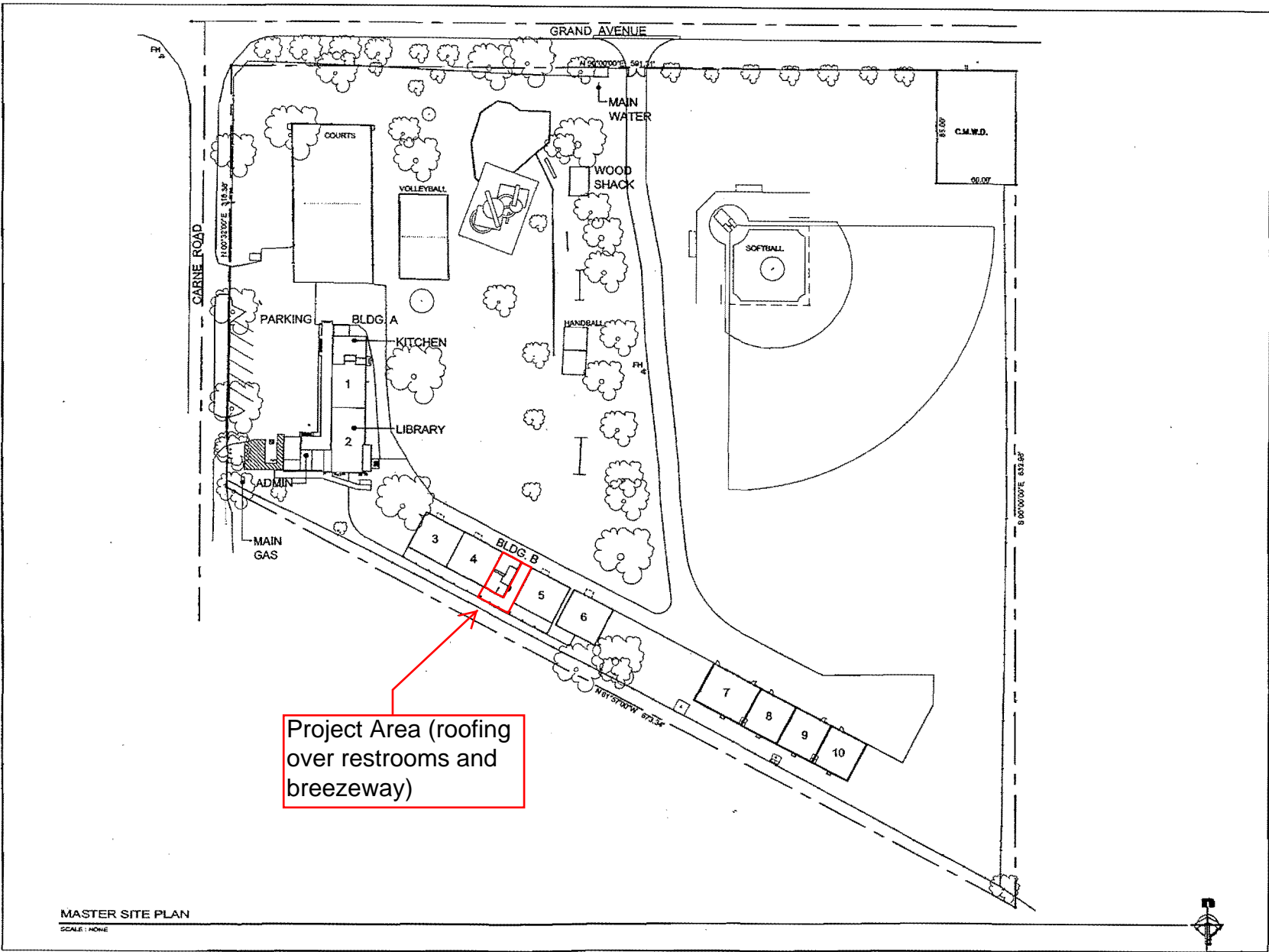
Analytical results and reports are generated by Forensic Analytical Laboratories Inc. (FALI) at the request of and for the exclusive use of the person or entity (client) named on such report. Results, reports or copies of same will not be released by FALI to any third party without prior written request from client. This report applies only to the sample(s) tested. Supporting laboratory documentation is available upon request. This report must not be reproduced except in full, unless approved by FALI. The client is solely responsible for the use and interpretation of test results and reports requested from FALI. Forensic Analytical Laboratories Inc. is not able to assess the degree of hazard resulting from materials analyzed. FALI reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified. All samples were received in acceptable condition unless otherwise noted.



Client No.: 7238 FCG Environmental (Forbess Consulting Group, Inc.) 1009 Mercer Avenue Ojai, CA 93023		PO/Job#: <i>Ojai NSD-45</i> Date: <i>5/2/18</i>
Contact: Alan Forbess, Bill Miller		Turn Around Time: <input checked="" type="checkbox"/> Same Day / <input type="checkbox"/> 1Day / <input type="checkbox"/> 2Day / <input type="checkbox"/> 3Day / <input type="checkbox"/> 4Day / <input type="checkbox"/> 5Day
Phone: (805) 646-1995 Fax: (805) 669-3538		<input type="checkbox"/> PCM: <input type="checkbox"/> NIOSH 7400A / <input type="checkbox"/> NIOSH 7400B <input type="checkbox"/> Rotometer
E-mail: aforbess@fcgenviro.com, bmiller@fcgenviro.com		<input checked="" type="checkbox"/> PLM: <input checked="" type="checkbox"/> Standard / <input type="checkbox"/> Point Count <input type="checkbox"/> 400 / <input type="checkbox"/> 1000 / <input type="checkbox"/> CARB 435
Site: <i>San Antonio School</i>		<input type="checkbox"/> TEM Air: <input type="checkbox"/> AHERA / <input type="checkbox"/> Yamate2 / <input type="checkbox"/> NIOSH 7402
Site Location: <i>Restrooms + Breezeway</i>		<input type="checkbox"/> TEM Bulk: <input type="checkbox"/> Quantitative / <input type="checkbox"/> Qualitative / <input type="checkbox"/> Chatfield
Comments: <i>Roofing</i>		<input type="checkbox"/> TEM Water: <input type="checkbox"/> Potable / <input type="checkbox"/> Non-Potable / <input type="checkbox"/> Weight %
Report Via: <input type="checkbox"/> Fax <input type="checkbox"/> E-Mail <input type="checkbox"/> Verbal		<input type="checkbox"/> TEM Microvac: <input type="checkbox"/> Qual(+/-) / <input type="checkbox"/> D5755(str/area) / <input type="checkbox"/> D5756(str/mass)
Matrix:		<input type="checkbox"/> IAQ Particle Identification (PLM LAB) <input type="checkbox"/> PLM Opaques/Soot
Analytes:		<input type="checkbox"/> Particle Identification (TEM LAB) <input type="checkbox"/> Special Project
Metals Analysis: Method:		

Sample ID	Date / Time	Sample Location / Description	FOR AIR SAMPLES ONLY				Sample Area / Air Volume
			Type	Time On/Off	Avg. LPM	Total Time	
RL-1		Lower Roof - N	A P TC				
RL-2		" " - SW	A P TC				
RL-3		Upper Roof - S	A P TC				
RL-4		" " - N	A P TC				
RM-1		Mastic - Frame Base ^{over} skylight	A P TC				
RM-2		" - Vent Pipe Mastic	A P TC				
RM-3		" - Parapet seam mastic	A P TC				
RM-4		" - Flashing mastic @	A P TC				
			A P TC				
			A P TC				

Sampled By: <i>Alan Forbess</i> Date: <i>5/2/18</i> Time: <i>3:30pm</i>	
Shipped Via: <input type="checkbox"/> Fed Ex <input type="checkbox"/> DHL <input type="checkbox"/> UPS <input type="checkbox"/> US Mail <input type="checkbox"/> Courier <input type="checkbox"/> Drop Off <input type="checkbox"/> Other:	
Relinquished By: <i>Alan Forbess</i>	Relinquished By:
Date / Time: <i>5/2/18 4:00pm</i>	Date / Time:
Received By: <i>Carroll FLE</i>	Received By:
Date / Time: <i>5-3-18 9:58am</i>	Date / Time:
Condition Acceptable? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Condition Acceptable? <input type="checkbox"/> Yes <input type="checkbox"/> No



MASTER SITE PLAN
SCALE: NONE

J Architecture & Planning
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Ventura, California 93003
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© 805.678.1006
info@jacconnection.com

DSA

PROJECT TITLE
**OJAI UNIFIED
SCHOOL
DISTRICT**
SAN ANTONIO
ELEMENTARY SCHOOL
650 Carne Road
Ojai, California 93023

SHEET TITLE
MASTER SITE PLAN

Issue Number	Description	Date

II	PRINCIPAL ARCHITECT	John Carreno, AIA
VI	DATE	10.24.2023
III	DRAWN BY	CS3
IV	PROJECT NUMBER	102304
V	CAD FILE	
VI	SCALE	A3 NOTED
VII	SHEET NUMBER	

DESIGNED BY: JOHN CARRENO, AIA
DRAWN BY: CS3

San Antonio School

Write a description for your map.

Legend

Building B

Rm 5

Rm 4

Upper roof over restrooms

Lower roof over breezeway

Google Earth

©2018 Google

30 ft



Lower Breezeway Roof


Upper Roof over
restrooms



Metal screen over skylights

Parapet wall at edge of upper roof






Pitch pocket with mastic
at screen frame legs
(negative for asbestos)



RM-3
Parapet
Seam
Mastic

Parapet wall seam mastic
(positive for asbestos)



Flashing mastic where
upper roof connects on
east wall of Room 4
(positive for asbestos)




RM-4
Flashing
Mastic
on Wall

Sample of flashing
mastic on east wall
at upper roof.

Alan W. Forbes, Certifications

State of California
Division of Occupational Safety and Health
Certified Asbestos Consultant


Alan Wayne Forbes
Name



Certification No. **94-1549**
Expires on **01/12/19**

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code.

State of California Department of Public Health

Lead-Related Construction Certificate	Certificate Type	Expiration Date
	Inspector/Assessor	06/18/2018
	Project Monitor	06/18/2018

Alan W. Forbes ID #: 17425

