



April 27, 2021

Pinnacle Living
c/o BRIDGE Housing
600 California Street, Suite 900
San Francisco, CA 94108

Attention: Cathy Escobar

Annual Cap Inspection – 2020

The Abigail
1650 NW 13th Avenue
Portland, Oregon
DEQ ECSI File No. 5856
Project: BridgeHous-1-13

GeoDesign, Inc., DBA NV5 (GeoDesign) is pleased to submit this annual cap inspection report for 2020 for The Abigail (Block 27) located at 1650 NW 13th Avenue in Portland, Oregon (project site). This cap inspection was conducted on December 28, 2020 in accordance with the Oregon Department of Environmental Quality (DEQ)-approved Cap Inspection and Maintenance Plan.¹ The protective cap at the project site was observed in good condition and we did not observe significant cracks, unusual weathering, or areas of apparent groundwater seepage. It is our understanding that cap repairs were not conducted at the project site in 2019 and 2020 and no areas requiring re-inspection were identified. The completed Cap Inspection Report is presented in the Attachment and photographs of the cap at the project site are shown on Figures 1 through 3.

A requirement of the Cap Inspection and Maintenance Plan is to conduct annual methane mitigation system functional performance testing. The property management company at The Abigail reportedly contracted American Heating Incorporated of Portland, Oregon, to conduct the performance test in February 2021. However, GeoDesign has not been able to obtain a copy of the performance test. A copy of the performance test will be provided to DEQ once it is obtained.

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¹ GeoDesign, Inc., 2016. *Cap Inspection and Maintenance Plan; The Abigail; 1650 NW 13th Avenue; Portland, Oregon*, dated December 14, 2016. GeoDesign Project: BRIDGEHous-1-12

We appreciate the opportunity to be of continued service to you on this project. Please call if you have questions concerning the information provided.

Sincerely,

GeoDesign, Inc., DBA NV5



Colby R. Hunt, C.H.M.M.
Principal



Lon R. Yandell, R.G.
Principal Geologist



cc: Nicole Peterson, BRIDGE Housing (via email only)
Chantel Tucker, BRIDGE Housing (via email only)
Kevin Dana, Oregon Department of Environmental Quality (via email only)

KTH:CRH:LRY:sn

Attachments

One copy submitted (via email only)

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FIGURES



ENTRANCE RAMP TO SUBSURFACE PARKING LEVEL



MINOR CRACK AROUND FLOOR DRAIN IN SUBSURFACE PARKING LEVEL



CAP CONSISTING OF CONCRETE FLOOR SLAB IN SUBSURFACE PARKING LEVEL



SMALL, APPROXIMATELY 2- TO 3-INCH-DEEP HOLE IN CONCRETE FLOOR SLAB. HOLE DID NOT PENETRATE THE FLOOR SLAB.



MINOR CRACK IN CONCRETE FLOOR SLAB



CONCRETE SIDEWALKS ALONG BUILDING EXTERIOR

ATTACHMENT

The Abigail
1650 NW 13th Avenue; Portland, Oregon

Inspector(s): Andre D. DeLonge

Signature: _____



Date and Time of Inspection: 12/28/20, 10:00 to 11:00

The following cap components were inspected. Areas of concern have been identified on the attached site map. Photographic documentation of each suspect feature observed during the cap inspection is also attached. Include a repair record, for those areas needing maintenance.

Condition of basement floor slab: Observed basement floor slab in good condition with minor hairline cracks that did not penetrate the slab.

Any suspect features, such as major cracks, damage, or settlement: Not observed.

Previous area of repair observations: Not applicable.

Any observations of areas where soil is migrating through the cap or where soil beneath the cap could be contacted that warrant repair? Soil migration through cap was not observed.

Any observations of areas where maintenance is required to maintain the integrity of the cap? Not applicable.

Other Observations, Comments, Concerns, Etc.

Major cracks, damages, and/or settlement were not observed. However, the following observations were noted.

- Approximately 1-inch-diameter holes, 2 to 3 inches deep were observed on the northeastern portion of garage room PO2, on parking spot #51, and on the eastern portion of garage room PO4A.

These features did not penetrate the cap.

Hairline cracks that did not penetrate the cap were observed on the garage slab in the following locations:

- The drive aisle north of parking spots #39 to #42

- The northeastern portion of garage room PO2

- Originating from a Clean Out at parking spot #67

- Originating from a floor drain at parking spot #79

- In the vicinity of a Clean Out and floor drain at parking spot #26

- Originating from the sump drain in the western portion of the water room

Photographic Log
(Please print out all photos as 3x5 or larger and attach to report)

Photo I.D.	Location	Facing Direction	Description
1	Parking garage	NA	Parking garage ramp in good condition
2	Parking garage	NA	Hairline crack around floor drain
3	Parking garage	NA	Parking garage slab in good condition
4	Parking garage	NA	Small hole observed in parking garage that did not puncture the slab
5	Parking garage	NA	Common hairline crack observed in parking garage
6	Exterior - NW portion	SE	Sidewalk around the exterior of project site appeared in good condition

NA: not applicable