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**CITY OF CONDON
WORK SESSION AGENDA
CGS COMMITTEE
Wednesday, June 1, 2022, 5:30 PM
CONDON CITY HALL**

1. **Call the Meeting to Order & Zoom Link**
 - 1.1. **Join Zoom Meeting**
<https://us02web.zoom.us/j/89402584429?pwd=QklMaXJyaFNMaVNkZnQzOGFlnI5QT09>

Meeting ID: 894 0258 4429
Passcode: 860826
One tap mobile
+16699006833,,89402584429#,,,,*860826# US (San Jose)
+12532158782,,89402584429#,,,,*860826# US (Tacoma)
2. **Architect - Landscaping & Structural**
 - 2.1. **Architecture Firms - Mark Seder of Seder Architecture & Urban Design**
3. **Discuss Structural and Hazardous Building Materials Survey Reports**
 - 3.1. **Structural Report**
 - 3.2. **Executive Summary of Hazardous Materials Survey**
 - 3.3. **Abatement & Demolition Estimates**
4. **Other**
5. **Adjourn**

Work Session agenda distributed May 25, 2022

Condon Elementary School

220 S. East Street
Condon, Oregon 97823

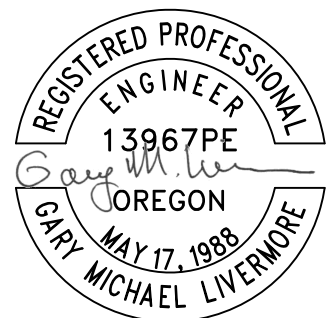


Structural Assessment of Existing Building

Prepared by

Gary Livermore, PE, Architect
Livermore Architecture & Engineering

March 24, 2022
Project Number: 221088.00



EXPIRES: 12/31/22

Purpose of Report

Condon School District will be moving K-8 grades from the existing Elementary School Building to a newly constructed addition to the High School in the fall of 2022. The Elementary School Building is currently in use but will be vacated when that transition occurs. City of Condon is trying to determine if the Elementary School can be modified for other residential and commercial uses or should be demolished. They are currently considering the possibility of converting classrooms into residential rental units at the building north and south wings.

In order to assist in the decision on whether to repurpose the existing structure, City of Condon requires a structural assessment to be performed. Concurrent with this structural assessment, Maul Foster Alongi is developing a hazardous material assessment study of the building. Livermore Architecture & Engineering, Inc. (LAE) has contracted with Maul Foster & Alongi to develop the structural assessment.

The purpose of the structural assessment report is to assess the general condition of the building structure as well as to review the seismic and structural systems for the existing Elementary School. The main goal is to identify any major seismic and structural deficiencies associated with the school that would preclude its use for another purpose. Because the various portions of the building were built prior to the upgrade of seismic codes in the 1970's the building is likely to be deficient in seismic life safety provisions of current codes.

Existing Structures

The Condon Elementary School is approximately 45,000 square feet in total area and has been constructed in several phases. The original, main building was built around 1910-1920. The remainder of the building was built in the 1950's and 1960's. The following is a summary of the various areas of the building structure.

Main Building—The original, main building was built in approximately 1910-1920 and is a two-story structure.

- **Roof Structure**—Roof framing typically consists of wood joist framing spanning between wood stud bearing walls and wood post and beam construction. Over the second-floor gymnasium, wood purlins are supported by heavy timber trusses. Roof sheathing is straight wood decking.
- **Second Floor Framing**—Floor framing typically consists of wood joist framing spanning between wood stud interior bearing walls and wood post and beam construction. Exterior bearing walls are concrete from the ground level to second floor and hollow clay tile (HCT) from the second floor to roof. The HCT is not reinforced. It is unlikely the concrete wall is reinforced. Floor sheathing is diagonal wood decking.
- **First Floor Framing**—This is concrete slab on grade construction throughout.
- **Building Lateral System**—A straight wood sheathing diaphragm at the roof and diagonal sheathing diaphragm at the floor framing transfer wind and seismic loads to exterior concrete and hollow clay tile shear walls.

North Wing—This building addition was constructed in approximately 1958 and is a single-story structure.

- **Roof Structure**—Roof framing typically consists of 2 x 6 T & G wood decking spanning between glulam beams. The glulam beams span between concrete masonry unit (CMU) bearing walls.
- **First Floor Framing**—This is concrete slab on grade construction throughout.
- **Building Lateral System**—The wood decking diaphragm at the roof transfers wind and seismic loads to exterior and interior concrete masonry unit (CMU) shear walls. The CMU walls have horizontal reinforcing but no vertical reinforcing.

South Wing—This building addition was constructed in two phases in approximately 1956 and 1958 and is a single-story structure.



- **Roof Structure**—Roof framing typically consists of 2 x 6 T & G wood decking spanning between glulam beams. The glulam beams span between concrete masonry unit (CMU) bearing walls.
- **First Floor Framing**—This is concrete slab on grade construction throughout.
- **Building Lateral System**—The wood decking diaphragm at the roof transfers wind and seismic loads to exterior and interior concrete masonry unit shear walls. The CMU walls have horizontal reinforcing but no vertical reinforcing.

Fieldhouse—This building addition was constructed in approximately 1955 and is a single-story structure.

- **Roof Structure**—Roof framing metal decking spanning between steel roof purlins that are supported by pre-engineered metal building frames spaced at approximately 25'-0" on center. Walls are constructed of steel decking spanning between horizontal steel girts that are supported by the metal building frames.
- **First Floor Framing**—This is concrete slab on grade construction throughout.
- **Building Lateral System**—Steel moment frames resist lateral loads in the east-west direction and diagonal steel rod x-bracing resist loads in the north-south direction.

Locker Rooms—This building addition was constructed in approximately 1964 and is a single-story structure.

- **Roof Structure**—Roof framing typically consists of plywood decking spanning between wood joists that are supported by glulam beams. The glulam beams span between concrete masonry unit (CMU) bearing walls.
- **First Floor Framing**—This is concrete slab on grade construction throughout.
- **Building Lateral System**—The plywood diaphragm at the roof transfers wind and seismic loads to exterior and interior concrete masonry unit shear walls. The reinforcing in the CMU walls is unknown.

Library—This building addition was constructed in approximately 1966 and is a single-story structure.

- **Roof Structure**—Roof framing typically consists of plywood decking spanning wood joists that are supported by glulam beams. The glulam beams span between concrete masonry unit (CMU) bearing walls.
- **First Floor Framing**—This is concrete slab on grade construction throughout.
- **Building Lateral System**—The plywood diaphragm at the roof transfers wind and seismic loads to exterior and interior concrete masonry unit shear walls. The reinforcing in the CMU walls is unknown.

Miscellaneous Structures—Small building additions have been constructed at two locations. One addition is a storage room for refrigerators near the Cafeteria area. This addition is located at the northeast corner of the Main Building. The second addition appears to be storage for maintenance supplies. It is located on the west side (north end) of the Fieldhouse. The date of these two additions is unknown. Both additions are wood frame structures and are in poor condition.

The various phases of the building construction are shown on the attached floor plan diagrams that are located at the back of this report. Building phases and dates were determined from a master plan drawing provided at City of Condon offices. Floor plan diagrams were constructed by LAE from a PDF of floor plan layouts developed by Dull, Olson, Weekes Architects and included in their facility assessment report dated April 2002. LAE has developed their diagrams from these plans and from a general review of existing site conditions. LAE's diagrams are all approximate and have been developed for the intent of providing a reference document for this assessment. A complete more detailed survey of the building should be performed prior to proceeding to the next steps in the process.



Assessment Process

Gary Livermore (LAE) initially visited the site on January 14, 2022 to conduct a visual review of the existing building structure. The school was closed to students on this day. Present at the site on that date were school maintenance staff as well as representatives of Maul Foster & Alongi who were collecting samples for an environmental assessment of the building structure. Gary Livermore conducted a follow-up visit on February 18, 2022 for the purpose of conducting a final visual review of the building. Gibb Wilkins of City of Condon and Dallas Harsin, the former maintenance person for the Elementary School, were present for this walk-through.

No drawings were available of the existing Main Building or the North or South wings. Very limited drawings were available for the Library and Locker Room additions. Plans available for these additions include a Library foundation plan and wall section and a Locker Room foundation plan and floor plan. The site visits and a review of previous building reports are the basis of this report.

Most of the building structural framing is concealed by finish materials, therefore LAE's review of specific structural members and construction details is limited. In most conditions, the structural capability and condition of the structure must be inferred from the condition of the finishes and the longevity of the structure.

Structural Conditions Observations

The following is a summary of our findings related to our site visits. It should be noted that, based on what is visible, the general structural condition of the existing building is good.

Main Building

- Stucco finish on face of exterior walls has cracking throughout. At some locations the stucco has spalled away, exposing the hollow clay tile or concrete wall structure. Although the stucco is not structural, it should be maintained to protect the building structure.
- None of the framing at the second floor is visible for review. It is our understanding, based on Dallas's comments, that extensive repairs were done approximately 20 years ago to a portion of the floor framing (over the existing first floor Boiler Room) at the second floor Gymnasium. This floor area was previously damaged due to heavy suspended equipment loading however it now appears to be level and performing well.
- Chimneys at the east exterior wall of the building (outside of the Boiler Room) appear to have pulled away from the building structure and need to be properly attached or removed.
- It is our understanding that the parapets around the perimeter of the roof were repaired when the roofing membrane was redone approximately 20 years ago. It is our understanding that deficiencies to the parapets were corrected at that time. Parapets are not visible due to the roofing installation.
- Earlier reports indicate that there may be some damage to the wood framing at the second floor and roof levels where it bears directly on HCT and concrete walls. No noticeable settlement or floor movement could be detected at these locations, but this framing should be checked since this is a condition that is not desirable or allowed by code.

North Wing

- Much of the exterior CMU wall surface is covered with wood siding, so the condition of these walls is not readily visible. There is some stair-step cracking in the exposed wall at the west side of the building (at the connecting hallway area). Also, some cracking occurs at the tops of the CMU piers at the glulam beam bearing points on the north side of the building.
- Generally, the structure in this area appears to be in good condition.



South Wing

- Exterior CMU walls have several areas of stair-step cracking, primarily on the north wall of the South Wing (between the Main Building and the South Wing) and in the courtyard area between the two sections of the South Wing. This is likely a result of the limited reinforcing in these walls and does not appear to be a structural issue at this time.
- The exterior concrete flatwork (sidewalks and courtyard slabs) is in poor condition and will need to be replaced if this area of the building is to be utilized. Beyond the general spalling and damage to the exterior concrete surface there are several areas where the slab has heaved or settled creating steps in the surface elevation. At the sidewalk on the south of the South Wing, the exterior edge of the slab has heaved, directing water back to the face of the building.

Fieldhouse

- Other than the general wear and tear on the building, the structure appears to be in good condition.
- Exterior concrete flatwork adjacent to the building is in poor condition.

Locker Rooms

- Exterior CMU walls have limited cracking with the exception of a vertical crack about midway along the length of the south wall. This crack appears to serve the purpose of a control joint in the wall and is not of structural concern.
- The wood fascia board at the edge of the roof has significant rot and will need to be replaced. This is primarily a structural concern if it allows moisture to infiltrate into the building structure.

Library

- The south exterior wall of the Library is visible and appears to be in good condition. The CMU block at this wall is stack bond, rather than the running bond used at other areas of the building.

Miscellaneous Structures

- These structures are poorly constructed and would likely not be part of any re-use of the existing building.

Seismic Assessment

Seismic Overview

Seismic codes were substantially revised in the 1970's and any buildings constructed prior to this date are quite possibly deficient in life safety performance during a major earthquake. All portions of the Condon Elementary School building were constructed prior to 1970.

One of the major changes made in the 1970's is that in any building, floors and roofs are required be attached walls to resist forces both perpendicular and parallel to the walls. Typically, in buildings constructed before this time, this was not a consideration. Lack of consideration of this attachment creates probably the greatest hazard in these buildings due to the potential for building collapse.

Additionally, the ability of structures to absorb energy prior to collapse is a major consideration in the seismic code revisions. Buildings with ductility (ability to absorb energy before failure) are given much more leeway than brittle buildings. Unreinforced masonry buildings (HCT buildings included), due to their brittle nature, are looked at very critically due to their inability to absorb energy prior to collapse.

Because of improvements in construction technology older buildings typically are limited in length of spans and size of open areas compared to newer structures. As a result, older buildings typically have more walls with more limited wall openings and, as a result, are more "redundant" in nature to resist wind and seismic forces. It is critical in the remodel of older, existing



buildings to limit the removal of any existing walls and other support members as they may all contribute to the lateral force resisting system.

Seismicity of Site

Seismicity is the frequency and magnitude of earthquakes in a particular region. Condon is in an area of relative moderate seismicity. Additionally, the soils conditions in Condon are very good seismically. The Geotechnical Site Investigation Report for the new elementary school in Condon, dated March 30, 2021 classifies the site as Site Class C based on properties of the upper 100 feet of soil and bedrock material at the site (IBC 2015).

Per current Oregon Structural Specialty Code (OSSC) requirements, common buildings (Risk Category II) that are not essential after an earthquake are designed to a "Life Safety" level with an Importance Factor of 1.0, correlating to a 500-year earthquake. The PGA (peak ground acceleration) for a typical 500-year earthquake event in Condon is 17.3% per the geotechnical report. For comparison, peak ground acceleration in Portland for a similar building is 40% which means the earthquake shaking force in Portland is more than double the force in Condon, as is the seismic force needed to be considered during design.

The most recent earthquake within a 200-mile radius of Condon was recorded in June of 2021 at Government Camp with a magnitude of 3.9. This was the highest rated one in the last 2 years.

Seismic Observations

The following are our findings for the various areas of the building.

Main Building

The exterior bearing walls at the Main Building (from second floor to roof) are constructed of hollow concrete tile (HCT). This is a very brittle material which does not perform well during earthquakes. The cells in HCT run horizontally without steel reinforcement. Typically, the walls span from floor to floor or floor to roof and the only tie between the blocks is the mortar that binds them. Walls constructed of HCT have little ability to resist out-of-plane forces or in-plane forces. During a major earthquake the walls would likely shatter and collapse.

The exterior bearing walls at the Main Building (from ground level to second floor) are constructed of concrete. It is unknown if these walls have reinforcing, however they likely do not. These walls will perform better for shear than the HCT during an earthquake, however have very limited capacity to resist out-of-plane loading due to wind or seismic.

Roof and floor diaphragms are constructed of decking which has very limited capacity as a diaphragm to transfer loads to the shear walls. Additionally, the roof and floor diaphragms are not tied into the exterior walls and the walls would likely pull away during a major earthquake.

This structure has survived over 100 years while subject to minor earthquakes. It would, however, perform very poorly in a major earthquake.

North and South Wings

The exterior bearing walls at the North and South Wings are constructed of concrete masonry units with limited steel reinforcement (horizontal joint reinforcement). The walls span from floor to roof and the only tie between the blocks is the mortar that binds them, as well as the weight of the walls and roof above. These walls have locations of stairstep cracking throughout but have performed adequately to date. During a major earthquake the walls could possibly collapse.

Roof diaphragms are constructed of 2 x decking which has very limited capacity as a diaphragm to transfer loads to the shear walls. Additionally, the roof and floor diaphragms do not appear to have a positive attachment to exterior and interior CMU walls and the walls could possibly pull away during a major earthquake.



Fieldhouse

The steel construction of this building would likely perform adequately for life safety purposes during a major earthquake. There could be some damage to the building, however collapse is unlikely.

Locker Rooms and Library

The exterior bearing walls at the Locker Rooms and Library are constructed of concrete masonry units with limited steel reinforcement (horizontal joint reinforcement). The walls span from floor to roof and the only tie between the blocks is the mortar that binds them, as well as the weight of the walls and roof above. These walls have locations of stairstep cracking throughout but have performed adequately to date. During a major earthquake the walls could possibly collapse.

Roof diaphragms are constructed of plywood decking which should have good capacity as a diaphragm to transfer loads to the shear walls. However, the roof and floor diaphragms do not appear to have a positive attachment to exterior and interior CMU walls and the walls could possibly pull away during a major earthquake.

It should also be noted that the buildings areas are all independent structures that were not designed as a single, connected building seismically. Because each building area will perform independently from the other, there could be some damage that will occur at the connection points between the buildings in the event of a major earthquake.

Conclusions and Recommendations

The IBC requires that buildings undergoing a change of use are only required to provide a seismic evaluation (and related improvements) if the new use causes the building to be assigned to a higher Risk Category per Table 1604.5 of the OSSC. Change of the building from an Educational use to a Residential (apartments) use would reduce the Risk Category from III to II. Seismic upgrades would not be triggered by the change in use. Also all gravity members (second floor framing at the Main Building) should be checked to ensure they can support higher live loads, if applicable, per Table 1607.1 of the OSSC. This is not anticipated to be a problem.

Another trigger for a seismic evaluation (and related improvements) is if existing lateral load carrying members are decreased in capacity by 10% or more than 10% additional load will be applied to them due to building alterations. Similar to seismic requirements, the capacity of gravity carrying elements can only be decreased by 5% and no more than 5% additional loading can be applied without triggering an analysis and possible upgrade. To meet the seismic requirements of this section, alterations to the building lateral resisting system must be minimized or eliminated.

The IBC also allows voluntary seismic upgrades. Voluntary upgrades simply require an engineering analysis showing that the building will be no less compliant and that new components comply with current OSSC provisions.

While code upgrades will likely not be mandated for the change of use (and assuming only minimal changes are made to the building structure to avoid the 10% seismic rule), the building structure does have several conditions that could be classified as dangerous conditions. In order to provide life safety and protect the owner's investment in the property, these upgrades are strongly recommended. Required dangerous conditions upgrades are listed below.

Main Building

- Connect existing second floor and roof framing to existing exterior walls to meet OSSC requirements. This will require the installation of anchors to attach framing members to the walls and strapping to drag loading into floor and roof diaphragms. This repair will be required around the entire perimeter of the Main Building at the second floor and roof.
- Brace the exterior HCT and concrete walls for out-of-plane loading. One possible repair involves the installation of structural framing at the interior face of these walls. This framing will attach to the existing wall and span from floor to



roof to support wind or seismic loading on the face of the walls. Because HCT walls are difficult to attach to due to their ungrouted cavities, another option may be to replace these walls with reinforced 8" CMU walls.

- Provide bracing of the HCT walls for in-plane loading (shear loading). This can possibly be done as part of the out-of-plane bracing.
- Connect the existing chimneys at the east exterior wall of the building (outside the Boiler Room). Another option is to remove the chimneys completely.
- Possibly install plywood sheathing on top of decking at the floor and roof diaphragms (this improvement can be investigated in further studies and may be reduced or eliminated).

North and South Wings, Locker Room and Library

- Connect existing roof framing to existing exterior walls to meet OSSC requirements. This will require the installation of anchors to attach framing members to the walls and possibly strapping to drag loading into roof diaphragms. This repair will be required around the entire perimeter of the building areas at the roof.
- Brace the exterior CMU for out-of-plane loading. One possible repair involves the installation of structural framing at the interior face of these walls. This framing will attach to the existing wall and span from floor to roof to support wind or seismic loading on the face of the walls.
- At the North and South Wings, install plywood sheathing on top of the existing T & G decking at the roof area (this improvement can be investigated in further studies and may be reduced or eliminated. This work can be done as part of the re-roofing of the North and South Wings.

Fieldhouse

- No dangerous condition repairs required.

Other voluntary improvements can possibly be done to improve the performance of the building during a major earthquake. One such improvement is the installation of plywood sheathing on top of the 2 x wood decking at the North Wing and South Wing. This could be done as part of the re-roofing of these areas.

Disclaimer & Exclusions

The scope of this report is to develop enough information to assist City of Condon in making an informed decision on the whether it is feasible structurally for the existing building structures to be repurposed for a residential or commercial use. This report is not intended as an all-encompassing list of every upgrade required. Instead, it is a summary of the main structural upgrades required for the repurposing of the building. Other requirements will likely be uncovered once a decision is made on how to address the unpermitted items.

Our assessment is limited by the information available for our use in conducting the work. Very limited record drawings were available for our use. Most of the building structure is covered by finishes, so the condition of the structure was inferred by a review of the condition of the finishes. No x-ray testing was done to existing concrete and masonry walls, so information on reinforcing is limited to what is shown on the minimal as-built drawings.

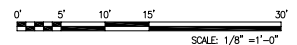
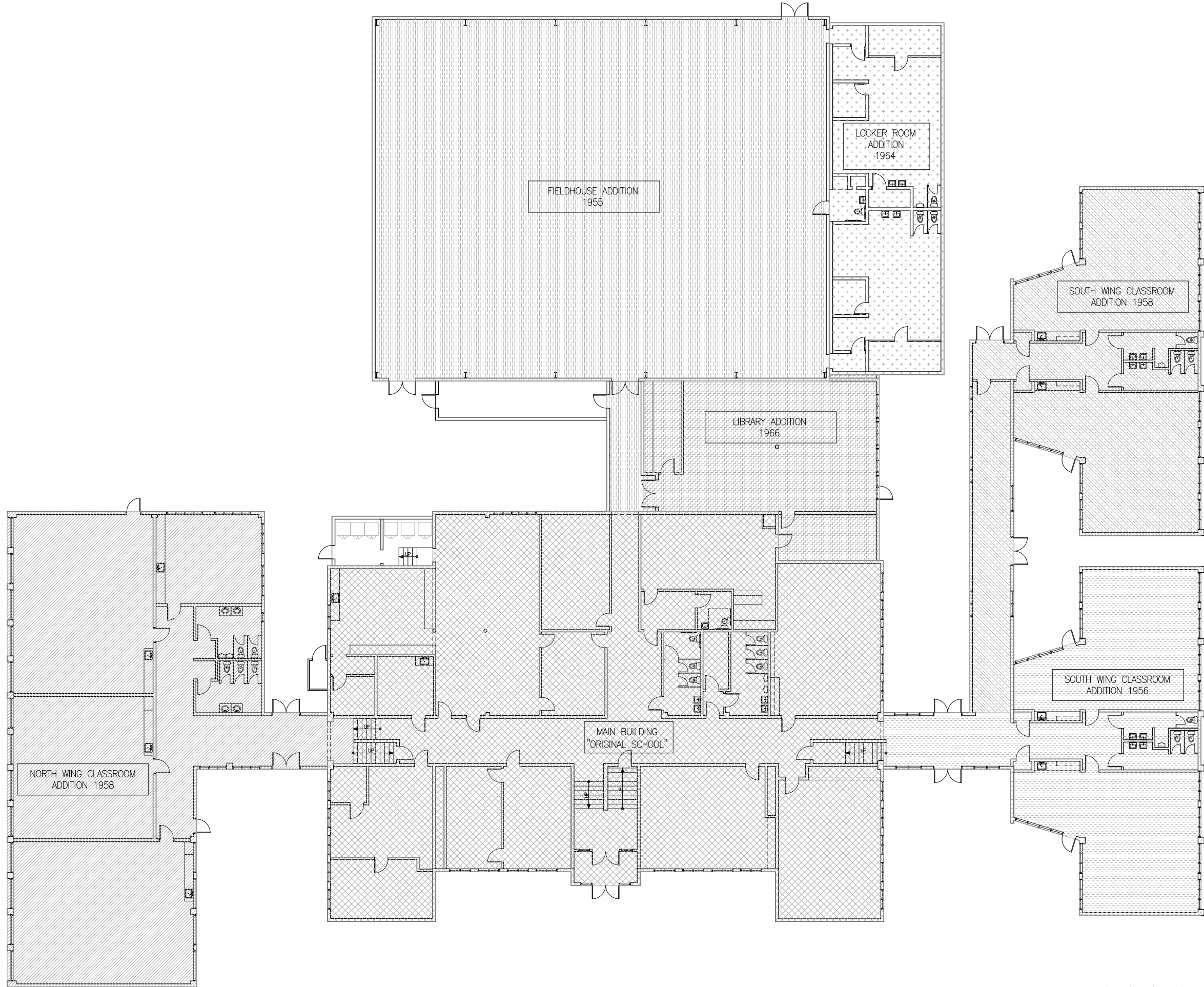
The scope of this structural assessment does not include a structural analysis of the existing building. No structural calculations were performed as part of this work. If City of Condon decides to proceed with the project, this work will be part of the next stage of the project.

This structural assessment does not address Mechanical, Electrical or Plumbing code items. It also does not address life safety issues beyond the structural and seismic items noted. No investigation was done related to Energy Code, or accessibility requirements.



Environmental and hazardous material investigation work is being accomplished by Maul Foster Alongi. LAE has no involvement in this work.





BUILDING ASSESSMENT FOR
CONDON GRADE SCHOOL

DRAWING TITLE:
FIRST FLOOR PLAN
DRAWN BY: MGV
CHECKED BY: GML

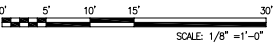
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**NOT FOR
CONSTRUCTION**

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Livermore
JOB NO: 221088.00

#	DATE	DESC.
A	02/07/22	PRELIMINARY
B	03/01/22	REPORT



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HAZARDOUS BUILDING MATERIALS SURVEY

CONDON GRADE SCHOOL
220 S. EAST STREET
CONDON, OREGON



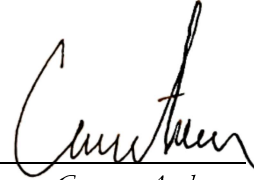
Prepared for
CITY OF CONDON
May 17, 2022
Project No. M2053.01.002

Prepared by
Maul Foster & Alongi, Inc.
3140 NE Broadway Street, Portland, OR 97232

HAZARDOUS BUILDING MATERIALS SURVEY

*The material and data in this report were prepared
under the supervision and direction of the undersigned.*

MAUL FOSTER & ALONGI, INC.



Connor Anderson

Staff Geologist

AHERA Building Inspector Number IN-21-9554B



Jackie McMaster

Project Health, Safety, and Environmental Specialist

AHERA Building Inspector Number IR-21-8304B

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ACRONYMS AND ABBREVIATIONS

ACM	asbestos-containing materials
AHERA	Asbestos Hazard Emergency Response Act
the City	the City of Condon
EPA	Environmental Protection Agency
FSDS	field sampling data sheets
HBM	hazardous building materials
HVAC	heating, ventilation, and air conditioning
LBP	lead-based paint
MFA	Maul Foster & Alongi, Inc.
NVLAP	National Voluntary Laboratory Accreditation Program
OR-OSHA	Oregon Occupational Safety and Health Administration
PCB	polychlorinated biphenyl
RRP Rule	Renovation, Repair, and Painting Rule
the site	Condon Grade School located at 220 S. East Street, Condon, Oregon
XRF	X-ray fluorescence

EXECUTIVE SUMMARY

This summary is not intended as a stand-alone document and must be evaluated in context with the entire document.

On behalf of the City of Condon (the City), Maul Foster & Alongi, Inc. (MFA), conducted a hazardous building materials survey at the Condon Grade School located at 220 S. East Street, Condon, Oregon (the site). The purpose of the survey was to help the City determine the reuse potential for the building and the site. MFA did not sample any materials that were marked as asbestos-containing materials by an asbestos sticker (e.g., heating, ventilation, and air conditioning units, piping, boilers, etc.).

The survey included the collection of samples to assess the presence of asbestos-containing materials. In addition, MFA screened for the presence and/or absence of lead-based paint through the use of a portable x-ray fluorescence device and confirmation paint chip samples to inform the City if a full lead-based paint survey should be conducted by a licensed inspector. The following regulated building materials were identified during the survey:

Regulated Material	General Description ^(a)	Estimated Quantity ^(b)
Asbestos-containing materials	9"x9" brown and black tile with black mastic	2,111.5 square feet
	9"x9" dark brown tile with black mastic	100.5 square feet
	12"x12" light and dark tan floor tiles with yellow mastic	498 square feet
	12"x12" tan vinyl flooring with black mastic	793 square feet
	9"x9" brown speckled vinyl floor tile with black mastic	526 square feet
	9"x9" black speckled vinyl floor tile with black mastic	88 linear ft.
	Black leveling compound with black mastic	526 square feet
	9"x9" red vinyl floor tile with black mastic	1,432 square feet
	9"x9" green vinyl floor tile with black mastic	1,432 square feet
	9"x9" light green vinyl floor tile with black mastic	50 tiles
	9"x9" pink vinyl tile with black mastic	30 tiles
	Cafeteria thermal system insulation	300 square feet
	9"x9" tan vinyl floor tile with black mastic	245 square feet

Regulated Material	General Description ^(a)	Estimated Quantity ^(b)
Asbestos-containing materials	9"x9" dark brown vinyl floor tile with black mastic	245 square feet
	9"x9" light tan vinyl floor tile with black mastic	593.4 square feet
	White vinyl flooring with yellow and black mastic	149 square feet
	Blue linoleum with yellow mastic	346 square feet
	9"x9" green vinyl tile with black mastic	250 square feet
	9"x9" white vinyl floor tiles with black mastic	1,637 square feet
	Dark tan vinyl floor tile with yellow and black mastic	31.8 linear feet
	White leveling compound and brown linoleum with black mastic	93 square feet
	Tan flooring with black mastic	1,199 square feet
	Dark brown flooring with black mastic	410 square feet
	Tan linoleum with black mastic	170 square feet
	Linoleum with black mastic	713 square feet
	Linoleum with black and yellow mastic	552 square feet
	9"x9" red vinyl flooring with black mastic	222 square feet
	Linoleum with black and yellow mastic	629 square feet
	Linoleum with black and yellow mastic	761 square feet
	9"x9" tan vinyl floor tile with black mastic	92 square feet
	Linoleum with black mastic	1,073 square feet
	12"x12" beige tile with yellow mastic	2,000 square feet
	Brown leveling compound with black mastic	250 square feet
	9"x9" oatmeal tile with black mastic	110 square feet
	9"x9" maroon tile with black mastic	1,358 square feet
	9"x9" classroom tile with black mastic	3,600 square feet
	Pink linoleum with yellow mastic	340 square feet
	Blue linoleum with yellow mastic	340 square feet
	Tan stucco	9,000 square feet

Regulated Material	General Description ^(a)	Estimated Quantity ^(b)
Potentially asbestos-containing materials	Black fibrous insulation above faculty lounge	Unknown
	Laminate tabletop mastic in classroom 26	1 table
	Shower tile and grout	75 square feet
	Second floor gym flooring	2,865 square feet
	Black mastic on single pane window	20 linear feet
Lead-based paint	Dark brown with light green underneath	20 linear feet
Lead-containing paint	White	Throughout stage bathroom
	White	Throughout hallway
	White	1,950 square feet
	Dark tan	Beams throughout auditorium
	Gray	Door frame classroom 26
	White	Throughout classroom 26
	Green	Throughout Classroom Education
	Forest green	North wall of office
	Gray	Throughout office
	White	710 square feet
	Brown	100 linear feet.
	Beige	Throughout cafeteria
	Gray	Back storage room of cafeteria
	White	Back storage room of cafeteria
	White	Throughout computer lab
	Sky blue	Trim throughout computer lab
	White	Walls throughout hallway
	White	Gym locker rooms
	Blue	Gym locker rooms
	Tan	Storage room in boys' bathroom
	Brown	Storage room in boys' bathroom
	Brown	Storage room in boys' bathroom
	White	Walls throughout classroom 7
	Tan	Wood trim in closet of classroom 9
	Light green	Corner of classroom 8
	Gray	Trim throughout classroom 8
	White	Walls throughout stairways
	Blue	Main entrance landing
Potentially polychlorinated-biphenyl-containing fixtures ^(c)	Electrical boxes/panels	Unknown
	Light fixture ballasts	Unknown
Potentially mercury containing	First floor gym floor (play shed)	7,927.33 square feet

Regulated Material	General Description^(a)	Estimated Quantity^(b)
fixtures ^(c)	Mercury containing thermostats	Unknown
NOTES: ^(a) Detailed descriptions are provided in main report. ^(b) Detailed quantities and locations are provided in the main report. ^(c) Detailed information is provided in the main report.		

1 INTRODUCTION

On behalf of the City of Condon (the City), Maul Foster & Alongi, Inc. (MFA), conducted a hazardous building materials (HBM) survey at the single structure at Condon Grade School located at 220 S. East Street, Condon, Oregon (the site). MFA conducted the survey on January 15, 16, and 17, and on March 23 and 24, 2022. Site features and structure location are provided in Figure 1-1.

The assessment included sampling and analysis of suspected asbestos-containing materials (ACM). MFA did not sample any materials that were marked as ACM by an asbestos sticker (e.g., heating, ventilation, and air conditioning [HVAC] ducts, piping, boilers, etc.). In addition, MFA screened for the presence and/or absence of lead-based paint (LBP) through the use of a portable x-ray fluorescence (XRF) device and confirmation paint chip samples. The purpose to screen for the presence and/or absence of LBP was to inform the City if a full LBP survey should be conducted by a licensed inspector, per the Renovation, Repair, and Painting Rule (RRP Rule). A visual inspection was conducted of suspected polychlorinated biphenyls (PCBs)-containing fixtures and mercury containing fixtures.

The survey was conducted by certified Asbestos Hazard Emergency Act (AHERA) building inspectors Jackie McMaster and Connor Anderson. AHERA building inspector certificates are provided in Appendix A. Ysabel Perez of MFA assisted during the March 2022 sampling event as a field assistant.

1.1 Material Survey Objective

The objective of this survey was to identify building materials and components that may require abatement, special handling, or disposal prior to future reuse of the site.

1.2 Regulatory Framework

This survey was conducted consistent with regulatory requirements of AHERA in 40 Code of Federal Regulations 763; Oregon Administrative Rules 340, Division 248; and Oregon Occupational Safety and Health Administration (OR-OSHA) regulations pertaining to air quality during construction activities.

1.3 Background

The site is comprised of approximately 3.5 acres and is located in a neighborhood just east of downtown Condon. The site includes a two-story original structure with additional classroom wings constructed to the north and south ends of the building and a large play shed to the east. The building is approximately 45,000 square feet.

The two-story original structure was built in 1923 and has gone through several renovations. In 1955, the play shed was added to the east of the main two-story building. In 1958, the north and south wings were constructed. The 1964 addition added a locker room extension onto the play shed. The library was added to the original structure in 1966. In 2004, work was completed to update the windows and abate the heating pipes in the classroom additions.

2 FIELD AND ANALYTICAL METHODS

On January 15, 16, and 17, and on March 23 and 24, 2022, MFA conducted the field sampling and survey. The building materials assessment was conducted to satisfy federal, state, and local air quality regulations regarding communicating the location, amount, and quality of known ACM at the site as well as to catalogue other potentially hazardous fixtures that may need to be managed before the reuse of the site. The scope of work included the following:

- Collection of bulk samples of suspected ACM.
- Use of portable XRF device to field screen painted surfaces to screen for the presence or absence of lead in surface paint.
- Collection of quality control paint chip samples for laboratory analysis.
- Submission of suspected ACM bulk samples and paint chip samples to a laboratory accredited by the National Voluntary Laboratory Accreditation Program (NVLAP). Suspected ACM samples were analyzed by polarized light microscopy.
- Recording the location, quantity, and quality of homogeneous areas identified in each building.
- Visual inspection of the interior of the designated buildings and areas.
- Completion of a report summarizing the findings of the survey.

2.1 Asbestos-Containing Material

MFA's survey of suspected ACM at the site included collecting bulk samples of thermal system insulation, surfacing materials and miscellaneous materials from homogeneous areas in the designated structures consistent with AHERA sampling protocols.

Sample locations were chosen by the inspectors based on identification of suspected ACM, and are discussed in Section 3.

Samples were extracted with hand tools and placed into labeled sample bags. For layered building materials, the layers were penetrated and incorporated into each sample. Samples were sent to NVL Laboratories, Inc., in Seattle, Washington, an NVLAP accredited laboratory, for analysis by U.S. Environmental Protection Agency (EPA) Method 600/R-93-116.

2.2 Lead-Based Paint

MFA screened for the presence or absence of LBP for interior paint coatings of the original structure. This screening process was solely for the City's information to identify if a full LBP survey should be conducted by a licensed inspector, per the RRP Rule.

The screening of LBP included XRF readings. The portable XRF unit MFA used was a Thermo Scientific Niton XL2 980 GOLDD XRF analyzer. Generally, if a painted surface has a detectable result for lead, it is considered "lead-containing". LBP is defined as paint containing lead concentrations of over 5,000 parts per million (greater than 0.5 percent) by the EPA (40 Code of Federal Regulations 745).

For quality assurance, one paint chip sample was collected from each of the homogenous areas of paint that had an XRF detectable quantity of lead. The identification of LBP summarized in this report is based on XRF results and confirmation paint chip samples collected from the structures.

Sampling locations were chosen by the inspectors based on identification of painted surfaces. See Figures 3-1 through 3-54 for sampling locations.

XRF measurements were recorded on the field sampling data sheets (FSDS) in units of milligrams per square centimeter. FSDS are provided in Appendix B. Measurements below the limit of detection were recorded in the FSDS as ND. Paint chip samples were placed in labeled sample bags and sent to NVL Laboratories, Inc., for analysis by EPA Method 3051/7000B.

2.3 Other Hazardous Materials

MFA conducted a visual survey to identify fixtures that may contain other hazardous materials, such as mercury and PCBs. Visual inspection results are recorded in Table 2-1.

3 ASSESSMENT RESULTS

3.1 Asbestos-Containing Material

Sample locations are provided in Figures 3-1 through 3-54 and sample results and detailed sampling locations are summarized in Table 3-1. Laboratory reports are provided in Appendix C.

130 of the 407 samples analyzed contained more than one percent of asbestos. ACM includes the following:

- 9 x 9 brown and black tile with black mastic located in classrooms 7, 8, and 9.
- 9 x 9 dark brown tile with black mastic located in classrooms 8 and 9, main office, and cafeteria.

- 9 x 9 brown speckled tile with black mastic located in first floor faculty lounge and library server room.
- 9 x 9 red vinyl floor tile with black mastic located in first floor faculty lounge, cafeteria, and second floor counselor's office.
- 9 x 9 green vinyl floor tile with black mastic located in cafeteria, first floor boys' bathroom, and first floor bathroom supply closet.
- 9 x 9 light green vinyl floor tile with black mastic located in cafeteria.
- 9 x 9 pink vinyl floor tile with black mastic located in cafeteria.
- 9 x 9 tan vinyl floor tile with black mastic located in cafeteria, computer lab, and second floor room behind gym stage.
- 9 x 9 white vinyl floor tile with black mastic located in the library and library server room.
- 9 x 9 oatmeal tile with black mastic located in north and south wing hallway and north and south wing hallway closets.
- 9 x 9 maroon tile with black mastic located in north and south wing hallway, north and south wing girls' bathroom.
- 9 x 9 beige tile with black mastic located in classrooms, 10, 11, 12, and 13.
- Dark tan vinyl floor tile with yellow and black mastic located in the library.
- White vinyl flooring with yellow and black mastic located in the first floor girls' bathroom.
- Pink linoleum with yellow mastic located in the north and south wing girls' bathroom.
- Blue linoleum with yellow mastic located in the first floor boys' bathroom, north and south wing boys' bathroom.
- Tan linoleum with black mastic located in classroom 24, 25, 26, 29, 30, and second story hallway.
- Thermal system insulation located in the cafeteria.
- Tan and dark brown flooring with black mastic located in the first floor hallway.
- White leveling compound and brown linoleum with black mastic located in faculty lounge.
- Black leveling compound with black mastic located in faculty lounge.
- Brown leveling compound with black mastic in south hallway.
- 12 x 12 light and dark tan floor tiles with yellow and black mastic located in the main office.

- 12 x 12 beige floor tile with yellow mastic south wing hallway.
- Tan stucco exterior of original building.

3.2 Lead-Based Paint

XRF measurement locations and results are provided in the FSDS in Appendix B. Paint chip sample locations are provided in Figures 3-1 through 3-54. Paint chip sample results are summarized in Table 3-2 and laboratory reports are provided in Appendix C. One of the five paint chip samples analyzed contained more than the EPA regulated definition of LBP, which is five percent lead by weight. MFA identified LBP in the dark brown paint with light green paint underneath it in the back cafeteria storage room doorway.

For the purposes of renovation or reuse, painted surfaces with detectable levels of lead below the EPA regulated definition of LBP are considered lead containing. Abatement or in-place management of these materials should follow the OR-OSHA lead standard. None of the five paint chip samples analyzed is lead containing.

None of the other surfaces assessed in the buildings had lead content above the EPA definition for LBP.

3.3 Other Hazardous Building Materials

Fluorescent light fixtures contain light tubes that may contain mercury vapor. Electrical ballasts in the light fixtures may contain PCBs. Modern ballasts include markings indicating they are PCB-free. Light tubes and ballasts should be removed before demolition and disposed of as universal waste or handled in accordance with local, state, and federal regulations. In addition, many thermostats sold prior to 2006 contain a mercury switch, which usually consists of a glass tube with mercury inside. Mercury thermostats were designed with a sturdy casing to hold and protect the sealed glass bulb inside. Nevertheless, mercury switches should be handled and disposed of in accordance with local, state, and federal regulations. The EPA also reports that certain polyurethane flooring materials installed since 1962 have the potential to contain mercury.

Observations related to mercury containing fixtures, PCB-containing fixtures, and other potentially HBM were tracked and recorded in Table 3-3. Other potential HBM identified during the assessment include:

- Fluorescent light fixtures and electrical ballasts located throughout the structures
- Electrical panels and boxes located throughout the structures
- Potentially mercury-containing gym floor located in the play shed
- Potentially mercury-containing thermostats located throughout the structure.

4 SUMMARY AND RECOMMENDATIONS

Based on our observations and the results of the material testing, MFA concludes the following:

- ACM is present throughout all wings of the school. ACMs are primarily in flooring materials, including mastic, HVAC units, piping, and exterior stucco texture.
- There are LBP coatings throughout doorways in the cafeteria. A full LBP survey should be conducted by a licensed inspector, per the RRP Rule.
- Light fixtures and thermostats located in the structures should be removed prior to demolition to prevent potential releases of mercury and/or PCBs.
- In the absence of sampling, MFA recommends that the City presumes that the rubberized polyurethane flooring in the play shed contains mercury. Therefore, MFA recommends that a qualified contractor removes the flooring in a controlled way to prevent overexposure to mercury during future remodeling or demolition of the building.

4.1 Recommendations

This report should be made available to contractors during bidding on abatement, construction or demolition work to be conducted on these structures. Prior to any disturbance activities at the site, identified hazardous materials should be abated by a licensed abatement contractor or safely managed in place. These contractors should be licensed by the Oregon Department of Environmental Quality and proper notifications should be submitted prior to abatement activities.

Contractors who may disturb LBP or lead-containing paint should comply with the OR-OSHA lead standard, which requires employers to perform an initial exposure determination and take prescribed actions if exposures exceed the action level and/or permissible exposure limit.

The City should inform contractors that other hazardous materials or conditions may be discovered that may warrant additional remediations and/or corrective actions.

LIMITATIONS

The services undertaken in completing this report were performed consistent with generally accepted professional consulting principles and practices. No other warranty, express or implied, is made. These services were performed consistent with our agreement with our client. This report is solely for the use and information of our client unless otherwise noted. Any reliance on this report by a third party is at such party's sole risk.

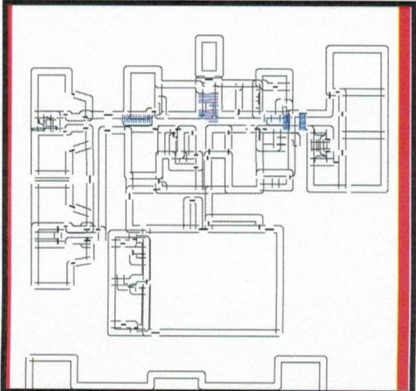
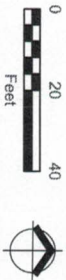
Opinions and recommendations contained in this report apply to conditions existing when services were performed and are intended only for the client, purposes, locations, time frames, and project parameters indicated. We are not responsible for the impacts of any changes in environmental standards, practices, or regulations subsequent to performance of services. We do not warrant the accuracy of information supplied by others, or the use of segregated portions of this report.



Figure 3-21
Functional Area 1:
Overview
Condon HBM Report

- Legend**
- Door
 - == Wall
 - Stair

- NOTES:**
- Numbers 1-20 corresponds to each individual figure.
 - Magenta outline indicates the presence of asbestos.
 - Blue outline indicates no presence of asbestos.
 - Green outline indicates no samples collected.



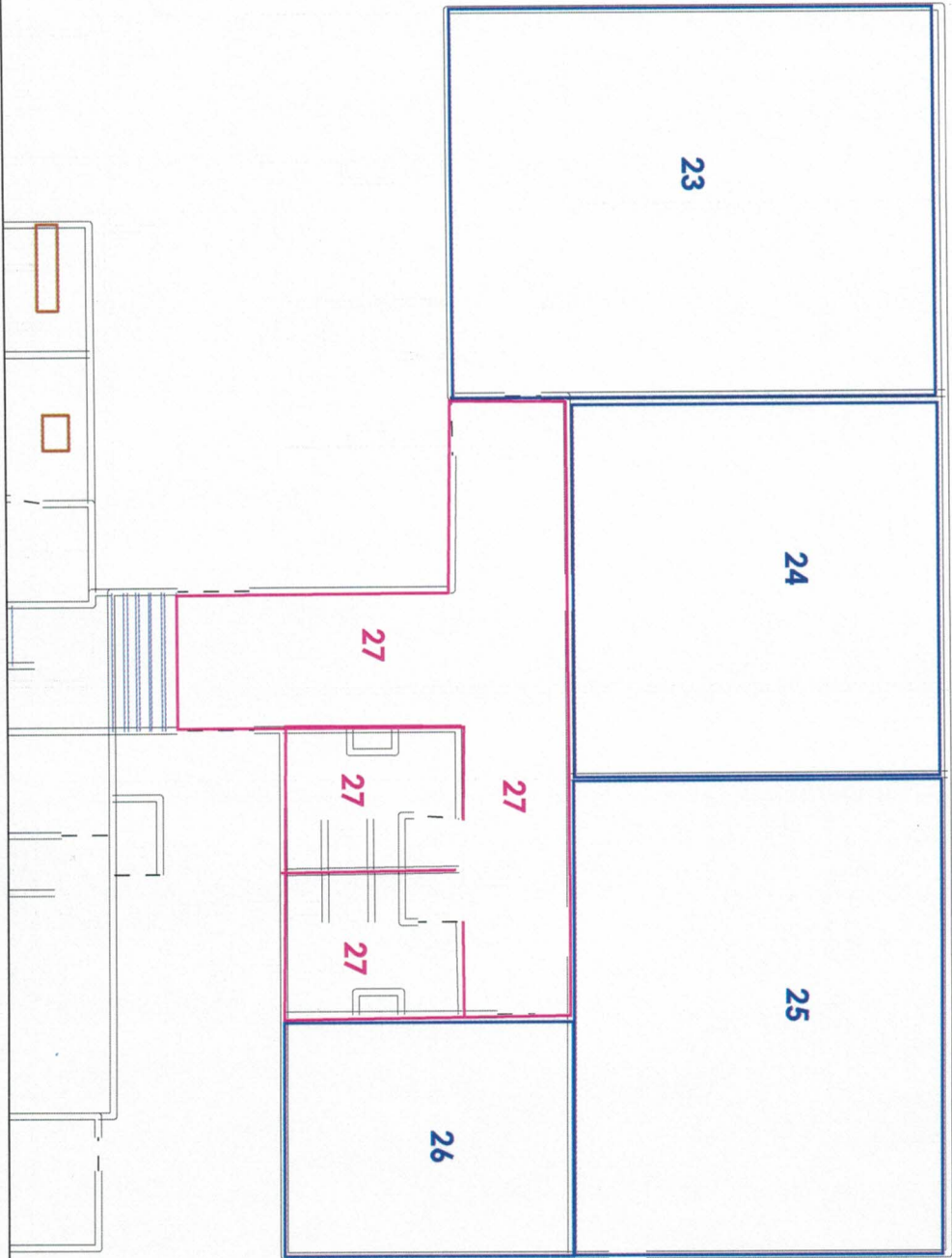


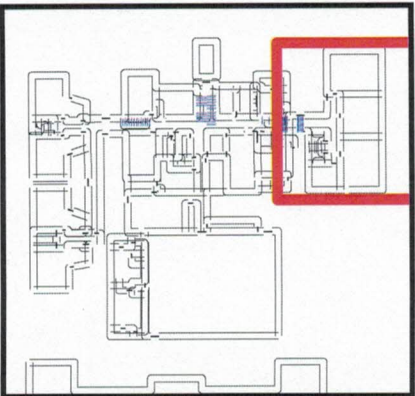
Figure 3-39
North Wing:
Overview
Condon HBM Report

- Legend**
- Building Footprint
- — Door
 - — Wall
 - — Stair

-Numbers 23-27 corresponds to each individual figure.

-Magenta outline indicates the presence of asbestos.

-Blue outline indicates no presence of asbestos.



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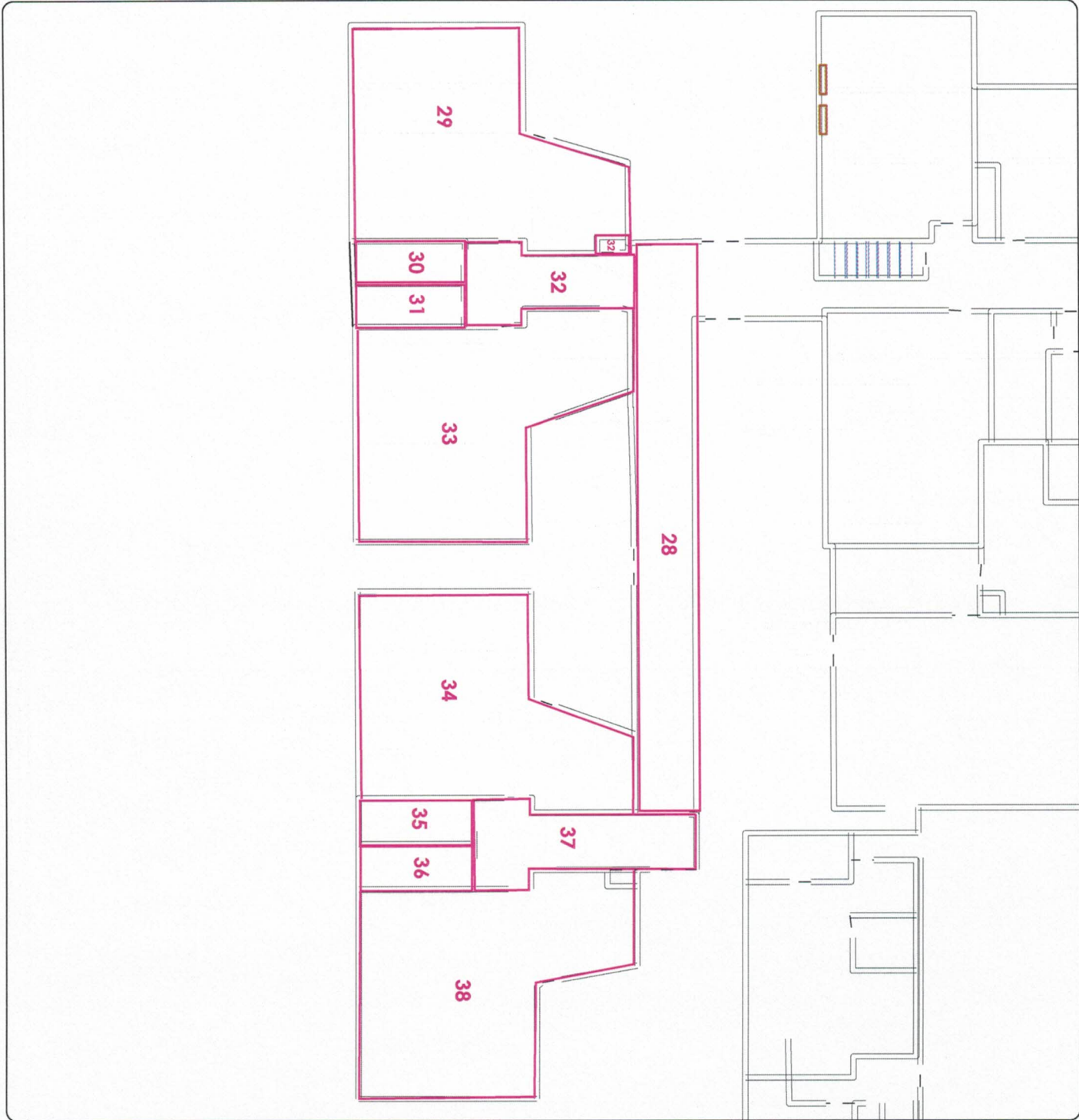
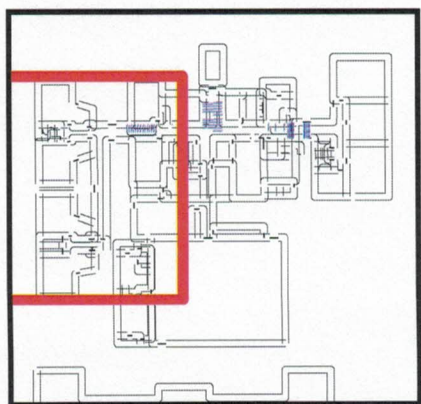


Figure 3-40
South Wing:
Overview
Candon HBM Report

- Legend**
- Door
 - Wall
 - Stair

-Numbers 28-38 corresponds to each individual figure.
-Magenta outline indicates the presence of asbestos.



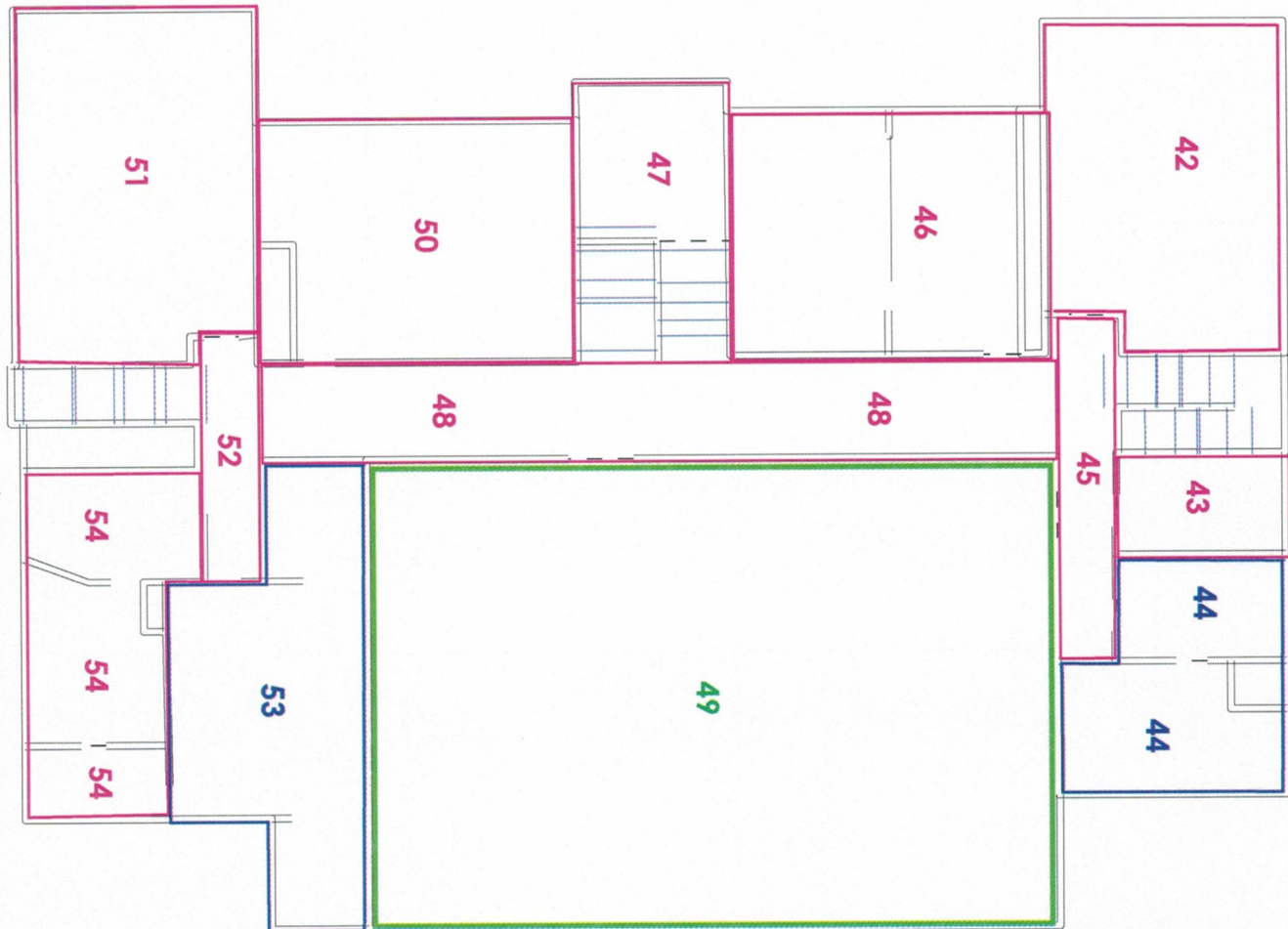


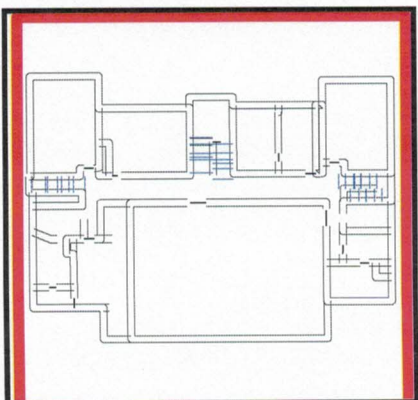
Figure 3-41
Functional Area 2
Second Floor:
Overview
Condon HBM Report

Legend

Building Footprint

- Door
- Wall
- Stair

- Numbers 42-54 corresponds to each individual figure.
- Magenta outline indicates the presence of asbestos.
- Blue outline indicates no presence of asbestos.
- Green outline indicates no samples collected.



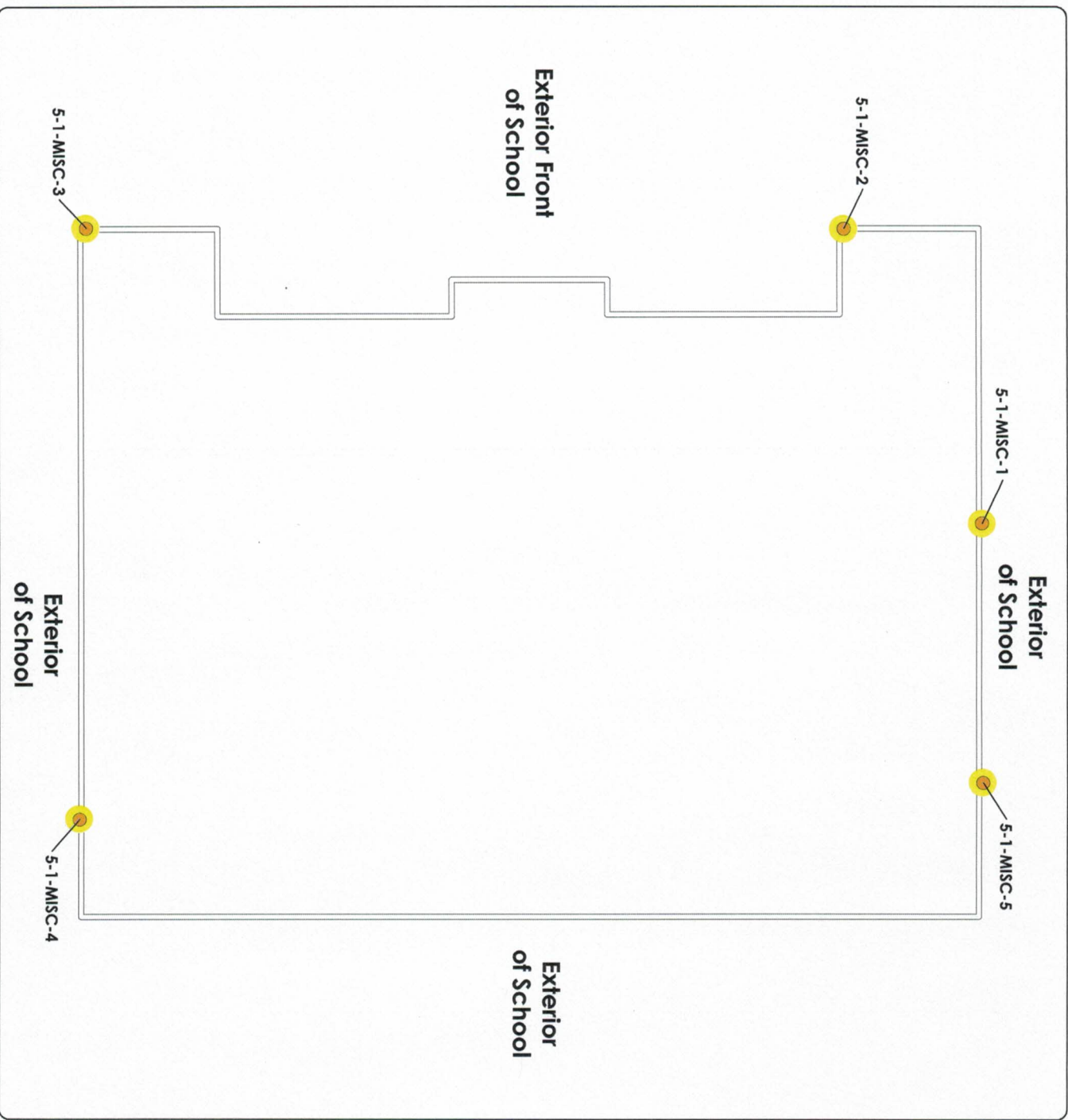


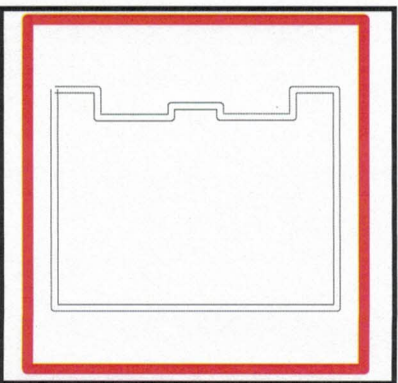
Figure 3-22
Functional Area 5:
Exterior of School
Condon HBM Report

Legend

- Asbestos Sample Location
- Lead Sample Location
- Asbestos Detect

Building Footprint

- Door
- Wall
- Stair



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Maul Foster:
Attn: Jackie McMaster
Abatement Proposal: Condon Grade School

May 9, 2022

We appreciate the opportunity to present our proposal to you for the requested removal of the regulated building materials as described below. NorthStar has developed the following proposal price as requested and has included a general scope of work description to reflect our understanding of the project.

BASE BID: _____ \$506,969.00

Description: Provide asbestos abatement of quantified asbestos materials as listed in the Maul Foster Hazardous Materials Survey dated 4/14/2022 and table 3-3 summary of other hazardous materials

Unit Costs: Unit costs do not include travel, lodging, & per-diem. To be tracked via Time & Materials for all extra work

- Asbestos Pipe insulation \$32.00/lineal foot
- Asbestos hard fittings \$52.00/each
- Asbestos duct over 1,100 lineal feet \$30.00/lineal foot
- Additional mobilizations \$4,000.00

INCLUDES:

- Mobilizations: 1
- Travel, Lodging, Per-Diem for crews.
- PCM Air Clearances for clearances of all containments inside and outside of school
- Scaffolding for containment of stucco areas on the gym. All other exteriors stucco will be contained from using exterior eaves to construct NPE's
- Trucking of drop boxes will be by NorthStar's drop box division RENU
- **Waste to be disposed of at Wasco County Landfill**
- Union/Prevailing wage rates included
- Boarding up of windows after cab panels have been removed/abated
- Degreasing of the concrete floor after mastic removal to ensure new flooring adhesion
- 7,000 sf of carpet is anticipated for removal
- Demolition and abatement to be performed in a safe manner
- Required notification to governing authorities (DEQ ASN1)
- Air monitoring per DEQ/OR-OSHA regulations
- Load and dispose of all demo and asbestos materials generated by our work
- Price guaranteed for 60 days

ASSUMPTIONS and CLARIFICATIONS:

- 5 weeks to complete working 4 ten hour shifts each week (Monday-Thursday or Tuesday - Friday) no weekends are included

- All asbestos flooring is on concrete.
- No asbestos stucco is present behind the exterior metal panels outside the school
- Plaster scratch coat under asbestos stucco will be left in place after asbestos stucco removal
- All demo debris will be removed by NorthStar
- NorthStar will abate up to fix cabinetry and casework. No abatement under millwork etc.
- Asbestos duct to be demolished/abated (avg duct size is 1.5' x 1')
- No carpet is on top of asbestos flooring
- All pipe insulation to be stripped from pipes via glove bags or manual inside of a NPE, excludes reinsulating of pipes
- The city will have an electrician hook up our owned pig tails so that we can bring and utilize our temporary spider boxes.
- We will need to drive some lifts on the grass to access certain areas for abatement
- Client to provide a Good Faith Asbestos Survey
- This proposal is based on a mutually agreeable schedule
- All electrical elements shall be made safe in our work area by others prior to beginning demolition or abatement
- Construction utilities (power, water, etc.) are available within 100 feet of work areas
- This proposal shall become part of any sub contract awarded and is based on the following:
Plans dated and numbered: **Maul Foster hazardous Materials Survey Dated 4/14/2022**
Specification Sections: "" ""

EXCLUDES:

- Enrollment into Owner Controlled Insurance Program
- Liquidated Damages
- Gym flooring removal as it is not clear that the flooring is asbestos (Level 1 and level 2)
- Abatement of boiler or interior of boilers.
- Removal of building contents left by the owner in abatement work areas
- Bulk sample testing
- TEM Air clearances
- Removal of other items listed in the survey such as light tubes, mercury switches, pcb ballasts, etc. Only abatement of quantified asbestos materials are included in our pricing for removal.
- Any regulated building materials other than noted above
- Roughening of surfaces, sanding, patching and grinding
- Floor prep
- Cut and cap, locate, make-safe or de-energize site utilities
- Radiography
- Street or sidewalk permits
- Demolition permits
- Protection (i.e., weather, pedestrian, perimeter fencing, fall protection at leading edges left by our work, existing items to remain, etc.)
- Cost associated with 3rd party oversight
- Engineering for Demolition or Abatement; Engineering of Shoring or Bracing of existing to remain

24 Hour Emergency Response: **800 283 2933**

Proprietary and Confidential

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P a g e 2 | 3

- Shoring or bracing of existing elements to remain
- Salvage items for reuse, relocation or return salvage to owner
- Site security
- Secondary ceilings
- Secondary floor coverings
- Layout
- Mechanical and electrical work not specified
- Sales Tax
- Fee or tax increase due to regulatory changes
- Payment and performance bonds
- Consequential damages
- Zero (0)% retention withheld

NEW BUILDING MATERIALS NEEDED AFTER ABATEMENT:

- Flooring throughout school
- Pipe insulation throughout school
- Ceiling and walls that have been demolished due to access to asbestos materials abated amount TBD
- New stucco on top of scratch coat plaster and plaster repair from abatement of stucco
- New panels needed under existing windows due to removal of CAB Panels
- HVAC duct needs replaced after abatement and removal of old asbestos ducts
- A window, a few counter tops, and misc. items will need to be replaced after abatement, reference survey for misc items.

Please do not hesitate to call if there are any questions.

Branden Fetter
 Estimator
 971-255-7124
 Bfetter@northstar.com

Maul Foster:
Attn: Jackie McMaster
Abatement Proposal: Condon Grade School

May 25, 2022

We appreciate the opportunity to present our proposal to you for the requested removal of the regulated building materials as described below. NorthStar has developed the following proposal price as requested and has included a general scope of work description to reflect our understanding of the project.

BASE BID: _____ \$499,640.00

Description: Provide asbestos abatement of quantified asbestos materials as listed in the Maul Foster Hazardous Materials Survey dated 4/14/2022 and table 3-3 summary of other hazardous materials

Unit Costs: Unit costs do not include travel, lodging, & per-diem. To be tracked via Time & Materials for all extra work

- Asbestos Pipe insulation \$32.00/lineal foot
- Asbestos hard fittings \$52.00/each
- Asbestos duct over 1,100 lineal feet \$30.00/lineal foot
- Additional mobilizations \$4,000.00

INCLUDES:

- Mobilizations: 1
- PCM Air Clearances for clearances of all containments inside and outside of school
- Scaffolding for containment of stucco areas on the gym. All other exteriors stucco will be contained from using exterior eaves to construct NPE's
- Trucking of drop boxes will be by NorthStar's drop box division RENU
- Waste to be disposed of at Gilliam county landfill which is assumed to be Arlington landfill.
- Union/Prevailing wage rates included
- Boarding up of windows after cab panels have been removed/abated
- Degreasing of the concrete floor after mastic removal to ensure new flooring adhesion
- 7,000sf of carpet is anticipated for removal
- Demolition and abatement to be performed in a safe manner
- Required notification to governing authorities (DEQ ASN1)
- Air monitoring per DEQ/OR-OSHA regulations
- Load and dispose of all demo and asbestos materials generated by our work
- Price guaranteed for 60 days

ASSUMPTIONS and CLARIFICATIONS:

- 5 weeks to complete working 4 ten hour shifts each week (Monday-Thursday or Tuesday - Friday) no weekends are included
- All asbestos flooring is on concrete.

- No asbestos stucco is present behind the exterior metal panels outside the school
- Plaster scratch coat under asbestos stucco will be left in place after asbestos stucco removal
- All demo debris will be removed by NorthStar
- NorthStar will abate up to fix cabinetry and casework. No abatement under millwork etc.
- Asbestos duct to be demolished/abated (avg duct size is 1.5' x 1')
- No carpet is on top of asbestos flooring
- All pipe insulation to be stripped from pipes via glove bags or manual inside of a NPE, excludes reinsulating of pipes
- The city will have an electrician hook up our owned pig tails so that we can bring and utilize our temporary spider boxes.
- We will need to drive some lifts on the grass to access certain areas for abatement
- Client to provide a Good Faith Asbestos Survey
- This proposal is based on a mutually agreeable schedule
- All electrical elements shall be made safe in our work area by others prior to beginning demolition or abatement
- Construction utilities (power, water, etc.) are available within 100 feet of work areas
- This proposal shall become part of any sub contract awarded and is based on the following:
Plans dated and numbered: **Maul Foster hazardous Materials Survey Dated 4/14/2022**
Specification Sections: "" ""

EXCLUDES:

- Paying for the costs of asbestos/demo to access debris on this project.
- Enrollment into Owner Controlled Insurance Program
- Liquidated Damages
- Gym flooring removal as it is not clear that the flooring is asbestos (Level 1 and level 2)
- Abatement of boiler or interior of boilers.
- Removal of building contents left by the owner in abatement work areas
- Bulk sample testing
- TEM Air clearances
- Removal of other items listed in the survey such as light tubes, mercury switches, pcb ballasts, etc. Only abatement of quantified asbestos materials are included in our pricing for removal.
- Any regulated building materials other than noted above
- Roughening of surfaces, sanding, patching and grinding
- Floor prep
- Cut and cap, locate, make-safe or de-energize site utilities
- Radiography
- Street or sidewalk permits
- Demolition permits
- Protection (i.e., weather, pedestrian, perimeter fencing, fall protection at leading edges left by our work, existing items to remain, etc.)
- Cost associated with 3rd party oversight
- Engineering for Demolition or Abatement; Engineering of Shoring or Bracing of existing to remain

24 Hour Emergency Response: **800 283 2933**

Proprietary and Confidential

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P a g e 2 | 3

- Shoring or bracing of existing elements to remain
- Salvage items for reuse, relocation or return salvage to owner
- Site security
- Secondary ceilings
- Secondary floor coverings
- Layout
- Mechanical and electrical work not specified
- Sales Tax
- Fee or tax increase due to regulatory changes
- Payment and performance bonds
- Consequential damages
- Zero (0)% retention withheld

NEW BUILDING MATERIALS NEEDED AFTER ABATEMENT:

- Flooring throughout school
- Pipe insulation throughout school
- Ceiling and walls that have been demolished due to access to asbestos materials abated amount TBD
- New stucco on top of scratch coat plaster and plaster repair from abatement of stucco
- New panels needed under existing windows due to removal of CAB Panels
- HVAC duct needs replaced after abatement and removal of old asbestos ducts
- A window, a few counter tops, and misc. items will need to be replaced after abatement, reference survey for misc items.

Please do not hesitate to call if there are any questions.

Branden Fetter
 Estimator
 971-255-7124
 Bfetter@northstar.com



NorthStar CG, LP
10367 SE Helena Street, Milwaukie, OR 97222
Office: 503 255 5999 | Fax:
www.northstar.com

Maul Foster & Alongi, Inc.
May 25, 2022

Attn: Sarah Colee

Re: Condon Grade School – Full Building Demolition - **BUDGET**

We appreciate the opportunity to present our **BUDGET** proposal to you for the requested demolition and removal work at the Condon Grade School – Full Building Demolition at 210 E Bayard St, Condon, OR 97823. NorthStar CG, LP has developed the following proposal price as requested and has included a general scope of work descriptions to reflect our understanding of the project.

BASE BID: _____ **\$500,000 .00** _____

Description: Condon Grade School – Full Building Demolition

- NorthStar is going to demolish a full building that is approximately 45,000SF with it's all slab and foundations.

INCLUDES:

- Demolition performed in a safe manner
- Load and dispose of materials generated by our work
- One mobilizations
- Broom clean finish
- Rough grade finish utilizing materials on site (no import or export of soils)

ASSUMPTIONS and CLARIFICATIONS:

- Client to provide a Good Faith Asbestos Survey prior to beginning demolition.
- Consistent with the intent and requirements of various local, state and federal regulations, the owner is and remains the named generator of regulated (i.e. hazardous) wastes associated with materials to be removed, transported and disposed of. The owner is also responsible for the identification of such materials
- In our budget proposal includes Travel & Lodging & Subsistence for are demo crew.
- NorthStar assumes that all abatement work would be done before demolish of the school.
- All live water lines, including fire sprinklers, shall be deactivated and drained by others in our work area
- All electrical elements shall be made safe in our work area by others prior to beginning demolition.
- Construction utilities (power, water, etc.) are available within 100' of work areas
- We assume salvage value for all items included in our scope of work
- Concrete slab is assumed to be 5" average thickness
- Payment terms are net 30 days with no retention to be withheld
- This proposal is based on a mutually agreeable progress schedule
- This proposal shall become part of any sub contract awarded and is based on the following:
 - Plans dated: N/A and numbered: N/A
 - Specification Sections: Building Square Feet was provided through Email. (Appx. 45,000SF)



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EXCLUDES:

- Anything related to hazardous materials which includes but is not limited to asbestos, airborne silica, PCB's, freon, hydraulic oil, underground storage tanks (USTs), lead, air monitoring, dangerous or hazardous waste evaluation, characterization, or disposal, regulatory notices and hazardous materials surveys.
- NorthStar CG's hazardous material abatement division, upon request, will prepare a project-specific scope and bid quotation for the abatement, handling, transportation and disposal of such materials; however, these services are specifically excluded from this demolition bid.
- Roughening of surfaces, sanding, patching and grinding
- Mastic removal or floor prep. Some residual adhesives may remain after flooring removal. Northstar is not responsible for removal of those residual adhesives.
- Cut and cap, locate, make-safe, or de-energize site utilities
- Trenching
- Dewatering and erosion control
- Protection (i.e., dust, weather, pedestrian, perimeter fencing, fall protection at leading edges left by our work, existing items to remain, etc.)
- Engineering for Demolition; engineering of shoring or bracing of existing to remain.
- Shoring or bracing of existing elements to remain
- Salvage items for reuse, relocation, or return salvage to owner
- Site work, excavation, grading and compaction
- Site security
- Layouts
- Cost of performance and payment bond
- All permits.
- Fee or tax increase due to regulatory changes
- Any demolition not clearly shown or dimensioned on the Architectural or Structural drawings.
- Mechanical and electrical penetrations, whether included in notes on Architectural drawings or otherwise referenced.
- Liquidated and consequential damages

Please do not hesitate to call if there are any questions.

Jose A. Padilla
Estimator
JPadilla@northstar.com

Please visit us at our website www.northstar.com