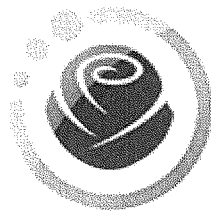


REQUEST FOR PROPOSAL
Request for Proposals – Hazardous
Material Consulting Services for Bond
Projects



Parkrose
School District

Portland, Oregon

November 08, 2011



PBS

Engineering +
Environmental



Printed on Recycled Paper



Engineering +
Environmental

November 08, 2011

Mary Larson
Director of Business Services & Operations
Parkrose School District
10636 NE Prescott Street
Portland, OR 97220

Re: Request for Proposals – Hazardous Material Consulting Services for Bond Projects

Mary Larson:

PBS Engineering + Environmental (PBS) is very excited to offer its qualifications for providing environmental consulting and hazardous materials inspection services to the Parkrose School District. We have reviewed the scope of work and contract information and feel our experience and capabilities align perfectly with the services requested.

PBS offers the Parkrose School District:

- A long history of providing the requested services to the Parkrose School District
- A local firm with depth and an enthusiasm to serve clients at the highest levels
- A dedicated team that can tackle small and large projects in a timely manner
- Excellent history and reputation for quality work product and staff consistency
- A commitment to adding value to your projects

As a principal of PBS, I am authorized and look forward to representing PBS in any and all negotiations and contractual matters. We appreciate your time and consideration. If you have any questions or need further information please call me at 503.417.7602.

Sincerely,
PBS Engineering + Environmental

A handwritten signature in black ink, appearing to read 'S. Derek May'.

Derek May
Principal
derek_may@pbsenv.com

Bend | Boise | Coquille | Eugene | Portland | Seattle | Tri-Cities | Vancouver

4412 SW Corbett Avenue, Portland, OR 97239
503.248.1939 Main
503.248.0223 Fax
888.248.1939 Toll-Free
www.pbsenv.com

**Parkrose School District
Request for Proposals – Hazardous Material Consulting Services for Bond Projects
October 27, 2011**

Attachment 'B' – Proposal Form – Page 1 of 2

Proposing firm: PBS Engineering + Environmental

Address: 4412 SW Corbett Avenue

City: Portland

State: OR

Zip Code: 97239

Telephone: 503.417.7602 Fax: 866.727.0140 E-Mail: derek.may@pbsenv.com

Signature of authorized representative: S. Dunkley Date: 11/8/2011

1. Preconstruction Services

Provide a lump sum cost for preconstruction services in accordance with the scope of work reflected in Section 1 of attachment 'A' – Scope of Work.

\$ 500.00

2. Material Identification/Sampling/Documentation

Provide a schedule of unit costs to provide hazardous material consulting services in accordance with Section 2 of Attachment 'A' – Scope of Work on company letterhead, labeled accordingly and attached to this bid form. These services include, but are not limited to, the following items: hourly rates, independent testing costs, equipment charges, mileage reimbursement, shipping/postage charges, engineering review, minimum call-out charge or time and supplies. Hourly rates should include but are not limited to: administrative assistants, technical support staff, management staff and principals. A not-to-exceed price for this work will be determined as a part of preconstruction services in conjunction with this schedule of unit costs. Any work that would cause the 'NTE' amount to be exceeded must be approved, in writing, by the Owner prior to the commencement of the work. This schedule of unit costs will also become the basis for any additional work related to this scope of work requested by the Owner. In signing this bid form, the proposing firm commits to maintaining the unit rates provided in this section for the duration of the project.

3. Design Phase Coordination

Provide a schedule of unit costs to provide hazardous material consulting services in accordance with Section 3 of Attachment 'A' – Scope of Work on company letterhead and attach to this bid form. The information provided under this section shall be subject to the requirements of Section 2 of this attachment.

4. Bidding and Abatement Contractor Selection

Provide a lump sum cost for bidding and abatement contractor selection services in accordance with the scope of work reflected in Section 1 of attachment 'A' – Scope of Work.

\$1500.00/project

5. Abatement Oversight

Provide a schedule of unit costs to provide hazardous material consulting services in accordance with Section 5 of Attachment 'A' – Scope of Work on company letterhead and attach to this bid form. The information provided under this section shall be subject to the requirements of Section 2 of this attachment.

Parkrose School District
Request for Proposals – Hazardous Material Consulting Services for Bond Projects
October 27, 2011

6. Project Closeout

Provide a lump sum cost for project closeout services in accordance with the scope of work reflected in Section 6 of Attachment 'A' – Scope of Work.

\$1500.00/project

7. Additional Information

- A. Company Overview: Provide an overview of the company, including number of years in continuous, overall operation, years of operation providing services delineated in Attachment 'A', Section 2, volume of work for previous year identified by gross contract amount. Provide general liability, worker's compensation, professional liability, automotive and professional errors and omissions insurance certificates. Include documentation from the insurance provider delineating any and all claims, including but not limited to claim amounts, nature of claim and claimant, against each insurance policy. Refer to Item F of this Section for specific requirements.
- B. Previous Experience: List and briefly describe a minimum of five previous school projects including references (names and phone numbers) where the company has provided services similar to those listed in Attachment 'A', Sections 2 & 3. If the firm's project history does not include school projects, list and briefly describe a minimum of five projects of comparable size and complexity to the proposed project.
- C. Staff Resumes: Provide resumes for the primary personnel to be involved with this project, including but not limited to principal, project manager and technical support:
- ☐ Provide relevant information including but not limited to, position and responsibilities within the company, length of service in the company, length of service in the industry
 - ☐ Project resume, certifications pertinent to the scope of work, percent of time available for this project and percentage of commitments to other projects for the project duration
 - ☐ Provide an organizational chart detailing the management structure of the company, and the previous experience of your proposed team working together
 - ☐ Provide relevant information regarding previous experience working with this Owner, the design team or project management firms

By submitting a proposal, the firm agrees to commit personnel and resources delineated in the proposal as noted. Project personnel and their duties shall not be modified without prior written authorization from Owner.

D. Additional topics:

- ☐ Describe the company's approach and philosophy to completing the scope of work stated in Attachment 'A'. Response should address owner, architect, contractor, project manager and hazardous material consultant roles in the hazardous material consulting process
- ☐ Discuss potential design/cost/scheduling/agency issues related to the project and recommendations to overcome those issues
- ☐ Discuss processes that guarantee high quality/high performance of the firm as well as from the contractor



**Engineering +
Environmental**

November 08, 2011

Mary Larson
Director of Business Services & Operations
Parkrose School District
10636 NE Prescott Street
Portland, OR 97220

Re: Schedule Of Unit Costs To Provide Hazardous Material Consulting Services

The rates below address Attachment B – Section 2, Section 3, and Section 4.

LABOR RATES (per hour)

Job Type	Regular Rate
Principal.....	\$100.00
AHERA Certified Project Designer/Project Manager	80.00
AHERA Certified Inspector.....	65.00
On-site Technician	55.00
CAD Draftsperson	55.00
Clerical Support.....	50.00

LABORATORY RATES

Job Type	Regular T/A	Rush
Asbestos PLM Bulk Sample.....	\$18.00	25.00
Asbestos PCM Air Sample	6.00	10.00
Asbestos TEM Air Sample	75.00	100.00
Lead Bulk Sample	20.00	30.00
Lead Air Sample.....	20.00	30.00
Lead Wipe Sample.....	20.00	30.00

MISCELLANEOUS REIMBURSABLES

Type	Regular Rate
Reproduction/Photos/Postage/Delivery	Cost + 10 percent
Overtime multiplier = 125% of regular rate	

The distance from our office to the Parkrose School District Main office is approximately 11.0 miles.

Mileage..... Current Government Rate

Bend | Boise | Coquille | Eugene | Portland | Seattle | Tri-Cities | Vancouver

4412 SW Corbett Avenue, Portland, OR 97239

503.248.1939 Main

503.248.0223 Fax

888.248.1939 Toll-Free

www.pbsenv.com

pbsenv.com



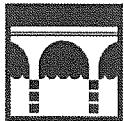
Services



Health & Safety



Geo-Environmental



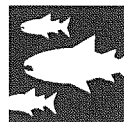
Geotechnical Engineering



Civil Engineering

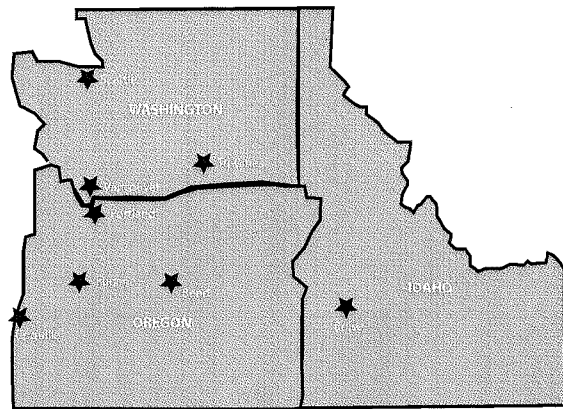


Environmental Engineering



Natural Resources

Offices



Portland
503.248.1939

Eugene
541.686.8684

Vancouver
360.690.4331

Tri-Cities
509.735.2698

Seattle
206.233.9639

Bend
541.388.9290

Boise
208.344.3539

Coquille
541.347.5923



Engineering +
Environmental

Relevant Experience

CLIENT

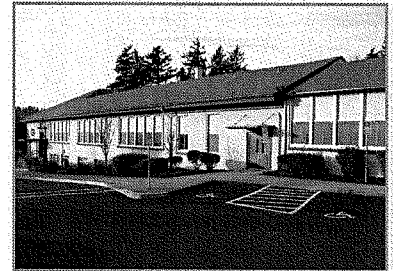
Ron Stewart/Bill Weston
Executive Director of Facilities
12451 SE Fuller Road
Milwaukie, Oregon 97222
503.353.6055

SCOPE OF SERVICES

Asbestos Consulting Services
Project Management
Contractor Selection
Project Oversight/Air Monitoring
Regulatory Compliance

North Clackamas School District Clackamas, Oregon

PBS is currently retained by North Clackamas School District as their primary hazardous materials consultant to survey, design, and manage abatement projects under a district-wide 240 million dollar facilities bond program. PBS' project manager works closely with architects, engineers and district staff to develop plans and specifications for the safe removal of asbestos-containing building materials.



PBS is also the designer of specifications for the safe removal of Polychlorinated Biphenyl (PCB)-containing light ballasts and handling procedures for lead-painted surfaces impacted by renovation. PBS has provided abatement plans and specifications as a stand-alone bid project or formatted for inclusion into the architects project manual as a subcontractor to the general contractor. PBS' project managers lead pre-bid walkthroughs, assist the District in contractor selection, abatement management, regulatory enforcement, inspections, and air monitoring. PBS is also the first contact for communicating hazards to contractors during construction. PBS has designed and managed over one million dollars of abatement work on 18 large hazardous materials abatement projects since the start of the bond program in 2006.

In 2002, the District asked PBS to help salvage projects that were having problems. We were asked to manage a series of asbestos abatement projects that were behind schedule and to deal with a mold issues during new construction. The building had suffered a vast amount of water intrusion and fungal growth was pervasive. Doug Hancock, CIH, who had extensive knowledge and experience with indoor air quality and mold associated with construction worked side-by-side with Andersen Construction to evaluate conditions and oversee an extensive mold remediation project, which began only two months prior to occupancy. PBS played a significant role in helping each project to get back on track.



Engineering +
Environmental

Relevant Experience

CLIENT

Hillsboro School District

Loren Rogers

Executive Director of Facilities

4901 SE Witch Hazel Road

Hillsboro, OR 97123

503.844.1325

SCOPE OF SERVICES

Asbestos Survey

HazMat Program Development

HazMat Project Design

Project Management

Periodic Surveillance

Air Monitoring

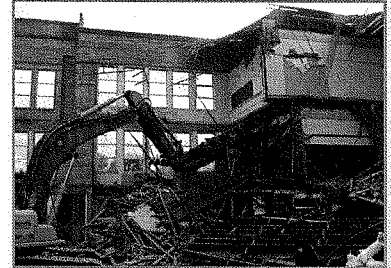
Contaminated Soil Remediation

Oversight

Hillsboro School District

Hillsboro, Oregon

PBS has been providing ongoing asbestos consulting services to Hillsboro School District since 2003. During that time, PBS has been involved in multiple facility upgrade projects under the District's recent \$199 million bond improvement program. PBS has performed projects at schools such as Brookwood Elementary School, Hillsboro



High School, Groner Elementary School, R.A. Brown Middle School, Poynter Middle School and West Union Elementary School. Most recently, PBS completed pre-demolition hazardous materials surveys for Peter Boscow Elementary School and JB Thomas Middle School. For these project PBS also provided project oversight, air monitoring, and clearance sampling during demolition.

PBS is currently providing oversight during remediation of lead-impacted soils associated with an indoor shooting range located on the JB Thomas campus. PBS has performed a hazardous materials investigation in the schools prior to renovation impacts and provided a scope of work, bid specifications, and oversight during the abatement. PBS continues to support the District as asbestos abatement is needed in conjunction with scheduled maintenance and renovation projects in various schools annually.

Hillsboro School District retains PBS to perform biannual surveillance of asbestos-containing building material inside District-owned facilities. In 2004, PBS completed the 15-year reinspection of District-owned facilities. PBS also provides indoor air quality testing and drinking water testing for the District.



Engineering +
Environmental

Relevant Experience

CLIENT

Beaverton School District

Janet Avery

Asbestos Program Coordinator

16550 SW Merlo Road

Beaverton, OR 97006

503.591.4177

SCOPE OF SERVICES

Asbestos Consulting Services

Project Management

AHERA Management Planning

Contractor Selection

Project Oversight/Air Monitoring

Regulatory Compliance

AHERA Consulting Services

Beaverton School District

Beaverton, Oregon

PBS was selected as the District's environmental consultant in 2006 to manage the hazardous materials investigation, design, and abatement during the District's \$219 million capital improvement program. PBS' involvement with the bond management program includes reviewing historic sampling, interpretation of the architect's design, sampling suspect lead and asbestos building materials, designing hazardous materials abatement projects, creating bid packages, and selecting licensed abatement contractors to perform the necessary asbestos abatement to accommodate building improvements. PBS' key project managers have become an integral part of the District's design team to provide probable abatement estimates, review contractor invoices, aid in contractor conflict resolution, as well as working with the architects and engineers to value engineer each project to maximize the bond budget.



To date, PBS has successfully managed abatement projects in over 42 District school buildings over the last three years with approximately six projects planned for 2011. PBS provided abatement investigation, design, project management, monitoring, and closeout reporting on the following substantial renovation projects.

- Sunset High School
- Kinnaman Elementary
- Meadow Park Middle
- Cooper Mountain Elementary
- Ridgewood Elementary
- Fir Grove Elementary
- Barnes Elementary
- McKay Elementary
- William Walker Elementary
- Cedar Park Elementary
- Bethany Elementary
- Rock Creek Elementary
- Oak Hills Elementary
- West Tualatin View Elementary
- Cedar Mill Elementary
- Raleigh Park Elementary
- Greenway Elementary
- Beaver Acres Elementary
- Beaverton High School
- Mountain View Middle School

PBS also provides the District's facilities management department with ongoing AHERA consulting services. Since the inception of our contract, PBS has performed the required AHERA three-year reinspections and six-month periodic surveillance inspections as well as required recordkeeping for all of the bond-related asbestos abatement.



Engineering +
Environmental

Staff Qualifications

EDUCATION

- Construction Management, Linn-Benton Community College

ACCREDITATION

- OSHA HAZWOPER Certification
- Lead Paint Inspector/Lead Risk Assessor
- AHERA Contractor Supervisor
- AHERA Abatement Project Designer
- AHERA Inspector/Management Planner
- Practical Noise Control Engineering Certificate
- Confined Space Awareness Training Certification
- 50 Hour Kepner Tregoe - Problem Solving and Decision Making Program Certificate

YEARS WITH PBS

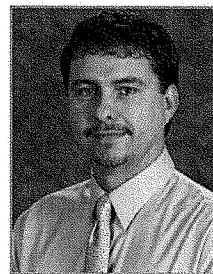
23

YEARS INDUSTRY EXPERIENCE

33

Jerry Bennett

Senior Project Manager



Jerry Bennett is one of PBS' top industrial hygiene construction project managers and has been with PBS since 1988. He served as project manager during large-scale projects such as all United States Postal Service facility assessments in Oregon (200 +), Lake Oswego School District Capital bond projects, Beaverton School District Capital Bond Project, Intel campus-wide renovations, and \$10 million remodel project at a major Kaiser Hospital facility in Portland, Oregon (hospital remained open during abatement).

Jerry's role as senior project manager of industrial hygiene and hazardous material abatement projects includes overseeing staff and personally providing on-site management, contractor observation, specification compliance, air monitoring, and air sample analysis services. He follows up with clients to ensure their project expectations are being met and mentors junior staff on his experience in managing these sensitive projects over the past 23 years. He is a successful member of PBS' participation in the American Industrial Hygiene Association's Proficiency Analytical Testing Program for air-sample analysis.

Project Highlights:

Hazardous Materials Services, Portland, Oregon; Parkrose School District

- Senior project manager in charge of the initial asbestos-containing material investigation, hazardous material design investigation, technical specifications, hazardous material contractor oversight, asbestos air monitoring and closeout documentation.

Term Contract-District Wide On-Call Hazardous Materials Services, Beaverton, OR; Beaverton School District

- Project Manager in charge of Capital Bond Management program and hazardous material consulting, investigation, design, technician personnel allocation and oversight, design, and abatement management of over 40 major renovation projects since 2007.

Term Contract-District Wide On-Call Hazardous Materials Services, Portland, OR; Portland Public Schools

- Project Manager in charge of identification, design, bid and construction period services for removal or hazardous building materials in the affected areas of the building prior to renovation. Jerry's duties included performing and/or managing a comprehensive asbestos, lead-paint and PCB survey. Designed and distributed remediation plans and specifications and led the pre-proposal job walkthrough. He assisted the owner in selection of the remediation contractor, received and approved submittals, provided oversight, visually inspected and monitored air quality before, during, and after the project. Upon completion, he compiled all information in a closeout report.



Engineering +
Environmental

Staff Qualifications

EDUCATION

- B.S., Environmental Health and Safety, Oregon State University

ACCREDITATION

- Level 1 Thermographer
- AHERA Building Inspector and Management Planner
- AHERA Project Designer

YEARS WITH PBS

18

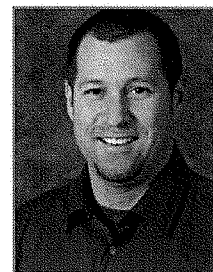
YEARS INDUSTRY EXPERIENCE

19

Bob Kleckner

Project Manager, Industrial Hygienist

Bob Kleckner is one of PBS' top performing Project Managers and Industrial Hygienists. His training in health and safety gives him the varied skills needed to evaluate a wide variety of workplace hazards. Bob has managed projects such as: small- and large-scale asbestos and lead abatement, noise level monitoring, indoor air and water quality studies. He has worked on many sensitive projects where constant attention to detail has been the most critical element of PBS' involvement.



Bob currently serves as the prime contact for Wells Fargo Bank, performing all project management on numerous Wells Fargo properties, including the 39-floor Wells Fargo Tower in downtown Portland. He also provides ongoing IH services for several of PBS' industrial clients. He has strong oral and written communication skills and regularly provides training support for his clients as well as PBS' in-house courses. Bob is a highly valued technical staff member at PBS.

Project Highlights:

Hazardous Materials Services, Portland, Oregon; Parkrose School District - Project Manager in charge of pre-demolition hazardous materials surveys, abatement design, bid period services, construction period services, and closeout reporting associated with the demolition of Parkrose Senior High School.

Term Contract-District Wide On-Call Hazardous Materials Services, Lake Oswego, Oregon; Lake Oswego School District #7J - Project manager in charge of hazardous material identification, abatement design, bid and construction period services, and closeout reporting.

Wells Fargo Bank Tower and Oregon Branch Facilities, Prime Program Manager for Hazardous Materials Management Program - manages staff of inspectors and technicians for hundreds of projects under master contract.

Oregon State Capitol Capitol Dome Restoration - Project Manager for hazardous materials and indoor air quality consulting during Capitol Dome Restoration and Phase I seismic upgrade for the historic Oregon State Capitol

Consolidated Metco, Inc. - Project Manager responsible for bi-annual ambient asbestos monitoring, dust, RCF and silica monitoring and employee noise exposure monitoring for the ConMet Rivergate facility and industrial hygiene monitoring at the Clackamas facility.

General Services Administration - Industrial Hygienist responsible for asbestos and lead inspection of multiple buildings.



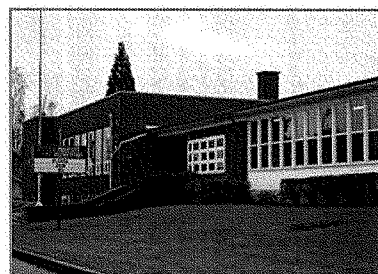
Engineering +
Environmental

Staff Qualifications

Provide relevant information regarding previous experience working with this Owner, the design team or project management firms

PBS has been providing ongoing asbestos consulting services to the Parkrose School District since 1995 and had the pleasure of working with two of the previous Parkrose School District facility managers and the current facility manager.

Over the last sixteen years, PBS has been involved in multiple facility upgrade projects at Parkrose under previous bond improvement programs, provided multiple AHERA 3-year reinspections, provided abatement project air clearances, asbestos awareness training to maintenance staff, indoor air quality studies, 6-month periodic surveillances, UIC registration, underground storage tank (UST) investigation/reporting services, hazardous material remediation design, and construction period services. PBS has performed various asbestos projects at schools such as the original Parkrose Senior High School, Knott Elementary, Sacramento Elementary, Shaver Elementary Parkrose Middle School, Prescott Elementary, Russell Elementary, Operations Building, District Office, Sumner Elementary and Helensview/Sumner.



PBS worked with District Facilities staff and the design team to complete a pre-demolition hazardous materials survey for the original Parkrose Senior High School. This work was performed to abate and demolish the old school in front of the construction of the new high school. This approach required PBS to work with the design team to develop a scope of work that accomplished the necessary abatement and demolition on time and on budget. PBS provided complete abatement project design, bid services, project oversight, air monitoring, and clearance sampling during the demolition/renovation activities as well. PBS continues to enjoy an ongoing relationship with Parkrose School District, supporting the District as asbestos abatement is needed in conjunction with scheduled maintenance and renovation projects in various schools annually.

In addition PBS has extensive experience working together on bond programs with Heery International, recent experience includes the Seattle Public Schools, Vashon School District, Lake Washington, and Oak Harbor. Other experience with Heery includes Tukwila School District, Portland Public Schools and The Dalles School District.

PBS has a proven track record of supporting large school bond programs across the state. In just the last five years PBS has provided the exact scope of services to the following school districts in Oregon: North Clackamas, Salem-Keizer, Beaverton, Hillsboro, and Medford. Each of these capital improvement programs were in excess of \$200 million. PBS prides itself in working with design teams and construction managers, in-house or contracted, to effectively manage hazardous materials during school bond programs.



Engineering +
Environmental

Additional Topics

We will utilize previous survey information to avoid redundant sampling of homogenous suspect materials common to each building. We will take samples sufficient to determine asbestos content using EPA\AHERA protocols outlined in 40 CFR 763 and the Oregon DEQ requirements in OAR 340 Division 248. All samples will be analyzed by a qualified NVLAP-accredited laboratory. Samples will be analyzed via PLM analysis (Polarized Light Microscopy). Fieldwork will be performed by experienced AHERA accredited inspectors and licensed Lead Inspectors and Risk Assessors.

Lead Based Paint, PCBs, Mold and Mercury

PBS will sample paint from various representative building components. Paint samples will be analyzed using Atomic Absorption Spectroscopy. Lead analysis results will be included with the contract documents along with contractor compliance requirements. Additional hazardous materials will be addressed via visual inspections, where PCB ballasts, mercury switches or indications of fungal activity is observed, these will be noted and addressed in the project specifications.

All lead testing and inspections will be performed by accredited Lead Inspectors and Risk Assessors per OAR 333 Division 69.

Other hazardous or regulated materials that may be present at the site include PCB ballasts, Mercury tubes and thermostats, fungal issues, underground storage tanks and subsurface contamination. PBS will indicate if any of these site conditions are observed during the site investigation. If additional services are required to address any of these issues PBS is prepared to work with the project team to resolve these issues.

Task 2 - Preparation of Contract Documents

PBS will prepare Hazardous and Regulated Material abatement specifications. PBS will work with the project team to develop contract documents that can be included into the bid package. Typically these specifications will include:

1. Summary of Work
2. Quality Control and Testing Requirements
3. Selective Demolition, if necessary
4. Abatement Specifications
5. Reporting Requirements

We will provide site drawings listing material locations, quantities and our sample information. PBS will meet with the design team members to develop overall work parameters, subcontractor selection strategies and scheduling constraints.

Task 3 - Probable Abatement Estimate

PBS will develop a budget estimate for abatement. Our estimate will be based on a variety of sources including Means Cost Data, Local Contractors and PBS's experience with similar projects. Detailed estimates will be prepared on a per building basis using MS Excel with all assumptions noted. Factors such as schedule constraints and time-of-year work is performed are important, we will consider all of these factors when we develop our "Probable Abatement Estimate". PBS will develop a listing of materials with probable quantities for each building. PBS will work with the design team including the project architect to generate hazardous materials drawings in AutoCAD.



Engineering +
Environmental

Additional Topics

Discuss processes that guarantee high quality/high performance of the firm as well as from the contractor

PBS has a published Quality Assurance and Quality Control (QA/QC) Guide to serve as a reference and employee orientation tool. The guide provides PBS personnel with the necessary information to facilitate the implementation of consistent QA/QC activities in specific disciplines, core service areas and throughout the company. Compliance with the QA/QC processes ensures that projects are consistently completed to the highest standards, maintaining PBS' positive reputation and future success.

The QA/QC Guide provides an overview of the company structure and the processes employed by PBS. There are a vast amount of regulations, standards and protocols in our core service areas. Each core service area maintains individual reference materials located on-site at branch offices and in electronic format on PBS website and company intranet.

Quality Control begins with the scope of a project and ends only once the project is completed and the final invoice sent. Therefore, QA/QC is a critical aspect of every phase of PBS work. QA/QC processes vary depending on the activity performed and the type of project.

Below is a summary of the QA/QC program for industrial hygiene from PBS' formal QA/QC guide. The entire guide and industrial hygiene section can be made available upon request.

PBS has been performing asbestos and lead surveys for over 20 years and in that time has developed extremely effective methods for ensuring reliable survey and assessment data. PBS' QA/QC processes begins and ends on a managerial level, but is anchored by the procedures employed during the technical aspects of our work. The key elements of our field QA/QC process for survey work are:

All asbestos and lead surveys performed by PBS staff follow the same basic steps noted above. Our project manager has primary responsibility to ensure each step is properly executed. Typically we assign a lead field inspector to determine sampling strategy and arrange for site access. PBS uses only NVLAP/environmental lead proficiency analytical testing (ELPAT) accredited labs to perform asbestos and lead sample analysis. We have a proven MS Access based reporting system for both asbestos and lead results. We have modified and provided our system to clients for their long-term data management. All draft reports are independently reviewed by designated senior level staff. Final drafts are then produced under the supervision of our project manager. PBS has an excellent reputation for providing high quality documents



5 333 S. Wabash 27th fl. Chicago, IL. 606040
0

September 28, 2011

INSURED: PBS Environmental Building

INSURANCE CARRIER: Continental Casualty Company

POLICY: EPK 0288311315

POLICY PERIOD: 09/03/2009-10/01/2011

In response to your recent request, I would like to advise you that as of today, there were no notices reported to CNA under the captioned policy for all terms listed above.

Please contact me at 312-822-2721 if you have any questions or concerns.

Very truly yours,

Doris Jones

CNA Specialty Lines

NOTE: This message contains information, which may be confidential and privileged. Unless you are the addressee (or authorized to receive for the addressee), you may not use, copy or disclose to anyone the message or any information contained in the message. If you have received this message in error, please advise the sender by reply, and then delete the message. Thank you for your assistance.

Business Experience System: Loss List

Policy #: 02CE007552

Insured:

PBS ENVIRONMENTAL BUILDING CON

Agent #: 3640466

Report Date: 7/11/2011

Policy Term	Earned Premium	Incurred Losses	Recoveries	Loss Ratio	Num of Claims
04/01/2007 - 06/10/2011		\$18,324.94	\$0.00		7

Loss Date	Claim #	Claim Status	Claim Location	Total Paid	Total Reserve	Line of Business	Claimant	Loss Description
04/27/2010	600 1035 845	Closed	001	\$3,988.20	\$0.00	Im	Not Available	Faxed: Insd Equipment Was Dropped And Broke Equipment In The ObSite
01/19/2010	600 1028 289	Closed	001	\$2,077.55	\$0.00	Im	Not Available	Faxed: Insd Equipment Was Dropped And Broke Equipment In The ObSite
08/07/2009	6692 4970 4004	Open		\$65.00	\$0.00	Auto	Not Available	Employee Vehicle And Stole Insd Equ Went From Vehicle.
07/12/2009	1269 2650 4015	Open		\$68.90	\$0.00	Auto	Not Available	Glass - Rock From Road-no O - Satellite Ref. #536577
02/09/2009	4240 9819 3015	Closed		\$8,010.50	\$0.00	Auto	Eric C Peterson	Rock From Road, Windshield Repair. Ref# 229444
08/13/2007	9202 4254 3004	Open		\$77.54	\$0.00	Auto	Not Available	Icy Conditions. Insd Rear Ended Clints Occupied Vehicle While Topped In Traffic
08/09/2007	600 0942 570	Closed	001	\$4,037.25	\$0.00	Im	Not Available	Glass - Rock From Road - No Faxed- Company Vehicle Broken Info. Gps Equipment Stolen. 6000942570

* An asterisk next to a claim indicates that it was not included in the loss ratio calculation or the incurred loss or claim count totals.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/6/2011

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Beecher Carlson Insurance Agency, LLC
220 NW 2nd Avenue, Suite 800
Portland, OR 97209

CONTACT NAME:

PHONE (A/C, No, Ext): 503-222-1831

FAX (A/C, No): 503-274-0323

E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE

NAIC

INSURER A : Arch Specialty Insurance Company

INSURER B : North Pacific Insurance Company

INSURER C : Charter Oak Insurance Company

INSURER D : SAIF Corporation

INSURER E :

INSURER F :

www.beechercarlson.com

INSURED
PBS Environmental Building Consultants Inc
dba: PBS Engineering + Environmental
dba: PBS Environmental
4412 SW Corbett Ave
Portland OR 97239

COVERAGES

CERTIFICATE NUMBER: 11328906

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY			12 EMP 71954 00	10/1/2011	10/1/2012	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$ 5,000
	<input checked="" type="checkbox"/> WA Stop Gap						PERSONAL & ADV INJURY \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$ 2,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG \$ 2,000,000
							\$
B	AUTOMOBILE LIABILITY			CO2 174336	10/1/2011	10/1/2012	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	<input checked="" type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS						BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS						PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS						\$
	<input type="checkbox"/> NON-OWNED AUTOS						\$
							\$
							\$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	DED						\$
	RETENTION \$						\$
							\$
							\$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			446003 (Oregon only)	10/1/2011	10/1/2012	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER
C	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)			IOUB9057N14010	10/1/2011	10/1/2012	E.L. EACH ACCIDENT \$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Professional Liability & Contractors Pollution Liability			12 EMP 71954 00	10/1/2011	10/1/2012	Per Occurrence: \$ 1,000,000
							Aggregate: \$ 2,000,000
							Deductible: \$ 10,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Re: Operations of the Named Insured

The Certificate holder is

included as additional insured on a primary & non-contributory basis when required by written contract. A waiver of subrogation also applies where required by written contract. Per attached general liability & auto liability forms: EMP0052, ML0207, MO0207, CA8514 and CA2048.

Subject to policy terms, conditions & exclusions.

CERTIFICATE HOLDER

Sample COI (without umbrella)
Evidence of Insurance Only

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

(PORT) Charles W. Floberg

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ACORD 25 (2010/05)

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Comprehensive Experience Report
Policy Experience Summary



ZURICH

Date: 7/8/2011

Claim Valuation As Of: 06/30/2011

Analysis Period: 4/1/2007 To 7/8/2011

Policy Number	Insured Name(s)
9037819	PBS ENVIRONMENTAL
9037819	PBS ENVIRONMENTAL BUILDING CONSULTANTS, INC.

Policy Number: 9037819

Experience Effective Date	Number Claims	Paid	Expense	Total Losses
04/01/2007	1	\$0	\$0	\$0
04/01/2008	2	\$0	\$0	\$0
10/01/2008	1	\$0	\$0	\$0
10/01/2009	2	\$0	\$2,950	\$2,950
10/01/2010	0			
Totals:	6	\$0	\$2,950	\$2,950