

## Attachment Log

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## Cost Estimate

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1040-1050 7th Ave SW, Albany, OR 97321

Linn County

**7th St. Due Diligence  
Opinion of Cost  
May 19th, 2024**

Area/Room	Sq. Ft.	Cost	Sub-total	
<b>Crisis Stabilization</b>				
Main Center Hall	730	140 \$	102,200	
Mail/Copy	95	125 \$	11,875	
Office 1	127	110 \$	13,970	
Office 2	127	110 \$	13,970	
Office 3	127	110 \$	13,970	
East Hallway	321	120 \$	38,520	
Privacy Office	125	110 \$	13,750	
ADA Restroom	77	275 \$	21,175	
IT/Electrical	27	80 \$	2,160	
Conference	262	110 \$	28,820	
Open Office	1053	110 \$	115,830	
Break Room	404	125 \$	50,500	
Center Hall	186	120 \$	22,320	
Storage (not labeled)	82	80 \$	6,560	
Client Lounge	530	125 \$	66,250	
West Hallway	394	100 \$	39,400	
Intake	135	135 \$	18,225	
Rest Rooms (near intake)	138	275 \$	37,950	
Room N. of Rest Rooms	170	275 \$	46,750	
North Lobby	334	110 \$	36,740	
Ent. ADA Mods	1	7000 \$	7,000	
Room N. of Utility (bad floor)	331	125 \$	41,375	
Rooms West of Main Corridor	292	110 \$	32,120	6068
Interior HVAC Changes	1 ls	\$	25,000	
Other	555	110 \$	61,050	
Subtotal	6623	\$	-	\$ 867,480
		\$	-	
<b>Public Health &amp; WIC</b>				
Office 11 thru 15	650	110 \$	71,500	
Conference Room	265	110 \$	29,150	
Main Hallway	430	110 \$	47,300	
Mail Room	67	150 \$	10,050	
Reception	118	125 \$	14,750	
Wic Lobby (w/small hall)	295	125 \$	36,875	
Lactating	69	110 \$	7,590	10793
Office (west of conf.)	117	110 \$	12,870	
Family ADA Rest Room	80	275 \$	22,000	
Shared Breakroom	120	135 \$	16,200	
Employee Rest Room	60	275 \$	16,500	

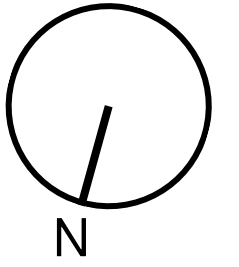
Stair	42	75	\$	3,150	
Offices (sw corner )	285	110	\$	31,350	
Open Office	1020	100	\$	102,000	
Employee Rest Room	58	275	\$	15,950	4026
Offices (west side)	350	110	\$	38,500	
Interior HVAC Changes	1	1s	\$	25,000	
Other	143	110	\$	15,730	
Subtotal	4170		\$	-	
					\$ 516,465

7th St. Due Diligence Opinion of Cost May 19th, 2024								
Description	Total Base Opinion	Tenant Improvments		County Managed Construction - Limited Self Perfomance				
		Without G.C. WIC & Public Health	With G.C. Crisis Rec. Center	HVAC Improv. Replace Equipment and Controls,	Roofing/ Insulation	2nd Story Siding	Optional New Windows	Contingency Dry rot/Mold Mitigation (allow.)
General Conditions			\$ 90,000	\$ 18,000		1000	1500	1500
Sitework			\$ 156,790					
Interior Improvements			\$ 150,000					
Exterior Improvements			\$ 26,000	\$ 183,600	\$ 422,910	\$ 10,000	\$ 15,000	\$ 10,000
Architectural Improvements	\$ 1,383,945	\$ 516,465	\$ 867,480					
<b>Subtotal</b>	<b>\$ 1,383,945</b>	<b>\$ 516,465</b>	<b>\$ 1,290,270</b>	<b>\$ 201,600</b>	<b>\$ 422,910</b>	<b>\$ 11,000</b>	<b>\$ 16,500</b>	<b>\$ 11,500</b>
Estimator's Contingency	\$ 138,395	\$ 77,470	\$ 129,027	\$ 20,160	\$ 42,291	\$ 1,100	\$ 1,650	\$ 1,150
Contractors Margin	\$ 121,787		\$ 113,544	\$ 17,741	\$ -	\$ 968	\$ 1,452	\$ 1,012
Job Specific Insurances	\$ 16,441		\$ 15,328	\$ 2,395	\$ -	\$ 131	\$ 196	\$ 137
Performance Bond	\$ 16,606		\$ 15,482	\$ 2,419	\$ -	\$ 132	\$ 198	\$ 138
<b>Forecast Total</b>	<b>\$ 1,677,174</b>	<b>\$ 593,935</b>	<b>\$ 1,563,651</b>	<b>\$ 244,315</b>	<b>\$ 465,201</b>	<b>\$ 13,331</b>	<b>\$ 19,996</b>	<b>\$ 13,937</b>
<b>Soft Cost Allowance</b>	<b>\$544,309</b>	<b>\$89,090</b>	<b>\$350,000</b>	<b>\$73,294</b>	<b>\$16,000</b>	<b>\$3,999</b>	<b>\$5,999</b>	<b>\$4,181</b>
<b>Total Opinion of Cost</b>	<b>\$ 2,221,482</b>	<b>\$ 683,025</b>	<b>\$ 1,913,651</b>	<b>\$ 317,609</b>	<b>\$ 481,201</b>	<b>\$ 17,330</b>	<b>\$ 25,995</b>	<b>\$ 18,118</b>
<b>Optional Costs</b>								
Inflation for 12 months	\$ 111,074	\$ -	\$ 95,683	\$ 15,880	\$ -	\$ 866	\$ 1,300	\$ 906
<b>Total - 2025 Construction</b>	<b>\$ 2,332,556</b>	<b>\$ 683,025</b>	<b>\$ 2,009,333</b>	<b>\$ 333,490</b>	<b>\$ 481,201</b>	<b>\$ 18,196</b>	<b>\$ 27,295</b>	<b>\$ 19,023</b>

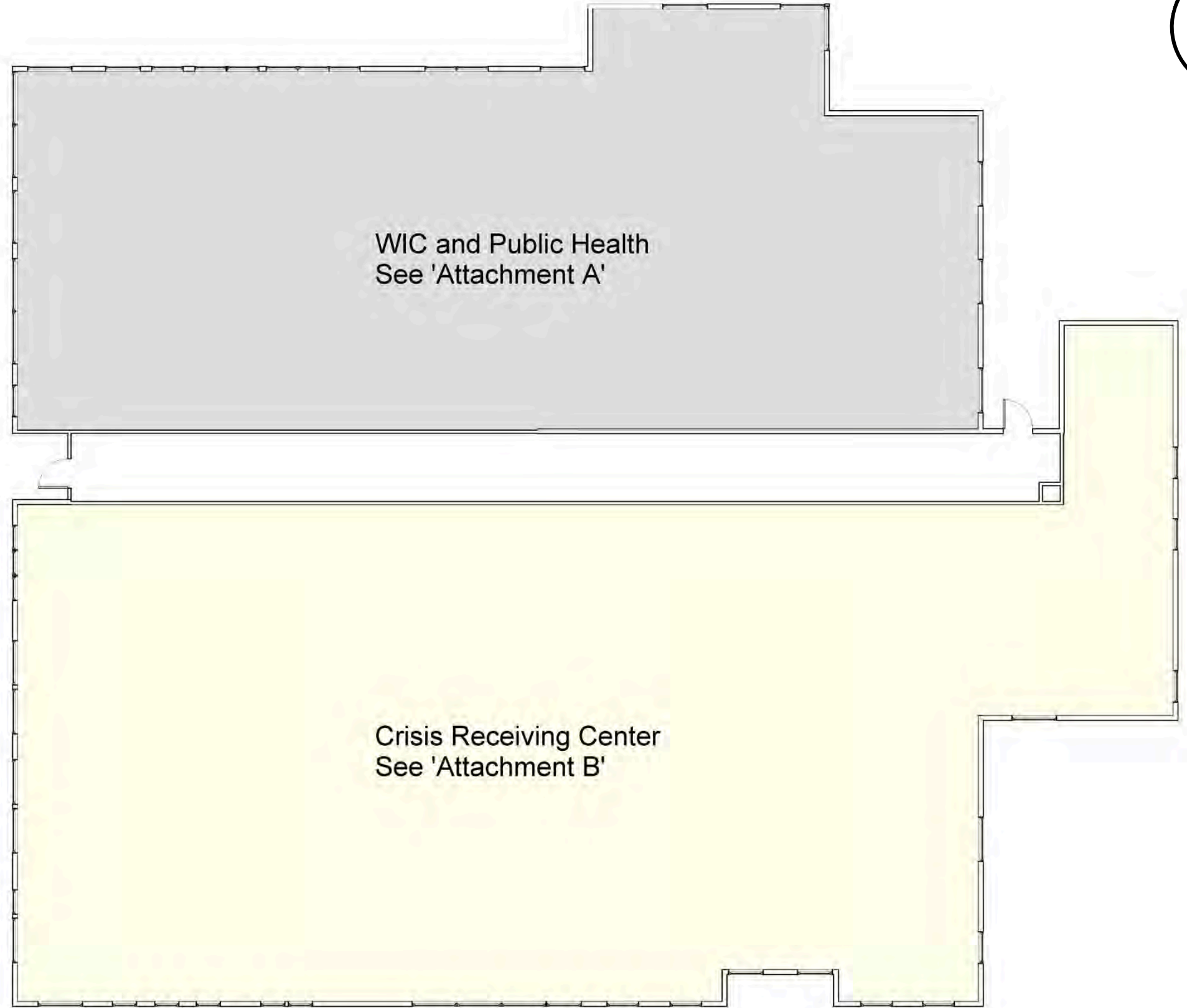
\$ 2,692,358

KEY

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Elm St

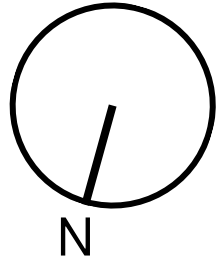


7th Ave

# Attachment A

## WIC and Public Health

### PROPOSED FLOOR PLAN



Elm St

**WIC**  
 5 Hard-Walled Offices  
 Mail Room  
 Lobby RR  
 Lactation Room  
 Reception Space  
 Storage

**PUBLIC HEALTH**  
 16 Work Benches (5' x 2' desks)  
 8 Hard-Walled Offices  
 Mail Room  
 Employee RR

WIC  
 Shared Spaces  
 Public Health



**SHARED SPACES**  
 Employee RR  
 Break room  
 Conference Room (Holds 18)



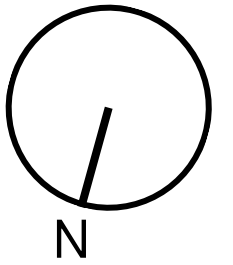
Modular Desk system similar to Varitone  
 Terri and Todd were interested in their workstations so this drawing accomodates that

7th Ave

# Attachment A

## WIC and Public Health

### DEMO PLAN



Elm St



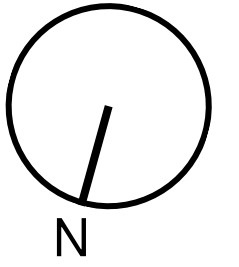
Legend	
	WIC
	Shared Spaces
	Public Health
	Demo of existing wall
	Newly Constructed wall
	Load-bearing wall
	Beam above

7th Ave

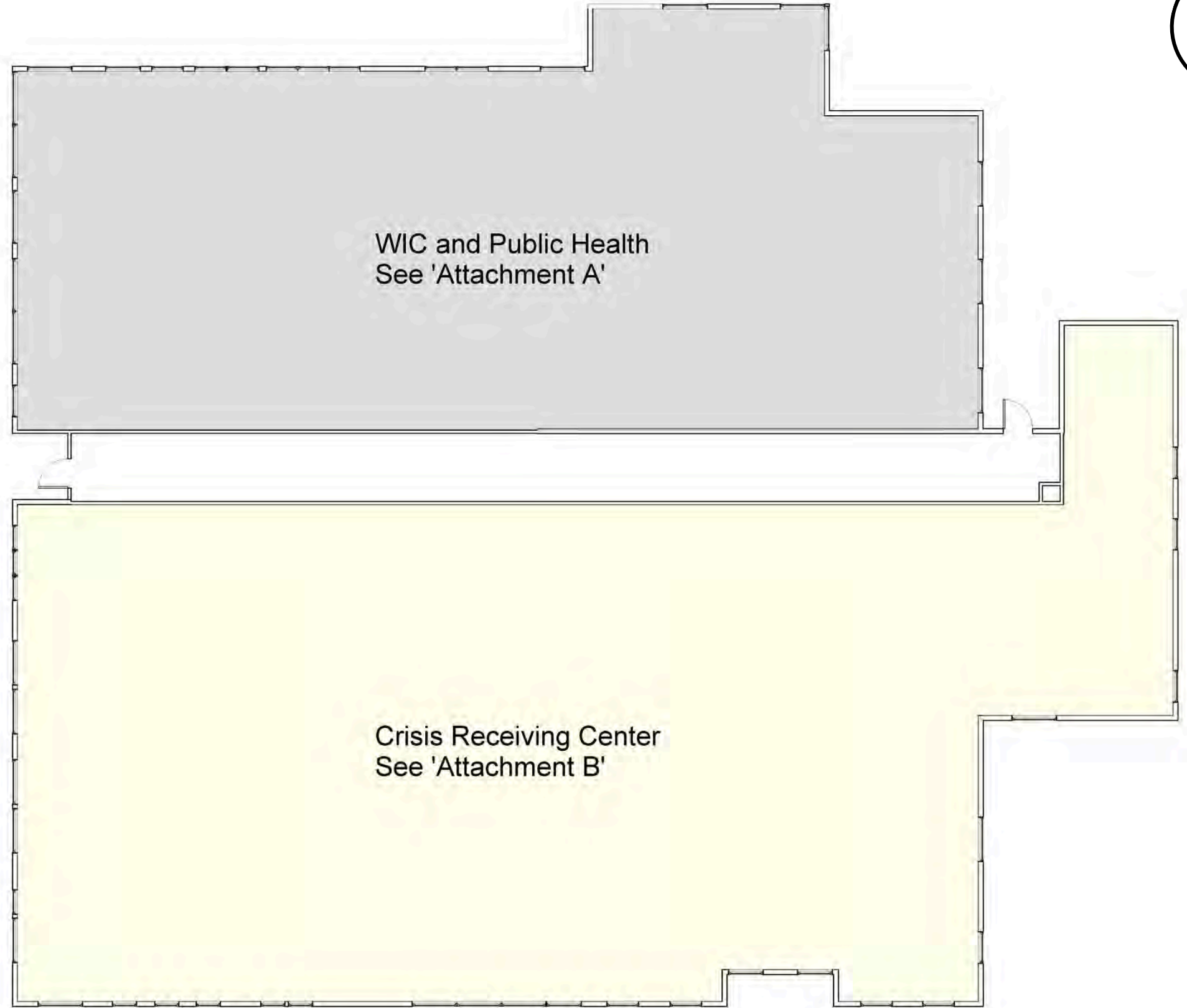


KEY

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Elm St

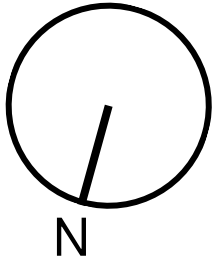


7th Ave

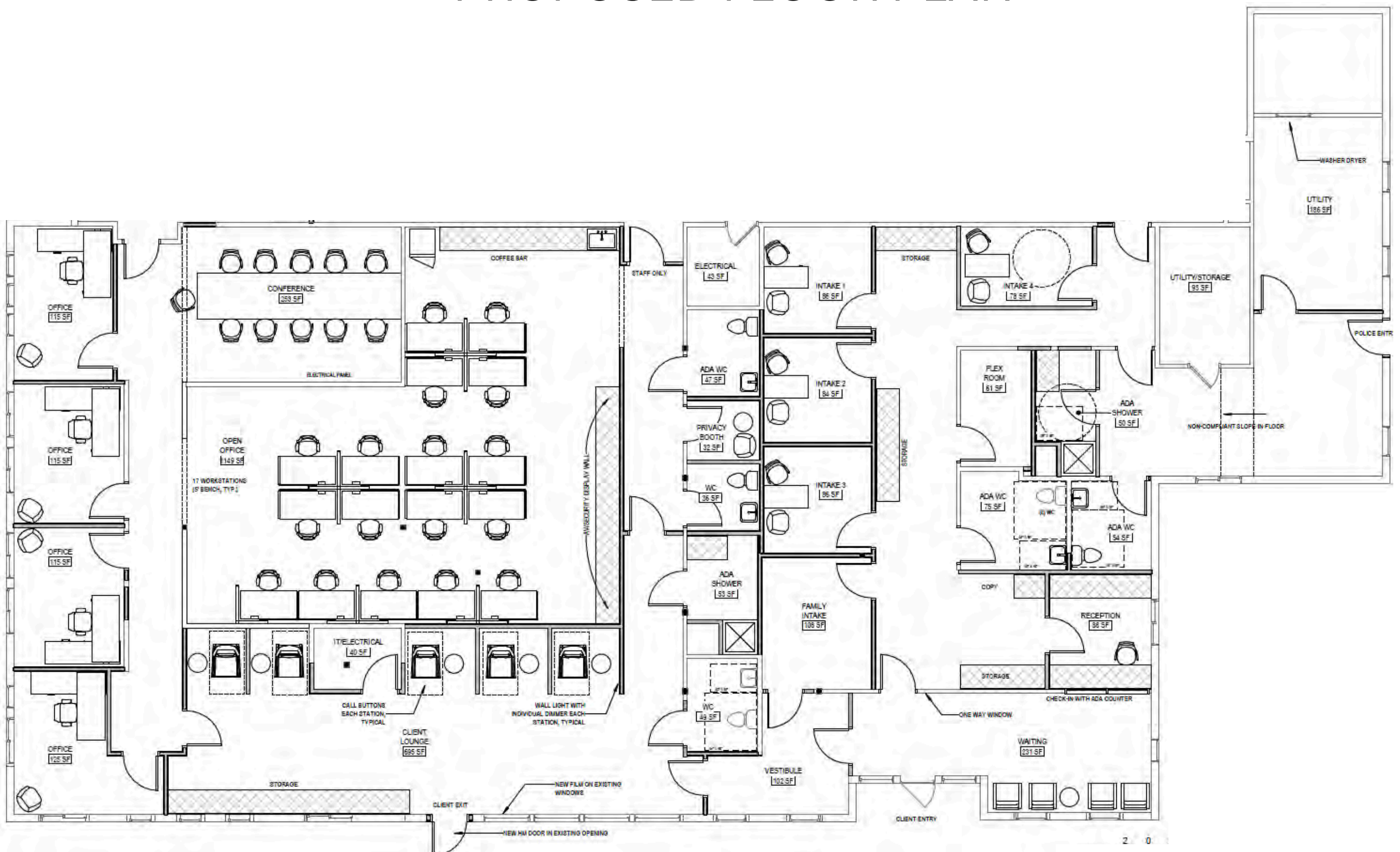
# Attachment B

## Crisis Receiving Center

### PROPOSED FLOOR PLAN



Elm St

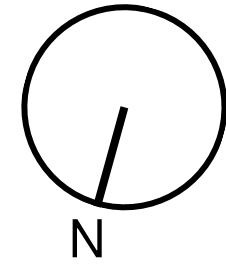


7th Ave

# Attachment B

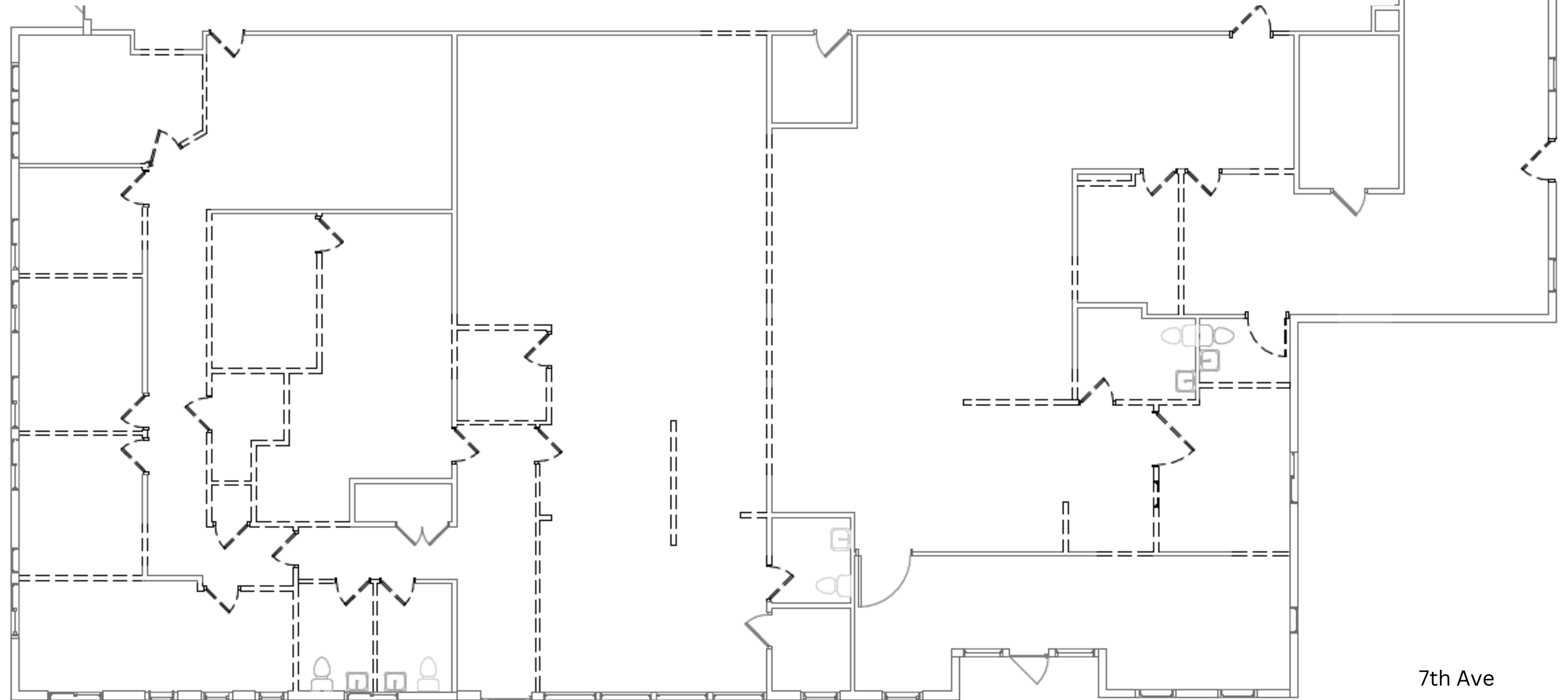
## Crisis Receiving Center

### PROPOSED DEMO PLAN



Elm St

..... Indicates DEMO



7th Ave

# City of Albany and Architectural Correspondence

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1040-1050 7th Ave SW, Albany, OR 97321

Linn County



Monday, December 5, 2022

Community Development  
Building and Planning  
City of Albany  
333 Broadalbin Street SW  
Albany, Oregon 97321-0144

**RE: Pre-Application Meeting for Linn County Public Health**

**ADDRESS/LOCATION:** 1040-1050 SW 7th Ave, Albany OR 97321  
**TAX LOT (s):** 11S04W12AC01000  
**ZONE:** ES (Elm Street District)

To the City of Albany,

Linn County is exploring the purchase of tax lot 11S04W12AC01000 located at 1040-1050 SW 7th Avenue. This property is a vacant single-story 10,398 square-foot building, that was formerly used for outpatient treatment and medical offices. The lot has an extensive existing parking lot, with 50+ parking spaces.

Linn County plans to move three departments into this building:

1. Public Health. This department is comprised of private offices, open workspace, and accessory support space for 20-22 County Public Health Employees. No public access is expected in this area of the building.
2. WIC Program. WIC is a nutrition assistance program for women, infants, and children. This space is comprised of 4-5 County employee offices serving this program, as well as a waiting area and support spaces for clients and their families.
3. Critical Response Center (CRC). A CRC provides immediate resources for individuals undergoing crises related to mental health and substance abuse. A client lounge serves up to 5 adult clients in crisis and is a place to decompress, rest, and stabilize. Client spaces include a waiting area, intake rooms, and restroom facilities. Clients are limited to 23-hour stays at the CRC and must be fully ambulatory to access services. This department also has private offices, open workspace, and accessory support spaces for 18-20 employees; office areas are restricted access to the public. Clients accepted to this space would be capable of self-preservation. If they are not, then they would be taken to the hospital.

See plan exhibits for the extent of demolition and interior renovation. No additions are planned. The proceeding section of this letter lists the questions Varitone Architecture has for the City's pre-application review.

In addition, to gaining general information about possible hurdles with building code or development that the City may foresee, we would like to ask the following specific questions:


1. Occupancy Classification: We believe a standard B occupancy is the fitting occupancy classification. In looking at the building code, we know we aren't an I-2 because services are not 24-hour per day and nobody is sleeping at the facility. An I-1 designation would be if people were not capable of self-preservation. In the intro statement above, we clarified that

people will only be accepted if they are capable of self-preservation. Otherwise, they would be directed to the hospital. Please confirm that you agree with the B occupancy classification.

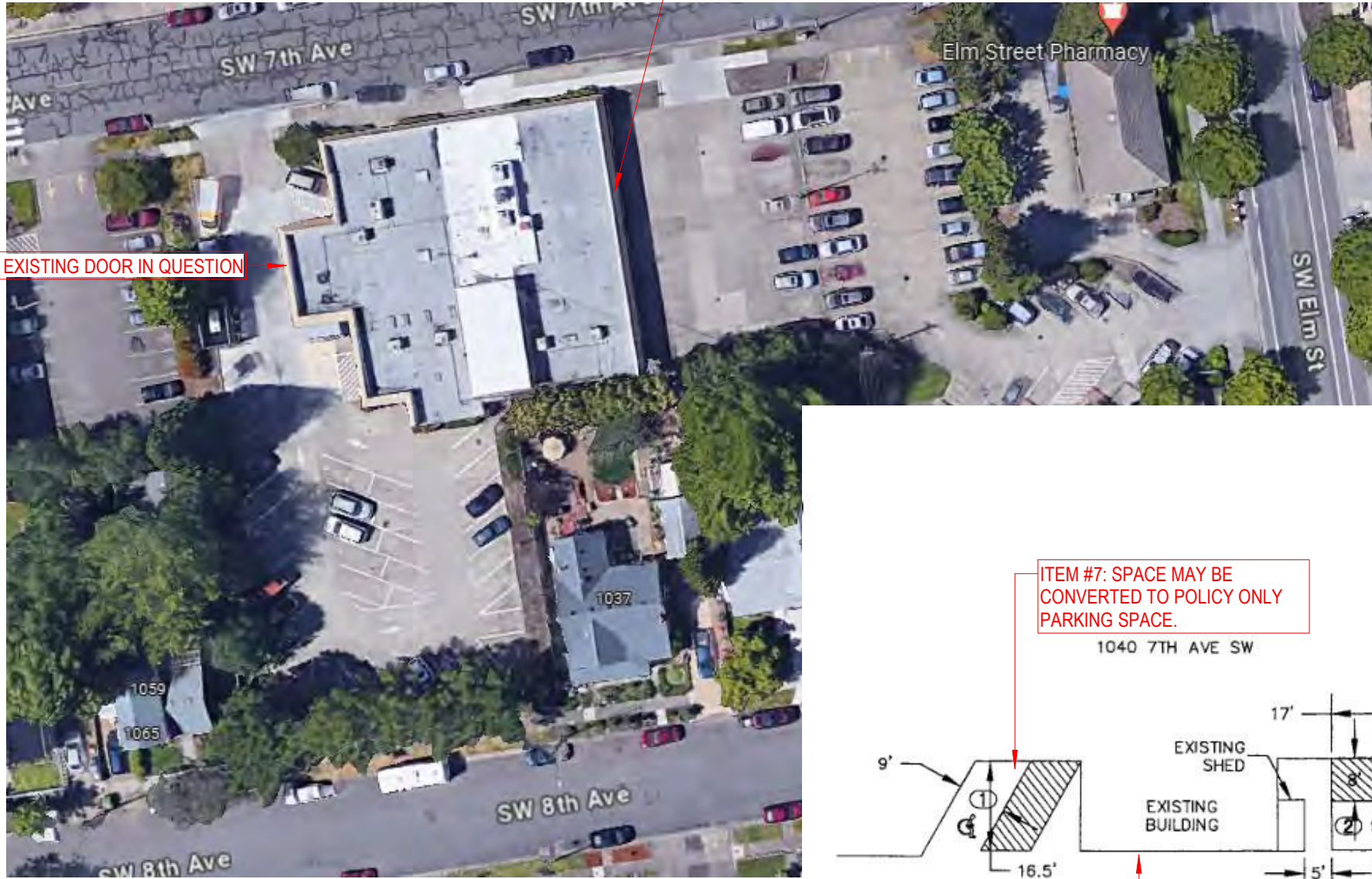
2. From a Building Code standpoint, we do not believe these uses would trigger a change of use or any code requirements associated with a change of use. Please confirm.
3. From a Development Code Standpoint, we do not believe this is a change of use from the existing Office/Out-patient Medical use. We believe the existing use and future use to be outright allowed in this zone and do not require any Conditional Use processes. Please confirm that no planning processes would be required for this Tenant Improvement.
4. Please confirm that existing parking quantities will not be required to be modified for any reason.
5. There is an existing exit door that leads out to the driveway off of 7<sup>th</sup> Avenue. In the new floor plan, the client wishes to use this as a police entry, for when they bring persons in for intake. The existing driveway is 24' wide, not allowing for a separate walkway from this backdoor of the existing building. This door is existing, nonconforming. Will anything about this new design trigger an issue for that door exiting without an adjacent pedestrian walkway?
6. Related to Item #5, the current building does not have pedestrian walkways for the parking lot or connections to the street. Pedestrians have to walk through the paved parking lot to get there. Although this is not compliant with current code, we do not believe that this tenant improvement will trigger a modification to the layout. Please confirm. With this being a government building, they are subject to Title II. Does that require any additional modifications to these connections?
7. Related to Item #5, the client may wish to make an existing ADA Parking space into a POLICE-ONLY parking space. We would relocated the ADA space to a different location. With current development code, there is not a minimum parking space requirement in this zone, so we do not believe a slight reduction in parking will cause any issues. Please confirm. Also please confirm that existing MAXIMUM parking space rules do not apply to this existing building.
8. Bicycle Parking. Related to Item #3, we do not believe this to be a change of use. If it is not a change of use, we do not believe there will be any bicycle parking requirements triggered. Please confirm. If, for some reason, you deem this to be a change of use, then I would like to confirm which requirement we'd need to meet:

Office Professional: Medical and dental clinics	The greater of 2 spaces or 0.33 spaces per 1,000 gross square feet
All other commercial and professional offices	The greater of 2 spaces or 0.50 spaces per 1,000 gross square feet

9. Based on value of the building and value of construction cost, there are sometimes other building or site modifications that can get triggered on projects. Are there any implications like that, that we should be aware of with this project?

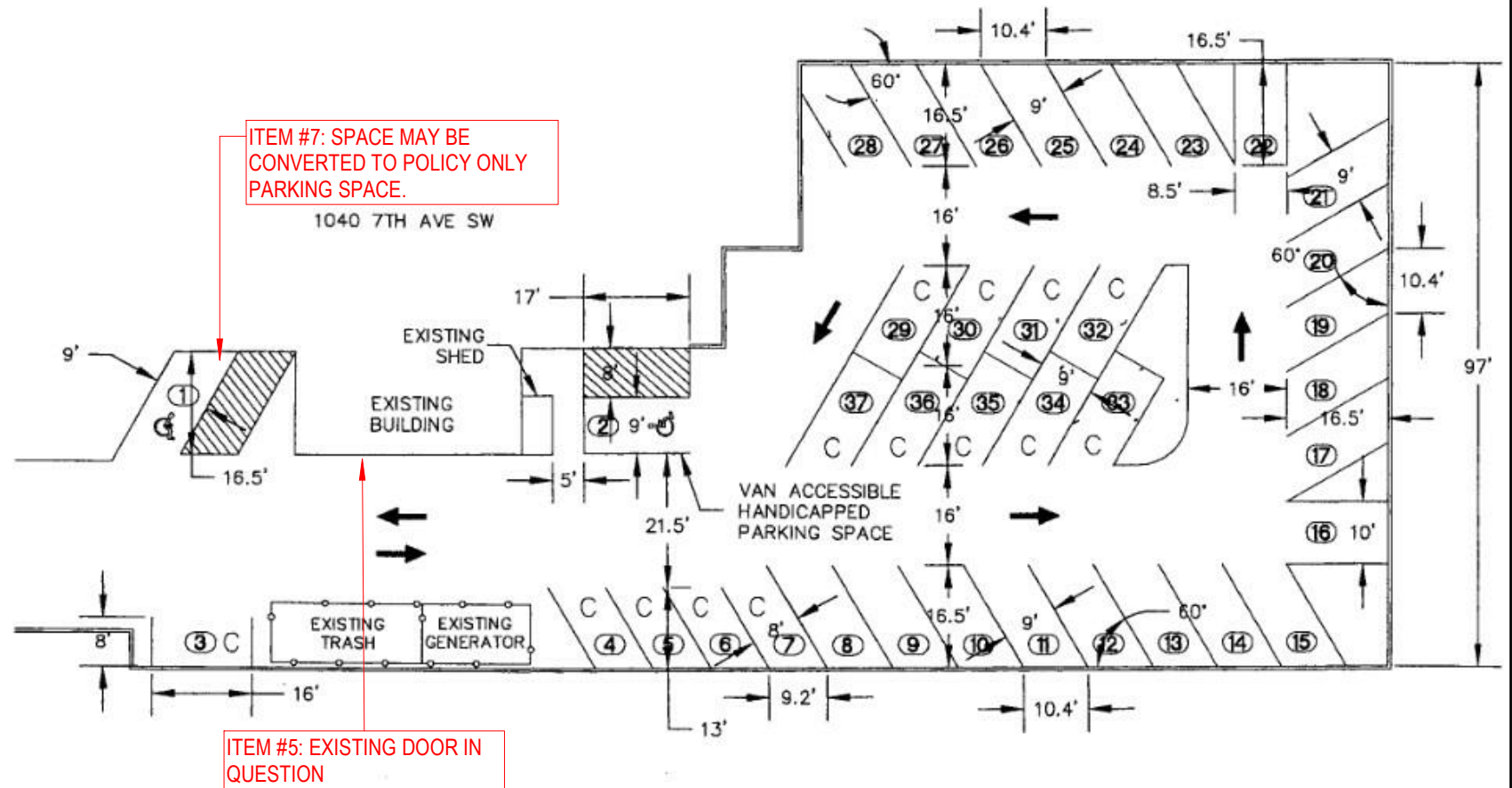
Sincerely, 

Christina Larson, Principal  
AIA, NCIDQ, LEED AP  
Varitone Architecture, LLC



ITEM #5: EXISTING DOOR IN QUESTION

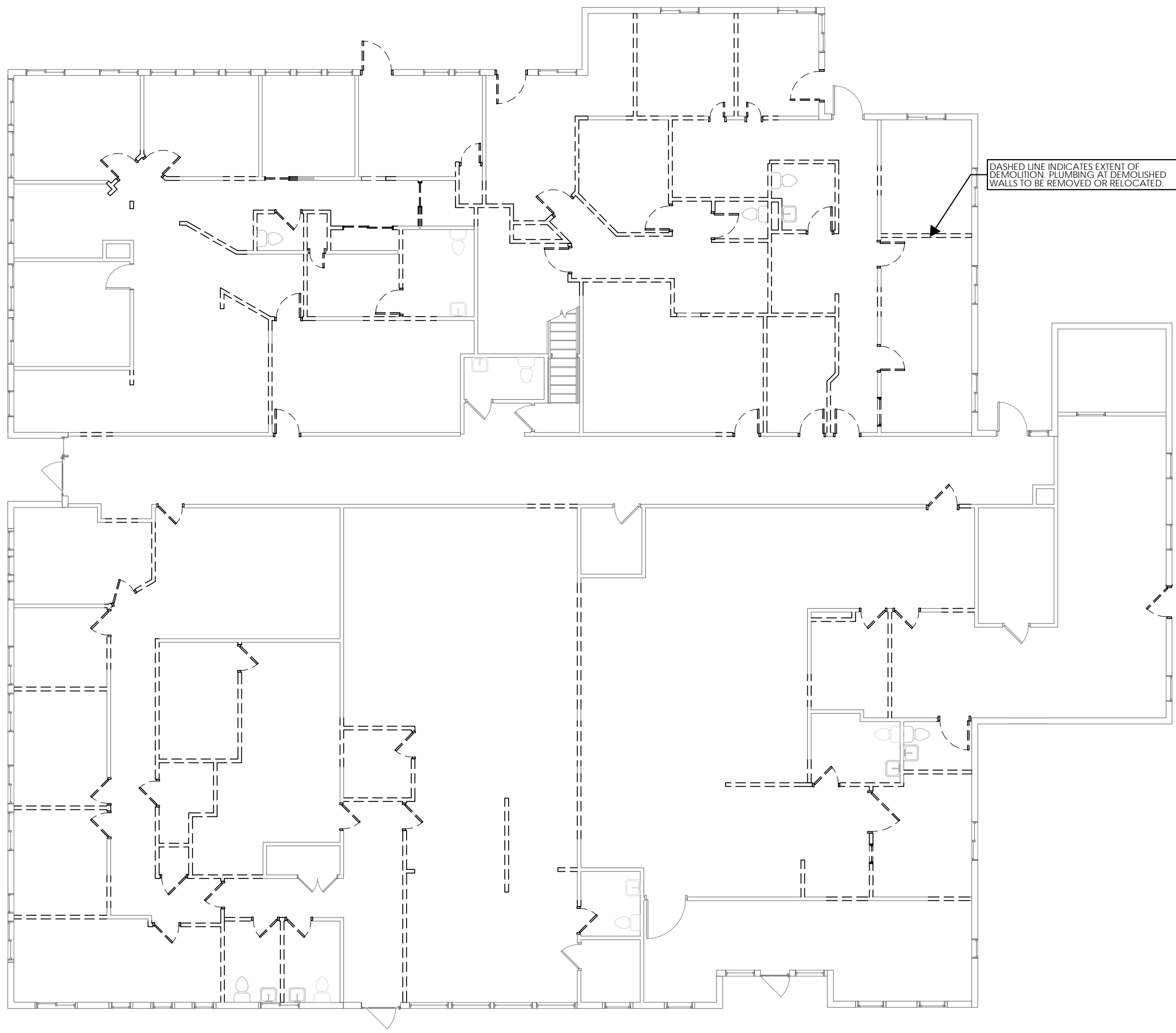
ITEM #6: NO PEDESTRIAN WALKWAY TO CITY SIDEWALK OR FROM BUILDING TO PARKING



ITEM #7: SPACE MAY BE CONVERTED TO POLICY ONLY PARKING SPACE.

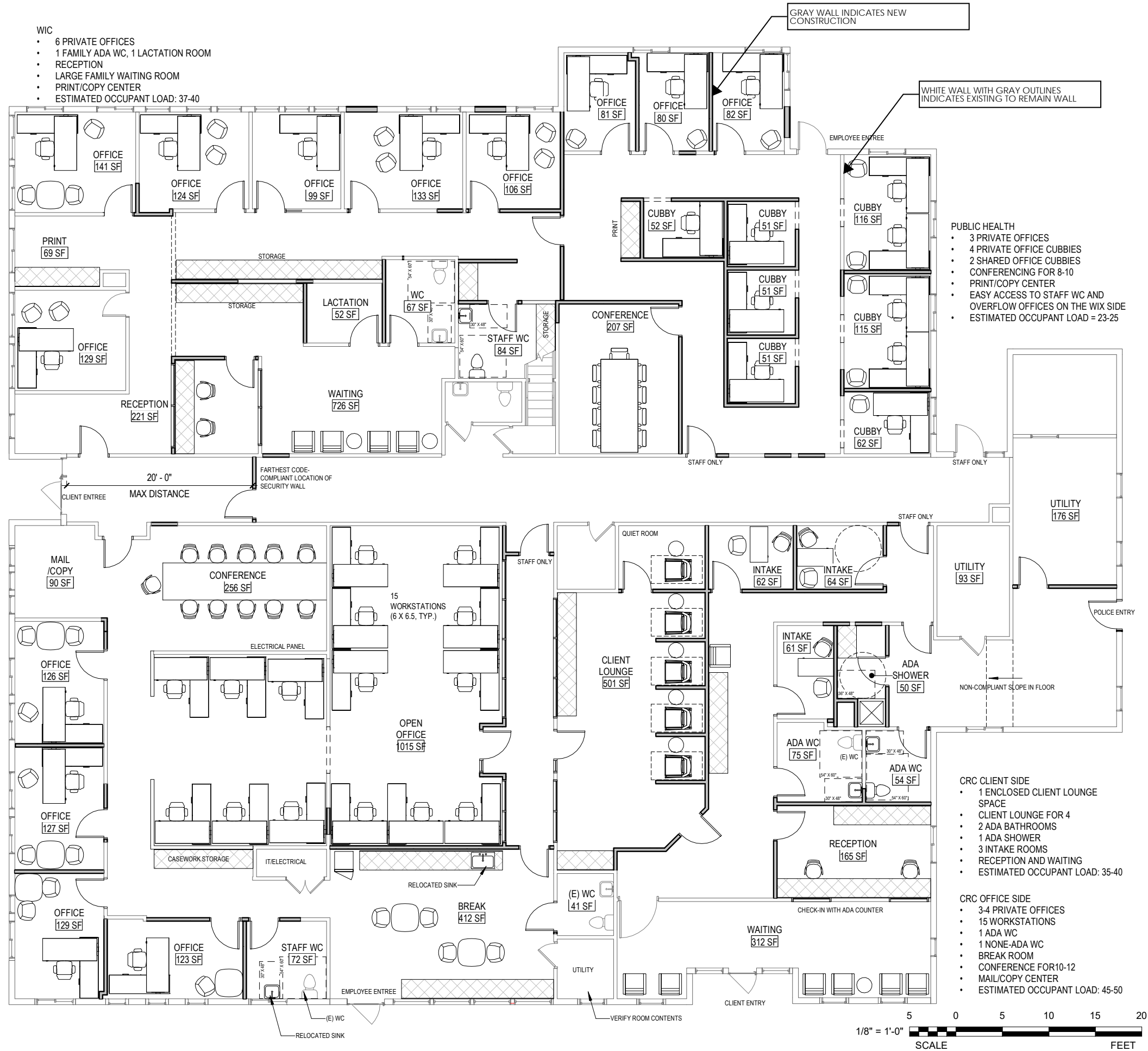
7TH AVE. SW

ITEM #5: EXISTING DOOR IN QUESTION





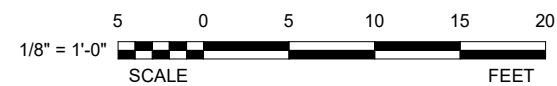
- WIC
- 6 PRIVATE OFFICES
  - 1 FAMILY ADA WC, 1 LACTATION ROOM
  - RECEPTION
  - LARGE FAMILY WAITING ROOM
  - PRINT/COPY CENTER
  - ESTIMATED OCCUPANT LOAD: 37-40



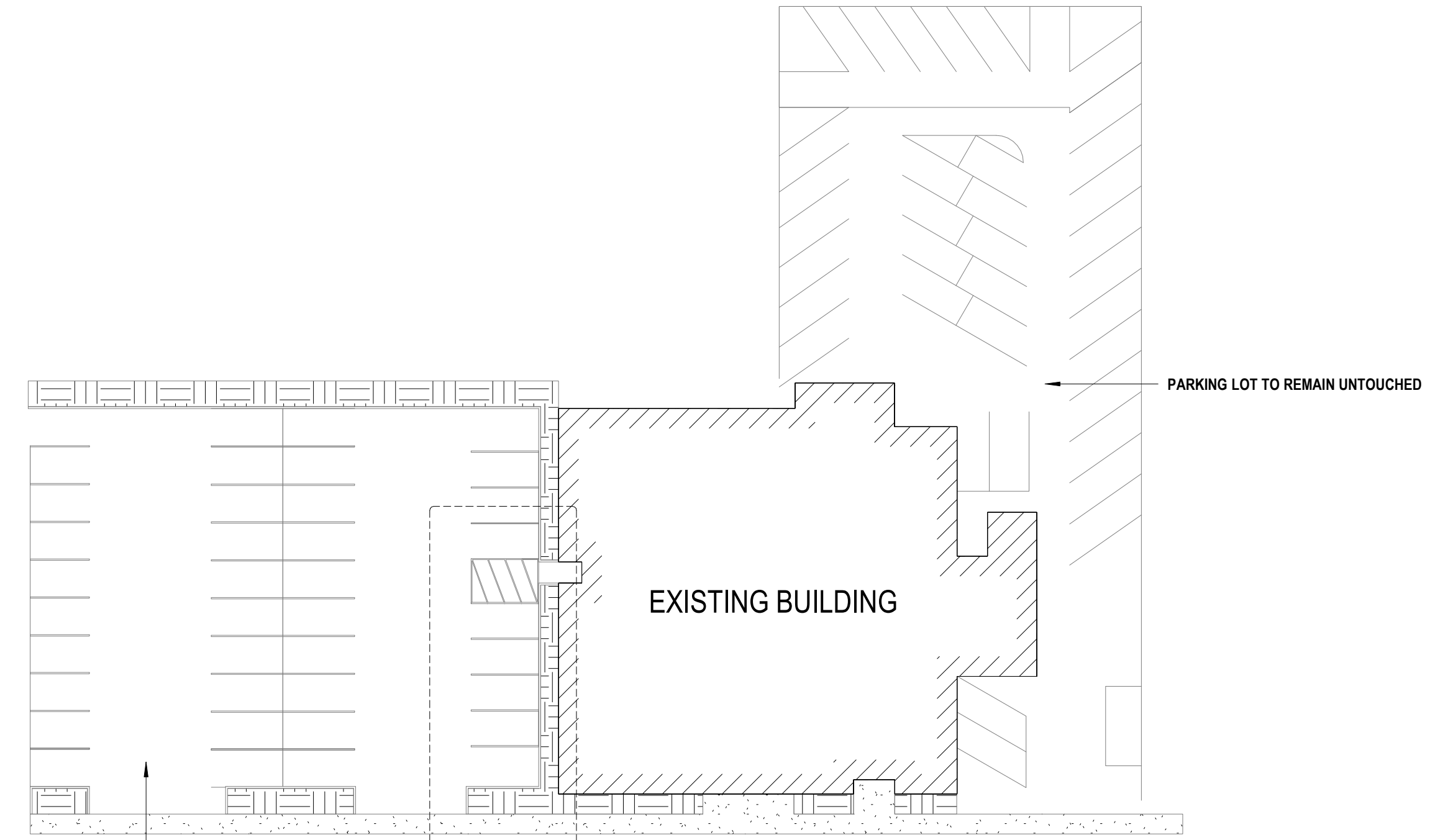
- PUBLIC HEALTH
- 3 PRIVATE OFFICES
  - 4 PRIVATE OFFICE CUBBIES
  - 2 SHARED OFFICE CUBBIES
  - CONFERRING FOR 8-10
  - PRINT/COPY CENTER
  - EASY ACCESS TO STAFF WC AND OVERFLOW OFFICES ON THE WIX SIDE
  - ESTIMATED OCCUPANT LOAD = 23-25

- CRC CLIENT SIDE
- 1 ENCLOSED CLIENT LOUNGE SPACE
  - CLIENT LOUNGE FOR 4
  - 2 ADA BATHROOMS
  - 1 ADA SHOWER
  - 3 INTAKE ROOMS
  - RECEPTION AND WAITING
  - ESTIMATED OCCUPANT LOAD: 35-40

- CRC OFFICE SIDE
- 3-4 PRIVATE OFFICES
  - 15 WORKSTATIONS
  - 1 ADA WC
  - 1 NONE-ADA WC
  - BREAK ROOM
  - CONFERENCE FOR 10-12
  - MAIL/COPY CENTER
  - ESTIMATED OCCUPANT LOAD: 45-50



Attachment F



PARKING LOT TO REMAIN UNTOUCHED

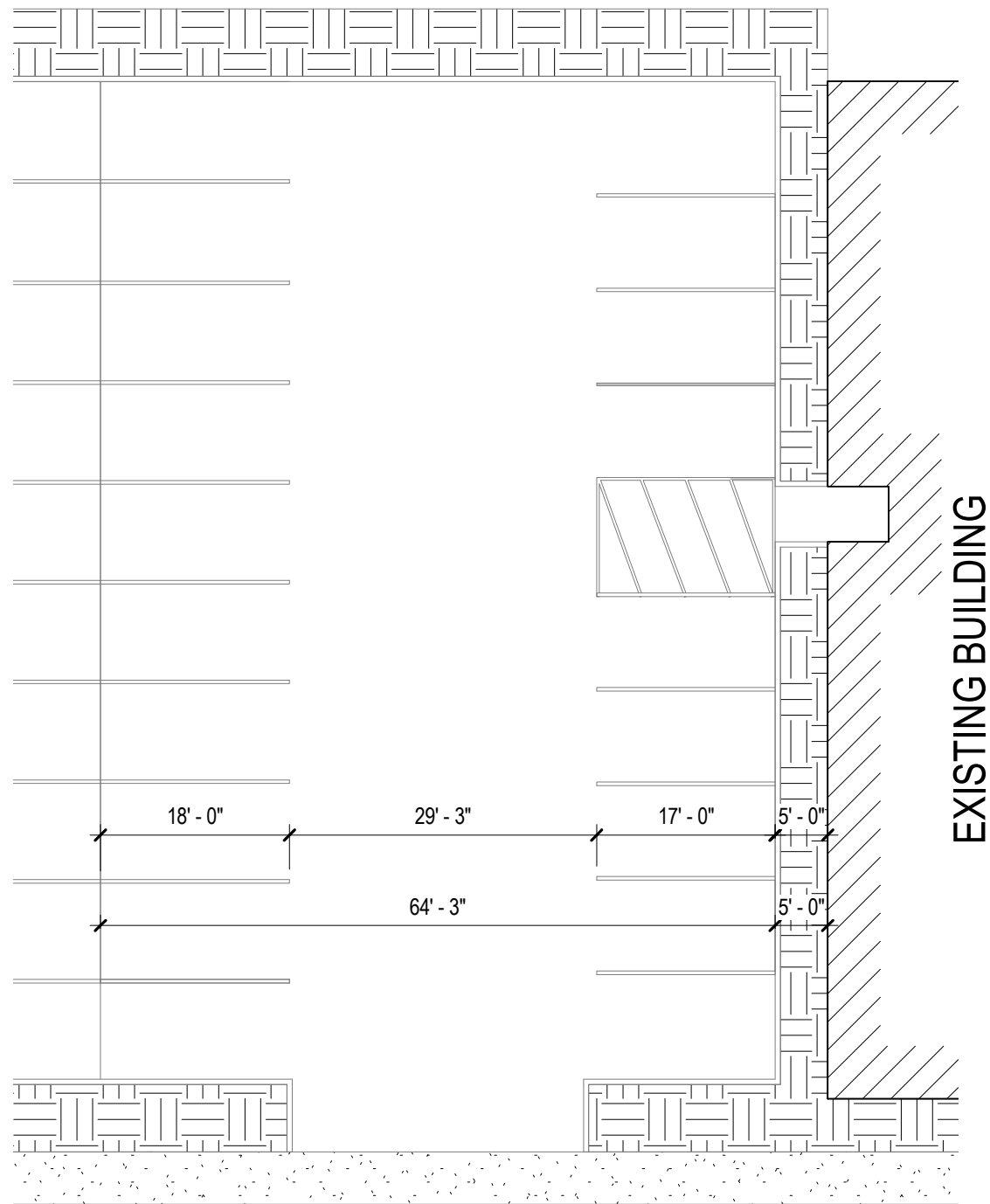
THIS AREA OF PARKING LOT: NEW STRIPING AND ASPHALT TO CREATE CORRECT ADA COMPLIANT SLOPES. NEW PEDESTRIAN CONNECTION ADDED. SEE NEXT SHEET.

SINCE THERE IS NOT A CHANGE IN PARKING LOT CIRCULATION OR OVERALL LAYOUT, WE DO NOT BELIEVE THIS TRIGGERS A SITE PLAN REVIEW OR OTHER PLANNING PROCESS. PLEASE CONFIRM.

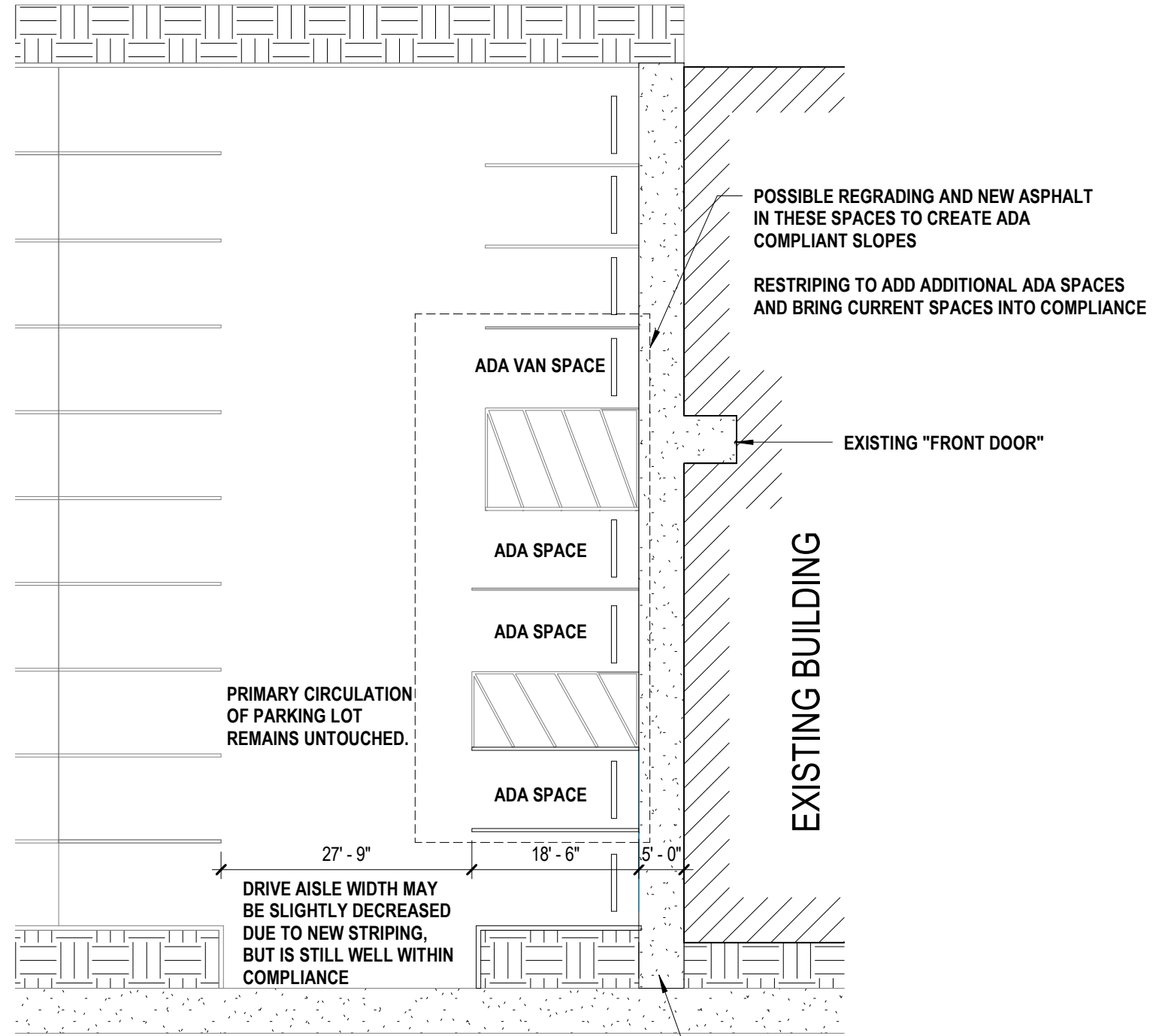
IF THIS IS JUST PART OF OUR GENERAL BUILDING PERMIT, WE DO NOT BELIEVE THAT CHAPTER 2 NON-CONFORMING SITUATIONS APPLIES TO THIS PROJECT. PLEASE CONFIRM.

OVERALL SITE PLAN





**EXISTING PARKING LOT LAYOUT**



**MODIFIED PARKING LOT LAYOUT**

**ADA PARKING PLAN**

# Attachment G

FW: Update from Pre-App about Linn County Purchase?



Williams, Russ  
To: Leturno, Ashley

Follow up. Start by Wednesday, May 29, 2024. Due by Wednesday, May 29, 2024.



**Alyssa Schrems**

Planner II

**Community Development**

City of Albany, Oregon

333 Broadalbin St SW, Albany, Oregon 97321

[www.cityofalbany.net](http://www.cityofalbany.net)

she, her, hers

Reply Reply All Forward

Wed 5/29/2024 6:21 AM

**From:** Christina Larson <[christina@varitonearchitecture.com](mailto:christina@varitonearchitecture.com)>

**Sent:** Friday, April 26, 2024 12:50 PM

**To:** Schrems, Alyssa <[Alyssa.Schrems@albanyoregon.gov](mailto:Alyssa.Schrems@albanyoregon.gov)>

**Cc:** Silia Sequeira <[silia@varitonearchitecture.com](mailto:silia@varitonearchitecture.com)>

**Subject:** Update from Pre-App about Linn County Purchase?

**[WARNING! This email came from outside our organization. Do NOT click unknown attachments or links in email.]**

Hi Alyssa,

After our pre-app the other day you were going to check on the interpretation of that code section regarding how much of the parking lot needs to be brought up to standards if, say, just two spaces are restriped to create one new ADA space. And whether its just the area that is touched---or the entire parking lot.

Were you able to get any clarification on that?

Thank you!

Christina Larson  
Principal Architect, AIA, NCIDQ, LEED AP





Varitone Architecture  
231 SW 2<sup>nd</sup> Ave | PO Box 3420 | Albany, OR 97321  
p: 541.497.2954 Ext: 101 | c: 541.224.2210  
[www.varitonearchitecture.com](http://www.varitonearchitecture.com)

Reply Reply All Forward ...

Wed 5/29/2024 6:21 AM

# FW: Update from Pre-App about Linn County Purchase?

 Williams, Russ  
To: Letumo, Ashley

 Follow up. Start by Wednesday, May 29, 2024. Due by Wednesday, May 29, 2024.

**To:** Christina Larson <[christina@varitonearchitecture.com](mailto:christina@varitonearchitecture.com)>  
**Cc:** Silia Sequeira <[silia@varitonearchitecture.com](mailto:silia@varitonearchitecture.com)>  
**Subject:** RE: Update from Pre-App about Linn County Purchase?

Hi Christina,

I'm following that train! I would say that would work. If what you're proposing triggers a site plan review (change in circulation, three additional parking spots), just include a narrative that describes what you are doing to meet the non-conforming required improvements section. And you're definitely right that it is likely to exceed the overall project cost, so just provide that additional info and we shouldn't need anything else.

Thanks,



**Alyssa Schrems**  
Planner II  
**Community Development**  
City of Albany, Oregon  
333 Broadalbin St SW, Albany, Oregon 97321  
[www.cityofalbany.net](http://www.cityofalbany.net)  
*she, her, hers*

**From:** Christina Larson <[christina@varitonearchitecture.com](mailto:christina@varitonearchitecture.com)>  
**Sent:** Tuesday, April 30, 2024 9:33 PM  
**To:** Schrems, Alyssa <[Alyssa.Schrems@albanyoregon.gov](mailto:Alyssa.Schrems@albanyoregon.gov)>  
**Cc:** Silia Sequeira <[silia@varitonearchitecture.com](mailto:silia@varitonearchitecture.com)>  
**Subject:** RE: Update from Pre-App about Linn County Purchase?

Thank you, Alyssa!  
So is the interpretation that just the modified areas need to be brought up to current standards?

I want to run one scenario by you....

Due to non-ADA compliant parking spaces and the Chapter 2, non-conforming sites section, we are pretty much assuming one of the parking lots will need to get redone.

If we redo the parking lot to the East of the building, we'd add all of our ADA parking, bicycle parking, pedestrian connections, and meet current parking lot standards...this would exceed the 10% of our overall project cost. It is our assumption that since we would have met the 10% that we could leave the other parking lot alone. Does that train of thought make sense to you as well?

Thank you for your help on this,

Christina Larson

# FW: Update from Pre-App about Linn County Purchase?



Williams, Russ

To: Leturno, Ashley

Follow up. Start by Wednesday, May 29, 2024. Due by Wednesday, May 29, 2024.



City of Albany, Oregon  
333 Broadalbin St SW, Albany, Oregon 97321  
[www.cityofalbany.net](http://www.cityofalbany.net)  
she, her, hers

**From:** Christina Larson <[christina@varitonearchitecture.com](mailto:christina@varitonearchitecture.com)>  
**Sent:** Monday, May 6, 2024 2:17 PM  
**To:** Schrems, Alyssa <[Alyssa.Schrems@albanyoregon.gov](mailto:Alyssa.Schrems@albanyoregon.gov)>  
**Cc:** Silia Sequeira <[silia@varitonearchitecture.com](mailto:silia@varitonearchitecture.com)>; Williams, Russ <[ruwilliams@co.linn.or.us](mailto:ruwilliams@co.linn.or.us)>  
**Subject:** RE: Update from Pre-App about Linn County Purchase?

Hi Alyssa,  
I have another question for you.

I know you have your planning department meeting tomorrow and I am hoping you can get some clarity on this question so that we know for sure! Their due diligence period is getting limited.

See the attached pdf. We are proposing that we can add a sidewalk connection in the location of the existing planter strip along the front of the building. This would provide the ADA connection to the front door and from the ADA parking spaces. Then we'd restripe the spaces to put all of the required ADA spaces along this front side of the building, closest to what will be the public front door. The paving in this area will likely need to come out and get redone to accommodate correct ADA slopes.

HOWEVER, the main circulation and layout of the parking lot will not be affected by this change (see attached plans).

I don't believe this would trigger a site plan review? (New sidewalk between parking and building, and new ADA spots.) And if it doesn't trigger a site plan review, then it would not trigger Chapter 2 Non-conforming Sites. Please confirm.

And I don't believe this modification would trigger any additional site upgrades per your last email.

Thank you!

Christina Larson  
Principal Architect, AIA, NCIDQ, LEED AP



Varitone Architecture  
231 SW 2nd Ave | PO Box 3420 | Albany, OR 97321  
p. 541.497.2954 Ext. 100 | c. 541.224.2810  
[www.varitonearchitecture.com](http://www.varitonearchitecture.com)

Reply Reply All Forward

Wed 5/29/2024 6:21 AM

fw. Update from Pre-App about Linn County Purchase?



Williams, Russ  
To: Leturno, Ashley

Follow up. Start by Wednesday, May 29, 2024. Due by Wednesday, May 29, 2024.

To: Schrems, Alyssa <Alyssa.Schrems@albanyoregon.gov>  
Cc: Silia Sequeira <silia@varitonearchitecture.com>; Williams, Russ <ruwilliams@co.linn.or.us>  
Subject: RE: Update from Pre-App about Linn County Purchase?

Thank you for getting that confirmed, Alyssa!

Christina Larson  
Principal Architect, AIA, NCIDQ, LEED AP



Varitone Architecture  
231 SW 2nd Ave. | PO Box 3420 | Albany, OR 97321  
p. 541.497.2954 Ext. 101 | e. 541.224.2210  
[www.varitonearchitecture.com](http://www.varitonearchitecture.com)

From: Schrems, Alyssa <Alyssa.Schrems@albanyoregon.gov>  
Sent: Tuesday, May 7, 2024 1:10 PM  
To: Christina Larson <christina@varitonearchitecture.com>  
Cc: Silia Sequeira <silia@varitonearchitecture.com>; Williams, Russ <ruwilliams@co.linn.or.us>  
Subject: RE: Update from Pre-App about Linn County Purchase?

Hi Christina,

Thanks for checking in about this. After checking with the other planners, even if the asphalt needs to be redone, we will not require the full parking lot to be brought up, nor would it be subject to a site plan review (unless one of the other triggers occurs). Now, there may be some building code requirements that are triggered, but not planning. Please let me know if you have any additional questions.

Thanks,



**Alyssa Schrems**  
Planner II  
**Community Development**  
City of Albany, Oregon  
333 Broadalbin St SW, Albany, Oregon 97321  
[www.cityofalbany.net](http://www.cityofalbany.net)  
*she. her. hers*

## External Inspection

---

1040-1050 7th Ave SW, Albany, OR 97321

Linn County



# 1040 & 1050 SW 7th

Albany, OR



**EVOLUTION**  
**ARCHITECTURE**  
Building Envelope Consultants

## **BUILDING ENVELOPE INSPECTION**

May 15, 2024



## Overview

---

Evolution was retained by Linn County Facilities to review the condition and expected service life of existing the existing structure. The building consists of 2 original wood framed structures which were subsequently combined into a single structure.

This report contains photos and associated notes for both typical and specific conditions. It is separated into sections by general building component. Where observed consistent conditions are abbreviated as Typ. Specific conditions are noted by floor, elevation, and gridline (XXXXX) where unique to a location or with the specific location where the photo was taken for that condition.

## Summary Condition Assessment

---

The building is in mixed condition correlated to the original construction and combination of the buildings.

Overall the roof is separated at the West edge of the 2<sup>nd</sup> floor. The West section of the roof is in poor condition and should be replaced. The membrane is in poor condition with significant granule loss and many locations with evidence of prior patching. The parapet shows evidence of prior patching attempts and poor cap flashing overlaps and fastening. The mansard to gutter termination is problematic throughout as there is not a positive connection and the fascia is exposed at the interior edge of gutters. Water damage is evident at several locations where this condition occurs. The East section of the roof consists of duro-last membrane and appears serviceable.

Cladding is in varied condition by building section. The East, North, and a portion of the West elevation have drained brick and vertical wood siding. These components are generally in good condition. Some weeps in the brick cladding have been closed with foam insulation and should be cleared. Wood siding has shrinkage gaps in some locations and should be sealed and painted as appropriate at the next maintenance cycle. The South and West elevations as well as the 2<sup>nd</sup> floor are clad with a pressboard style siding. The cladding appears to be underlaid with a tar impregnated paper wrb. The cladding is largely at or past end of life with rot and deterioration apparent throughout. It should be replaced before damage to the building structure occurs.

Windows and doors are in mixed condition with wood and aluminum framed assemblies present. Wood windows on the East elevation appear to be minimally insulated with some deterioration at glazing stops. Most wood windows are in serviceable condition with interior damage apparent at sills, possibly due to condensation. Aluminum framed windows are at or approaching end of life and replacement should be planned. Doors appear to be in serviceable condition.



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## Observed Conditions

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### 1.0 General Observations

The building is in moderate condition correlated to the original construction and combination of the buildings. Approximately half of the roof and 1/3 of the siding require immediate work with the remainder of the building in serviceable condition.

Overall the roof is separated at the West edge of the 2<sup>nd</sup> floor. The West section of the roof is in poor condition and should be replaced. The membrane is in poor condition with significant granule loss and many locations with evidence of prior patching. The parapet shows evidence of prior patching attempts and poor cap flashing overlaps and fastening. The mansard to gutter termination is problematic throughout as there is not a positive connection and the fascia is exposed at the interior edge of gutters. Water damage is evident at several locations where this condition occurs. The East section of the roof consists of duro-last membrane and appears serviceable.

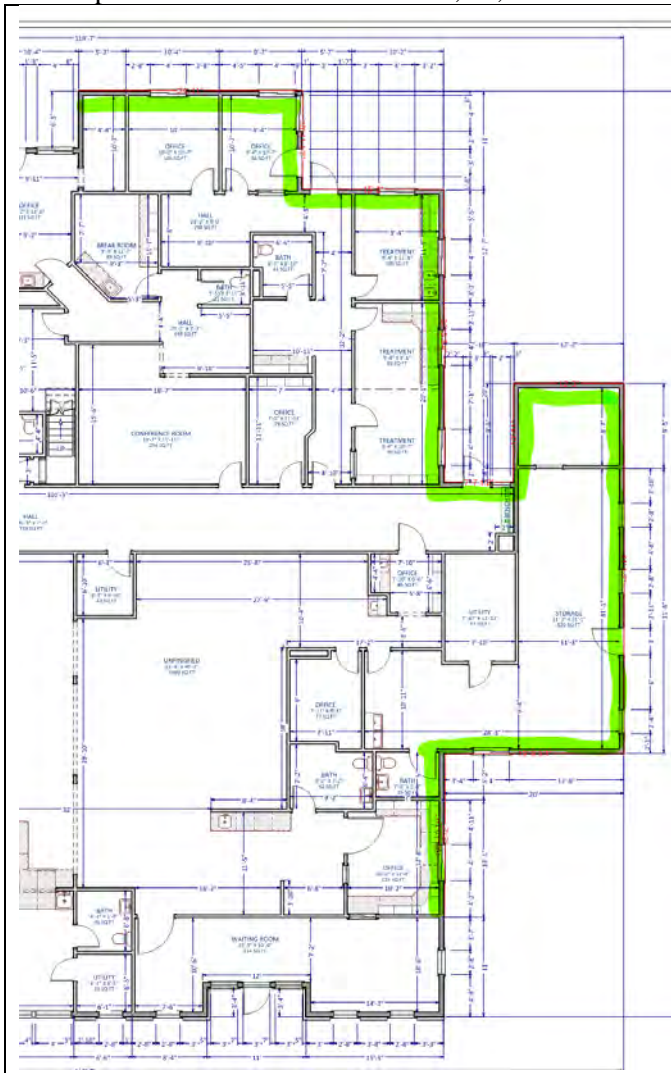
Cladding is in varied condition by building section. The East, North, and a portion of the West elevation have drained brick and vertical wood siding. These components are generally in good condition. Some weeps in the brick cladding have been closed with foam insulation and should be cleared. Wood siding has shrinkage gaps in some locations and should be sealed and painted as appropriate at the next maintenance cycle. The South and West elevations as well as the 2<sup>nd</sup> floor are clad with a pressboard style siding. The cladding appears to be underlaid with a tar impregnated paper wrb. The cladding is largely at or past end of life with rot and deterioration apparent throughout. It should be replaced before damage to the building structure occurs.

Windows and doors are in mixed condition with wood and aluminum framed assemblies present. Wood windows on the East elevation appear to be minimally insulated with some deterioration at glazing stops. Most wood windows are in serviceable condition with interior damage apparent at sills, possibly due to condensation. Aluminum framed windows are at or approaching end of life and replacement should be planned. Doors appear to be in serviceable condition.

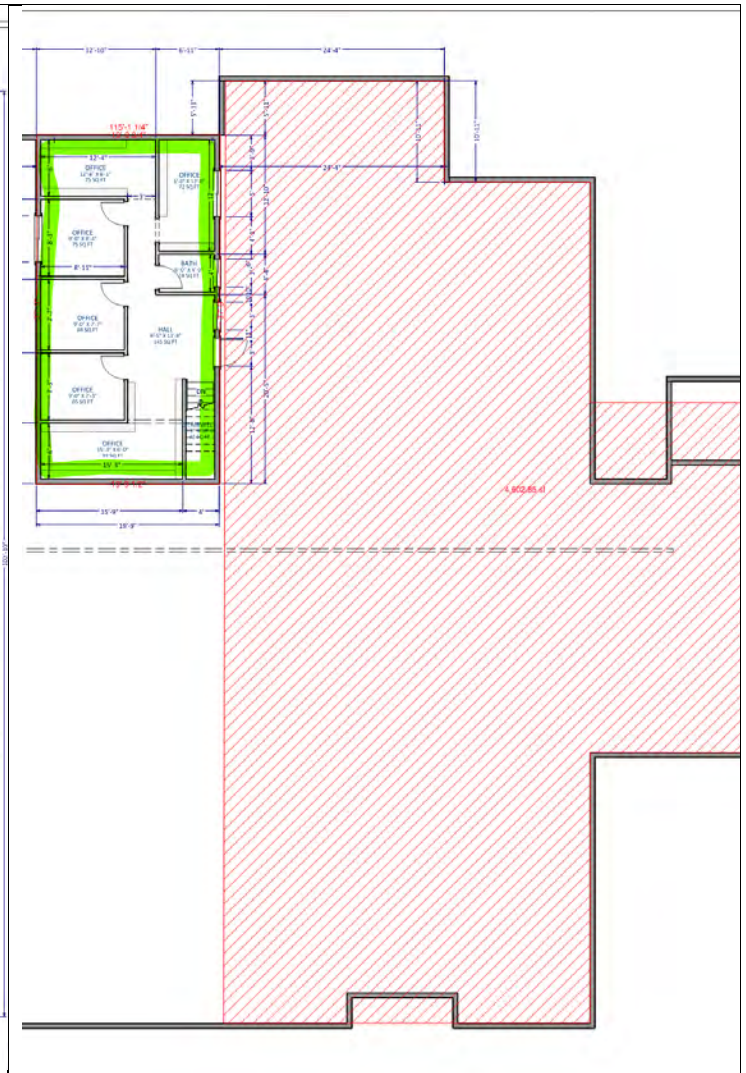


# 1.1 Recommendations

In the immediate term we recommend replacing the West portion of the roof, siding at the 2<sup>nd</sup> floor and lap siding at the South and West elevations. Siding on the South can be limited to the exposed portion highlighted in the quantity takeoff below left. As budget allows replacing all pressboard lap siding is recommended. The exposed fascia condition at the E, W, N elevations should also be remediated.



1<sup>st</sup> Floor recommended siding replacement



2<sup>nd</sup> floor recommended siding replacement

Item	Qty	\$/SF	\$
West Roof	4,602	28	128,856
E,W,N Fascia	353	15	5,295
2nd Floor Siding	1,035	22	22,770
S & W Siding	1,746	22	38,412
			195,333



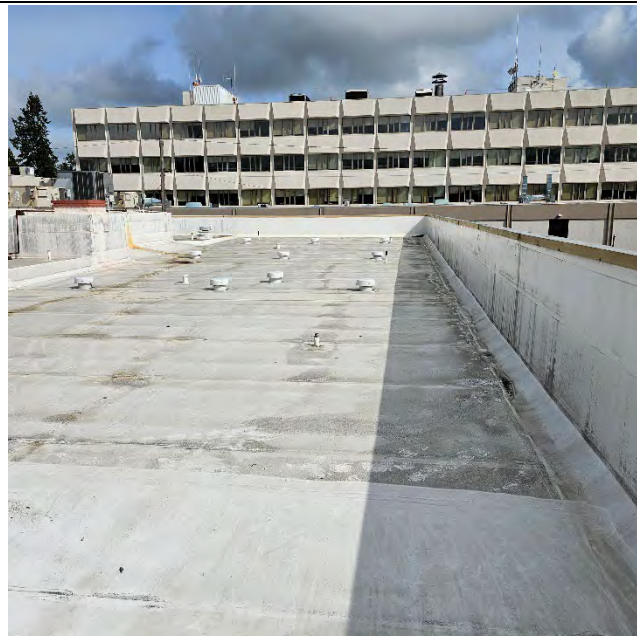
## 2.0 Roof



**Photo 2.1:** East roof overview



**Photo 2.2:** West roof overview



**Photo 2.3:** East roof surface



**Photo 2.4:** Parapet overlap at East roof



**Photo 2.5:** Curb mounted skylight and hvac unit



**Photo 2.6:** Manufacturer tag



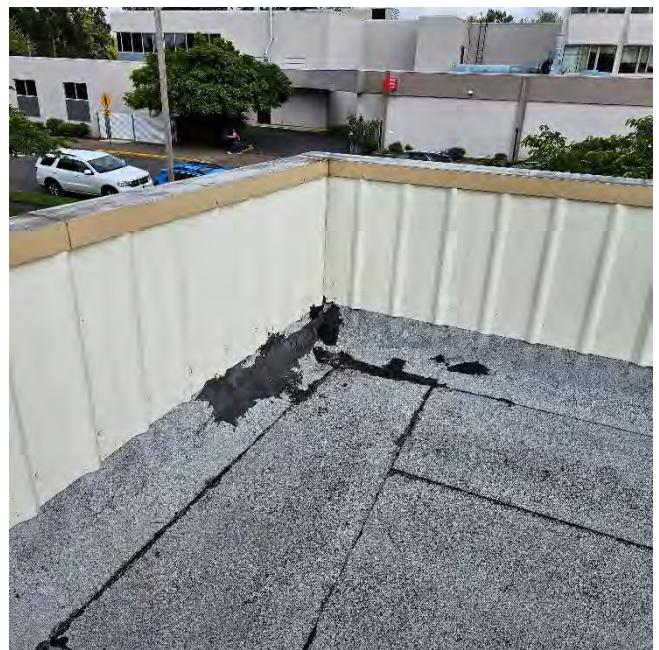
**Photo 2.7:** East to West roof transition



**Photo 2.8:** Multiple layers of transition flashing



**Photo 2.9:** West roof skylight



**Photo 2.10:** Patch at base of parapet

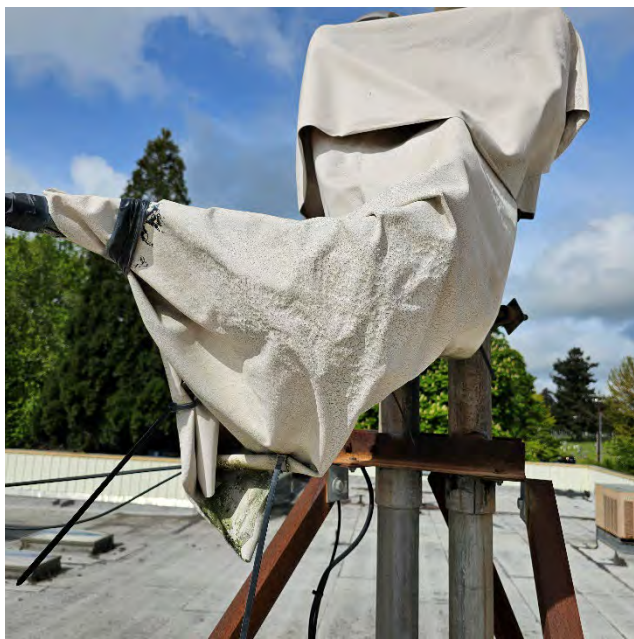




**Photo 2.11:** Loose parapet connection



**Photo 2.12:** Roof weatherhead

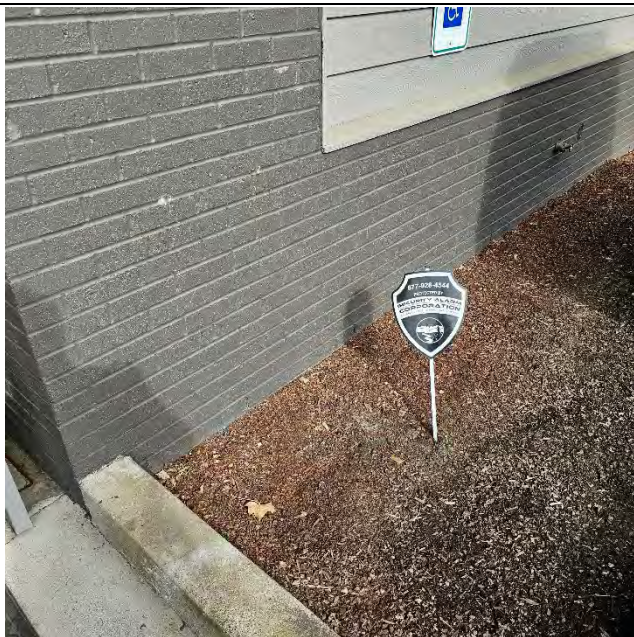


**Photo 2.13:** Weatherhead temporary cover

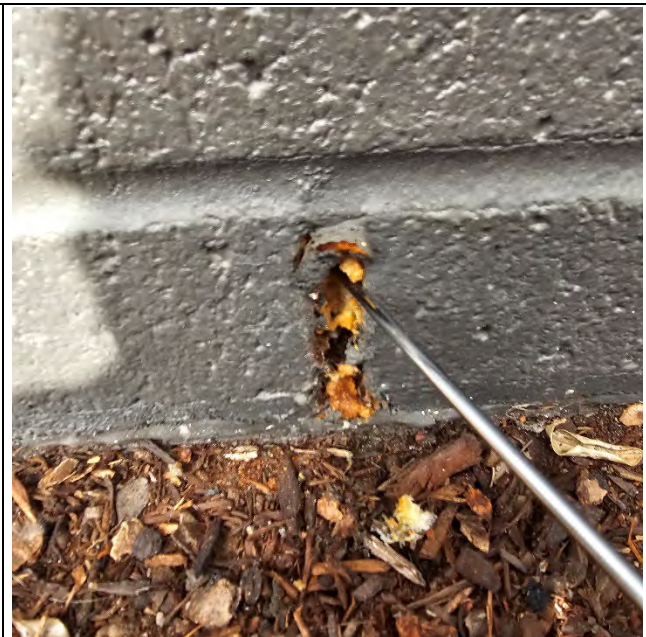
**Not Used**



### 3.0 Cladding



**Photo 3.1:** Brick cladding at East elevation



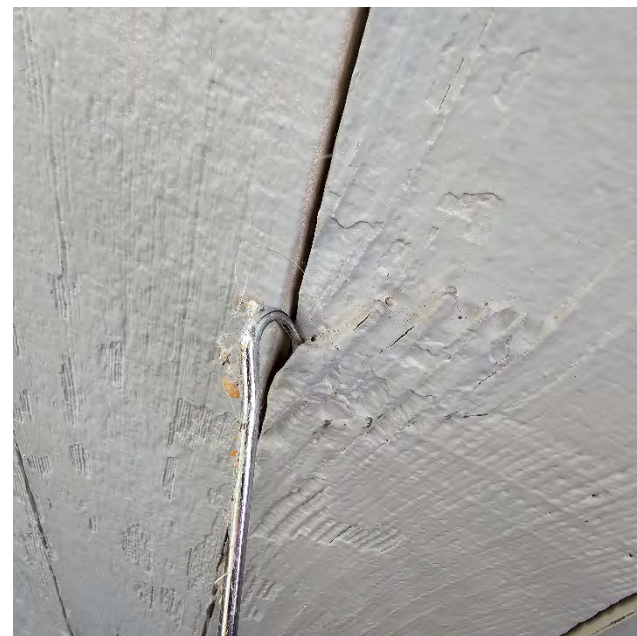
**Photo 3.2:** Sealed weep at brick



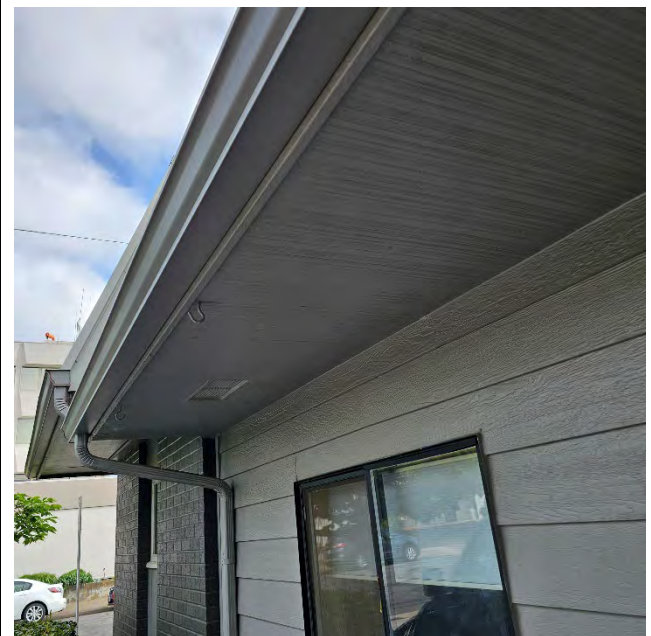
**Photo 3.3:** Brick and vertical wood siding



**Photo 3.4:** Vertical wood siding detail



**Photo 3.5:** Unsealed joints at wood siding



**Photo 3.6:** Cladding transition at West elevation



**Photo 3.7:** Cladding overview at SW corner



**Photo 3.8:** Exposed wood at transition



**Photo 3.9:** Mansard to gutter outside corner condition



**Photo 3.10:** Exposed sheathing at upper edge of gutter



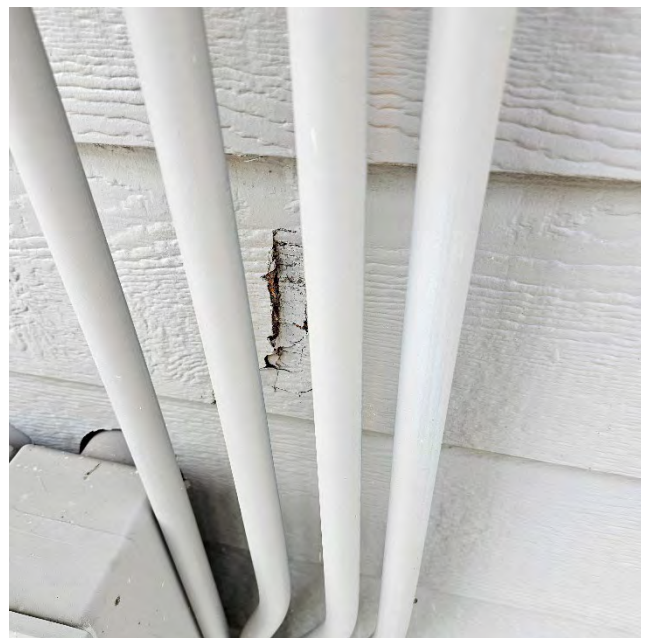
**Photo 3.11:** Water damaged fascia at outside corner (typ)



**Photo 3.12:** Water damaged fascia



**Photo 3.13:** Delaminating siding at West elevation



**Photo 3.14:** Damaged siding at utility penetrations



**Photo 3.15:** Siding at 2<sup>nd</sup> floor



**Photo 3.16:** Siding edge condition



**Photo 3.17:** Siding edge condition at 2<sup>nd</sup> floor door



**Photo 3.18:** Siding condition



## 4.0 Windows & Doors



**Photo 4.1:** Entry siding detail (2249, typ)



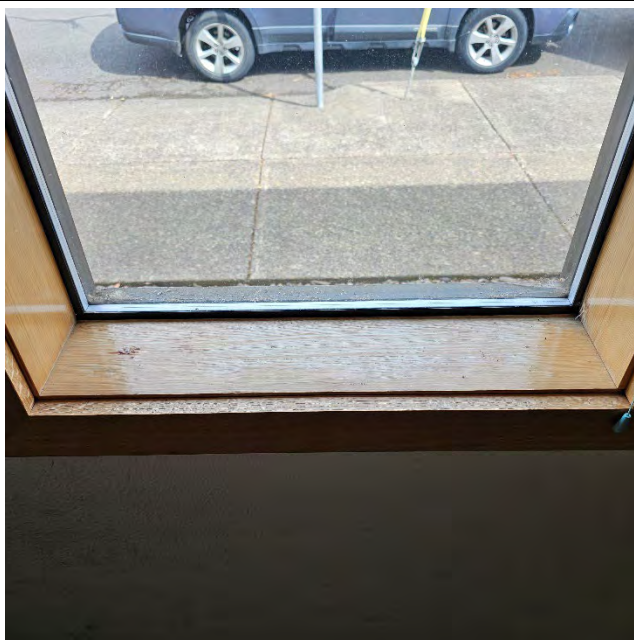
**Photo 4.2:** Transom window sill at entry



**Photo 4.3:** South curtain wall head detail



**Photo 4.4:** Curtain wall interior spandrel detail



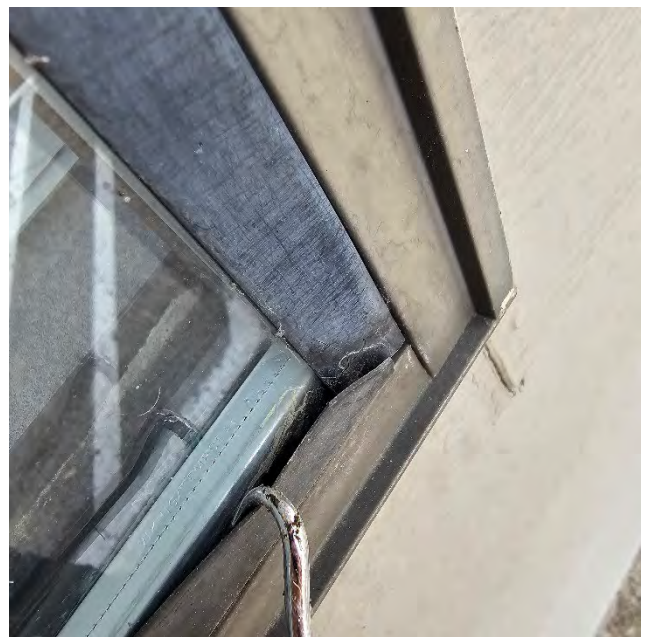
**Photo 4.5:** Sealant failure at West edge of North curtain wall



**Photo 4.6:** Sealant failure detail



**Photo 4.7:** Typical storefront at ground level



**Photo 4.8:** Damaged window frame (2201)





## 5.0 Limitations

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This report does not include any reviews of mechanical, life safety, or other specific systems not mentioned. Unless specifically noted in this report, no testing, detailed analysis or design calculations were completed. This report is based on visual observation only, no destructive testing was performed to expose concealed conditions. This report was prepared by Evolution Architecture for Linn County. Any use a third party makes of this report, or any reliance or decisions to be made based on this report are the sole responsibility of the third parties. Comments and conclusions of the report are based on our field review of conditions. Findings in this report represent Evolution's best judgment in consideration of the information available at the time of its preparation. Evolution reserves the right to modify opinions if additional information becomes available.

Sincerely,

**Evolution Architecture, LLC**

Keller Baum, VP - Oregon

Roof

---

1040-1050 7th Ave SW, Albany, OR 97321

Linn County

# ABBREVIATIONS

&	AND	FLASH	FLASHING	NO	NUMBER	TBD	TO BE DETERMINED
@	AT	FRND	FOUNDATION	NTS	NOT TO SCALE	TSG	TONGUE & GROOVE
ABV	ABOVE	FT	FOOT	O/	OVER	TYP	TYPICAL
AFF	ABOVE FINISHED FLOOR	FR	FIRE RESISTIVE, FIRE RATED	OC	ON CENTER	UON	UNLESS OTHERWISE NOTED
ALT	ALTERNATE	GA	GALVE	OPNG	OPENING	VERT	VERTICAL
ALUM	ALUMINUM	GALV	GALVANIZED	OPP	OPPOSITE	VIF	VERIFY IN FIELD
ARCH	ARCHITECTURAL	GWB	GYP SUM WALL BOARD	PERP	PERPENDICULAR	W/	WITH
ASPH	ASPHALT	GYP	GYP SUM	PREP	PREPARE	WD	WOOD
ASSY	ASSEMBLY	HB	HOSE BIB	PTD	PAINTED	WIDW	WINDOW
BGALV	BONDERIZED GALVANIZED	HC	HANDICAP	PT	PRESSURE TREATED	WP	WATERPROOF
BLDG	BUILDING	HGT	HEIGHT	PWD	PLYWOOD	WPM	WATERPROOFING MEMBRANE
BLKG	BLOCKING	HORIZ	HORIZONTAL	RD	ROOF DRAIN	WRB	WEATHER RESISTIVE BARRIER
BLW	BELOW	HT	HIGH TEMPERATURE	REC	RECOMMENDED		
BM	BEAM	INSUL	INSULATION	REF	REFERENCE, REFER		
BO	BOTTOM OF	INST	INSTALL, INSTALLER	REINF	REINFORCED		
BOT	BOTTOM	INT	INTERIOR	REQD	REQUIRED		
CONT	CONTINUOUS	JT	JOINT	RO	ROUGH OPENING		
DET, DTL	DETAIL	LOC	LOCATION	R&R	REMOVE AND REINSTALL		
DIA	DIAMETER	MATL	MATERIAL	SAF	SELF-ADHERED FLASHING		
DM	DIMENSION	MAX	MAXIMUM	SCHED	SCHEDULE, SCHEDULED		
DN	DOWN	MECH	MECHANICAL	SF	SQUARE FEET		
DS	DOWNSPOUT	MED	MEDIUM	SG	SAFETY GLASS		
DWG	DRAWINGS	MEMB	MEMBRANE	SHT	SHEET		
EA	EACH	MFR	MANUFACTURER	SPEC	SPECIFICATION		
ELEV	ELEVATION OR ELEVATOR	MTL	METAL	SGD	SLIDING GLASS DOOR		
EQ	EQUAL	MIN	MINIMUM	SHTGS	SHEATHING		
EXT	EXTERIOR	MIR	MIRROR	SIM	SIMILAR		
(E), EXIST	EXISTING	MISC	MISCELLANEOUS	SS	STAINLESS STEEL		
FEE	FINISH FLOOR ELEVATION	MTD	MOUNTED	STD	STANDARD		
FIN	FINISH	NA	NOT APPLICABLE	STRUC	STRUCTURAL		

# CODE ANALYSIS

SHEET	SHEET TITLE
A-001	PROJECT INFO
A-002	EXISTING PHOTOS
A-003	EXISTING PHOTOS
A-101	OVERALL ROOF PLANS
A-102	ROOF PLAN BUILDING TYPE A SOUTH
A-401	ROOF DETAILS
A-402	ROOF DETAILS
A-403	ROOF DETAILS

# AERIAL PHOTO OF COMMUNITY



LOOKING SOUTHEAST



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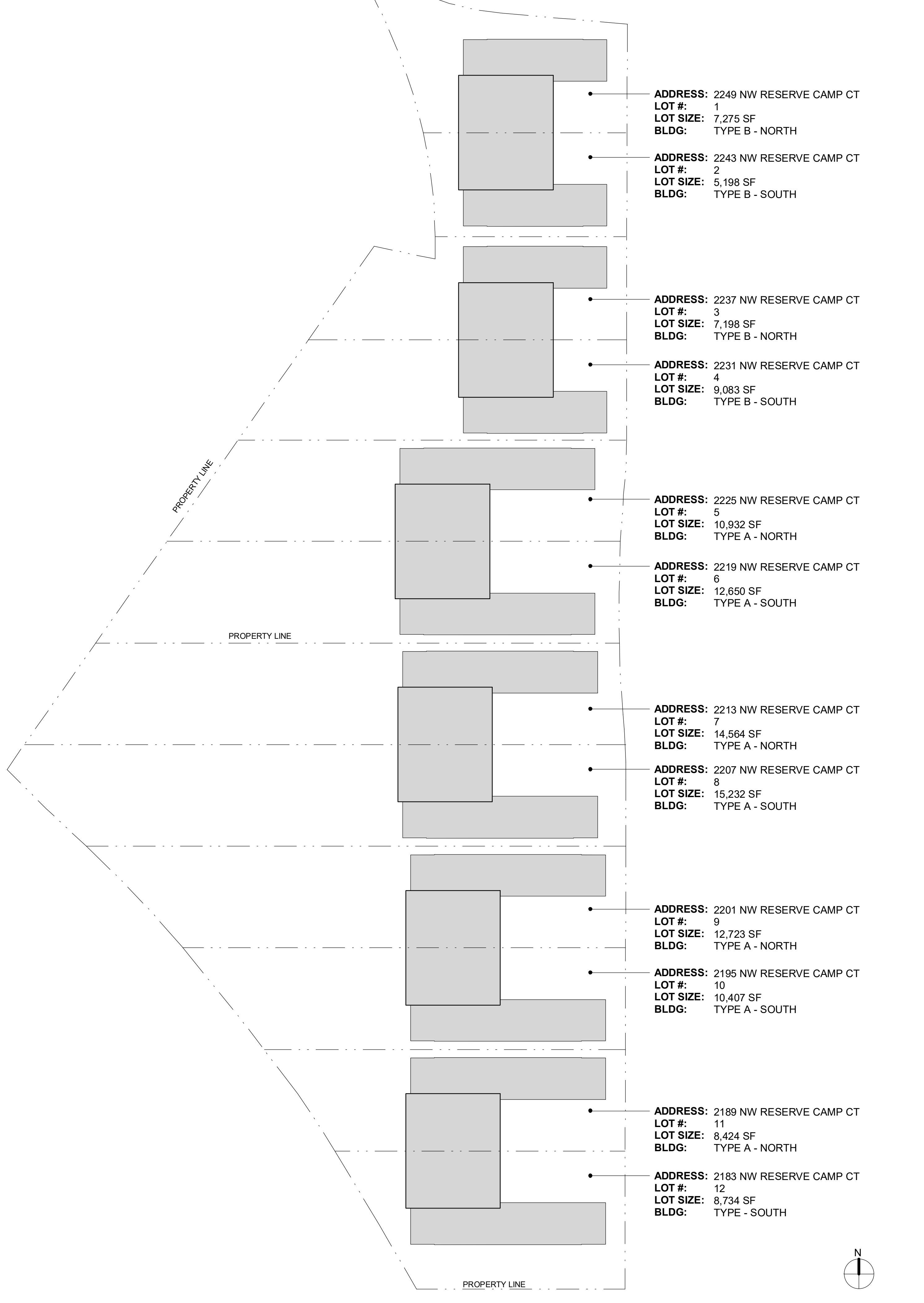
# SHEVLIN RESERVE ROOF REPAIR

2183 THRU 2249 NW RESERVE CAMP CT  
BEND, OR 97703

# ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"

# Attachment I



# CODE ANALYSIS

- THE WORK IS ON EXISTING SINGLE-FAMILY, RESIDENTIAL STRUCTURES
- THE WORK IS TO REPAIR DAMAGED ROOFING DUE TO WATER INTRUSION
- THE WORK IS DEFINED AS A REROOF AND ROOF REPAIR PER R202
- REROOFING IS EXEMPT FROM PERMITS PER R105.2 ITEM 15
- THE STRUCTURE IS NOT CONSIDERED A TOWNHOUSE
- THE NEW ROOFING IS OF LIKE IN KIND AND SIMILAR TO THE EXISTING ROOF COVERING
- THE REPAIR DOES NOT INVOLVE ANY MODIFICATIONS TO ELECTRICAL, PLUMBING OR MECHANICAL SYSTEMS WITHIN THE DWELLINGS
- THE REPAIR DOES NOT MODIFY THE EXISTING STORM DRAINAGE SYSTEM AS PREVIOUSLY DESIGNED OR INSTALLED
- THE REPAIR DOES NOT MODIFY ANY INTERIOR SYSTEMS, SPACES, OR OCCUPANCY CLASSIFICATIONS WITHIN THE DWELLING
- THE REPAIR DOES NOT IMPACT OR MODIFY THE EXISTING STRUCTURAL ROOF FRAMING SYSTEM
- ALL NEW MATERIALS USED AS PART OF THE REPAIR AND ROOF REPLACEMENT SHALL COMPLY WITH THE THE 2021 ORSC.

# RELEVANT CODE SECTIONS

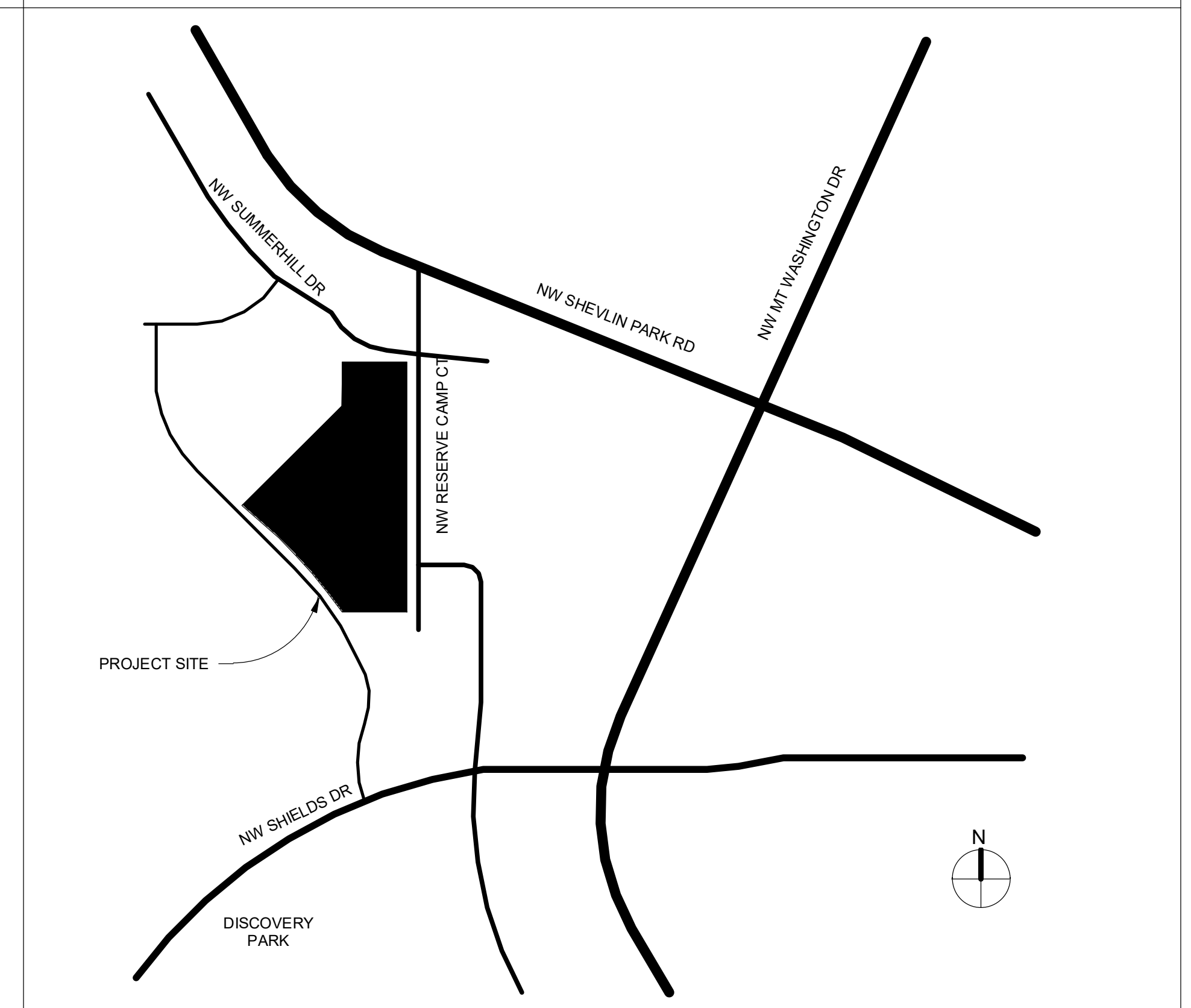
**202 GENERAL DEFINITIONS**  
**REPAIR** - THE RECONSTRUCTION, REPLACEMENT OR RENEWAL OF ANY PART OF AN EXISTING BUILDING FOR THE PURPOSE OF ITS MAINTENANCE OR TO CORRECT DAMAGE

**REROOFING** - THE PROCESS OF RECOVERING OR REPLACING AN EXISTING ROOF COVERING. SEE "ROOF RECOVER" AND "ROOF REPLACEMENT"

**ROOF REPLACEMENT** - THE PROCESS OF REMOVING THE EXISTING ROOF COVERING, REPAIRING AND DAMAGED SUBSTRATE AND INSTALLING A NEW ROOF COVERING

# VICINITY MAP

NOT TO SCALE



# GENERAL NOTES

- ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES, STANDARDS, AND MANUFACTURER'S INSTRUCTIONS. REPORT ANY DISCREPANCIES TO ARCHITECT
- REFER TO BUILDING ENVELOPE INSPECTION REPORT DATED NOVEMBER 8, 2023 FOR ADDITIONAL INFORMATION, INCLUDING PHOTOS OF EXISTING CONDITIONS.
- CONTRACTOR SHALL VERIFY CONDITIONS ON SITE BEFORE BEGINNING WORK AND REPORT ANY DISCREPANCIES TO ARCHITECT.
- ASSUME ALL ITEMS REFERENCED OR DETAILED HEREIN ARE NEW UNLESS SPECIFICALLY NOTED AS EXISTING.
- THE CONTRACTOR SHALL BE FAMILIAR WITH THESE DRAWINGS AND DETAILS AND SHALL ENSURE THAT THEIR WORKERS HAVE THE EXPERIENCE, TRAINING AND SKILLS REQUIRED TO EXECUTE THE WORK.
- SUBMIT REQUEST FOR INFORMATION (RFI) TO THE ARCHITECT. SUBMIT ANY CHANGES IN THE CONTRACT VALUE IN THE FORM OF A CHANGE ORDER PROPOSAL TO THE ARCHITECT.
- CONTRACTOR SHALL COORDINATE ALL OPERATIONS WITH THE OWNER AND ARCHITECT, INCLUDING AREAS FOR WORK, MATERIALS STORAGE, ACCESS TO AND FROM THE WORK, SPECIAL CONDITIONS OR NOISY WORK, TIMING OF WORK, INTERRUPTION OF MECHANICAL AND ELECTRICAL SERVICES AND RELOCATION OF EXISTING EQUIPMENT, CASEWORK, FIXTURES, FITTINGS, ETC. PROTECT LANDSCAPING & FIXTURES
- ALL EXISTING MECHANICAL AND ELECTRICAL EQUIPMENT AND SERVICES DISRUPTED OR REMOVED DURING CONSTRUCTION SHALL BE RESTORED AND REPLACED UNLESS NOTED OTHERWISE.
- EXISTING WORK DAMAGED AS A RESULT OF WORK PERFORMED UNDER THIS CONTRACT SHALL BE REPAIRED TO ORIGINAL CONDITION AND FINISHED TO MATCH ADJACENT FINISHES. SUBJECT TO TENANT'S APPROVAL, AT NO ADDITIONAL COST TO THE TENANT. PATCH ALL DISTURBED AND/OR DAMAGED ITEMS AS REQUIRED TO ACCOMPLISH NEW WORK AS REQUIRED FOR FINISHED APPEARANCE.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER IMAGES AND ILLUSTRATIONS.
- ALL LUMBER SIZES INDICATED ARE NOMINAL UNLESS NOTED OTHERWISE.
- EXTERIOR SHEATHING & FRAMING REPAIRS REQUIRE INSPECTIONS AS DICTATED BY THE LOCAL JURISDICTION. COORDINATE INSPECTIONS WITH BUILDING OFFICIALS PRIOR TO COVERING.
- DO NOT INSTALL DAMAGED OR DEFECTIVE MATERIAL(S).
- LAP LIQUID FLASHING OVER VERTICAL FLASHING A MIN OF 4". UNLESS NOTED OTHERWISE.
- REFER TO MATERIAL DATA SHEETS AND MANUFACTURER'S INSTRUCTIONS BEFORE INSTALLING ANY NEW MATERIALS
- PROVIDE:
  - 4" MIN CLEAR @ ALL CLADDING TO HORIZONTAL HARD SURFACES
  - 6" MIN CLEAR @ ALL FRAMING TO FINISH GRADE
- EXPOSED FASTENERS SHALL BE SEALED OR GASKETED. INSTALL & LOCATE ALL FASTENERS PER SMACNA REQUIREMENTS.
- HEM METAL FLASHING DRIP EDGES. TYPICAL. PROVIDE FULLY SOLDERED JOINTS IN SECTIONS OF FLASHING JOINED TOGETHER AS INDICATED ON DRAWINGS.
- PROVIDE GALVANIC SEPARATION MATERIAL BETWEEN DISSIMILAR METALS.
- NOTIFY THE ARCHITECT OF ANY PREVIOUSLY UNDISCOVERED DAMAGE, DEFICIENCIES OR THREATS THAT COMPROMISE THE FIRE AND/OR LIFE SAFETY OF THE BUILDING OCCUPANTS.
- CONTRACTOR SHALL PROMPTLY REPAIR ANY ACCIDENTAL DAMAGE AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL REMOVE DEBRIS AND TRASH FROM THE SITE IMMEDIATELY. KEEP THE BUILDING AND GROUNDS CLEAN AND FREE OF REFUSE AT ALL TIMES.
- CONTRACTOR SHALL DOCUMENT PRE-EXISTING CONDITIONS FOR REFERENCING DURING NEW CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCOVERED MOLD OR OTHER ORGANIC GROWTH DURING THE COURSE OF WORK.
- ALL FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL AND TO REDIRECT IT TO THE EXTERIOR.
- ALL WALL PENETRATIONS SHALL BE TARGET FLASHED.
- LIQUID FLASHING AND SEALING OF SEAMS, PENETRATIONS, JOINTS SHALL MEET MANUFACTURER REQUIREMENTS.
- ALL HORIZONTAL HARD SURFACES SHALL HAVE ADEQUATE SLOPING FOR DRAINAGE.
- AFTER REMOVAL OF DAMAGED MATERIALS, TREAT ADJACENT SURFACES WITH FUNGICIDE AND MILDEWICIDE PER SPECIFICATIONS.
- TEST SURFACES FOR MOISTURE CONTENT PRIOR TO COVERING TO ENSURE THAT THE MATERIAL MOISTURE CONTENTS ARE BELOW THE MAXIMUM ACCEPTABLE LEVELS.

# PROJECT INFORMATION

**CLIENT:** THE TOWNHOMES AT SHEVLIN RESERVE HOMEOWNERS ASSOCIATION

**MANAGER:** THE MANAGEMENT TRUST

**PROJECT DESCRIPTION:** SIX EXISTING RESIDENTIAL BUILDING CLUSTERS, EACH CONTAINING TWO SINGLE FAMILY DWELLINGS. THERE ARE TWELVE EXISTING SINGLE FAMILY DWELLINGS, EACH WITH THEIR OWN LOTS. THE ROOF COVERINGS AND GUTTERS HAVE BEEN DAMAGED DUE TO WATER INTRUSION AND REQUIRE REPAIRS. EACH OF THE SIX CLUSTER BUILDINGS WILL RECEIVE NEW ROOFS.

**SITE ADDRESSES:** 2183, 2189, 2195, 2201, 2207, 2213, 2219, 2225, 2231, 2237, 2243, & 2249 NW RESERVE CAMP CT BEND, OREGON 97703

**ZONING:** RS

**APPLICABLE CODES:** 2021 OREGON RESIDENTIAL SPECIALTY CODE (ORSC)

**ABBREVIATED LEGAL DESCRIPTION:** LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, OF SECTION 25, TOWNSHIP 17 SOUTH, RANGE 11 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON

**MAP AND TAXLOT:** 171125CC121000 THRU 171125CC13100  
LOT 11 WITH SHEVLIN RESERVE SUBDIVISION

**YEAR BUILT:** 2006 THROUGH 2009

**LOT SIZE:** VARIES FROM 0.14 TO 0.35 ACRES EACH LOT

**DESCRIPTION OF WORK:**

- REMOVE THE EXISTING ROOF COVERING/MEMBRANES
- REPAIR AND REPLACE ANY AREAS OF DAMAGED ROOF DECK/SUBSTRATE
- REPAIR AND REPLACE ANY AREAS OF DAMAGED TAPERED RIGID INSULATION ON PAVILION ROOF
- REPAIR AND REPLACE ANY AREAS OF DAMAGED BATT INSULATION
- REMOVE EXISTING METAL FLASHINGS ASSOCIATED WITH ROOF COVERING
- REMOVE EXISTING CONCRETE SPLASH BLOCKS
- REMOVE EXISTING METAL GUTTERS AND DOWNSPOUTS
- REPAIR ANY DAMAGED EXISTING WOOD T&G PLANK CEILINGS
- REPAIR ANY DAMAGED EXTERIOR PLASTER (STUCCO)
- PREP EXISTING ROOF DECK/SUBSTRATE, WALLS, AND ASSOCIATED MATERIALS
- INSTALL NEW ROOF COVERING SYSTEM COMPRISED OF SBS MODIFIED BITUMINOUS MEMBRANE AND ASSOCIATED FLASHINGS, GUTTERS AND DOWNSPOUTS
- INSTALL NEW PREFINISHED, HORIZONTAL, STEEL STORMWATER PIPING ON SIDES OF HOUSE

**ALTERNATES**

- INSTALL HEAT TRACE CABLING WITHIN LOWER ROOF GUTTER
- INSTALL HEAT TRACE CABLING WITHIN PAVILION ROOF GUTTER

# REVISION SCHEDULE

REV	DATE	DESCRIPTION

62323301

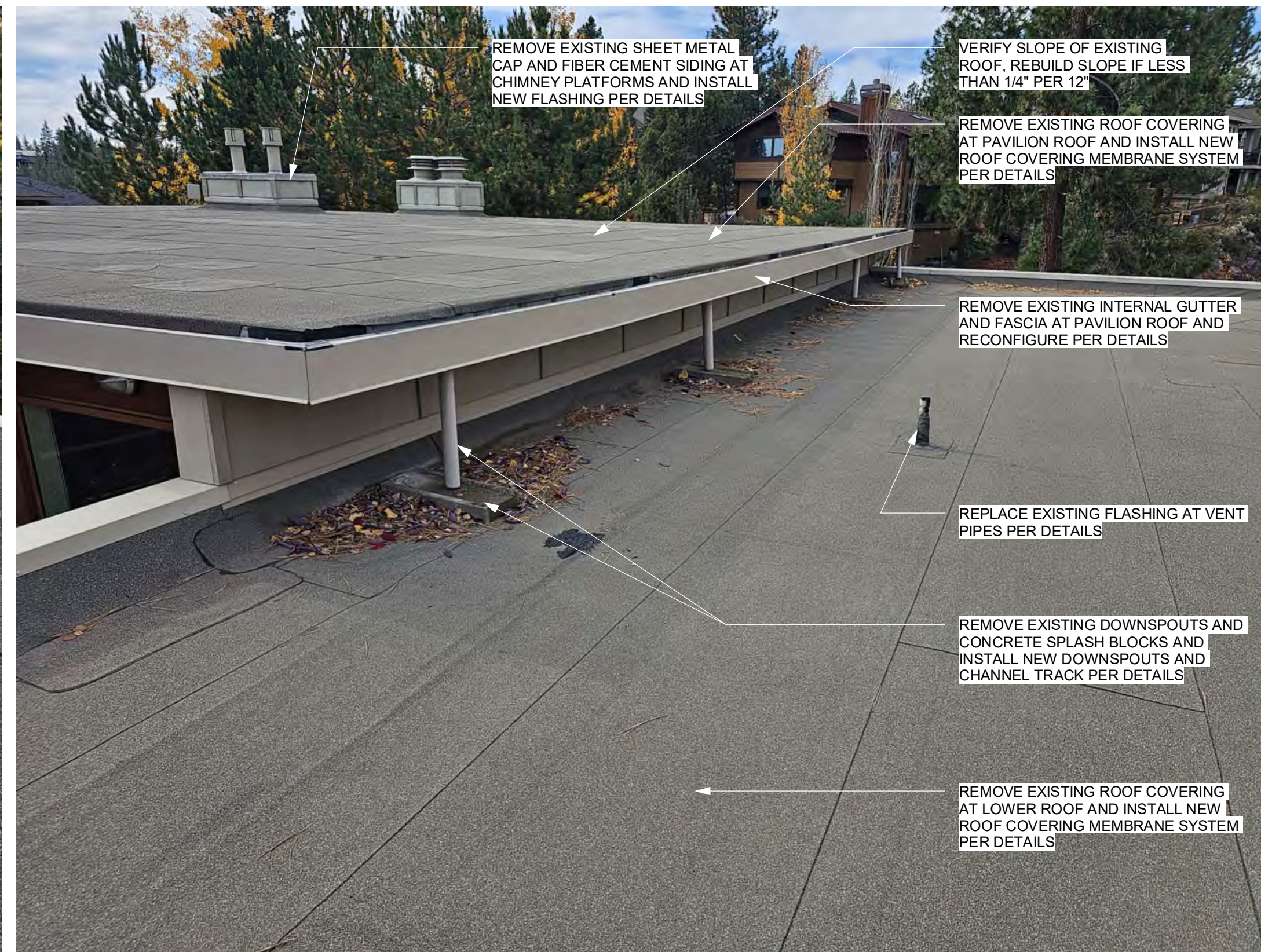
# PROJECT INFO

# A-001

EVOLUTION ARCHITECTURE  
 3100 AIRPORT WAY SOUTH  
 SEATTLE, WA 98134  
 P: 206.588.1282  
 E: info@evolutionarchitecture.net

**SHEVLIN  
RESERVE ROOF  
REPAIR**

2183 THRU 2249 NW  
RESERVE CAMP CT  
BEND, OR 97703



AERIAL VIEW OF BUILDING TYPE A



AERIAL VIEW OF BUILDING TYPE A



AERIAL VIEW OF BUILDING TYPE B

2/6/2024  
BID SET

REVISION SCHEDULE		
REV	DATE	DESCRIPTION

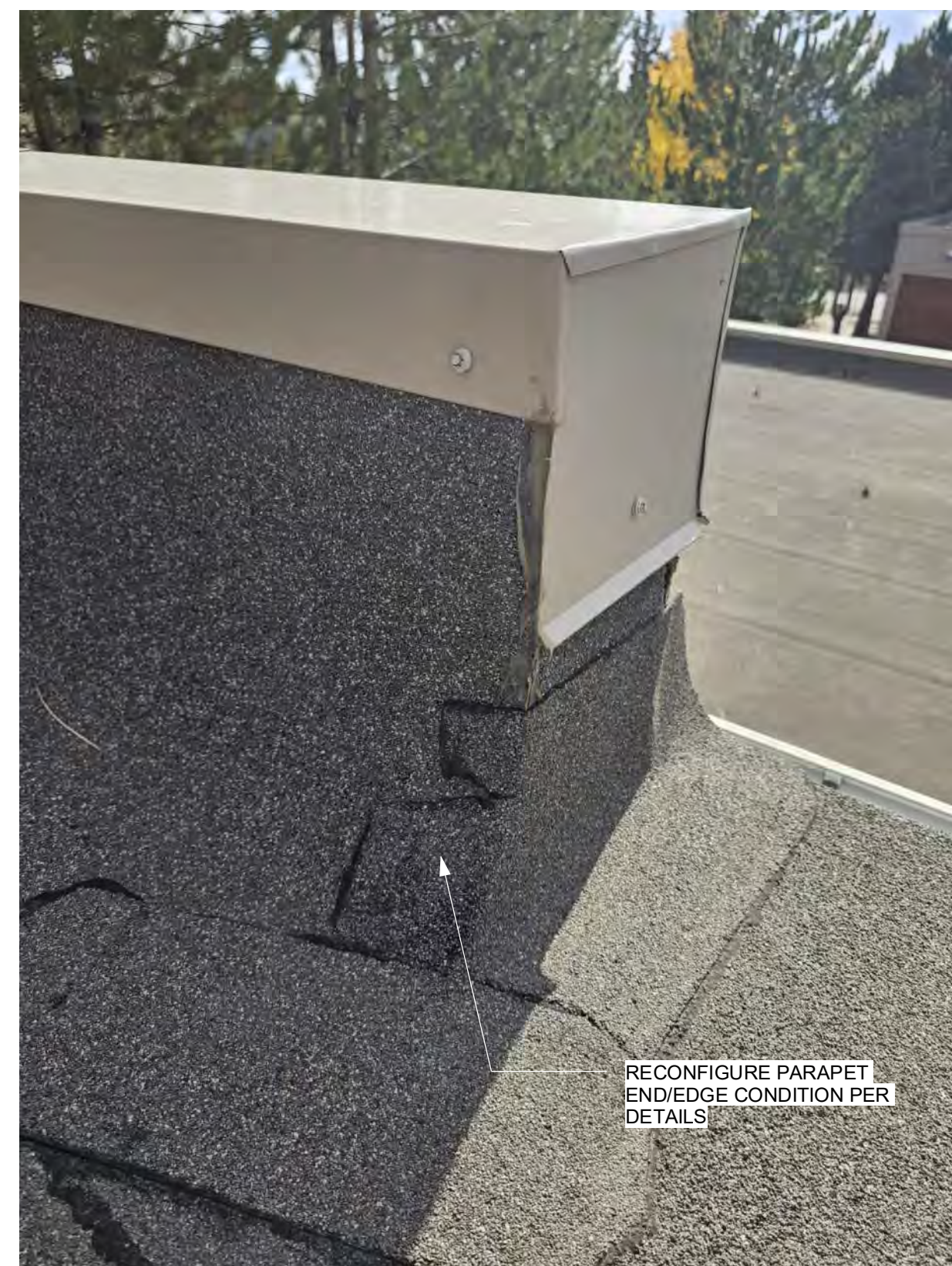
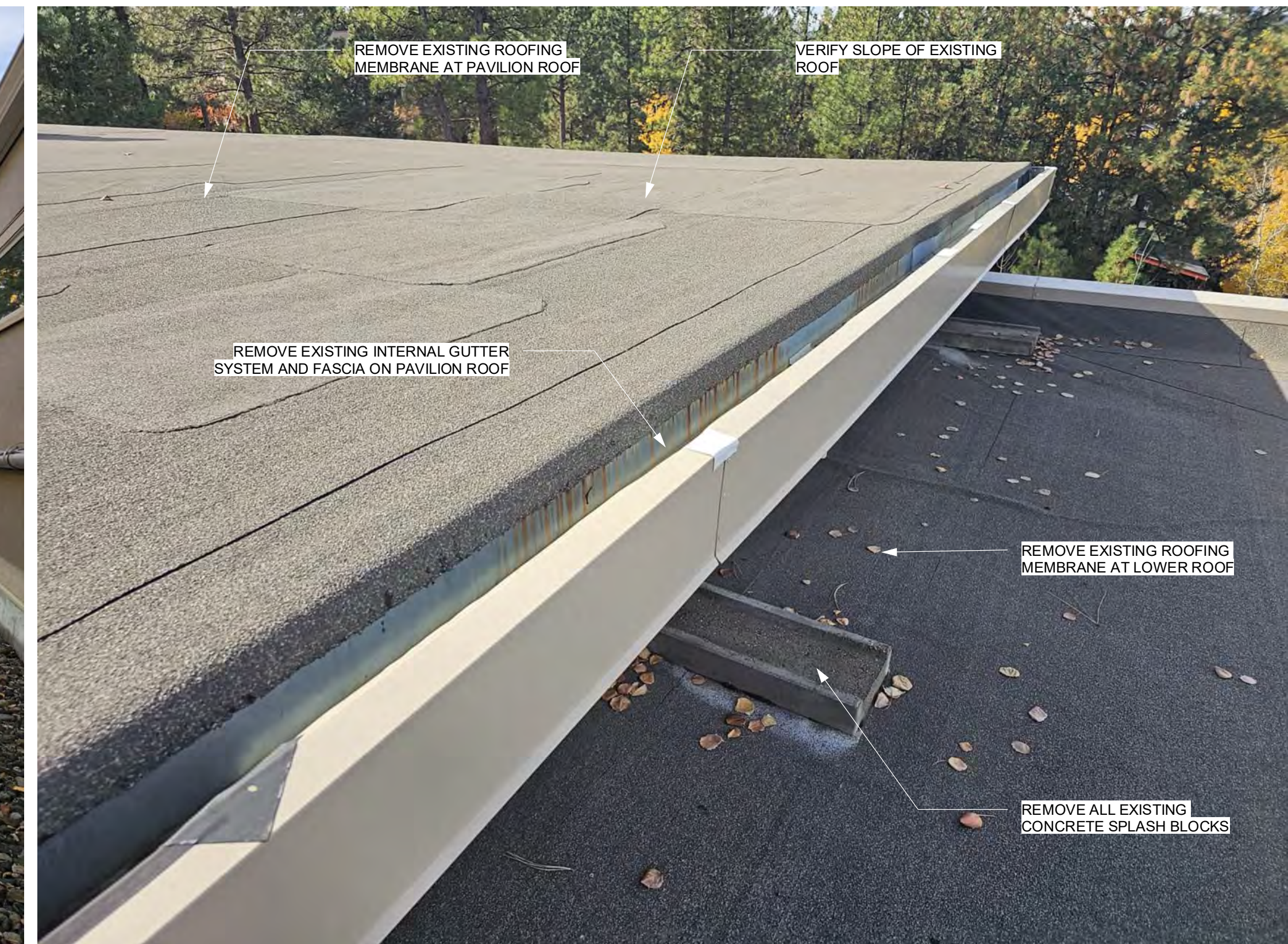
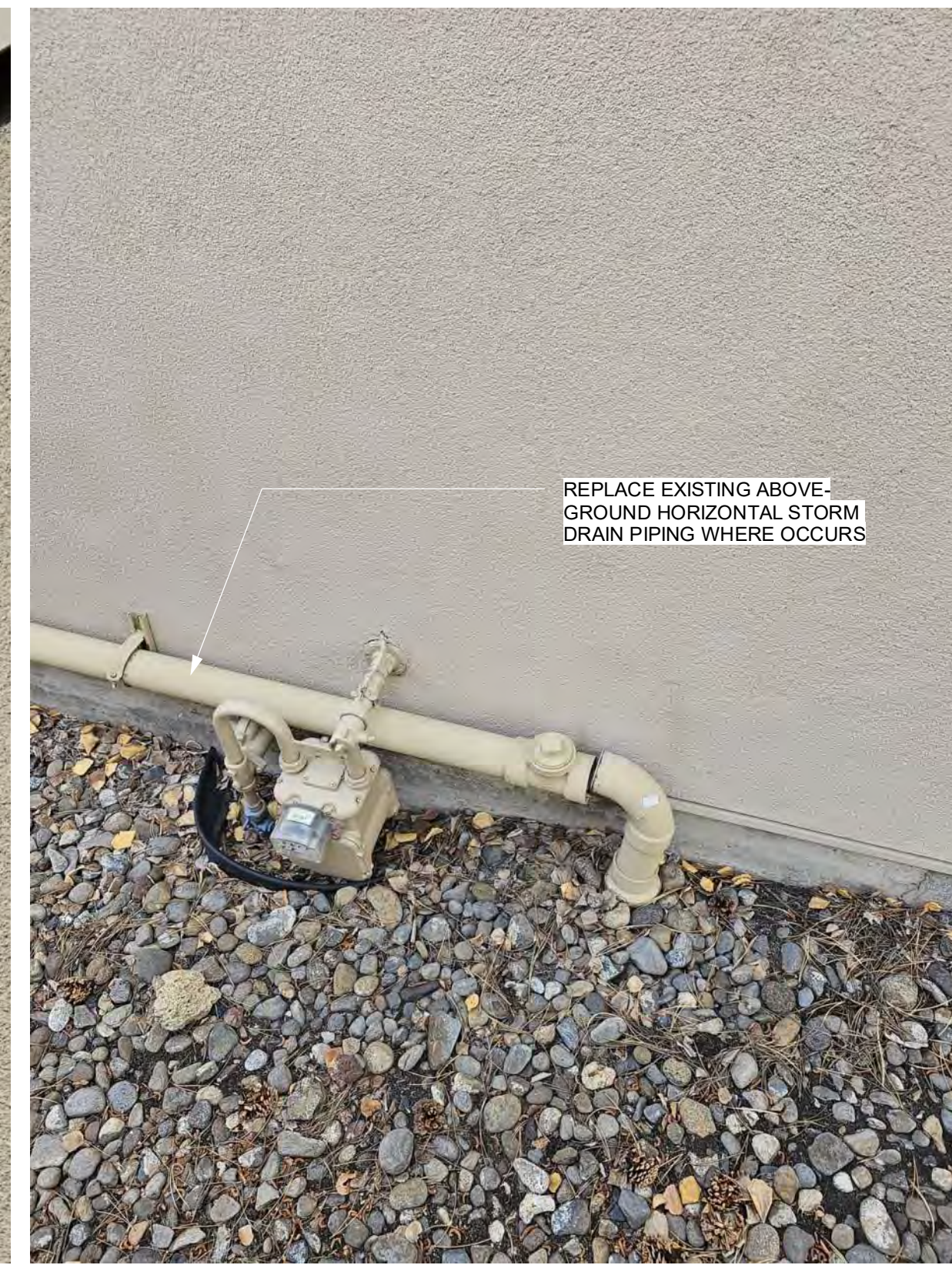
62323301

EXISTING PHOTOS

**A-002**

**SHEVLIN RESERVE ROOF REPAIR**

2183 THRU 2249 NW RESERVE CAMP CT BEND, OR 97703



2/6/2024  
BID SET



REVISION SCHEDULE		
REV	DATE	DESCRIPTION

62323301

EXISTING PHOTOS

**A-003**

**ROOF PLAN GENERAL NOTES**

- A. THE ROOF PLANS ARE BASED UPON THE PERMITTED DESIGN DOCUMENTS DATED 9/9/05 AND APPROVED BY THE CITY OF BEND ON 1/23/2008.
- B. VERIFY ALL EXISTING CONDITIONS IN FIELD AND NOTIFY ARCHITECT OF ANY UNFORESEEN AND/OR NON-DOCUMENTED ITEMS.
- C. VERIFY CONDITION OF EXISTING ROOF ATTIC VENTILATION SYSTEM INCLUDING OPENINGS, HOLES, AND VENTS.
- D. VERIFY EXISTING ROOF SLOPE AT UPPER ROOF. NEW ROOF SLOPE TO BE A MINIMUM OF 1/4" PER 12"
- E. SLOPE ALL NEW GUTTERS A MINIMUM OF 1/2" PER 10'-0" TO DOWN TO DOWNSPOUTS.
- F. ALL ITEMS TO BE REMOVED SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- G. MATERIALS TO REMAIN SHALL BE INSPECTED FOR ANY DAMAGE. A LOG DOCUMENTING NOTICABLE DAMAGE SHALL BE KEPT AND MAINTAINED AND SHARED WITH THE ARCHITECT.
- H. REPAIR DAMAGED MATERIALS IN ACCORDANCE WITH THE MANUFACTURER SPECIFICATIONS, INDUSTRY STANDARDS, AND BEST PRACTICES.
- I. AFTER DAMAGED MATERIALS TO REMAIN ARE REPAIRED, CLEAN AND PREP ALL EXISTING MATERIALS TO RECEIVE NEW MATERIALS.
- J. REFER TO ROOFING MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- K. ROOF AREA AND GUTTER LENGTHS ARE APPROXIMATE. VERIFY IN FIELD. ROOF AREAS DO NOT INCLUDE CANTS AND VERTICAL SURFACES.



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**SHEVLIN  
RESERVE ROOF  
REPAIR**

2183 THRU 2249 NW  
RESERVE CAMP CT  
BEND, OR 97703

2/6/2024  
BID SET

REVISION SCHEDULE		
REV	DATE	DESCRIPTION

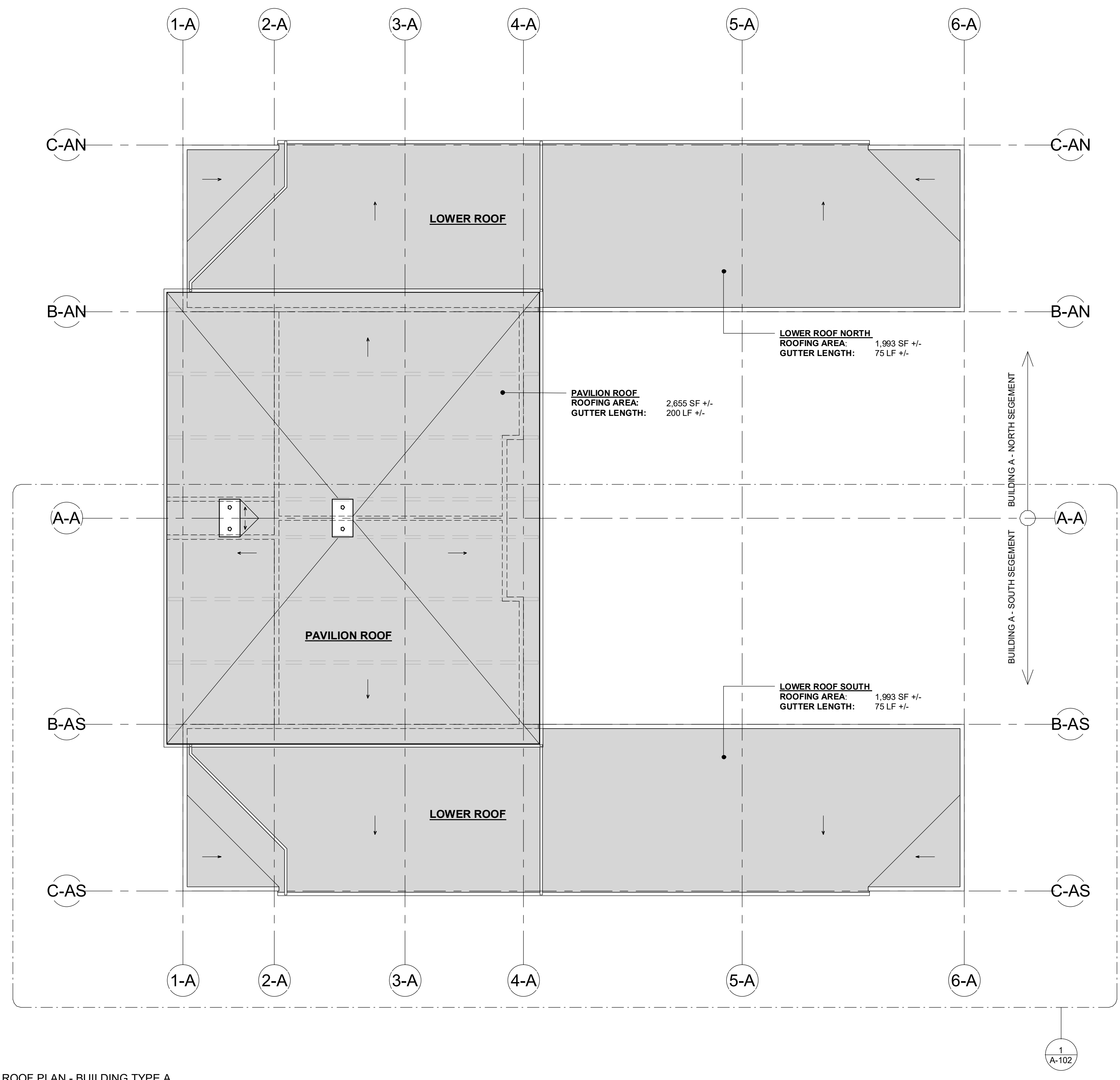
62323301

**OVERALL ROOF  
PLANS**

**A-101**

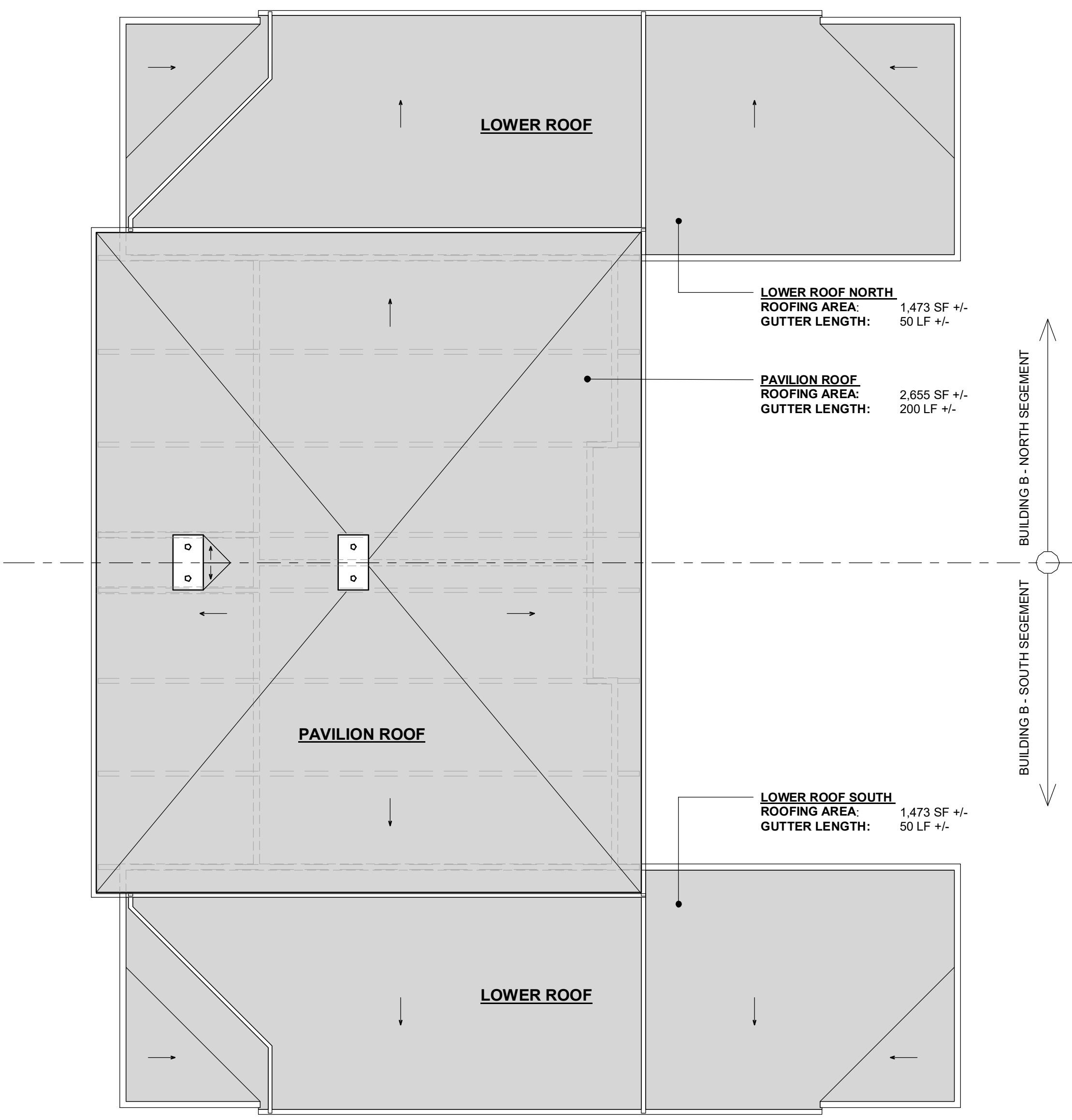
EVOLUTION ARCHITECTURE  
3100 AIRPORT WAY SOUTH  
SEATTLE, WA 98134  
P: 206.588.1282  
E: info@evolutionarchitecture.net

REFER TO ENLARGED ROOF PLAN FOR ANNOTATIONS AND DETAIL REFERENCES.



1. ROOF PLAN - BUILDING TYPE A  
1/8" = 1'-0"

REFER TO BUILDING A ROOF PLAN AND ENLARGED ROOF PLAN FOR ANNOTATIONS AND DETAIL REFERENCES.



2. ROOF PLAN - BUILDING TYPE B  
1/8" = 1'-0"

**ROOF PLAN GENERAL NOTES**

- A. THE ROOF PLANS ARE BASED UPON THE PERMITTED DESIGN DOCUMENTS DATED 9/9/05 AND APPROVED BY THE CITY OF BEND ON 1/23/2008.
- B. VERIFY ALL EXISTING CONDITIONS IN FIELD AND NOTIFY ARCHITECT OF ANY UNFORESEEN AND/OR NON-DOCUMENTED ITEMS.
- C. VERIFY CONDITION OF EXISTING ROOF ATTIC VENTILATION SYSTEM INCLUDING OPENINGS, HOLES, AND VENTS.
- D. VERIFY EXISTING ROOF SLOPE AT UPPER ROOF. NEW ROOF SLOPE TO BE A MINIMUM OF 1/4" PER 12".
- E. SLOPE ALL NEW GUTTERS A MINIMUM OF 1/2" PER 10'-0" TO DOWN TO DOWNSPOUTS.
- F. ALL ITEMS TO BE REMOVED SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- G. MATERIALS TO REMAIN SHALL BE INSPECTED FOR ANY DAMAGE. A LOG DOCUMENTING NOTICABLE DAMAGE SHALL BE KEPT AND MAINTAINED AND SHARED WITH THE ARCHITECT.
- H. REPAIR DAMAGED MATERIALS IN ACCORDANCE WITH THE MANUFACTURER SPECIFICATIONS, INDUSTRY STANDARDS, AND BEST PRACTICES.
- I. AFTER DAMAGED MATERIALS TO REMAIN ARE REPAIRED, CLEAN AND PREP ALL EXISTING MATERIALS TO RECEIVE NEW MATERIALS.
- J. REFER TO ROOFING MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- K. ROOF AREA AND GUTTER LENGTHS ARE APPROXIMATE. VERIFY IN FIELD. ROOF AREAS DO NOT INCLUDE CANTS AND VERTICAL SURFACES.

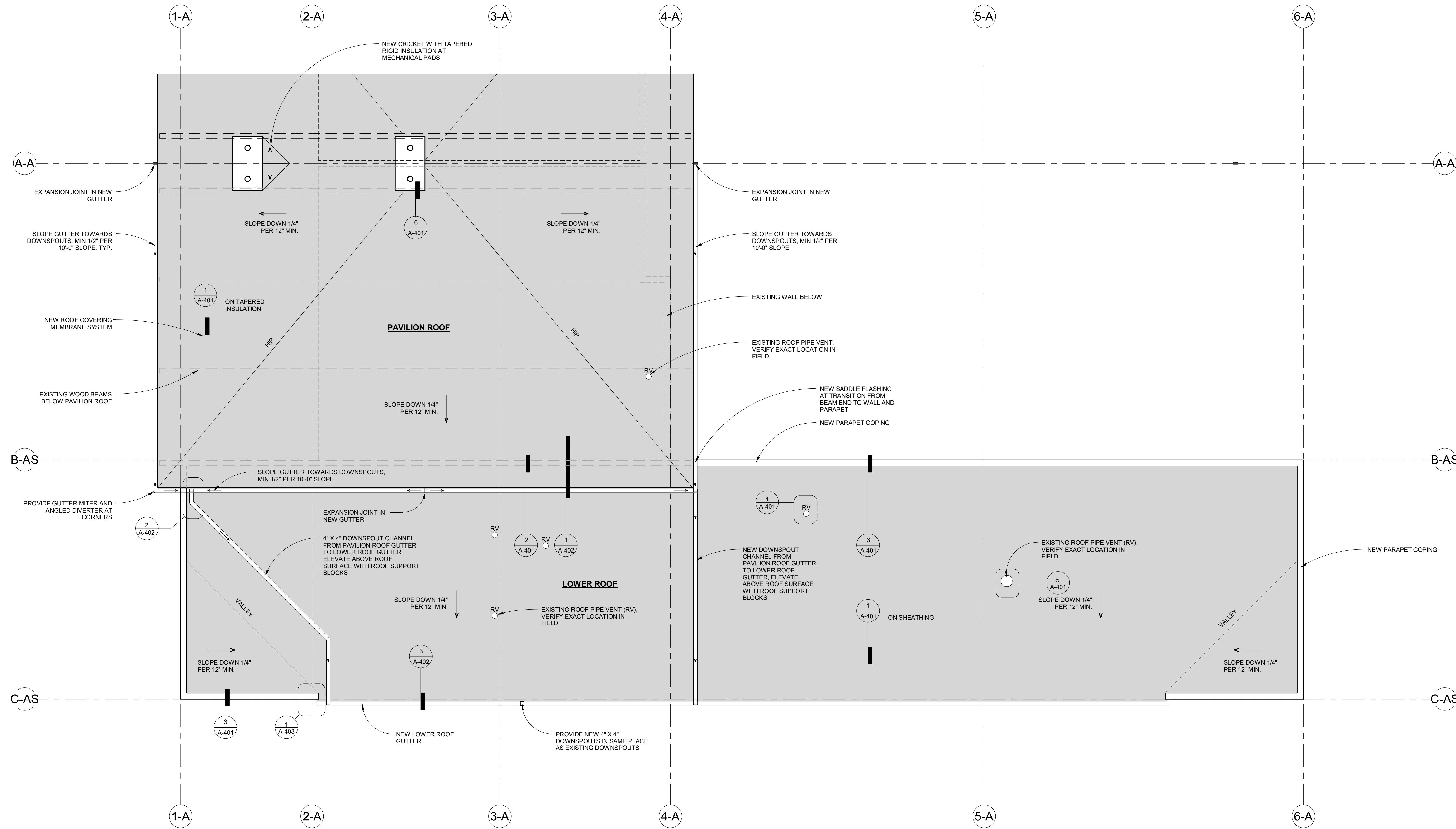


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**SHEVLIN  
RESERVE ROOF  
REPAIR**

2183 THRU 2249 NW  
RESERVE CAMP CT  
BEND, OR 97703

2/6/2024  
BID SET



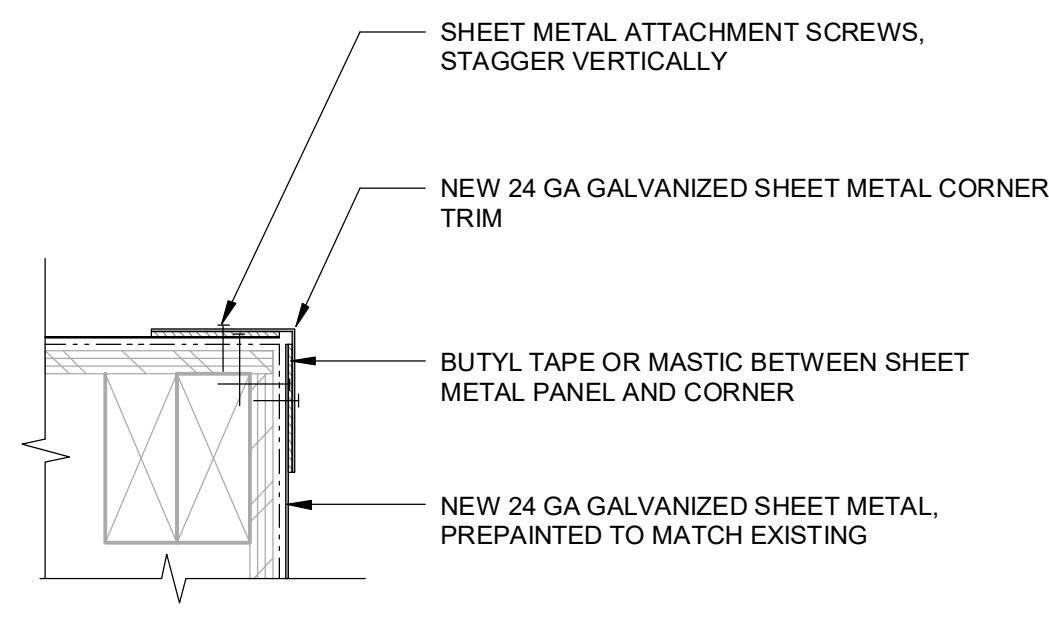
REVISION SCHEDULE		
REV	DATE	DESCRIPTION

62323301

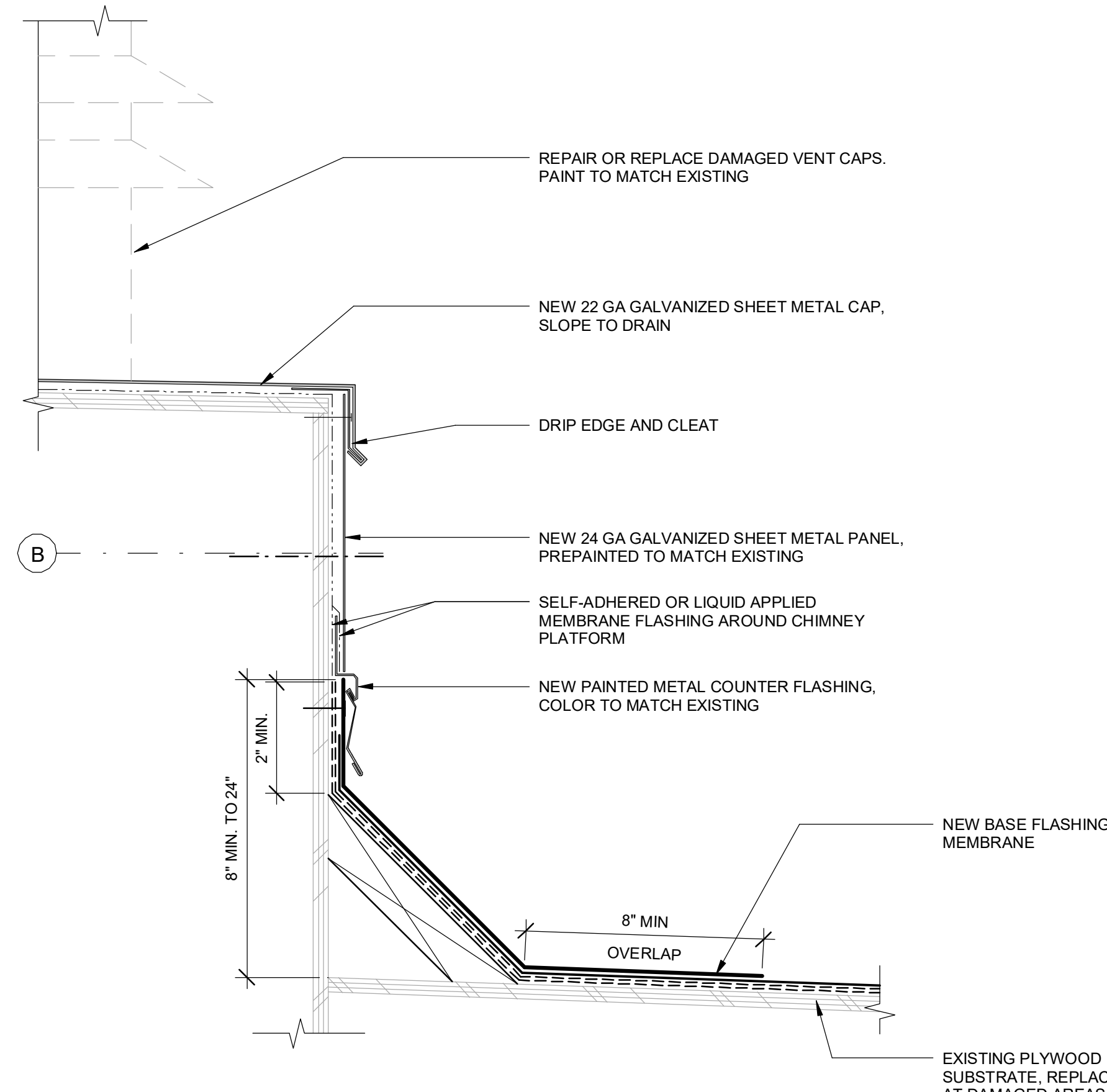
**ROOF PLAN  
BUILDING TYPE A  
SOUTH**

**A-102**

1 ROOF PLAN - BUILDING TYPE A - SOUTH  
1/4" = 1'-0"

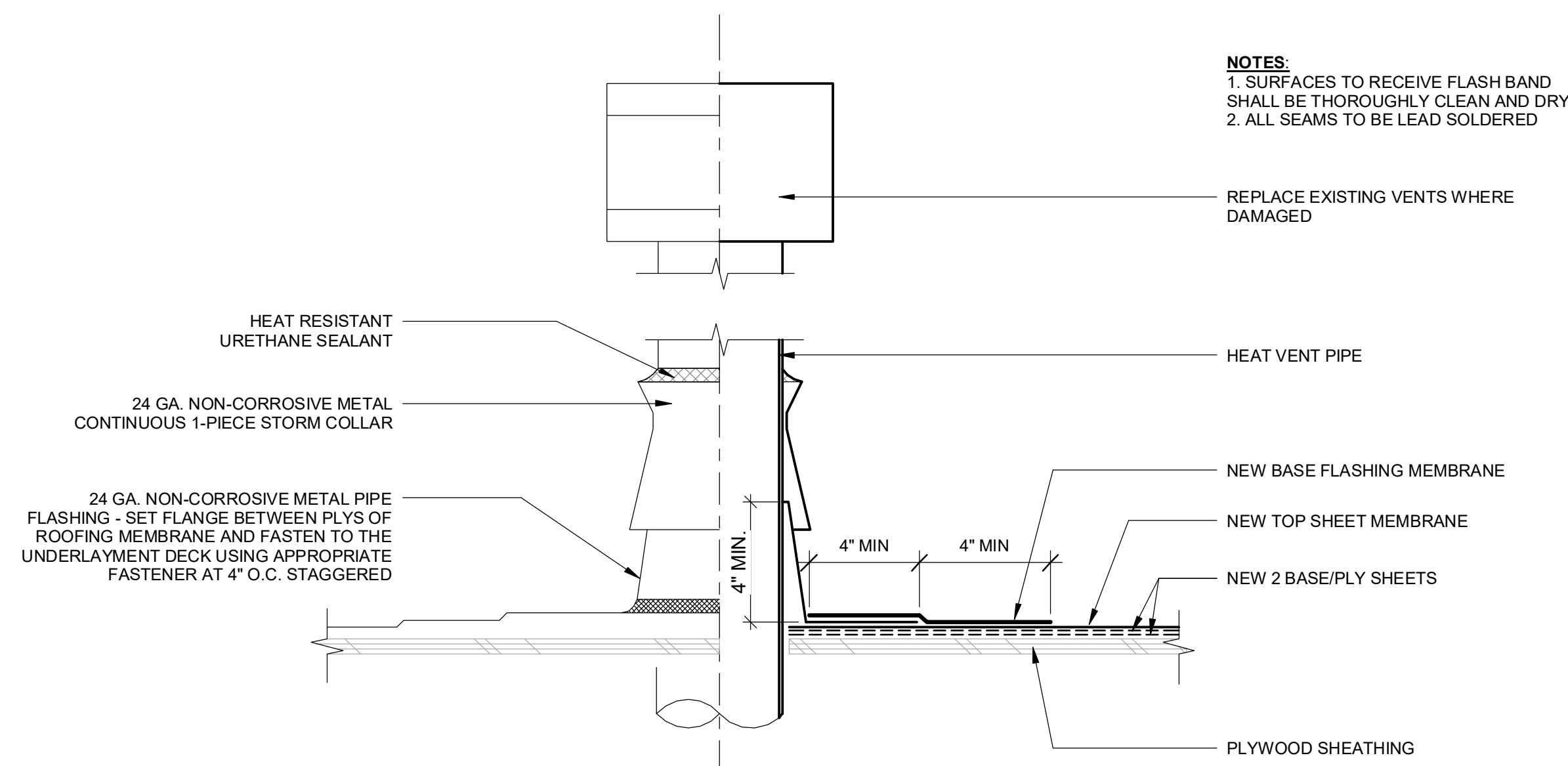


**B. CORNER - PLAN**

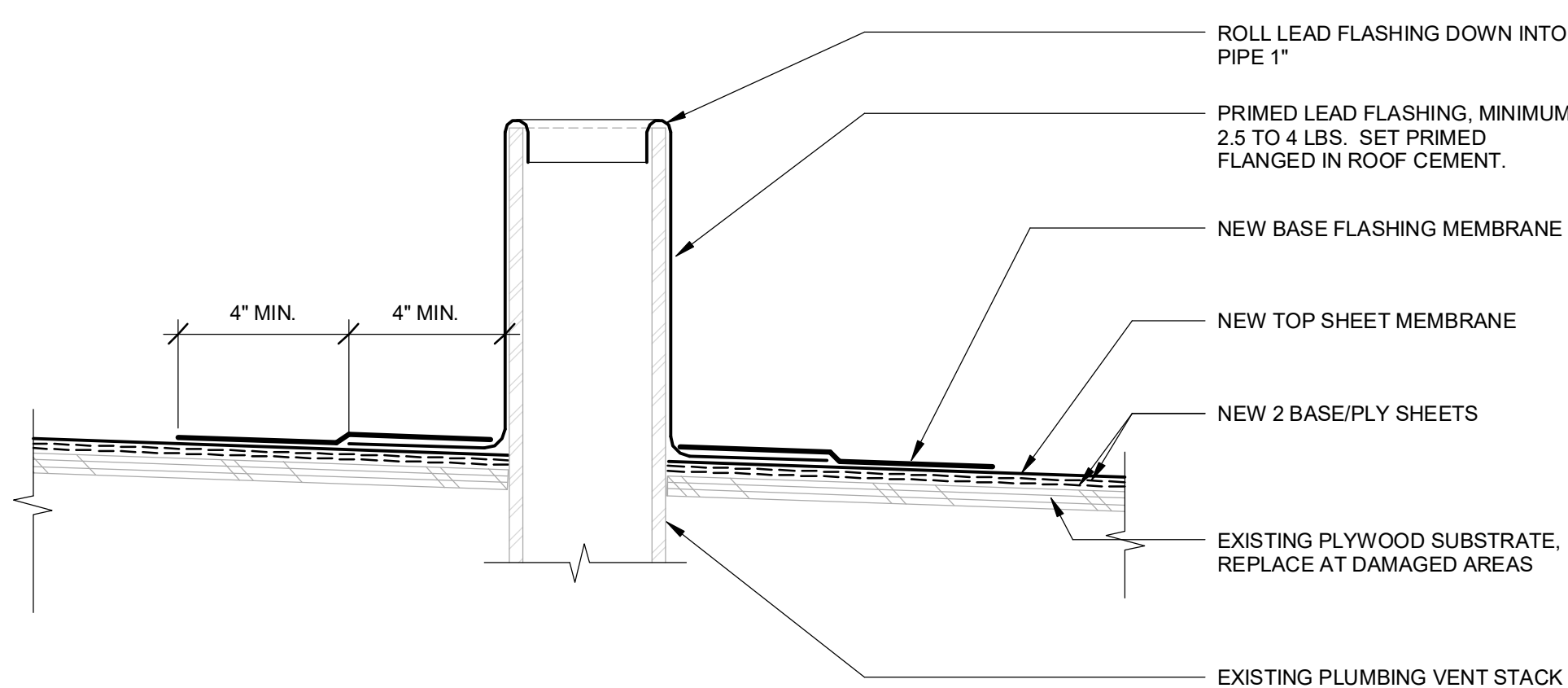


**A. PLATFORM SECTION**

**6 CHIMNEY AND VENT PLATFORM**  
3" = 1'-0"

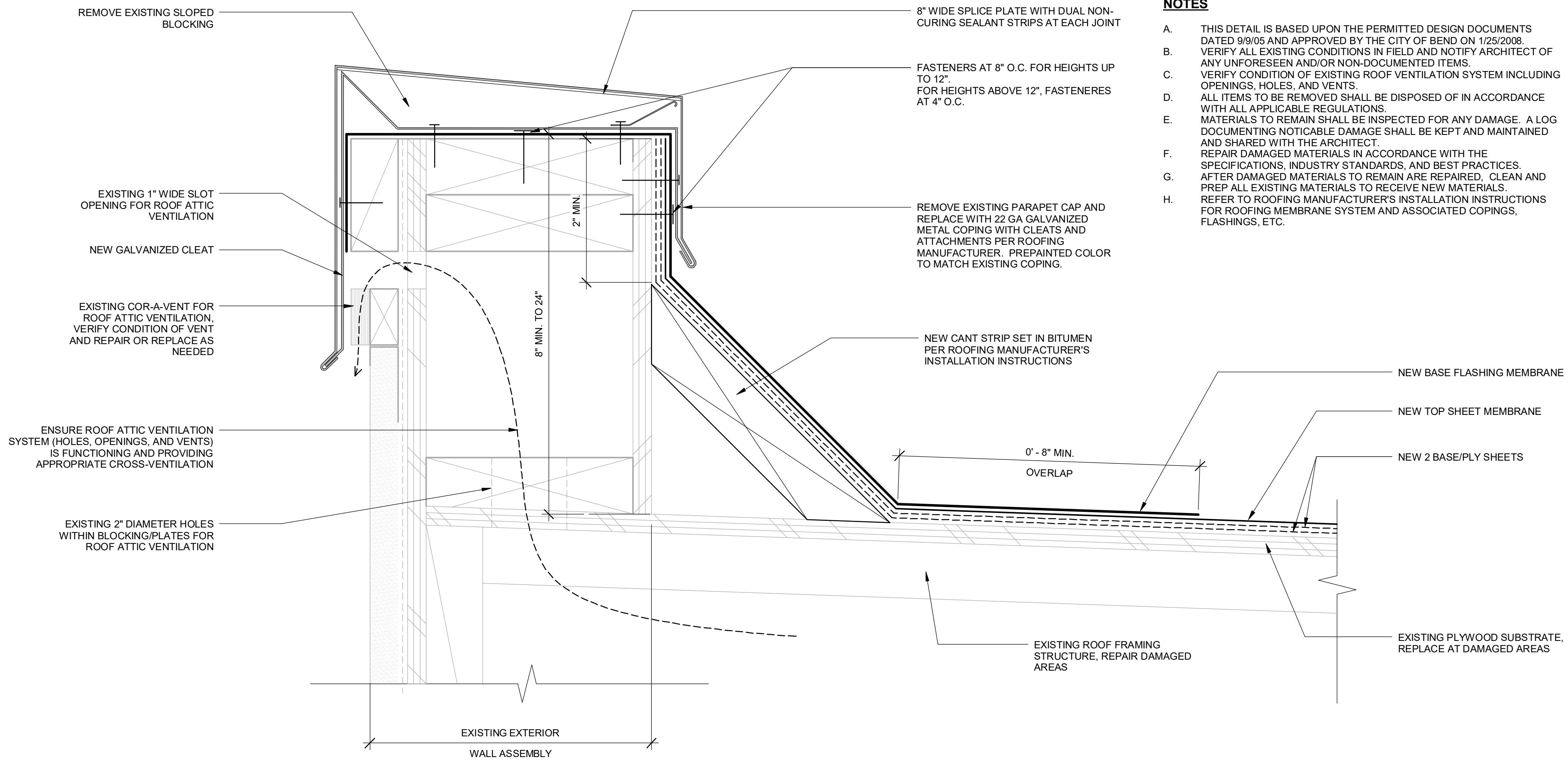


**5 ROOF VENT - SECTION**  
3" = 1'-0"

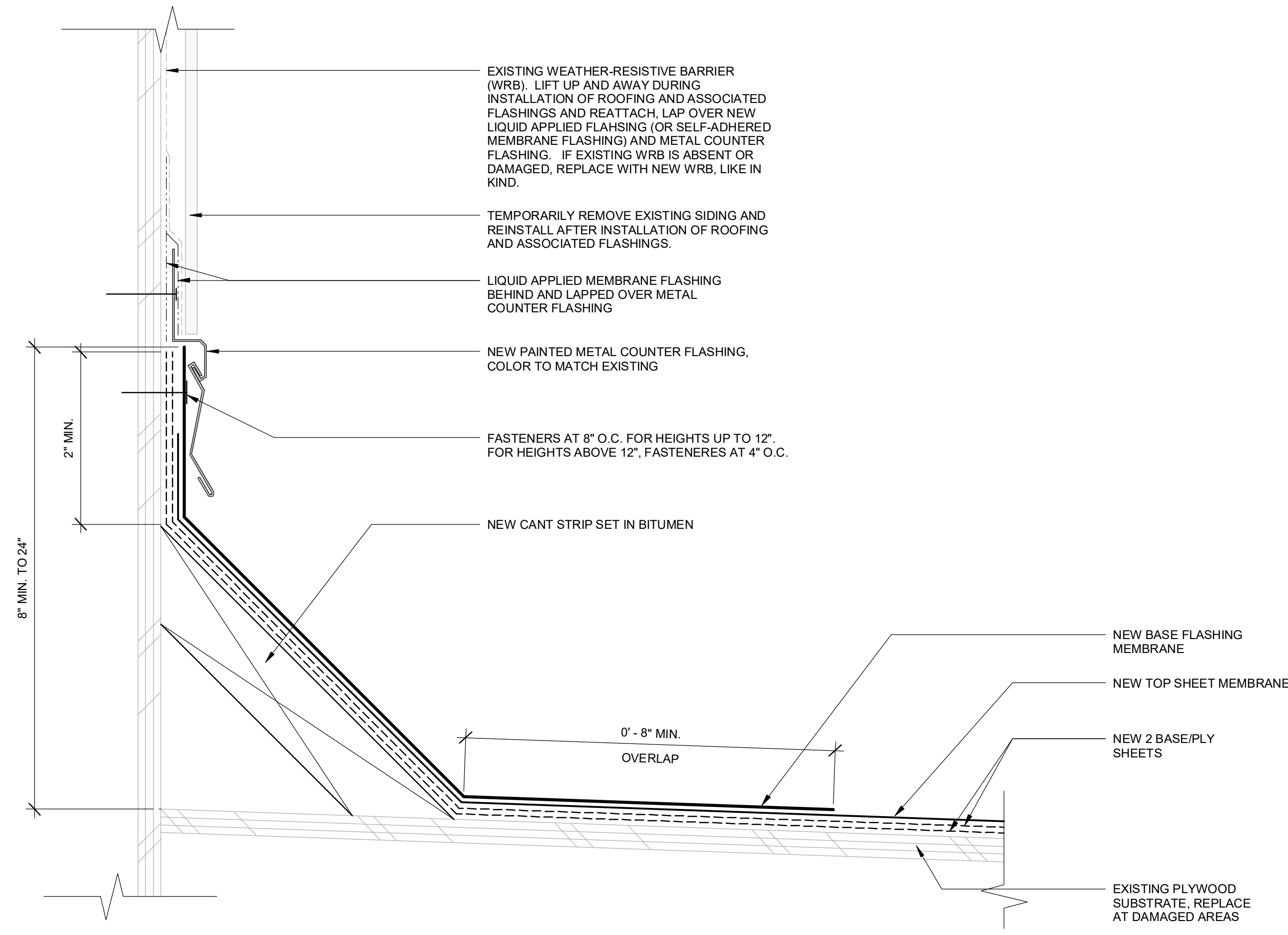


**4 ROOF PENETRATION - SECTION**  
3" = 1'-0"

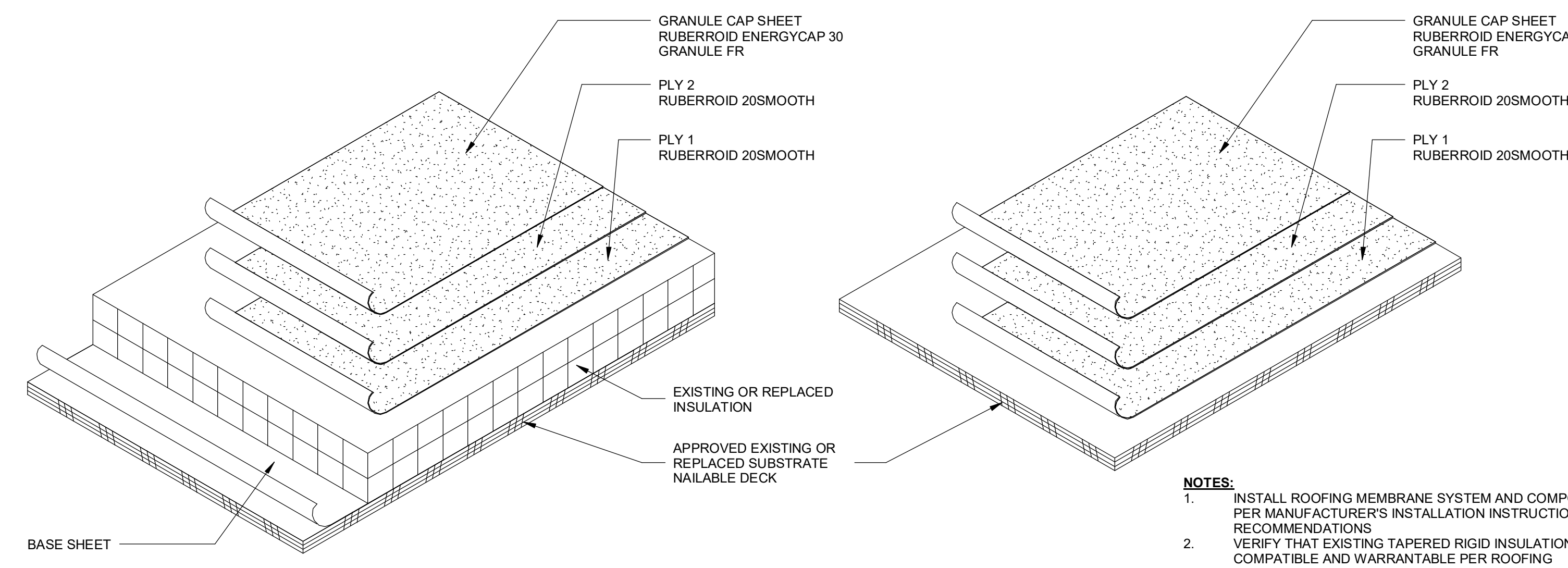
**3 ROOF TO PARAPET - SECTION**  
6" = 1'-0"



**2 ROOF TO HIGH WALL - SECTION**  
6" = 1'-0"



**1 ROOF MEMBRANE ON SHEATHING - ISO**  
3" = 1'-0"



**NOTES**

- THIS DETAIL IS BASED UPON THE PERMITTED DESIGN DOCUMENTS DATED 9/10/05 AND APPROVED BY THE CITY OF BEND ON 1/25/2008.
- VERIFY ALL EXISTING CONDITIONS IN FIELD AND NOTIFY ARCHITECT OF ANY UNFORESEEN AND/OR NON-DOCUMENTED ITEMS.
- VERIFY CONDITION OF EXISTING ROOF VENTILATION SYSTEM INCLUDING OPENINGS, HOLES, AND VENTS.
- ALL ITEMS TO BE REMOVED SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- MATERIALS TO REMAIN SHALL BE INSPECTED FOR ANY DAMAGE. A LOG DOCUMENTING NOTICEABLE DAMAGE SHALL BE KEPT AND MAINTAINED AND SHARED WITH THE ARCHITECT.
- REPAIR DAMAGED MATERIALS IN ACCORDANCE WITH THE SPECIFICATIONS, INDUSTRY STANDARDS, AND BEST PRACTICES.
- AFTER DAMAGED MATERIALS TO REMAIN ARE REPAIRED, CLEAN AND PREP ALL EXISTING MATERIALS TO RECEIVE NEW MATERIALS.
- REFER TO ROOFING MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ROOFING MEMBRANE SYSTEM AND ASSOCIATED COPINGS, FLASHINGS, ETC.

**SHEVLIN RESERVE ROOF REPAIR**

2183 THRU 2249 NW RESERVE CAMP CT BEND, OR 97703

2/6/2024 BID SET

REVISION SCHEDULE		
REV	DATE	DESCRIPTION

62323301

**ROOF DETAILS**

**A-401**



# SHEVLIN RESERVE ROOF REPAIR

2183 THRU 2249 NW RESERVE CAMP CT BEND, OR 97703

2/6/2024  
BID SET

REVISION SCHEDULE		
REV	DATE	DESCRIPTION

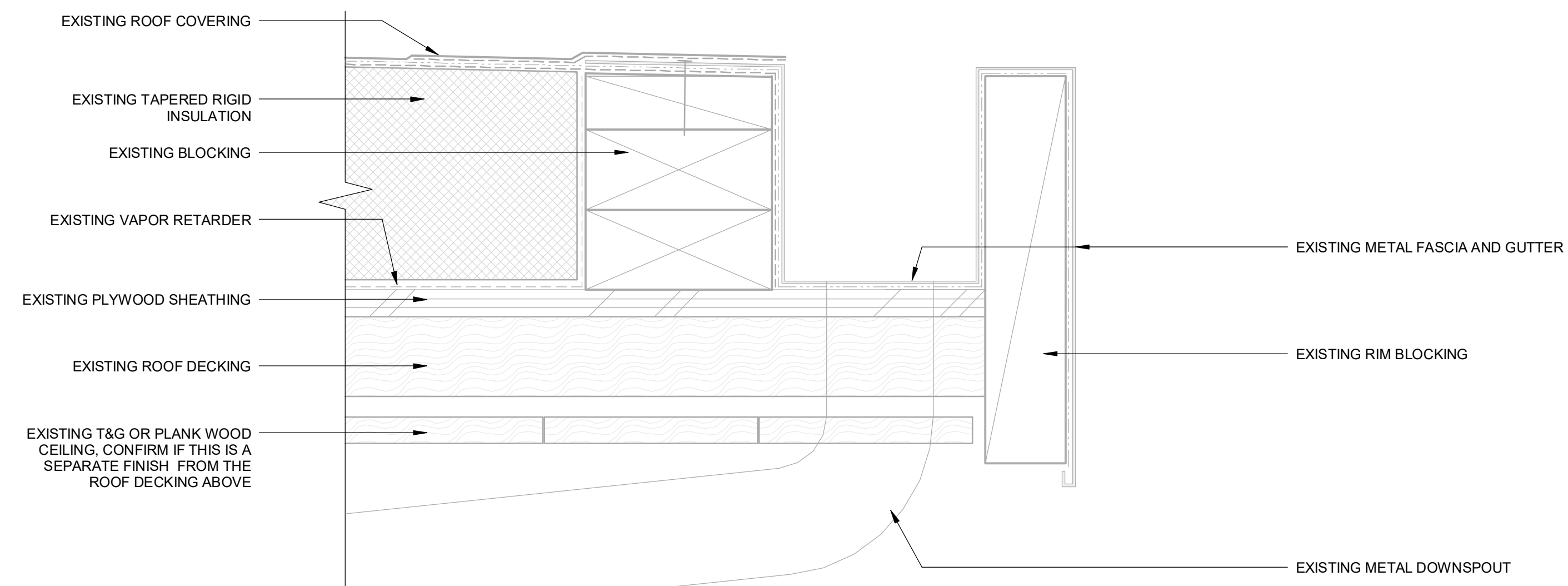
62323301

## ROOF DETAILS

# A-402

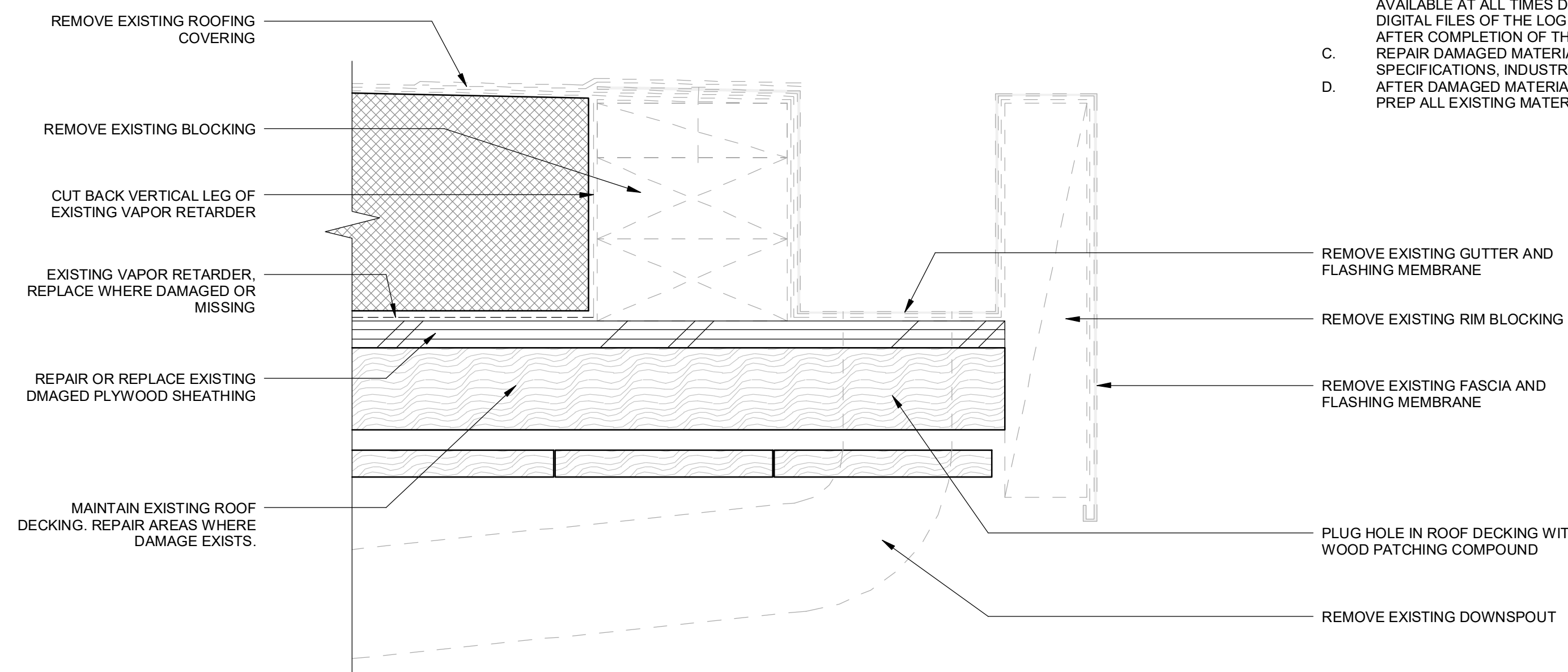
### 1. EXISTING CONDITION

- A. THIS EXISTING CONDITION DETAIL IS BASED UPON THE PERMITTED DESIGN DOCUMENTS DATED 09/05 AND APPROVED BY THE CITY OF BEND ON 1/25/2008.
- B. VERIFY ALL EXISTING CONDITIONS IN FIELD AND NOTIFY ARCHITECT OF ANY UNFORESEEN, CONFLICTS, AND/OR NON-DOCUMENTED ITEMS.



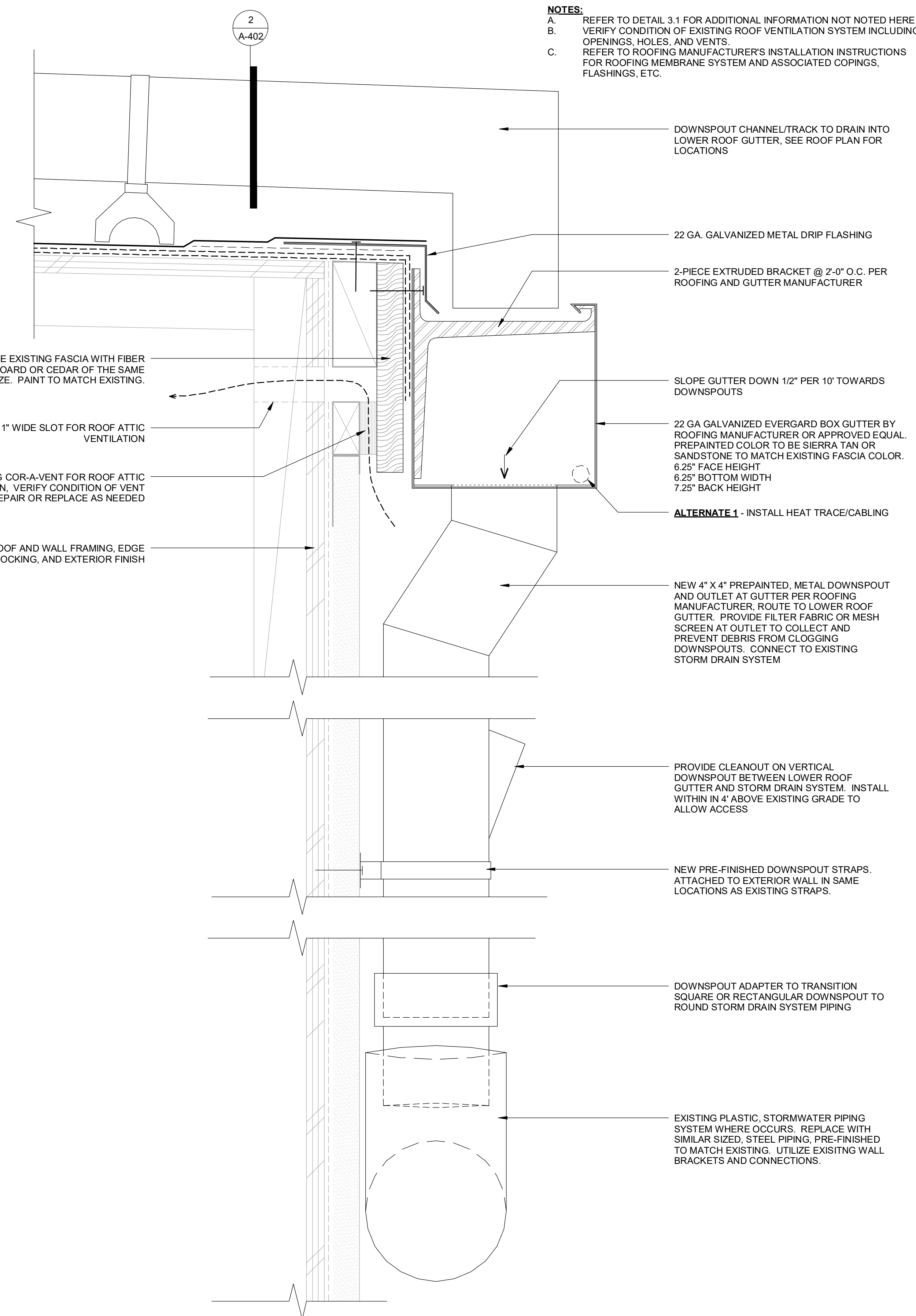
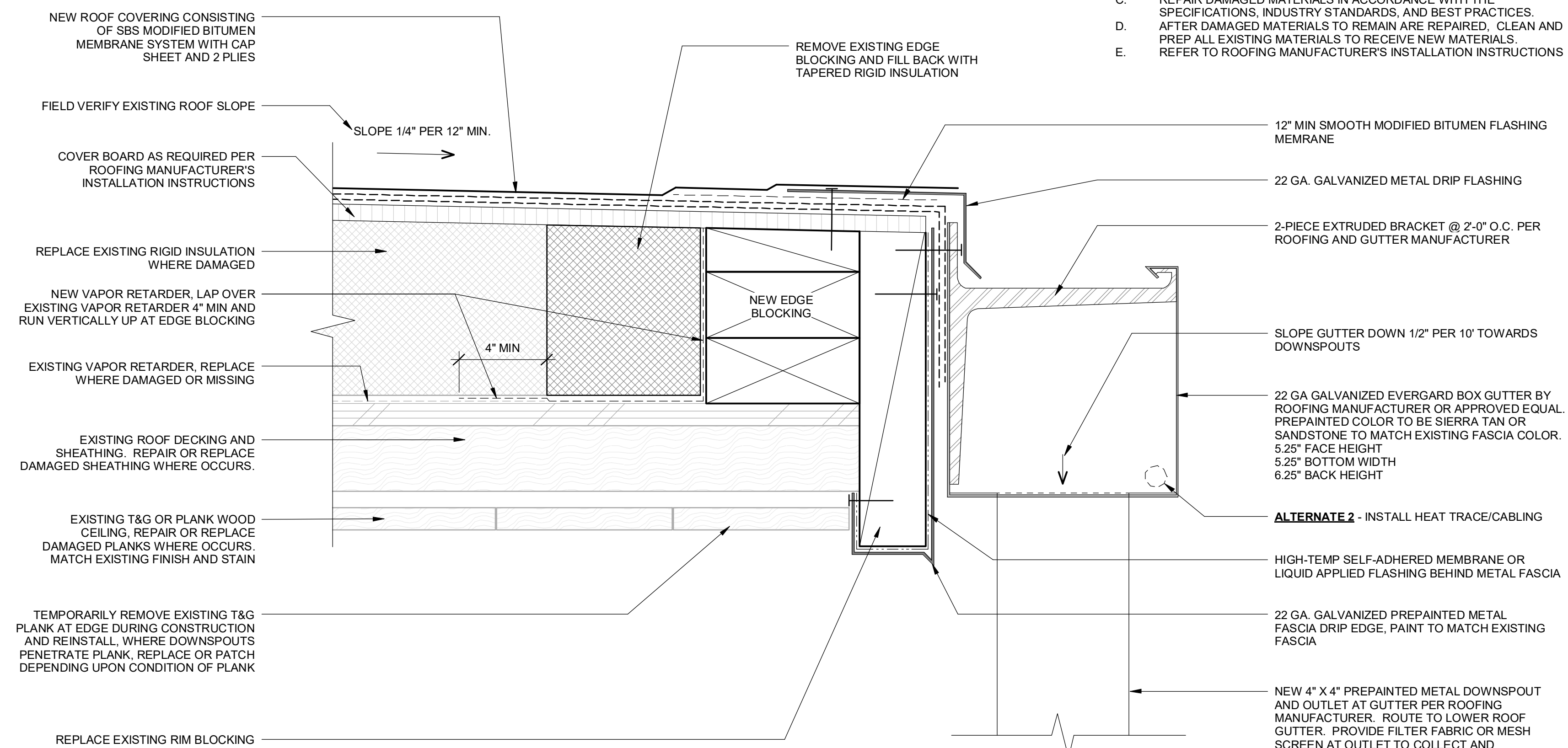
### 2. DEMOLITION

- A. ALL ITEMS TO BE REMOVED SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND LAWS.
- B. MATERIALS TO REMAIN SHALL BE INSPECTED FOR ANY DAMAGE. A LOG DOCUMENTING NOTICABLE DAMAGE SHALL BE KEPT, MAINTAINED, AND AVAILABLE AT ALL TIMES DURING CONSTRUCTION. COPIES AND/OR DIGITAL FILES OF THE LOG SHALL BE TRANSMITTED TO THE OWNER(S) AFTER COMPLETION OF THE WORK.
- C. REPAIR DAMAGED MATERIALS IN ACCORDANCE WITH THE SPECIFICATIONS, INDUSTRY STANDARDS, AND BEST PRACTICES.
- D. AFTER DAMAGED MATERIALS TO REMAIN ARE REPAIRED, CLEAN AND PREP ALL EXISTING MATERIALS TO RECEIVE NEW MATERIALS.

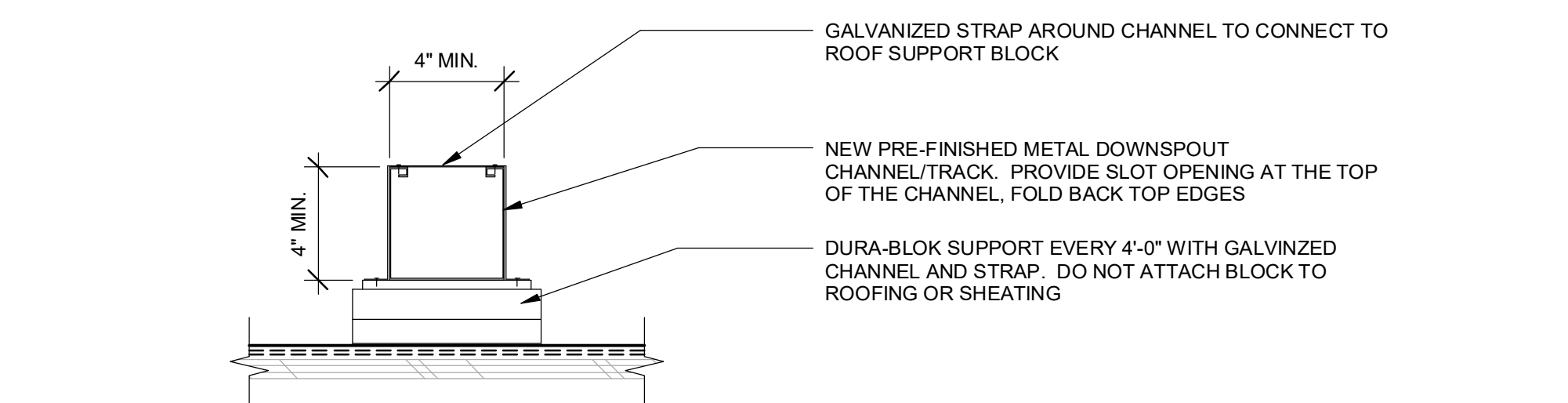


### 3. NEW CONDITION

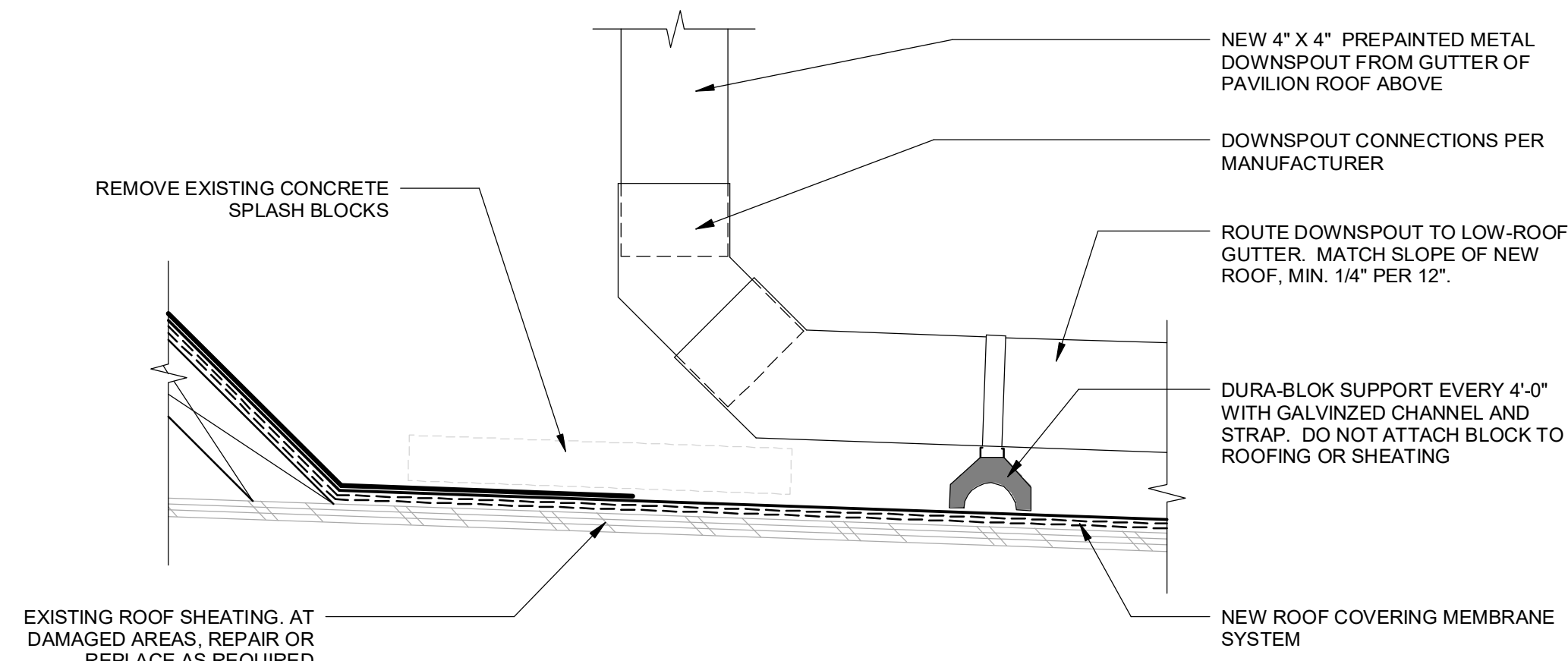
- A. ALL ITEMS TO BE REMOVED SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- B. MATERIALS TO REMAIN SHALL BE INSPECTED FOR ANY DAMAGE. A LOG DOCUMENTING NOTICABLE DAMAGE SHALL BE KEPT AND MAINTAINED.
- C. REPAIR DAMAGED MATERIALS IN ACCORDANCE WITH THE SPECIFICATIONS, INDUSTRY STANDARDS, AND BEST PRACTICES.
- D. AFTER DAMAGED MATERIALS TO REMAIN ARE REPAIRED, CLEAN AND PREP ALL EXISTING MATERIALS TO RECEIVE NEW MATERIALS.
- E. REFER TO ROOFING MANUFACTURERS INSTALLATION INSTRUCTIONS.



3 LOWER ROOF TO EDGE - SECTION  
6" = 1'-0"



### B. CHANNEL CROSS SECTION



### A. CHANNEL TO PAVILION DOWNSPOUT

2 DOWNSPOUT CHANNEL/TRACK - SECTIONS  
3\"/>

1 PAVILION ROOF EDGE AND GUTTER - SECTION  
6\"/>

# SHEVLIN RESERVE ROOF REPAIR

2183 THRU 2249 NW RESERVE CAMP CT BEND, OR 97703

2/6/2024 BID SET

REVISION SCHEDULE		
REV	DATE	DESCRIPTION

62323301

## ROOF DETAILS

# A-403



**Description:**  
EverGuard® Gutters offer excellent water management and wind protection. What's more, they're available in three unique profiles to give you greater design flexibility.

- EverGuard® WR Box Gutter
- EverGuard® WR Chamfer Gutter
- EverGuard® WR Offset Gutter

All three systems incorporate a 1 inch-wide extruded internal gutter bracket for strength and support. The bracket also reduces the torque of the metal with expansion and contraction in temperature changes.

Box downspouts are available in a variety of standard sizes or can be fabricated to meet specific job requirements. They're manufactured with simple connection configurations and include three attachment straps per 12-ft. section, which enables fast and easy installation.

**Standard Sizes:**

Face	Bottom	Back
5.25"	5.25"	6.25"
5.75"	5.75"	6.75"
6.25"	6.25"	7.25"
6.75"	6.75"	7.75"
7.25"	7.25"	8.25"
7.75"	7.75"	8.75"

Visit [gaf.com](http://gaf.com)  
For additional information, contact GAF Design Services at 1-877-423-7663 or [designservices@gaf.com](mailto:designservices@gaf.com)

**Downspout:**  
Box Downspouts are available in a variety of standard sizes, or they can be fabricated to meet specific job requirements. Downspouts are manufactured with simple connection configurations and include three attachment straps per 12' section, which enables fast and easy installation.

**Other Water Control Products:**  
Scuppers and Conductor Heads (Multiple Versions Available)

**Thru-Wall Scuppers**  
**Conductor Heads**  
**Thru-Wall Scuppers with Conductor Heads**

**10 Express Colors!**  
Express Colors are available for quick shipping to meet your job requirements.<sup>1</sup>

Almond	Bone White	Clydesdale	Clear Anodized	Dark Bronze
Medium Bronze	Sandstone	Serra Tan	Slate Gray	Stone White

For standard and premium colors, please refer to the GAF color chart, available at [gaf.com/perimeteredge.html](http://gaf.com/perimeteredge.html). Custom colors are also available.

Visit [gaf.com](http://gaf.com)  
For additional information, contact GAF Design Services at 1-877-423-7663 or [designservices@gaf.com](mailto:designservices@gaf.com)

### MANUFACTURER DATA SHEET ON GUTTERS & DOWNSPOUTS

**Installation Guide for EverGuard WR Gutters**  
(Box, Offset, and Chamfer)

1 Campus Drive, Parsippany, NJ 07054 USA  
973-626-3000  
[www.gaf.com](http://www.gaf.com)

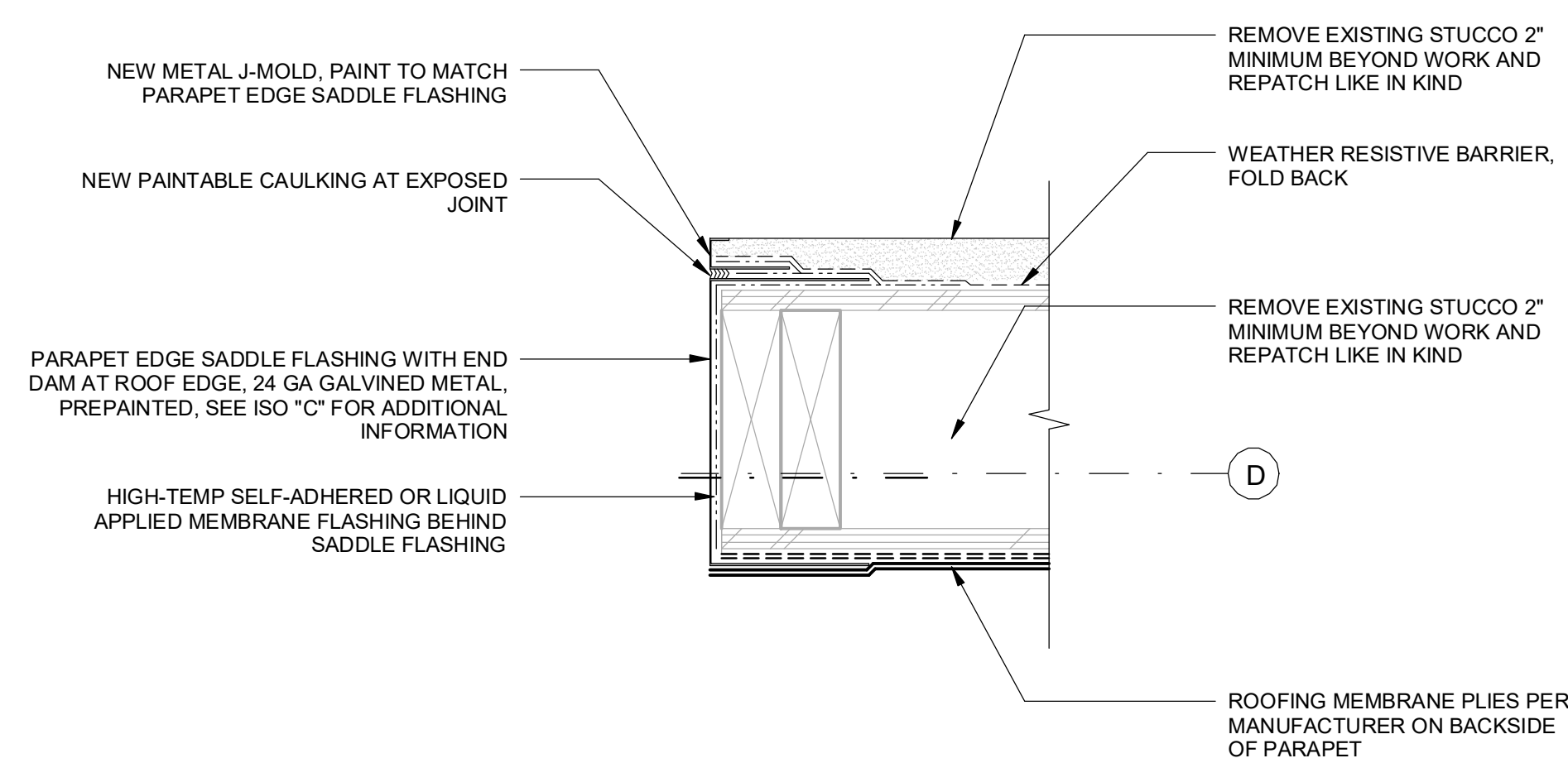
DATE: 10/2022 | DRN BY: PL | CHD BY: RP | DWG #: 2012-39103 | REV: A

**APPROVALS:** Contact manufacturer for verification of test report data on your project.

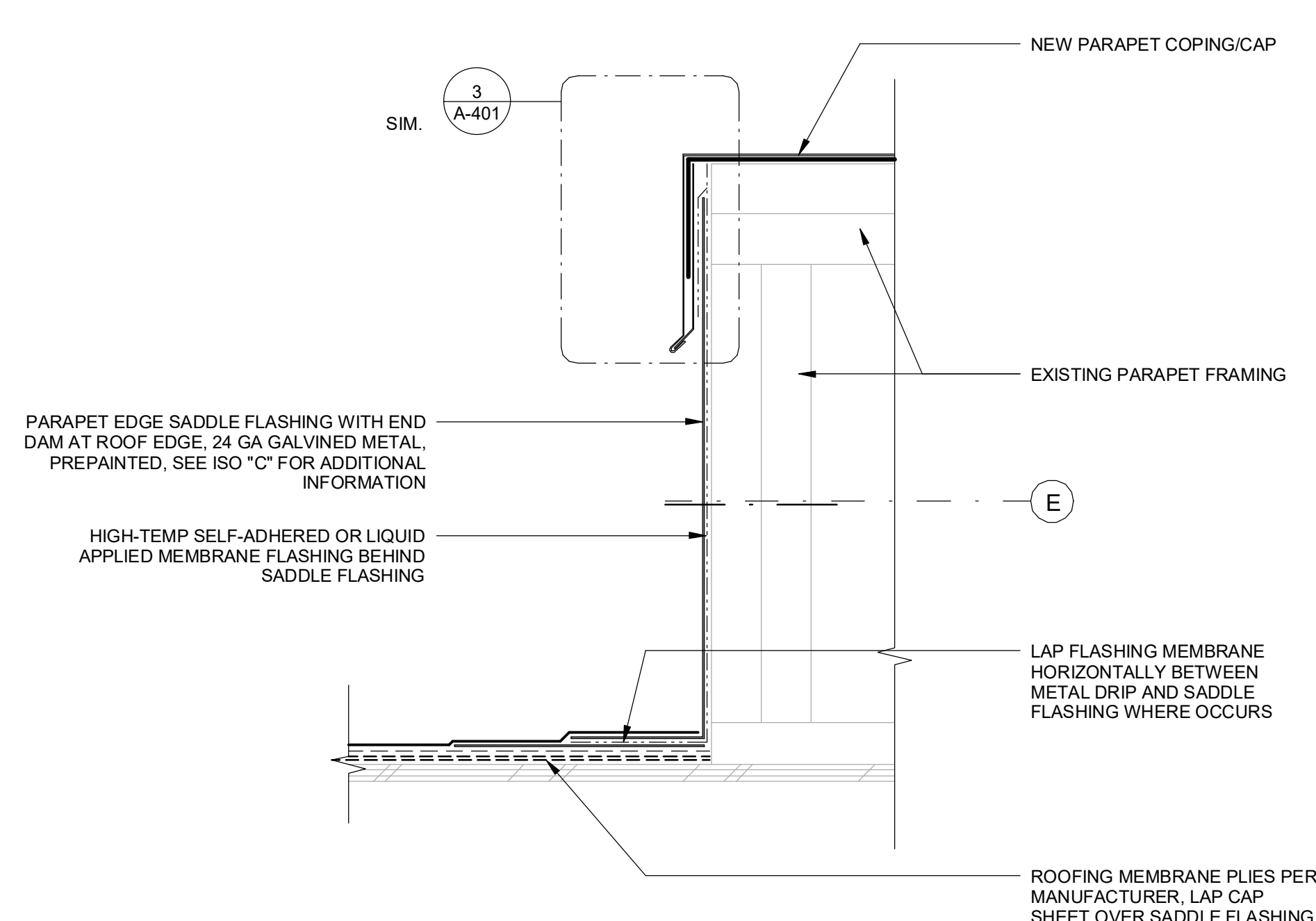
**STEP 1: Installing Downspout Outlet**  
**STEP 2: Installing Gutter Sealant**  
**STEP 3: Installing Gutter Membrane**  
**STEP 4: Installing Expansion Straps**  
**STEP 5: Installing Gutter Straight Length**  
**STEP 6: Installing Gutter with Elbow**  
**STEP 7: Installing Gutter Section**

**A. Formed Gutter**  
**B. Conductor with Splice**  
**C. Extruded Aluminum Bracket**  
**D. Universal Fastener**  
**E. Leak-Tite**  
**F. Nail**  
**G. Aluminum Fastener**  
**H. Base Ply Membrane**  
**I. Slip-In Ply**

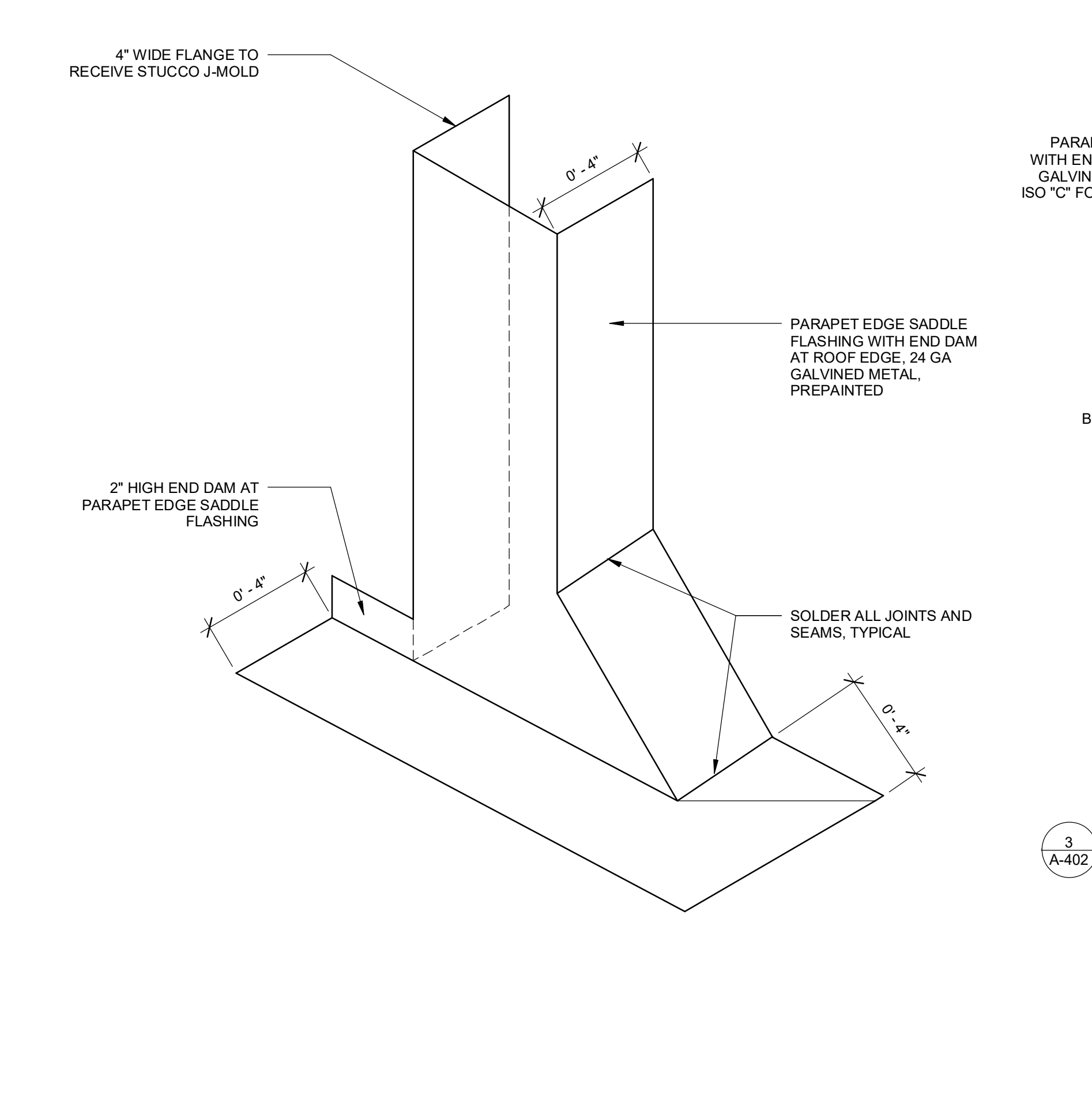
### MANUFACTURER CUTSHEET ON GUTTERS



E. PARAPET EDGE SADDLE FLASHING @ PARAPET EDGE - PLAN



D. PARAPET EDGE SADDLE FLASHING @ ROOF TO PARAPET - SECTION



C. PARAPET EDGE SADDLE FLASHING - ISO

1 LOWER ROOF GUTTER EDGE - ISO & SECTIONS  
3" = 1'-0"

# Asbestos Report

---

1040-1050 7th Ave SW, Albany, OR 97321

Linn County

**W.L. THOMAS ENVIRONMENTAL L.L.C**

**PO BOX 8  
Albany Oregon, 97321**

**ASBESTOS SURVEY REPORT**

**4/8/2024**

**Linn County General Services  
300 4th Ave SW  
Albany, Oregon 97321**

**Phone: 541-967-3880**

**Location of Survey: 1050 SW 7<sup>th</sup> Ave Albany Or 97321**

**Date of Asbestos Survey: 4/1/2024**

**Report Date: 4/8/2024**

**Inspector: Wally Thomas ph: 541-928-5383**

**Square footage: 12000 (est)**

**Levels: number of levels: 2**

**Type: Medical clinic**

**Prior use: Medical clinic**

**Current use: Clinic**

**Year constructed: 1960's (est)**

**W.L. Thomas Environmental L.L.C. has performed a selective destructive asbestos survey from throughout the exterior and interior of building for identification purposes.** The purpose of the survey was to locate, identify, and quantify accessible suspect asbestos containing materials in observable areas.

The survey was conducted in general accordance with OSHA regulations in 29 1910.1001, LRAPA Title 43, and DEQ regulations in 340-248-0270. Based on the information gathered during the site inspection and laboratory analysis. This report contains the following information:

- A summary of asbestos-containing materials discovered during the inspection, including a material description, location of each identified asbestos-containing material (ACM), and the estimated quantity and physical condition.
- A sample inventory listing the sample number, location, material description, and laboratory results for each sample;
- Laboratory analysis reports and chain of custody documentation;
- Inspector(s) Certification

The sampling was performed by an AHERA accredited Building Inspector trained in an EPA AHERA/ ASHARA accredited program TSCA Title 11 / 40 CRF 763

All samples collected were analyzed by Polarized Light Microscopy (PLM) and dispersion staining as outlined by EPA 600-R-93116 for determining Asbestos in bulk building materials.

## **Limitations**

Every effort was made to identify all ACM during this survey. As with any survey, there is always a chance that additional suspect materials might be encountered during demolition that were not obvious during the survey. If additional suspect materials are uncovered, demolition work must stop until these materials are tested and if positive for asbestos be properly removed.

These results only pertain to this job location and should not be used in the interpretation of any other job location.

This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

**A total of 43 samples were taken, 43 were analyzed and 5 tested positive for regulated amounts of over 1% asbestos content by weight. 0 samples from same positive homogenous building materials are assumed to contain regulated amounts of asbestos. No samples were collected on the roofing system. It is recommended to sample roofing materials prior to replacement or repair.**

Sample #	Material Description	Color / Texture	Location	Condition	Asbestos %	Amount
S-2	Window putty	Gray	By east door	Good	2% chrysotile	Less than 3 sq ft
S-17	Ceiling texture	White	2 <sup>nd</sup> floor south end	Good	3% chrysotile	700 sq ft total
S-18	Ceiling texture	White	2 <sup>nd</sup> floor north end	Good	3% chrysotile	700 sq ft total
S-19	Ceiling texture	White	2 <sup>nd</sup> floor center	Good	3% chrysotile	700 sq ft total
S-21	Floor tile	Tan	2 <sup>nd</sup> floor bathroom	Good	3% chrysotile	80 sq ft

All materials sampled were found to be in **good condition** and require NO immediate action by an Oregon license Asbestos Abatement Company.

### **Demolition Projects:**

All asbestos containing materials must be properly abated (handled, removed, and disposed) by a DEQ licensed asbestos abatement contractor prior to any demolition activity.

### **Renovation Projects:**

Any asbestos-containing materials that will be impacted by the renovation activities must be properly abated (handled, removed, and disposed) by a DEQ licensed asbestos abatement contractor prior to any renovation activity.

**Any material(s) encountered that are not specifically mentioned in this report must be considered asbestos-containing until sufficient sampling has been completed to determine that the materials are non-asbestos”.**

**A copy of the complete asbestos survey report must be kept onsite at the facility during all renovation or demolition activity. In addition, a complete copy of the asbestos survey report needs to be provided to any contractor(s) and asbestos abatement contractor(s) involved during the renovation or demolition project.**

**DEQ can request a copy of the asbestos survey report and a complete copy of the asbestos survey report must be provided according to OAR 340-248-0270(2).”**





**The Identification Specialists**

Analysis Report  
prepared for  
W. L. Thomas Environmental LLC

**Report Date: 4/5/2024**

**Project Name: 1050 SW 7th Albany**

**Project #: Linn County General**

**SanAir ID#: 24018935**



NVLAP LAB CODE 200870-0

10501 Trade Court | North Chesterfield, Virginia 23236  
888.895.1177 | 804.897.1177 | fax: 804.897.0070 | [IAQ@SanAir.com](mailto:IAQ@SanAir.com) | [SanAir.com](http://SanAir.com)



SanAir ID Number  
**24018935**  
FINAL REPORT  
4/5/2024 1:34:38 PM

**Name:** W. L. Thomas Environmental LLC  
**Address:** PO Box 8  
Albany, OR 97321  
**Phone:** 541-928-5383

**Project Number:** Linn County General  
**P.O. Number:**  
**Project Name:** 1050 SW 7th Albany  
**Collected Date:** 4/1/2024  
**Received Date:** 4/3/2024 10:15:00 AM

Dear Wally Thomas,

We at SanAir would like to thank you for the work you recently submitted. The 43 sample(s) were received on Wednesday, April 03, 2024 via UPS. The final report(s) is enclosed for the following sample(s): S-1, S-2, S-3, S-4, S-5, S-6, S-7, S-8, S-9, S-10, S-11, S-12, S-13, S-14, S-15, S-16, S-17, S-18, S-19, S-20, S-21, S-22, S-23, S-24, S-25, S-26, S-27, S-28, S-29, S-30, S-31, S-32, S-33, S-34, S-35, S-36, S-37, S-38, S-39, S-40, S-41, S-42, S-43.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

Sandra Sobrino  
Asbestos & Materials Laboratory Manager  
SanAir Technologies Laboratory

Final Report Includes:

- Cover Letter
- Analysis Pages
- Disclaimers and Additional Information

Sample conditions:

- 39 samples in Good condition.
- 4 samples in Layer Missing condition. (#7, #10, #26, #30)



SanAir ID Number

24018935

FINAL REPORT

4/5/2024 1:34:38 PM

Name: W. L. Thomas Environmental LLC
Address: PO Box 8
Albany, OR 97321
Phone: 541-928-5383

Project Number: Linn County General
P.O. Number:
Project Name: 1050 SW 7th Albany
Collected Date: 4/1/2024
Received Date: 4/3/2024 10:15:00 AM

Analyst: Mayes, Jean

Asbestos Bulk PLM EPA 600/R-93/116

Table with 5 columns: SanAir ID / Description, Stereoscopic Appearance, Components (% Fibrous, % Non-fibrous), and Asbestos Fibers. Rows include samples S-1 through S-7 with various descriptions like 'Caulk East Door', 'Window Putty East Door', etc.

Analyst:

Handwritten signature of Jean Mayes

Approved Signatory:

Handwritten signature of J. Stott

Analysis Date:

4/5/2024

Date:

4/5/2024



SanAir ID Number  
**24018935**  
 FINAL REPORT  
 4/5/2024 1:34:38 PM

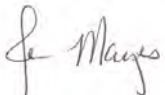
**Name:** W. L. Thomas Environmental LLC  
**Address:** PO Box 8  
 Albany, OR 97321  
**Phone:** 541-928-5383

**Project Number:** Linn County General  
**P.O. Number:**  
**Project Name:** 1050 SW 7th Albany  
**Collected Date:** 4/1/2024  
**Received Date:** 4/3/2024 10:15:00 AM

Analyst: Mayes, Jean

### Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic Components			Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
S-7 / 24018935-007 Sheetrock & Text Tape NE Closet, Texture	Off-White Non-Fibrous Heterogeneous		100% Other	None Detected
S-8 / 24018935-008 Carpet Glue & Filler NE Storage, Glue	Grey Non-Fibrous Heterogeneous	2% Cellulose	98% Other	None Detected
S-8 / 24018935-008 Carpet Glue & Filler NE Storage, Filler	White Non-Fibrous Homogeneous		100% Other	None Detected
S-9 / 24018935-009 Ceiling Tile 2x2 NE Hall	Tan Fibrous Heterogeneous	60% Cellulose 10% Glass	30% Other	None Detected
S-10 / 24018935-010 Sheetrock & Text Tape East Reception Desk, Sheetrock	Various Non-Fibrous Heterogeneous	10% Cellulose	90% Other	None Detected
S-10 / 24018935-010 Sheetrock & Text Tape East Reception Desk, Texture	White Non-Fibrous Homogeneous		100% Other	None Detected
S-10 / 24018935-010 Sheetrock & Text Tape East Reception Desk, Tape				Not Submitted
S-11 / 24018935-011 Sheetrock & Text Tape South Hall East End, Sheetrock	Various Non-Fibrous Heterogeneous	30% Cellulose	70% Other	None Detected
S-11 / 24018935-011 Sheetrock & Text Tape South Hall East End, Texture	White Non-Fibrous Homogeneous		100% Other	None Detected
S-11 / 24018935-011 Sheetrock & Text Tape South Hall East End, Tape	White Fibrous Heterogeneous	95% Cellulose	5% Other	None Detected

Analyst: 

Approved Signatory: 

Analysis Date: 4/5/2024

Date: 4/5/2024



SanAir ID Number  
**24018935**  
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**Name:** W. L. Thomas Environmental LLC  
**Address:** PO Box 8  
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**Project Name:** 1050 SW 7th Albany  
**Collected Date:** 4/1/2024  
**Received Date:** 4/3/2024 10:15:00 AM

Analyst: Mayes, Jean

### Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
S-12 / 24018935-012 Sheetrock Text Tape Visitors Service Reception, Sheetrock	Various Non-Fibrous Heterogeneous	20% Cellulose	80% Other	None Detected
S-12 / 24018935-012 Sheetrock Text Tape Visitors Service Reception, Texture	White Non-Fibrous Homogeneous		100% Other	None Detected
S-12 / 24018935-012 Sheetrock Text Tape Visitors Service Reception, Tape	White Fibrous Heterogeneous	95% Cellulose	5% Other	None Detected
S-13 / 24018935-013 Cove Base VS Reception, Cove Base	White Non-Fibrous Homogeneous		100% Other	None Detected
S-13 / 24018935-013 Cove Base VS Reception, Mastic	White Non-Fibrous Homogeneous		100% Other	None Detected
S-14 / 24018935-014 Sheetrock Texture Tape VS SE Office, Sheetrock	Various Non-Fibrous Heterogeneous	20% Cellulose	80% Other	None Detected
S-14 / 24018935-014 Sheetrock Texture Tape VS SE Office, Texture	White Non-Fibrous Homogeneous		100% Other	None Detected
S-14 / 24018935-014 Sheetrock Texture Tape VS SE Office, Tape	White Fibrous Heterogeneous	95% Cellulose	5% Other	None Detected
S-15 / 24018935-015 Sheetrock Texture Tape VS Storage, Sheetrock	Various Non-Fibrous Heterogeneous	20% Cellulose	80% Other	None Detected
S-15 / 24018935-015 Sheetrock Texture Tape VS Storage, Texture	White Non-Fibrous Homogeneous		100% Other	None Detected

Analyst:

Approved Signatory:

Analysis Date: 4/5/2024

Date: 4/5/2024



SanAir ID Number

24018935

FINAL REPORT

4/5/2024 1:34:38 PM

Name: W. L. Thomas Environmental LLC
Address: PO Box 8
Albany, OR 97321
Phone: 541-928-5383

Project Number: Linn County General
P.O. Number:
Project Name: 1050 SW 7th Albany
Collected Date: 4/1/2024
Received Date: 4/3/2024 10:15:00 AM

Analyst: Mayes, Jean

Asbestos Bulk PLM EPA 600/R-93/116

Table with 5 columns: SanAir ID / Description, Stereoscopic Appearance, Components (% Fibrous, % Non-fibrous), and Asbestos Fibers. Rows include samples like S-15 (Sheetrock Texture Tape), S-16 (Sheet Vinyl), S-17 (Popcorn Texture), S-18 (Popcorn Texture), S-19 (Popcorn Texture), S-20 (Sheetrock and Texture), S-21 (Floor Tile), S-22 (Ceiling Tile), and S-23 (Sheet Vinyl).

Analyst: [Signature]

Approved Signatory: [Signature]

Analysis Date: 4/5/2024

Date: 4/5/2024



SanAir ID Number  
**24018935**  
 FINAL REPORT  
 4/5/2024 1:34:38 PM

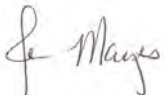
**Name:** W. L. Thomas Environmental LLC  
**Address:** PO Box 8  
 Albany, OR 97321  
**Phone:** 541-928-5383

**Project Number:** Linn County General  
**P.O. Number:**  
**Project Name:** 1050 SW 7th Albany  
**Collected Date:** 4/1/2024  
**Received Date:** 4/3/2024 10:15:00 AM

Analyst: Mayes, Jean

### Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Components			Asbestos Fibers
	Stereoscopic Appearance	% Fibrous	% Non-fibrous	
S-24 / 24018935-024 Sheet Rock Texture NW Office	White Non-Fibrous Homogeneous		100% Other	None Detected
S-25 / 24018935-025 Sheet Vinyl NW Office By Bathroom	Beige Non-Fibrous Heterogeneous	15% Cellulose 2% Synthetic	83% Other	None Detected
S-26 / 24018935-026 Sheet Rock & Texture N Office, Sheetrock				Not Submitted
S-26 / 24018935-026 Sheet Rock & Texture N Office, Texture	White Non-Fibrous Homogeneous		100% Other	None Detected
S-27 / 24018935-027 2x4 Ceiling Tile N Office Hall	Tan Fibrous Heterogeneous	70% Cellulose	30% Other	None Detected
S-28 / 24018935-028 Floor Tile N Office	Gray Non-Fibrous Homogeneous		100% Other	None Detected
S-29 / 24018935-029 Sheetrock & Texture N. Office Bathroom, Sheetrock	Various Fibrous Heterogeneous	80% Cellulose	20% Other	None Detected
S-29 / 24018935-029 Sheetrock & Texture N. Office Bathroom, Texture	White Non-Fibrous Homogeneous		100% Other	None Detected
S-30 / 24018935-030 Sheet Rock & Texture NW Storage, Sheetrock				Not Submitted
S-30 / 24018935-030 Sheet Rock & Texture NW Storage, Texture	White Non-Fibrous Homogeneous		100% Other	None Detected

Analyst: 

Approved Signatory: 

Analysis Date: 4/5/2024

Date: 4/5/2024



SanAir ID Number

24018935

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Name: W. L. Thomas Environmental LLC
Address: PO Box 8
Albany, OR 97321
Phone: 541-928-5383

Project Number: Linn County General
P.O. Number:
Project Name: 1050 SW 7th Albany
Collected Date: 4/1/2024
Received Date: 4/3/2024 10:15:00 AM

Analyst: Mayes, Jean

Asbestos Bulk PLM EPA 600/R-93/116

Table with 5 columns: SanAir ID / Description, Stereoscopic Appearance, Components (% Fibrous, % Non-fibrous), and Asbestos Fibers. Rows include samples S-31 through S-37 with descriptions like '2x4 Ceiling Tile NW Storage' and 'Sheet Vinyl By NW Storage'.

Analyst: [Signature]

Approved Signatory: [Signature]

Analysis Date: 4/5/2024

Date: 4/5/2024





SanAir ID Number  
**24018935**  
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**Name:** W. L. Thomas Environmental LLC  
**Address:** PO Box 8  
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**Phone:** 541-928-5383

**Project Number:** Linn County General  
**P.O. Number:**  
**Project Name:** 1050 SW 7th Albany  
**Collected Date:** 4/1/2024  
**Received Date:** 4/3/2024 10:15:00 AM

Analyst: Mayes, Jean

### Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Components			Asbestos Fibers
	Stereoscopic Appearance	% Fibrous	% Non-fibrous	
S-37 / 24018935-037 Sheet Rock & Text South Wall Big Room, Texture	White Non-Fibrous Homogeneous		100% Other	None Detected
S-38 / 24018935-038 Sheet Vinyl big Room By South Wall, Sheet Flooring	Gray Non-Fibrous Heterogeneous	5% Glass	95% Other	None Detected
S-38 / 24018935-038 Sheet Vinyl big Room By South Wall, Mastic	Yellow Non-Fibrous Homogeneous		100% Other	None Detected
S-39 / 24018935-039 Floor Tile Mastic big Room By South Wall	Black Non-Fibrous Homogeneous		100% Other	None Detected
S-40 / 24018935-040 Ceiling Tile Big Room	Tan Fibrous Heterogeneous	40% Cellulose 30% Glass	30% Other	None Detected
S-41 / 24018935-041 Sheet Vinyl Big Room Center, Sheet Flooring	Gray Non-Fibrous Heterogeneous	15% Cellulose	85% Other	None Detected
S-41 / 24018935-041 Sheet Vinyl Big Room Center, Mastic	Yellow Non-Fibrous Homogeneous		100% Other	None Detected
S-42 / 24018935-042 Ceiling Tile by N Entrance	Tan Fibrous Heterogeneous	70% Cellulose	30% Other	None Detected
S-43 / 24018935-043 Floor Tile by N Entrance	Gray Non-Fibrous Homogeneous		100% Other	None Detected

Analyst:

Approved Signatory:

Analysis Date: 4/5/2024

Date: 4/5/2024

## Disclaimer

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### NYELAP Disclaimer:

Polarized- light microscopy is not consistently reliable in detecting asbestos in floor covering and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.

### Asbestos Accreditations

National Voluntary Laboratory Accreditation Program (NVLAP) Lab Code 200870-0  
City of Philadelphia Department of Public Health Air Management Services, Certification#ALL-460  
Commonwealth of Pennsylvania Department of Environmental Protection Number 68-05397  
California State Environmental Laboratory Accreditation Program Certificate Number 2915  
Colorado Department of Public Health and Environment Registration Number AL-23143  
Connecticut Department of Public Health Environmental Laboratory Registration Number PH-0105  
Massachusetts Department of Labor Standards Asbestos Analytical Services License Number: AA000222  
State of Maine Department of Environmental Protection License Number: LB-0075, LA-0084  
New York State Department of Health Laboratory ID: 11983  
State of Rhode Island Department of Health Certification No.: PCM00126, PLM00126, TEM00126  
Texas Department of State Health Services License Number: 300440  
Commonwealth of Virginia Department of Professional and Occupational Regulation Number: 3333000323  
State of Washington Department of Ecology Laboratory ID: C989  
State of West Virginia Bureau for Public Health Analytical Laboratory Number: LT000616  
Vermont Department of Health License Number: Asb-Co-An-000006  
Louisiana Department of Environmental Quality AI Number 212253, Certificate #05088

SanAir Technologies Laboratory, Inc.

1551 Oakbridge Drive, Suite B - Powhatan, VA 23139  
 804.897.1177 / 888.895.1177 / Fax 804.897.0070  
 www.sanair.com

Asbestos  
 Chain of Custody

SanAir ID Number  
 24018935

Company: W. L. Thomas Environmental LLC	Project #: <i>Linn County General Services</i>	Phone #: 541-928-5383
Address: PO Box 8	Project Name: <i>1050 SW 7th Albany</i>	Phone #:
City, St., Zip: Albany, OR 97321	Date Collected: <i>4-1-24</i>	Fax #: 541-967-8635
Samples Collected By: <i>Wally Thomas</i>	P.O. Number:	Email: <i>wally@waltham.com</i>

Asbestos Analysis Types

Bulk		Air		Soil/Vermiculite	
ABB	PLM EPA 600/R-93/116 <input checked="" type="checkbox"/>	ABA	PCM NIOSH 7400 <input type="checkbox"/>	ABSE	PLM EPA 600/R-93/116 (Qual.) <input type="checkbox"/>
	Positive Stop <input type="checkbox"/>	ABA-2	OSHA w/ TWA* <input type="checkbox"/>	ABSP	PLM CARB 435 (LOD <1%) <input type="checkbox"/>
ABEPA	PLM EPA 400 Point Count <input type="checkbox"/>	ABTEM	TEM AHERA <input type="checkbox"/>	ABSP1	PLM CARB 435 (LOD 0.25%) <input type="checkbox"/>
ABBIK	PLM EPA 1000 Point Count <input type="checkbox"/>	ABATN	TEM NIOSH 7402 <input type="checkbox"/>	ABSP2	PLM CARB 435 (LOD 0.1%) <input type="checkbox"/>
ABBEN	PLM EPA NOB <input type="checkbox"/>	ABT2	TEM Level II <input type="checkbox"/>		
ABBCH	TEM Chatfield <input type="checkbox"/>				
ABBTM	TEM EPA NOB <input type="checkbox"/>				
ABBNY	TEM NY ELAP 198.4 <input type="checkbox"/>	Water		Dust	
OTHER/ Matrix :	<input type="checkbox"/>	ABHE	EPA 100.2 <input type="checkbox"/>	ABWA	TEM Wipe ASTM D-6480 <input type="checkbox"/>
				ABDMV	TEM Microvac ASTM D-5755 <input type="checkbox"/>

Turn Around Times	<input type="checkbox"/> 3 HR (4 HR TEM)	<input type="checkbox"/> 6 HR (8HR TEM)	<input type="checkbox"/> 12 HR	<input type="checkbox"/> 24 HR
	2 Days <input type="checkbox"/>	3 Days <input checked="" type="checkbox"/>	4 Days <input type="checkbox"/>	5 Days <input type="checkbox"/>

Sample #	Sample Identification/Location	Volume or Area	Sample Type	Flow Rate*	Time* Start - Stop
S-1	Caulk				
S-2	Window Putty				
S-3	Door Putty				
S-4	Sheet Rock <i>text tape</i>				
S-5	Cove Base				
S-6	Ceiling tile <i>text</i>				
S-7	Sheetrock <i>text tape</i>				
S-8	Carpet <i>blue &amp; white</i>				
S-9	Ceiling tile <i>text</i>				
S-10	Sheetrock <i>text tape</i>				
S-11	Sheetrock <i>text tape</i>				
S-12	Sheet Rock <i>text tape</i>				

Special Instructions

Relinquished by	Date	Time	Received by	Date	Time
<i>Wally Thomas</i>	4-2-24	9:00 AM	SML	4/3/24	10:15 AM

Unless scheduled, the turn around time for all samples received after 5 pm Friday will begin at 8 am Monday morning. Weekend or Holiday work must be scheduled ahead of time and is charged for rush turn around time. Work with standard turn around time sent Priority Overnight and Billed To Recipient will be charged a \$10 shipping fee.

# SanAir Technologies Laboratory, Inc.

1551 Oakbridge Drive, Suite B - Powhatan, VA 23139  
 804.897.1177 / 888.895.1177 / Fax 804.897.0070  
 www.sanair.com

## Asbestos Chain of Custody

SanAir ID Number

2401857-514  
 24018935

Company: <b>W. L. Thomas Environmental LLC</b>	Project #: <b>LCGS</b>	Phone #: <b>541-928-5383</b>
Address: <b>PO Box 8</b>	Project Name:	Phone #:
City, St., Zip: <b>Albany, OR 97321</b>	Date Collected:	Fax #: <b>541-967-8635</b>
Samples Collected By:	P.O. Number:	Email:

### Asbestos Analysis Types

Bulk		Air		Soil/Vermiculite	
ABB	PLM EPA 600/R-93/116 <input checked="" type="checkbox"/>	ABA	PCM NIOSH 7400 <input type="checkbox"/>	ABSE	PLM EPA 600/R-93/116 (Qual.) <input type="checkbox"/>
	Positive Stop <input type="checkbox"/>	ABA-2	OSHA w/ TWA* <input type="checkbox"/>	ABSP	PLM CARB 435 (LOD <1%) <input type="checkbox"/>
ABEPA	PLM EPA 400 Point Count <input type="checkbox"/>	ABTEM	TEM AHERA <input type="checkbox"/>	ABSP1	PLM CARB 435 (LOD 0.25%) <input type="checkbox"/>
ABB1K	PLM EPA 1000 Point Count <input type="checkbox"/>	ABATN	TEM NIOSH 7402 <input type="checkbox"/>	ABSP2	PLM CARB 435 (LOD 0.1%) <input type="checkbox"/>
ABBEN	PLM EPA NOB <input type="checkbox"/>	ABT2	TEM Level II <input type="checkbox"/>		
ABBCH	TEM Chatfield <input type="checkbox"/>				
ABBTM	TEM EPA NOB <input type="checkbox"/>				
ABBNY	TEM NY ELAP 198.4 <input type="checkbox"/>	Water		Dust	
		ABHE	EPA 100.2 <input type="checkbox"/>	ABWA	TEM Wipe ASTM D-6480 <input type="checkbox"/>
OTHER/ Matrix :	<input type="checkbox"/>			ABDMV	TEM Microvac ASTM D-5755 <input type="checkbox"/>

Turn Around Times	<input type="checkbox"/> 3 HR (4 HR TEM)	<input type="checkbox"/> 6 HR (8HR TEM)	<input type="checkbox"/> 12 HR	<input type="checkbox"/> 24 HR
	2 Days <input type="checkbox"/>	3 Days <input checked="" type="checkbox"/>	4 Days <input type="checkbox"/>	5 Days <input type="checkbox"/>

Sample #	Sample Identification/Location	Volume or Area	Sample Type	Flow Rate*	Time* Start - Stop
S-13	Cove Base	US Reception			
S-14	Sheetrock texture	US SE office			
S-15	Sheetrock texture & Edge	US Storage			
S-16	Gray Sheet Vinyl	US Storage			
S-17	Popcorn texture	2nd floor South			
S-18	Popcorn texture	2nd floor North			
S-19	Popcorn texture	2nd floor Center by Bathroom			
S-20	Sheetrock texture	2nd floor center office			
S-21	Floor tile	2nd floor Bathroom			
S-22	Ceiling tile	2nd floor Bathroom			
S-23	Sheet Vinyl	2nd floor Landing			
S-24	Sheet Rock texture	NW office			

#### Special Instructions

Relinquished by	Date	Time	Received by	Date	Time
			SM	4/3/24	10:15 AM

Unless scheduled, the turn around time for all samples received after 5 pm Friday will begin at 8 am Monday morning. Weekend or Holiday work must be scheduled ahead of time and is charged for rush turn around time. Work with standard turn around time sent Priority Overnight and Billed To Recipient will be charged a \$10 shipping fee.

# SanAir Technologies Laboratory, Inc.

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 804.897.1177 / 888.895.1177 / Fax 804.897.0070  
 www.sanair.com

## Asbestos Chain of Custody

SanAir ID Number

211 24018935

Company: <b>W. L. Thomas Environmental LLC</b>	Project #: <b>LCGS</b>	Phone #: <b>541-928-5383</b>
Address: <b>PO Box 8</b>	Project Name:	Phone #:
City, St., Zip: <b>Albany, OR 97321</b>	Date Collected:	Fax #: <b>541-967-8635</b>
Samples Collected By:	P.O. Number:	Email:

### Asbestos Analysis Types

Bulk		Air		Soil/Vermiculite	
ABB	PLM EPA 600/R-93/116 <input checked="" type="checkbox"/>	ABA	PCM NIOSH 7400 <input type="checkbox"/>	ABSE	PLM EPA 600/R-93/116 (Qual.) <input type="checkbox"/>
	Positive Stop <input type="checkbox"/>	ABA-2	OSHA w/ TWA* <input type="checkbox"/>	ABSP	PLM CARB 435 (LOD <1%) <input type="checkbox"/>
ABEPA	PLM EPA 400 Point Count <input type="checkbox"/>	ABTEM	TEM AHERA <input type="checkbox"/>	ABSP1	PLM CARB 435 (LOD 0.25%) <input type="checkbox"/>
ABBIK	PLM EPA 1000 Point Count <input type="checkbox"/>	ABATN	TEM NIOSH 7402 <input type="checkbox"/>	ABSP2	PLM CARB 435 (LOD 0.1%) <input type="checkbox"/>
ABBN	PLM EPA NOB <input type="checkbox"/>	ABT2	TEM Level II <input type="checkbox"/>		
ABBCH	TEM Chatfield <input type="checkbox"/>				
ABBTM	TEM EPA NOB <input type="checkbox"/>				
		Water		Dust	
ABBNY	TEM NY ELAP 198.4 <input type="checkbox"/>	ABHE	EPA 100.2 <input type="checkbox"/>	ABWA	TEM Wipe ASTM D-6480 <input type="checkbox"/>
OTHER/ Matrix :	<input type="checkbox"/>			ABDMV	TEM Microvac ASTM D-5755 <input type="checkbox"/>

Turn Around Times	<input type="checkbox"/> 3 HR (4 HR TEM)	<input type="checkbox"/> 6 HR (8HR TEM)	<input type="checkbox"/> 12 HR	<input type="checkbox"/> 24 HR
	2 Days <input type="checkbox"/>	3 Days <input checked="" type="checkbox"/>	4 Days <input type="checkbox"/>	5 Days <input type="checkbox"/>

Sample #	Sample Identification/Location	Volume or Area	Sample Type	Flow Rate*	Time* Start - Stop
S-25	Beige Sheet vinyl NW office - By Bathroom				
S-26	Sheetrock & texture W. office				
S-27	2x2 Ceiling tile W. office Hall				
S-28	Floor tile Grng W. office				
S-29	Sheetrock & Texture W. office Bathroom				
S-30	Sheetrock & Text NW Storage				
S-31	2x2 Ceiling tile NW Storage				
S-32	Grng Sheet Vinyl By NW Storage				
S-33	Grng Sheet vinyl Office By NW Storage				
S-34	Sheetrock & Text office By NW Storage				
S-35	Sheet Rock & Text Big Room South wall				
S-36	Sheet Rock & Text Big Room Center wall				

#### Special Instructions

Relinquished by	Date	Time	Received by	Date	Time
			gmc	4/3/24	10:15 AM

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 804.897.1177 / 888.895.1177 / Fax 804.897.0070  
 www.sanair.com

## Asbestos Chain of Custody

SanAir ID Number

24018935

Company: W. L. Thomas Environmental LLC	Project #: LCG5	Phone #: 541-928-5383
Address: PO Box 8	Project Name:	Phone #:
City, St., Zip: Albany, OR 97321	Date Collected:	Fax #: 541-967-8635
Samples Collected By:	P.O. Number:	Email:

### Asbestos Analysis Types

Bulk		Air		Soil/Vermiculite	
ABB	PLM EPA 600/R-93/116	<input checked="" type="checkbox"/>	ABA	PCM NIOSH 7400	<input type="checkbox"/>
	Positive Stop	<input type="checkbox"/>	ABA-2	OSHA w/ TWA*	<input type="checkbox"/>
ABEPA	PLM EPA 400 Point Count	<input type="checkbox"/>	ABTEM	TEM AHERA	<input type="checkbox"/>
ABB1K	PLM EPA 1000 Point Count	<input type="checkbox"/>	ABATN	TEM NIOSH 7402	<input type="checkbox"/>
ABBEN	PLM EPA NOB	<input type="checkbox"/>	ABT2	TEM Level II	<input type="checkbox"/>
ABBCH	TEM Chatfield	<input type="checkbox"/>			
ABBTM	TEM EPA NOB	<input type="checkbox"/>			
ABBNY	TEM NY ELAP 198.4	<input type="checkbox"/>	ABHE	EPA 100.2	<input type="checkbox"/>
OTHER/ Matrix :		<input type="checkbox"/>			

Water		Dust	
ABWA	TEM Wipe ASTM D-6480	<input type="checkbox"/>	
ABDMV	TEM Microvac ASTM D-5755	<input type="checkbox"/>	

Turn Around Times	<input type="checkbox"/> 3 HR (4 HR TEM)	<input type="checkbox"/> 6 HR (8HR TEM)	<input type="checkbox"/> 12 HR	<input type="checkbox"/> 24 HR
	2 Days <input type="checkbox"/>	3 Days <input checked="" type="checkbox"/>	4 Days <input type="checkbox"/>	5 Days <input type="checkbox"/>

Sample #	Sample Identification/Location	Volume or Area	Sample Type	Flow Rate*	Time* Start - Stop
S-37	Sheet rock & Text	South wall	Big Room		
S-38	Sheet vinyl	Big Room	By south wall		
S-39	Floor tile <sup>under vinyl?</sup> mastic	Big Room	By South wall		
S-40	Ceiling tile	Big Room			
S-41	Sheet vinyl	Big Room	Center		
S-42	Ceiling tile	By NW Entrance			
S-43	Grey floor tile	By W Entrance			

### Special Instructions

Relinquished by	Date	Time	Received by	Date	Time
			SNC	4/3/24	10:15 AM

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# Certificate of Completion

This is to certify that

**Wally Thomas**

has satisfactorily completed  
4 hours of refresher training as an  
AHERA Building Inspector

to comply with the training requirements of

TSCA Title II, 40 CFR 763 (AHERA)

EPA Provider # 1085

193093

Certificate Number



Instructor: Ed Edinger

Apr 3, 2024

Expires in 1 year.

Date(s) of Training

Exam Score: N/A  
(if applicable)



- Facilities
- Environmental
- Geotechnical
- Materials

# Environmental Report

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1040-1050 7th Ave SW, Albany, OR 97321

Linn County



***PHASE I ENVIRONMENTAL  
SITE ASSESSMENT REPORT***

***Commercial Property  
1050 SW 7<sup>th</sup> Avenue  
Albany, Oregon 97321***

**May 31, 2024**

Prepared For

**Linn County General Services  
300 SW Third Avenue  
Albany, Oregon 97321**

**Coles + Betts Environmental Consulting, LLC's Project Number 475**

Prepared By:



5741 NE Flanders Street  
Portland, Oregon 97213  
TELEPHONE: (503) 477-6150

In Collaboration with Reynolds Engineering, LLC

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- 1 Subject Property Location Map
- 2 Subject Property and Adjacent Parcels Map

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- A Preliminary Title Report
- B User Questionnaire
- C Subject Property Reconnaissance Photographs
- D Oregon Water Resources Department Logs or Boring Logs
- E Environmental Data Resources Historical Aerial Photographs
- F Environmental Data Resources City Directory, Historical Topographic Maps and Sanborn Fire Insurance Maps
- G Environmental Data Resources Environmental Database Search Report

## 1. EXECUTIVE SUMMARY

Coles + Betts Environmental Consulting, Inc. (C+BEC) has performed a Phase I Environmental Site Assessment (ESA) in general accordance with the scope of work and limitations set forth by Linn County General Services (the User), for the Subject Property whose address is 1050 SW 7<sup>th</sup> Ave, Albany, Linn County, Oregon. The Subject Property consists of three tax lots:

- 11S04W12AC01000 (Township 11 South, Range 4 West, Section 12) (building and east parking lot, address 1050 SW 7<sup>th</sup> Ave, 0.67 acres);
- 11S04W12AC02200 (western half of the south parking lot, possible previous address 1059 SW 8<sup>th</sup> Ave, 0.14 acres); and
- 11S04W12AC02100 (eastern half of the south parking lot, no situs, 0.15 acres).

The Phase I ESA was prepared to provide the User with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist on the Subject Property prior to the Subject Property transfer. This assessment was conducted using the degree of care and skill ordinarily exercised by environmental science professionals in the evaluation of environmental conditions and in accordance with the ASTM International (ASTM) *E1527-21, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The purpose of the Phase I ESA is to document compliance with 24 CFR 58.5(i)(2) or 50.3(i).

The 0.96-acre Subject Property has one building with eastern and southern parking lots and landscaping. The building has been remodeled and expanded over decades. The Subject Property is flat and the topography surrounding the Subject Property is relatively flat.

The Subject Property is bound to the north by SW 7<sup>th</sup> Ave beyond which is the Good Samaritan Hospital, and to the east by a pharmacy building and east and southeast by a medical office building. The Subject Property is bound to the south by single-family residences and SW 6<sup>th</sup> Ave beyond which are single-family residences. A medical office building and residence are adjacent west of the Subject Property.

Outbuildings and residences were constructed throughout the Subject Property between at least 1895 and 1925 with no changes until 1955 when the first iteration of the current Subject Property building was constructed. Additions were constructed onto the original Subject Property building in the 1960s, with the last addition constructed by 1967. The building footprint has not changed since 1967. The eastern residences were demolished and the parking lot was constructed by 1976. The southern residences were demolished and the southern parking lot was constructed by 1994. There have been no significant changes to the Subject Property since 1994. Below-ground heating oil tanks were not likely at the former Subject Property's residences as based on the lack of leaking heating oil tanks in the surrounding area. Residential

below-ground heating oil tanks, if any, would have been encountered and likely addressed during Subject Property redevelopment and are therefore not a REC for the Subject Property.

Surrounding properties to the north were undeveloped lots, single-family residences and a Hospital building from the late 1890s through 1967 when the Hospital campus expanded with the construction of a new building. Expansions continued, with the current Hospital building campus configuration completed by 1994. Residences were east of the Subject Property from the late 1890s through at least 1949. The current pharmacy building east of the Subject Property was constructed by 1961, and the current medical office building constructed by 1994. The land use south of the Subject Property has been residential with increasing residential infill between the late 1890s through 1949 and has remained unchanged for decades. The land use west of the Subject Property was residential from the late 1890s with the current medical office building constructed by 1982.

Geotechnical borings completed on the north adjacent Hospital property encountered clay/silt in the upper 9 feet to 12 feet, with layers of clay and gravels, sands and gravels to 18 feet below ground surface (bgs). Sandstone is present from 18 feet bgs to 276 feet bgs, and clay stone to 330 feet bgs. Groundwater was first encountered at the Hospital property at 47 feet bgs, and static water level was 36 feet bgs.

The Subject Property does not have any environmental regulatory file listings. There were regulatory file listings adjacent to the Subject Property: one adjacent east (i.e., the pharmacy) and one to the north at the Hospital. These regulatory listings are not of environmental concern to the Subject Property and discussed below:

- The east adjacent pharmacy property had a leaking underground storage tank (LUST) that released gasoline as discovered during tank removal activities. Groundwater was not encountered, and soil contamination was successfully removed and transported off-site for disposal. The Oregon Department of Environmental Quality (DEQ) closed the file in 2007. Based on the lack of contamination and regulatory file closure, this LUST site is not of environmental concern to the Subject Property.
  - The Hospital has one active underground storage tank (UST) with no reported releases associated with it. Two former diesel/generator USTs were located approximately 275 feet northeast of the Subject Property. The Hospital LUST file is associated with one of these USTs. The release was encountered during decommissioning activities in 1997. Accessible contaminated soil was removed and approximately 3.5 cubic yards of inaccessible impacted soils were left in-place. The subsequent soil and groundwater data collected at and in the vicinity of the release met DEQ Risk-Based Criteria (RBCs) and DEQ closed the file in 2001. Based on the closed regulatory file, the distance and hydrogeologic down-gradient location of the soil left in-place from the Subject Property, the Hospital LUST is not of environmental concern to the Subject Property.
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- The Hospital has additional regulatory listings as a very small quantity generator (VSQG) of hazardous waste, as having above-ground storage tanks (ASTs) used to store compressed gasses and petroleum, and for storing hazardous materials including compressed gasses and petroleum hydrocarbons (i.e., HSIS database). No violations or releases associated with hazardous substance storage or generation of hazardous waste are listed for the Hospital. An OR HAZMAT file is associated with a *de minimis* release of a calcium oxide dust on a patient that was transported to the Hospital. There are no other reported releases of petroleum or other hazardous substances at the Hospital, and evidence of a release (e.g., stressed vegetation and staining) were not observed during the Phase I ESA site reconnaissance. Based on the lack of violations and significant spills or releases at the Hospital, the Hospital's VSQG, AST, UST, OR HAZMAT and HSIS regulatory listings are not of environmental concern to the Subject Property.

The remaining regulatory listings within a mile radius were eliminated as environmental concerns for the Subject Property based on their NFA status, distance from the Subject Property, no violations, no reported releases and/or hydrogeologic cross- or down-gradient location from the Subject Property.

## 2. CONCLUSIONS

C+BEC has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-21 for the Subject Property. The purpose of the Phase I ESA is to document compliance with 24 CFR 58.5(i)(2) or 50.3(i). Any exceptions to, or deletions from, this practice are described in *Section 3* and *Section 8* of this report.

This assessment has not revealed controlled recognized environmental conditions in connection with the Subject Property.

This assessment has not revealed historical recognized environmental conditions in connection with the Subject Property.

The Phase I ESA has not revealed evidence of RECs as defined by ASTM E1527-21 for the Subject Property. Additional investigation regarding the presence of hazardous substances or petroleum products is not necessary.

## 3. INTRODUCTION

Coles + Betts Environmental Consulting, LLC (C+BEC) was retained by Linn County General Services (the User), to perform a Phase I Environmental Site Assessment (ESA) of the Subject Property: 1050 SW 7<sup>th</sup> Avenue in Albany, Linn County, Oregon. The Subject Property is occupied by one commercial building and associated parking lot and landscaping. The protocol

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used for this assessment is in general conformance with ASTM E1527-21, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

On April 29, 2024, Jill Betts, R.G. of C+BEC, an environmental professional, conducted a site reconnaissance to assess the possible presence of RECs as per ASTM E1527-21 in connection with the Subject Property. The Phase I ESA investigation also included review of aerial photographs and other historical information; a visual survey of adjacent properties from the Subject Property perimeter and surrounding streets; where possible, physical setting source research; and review of readily available local, state, and federal regulatory records regarding the subject and surrounding properties. Qualifications of personnel responsible for the preparation of this report may be found in Section 11 of this report.

### 3.1 Purpose

The purpose of this Phase I ESA was to document compliance with 24 CFR 58.5(i)(2) or 50.3(i) and identify recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), and controlled recognized environmental conditions (CRECs), as well as *de minimis* conditions. ASTM E1527-21 defines *de minimis* conditions, RECs, HRECs, and CRECs as follows:

- A *de minimis* condition as a condition related to a release that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. A condition determined to be a *de minimis* condition is not a REC nor a CREC.
  - A recognized environmental condition (REC) as (1) the presence of hazardous substances or petroleum products in, on, or at the Subject Property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the Subject Property or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the Subject Property under conditions that pose a material threat of a future release to the environment.
  - A historical recognized environmental condition (HREC) as a previous release of hazardous substances or petroleum products affecting the Subject Property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the Subject Property to any controls (for example, activity and use limitations or other Subject Property use limitations). A HREC is not a REC.
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- A controlled recognized environmental condition (CREC) as a recognized environmental condition affecting the Subject Property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other Subject Property use limitations).

This assessment constitutes “all appropriate inquiry” in 42 USC §9601(35)(B) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), thereby permitting the User to satisfy one of the requirements to qualify for innocent landowner, contiguous Subject Property owner, or bona fide prospective purchaser limitations on CERCLA liability. If RECs are identified during this assessment, continuing obligations on the part of the User may apply for the User to maintain their CERCLA liability limitations.

Additional environmental issues outside the scope of ASTM Standard E1527-21 were not evaluated in connection with this Phase I ESA. This Phase I ESA was not intended to identify the presence of or reduce the risk from the presence of mold and/or physical conditions conducive to mold that may pose a risk to buildings and building occupants, radon gas, lead-based paint, lead in drinking water, fluorescent light ballast, wetlands, flood zones, and/or asbestos-containing materials (ACMs).

As specified in ASTM Standard E1527-21, C+BEC reviews information from outside sources during a Phase I ESA investigation. The information obtained from these sources is considered by C+BEC to be reliable. C+BEC is not required by the ASTM protocol to independently verify information provided by such sources. Consequently, C+BEC cannot and does not warrant or guarantee the accuracy of information provided by other sources.

Phase I ESAs are not intended to be technically exhaustive, and the ASTM prescribed protocol leaves open the possibility that conditions may exist on a Subject Property that could not be identified with the proper application of the methodologies utilized herein.

### **3.2 Scope of Services**

The scope of services for this Phase I ESA was conducted in general conformance with ASTM Standard E1527-21. C+BEC warrants that the findings, opinions, and conclusions (and recommendations if requested by the User) contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an Environmental Site Assessment of a Subject Property for the purpose of identifying RECs.

No other warranties are implied or expressed.

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### **3.3 Special Terms and Conditions**

The work performed is governed by a contract between C+BEC and the User.

The findings, opinions, and conclusions (and recommendations if requested by the User) set forth in this report are limited in time and scope to the date of the report. The conclusions presented in the report are based solely on the services and methodologies described therein. No tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the User were performed in connection with the preparation of this report. No subsurface exploratory drilling, discovery, or sampling was conducted under this scope of work.

### **3.4 User Reliance**

This report has been prepared solely for the use of the User in connection to the Subject Property and in accordance with the limitations and conditions of the executed Services Agreement with the User and may not be relied upon any third party or entity without the written consent of C+BEC. Use by any third party shall be at the User's risk.

### **3.5 Limitations and Exceptions**

The purpose of this Phase I ESA is to evaluate the Subject Property for RECs as defined by ASTM Standard E1527-21. In this regard, the assessment was prepared and implemented using the degree of care and skill ordinarily exercised by, and consistent with, the standards competent environmental science professionals would apply in evaluation of a similar site in vicinity of the Subject Property. In performing such a study, it is understood that a balance must be struck between reasonable inquiry into the Subject Property conditions and cost of an exhaustive evaluation.

No environmental site assessment can wholly eliminate uncertainty regarding potential environmental conditions in connection with a Subject Property since the reasonably ascertainable information on which the findings, opinions, and conclusions (and recommendations if requested by the User) are based may not adequately describe the current or historical uses and conditions of the Subject Property. In addition, the information utilized by C+BEC to facilitate this assessment has been obtained, reviewed, and evaluated from various sources believed to be reliable, including Subject Property owners, operators, state and federal agencies, or other knowledgeable persons. Although C+BEC's findings, opinions, and conclusions (and recommendations if requested by the User) are based in part on such information, C+BEC's services did not include the verification of its accuracy or authenticity. Should such information prove to be inaccurate or unreliable, C+BEC reserves the right to amend or revise its findings, opinions, and conclusions (and recommendations if requested by

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the User). Furthermore, no exploratory investigation or chemical analyses was performed during this assessment.

Without limitation, C+BEC does not provide guarantee or certification that the Subject Property is free of contamination and is not responsible for any changes in environmental standards, practices, or regulations after performance of these services. In addition, this assessment excludes hazardous substances incorporated into buildings, improvements, or facilities on the Subject Property unless otherwise specified. This assessment does not include evaluation for potential off-site vapor intrusion sources. The document herein is a work of opinion and therefore we do not offer any warranty regarding findings, opinions, and conclusions (and recommendations if requested by the User). In addition, the findings, opinions, and conclusions (and recommendations if requested by the User) herein should not be used as a substitute to that of legal counsel.

### **3.6 Data Gaps and Significant Data Gaps**

For this report data gaps are considered to be the lack of or the inability to obtain information as required by ASTM Standard E1527-21. Data gaps directly relating to this investigation are detailed below. A discussion of the impact (if any) of these limitations, exceptions, and data gaps to the findings and conclusions of this report are also presented. Any data gaps considered by the supervising environmental professional to be significant are further discussed in this report.

- The previous Subject Property owners could not be located for this Phase I ESA. Based on C+BEC's knowledge of the history of the area, this data gap is not considered to be significant and is not likely to impact the findings of this report.
  - Aerial photographs were not available for five-year increments as required by ASTM E1527-21 and the quality of some aerial photographs was poor. However, available aerial photos coupled with other site documentation suggest Subject Property uses did not materially change between gaps in the photographic record, and as such, are not considered to be significant and not likely impact the findings of this report.
  - Sanborn fire insurance maps were not available in regular increments for the Subject Property or surrounding area. The 1890 Sanborn fire insurance maps did not provide coverage of the Subject Property nor land uses to the north, south and west. Based on the knowledge of the history of the area, this data gap is not considered to be significant and is not likely to impact the findings of this report.
  - Building permits and plans for the Subject Property were not available in City and County records. Based on the knowledge of the Subject Property history, this data gap is not considered to be significant and is not likely to impact the findings of this report.
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- The biomedical waste storage room, some offices and a utility closet were locked and inaccessible during the site reconnaissance. Based on the knowledge of the historical uses of the Subject Property, this data gap is not considered to be significant and is not likely to impact the findings of this report.
- Landscaping vegetation prevented inspection of the ground surface on the perimeter of the Subject Property building and generally in landscaped areas of the Subject Property. Based on the knowledge of the historical uses of the Subject Property, this data gap is not considered to be significant and is not likely to impact the findings of this report.
- Evidence of environmental liens or activity and use limitations (AULs) were not provided by the User and a preliminary title report was provided for review. This is a data gap. The Preliminary Title Report indicated there are no liens on the Subject Property, and a search of DEQ regulatory databases did not list the Subject Property as having environmental liens or activity and use limitations (AULs). Based on the knowledge of the history of the area and Subject Property and regulatory database review, this data gap is not considered to be significant and is not likely to impact the findings of this report.

### **3.7 Significant Assumptions**

C+BEC made the following assumptions in the preparation of this report:

- Groundwater flow direction was inferred from available documentation such as well log, topographic information, regulatory file notation, and our professional experience. The actual groundwater flow direction was not verified and may be influenced by a number of factors outside the scope of this investigation.
- Information obtained from regulatory and/or enforcement-agencies during this investigation are assumed to be complete, accurate, and current.
- Information obtained regarding land use limitations and environmental liens, where provided, are assumed to be complete, accurate, and current.
- C+BEC assumes all information obtained through interviews to be complete, unbiased, and accurate to the best ability of the interviewed parties.

### **3.8 PFAS Assessment**

Per- and polyfluoroalkyl substances (PFAS) are a group of compounds found in many different consumer, commercial, and industrial products. PFAS are long-lasting chemicals that break down very slowly over time. Because of their widespread use and their persistence in the environment, many PFAS are found in the blood of people and animals all over the world and

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are present at low levels in a variety of food products and in the environment. PFAS are found in water, air, fish, and soil across the globe. EPA, state agencies, and research organizations continue to gather data around PFAS toxicity, persistence in the environment, and protocols for assessment and cleanup, and this information is being distributed to the public as it evolves.

In April 2024, EPA designated two PFAS compounds, perfluorooctanoic acid (PFOA) and perfluorooctane sulfonate (PFOS), as hazardous substances under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), also known as Superfund. Additionally, some states have listed PFOA and PFOS, along with several other PFAS, as hazardous substances in their state regulations. With this designation under CERCLA for PFOA and PFOS, Phase I ESAs must include consideration of releases of PFAS.

C+BEC evaluated the Subject Property for apparent point sources of PFAS compounds: manufacturing operations with known uses of PFAS; storage of PFAS (such as aqueous firefighting foam); evidence of Type B fires; metal plating operations; application of wastewater biosolids; and other commercial operations with expected uses of PFAS-containing compounds, such as a textiles business applying spray protectants. Non-point sources such as residual impacts from consumer products used at a site (clothing, furniture, paper products, and similar) are not typically considered in a Phase I evaluation.

#### **4. USER AND SUBJECT PROPERTY OWNER PROVIDED INFORMATION**

##### **4.1 Title Records Review for Environmental Liens and Activity and Use Limitations**

A Preliminary Title Report was provided to C+BEC (Appendix A). The Preliminary title report indicated there are no environmental liens, remediation, or easement and equitable servitude (EE&S) notices by the Oregon Department of Environmental Quality (DEQ), EE&S or otherwise. Evidence of environmental liens or activity and use limitations (AULs) were not provided by the User (Appendix B). This is not a significant data gap as discussed in *Section 3.6*.

There are no DEQ AULs (i.e., institutional and/or engineering controls) for the Subject Property per the regulatory databases reviewed by C+BEC in *Section 6*.

ASTM Phase I ESA Standards E1527-21 (6.2.1 and 6.2.3.1) indicates the User (or a title professional engaged by the User) should closely review the preliminary title insurance documentation, particularly the areas of the documentation listing Subject Property encumbrances or “restrictions on record,” for indications of AULs or environmental liens; and the User should report any AULs or environmental lien to the environmental professional completing the Phase I ESA report. Furthermore, the ASTM Standard (Section 6.2.3) indicates it is not the environmental professional’s responsibility to undertake a review of land title records or judicial records for environmental liens or AULs. The environmental professional

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searches institutional and engineering control registries (i.e., regulatory databases) as discussed in *Section 6* of this report.

#### **4.2 Previous Reports/Documents**

There were no previous reports or documents for the Subject Property provided to C+BEC by the User nor Subject Property owner.

#### **4.3 Reason for Performing Phase I ESA**

C+BEC was contracted by the User to conduct this Phase I ESA prior to the purchase of the Subject Property.

#### **4.4 Other**

Any specialized knowledge, commonly known or reasonably ascertainable information regarding the Subject Property and vicinity conveyed to C+BEC by the User (if any) is included in the applicable section(s) of this report.

### **5. SITE DESCRIPTION**

#### **5.1 Location and Legal Description**

The Subject Property's address is 1050 SW 7<sup>th</sup> Ave, Albany, Linn County, Oregon, and consists of three tax lots:

- 11S04W12AC01000 (Township 11 South, Range 4 West, Section 12) (building and east parking lot, 0.67 acres)
- 11S04W12AC02200 (western half of the south parking lot, possible previous address 1059 SW 8<sup>th</sup> Ave, 0.14 acres), and
- 11S04W12AC02100 (eastern half of the south parking lot, no situs, 0.15 acres).

The location of the Subject Property and its tax lots are shown in Figures 1 and 2. The Subject Property is zoned as Elm Street (medical use, light commercial) and Hackleman Monteith (National Register Historic District).

#### **5.2 Subject Property and Vicinity General Characteristics**

The Subject Property is located within an area of residential and commercial properties. Single-family residences and a duplex are to the south and southwest of the Subject Property. The

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Hospital is north beyond SW 7<sup>th</sup> Ave. Medical offices are adjacent west, east and southeast of the Subject Property. The Subject Property and surrounding area are relatively flat. The Subject Property has one building, two parking lots, and landscaped areas.

### **5.3 Detailed Subject Property Description**

Ms. Jill Betts, R.G. of C+BEC conducted a site survey of the Subject Property on April 29, 2024. The Subject Property was inspected for visual evidence of contamination, for improper waste disposal, for the potential presence of PCBs, and for potential USTs. The ground reconnaissance consisted of observation of the periphery and interior portions of the Subject Property and visual reconnaissance of adjoining sites from public access areas.

#### *5.3.1 General Subject Property Setting*

The Subject Property is accessed via SW 7<sup>th</sup> Ave, and via a driveway at the southeast corner of the Subject Property. The Subject Property has two asphalt-paved parking lots, with one lot on the east side of the Subject Property and one lot south of the Subject Property building. The south lot is accessed by a driveway from SW 7<sup>th</sup> Ave, and the east lot is accessed by the adjacent southeast medical office driveway and SW 7<sup>th</sup> Ave.

A concrete sidewalk and rain gutter for roof stormwater drips are on the southern portion of the Subject Property building, and the driveway and handicap parking space on the northwestern portion of the Subject Property are concrete.

On the northwest corner of the Subject Property are two fenced-in areas and a small stormwater trench drain that collects parking / driveway area stormwater. The fenced-in areas are vacant except for a metal cabinet with faded biomedical waste stickers in the north fenced-in area and a metal cover for sub-grade utility conduits in the southern fenced-in area.

The Subject Property building is on the central portion of the Subject Property. Landscaped areas are on the western, southern, and eastern perimeters of the Subject Property.

Municipal water and sewer are provided to the Subject Property. Stormwater catch basins were observed in the Subject Property's parking lots. The Subject Property's roof drains discharged to below the ground surface. The stormwater sheet flows to the catch basins, the adjacent right of ways or is infiltrated into the landscaped areas.

The Subject Property building is approximately 11,037 square feet and is heated with electric and natural gas furnaces. The building has been renovated multiple times, and has a small, second story. The building does not have a basement.

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There was no evidence of dumping or distressed vegetation on remaining areas of the Subject Property.

The Subject Property conditions and other items of interest are indicated on Figure 2 and in the Subject Property photographs appended to this report (Appendix C).

#### 5.4 Current Subject Property Use

The Subject Property building is leased by Good Samaritan Hospital and is predominantly vacant with the exception of the following:

- One office in the front center of the building used for volunteer services (on a part-time basis) and small areas used for storage of beds and cabinets on the first floor; and
- Use of an office on the second floor for commercial-sized cleaners and paint storage.

The first floor is divided into two medical offices by a hallway. The medical offices have multiple exam rooms, front offices, waiting rooms, storage rooms, conference rooms, kitchenettes, restrooms, records rooms, closets, nurses' stations, treatment areas, and utility rooms. There is a locked biomedical waste storage room on the first floor.

The second floor has multiple offices and a restroom. One of the offices is used for flooring and consumer-sized paint and cleaners storage.

##### 5.4.1 Summary of Site Reconnaissance Observations on the Subject Property

Visual observations made during the site reconnaissance are summarized in the table below, along with a determination whether any observations are considered a REC for the Subject Property. Locations of items discussed below are indicated on Figure 2. Photographs of the Subject Property are included in Appendix C.

Condition	Observed?	Explanation	REC?
Hazardous Substances/ Petroleum Products/ Drums/ Suspicious Containers	Yes	Consumer-sized paint containers were observed stored inside one of the second-story offices.  Evidence of a release (odor, staining, discoloration) were not observed.	No
Other Possible Indicators of Hazardous Substance Impacts	No	Stressed vegetation and stained soils and odors were not observed.	No
Underground Storage Tanks (USTs)	No	Fill ports and vent pipes were not observed.	No
Above-ground Storage Tanks	No	Above-ground storage tanks were not observed.	No
Septic Tank	No	Evidence of a septic-tank system were not observed.	No

Condition	Observed?	Explanation	REC?
PCB-containing Electrical Equipment	Yes	Fluorescent light ballasts were observed throughout the building. There was no evidence of a release at the ballasts.	No
		Three pole-mounted transformers were observed on the Subject Property near the southeast corner of the building. There was no evidence of a release.	No
Sumps/Drains/Drywells	Yes	Stormwater catch basins were observed on the Subject Property. Stormwater sheetflow from the roof was discharged to below-ground. Stormwater sheet flow from the Subject Property not captured by the catch basins infiltrates into the landscaped areas or discharges to SW 7 <sup>th</sup> Ave.	No
Wells	No	The Subject Property is served by municipal water. Groundwater monitoring wells were not observed.	No
Standing Water/Pits/Ponds/Lagoons	No	No standing water, pits, ponds or lagoons were observed on the Subject Property.	No
Undocumented Fill	No	Fill material was not observed.	No
Staining/Odors	No	No stains or odors were observed.	No
Stressed Vegetation	No	Stressed vegetation was not observed.	No
Asbestos Containing Materials (ACMs)	Yes	Suspect ACMs were observed. See <i>Section 5.4.2</i> for details.	No
Hydraulic Equipment	No	Hydraulic equipment was not observed on the Subject Property.	No

#### 5.4.2 Asbestos Containing Materials

Asbestos containing materials (ACMs) are considered beyond the scope of a Phase I ESA conducted in accordance with ASTM E1527-21, but as a service, we have included a visual survey for suspect ACMs as a non-scope consideration. Asbestos is an EPA-regulated substance that has historically been used in building materials, examples of which include, but are not limited to, insulation, ceiling tiles, floor tiles, roofing materials, and various mastics. Oregon DEQ requires an ACM survey by a qualified professional be conducted prior to any building demolition, intentional burning, or renovation.

If the ACM survey indicates ACMs are present, the ACMs must be removed prior to demolition, renovation, or intentional burning to prevent the release of asbestos fibers to the air, regardless of whether the material is able to be hand-crumbled, pulverized or reduced to powder when dry (*i.e.*, friable). Furthermore, for a commercial or industrial building such as the building located on the Subject Property, Oregon-OSHA requires building owners conduct ACM surveys of their building, notify occupants of the presence of ACMs, and provide maintenance personnel ACM operations and maintenance training and guidance for maintenance personnel.

A visual inspection for suspect ACMs was conducted during the site reconnaissance of the Subject Property and Jill Betts observed suspect ACMs associated with roofing materials, tile flooring and base cove, carpet mastics, gypsum wallboard systems, ceiling tiles,



adhesives and leveling compounds, caulking, sink undercoatings, and brick mortars. Based on C+BEC's observations, suspect ACMs on the Subject Property are of environmental concern on the Subject Property.

A Hazardous Building Materials Survey is recommended for the Subject Property. Hazardous building materials, including ACMs, would likely be identified during the survey.

## 5.5 Current Use of Adjoining Properties

The uses of the parcels adjacent to the Subject Property are listed below and indicated in Figure 2.

- North: SW 7<sup>th</sup> Ave beyond which is the Good Samaritan Hospital complex consisting of multiple, multi-story buildings and driveways. An emergency generator was observed elevated above the right-of-way in a landscaped area along SW 7<sup>th</sup> Ave. The generator was in good condition and there was no evidence of a release (i.e., surface staining, odor, stressed vegetation in the vicinity of the generator).
- East: Good Samaritan Hospital pharmacy and parking lot.
- South: Adjacent to the south and southeast is the Mid-Valley Children's Clinic and its' driveway and parking lot. Two residences are adjacent south, and two residences are adjacent south beyond SW 8<sup>th</sup> Ave.
- West: A single-family residence and medical offices with their parking lot and landscaping.

Based on the visual survey of the adjoining parcels from the Subject Property perimeter and surrounding streets, conditions that could represent a REC for the Subject Property (i.e., leaking waste containers, poorly managed industrial sites) were not observed.

## 5.6 Physical Setting Sources

Topographic information, as required by ASTM, and the geology and hydrogeology of the Subject Property and vicinity are discussed below. Further research was determined to not be necessary per historical record and regulatory database review findings.

### 5.6.1 Topography

According to the USGS Albany, Oregon 7.5-minute topographic map, the Subject Property's elevation is approximately 225 feet above mean sea level (MSL). The Subject Property and surrounding areas relative to the Subject Property are relatively flat.

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### 5.6.2 Geology

According to the on-line *Geologic Map of Oregon* (DOGAMI), the Subject Property is underlain by Quaternary (Pleistocene) Surficial Deposits consisting of unconsolidated coarse-grained sediments.

Geotechnical borings installed on the Hospital property to the north indicate clay/silt are in the upper 9 feet to 12 feet, with layers of clay and gravels, sands and gravels to 18 feet bgs. Beyond that is sandstone to 276 feet bgs, and clay stone to 330 feet bgs.

### 5.6.3 Hydrogeology

Based on the topography of the Subject Property and vicinity, the Subject Property's proximity to surface waters, and information obtained from well log data from Environmental Data Resources (EDR), and the Oregon Water Resources Department (OWRD), regional groundwater is anticipated to flow to the north toward the Calapooia River.

OWRD well logs and geotechnical explorations in the vicinity of the Subject Property first encountered groundwater at 47 feet bgs, with static water level measured at 36 feet bgs. The logs for the borings installed in the vicinity of the Subject Property are in Appendix D.

## 5.7 Historical Use of the Subject Property and Adjacent Properties

C+BEC reviewed the following *practically reviewable* historical information sources to determine the history of the Subject Property and surrounding parcels for this report:

Media	Source	Years (if applicable)
Tax Assessment Records	Linn County Assessment & Taxation Office	Year built date listed as 1961.
Survey Maps & Records	Linn County Assessment & Taxation Office	Maps and records were not available.
Building Permits and Plans	City of Albany Public Records Request and Linn County Assessment & Taxation Office	Historical building plans and plans were not provided upon request from the City of Albany, and were limited in County records. There were interior remodeling permits dated 1993, 1998, 2015 and 2018 that included installation of a new bathroom and office remodels

Aerial Photos	Environmental Data Resources, Inc. (EDR)  Google Earth	1936 (fair quality), 1948 (good quality), 1955 (fair quality), 1967 (good quality), 1976 (poor quality), 1982 (fair quality), 1994 (fair quality), 2000 (fair quality), 2006 (fair quality), 2009 (good quality), 2012 (good quality), 2016 (good quality), and 2020 (good quality).  1985 (poor quality), 1994 (fair quality), 2000 (poor quality), 2002 (good quality), 2005 (fair quality), 2006 (good quality), 2010 (good quality), 2011 (poor quality), 2012 (good quality), 2014 (good quality), 2016 through 2018 (good quality), 2020 through 2024 (fair to good quality).
Reverse City Directories	EDR	1958, 1964, 1967, 1992, 1995, 2000, 2005, 2010, 2014, 2017, and 2020.
Topographic Maps	USGS (from EDR)	1911-1913, 1916, 1944, 1957, 1969, 1970, 1976, 1978, 1986, 2014, 2017 and 2020.
Sanborn Fire Insurance Maps	EDR	1890 (No coverage of Subject Property, properties to east covered), 1895, 1908, 1925, 1949, 1961 and 1963.
Commercial UST Permits	City of Albany Public Records Request.	The records were not provided upon request from the City of Albany.
Newspaper Articles Regarding Environmental Incidents at the Subject Property	<a href="http://infoweb.newsbank.com">http://infoweb.newsbank.com</a> Historical Oregon news: oregonnews.uoregon.edu.	No articles were found.
Previous Environmental Reports	Previous reports or documents were not provided for the Subject Property.	Previous reports or documents were not provided for the Subject Property. Please refer to <i>Section 4.2</i> .

Historical aerial photographs provided by EDR of the Subject Property are Included in Appendix E. Reverse city directories, topographic maps, and the Sanborn Fire Insurance Map reports provided by EDR are included in Appendix F.

### 5.7.1 Historical Use of the Subject Property

By 1895, a building with small outbuildings was located at the center of the Subject Property and two residences were on the southern portion of the Subject Property. The central buildings were removed and two residences constructed in the central/eastern portions of the Subject Property by 1908, and a residence was constructed on the far eastern end of the Subject Property by 1925. There were no significant changes to the Subject Property until at least 1955 when the first iteration of the current Subject Property building was built. The residences remained.

The Subject Property building was expanded east between 1961 and 1963, with a parking garage for a few automobiles constructed at the southwest corner of the building. The building's current footprint was constructed by 1967. Historical records indicate the Subject Property has been occupied by medical offices since its construction.

The eastern residence on the Subject Property was demolished and the current east parking lot was constructed by 1976. Both residences on the southern portion of the Subject Property were demolished and the current south parking lot was constructed by 1994.

A site plan (date illegible) in the Title Report shows the Subject Property's catch basins drain to the municipal sewer system in SW Elm St.

The sources of heat for the former residences on the Subject Property are unknown. Below-ground heating oil tanks were not likely at the former Subject Property's residences as based on the lack of leaking heating oil tanks in the surrounding area. The redevelopment of the Subject Property included the residences' demolition and grading of soils on the Subject Property. Residential below-ground heating oil tanks, if any, would have been encountered and likely addressed during Subject Property redevelopment and are therefore not a REC for the Subject Property.

### *5.7.2 Historical Use of Adjoining Properties*

The historical uses of the properties adjacent to the Subject Property are listed below.

- North:** Residences, vacant land and a Hospital building were present by at least 1936, with the Hospital expanding by 1967, and expanding again by 1976 and by 1994. There have not been any significant changes to this property since 1994.
- East:** Single-family residences or vacant land were present between at least 1890 and 1949. The current pharmacy building was constructed by 1961, and the medical office building constructed by 1994. Land use has remained generally unchanged since 1994.
- South:** Residences were constructed by 1895, with vacant parcels infilled with residences by 1949. There have not been any significant changes to these properties since 1949.
- West:** Residences were adjacent west since 1895, and were demolished and replaced by the current medical office building by 1982. There have not been any significant changes since 1982.

The adjacent properties' historical records review did not identify conditions of environmental concern to the Subject Property. Heating sources for adjoining residential properties are unknown; however, because of their distance from the Subject Property, any

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tanks or releases of heating oil are not likely to impact the Subject Property and are not considered of concern.

## 6. RECORDS REVIEW

### 6.1 State and Federal Regulatory Record Review

C+BEC contracted with EDR to conduct a search of regulatory databases within the search radii specified in the ASTM standard. The results of EDR’s search, including a map showing the spatial distribution of identified sites with respect to the Subject Property are included in Appendix G.

The environmental records for the Subject Property and nearby sites are presented in the appropriate sections below. Due to inherent inaccuracies in the zip code information for these lists, it is possible that one or more sites within the 1.0-mile radius of the Subject Property were missed during the records search.

Regulatory review resources pertinent to the Subject Property, and those required by ASTM Standards, are summarized as follows, and noted further below where appropriate.

Databases Searched by EDR	Subject Property Listed in Database?	Site(s) Located Within Search Distance?
<b><u>One Mile Search Distance</u></b>		
Federal NPL (Superfund) Site List		
Federal RCRA Facilities Undergoing Corrective Action		
Federal Formerly Used Defense Sites (FUDS)		
State (ECSI) and Tribal “Superfund” Equivalent		
Oregon Confirmed Release List and Inventory (ECSI)		
EDR Manufactured Gas Plants		
<b><u>Half-Mile Search Distance</u></b>		
Federal CERCLIS List		
Federal Delisted NPL Site List		
Federal CERCLA Sites with NFRAP		
Federal RCRA TSD Facilities		
Federal Sites Subject to CERCLA Removals and CERCLA Orders		
State and Tribal Hazardous Waste Facilities (ECSI)		X
State and Tribal Leaking Storage Tanks (i.e., LUST Database)		X
State and Tribal Landfills and Solid Waste Disposal Facilities		

<b>Databases Searched by EDR</b>	<b>Subject Property Listed in Database?</b>	<b>Site(s) Located Within Search Distance?</b>
State and Tribal Voluntary Cleanup Sites (ECSI)		
State, Tribal and/or Local Brownfield Sites (ECSI)		X
<b>Quarter-Mile Search Distance</b>		
State Fire Marshal AST List		
Federal RCRA Generators		
Federal RCRA NonGenerators List		
Federal RCRA Very Small Quantity Generators (VSQG) List		X
State and Tribal Registered Storage Tanks (UST and AST)		X
Oregon Manifest		
Oregon Drycleaners		
EDR US Historical Auto Stations		
EDR US Historical Cleaners		
<b>Subject Property, and Subject Property and Adjoining Properties</b>		
Facility Index System (FINDS)		
Federal RCRA Generator		
Federal Engineering Controls List		
Federal Institutional Controls List		
Enforcement & Compliance History Information (ECHO)		
Federal ERNS List		
Oregon UIC Database		
State and Tribal Registered Storage Tanks (USTs)		
State and Tribal Institutional Control / Engineering Control Registries		
Oregon Emergency Response Information System (ERIS) Spills List		
Oregon Building Codes Division Drug Lab Cleanup Program List		
Oregon State Fire Marshal's Office HSIS List		
Oregon NPDES Permit		

Notes: CERCLIS – Comprehensive Environmental Response, Compensation, and Liability Act  
 DEQ – Oregon Department of Environmental Quality  
 ECSI – Environmental Cleanup and Site Investigation  
 ERNS –Emergency Response Notification System  
 HSIS – Hazardous Substance Information Survey  
 LUST – leaking underground storage tank  
 NPDES – National Pollutant Discharge Elimination System  
 NPL – National Priorities List  
 RCRA – Resource Conservation and Recovery Act

TSD – transfer and storage disposal

### 6.1.1 Subject Property

The Subject Property was not listed within the regulatory databases.

### 6.1.2 Adjoining and Surrounding Properties

EDR identified two adjacent or nearby properties that were listed in the regulatory databases. Each property is described below, and their locations are indicated in Figures 1 and 2.

**Site A: Albany Anesthesia, 710 Elm St, SW (adjacent northeast): LUST# 22-91-4251 and UST# 8232.**

Two 1,000-gallon gasoline USTs and their dispenser piping and pumps were decommissioned by removal in August 1991. The tanks were located south of the building along the southern property line. Approximately 20 cubic yards of materials were removed from the tank excavation and transported off-site for disposal. Confirmatory soil samples indicate gasoline was not detected in soils left in-place. Groundwater was not encountered during tank decommissioning and soil removal activities. Based on this information, DEQ issued a No Further Action (NFA) letter for the property in January 2007 and is not considered an environmental concern for the Subject Property.

**Site B: Samaritan Albany General Hospital and Heating Oil Tank, 1046 6<sup>th</sup> Ave SW (adjacent north beyond 7<sup>th</sup> Ave SW): Heating Oil Tank LUST #22-23-0089, and Hospital LUST# 22-97-4150, UST# 10474, RCRA-VSQG, AST, OR HazMat, and HSIS.**

There is one active, regulated UST at the Hospital, and two regulated USTs that have been decommissioned. A release of diesel fuel from an emergency power generator UST was discovered in September 1997 due to a failure of the above-ground day tank located inside the generator building. The spill was cleaned up and the two regulated USTs (diesel, or generator fuel, with capacities of 675- and 1,000 gallons) were decommissioned by removal in October 1997. The tanks were located approximately 235 feet northeast of the Subject Property. A release was only observed below the 1,000-gallon diesel fuel AST. Approximately 67 cubic yards of petroleum contaminated soil was removed for off-site disposal. Approximately 3.5 cubic yards of inaccessible petroleum-contaminated soil was left in-place. The maximum concentration of contamination was 2,230 milligrams per kilogram. Groundwater was encountered during soil removal activities, and excavation pit water had low level petroleum hydrocarbons and

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PAHs. Additional soil and groundwater sampling indicates petroleum and petroleum constituents (i.e., PAHs) were below risk-based levels. Based on this information, DEQ issued an NFA letter in January 2001. Based on the distance from the Subject Property and hydrogeologic down-gradient location relative to the Subject Property, this LUST file is not of environmental concern to the Subject Property.

Heating oil tanks (HOTs) are not regulated and are not required to be registered with DEQ. One HOT was decommissioned in July 2022, and the fuel lines were able to be removed in February 2023. Field evidence of soil contamination (i.e., odor, sheen, discoloration) were not observed nor detected during decommissioning activities. The only soil sample with detected petroleum after laboratory analyses was from below the fuel line to the tank. Further information was not available. The release was reported to DEQ in February 2023, only soil was reported as having been impacted, and the file remains open. Based on the distance of the release from the Subject Property, that groundwater was not impacted, and that the tank has been decommissioned and is no longer in service this leaking heating oil tank product line is not of environmental concern to the Subject Property.

The VSQG records indicate the Hospital generated hazardous waste between 1994 and 2003. No violations were reported. Based on the lack of violations, no spill incidents reported and that waste generation subject to RCRA has ceased, this VSQG listing is not of environmental concern to the Subject Property.

The ASTs at the Hospital store medical liquid oxygen (gasses). Based on the storage of gas, the AST listing is not of environmental concern to the Subject Property.

The OR HAZMAT file refers to a wind-blown release of “lime reburned”, or calcium oxide, on a patient’s clothing in October 2000 that the patient inhaled. The patient was transported from Weyerhaeuser to the Hospital for a medical emergency and both Weyerhaeuser and the Hospital are listed as the location of the release. Based on the *de minimis* nature of the lime reburned release, the OR HAZMAT file listing is not of environmental concern to the Subject Property.

The HSIS listing is for the storage of the following hazardous substances at the property: furnace oil (in 2017) in the basement, compressed gasses, and diesel fuel for a generator. No releases or spills are reported for the property. Based on the lack of a reported release and lack of evidence of a release observed during the Phase I ESA site reconnaissance, the HSIS listing is not of environmental concern to the Subject Property.

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One-hundred three remaining regulatory listings within a mile radius were identified by EDR's government database search to be of possible environmental concern to the Subject Property. These properties were eliminated as environmental concerns for the Subject Property based on their NFA status, distance from the Subject Property, no violations, no reported releases and/or hydrogeologic cross- or down-gradient location from the Subject Property.

### *6.1.3 Additional Environmental Record Sources*

In addition to State and Federal regulatory agencies, local agencies, the county tax assessor, local fire district, and local and county building/planning departments were contacted by C+BEC during this investigation. Information obtained from these sources is included in the applicable sections of this report.

## **7. INTERVIEWS**

Interviews were conducted with government officials, and the following individuals. Findings from these interviews are discussed in the applicable sections of this report.

- Owner Representative – Seventh Street Medical Properties, LLC – Cordell S. Post, The Post Law Firm, P.C.
- Tenant Representative – Good Samaritan Hospital – Jeff Keen, Director Engineering Services, Samaritan Health Services

Cordell Post indicated the Subject Property has been used for medical offices for decades. He was not aware of any ASTs or USTs on the Subject Property. Cordell Post was not aware of any previous Phase I or II ESAs, groundwater monitoring wells, or environmental cleanups on the Subject Property. Cordell Post was not aware of any liens or environmental actions against the Subject Property.

Jeff Keen indicated the Subject Property was used as medical offices for 6 to 7 years by Samaritan Health Services / the Hospital, and prior to that by medical offices operated by Fresenius Medical Care. Samaritan Health Services / the Hospital did not store biohazards in the gated areas on the Subject Property, and that it was used by Foresenius Medical Care. The building is currently used for storage (beds, cabinets), one volunteer services office, and that no hazardous substances except paint containers are stored on the Subject Property (second floor only (see *Section 5, Site Description* for details). Jeff Keen indicated the building was heated by electric and natural gas utilities, and the parking lots are currently used by Hospital staff. He was not aware of any ASTs or USTs on the Subject Property. Jeff was not aware of any previous Phase I or II ESAs, groundwater monitoring wells, environmental permits, or environmental cleanups on the Subject Property. Jeff was not aware of any liens or environmental actions against the Subject Property

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## 8. ENVIRONMENTAL PROFESSIONALS' DECLARATIONS

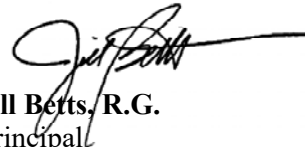
We, Jill Betts, RG, and Michael Reynolds, PE, declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 Code of Federal Regulations (CFR) §312. We have the specific qualifications based on education, training, and experience to assess a Subject Property of the nature, history, and setting of the Subject Property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Reviewed by:



**Michael Reynolds, P.E.**  
Environmental Engineer  
RE

Prepared by:



**Jill Betts, R.G.**  
Principal  
C+BEC

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# HVAC Report

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1040-1050 7th Ave SW, Albany, OR 97321

Linn County



**1040-1050 S.W. 7th Ave/ Cordell Post - Medical Center**

1040-1050 S.W. 7th Ave Albany, OR 97321

**Job # 33840381 Due By: 04/30/2024**

**Location Phone:** (541) 928-1021

**Primary Contact:** Cordell Post

**Primary Contact Type:** Contact

**Customer:** 7th Street Medical Property LLC

Linn County General Services is investigating buying this property. They are asking for a report of the condition of the HVAC equipment. Please verify the model/serial numbers of each machine, the current age, and condition of equipment; recommend replacement now, 1 year, 3 years, 5 years, satisfactory, good.

**Scheduled For:** 04/05/2024 09:00am PDT

**Technician:** Ora Sheffler

**HVAC**

Perform time and materials maintenance on RTUs. Change filters, inspect units, test operation.

Filter list All fiberglass:

(4) 20 x 20 x 1

(4) 16 x 20 x 2

(2) 16 x 25 x 2

(1) 24 x 24 x 2

(1) 16 x 25 x 1

(1) 16 x 20 x 1

BILLING TIME AND MATERIALS

**Assets**

**Filter Group - Filter Group**

**Notes:**

All fiberglass filters: (4) 20 x 20 x 1 (4) 16 x 20 x 2 (2) 16 x 25 x 2 (1) 24 x 24 x 2 (1) 16 x 25 x 1 (1) 16 x 20 x 1

**Rooftop Unit - Gas Pack 1 RHEEM RRG- 07E30JKR AYA4467 AHAAF2890 0634**

**Location In Site :** Gas Pack 1 • **Manufacturer :** RHEEM • **Model :** RRG- 07E30JKR • **Serial Number :** AYA4467 AHAAF2890 0634 • **Filter Quantity :** 1 • **Filter Size(s) :** 20x20x1 fiberglass • **Installation Date :** 12/31/1989 • **Warranty Date :** 08/31/2020

**Notes:**

Unit is approximately 35 years old, and has reached its life expectancy. Recommend replacement.

**Rooftop Unit - Gas Pack 2 RHEEM RRG - 05E24JKR AYA4465 AHAAF21903243**

**Location In Site :** Gas Pack 2 • **Manufacturer :** RHEEM • **Model :** RRG - 05E24JKR • **Serial Number :** AYA4465 AHAAF21903243 • **Filter Quantity :** 1 • **Filter Size(s) :** 16x20x1 fiberglass

**Notes:**

This unit is approximately 35 years old, and has reached its life expectancy. Recommend replacement.

**Rooftop Unit - Gas Pack 3 RHEEM RRG - 070E30JKR AYA4467 AHAAF26908520**

**Location In Site :** Gas Pack 3 • **Manufacturer :** RHEEM • **Model :** RRG - 070E30JKR • **Serial Number :** AYA4467 AHAAF26908520 • **Filter Quantity :** 1 • **Filter Size(s) :** 20x20x1 fiberglass

**Notes:**

This unit is approximately 35 years old, and has reached its life expectancy. Recommend replacement within the next two to three years.

**Rooftop Unit - Gas Pack 4 RHEEM RRG - 07E30JKR AYA4467 AHAAF14913376**

**Location In Site :** Gas Pack 4 • **Manufacturer :** RHEEM • **Model :** RRG - 07E30JKR • **Serial Number :** AYA4467 AHAAF14913376 • **Filter Quantity :** 1 • **Filter Size(s) :** 20x20x1 fiberglass

**Notes:**

This unit is approximately 35 years old, and has reached its life expectancy. Recommend replacement within the next two to three years.

**Rooftop Unit - Gas Pack 5 RHEEM RRG - 10E30JKR AYA4471 AHAA F10918986**

**Location In Site :** Gas Pack 5 • **Manufacturer :** RHEEM • **Model :** RRG - 10E30JKR • **Serial Number :** AYA4471 AHAA F10918986 • **Filter Quantity :** 1 • **Filter Size(s) :** 20x20x1 fiberglass

**Notes:**

This unit is approximately 35 years old, and has reached its life expectancy. Recommend replacement within the next two to three years.

**Rooftop Unit - Gas Pack 6 Lennox TGA048S2DH1P 5608F06927**

**Location In Site :** Gas Pack 6 • **Manufacturer :** Lennox • **Model :** TGA048S2DH1P • **Serial Number :** 5608F06927 • **Filter Quantity :** 4 • **Filter Size(s) :** 16x20x2 fiberglass • **Installation Date :** 01/01/2008

**Notes:**

This unit is approximately 15 to 16 years old and is in good condition.

**Rooftop Unit - Gas Pack 7 Lennox GCS20 - 036 - 90 - 1P 5698D00935**

**Location In Site :** Gas Pack 7 • **Manufacturer :** Lennox • **Model :** GCS20 - 036 - 90 - 1P • **Serial Number :** 5698D00935 • **Filter Quantity :** 1 • **Filter Size(s) :** 16x25x1 fiberglass • **Installation Date :** 01/01/1998

**Notes:**

This unit is approximately 25-27 years old, and is in serviceable condition. Recommend replacement within the next five years.

**Rooftop Unit - Gas Pack 8 Lennox 13GCSXA - 24 - 068 - 230 - 1A 1609A13064**

**Location In Site :** Gas Pack 8 • **Manufacturer :** Lennox • **Model :** 13GCSXA - 24 - 068 - 230 - 1A • **Serial Number :** 1609A13064 • **Filter Quantity :** 1 • **Filter Size(s) :** 24x24x2 fiberglass • **Installation Date :** 01/01/2009

**Notes:**

This unit is approximately 15 years old, and is in good Condition.

**Rooftop Unit - Gas Pack 9 Lennox GCS20 - 036 - 90 - 1P 5698D00936**

**Location In Site :** Gas Pack 9 • **Manufacturer :** Lennox • **Model :** GCS20 - 036 - 90 - 1P • **Serial Number :** 5698D00936 • **Filter Quantity :** 1 • **Filter Size(s) :** 16x25x2 fiberglass

**Notes:**

This unit is approximately 25-27 years old, and is in serviceable condition. Recommend replacement within the next five years.

**Rooftop Unit - Gas Pack 10 RHEEM RRNL - B048JK10E 2G7414ADAAF271303766**

**Location In Site :** Gas Pack 10 • **Manufacturer :** RHEEM • **Model :** RRNL - B048JK10E • **Serial Number :** 2G7414ADAAF271303766 • **Filter Quantity :** 1 • **Filter Size(s) :** 16x25x1 fiberglass

**Notes:**

This unit is approximately 10-11 years old, and is in good condition.



815 - A First Ave, Albany, Or 97321  
Ph: 541-926-2321  
CCB #40820

5/29/2024

Russ Williams  
Linn County  
PO Box 100  
Albany OR 97321

### BUDGET ESTIMATE

Attention: Russ Williams  
Project location: 7th Street Clinic - Cordell Post Building  
Description: Provide equipment and labor as required for the installation of Rooftop heating/cooling units as outlined below.

Unit #1 Rheem RRG-07E30JKR Ser AYA4467 AHAAF2890 0634  
Estimate replacement Price: \$9,000.00  
Optional Economizer Price: \$2,200.00

Unit #2 Rheem RRG-05E24JKR Ser AYA4465 AHAAF21903243  
Estimate replacement Price: \$8,200.00  
Optional Economizer Price: \$2,200.00

Unit #3 Rheem RRG-07E30JKR Ser AYA4467 AHAAF26908520  
Estimate replacement Price: \$9,000.00  
Optional Economizer Price: \$2,200.00

Unit #4 Rheem RRG-07E30JKR Ser AYA4467 AHAAF14913376  
Estimate replacement Price: \$9,000.00  
Optional Economizer Price: \$2,200.00

Unit #4 Rheem RRG-10E30JKR Ser AYA4471 AHAAF10918986  
Estimate replacement Price: \$9,300.00  
Optional Economizer Price: \$2,200.00

Not included: Power wiring (Budget \$350.00 each)

Respectfully,

R. Dennis Larsell  
Estimator



# Plumbing

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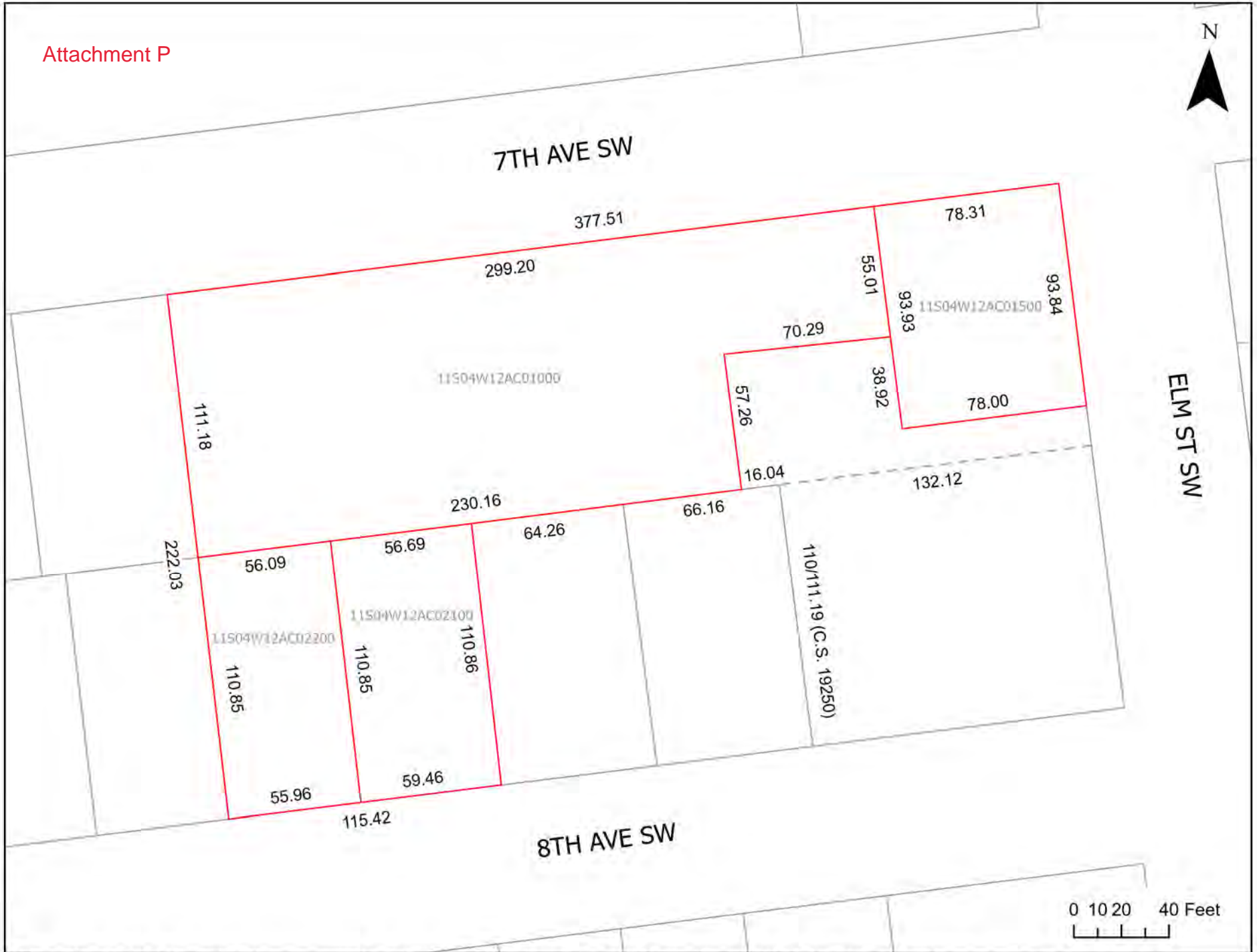
1040-1050 7th Ave SW, Albany, OR 97321

Linn County





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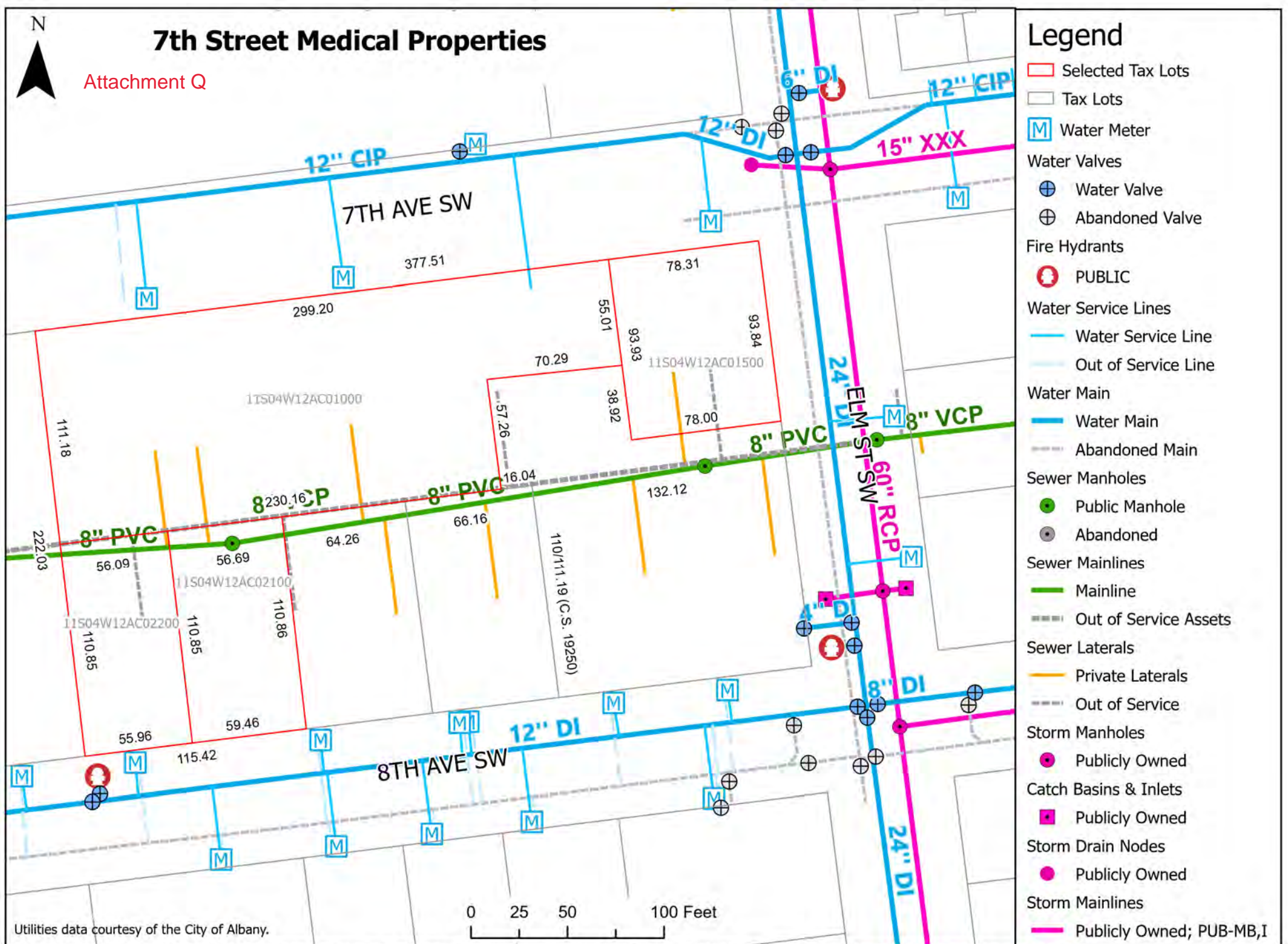


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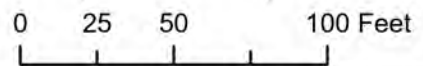
# 7th Street Medical Properties

Attachment Q



- ### Legend
- Selected Tax Lots
  - Tax Lots
  - M Water Meter
  - Water Valves
    - ⊕ Water Valve
    - ⊕ Abandoned Valve
  - Fire Hydrants
    - PUBLIC
  - Water Service Lines
    - Water Service Line
    - - - Out of Service Line
  - Water Main
    - Water Main
    - - - Abandoned Main
  - Sewer Manholes
    - Public Manhole
    - Abandoned
  - Sewer Mainlines
    - Mainline
    - - - Out of Service Assets
  - Sewer Laterals
    - Private Laterals
    - - - Out of Service
  - Storm Manholes
    - Publicly Owned
  - Catch Basins & Inlets
    - Publicly Owned
  - Storm Drain Nodes
    - Publicly Owned
  - Storm Mainlines
    - Publicly Owned; PUB-MB,I

Utilities data courtesy of the City of Albany.



This product is for informational purposes only and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

## Deschutes Receiving Center

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1040-1050 7th Ave SW, Albany, OR 97321

Linn County



# Deschutes County

## Design Standards

2022.DCS

April 22, 2024



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### APPENDIX

Building Interior Storage

Communications Rooms

Custodial Closets

Lactation / Nursing Rooms

Service Areas

Public Circulation Spaces

Mechanical, Plumbing, and Electrical Rooms



### **GENERAL DESCRIPTION:**

Products for use on Deschutes County Projects. Some sections will include several product types. i.e. wood door types or door frame types (HM vs. Timely). Each building remodel/addition should be examined to determine matching type.

Product information to include Manufacture, Product, type and finish. Contact information to be included if available.

### **SUSTAINABILITY:**

No sustainable requirements identified at this time.

### **DIVISION 1 – GENERAL REQUIREMENTS**

### **DIVISION 2 – EXISTING CONDITIONS**



## DIVISION 3 - CONCRETE

### 03 000 - Concrete Walks and Curbs

1. Concrete pedestrian walkways shall be 4-inches thick on a minimum 4-inches compacted aggregate base.
2. Review site-specific base requirements with maintenance staff (6-inches and 6-inches thicker base sections for South County projects). Concrete areas to receive vehicular traffic shall be 6-inches thick on a minimum 8-inches thick compacted aggregate base.
3. The 6-inches thick concrete slab shall include wire mesh reinforcement.
4. Concrete mix for site concrete, with air entrainment should be a 6 sack mix.
5. No fly ash shall be included in the mix design for exterior concrete.
6. Exterior concrete shall be sealed using **Master Protect H 440 HZ** or County approved.
7. Compaction testing shall be required for subgrade and aggregate base course, prior to placing exterior concrete.
8. All site curbs shall be formed in place or by placement with an extruding machine. All curbs shall be minimum 12" deep with a standard 6" curb reveal. Extruded curb (formed on top of asphalt) is not accepted. Precast concrete wheel stops shall be used, where necessary, for parking facilities.
9. Rebar is not required in site curb.

## DIVISION 4 - MASONRY

### 04 000 – Unit Masonry

1. Concrete Masonry Units (CMU): Hollow load bearing units per ASTM C-90; Grade N, Type 1, blend of medium weight aggregates per ASTM C-33 and ASTM C-331. Dry weight of 105-120 pounds per cubic foot; medium density.
2. Split Face Color: Chocolate
3. Ground Face Color: Rose brown
4. Veneer Anchor Plates: Adjustable Veneer Anchor AH-200/DA-213 (0"); Hot-Dip Galvanized; 12 ga.; 3" Pintle Length
5. Mortar: Amerimix, Water Repellent Mortar, AMX 410 WRM
6. Mortar Collection Device: MartarNet; 1" thickness





## DIVISION 5 - METALS

## DIVISION 6 – WOOD, PLASTICS, AND COMPOSITES

### 05 100 - Architectural Wood Casework (Pulled from Stabilization, not anti-ligature)

1. Plastic Laminate clad casework – Custom Grade
  - a. Standard Grade HPDL, Wilsonart; over particle board or MDF; fine grain finish
  - b. Casework Construction Type: Type A – Frameless
  - c. Cabinet Style: Flush Overlay.
  - d. Melamine Interior
2. Countertops: Exterior grade plywood substrate, post-formed, with bullnose edge
  - a. Backsplash: Integral back and side splash; 6-inch height at ADA (34”) counters, 4-inch height all others.
3. Hardware
  - a. Adjustable Shelf Supports: side-mounted; recessed metal shelf or multiple holes for pin supports and coordinated self-rests; polished chrome finish for nominal 1-inch spacing adjustments
  - b. Pulls: U-shape pulls, steel with chrome finish, 4-inch centers
  - c. Cabinet Locks: Keyed cylinder, two keys per lock, master keyed, steel with chrome finish
  - d. Magnetic catches
  - e. Hinges: European style hinges, 110 degree opening, self-closing, steel with polished finish
  - f. Drawers: standard roller slides, full extension, self-closing, side-mounted, integral stops
  - g. Soft close Adapter, concealed.
4. Wilsonart Laminate:
  - a. Vertical Cabinets: Vertical Surface (VGP) Type 335 Casual Linen, Fine Velvet Texture 4944-38
  - b. Counter: General Purpose (HGS) Type 107 Slate Grey, Matte Finish D91-60

## DIVISION 7 – THERMAL AND MOISTURE PROTECTION

### 07 4113 – Metal Roof Panels

1. Standing Seam Metal Roof: Taylor Metal Products, MS-150 Mechanically Seamed roof with accent ribs
  - a. Finish: Parchment SRI-58

### 07 4213 – Metal Wall Panels

1. Metal Wall Panels: Taylor Metal Products, PBR Roof and Wall; 36” single lap
2. Metal Soffit Panels: Taylor Metal Products, Lifetime Soffit; 2 Perforated Panels



## DIVISION 8 - OPENINGS

### 08 1113 - Hollow Metal Doors and Frames

1. Doors: Steelcraft, L&B Series with Glass Lites; or equal.
  - a. Full Glazing: Top rail 8"; Stile 8", Bottom Rail 6"
  - b. Full, Narrow Glazing: Cutout 6" x 52"; top rail 8"; bottom rail 16"
  - c. Finish: Project Specific
  - d. No hospital tips on jamb
2. Frames (per building):
3. Steelcraft, F Series
4. Timely Frames Classic Frame S & C-Series

### 08 1416 - Flush Wood Doors

1. Masonite Architectural, Factory-Finished stained Wood Doors. Plain Sliced White Oak; 5-ply; particle core or staved core.; or equal.
  - a. Door schedule specific per project
  - b. Finish: Caramel
2. Marshfield, Factory-Finished stained Wood Doors. Plain Sliced Red Oak, clear-finish; 5-ply; particle core.

### 08 3323 – Overhead Coiling Doors

1. Overhead Door, Model 470 Insulated Sectional Steel-Back Door; 2" Track; standard lift; ribbed panel, color: white.

### 08 4113 - Aluminum-Framed Entrances and Storefronts

1. Kawneer Trifab VersaGlaze, VG 450, 451, 451T, & 451UT Thermal Framing Systems & Trifab. Architectural class I anodized aluminum.

### 08 7100 - Door Hardware

1. Schlage, AL-Series Standard Duty Commercial Locks, Saturn (at standard doors); C123 key way – Standard cylinder (non-IC core).
2. Schlage, L-Series Commercial Locks (at restrooms)
3. Cylinder: Conventional Mortise (P), 6-pin full-face mortise cylinder with schlage logo
4. L456 Corridor Lock
5. L9480/LV9480 Storeroom Lock with deadbolt
6. L9496 Privacy with 09-611 Occupied indicator for rose trim
7. L283-722 Mortise indicator with outside trim
8. A rose 2 1/8" in (54 mm) Dia
9. ADA Thumbturn 09-509 x L583-363
10. Finish: Satin stainless steel 630 US32D
11. Schlage, ND Series Cylindrical Locks:
  - a. Rhodes (RHO) Pressure Cast Zinc Lever; Wrought Brass rose
  - b. ND10S Passage Lock



- c. ND50PD Entrance/Office lock; push-button locks outside lever until locked by key or turning inside lever.
  - d. ND53PD Entrance lock.
  - e. ND80PD Storeroom lock.
12. Mortise Hinges: Stanley, 5 knuckle Full Mortise Standard Weight Ball Bearing Hinge.
13. FBB179 – steel, polished and plated or phosphate and prime coated for painting; non-removable pins; 4-1/2 inch x 4-1/2 inch
14. FBB191 (32D) – Stainless steel, satin finish; non-removable pins; 4-1/2 inch x 4-1/2 inch
15. FBB168 – Steel, polished and plated or phosphate and prime coated for painting; non-removable pins.
16. Closers:
- a. LCN 4110 Series Heavy Duty Door Closer
    - i. Extra duty arm (4110-3077EDA)
    - ii. Spring Cush Arm (4110-3077SCNS)
17. LCN 4010 Series Heavy Duty Closer
- a. Regular Arm (4010-3077)
18. LCN 4040 Series Heavy Duty Closer
- a. Universal non-handed and non-sized, adjustable for interior and exterior doors
  - b. Meets ADA requirements, ANSI/BHMA A156.4 Grade 1 tested and certified
19. Electric Strike: Kit, HES 5000 Strike & HES 501 Faceplate; Extension, Stackable Lip HES Door Strike; for installations without deadbolt or cylindrical locks on single door, HM frame applications.
- a. Kickplates: Ives 8400 Series Protection Plates; Finish BHMA 630
  - b. Door Silencer: Ives Door Silencer (SR64); Dia 1/2 inch; Thickness 1/8 inch; Finish Gray.
  - c. Wall Bumper: Ives Wall Bumper (WS407CCV); concave rubber bumper with screw and drywall anchor; BHMA 630
  - d. Floor Stop:
    - i. Trimco Floor stop (1233); base 1-3/8 in by 2-3/4 in; height: 2-7/8"; BHMA L02181; Trimco (1211) where a wall stop cannot be used; Finish: US26D Satin Chrome 626
    - ii. Trimco Floor stop (1211); base 1-1/2 in; BHMA L02141/L02161;
    - iii. Finish: US26D Satin Chrome 626
  - e. Gasketing: Pemko 180 Aluminum Retainer (18062CNB); clear anodized finish; 1/12 inch high.
  - f. Weatherstrip: Steelcraft Surface Applied Weather-strip (PS-074)
  - g. Threshold: Pemko/Assa Abloy Saddle Threshold (272A)
    - i. 6" wide (varies on condition), 1/4" thick
    - ii. Finish: Mill finish Aluminum
20. Weatherstrip: Steelcraft Surface Applied Weather-strip (PS-074)
21. Card Reader, HID MultiCLASS SE RP40, Switch plate size

## 08 000 – Glazing

- 1. Vitro Architectural Glass; Insulated Glass Unit.
  - a. Solarban 60 on Clear 6mm & Solarbronze tinted 6mm glass, 1 inch thick.
  - b. Interior Safety Glazing System: 5/16" laminated impact resistant glass
    - i. 1/8" clear annealed + 060" PVB Interlayer + 1/8" clear annealed
    - ii. Interlayer basis of design: Saflex Clear



## DIVISION 9 - FINISHES

### 09 2116 – Gypsum Wallboard

1. CertainTeed Type X GWB, 5/8 inch thick, 48 inch wide; 8'-14' long
  - a. Fire Resistance ASTM E119
  - b. Frame Spread Rating 15
2. CertainTeed M2Tech Type X, 5/8 inch thick, moisture and mold resistant gypsum board.
  - a. Mold Resistance: 10 per ASTM D3273
3. CertainTeed Extreme Impact Type X GWB, 5/8 inch thick, 48 inch wide; 8'-12' long
  - a. Surface Abrasion: 3
  - b. Indentation Resistance: 1
  - c. Soft Body Impact: 3
  - d. Hard Body Impact: 3

### 09 100 - Acoustical Ceilings

1. ACT: Armstrong Ceilings 3252A Optima, drop acoustic panel ceiling tile
2. Size: 24" x 48" x 5/8"
3. Color: White
4. NRC: 0.55
5. 15/16 T-Bar Grid System; interlude; hot-dipped galvanized steel; white.

### 09 6500 Resilient Flooring & Accessories

1. **Resilient Flooring:** LVT: Shaw Contract, Quiet Cover 0186V, Color: Mink 00720; 7 in w x 48 in l; 20 mil wear layer thickness; 01.97 in (5mm) overall thickness.
2. **Resilient Flooring:** LVT: Mannington Luxury Vinyl Sheet, Color: Coral Bay Overcast 130103; 12' x 12'; 130 mil thickness, 36" repeat length
3. **Resilient Base:** Burke Rubber wall base; 1/8" Thermoset (TS)
  - a. For Office Areas
    - i. Style: coved
    - ii. Size: Roll
    - iii. Height: 4 inches
    - iv. Color: 104 Fudge
    - v. Cut and miter corners
  - b. For Restrooms and Wet Areas
    - i. Style: coved
    - ii. Size: Roll
    - iii. Height: 6 inches
    - iv. Color: 104 Fudge
4. **Resilient Base (Option 2):** Roppe Rubber wall base; 1/8" Thermoset (TS);
  - a. For Office Areas
    - i. Style: coved
    - ii. Size: Roll
    - iii. Height: 4 inches typical
    - iv. Color: 193 Black Brown (alternate: 147 Light Brown)
  - b. For Restrooms and Wet Areas



- i. Style: coved
- ii. Size: Roll
- iii. Height: 6 inches
- i. Color: 193 Black Brown (alternate: 147 Light Brown)

**5. Resilient Base Installation**

- a. Fit joints tightly and make vertical. Maintain minimum dimension of 18 inches between joints.
- b. Miter internal corners. Use pre-molded units at external corners and exposed ends.
- c. Install base on solid backing. Bond tightly to wall and floor surfaces.
- d. Restrooms and Wet Areas: Seal RB to the floor with a bead of silicone caulking between the base shoe and the floor and between the upper edge of the base shoe and the wall; to comply with 2019 Oregon Structural Specialty Code (OSSC) – Section 1209.2.1 & 1209.2.2
- e. Resilient accessories: to match wall base

**09 800 – Carpeting**

- 1. Walk-Off: Shaw Contract, Welcome II Tile 5T031, Color: Black Chocolate 31751; 24 in x 24 in; Quarter Turn Installation; 0.362 in (9.19 mm) total thickness.
- 2. Carpet tile: Shaw Captivate Tile 59554 - Color Hammock 54740; 24 in x 24 in; Quarter Turn Installation; 0.236 in (5.99 mm) total thickness.

**09 9100 – Painting and Coating**

- 1. Interior (Product):
  - a. All paint to be Miller Paint Premium, unless otherwise noted.
  - b. Paint level 04 standard, satin standard typical at walls.
    - i. Water based, low-VOC
  - c. HM frames, Trim, Handrails:
    - i. “County Brown”, Miller Paint Match number 315-15-1487; semi-gloss finish
  - d. Epoxy (Restrooms)
    - i. Rust-Oleum Corporation, High Performance 5300 System Water-Based Epoxy
- 2. Interior (Color): Miller Paint, Canvasback 8651W
  - a. ID 8651W 4480
  - b. Base White
  - c. B 0Y10.00/48      C 0Y12.000/48      L 0Y 6.000/48
- 3. Exterior:
  - a. Body: Miller Evolution Satin, Beaver Creek 8765D
  - b. Trim: Miller Evolution Satin Caribou 8766N

**DIVISION 10 - SPECIALTIES**

**10 2113 – Plastic Toilet Compartments (client to provide list)**

- 1. Solid Plastic (HDPE) Toilet Partitions: ASI Global Partitions, Solid Plastic (DHPE); Floor Anchored/Overhead Braced; Color Mocha 9212;
- 2. Height Above Floor: 14 inches



3. Door/Panel Height: 55 inches
4. Urinal Screen
5. Without doors; to match compartments. Floor to ceiling mounted.

**10 2226 – Operable Partitions**

1. Paired Panel Partition: Modernfold, Acousti-Seal Encore Paired Panels
  - a. Fabric: DesignTex Atmosphere in Dew (111873-574)
  - b. Trim & Hinge: Smoke Gray (SW 6002)

**10 2600 – Wall and Door Protection**

1. 150BN BluNose, High Impact Corner Guard, 90-degree corner with 3-inch wing; Color Eggshell 0111.
  - a. Standard Heights: 3, 4, 8, 9, & 12 feet
  - b. Co-extruded flexible vinyl bumper
  - c. Rigid vinyl cover .080 inch thick
  - d. Continuous vinyl retainer .070 inch thick

**10 2641 – Ballistics Resistant Panels**

1. Bullet Guard Corporation, Bullet Guard Architectural Armor (BGAA-03); laminated fiberglass ballistics-resistant panels.
  - a. 1/2 inch thickness
  - b. 5 pounds per square foot maximum weight
  - c. Tested to UL-752 & ASTM E 119 standards.
  - d. One-hour fire rating per ASTM E119-98

**10 2800 – Toilet, Bath and Laundry Accessories (client to provide list)**

1. Mirror: Bobrick, Mirror with Stainless Steel Channel Frame (Model #B-165)
  - a. One-piece type-430 stainless steel channel frame, with 90-degree mitered corners; integral horizontal hanging brackets located at top and bottom for concealed mounting; locking devices secure mirror to concealed Wall Hanger.
  - b. Finish: bright, polished finish
  - c. Glass: Float glass
  - d. Grab Bars: Bobrick, 1 ¼" Diameter Stainless Steel Grab Bars with Snap Flange (Model #B-5806)
  - e. Push/Pull Point Load: 250 pounds minimum
  - f. Dimensions: 1-1/4 inch outside diameter, minimum 0.05-inch wall thickness, concealed flange mounting, 1-1/2 inch clearance between wall and inside of grab bar.
  - g. Finish: Satin with slip-resistant surface.
2. **Seat-Cover Dispenser:** Bobrick, ClassicSeries Surface-Mounted Seat-Cover Dispenser (Model #B-221)
  - a. Type 304 stainless steel; all-welded construction; concealed opening in bottom for filling.
  - b. Capacity: 250 min
  - c. Finish: Satin
3. **Sanitary Napkin Disposal:** Bobrick, ConturaSeries Surface-Mounted Sanitary Napkin Disposal (Model #B-270)
  - a. Type 304 stainless steel with all welded construction; one-piece cover secured to container with a piano-hinge.



- b. Finish: Satin
- 4. **Paper Towel Dispenser:** Bobrick, ClassicSeries Surface-Mounted Paper Towel Dispenser (Model #B-262)
  - a. Type 304 stainless steel all-welded const; stainless steel piano-hinge with tumbler lock.
  - b. Capacity: 400 C-fold/525 multifold paper towels.
  - c. Finish: Satin
- 5. **Paper Towel Dispenser (Restrooms): Bobrick, ClassicSeries Recessed Convertible Paper Towel Dispenser and Waste Receptacle (Model #B-3944)**
  - a. Type 304 stainless steel all-welded const; stainless steel piano-hinge with tumbler lock.
  - b. Paper Towel Dispenser Capacity: 600 C-fold/800 multifold paper towels.
  - c. Waste Receptacle Capacity: 12-gallons
  - d. Finish: Satin
- 6. **Toilet Paper Dispenser:** Bobrick, Surface-Mounted Multi-Roll Toilet Tissue Dispenser (Model #B-2888)
  - a. Type 304 Stainless steel; one-piece, seamless construction; two rivets and tumbler lock; dispense two standard-core toilet tissue rolls; two theft-resistant, heavy-duty, one-piece, molded ABS spindles.
  - b. Finish: Satin
- 7. **Soap Dispenser:** Bobrick, Surface-Mounted Soap Dispenser (Model #B2111)
  - a. Surface-mounted with concealed wall fastening
  - b. Capacity: 40-fl oz.
  - c. Finish: Satin
- 8. **Clothes Hook:** Bobrick, Heavy-Duty Clothes Hook w/ exposed Mounting (Model B-211)
  - a. One-piece brass casting with satin nickel-plated finish; hook shall withstand 300-lb downward pull.
- 9. **Utility Shelf & Mop Holders:** Bobrick, Utility Shelf with Mop and Broom Holders and Rag Hooks (Model #B-224)
  - a. Surface-mounted
  - b. Finish: Satin

#### 10 4000 – Fire Protection Specialties

- 1. Fire extinguisher cabinets: JL Industries, Academy Aluminum Semi-Recessed
  - a. 5 lbs. Fire Extinguisher cabinets.
  - b. Door: Solid with Small View Window & Safety Lock
  - c. Glazing: Clear Acrylic

## DIVISION 11 - EQUIPMENT

## DIVISION 12 - FURNISHINGS

#### 12 2400 – Alta Honeycomb Shades. Color: Cavern 515

- 1. 6 cell styles
- 2. Vertical application



3. Specialty shapes and solutions for most window styles and sizes
4. Multiple automation solutions

## DIVISION 13 – SPECIAL CONSTRUCTION

## DIVISION 14 - ELEVATORS

### 14-0000 – Products

1. Manufacturers: ThyssenKrupp, Otis
2. Materials: All elevator cab materials including frame, buttons, lighting, wall and ceiling assembly, laminates and carpet shall have an EPD and an HPD.
3. Colors, patterns, and finishes: As selected by the Architect from manufacturer’s standard colors, patterns, and finish charts.
  - a. Steel:
    - i. Shapes and bars: Carbon.
    - ii. Sheet: Cold-rolled steel sheet, commercial quality, Class 1, matte finish.
    - iii. Finish: Factory-applied baked enamel for structural parts, powder coat for architectural parts. Color selection must be based on elevator manufacturer’s standard selections.
  - b. Plastic Laminate:
    - i. Decorative high-pressure type, complying with NEMA LD3, Type GP-50 General Purpose Grade, nominal 0.050” thickness. Laminate selection must be based on elevator manufacturer’s standard selection.
  - c. Carpet: By others, see 09 8000.
2. Project Conditions:
  - a. Prohibited use: Elevator(s) shall not be used for temporary service or for any other purpose during the construction period before Substantial Completion and acceptance by the purchaser unless agreed upon by the Elevator Contractor and General Contractor with signed temporary agreement.
3. Warranty:
  - a. Manufacturer’s standard written warranty agreeing to repair, restore or replace defects in elevator work, materials, and workmanship not to due to ordinary wear and tear or improper use or care for 12 months after completion of installation or acceptance thereof by beneficial use, whichever is earlier.
4. Maintenance:
  - a. Furnish maintenance and call back service for a period of 12 months for each elevator after completion of installation or acceptance thereof by beneficial use, whichever is earlier, during normal working hours, excluding callbacks. Service shall consist of periodic examination of the equipment, adjustment, lubrication, cleaning, supplies, and parts to keep the elevators in proper operation





- i. Manufacturer shall have a service office and full time service personnel within a 100 mile radius of the project site.

## DIVISION 21 – FIRE SUPPRESSION EQUIPMENT

## DIVISION 22 - PLUMBING

### 22 4000 - Plumbing Fixtures

1. **Toilet:** American Standard, Champion Pro Right Height Elongated Toilet; Vitreous China
2. **Toilet:** American Standard Wall Hung, AFWall Millennium FloWise Elongated Flushometer Toilet; Vitreous China
3. **Restroom Faucet:** Sloan Optima Systems, Battery Powered Hand Washing Faucet EBF-650; sensor activated, chrome plated brass, 4” center set; Finish TBD
4. **Kitchen & Break Room Faucet:** Single spout with color coded lever handles. Chrome finish. No hands-free sensor operated faucets in these, or similar, types of uses.
5. **Shower Stall:** Best Bath Systems, Shower Stall Model 3CS3838A5T
6. **Eye Wash:** Guardian Eye Wash, Barrier-Free Units, Model TBD
7. **Restroom Lavatory:** Zurn, Countertop Lavatory Z5110 Series; 20 by 17-inch vitreous China, self-rimming, countertop lavatory with 4-inch center faucet holes.
  - a. Optional Trim: ADA grid Strainer (Z8746-PC); ADA trap, stop and supply protectors (Z8946-3-NT)
  - b. American Standard – Lucerne 0355.012

## DIVISION 23 - HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)

### 20 0713 – Duct Insulation

1. Bubble wrap duct insulation is preferred

### 23 0500 – Common Approved Products

1. Refrigerant - Standard 410A
2. Variable frequency drives – ABB, Danfoss
3. Electric Motors
  - a. TEFC – Totally enclosed fan cooled
  - b. Shaft grounded, inverter / vector drive rated
  - c. Baldor brand
4. Bearings – 400,000 hour or L-10 life expectancy
5. Compressors – Quincy
6. Condensate pumps – PACO
7. Control Valves – Belimo, Honeywell
8. Ball valves – Apollo
9. Gate valves – Nibco



10. Pressure valves: Watts
11. Fans:
  - a. Exhaust bathroom interior – Broan, Panasonic
  - b. Exhaust rooftop – Greenheck, Cook, Dayton
12. Package rooftop – Carrier, Trane, McQuay
13. Unit heaters – Modine, Reznor
14. Chilled water pumps – TACO, PACO
15. Cooling Towers – Baltimore Air Coil, Evapco
16. Boilers – Aerco, Armstrong, ATT
17. Condensate pumps – PACO
18. Water treatment – Chem Aqua

#### **23 0548 - Vibration and Seismic Controls for HVAC**

1. Seismic Gas Shutoff Valve: Pacific Seismic Products, Model 314(60) NPT Valve; horizontal flow

#### **23 0900 – Instrumentation and Control for HVAC**

1. Currently approved manufacturers / Installers – Distech

## **DIVISION 25 – INTEGRATED AUTOMATION**

## **DIVISION 26 - ELECTRICAL**

### **26 0100 – Safety**

1. The design shall meet requirements of all appropriate codes, standards and guidelines, including, but not limited to, the following codes and regulations: State and local, UL, NEC, NESC, NFPA, NEMA, NECA, ASHRAE, ISESNA, IEEE, ANSI, ADA, IBC, and OSHA. It is also important that all the equipment, devices and installations supplied and installed in all County Facilities meet high level of safety requirements. It shall also be known that the equipment, devices, and installation that fail to meet these requirements will not be accepted.
2. Short Circuit Study, ARC Flash Study and Overcurrent Protection Study: For all new buildings transformers or new buildings with electrical services where electrical work is being performed a short circuit study, an arc flash study and an overcurrent protection (coordination) study shall be provided.
3. The starting point of each study will be one overcurrent protective device “upstream” of the starting point of the scope of work of the project and terminating at the farthest point “downstream” affected by the “upstream” changes.
4. Each study shall include the elementary diagram of the circuit being analyzed. The short circuit study shall depict the available fault currents at critical points in the distribution system. The study shall indicate the fault rating of the equipment being analyzed and designated with a “pass”/“fail” marking. Where available



currents exceed the short circuit ratings of the equipment, the equipment shall be revised to a component with a higher short circuit withstand rating.

5. The arc flash study shall be performed in accordance with NEC, NFPA and OSHA safety standards. Available fault currents shall be shown on the elementary diagram at critical points in the distribution system. The PPE level shall be provided at all switchboards, panels, disconnect switches, starters and similar electrical components with arc flash labels provided. Deschutes County’s goal is to have, and the Design Professional should design, a system such that no more than PPE Class 1 is required for maintenance of any electrical equipment with the exception that in main electrical rooms, PPE Class 2 is acceptable.
6. The coordination study shall be provided to assure both overcurrent and short circuit selective coordination provides an orderly shutdown and minimizes extent of outages.
7. These studies shall be part of the design services.

**26 0100 – Prohibited Materials**

1. Use of PVC for interior use is prohibited
2. Aluminum wiring / bussing shall not be used
  - a. Use of aluminum plated bus and aluminum wound transformers is prohibited.
3. Use of incompatible Materials: Aluminum fittings and boxes shall not be used with steel conduit. All materials in a raceway system shall be compatible.
4. Use of wire ties to support conduit or raceway.
5. Use of wood strips and wood screws to support lighting fixtures.
6. Electrical ducts crossing above gas piping.
7. Nonmetallic sheathed cable
8. Flat conductor cable type FCC, under carpet, etc.
9. Powder metal die cast connectors, fittings, and couplings.

**26 0200 – Wiring Methods**

1. Material:
  - a. Stranded copper conductors only
  - b. General Use Insulation: NEC, 600-volt type THHN/THWN or XHHW.
2. Connections in No. 10 and smaller wire shall be made with threaded-on plastic or nylon insulated wire nuts. Piercing connectors, except butt connectors are prohibited. Joints in No. 8 and larger conductors shall be made with pre-insulated mechanical lugs, or irreversible hydraulic crimp lugs.
3. Any cable, including signal, communication, and low-voltage wiring, pulled in a raceway on grade or below shall be rated for wet locations.
4. Color coding for 480/277v and 208/120v shall be as follows:

Phase	Voltage [208YL120)	Voltage [480YL277)
Neutral	White*	Gray*
A	Black	Brown



B	Red	Orange
C	Blue	Yellow
Equipment Ground	Green	Green
Isolated Ground	Green with Yellow Stripe	Green with Yellow Stripe
*Each with identifiable color stripe		

- 5. **Label neutral at termination points with circuit number**
- 6. **Label circuit conductors at termination points with circuit numbers**

**26 0300 - Devices**

- 1. All wiring devices provided shall be 20A commercial grade. New building devices will be white with stainless steel plates for standard and ground fault interrupter use. Isolated ground devices shall be orange with stainless steel cover plates. Emergency power devices will be red and have stainless cover plate and for Standby power, orange devices and cover plates. For existing building, designs shall match the existing color scheme that is prevalent throughout building.
- 2. Switches provided for all uses shall be 20A commercial grade. Color scheme shall match receptacles.
- 3. Switches provided at roof hatches or where provided outside of rooms they are serving shall be provided with pilot lights.
- 4. Manufacturers – Leviton, Legrand, Hubbell
- 5. **Device wallplates shall be labeled with Panel and Circuit number with ½” clear label tape with black lettering**

**26 0400 – Lighting**

- 1. All lighting will be provided with disconnecting means in acceptance with the current NEC.
- 2. Dimming control systems shall be reviewed and approved by Deschutes County Facilities staff
- 3. Color coordinates shall follow the proposed IEC/ANSI color standards regardless of the country of manufacture. County standard is 35K. 4000k is acceptable for interior LED lighting.
- 4. Areas under construction shall have temporary lighting for nighttime
- 5. All exterior lights shall be accessible by means currently owned by Deschute County without damage to buildings or plantings. Exterior lights must be installed and operated to prevent “up lighting” into the night sky, per the Deschutes County Land Development Code
- 6. No in-ground lights allowed
- 7. For unique lamps and ballasts/drivers, ten (10) of each type or 10 percent of each lamp and ballast, driver & light engine whichever is greater, shall be added to the County Facilities inventory by the project. Inventory to be added by the time of project commissioning.



8. Fixtures that require use of proprietary lamps and ballasts and do not allow use of lamps or ballasts from other manufacturers are not allowed.
9. Fixtures to have replaceable drivers/lamps/light modules.
10. All recessed can luminaires shall be 120 volt and have self-ballasted lamps. Ten (10) of each type of lamp or ten percent of each lamp, whichever is greater, including any and all LED lighting, shall be added to the County Facilities inventory by the project. All re-order information shall be provided to County Facilities.

#### **26 0410 – Lighting Warranty**

1. The manufacturer shall provide a written warranty against defects in material or workmanship, including replacement, for five (5) years from date of substantial completion and include a nominal replacement labor allowance.
2. LED luminaires shall have a ten (10) year warranty on driver and light modules. Ten (10) of each type of driver and light module or ten percent of each driver and light module, whichever is greater, shall be added to County Facilities inventory by the project.

#### **26 0500 – Lighting Control**

1. Occupancy sensors shall not be used as the sole means of switching. Manual switches will be provided in all areas with occupancy sensors. Occupancy sensors shall not be used in mechanical rooms or other areas where safety would be jeopardized. At installation, set all sensors to maximum sensitivity and maximum time delay. Use manual on / auto off where applicable.
2. All lighting control wiring in inaccessible space (walls) shall be in approved raceway.
3. All exterior area and security lighting shall be dusk on and dawn off, powered from one (1) location in the building and controlled from the photo control, with provisions for manual override. Photocell shall be readily accessible. Time clock control may be used on exterior or security lighting with written approval of County Facilities.
4. Lighting Control Panel approved manufacturers: N-Light, Wattstopper, Leviton, Acuity
5. Local dimmer control manufacturers: Lutron, Leviton
  - a. Colors to match Device specification in **26 03 000**

### **DIVISION 27 - COMMUNICATIONS**

#### **27 0100 – Data Jacks**

1. Uniprise USL Series Modular Jack, RJ45, category 6, T568B.
  - a. Orange CAT6 jacks for station cabling
  - b. White CAT6 jacks for VOIP phones
  - c. Black jacks for patch panels
2. CAT6 Cable
  - a. Plenum or non-plenum depending on location
  - b. 23awg 4 pair blue
  - c. Riser rated
  - d. Tested to 550MHz



### 27 0110 – Communications Equipment Rooms

1. Wall mounted termination block fields shall be mounted on A/C 4' x 8' x .75" void free plywood. The plywood shall be mounted vertically 12" above the finished floor. The plywood shall be painted with a minimum two coats of white fire retardant paint on all (6) sides. Mounting hardware shall also be painted white for cosmetic purposes.
2. Busbar shall be solid copper, 12.0 inches long x 4.0 inches wide, wall-mounted, with standoffs.
3. All wires used for telecommunications grounding purposes shall be identified with a green insulation. Non-insulated wires shall be identified at each termination point with a wrap of green tape.
4. All Penetrations through fire-rated building structures (walls and floors) shall be sealed with an approved fire stop system approved by the local fire code. This requirement applies to through penetrations (complete penetration) and membrane penetrations (through one side of a hollow fire-rated structure). Any penetration item, i.e., riser slots and sleeves, cables, conduit, cable tray, and raceways, etc. shall be properly fire stopped.

### 28 0120 – Testing Procedures

1. All cables and termination hardware shall be 100% tested for defects in installation and to verify cabling system performance under installed conditions according to the requirements of ANSI/TIA-568-C. All pairs of each installed cable shall be verified prior to system acceptance. Any defect in
2. the cabling system installation including but not limited to cable, connectors, patch panels, and connector blocks shall be repaired or replaced in order to ensure 100% useable conductors in all cables installed.
3. Cables, jacks, connecting blocks, and patch panels shall be in their position with the building energized.
4. All twisted-pair copper cable links shall be tested for continuity, pair reversals, shorts, opens and performance as indicated below. Additional testing is required to verify Category performance.

## DIVISION 28 – ELECTRONIC SAFETY & SECURITY

## DIVISION 32 – EXTERIOR IMPROVEMENTS

### 32 0100 - Hot Mix Asphalt Paving

1. Standard roadway and parking lot asphalt pavement shall meet or exceed Section 00744 of the OR Standard Specifications for Construction for Level 2, 1/2" dense HMA.
2. Minimum asphalt and base course for service drives shall be 3-inches asphalt paving over 8-inches compacted gravel base.
3. Minimum asphalt and base course for parking areas shall be 2-inches asphalt paving over 6-inches compacted gravel base.
4. Asphalt cement shall be PG64-28 in accordance with Section 00744.11 of the OR Standard Specifications for Construction for dense grades asphalts. Open-graded asphalt mixes shall use PG70-22ER asphalt binder.



5. Porous asphalt design shall be Level 2, open-graded HMAC. Porous asphalt-treated base shall be  $\frac{3}{4}$ " ATPB, or approved alternate.
6. Compact dense-graded (standard asphalt) paving by rolling to specified density. Compact porous asphalt and asphalt treated base in conformance to Section 0745.49(d) of the OR Standard Specifications for
7. Construction. Ensure that rolling and compaction activities do not displace or extrude paving from position. Hand compact in areas inaccessible to rolling equipment.

End of Document





**GENERAL FLOOR PLAN NOTES**

- A. SEE SHEET A6.10 FOR WALL, FLOOR AND ROOF ASSEMBLIES
- B. SEE G5.10 FOR MOUNTING HEIGHTS AND ACCESSIBILITY DETAILS
- C. CONTRACTORS TO FIELD VERIFY EXISTING CONDITIONS AND ROUGH OPENING DIMENSIONS PRIOR TO START OF WORK.
- D. UNLESS NOTED OTHERWISE, WALL DIMENSIONS ARE TO FACE OF STUD AND FACE OF CMU/CONCRETE. DIMENSIONS AT DOORS AND WINDOWS ARE TO CENTERLINE OF OPENING.
- E. ALL DOORS WITH GLAZING TO HAVE SAFETY GLAZING PER CODE.
- F. WINDOW SUPPLIER RESPONSIBLE FOR GLAZING WITHIN 24" OF DOORS TO BE TEMPERED.
- G. ALL FIXTURES AND FINISHES TO BE PER DESCHUTES COUNTY STANDARDS.
- H. PROVIDE LEVEL 3 IMPACT RESISTENT GYPSUM BOARD WALLS/CEILINGS IN THE FOLLOWING ROOMS: STABILIZATION, STABILIZATION RESTROOMS 120 & 121, LOBBY RESTROOM 102, ALL INTAKE ROOMS, FAMILY INTAKE, VIDEO PSYCH, HALL 124, & HALL 110.

**PLAN KEYNOTES**

- 1 ALTERNATE #1, REFER TO ALTERNATES IN SPECIFICATION MANUAL
- 2 CHAIR BUMPER AT 34" AFF
- 3 PROVIDE FULL HEIGHT ADJUSTABLE SOLID SHELVES SIMILAR TO DETAIL 10AS.23
- 4 WATER FEATURE
- 5 PROVIDE REINFORCED BACKING FOR SECURING ANTI-LIGATURE FIXTURES, TYP.
- 6 PROVIDE WALL PROTECTION PANEL AT JANITOR SINK
- 7 ALTERNATE #3, REFER TO ALTERNATES IN SPECIFICATION MANUAL
- 8 EXISTING GLAZING IS TEMPERED; PROVIDE SECURITY FILM AT WINDOWS
- 9 BULLET RESISTANT WALL MATCH ADJACENT WALLS
- 10 CG - INDICATES CORNER GUARD, TYPICAL THROUGHOUT. SEE SPECS.
- 11 MASON TO PREP VENER FOR NEW OPENING. ADD JAMB BRICK AS REQUIRED FOR NEW OPENING.

**WALL LEGEND**

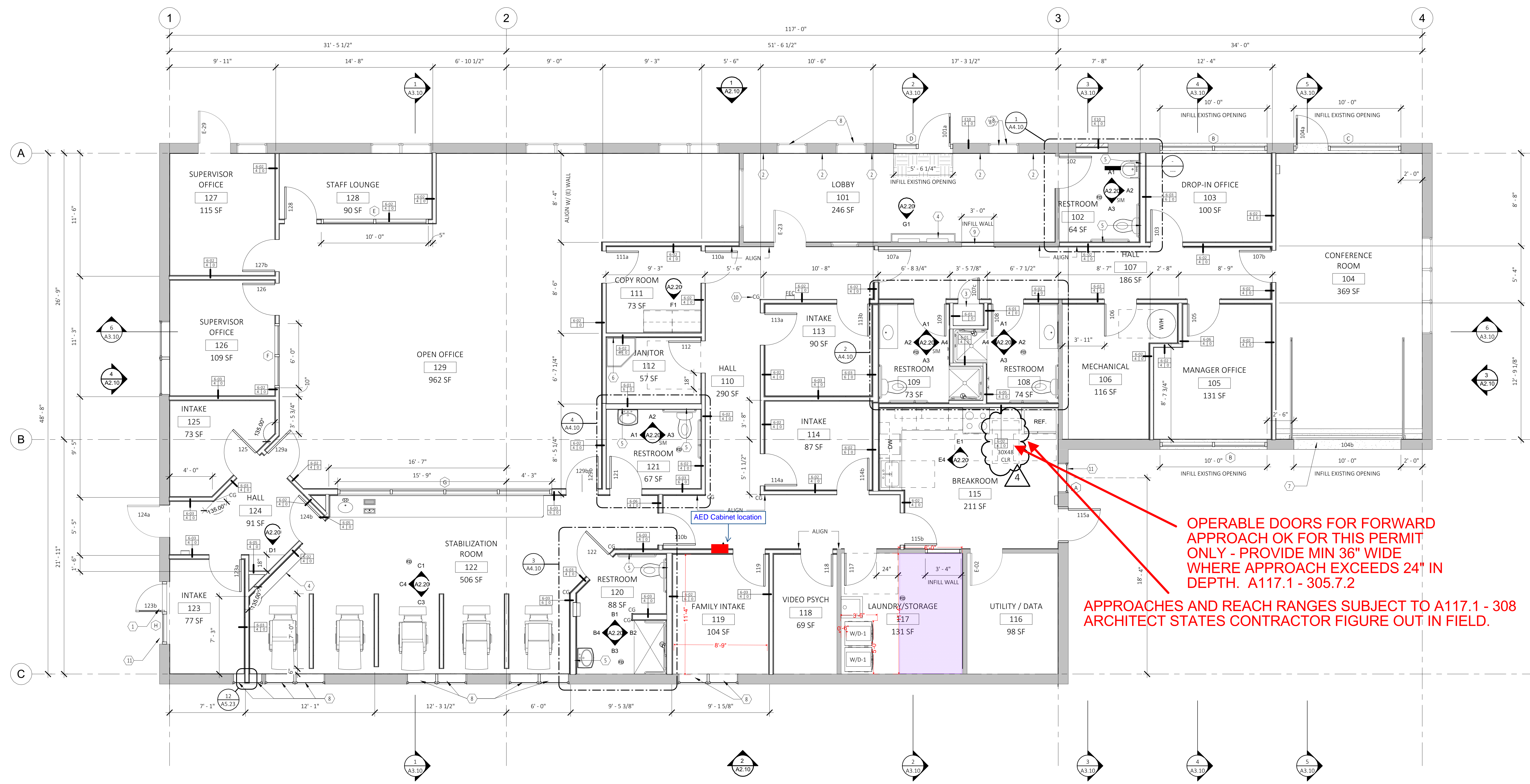
- EXISTING WALL
- DEMO WALL
- NEW WALL



"ENHANCING LIVES AND COMMUNITIES"  
 960 SW DISK DR, SUITE 101  
 BEND OR 97702  
 541.388.9897  
 WWW.PINNACLEARCHITECTURE.COM



DC STABILIZATION CENTER  
 CLIENT:  
 DESCHUTES COUNTY  
 PROJECT ADDRESS:  
 63311 NE JAMISON STREET,  
 BEND, OREGON



**OPERABLE DOORS FOR FORWARD APPROACH OK FOR THIS PERMIT ONLY - PROVIDE MIN 36" WIDE WHERE APPROACH EXCEEDS 24" IN DEPTH. A117.1 - 305.7.2**

**APPROACHES AND REACH RANGES SUBJECT TO A117.1 - 308 ARCHITECT STATES CONTRACTOR FIGURE OUT IN FIELD.**

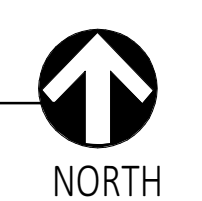
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PROGRESS SET	06/05/2019	BIM
PERMIT SET	07/12/2019	KLJ
OWNER REVIEW	07/24/2019	OWNER
100% BID SET	08/12/2019	BIM

DESCRIPTION	DATE
▲ ADDENDUM #1	8/26/19
▲ CITY REVIEW CYCLE #1	8/28/19
▲ ADDENDUM #2	9/10/19
▲ CITY REVIEW CYCLE #2	9/16/19

PROJECT NO.:	1905.DCS
DRAWN BY:	KLJ
CHECKED BY:	BIM
© PINNACLE ARCHITECTURE, INC. 2019	ORIGINAL SHEET SIZE: 30"x42"

FLOOR PLAN

**1 FLOOR PLAN**  
 1/4" = 1'-0"



**A1.10**

9/16/2019 9:23:43 AM

# Original Meekins Design Set

---

1040-1050 7th Ave SW, Albany, OR 97321

Linn County

Attachment T



E1 EXISTING STRUCTURE NORTH ELEVATION  
1/4" - 1'- 0"



E2 EXISTING STRUCTURE EAST ELEVATION  
1/4" - 1'- 0"

NUMBER	DATE	REVISION BY	DESCRIPTION

NEW HOME ELEVATIONS

CORDELL POST  
AS BUILT STRUCTURE  
1040-1050 SW 7TH AVE  
ALBANY, OR 97321

DRAWINGS PROVIDED BY:  
MEEKINS DRAFTING AND DESIGN

DATE:  
9/14/2022

SCALE:  
1/4" - 1'- 0"

SHEET:  
A1



E3 EXISTING STRUCTURE SOUTH ELEVATION  
1/4" - 1'-0"



E4 EXISTING STRUCTURE WEST ELEVATION  
1/4" - 1'-0"

NUMBER	DATE	REVISED BY	DESCRIPTION

NEW HOME ELEVATIONS

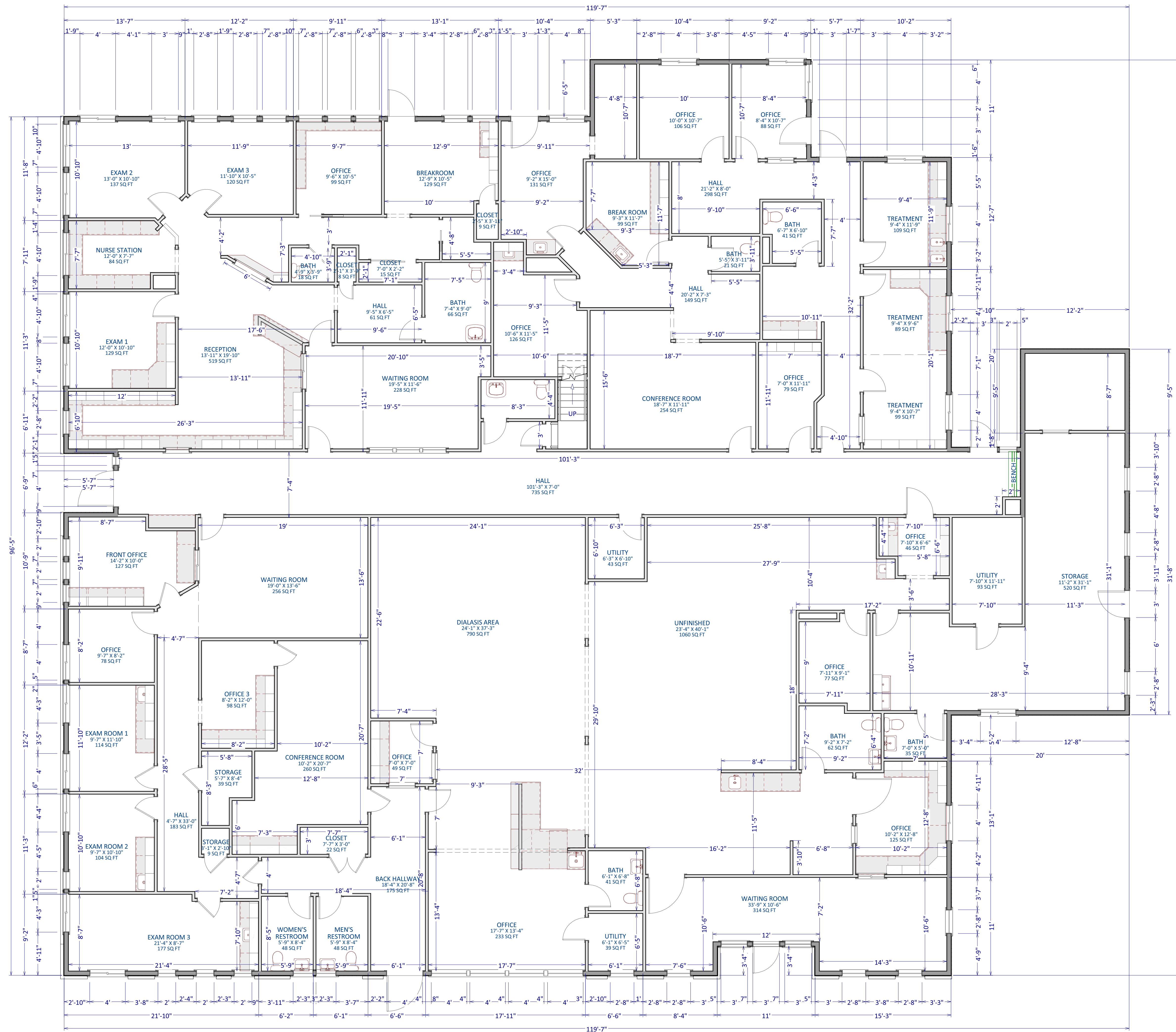
CORDELL POST  
AS BUILT STRUCTURE  
1040-1050 SW 7TH AVE  
ALBANY, OR 97321

DRAWINGS PROVIDED BY:  
MEEKINS DRAFTING AND DESIGN

DATE:  
9/14/2022

SCALE:  
1/4" - 1'-0"

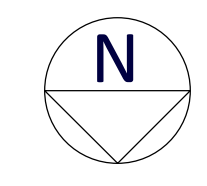
SHEET:  
A2



SQUARE FOOTAGE CALCULATION

FIRST FLOOR SQ. FT. - 10334 SQ. FT.
SECOND FLOOR SQ. FT. - 703 SQ. FT.
TOTAL AREA - 11037 SQ. FT.

**A**  
**A3** EXISTING STRUCTURE FLOOR PLAN  
 3/16" - 1'-0"



NUMBER	DATE	REVISION BY	DESCRIPTION

**EXISTING STRUCTURE  
 FIRST FLOOR PLAN**

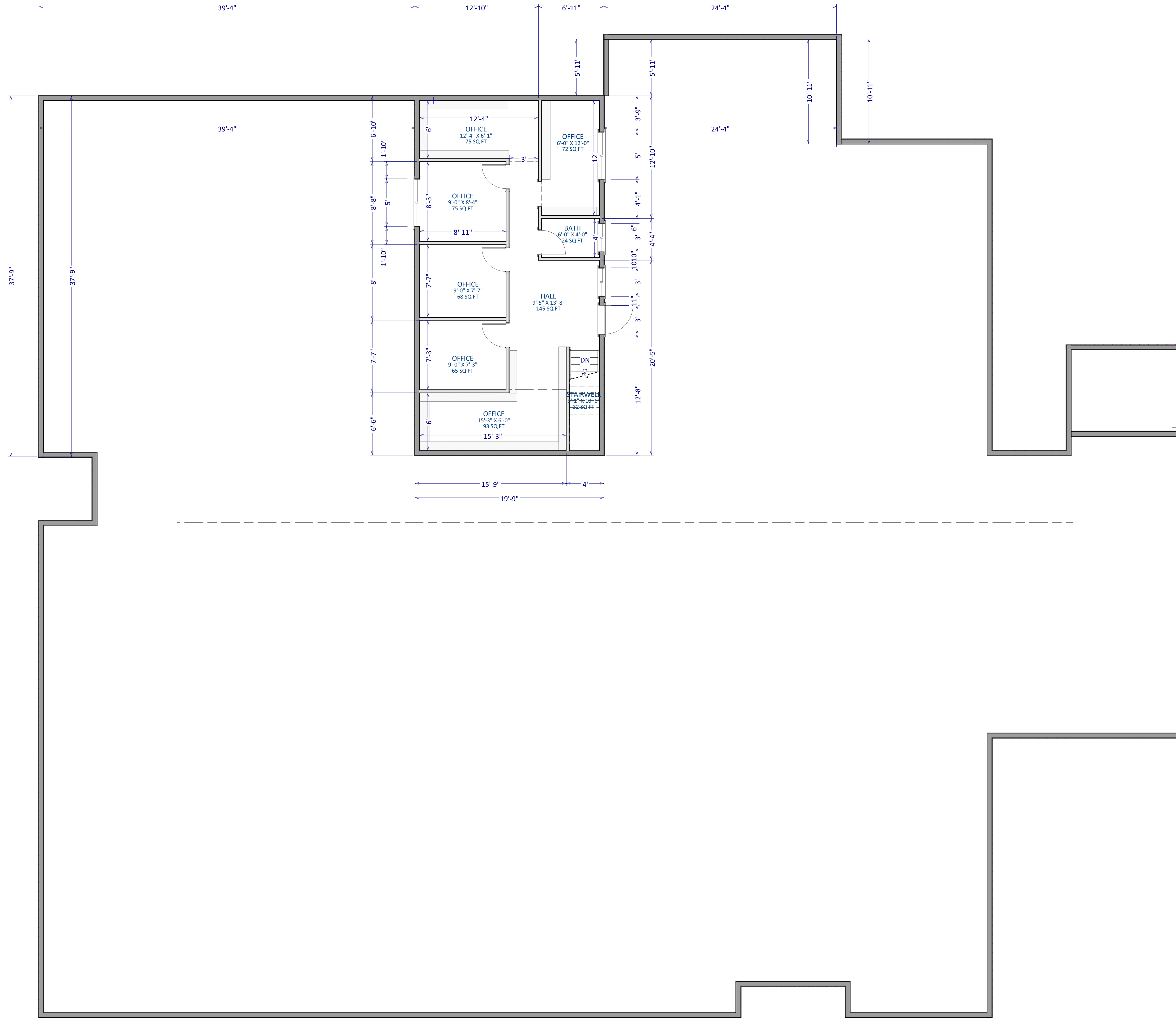
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 AS BUILT STRUCTURE  
 1040-1050 SW 7TH AVE  
 ALBANY, OR 97321**

DRAWINGS PROVIDED BY:  
**MEEKINS DRAFTING AND DESIGN**

DATE:  
 9/14/2022

SCALE:  
 3/16" - 1'-0"

SHEET:  
**A3**



A  
A4 EXISTING STRUCTURE SECOND FLOOR PLAN  
3/16" - 1'- 0"

SQUARE FOOTAGE CALCULATION  
SECOND FLOOR SQ. FT. - 703 SQ. FT.

REVISION TABLE	
NUMBER	DATE

**EXISTING STRUCTURE  
SECOND FLOOR PLAN**

**CORDELL POST  
AS BUILT STRUCTURE  
1040-1050 SW 7TH AVE  
ALBANY, OR 97321**

DRAWINGS PROVIDED BY:  
**MEEKINS DRAFTING AND DESIGN**

DATE:

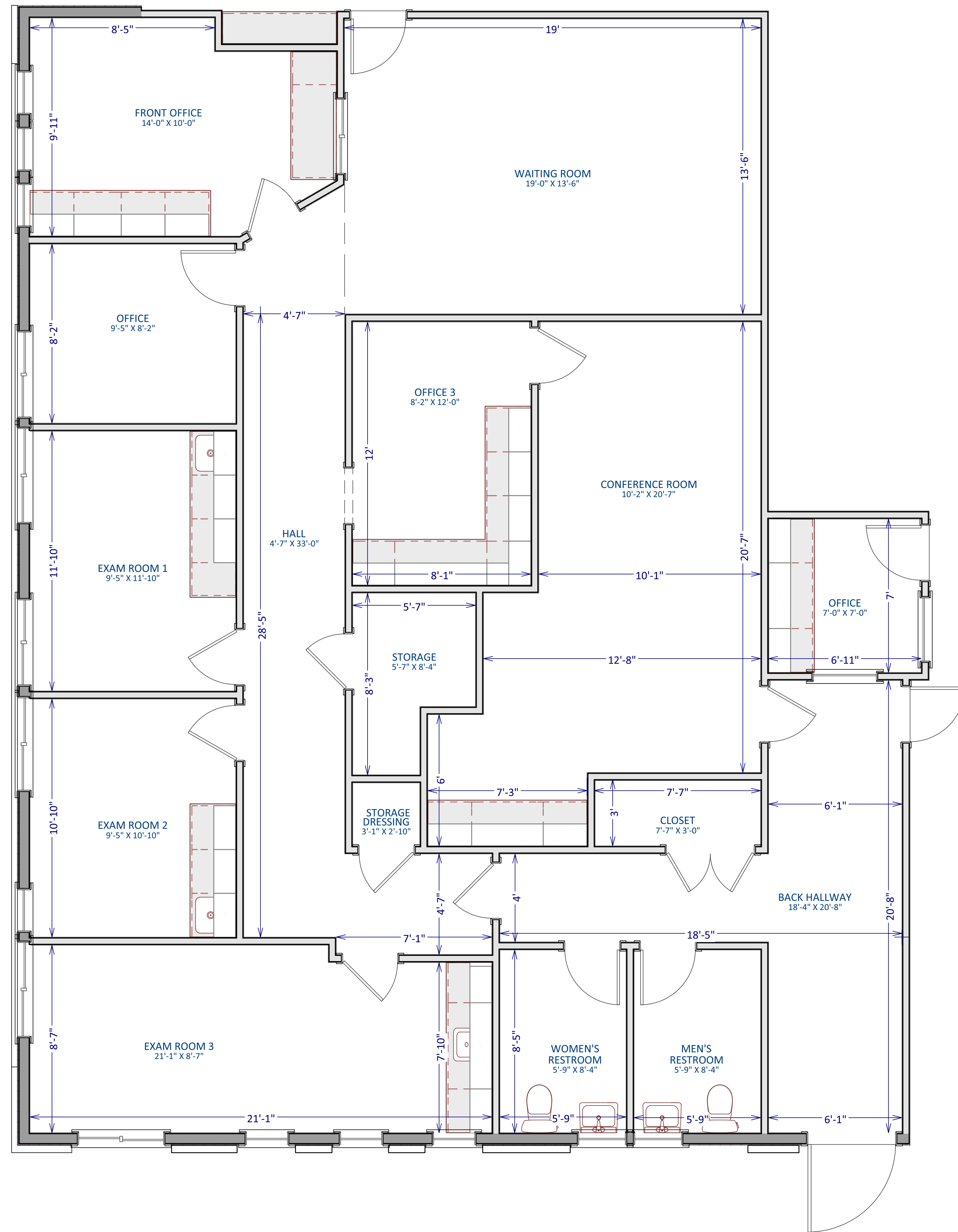
9/14/2022

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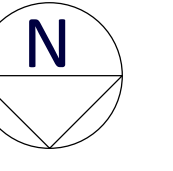
SHEET:

**A4**



A  
A5 EXISTING FLOOR PLAN SUITE - 1040 7TH AVE SW  
3/8" - 1'-0"

SQUARE FOOTAGE CALCULATION  
1040 7TH AVE SW SQ. FT. - 1955 SQ. FT.



REVISION TABLE	
NUMBER	DATE

EXISTING STRUCTURE SUITE  
DETAILS

CORDELL POST  
AS BUILT STRUCTURE  
1040-1050 SW 7TH AVE  
ALBANY, OR 97321

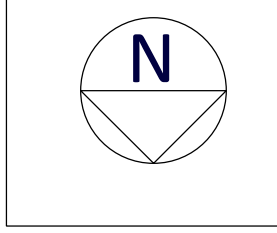
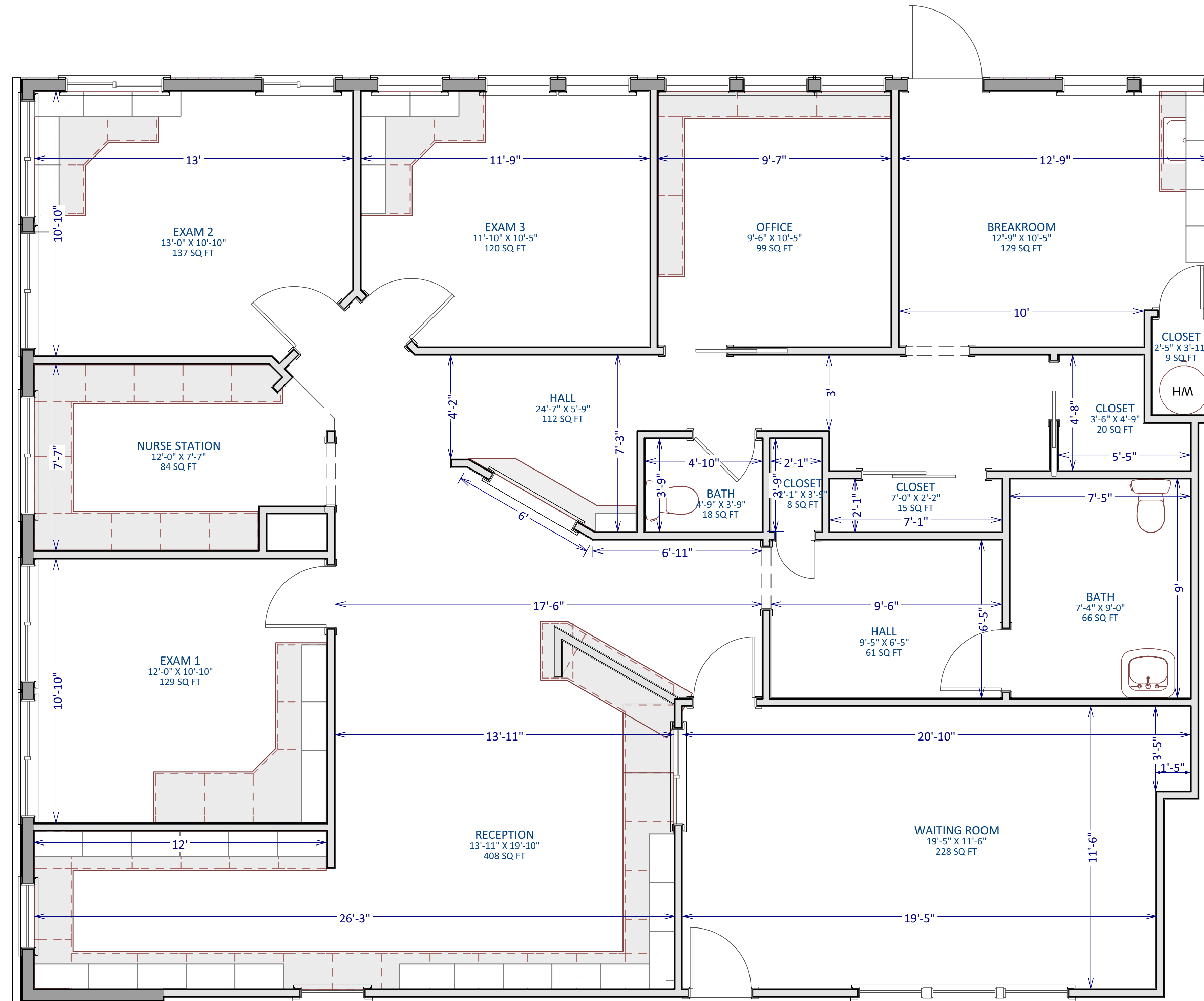
DRAWINGS PROVIDED BY:  
MEEKINS DRAFTING AND DESIGN

DATE:  
9/14/2022

SCALE:  
3/8" - 1'-0"

SHEET:

A5



REVISION TABLE	
NUMBER	DATE

**EXISTING STRUCTURE SUITE  
DETAILS**

**CORDELL POST  
AS BUILT STRUCTURE  
1040-1050 SW 7TH AVE  
ALBANY, OR 97321**

**DRAWINGS PROVIDED BY:  
MEEKINS DRAFTING AND DESIGN**

**DATE:**

9/14/2022

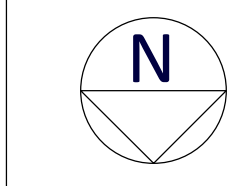
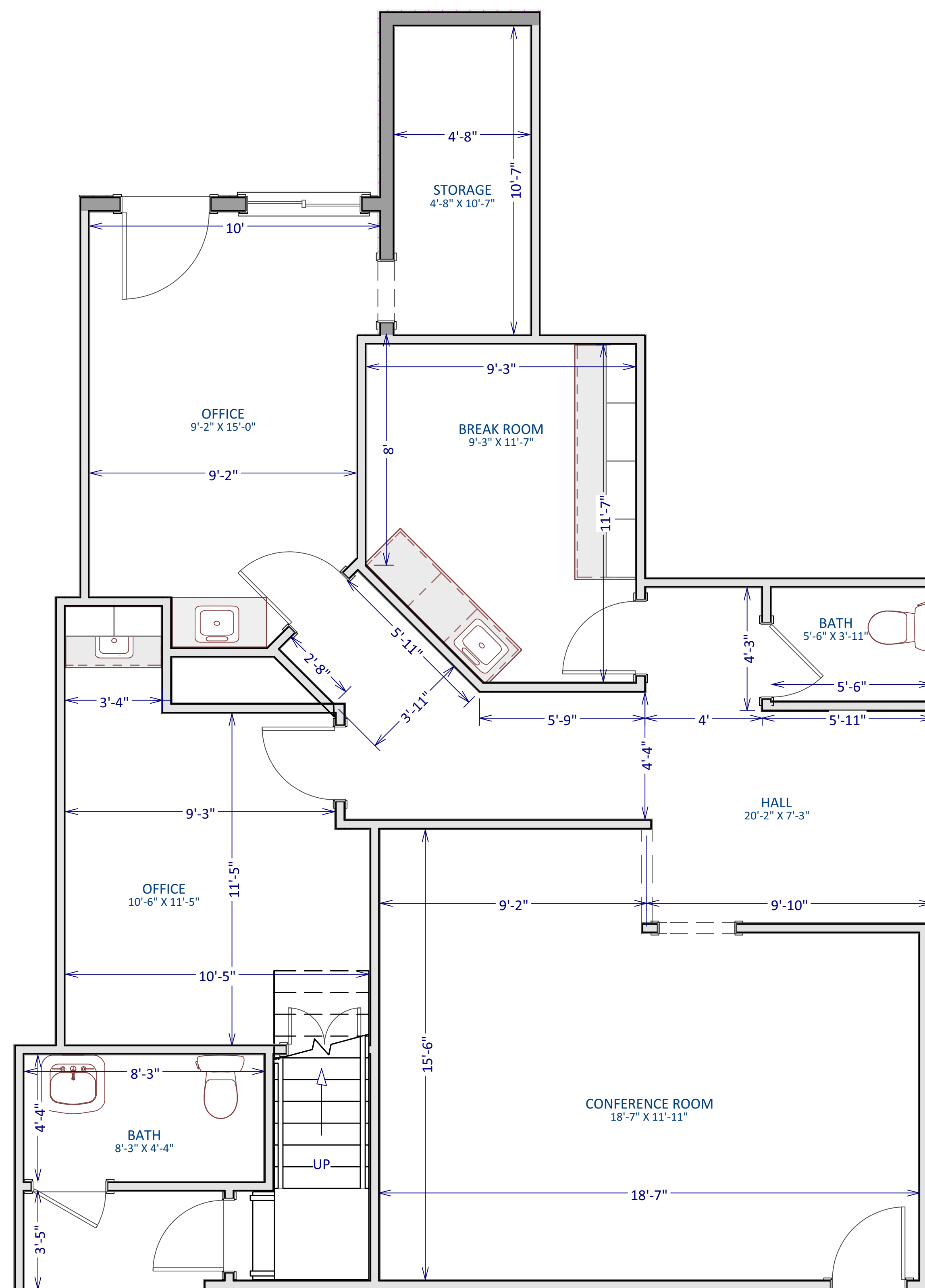
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3/8" - 1'-0"

**SHEET:**

**A6**





REVISION TABLE	
NUMBER	DATE

**EXISTING STRUCTURE SUITE  
DETAILS**

**CORDELL POST  
AS BUILT STRUCTURE  
1040-1050 SW 7TH AVE  
ALBANY, OR 97321**

DRAWINGS PROVIDED BY:  
**MEEKINS DRAFTING AND DESIGN**

DATE:

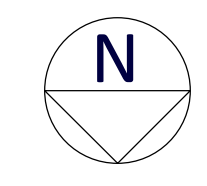
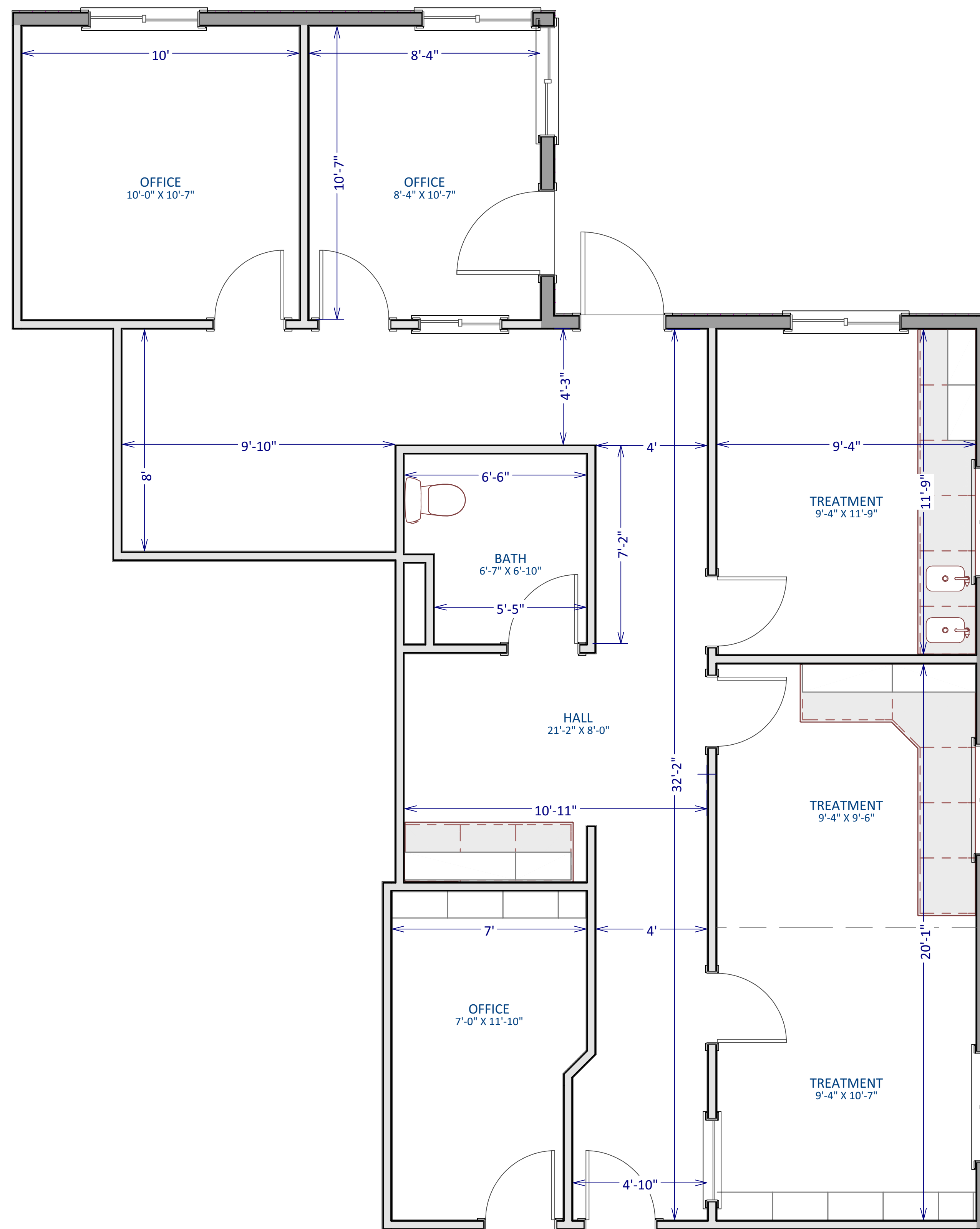
9/14/2022

SCALE:

3/8" - 1'-0"

SHEET:

**A7**



REVISION TABLE	
NUMBER	DATE

**EXISTING STRUCTURE SUITE  
DETAILS**

**CORDELL POST  
AS BUILT STRUCTURE  
1040-1050 SW 7TH AVE  
ALBANY, OR 97321**

DRAWINGS PROVIDED BY:  
**MEEKINS DRAFTING AND DESIGN**

DATE:

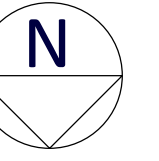
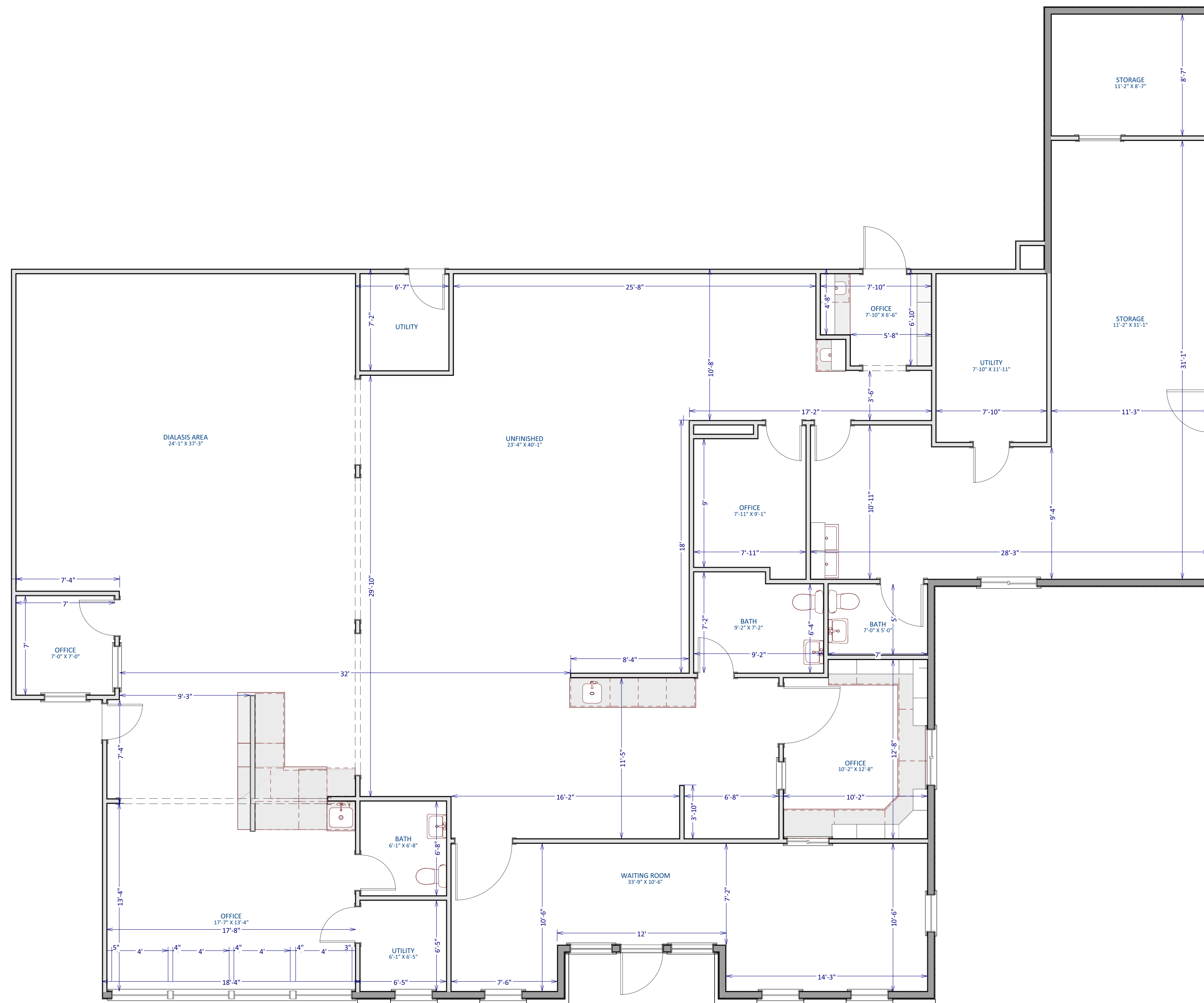
9/14/2022

SCALE:

3/8" - 1'-0"

SHEET:

**A8**



NUMBER	DATE	REVISION BY	DESCRIPTION

EXISTING STRUCTURE SUITE  
DETAILS

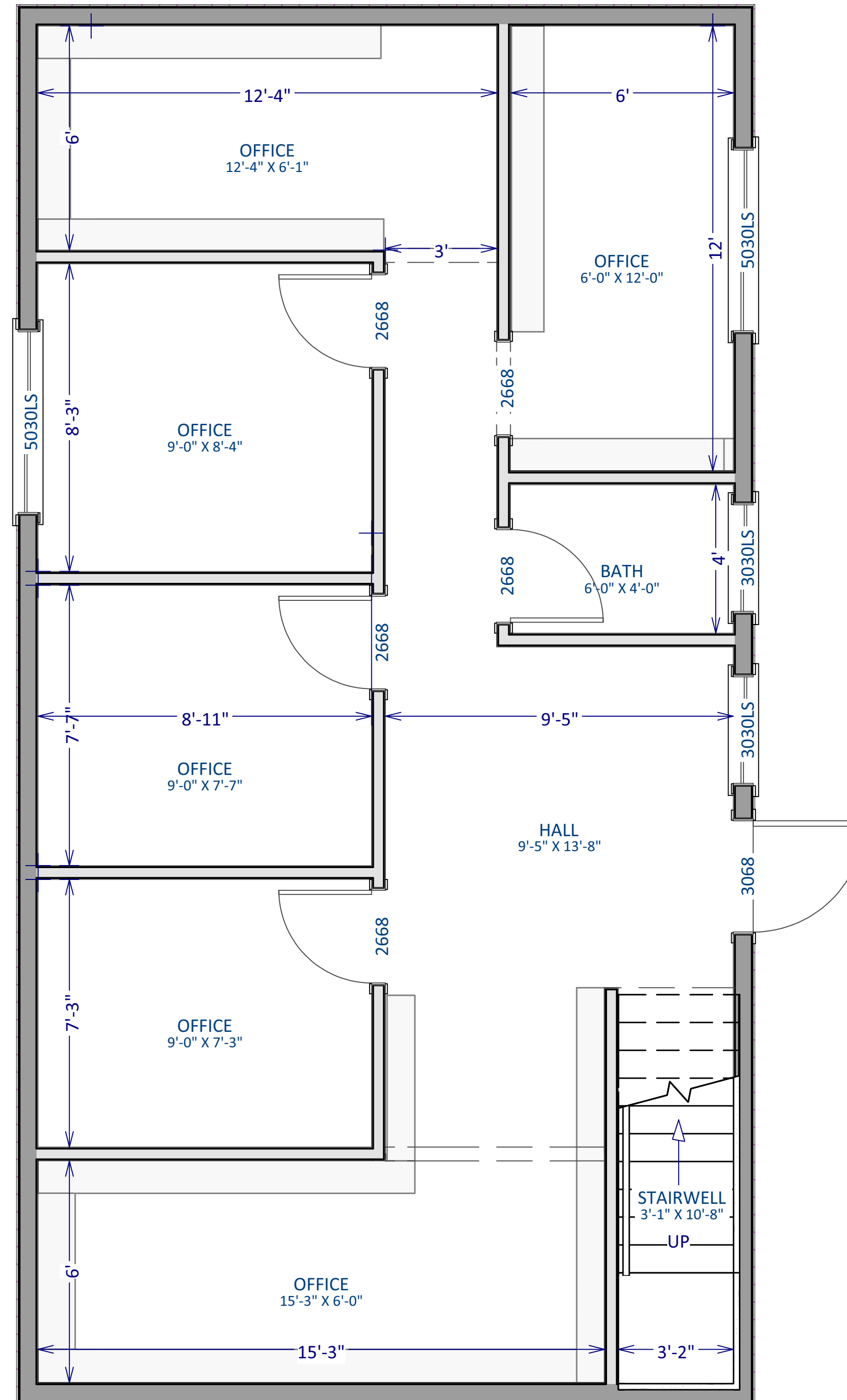
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1040-1050 SW 7TH AVE  
ALBANY, OR 97321

DRAWINGS PROVIDED BY:  
MEEKINS DRAFTING AND DESIGN

DATE:  
9/14/2022

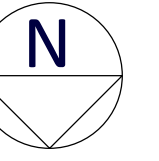
SCALE:  
1/4" - 1'-0"

SHEET:  
A9



A  
A10 SECOND FLOOR EXISTING FLOOR PLAN  
3/8" - 1'-0"

SQUARE FOOTAGE CALCULATION  
SECOND FLOOR SQ. FT. - 743 SQ. FT.



NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

EXISTING STRUCTURE  
SUITE DETAILS

CORDELL POST  
AS BUILT STRUCTURE  
1040-1050 SW 7TH AVE  
ALBANY, OR 97321

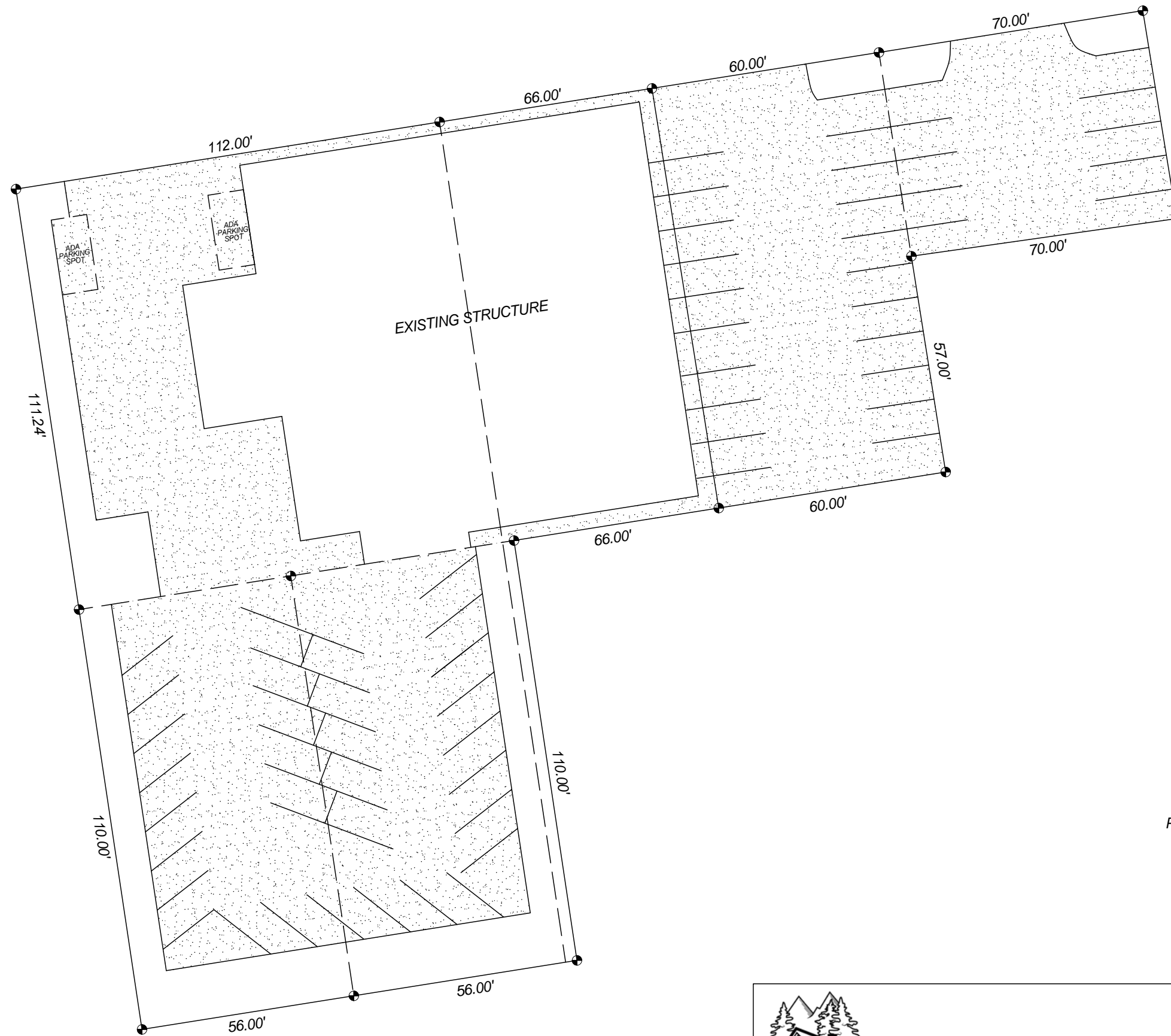
DRAWINGS PROVIDED BY:  
MEEKINS DRAFTING AND DESIGN

DATE:  
9/14/2022

SCALE:  
3/8" - 1'-0"

SHEET:  
A10

# Attachment T



PARKING LOT 

LOT IS GENERALLY FLAT

ALL PAGES TO SCALE IF PRINTED ON 11X 17 PAPER



## SITE PLAN

1" - 30'



33230 OR-99E,  
TANGENT, OR 97389  
TEL.: (541)791-7118  
EMAIL: meekinsdrafting@gmail.com

PARCEL NUMBER: 11S04W12AC01000  
TXID: 132403

CORDELL POST  
AS BUILT STRUCTURE  
1040-1050 SW 7TH AVE  
ALBANY, OR 97321

sht.

SP

Job No. 22-0912CP Date: SEPT 2022