

Community Development Department

Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wiser Parkway
www.co.benton.wa.us



Planning Division

(509) 786-5612
P.O. Box 910, Prosser, WA 99350
planning.department@co.benton.wa.us

**STAFF REPORT TO THE
BENTON COUNTY HEARINGS EXAMINER
Architects West for Prosser School District
Whitstran Elementary School Remodel/Addition**

HEM 1.1

FILE NO: CUP 2021-013

HEARING DATE: March 18, 2022

APPLICANT: Architects West, 210 E Lakeside Ave, Coeur d'Alene, ID 83814

OWNER: Prosser School District #116, 1500 Grant Ave, Prosser WA 99350

LOCATION: General Location: The property is located west of the intersection of Foisy Road and Old Inland Empire Highway in the Whitstran area of unincorporated Benton County.
Situs Address: 102101 W Foisy Rd, Prosser WA 99350
Legal: Section 29 Township 9 North Range 25: The East 12 acres of the North one/half of the Northeast quarter of the Southeast quarter: less roads to County 10-21-54. Correction deed 12-20-54. Easement 1-26-61.
Parcel Numbers: 1-2995-400-0001-000

PROPERTY SIZE: 12.00 acres

AREA TO BE USED: An approximately 27,817 sq. ft. remodel/addition of Whitstran Elementary School to include a new parking lot, parent drop-off land and school bus loop.

LAND USE: Existing elementary school

ZONING: Rural Lands One Acre District

COMPREHENSIVE PLAN DESIGNATION: Rural Community Center

RECOMMENDATION:

The Planning Division recommends approval of the application request, subject to the suggested fourteen (14) Findings of Fact and six (6) Conditions of Approval as outlined in this Staff Report.

APPLICATION DESCRIPTION:

The applicants are requesting a Conditional Use Permit to remodel and modernize the existing Whitstran Elementary School and an expansion to the existing school in order to replace temporary modular classrooms for permanent site-built classrooms on a 12.00-acre parcel in the Rural Lands One Acre (RL-1) zoning district located west of the intersection of Foisy Road and Old Inland Empire Highway in the Whitstran area of unincorporated Benton County.

The application for CUP 2021-013 was submitted to the Benton County Planning Division on December 22, 2021.

The application for CUP 2021-013 was declared complete for processing on January 5, 2022.

The application documents for CUP 2021-011 were distributed to reviewing agencies on January 19, 2022.

An associated SEPA checklist (EA 2021-034) was submitted January 4, 2022, with a Notice of Application distributed for the SEPA checklist on January 10, 2022, and a Mitigated Determination of Non-Significance (MDNS) issued on February 10, 2022.

The Benton County Hearings Examiner Notice of Open Record Hearing was published on March 2, 2022 in the Prosser Record Bulletin.

The Notice of Hearing was mailed to property owners of record within 300 feet of the outer boundaries of the parcel on March 2, 2022

The Open Record Hearing is scheduled for March 18, 2022.

APPLICABLE STANDARDS/ORDINANCES:

1. *Benton County Comprehensive Plan*
3.3.2.2 Rural Communities
Rural communities, such as Paterson, Plymouth, Whitstran, and Finley are designated as Rural Community Centers to reflect a localized pattern of residences on less than 5-acre lots and a variety of small-scale local commercial service areas such as: grocery stores, service stations, eateries, taverns, post offices, and auto repair, that serve the surrounding rural population.

2. *Benton County Code (BCC)*
Title 11 Zoning
Chapter 11.03 Definitions
Section 11.03.010 (160): School
"School" means a public or private educational learning institution from which instruction is given to children no younger than three (3) years old, and includes high schools, colleges, and agricultural or technical schools or facilities.

3. *Benton County Code (BCC)*
Title 11 Zoning
Chapter 11.09 Rural Lands One Acre District (RL-1)
Section 11.09.060 Uses Requiring a Conditional Use Permit
(a) School, library, community clubhouse, grange hall, senior center and/or other non-profit organizational hall.

4. *Benton County Code (BCC)*
Title 11 Zoning
Chapter 11.50 Variance and Conditional Use
Section 11.50.040 Conditional Use - General Standards
The conditional use permit application process allows the Hearings Examiner to review the location and design of certain proposed uses, the configuration of improvements, and the potential impacts on the surrounding area. The application process also allows the Hearings Examiner to ensure that development in each zoning district protects the integrity of that district. The notice, hearing, decision,

and enforcement procedures are as set forth herein and in BCC 11.50.050.

Certain uses are classified as conditional uses because of their unusual nature, infrequent occurrence, special requirements, or potentially significant impacts to the environment, public infrastructure, or adjacent properties, and/or possible safety hazards and other similar reasons.

Once granted, a conditional use permit may be transferred by a holder thereof after written notice to the Hearings Examiner; provided the use and location must remain the same and the transferee must continue to comply with the conditions of the permit and, if applicable, the requirements set forth in Chapter 11.51 BCC.

Section 11.50.040 (d) Conditional Use – Permit Granted or Denied

A conditional use permit shall be granted only if the Hearings Examiner can make findings of fact based on the evidence presented sufficient to allow the Hearings Examiner to conclude that, as conditioned, the proposed use:

- (1) Is compatible with other uses in the surrounding area or is no more incompatible than are any other outright permitted uses in the applicable zoning district;
- (2) Will not materially endanger the health, safety, and welfare of the surrounding community to an extent greater than that associated with any other permitted uses in the applicable zoning district;
- (3) Would not cause the pedestrian and vehicular traffic associated with the use to conflict with existing and anticipated traffic in the neighborhood to an extent greater than that associated with any other permitted uses in the applicable zoning district;
- (4) Will be supported by adequate service facilities and would not adversely affect public services to the surrounding area; and
- (5) Would not hinder or discourage the development of permitted uses on neighboring properties in the applicable zoning district as a result of the location, size or height of the buildings, structures, walls, or required fences or screening vegetation to a greater extent than other permitted uses in the applicable zoning district.

It is the applicant's burden to present sufficient evidence to allow the above conclusions to be made. If such evidence is not presented or all necessary reasonable conditions are not identified by the applicant so as to allow the Hearings Examiner to make the conclusions required above, the conditional use application shall be denied.

In addition to considering the impacts of the proposed use, the Hearings Examiner must also consider any evidence presented regarding any similar impacts of uses allowed outright in this zone, and if such evidence is received, compare those impacts to those of the proposed use.

If negative impacts are identified, the Hearings Examiner must try to identify reasonable conditions that would mitigate those impacts sufficiently to allow the Hearings Examiner to make the findings necessary to grant the permit. The applicants may be asked to identify reasonable conditions, but the Hearings Examiner may independently identify conditions. Further, an applicants' disagreement with a particular condition should not dissuade the Hearings Examiner from granting the permit with such condition(s), as opposed to outright denial, if the Hearings Examiner is able to conclude that the condition(s) is/are reasonable in their judgment.

PUBLIC NOTICE:

The Public Notice Requirements for this application as per BCC 11.50.050(b) are as follows:

1. The Planning Division shall provide written notification for an open record hearing, subject to the rules and regulations set forth in RCW 36.70. Written notice shall be mailed at least twelve (12) days in advance of the open record hearing to the applicant and the owner of the parcel(s) to which the proposed variance or conditional use permit would apply, and to all owners of real property, as shown in the records of the Benton County Assessor, located within a distance of three hundred (300) feet of any portion of the applicable parcel, provided that if the owner of the parcel for which the proposed variance or conditional use permit is requested owns another parcel or parcels adjacent the parcel at issue, notification shall be mailed to owners of real property located within three hundred (300) feet of any portion of such adjacent parcels as well. Failure to receive the notice shall not invalidate any proceedings or decision in connection with the proposed variance or conditional use permit. Notices addressed to the last known owner of record as shown on the County Assessor's records shall be deemed proper notice to the owner of such property; and,
2. By publication of a legal notice in a newspaper of general circulation in the County at least ten (10) days prior to the open record hearing date.

AGENCY COMMENTS:

1. The SEPA Checklist and associated documents were distributed to the following reviewing agencies on January 1, 2022:

Applicant	Sunnyside Valley Irrigation District
Benton Clean Air Authority	
Benton County Building Department	WA Department of Archaeology & Historic Preservation
Benton County Fire Marshal	WA Department of Ecology - SAWA
Benton County Public Works Department	WA Department of Fish and Wildlife
Benton-Franklin Health District	WA Department of Health
Bureau of Land Management	WA Department of Natural Resources - Olympia
Bureau of Reclamation	WA Department of Natural Resources -Ellensburg
City of Prosser	WA Department of Transportation
Confederated Tribes and Bands of the Yakama Nation	
Confederated Tribes of the Umatilla Indian Reservation	
Environmental Review Inc.	
Fire District #3	
Futurewise	

2. The following comments were received from reviewing agencies regarding the SEPA Environmental Checklist:
 - a. The Benton Clean Air Agency stated that prior to any renovation or demolition, the contractor or property owner must have a good faith survey performed by an AHERA certified inspector to determine the presence of asbestos. If asbestos is detected, it must be properly abated before the building is renovated. Additionally, a complete Notification of Demolition or Renovation must be submitted to the BFCOA. The Notification of Demolition or Renovation must be submitted regardless of the presence of asbestos.
 - b. The Washington State Department of Ecology stated that if the project anticipates disturbing the ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. The permit requires that a Stormwater Pollution

Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

- c. The Department of Archaeology and Historic Preservation requests that an Inadvertent Discovery Plan (IDP) be prepared and the construction crews are prepared for the possibility of encountering archaeological material during ground disturbing activities.
 - d. The Benton County Public Works Department commented that the submitted plans do not match what was discussed and agreed upon. The agreed number of accesses to Foisy Rd. was three accesses not four. The submitted plan's location and spacing of accesses to Foisy Rd. are not approved by the County Engineer and new plans are to be submitted for approval. Also, the access to the County Rd. must provide drainage away from the County Road with a slope between 2% and 5%.
3. The Conditional Use Permit application and associated documents were distributed to the following reviewing agencies on January 19, 2022:
- a. Benton County Building Division
 - b. Benton County Code Enforcement
 - c. Benton County Fire District #3
 - d. Benton County Fire Marshal
 - e. Benton County Public Works Department
 - f. Benton-Franklin Health District
 - g. Benton PUD
 - h. City of Prosser
4. The following comments were received from Benton Franklin Health District:
- a. The Benton Franklin Health District has been briefed on a proposed expansion and modernization proposal for the Whitstran Elementary School located at 102101 West Foisy Rd, Prosser. Based on our understanding of the proposal at this time we have no objections provided:
 - i. The on-site sewage system is determined to be suitable for the proposed expanded use or an expansion is permitted, installed and approved in accordance with Benton-Franklin District Board of Health Rules and Regulations No. 2 and WAS 246-272B.
 - ii. The plans for the school modernization are reviewed and approved in accordance with WAC 246-366 prior to beginning construction.
 - iii. Plan and specifications for the proposed kitchen must be reviewed and approved in accordance with WAS 246-215.
 - iv. The school must be served by an approved public water system in full compliance with WAC 246-290.
 - v. Please contact Rick Dawson at 509-460-4313 or rickd@bfhd.wa.gov with any questions.
5. The following comments were received from Benton County Public Works Department:
- a. Per discussions between the Public Works County Engineer and Jake Bender, the submitted plans do not match what was discussed and agreed upon. The agreed number of accesses to Foisy Road was three accesses not four. The plans approved by the County Engineer are attached to this response. The submitted plan's location and spacing of accesses to Foisy Road are not approved by the County Engineer. Please resubmit for plan approval.
 - b. The access to the County Road must provide drainage away from the County Road with a slope between 2% and 5%, please refer to County standard R-3.
 - c. For further information please contact Doug D'Hondt at 509 786-5611 or email publicworks@co.benton.wa.us.

6. The following are general comments and discussion points from the Planning Division:
 - a. A SEPA checklist was required for this application a Notice of Application was distributed for the SEPA checklist (EA 2021-034) on January 10, 2022. A Mitigated Determination of Non-Significance (MDNS) was issued on February 10, 2022.
 - b. Prior to issuance of any development permits, the applicant must obtain any required permits from the Benton Franklin Health District and Washington State Department of Health.
 - c. Upon completion of a review of BCC Title 15 and the Benton County Critical Area Maps, no designated critical areas have been identified on this property. A critical area report is not required for the processing of a conditional use permit for the proposed activity at this location.

FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

The following suggested Findings of Fact and Conditions of Approval are based on comments received up to the date of this staff memo. Any comments received after the completion of this staff memo or submitted during the public hearing for this application will need to be considered by the Hearings Examiner and may be added to the Findings of Fact and Conditions of Approval. The Hearings Examiner may decide to adopt these as their own or amend/add to these Findings of Fact and Conditions of Approval after holding the open public hearing.

Based on the information received to date, the Planning Staff recommends approval with the following Findings of Fact and Conditions of Approval:

SUGGESTED FINDINGS OF FACT:

1. The applicant is Architects West, 210 E Lakeside Ave, Coeur d'Alene, ID 83814 (on behalf of Prosser School District #116).
2. The property is located west of the intersection of Foisy Road and Old Inland Empire Highway in the Whitstran area of unincorporated Benton County.
3. The property is zoned Rural Lands One Acre District (RL-1).
4. The property is currently developed with an existing elementary school on site.
5. The application for CUP 2021-013 meets the intent and standards of the Benton County Comprehensive Plan.
6. The application for CUP 2021-013 meets the definition, requirements and standards of the Benton County Code, Title 11.
7. Surrounding land uses also zoned Rural Lands One Acre District are compatible in nature to the applicant's property with residential uses in nearby proximity.
8. A SEPA checklist was required for this application a Notice of Application was distributed for the SEPA checklist (EA 2021-034) on January 10, 2022. A Mitigated Determination of Non-Significance (MDNS) was issued on February 10, 2022.
9. There are no designated critical areas on the property. A critical area report is not necessary for the use or proposed building.
10. Public notice requirements as have been met for CUP 2021-011.

11. Agency comments were received from:
 - a. Benton Franklin Health District
 - b. Benton County Public Works Department
12. There were no comments received from the public.
13. The applicants are requesting a Conditional Use Permit to remodel and modernize the existing Whitstran Elementary School and an expansion to the existing school in order to replace temporary modular classrooms for permanent site-built classrooms on a 12.00-acre parcel in the Rural Lands One Acre (RL-1) Zoning District.
14. The Benton Franklin Health District has been briefed on a proposed expansion and modernization proposal for the Whitstran Elementary School located at 102101 West Foisy Rd, Prosser. Based on our understanding of the proposal at this time we have no objections provided:
 - a. The on-site sewage system is determined to be suitable for the proposed expanded use or an expansion is permitted, installed and approved in accordance with Benton-Franklin District Board of Health Rules and Regulations No. 2 and WAS 246-272B.
 - b. The plans for the school modernization are reviewed and approved in accordance with WAC 246-366 prior to beginning construction.
 - c. Plan and specifications for the proposed kitchen must be reviewed and approved in accordance with WAS 246-215.

SUGGESTED CONDITIONS OF APPROVAL:

1. The ongoing activities on the site shall comply with the submitted site plan and materials submitted for this application.
2. All required development permits/approvals shall be obtained prior to issuance of the Conditional Use Permit. This includes approval of permits required by the following agencies, as applicable:
 - a. Benton County Building Division
 - b. Benton County Public Works
 - c. Benton County Planning Division
 - d. Benton Franklin Health District
 - e. Washington State Department of Health
3. The applicant will meet and comply with the mitigating conditions detailed within the associated MDNS (EA 2021-034) dated February 10, 2022.
4. Vehicle parking associated with the activities on the property shall be accommodated on the site. No vehicle parking is allowed in the County right of way.
5. The use shall comply with *Benton County Code Title 11* for the life of the conditional use.
6. Future construction or activities associated with this business operation require review under the Benton County Zoning Ordinance. Applicants shall contact the Planning Division prior to any construction or changes in activities on site.

Time to Complete Conditions of Approval:

The applicant shall have one year to meet all of the Conditions of Approval.

If the conditions of approval have not been met and the Planning Division does not issue the Conditional Use Permit within one (1) year from the date of this decision, the Hearings Examiner may declare it null and void. Prior to doing so, the applicant shall be notified in writing at the applicant's last known address at least twelve (12) days in advance of the upcoming Hearings Examiner meeting.

Transferability

This Conditional Use Permit is transferrable by a holder. If a new property owner wishes to have a commercial recreational facility, the new owner must update the Conditional Use Permit application, accept the Conditions of Approval, and be approved by the Planning Manager prior to transfer of the permit being allowed.

Violations of Conditions of Approval:

The Applicant shall continue to meet all conditions of this Conditional Use Permit while CUP 2021-013 is in effect.

Any violation of the conditions of approval will be processed in accordance with BCC Title 11, Chapter 11.43 Administration and Disposition of Infractions. If the Conditional Use Permit has been issued and violations exist, the Hearings Examiner may revoke the permit after an open record hearing with notice as set forth in BCC 11.50.050(b), as amended. This condition does not foreclose the County's use of other enforcement mechanisms.



Planning Department

(509) 786-5612
P.O. Box 910
Prosser, WA 99350



HEM 1.3

planning.de,
Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wiser Parkway

CONDITIONAL USE PERMIT APPLICATION

File No. CUP 2021-013

RECEIVED
DEC 22 2021
Benton Co. Planning Dept

APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

Name of Applicant/Agent: Robert Schmidt - Architect

Mailing Address: 210 E. Lakeside Ave City: Coeur d'Alene State: Idaho ZIP: 83814

Phone #1: 208-667-9402 Phone #2: _____

Email Address(es): roberts@architectswest.com

Signature: Date: _____

Name of Property Owner(s) (if different): Prosser School District #116

Mailing Address: 1500 Grant Avenue, City: Prosser State: WA ZIP: 99350

Phone #1: 509-786-3008 Phone #2: _____

Email Address(es): deanna.flores@prosserschools.org

Signature: Date: 12/15/21

Signature: _____ Date: _____

**If there are additional owners please copy this section, sign, and attach to the application*

If the property is owned by a corporation, trust, partnership or LLC please complete the entity signature block below showing that the person signing has the authority to sign on behalf of the company.

ENTITY SIGNATURE BLOCK

Applicant/Legal Owner name: _____

Officer name: _____ Title: _____

Signature: _____ Date: _____

THE ABOVE SIGNED OFFICER OF (name of entity) _____ WARRANTS AND REPRESENTS THAT ALL NECESSARY LEGAL AND CORPORATE ACTIONS HAVE BEEN DULY UNDERTAKEN TO PERMIT (name of applicant) _____ TO SUBMIT THIS APPLICATION AND THAT THE ABOVE SIGNED OFFICER HAS BEEN DULY AUTHORIZED AND INSTRUCTED TO EXECUTE THIS APPLICATION.

Any information submitted to the Benton County Planning Department is subject to public records disclosure law for the State of Washington (RCW Chapter 42.17) and all other applicable law that may require the release of the documents to the public.

PARCEL INFORMATION Geo ID: 129954000001000 Prop ID: 57,019

4. Subject property address including city: 102101 West Foisy Road, Prosser, Wa 99350

5. Parcel #(s): 129954000001000

6. Acreage: 12 Acres

7. Access: County Road State Road/Highway Private Road

8. Utilities:

Power: Benton PUD Benton REA Other: _____

Sewer: Septic Tank City Sewer Other: _____

Water: Individual well(s) One well serving 2-4 lots One well serving 5+ lots
 City System Provider: _____
 Private System Provider name and address: _____

Gas: No
 Yes Provider name: Propane Tank

Irrigation: No
 Yes Provider name: _____

9. Current use(s) on property: Current existing - Elementary School (Education)

10. What are you proposing to do that requires a Conditional Use Permit? An Addition to the current school replacing temporary modular classrooms, and Modernization of existing.

For the following proposed uses, please attach the appropriate addendum form:

Business Use, Detached Accessory Dwelling Unit, Child Care Facility (Type B), Bed & Breakfast, Mineral Extraction (Commercial Sand & Gravel), Commercial Kennel, Winery.

11. Additional comments or information: Elementary School (Education)

If further explanation is needed for any of the questions above, please attach additional pages.

(FOR STAFF USE ONLY)

Application Complete: Y N

Critical Areas: N Y: _____ Zoning: _____

Reviewed by: _____ Date: _____

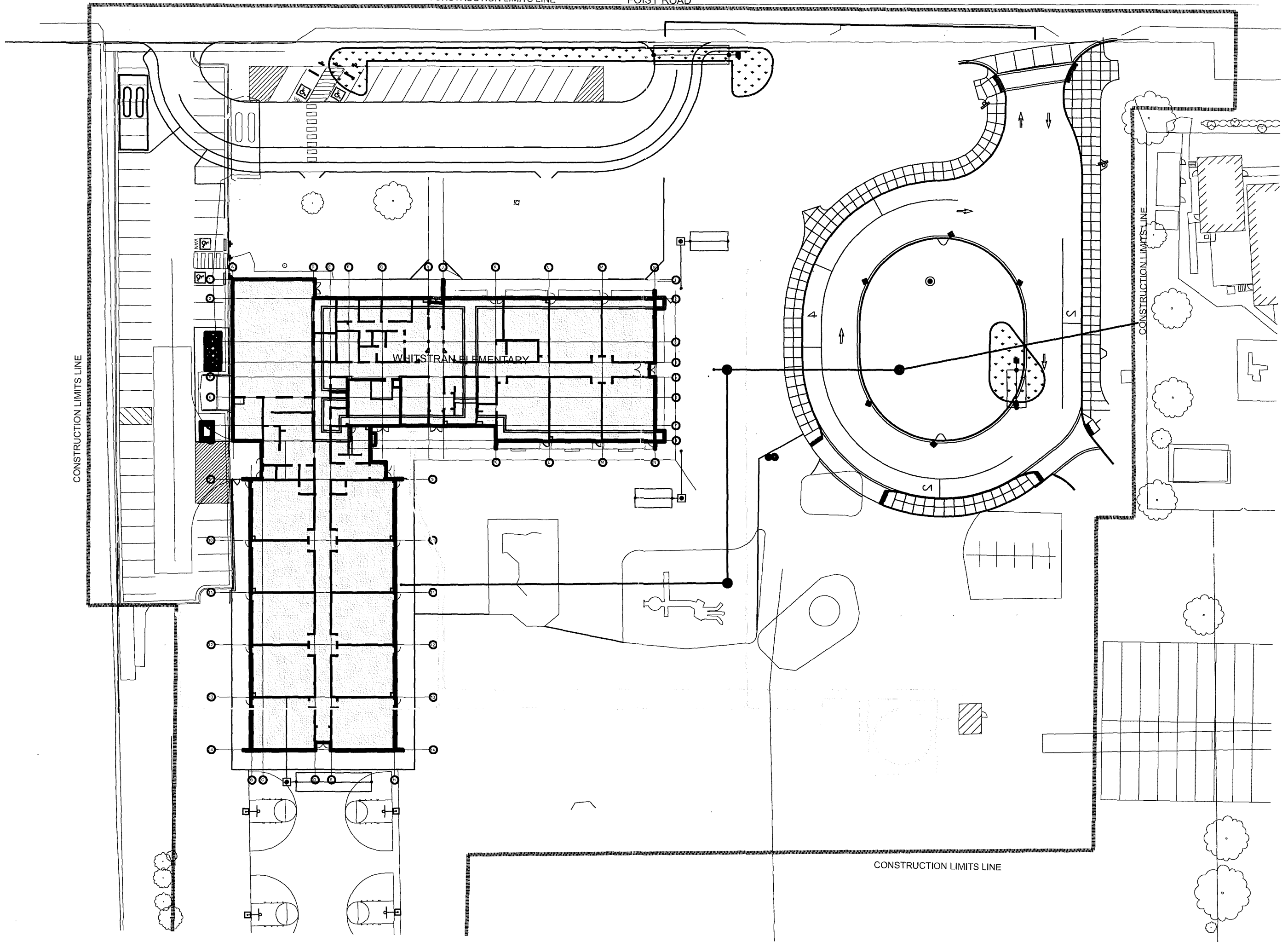
CONSTRUCTION LIMITS LINE FOISY ROAD

CONSTRUCTION LIMITS LINE

WHITSTRAN ELEMENTARY

CONSTRUCTION LIMITS LINE

CONSTRUCTION LIMITS LINE



WHITSTRAN ELEMENTARY SCHOOL



Reference: Google 2018. No scale intended.

3 GEOTECHNICAL DESIGN BASIS

- General**
- International Building Code, 2015
 - IBC Chapters 16 and 18
 - GPI's field exploration, reference sheets GT5 and GT6
 - Borings advanced on August 8, 2018
 - Laboratory testing, reference sheet GT8
 - Foundation frost depth - 2.0-feet
 - Estimated structural loads, Eclipse Engineering, November 14, 2019:
 - Total isolated maximum column load: 20 kips
 - Total conventional maximum strip footing load: 2 klf
 - Seismic Site Class D (Reference IBC Section 1613 and ASCE 7).
 - Structural settlement tolerances **(to be verified by structural design)**
 - Maximum footing settlement: 1.0 inch total, 0.75 inches differential (30-ft span)
 - Bearing capacity failure, factor of safety (FOS) = 3 or greater
 - Settlement estimates are unfactored
 - Architects West Schematic Design Plan Sheets - A1.01 and E1.04 dated October 3, 2019.

1 PROJECT UNDERSTANDING

Exiting Site Conditions

The school site is on an approximate 7-acre parcel and the existing school structures are situated along the northern $\frac{1}{3}$ of the site. Parking is along the north and west sides of the structure with access to West Foisy Road. Large grass play areas exist south of the school. Significant elevation changes are not evident; overall grades appear to be less than 3 feet from south to north across the site. Significant vegetation exists in a few landscaped areas around the school and consists of shrubs, trees, and playfield grass. The nearest surface water appears to be up gradient, northeast of the site in an irrigation canal. The Yakima River exists to the south, down gradient about 20 feet.

3 underground storage tanks (USTs) were historically sited immediately south of the old boiler room, located near the southwest corner of the structure. The Department of Ecology (DOE) informally reports that these USTs were removed around 1995. There is no formal confirmation of these reports or of the integrity of the backfill placed. Ground penetrating radar and electromagnetic survey could not detect tanks in place during exploration.

Planned Construction

At the building's southwest corner, the Prosser School District will build a small classroom addition onto the east side of the existing school building, and a larger classroom addition onto the south side of the existing school building as Phase 1. Phase 2 will remodel the existing school facility. The additions will add 10,000 to 12,000 new square feet, at grade, on a single story. Additions will be founded on conventional spread and continuous foundations to support wood frame construction and brick veneer. New foundations will be structurally tied to existing structures. New floors will be slab-on-grade. No below-grade structures or retaining walls are planned as a part of the improvements.

Substantial additional infrastructure such as utilities and exterior hardscapes are not planned. Utilities will extend to the addition(s) from existing connection points. Stormwater will be disposed via existing infiltration facilities (i.e. swales and/or drywells). New Infiltration points and storage are planned by Civil design at the center of a new bus loop on the school's east side with a new connection to the Old Inland Empire Highway. The new bus loop and parent drop off/visitor parking area will be constructed as a new, asphalt paved entrance to the school's north side. New asphalt-paved play areas and fire lanes will be constructed on the school's south side. Minor asphalt pavement improvements will also repair damaged or distressed pavement and patch back isolated penetrations.

Subsurface Conditions

Subsurface exploration was accomplished via 7 soil borings with a BK-81 drill. Exploration locations are shown on sheet GT5 and individual logs on GT5 and GT6. Topsoil containing vegetation and organic matter was observed comprising silt that was brown, soft, and moist in borings B-19122-1 and B-19122-2. In borings B-19122-3 through B-19122-5, and B-19122-7, asphalt was encountered at the existing ground surface. Asphalt was approximately 1.5- to 2.5-inches-thick, underlain by 4.0- to 8.0-inches of crushed base course in these locations. In boring B-19122-6, alluvial sandy silt was encountered at ground surface. Groundwater was not encountered in the locations or depths explored. Piezometers with flush mount casings were installed in borings B-19122-1 and B-19122-2. Groundwater has not been detected during monitoring events since exploration. Uncontrolled sandy silt fill was encountered in borings B-19122-4 and B-19122-5 extending to approximately 4.0-feet. Beneath topsoil and asphalt sections, the following subsurface soil units were encountered:

Alluvium

- Sandy Silt (ML):** Brown, medium dense, and damp. Alluvial sandy silt was encountered in each boring location beneath topsoil or the asphalt section and extending to between 2.0- and 4.5-feet. In boring B-19122-6 sandy silt was encountered at ground surface extending to approximately 4.0-feet below ground surface and in boring B-19122-1, sandy silt was also observed between 9.0- and 12.0-feet.
- Poorly-graded Gravel with varying amounts of Sand (GP):** Grayish-brown, dense to very dense, and damp. Alluvial gravel was encountered in each boring location beneath sandy silt extending to between 16.0- and 18.5-feet in borings B-19122-1 and B-19122-2, and to boring termination in remaining locations.
- Bedrock, Basalt (RX):** Gray-black, moderately weathered, and hard. Basalt bedrock was encountered in borings B-19122-1 and B-19122-2 at approximately 16.0- to 18.5-feet below ground surface and refused exploration equipment.

2 REFERENCES

The geotechnical evaluation herein is based on the authorized geotechnical scope dated June 19, 2019, and the latest versions of the ASTM International (ASTM) standards, Washington State Department of Transportation (WSDOT), American Society of Agronomy (ASA), and other reference standards listed below:

Field Exploration

- ASTM D 420 - Guide to site characterization for engineering, design, and construction
- ASTM D 2487 - Test method for classification of soils for engineering purposes (USCS)
- ASTM D 2488 - Practice for description & identification of soil (Visual-manual procedure)
- Stormwater Management Manual for Eastern Washington September 2004 Publication No. 04-10-076 Appendix 6B.3 Recommended Field Test Procedures

Construction Standards

- WSDOT 2018 (WSDOT Standards).

Laboratory Investigation

- ASTM D 2216 - Test method for laboratory determination of water content of soil and rock

- ASTM D 1140 - Test method for amount of materials in soil finer than No. 200 (75 micron)
- ASTM D 1557 - Test method for laboratory compaction characteristics of soil, modified method (Modified Proctor)
- ASTM D 6913 - Test method for Particle-Size Distribution (Gradation) of Soil Using Sieve Analysis
- ASTM D 4318 - Test method for liquid limit, plastic limit, and plasticity index of soils
- ASTM D 2937 - Test method for density of soil in place by the drive-cylinder method
- ASTM D 1883 - Test method for California Bearing Ratio of laboratory compacted soils
- Electrode, ASA 12-2.6 - Test method for measuring pH of soil for use in corrosion testing
- Conductivity Meter ASA 10-3.3 - Test method for electrical conductivity for soil resistivity measurements
- Western States Standard Methods Manual - Ion Chromatography (IC) Test Method for measuring sulfate content of soil.

ISSUED FOR	REV	DATE	DESCRIPTION	CHECK: T/W	DRAWN: AMC
DESIGN USE	1	8/22/19	30% DRAFT	FILE: PU19122	DESIGN: T/W
PRELIMINARY	2	10/20/19	60% DRAFT		PREPARED FOR:
REVIEW	3	11/18/19	90% DRAFT		PROSSER SCHOOL DISTRICT
YOUR APPROVAL	4	12/6/19	FINAL		104 COVER ISLAND DRIVE
REFERENCE					KENNEWICK, WA, 98335
CONSTRUCTION					ATTN: MR. MIKE MELLING
DESTROY					
PREVIOUS PRINTS					



EARTHWORK

Site Stripping

1. Remove topsoil containing vegetation and organics from proposed building and stormwater improvements.
2. Contractors shall budget for a surface-stripping depth of 0.5-feet below the existing ground surface.
3. Isolated thicker topsoil or landscaping material deposits are possible and must also be removed during site stripping operations. Budget a 15 cubic yard contingency unit rate for these topsoil deposits.

Demolition

1. Demolition activities shall remove existing asphalt, utilities, slabs, and any designated building features to the subgrade elevations and expose native soil to be verified by the project geotechnical engineer-of-record (GER) retained for construction.
2. Demolishing existing structures such as asphalt, thrust blocks, or utilities may require equipment with "breakers," "rippers" or pneumatic hammers.
3. If designated for demolition, remove all concrete (stemwalls, foundations, or other) to at least 2 feet below new concrete bearing surfaces (foundations, slabs, etc.).
4. Remediate depressions caused by removing demolished site features by placing *General Structural Fill*.
5. Place suitable structural fill products according to Table G2.1 and G2.2 over native soil subgrade prepared per the *Subgrading* section.

Undocumented/Uncontrolled Fill

1. Undocumented/Uncontrolled fill was encountered in exploration locations. Undocumented fill will be encountered within and adjacent the existing school building footprint following/during demolition.
2. Specifically, existing stemwall backfill must be excavated to existing and proposed foundation bearing grades, extending at least 5-feet laterally away from the building. Reference Figure G2.1.
3. Prior underground storage tanks (USTs) were located adjacent the existing building's southwest corner where the addition is planned. Ground penetrating radar (GPR) did not detect USTs in the area and the DOE reports the USTs were removed. Based on GPR survey, undocumented fill extends 6- to 8-feet below existing grades in the historic UST area and must be removed and replaced as *Structural Fill*.
4. Excavate and remove fill beneath the planned additions prior to subgrade preparation and *Structural Fill* placement. Do not undermine existing foundations.
5. Expose and compact native soil below additions, slabs, and new foundations to *Structural Fill* requirements, Section 6.
6. The project GER retained for construction shall observe demolition excavations and fill over-excavations prior to placing *Structural Fill* and concrete.

Subgrading

1. Project subgrades are defined as follows:
 - Base of any depression created by topsoil, root zone removal, or demolition.
 - Base of any utility trench.
 - Slab and pavement section subgrades.
 - Foundation subgrade.
 - Any in-situ soil surface to receive *Structural Fill*.
2. Once topsoil stripping and excavation to achieve building, pavement, and hardscape subgrades is complete, prepare subgrades by scarifying and moisture conditioning the exposed sandy silt alluvium a minimum of 0.7-feet and compact the subgrade to the *Structural Fill*, Section 6 requirements. The contractor shall expect significant moisture conditioning and compaction effort at native subgrades.
3. The GER retained for construction shall review site preparations, subgrading efforts, and over-excavations prior to *Structural Fill* placement.
4. After achieving subgrade, the contractor shall protect the subgrade from becoming disturbed, saturated, or frozen. Control prepared areas by limiting construction traffic and reducing the subgrade's exposure to precipitation, water, and freezing.
5. Grade subgrades to direct surface water away from construction areas to avoid infiltration.

Over-Excavation

1. Beyond fill over-excavation, excavation to remove unsuitable soil may be required after attempting moisture conditioning.
2. Soft, loose, wet, pumping, or rutting areas that cannot achieve compaction following adequate moisture conditioning must be removed to medium dense, unyielding native soil at the direction of the GER, Construction Services Group (CSG), and the District. Replace these over-excavations with *Granular Structural Fill (SF-2)* as described in *Structural Fill*.
3. Soft/loose soil over-excavation criteria shall be determined during construction with the GER, the contractor, and the District, but shall to extend at least 1 foot below the subgrade and laterally 1/2 the depth.

Excavation Characteristics

1. Site soil is expected to be excavatable using conventional excavation techniques and equipment. Due to the potential for cobbles and boulders in the gravel matrix, equip excavators with mechanical thumbs to manipulate particles.
2. Bedrock is not expected within the planned construction limits (less than 15 feet below the ground surface).
3. Isolated, limited excavation with small or light excavation equipment should expect difficulty excavating into site gravel, and shall expect to segregate larger material from backfill.
4. Temporarily excavate, slope, shore, or brace excavations in accordance with Washington Industrial Safety and Health Act (WISHA) and Washington Administrative Code (WAC) guidelines. Regulations outlined in WAC Section 296-155 provide temporary construction slope requirements for various soil types.
5. Site soil is classified as Type C soil referencing WAC Section 296-155, and must be temporarily sloped back at least 1.5H:1V.
6. Construction vibrations, seepage, or surface loading can cause excavations to slough or cave and should be avoided.
7. Ultimately, the contractor is solely responsible for site safety, excavation configurations, and maintaining WISHA-approved personnel for excavation monitoring.
8. Plan excavations carefully, allowing water collection points and utilizing conventional sumps and pumps to remove nuisance water from runoff, seeps, springs, or precipitation.
9. Coordinate construction activities and excavation backfilling as rapidly as possible following excavation to reduce the potential for subgrades to degrade under construction traffic.
10. Maintain dewatering systems during wet weather to facilitate good drainage and reduced over-excavation.
11. Discharge collected construction water into temporary stormwater and sediment facilities established as part of contractor's stormwater management plan.

Wet Weather/Wet Soil Construction

1. Ideally, perform earthwork construction during dry weather conditions. Turn off irrigation in the improvement areas 1-month prior to construction.
3. The site's near surface soil is susceptible to pumping or rutting from heavy vehicle and equipment loads.
4. If earthwork occurs during wet periods, accomplish work at or near final subgrade with equipment that imparts low bearing pressures, track-mounted, and low tire pressure equipment. Using high ground-contact pressure equipment such as dump trucks and loaders can readily pump and rut the subgrade or existing asphalt and their application should be carefully considered.
5. Complete earthwork by track-mounted equipment that reduces vehicular pressure applied to the soil if construction commences in wet areas or before soil can dry.
6. Stage construction, specifically excavation and backfilling, to avoid traffic on subgrades.
7. Depending on precipitation, runoff, and perched groundwater conditions, the site soil may be over optimum moisture content. Contractors shall expect these conditions and be prepared to install runoff management facilities and to replace wet or disturbed soil with *Granular Structural Fill (SF-2)* (see Table G2.1) after moisture conditioning.

Earthwork Testing

The firm retained to verify subgrade conditions, soil bearing units, and compaction shall become the GER for construction. At a minimum the following earthwork testing frequencies shall be implemented.

1. Mass Grading/Structural Fill Placement – One compaction test every 2,500 sf, per fill lift, minimum 3 tests per testing event.
2. Subgrades, uncontrolled fill removal, and demolition excavations must be observed by the GER retained for construction or the GER's representative prior to placing *Structural Fill*, footing concrete, or asphalt pavement. GER shall verify subgrade design criteria.
3. Excavation Backfill – One compaction test every 1,000 square feet (sf), or a minimum of 4 tests per area.
4. Interior and Exterior (hardscapes)/Slab Subgrade – One compaction test every 1,000 sf or 4 tests per slab area (subgrade and support aggregate), whichever results in the greater number of tests, per fill lift.
5. Foundation Bearing Surfaces – Reviewed by an experienced geotechnical engineer to confirm design bearing unit and at least 1 compaction test every 100 lf of continuous foundations (+2 per column) or a minimum of 4 tests per alignment/area.
6. Foundation Wall Backfill – One compaction test every 100 lineal foot (lf) of wall or minimum 3 tests per wall line (interior and exterior sides), whichever results in the greater number of tests, per fill lift.
7. Utility Trench Backfill – One compaction test every 100 lf of trench and minimum 3 tests per utility alignment, whichever results in the greater number of tests, per each fill lift.
8. Asphalt Pavement Construction – One compaction test every 100 lf, per paving lift, minimum 3 tests per testing event. 1 laboratory test suite on a bulk sample per each day's paving, including oil content, gradation, and maximum theoretical (RICE) specific gravity.

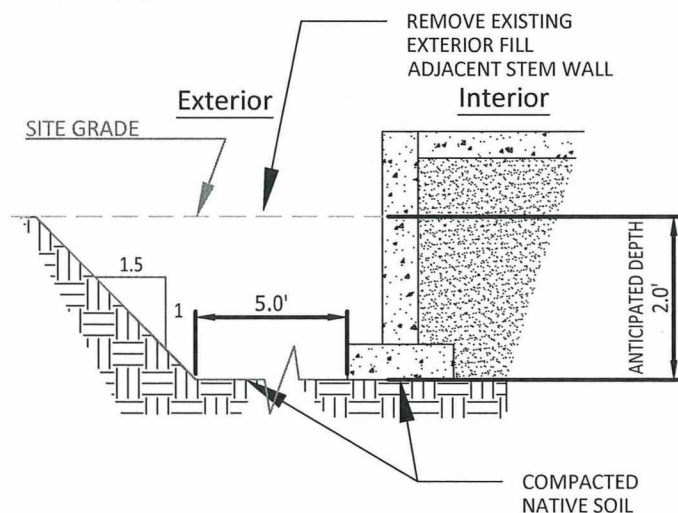


Figure G2.1: Stemwall Backfill Excavation

GEOSYNTHETICS

Where required apply geosynthetics to the following material and placement requirements

Geosynthetic Type	Use	Material Specifications
Non-Woven Stabilization Fabric	Granular soil improvements, soft or wet soil, asphalt pavement subgrades	- Must meet Soil Stabilization – WSDOT Standards Section 9-33.2(1). Table 3. - Min. 200 pound grab tensile strength (ASTM D 4632) - Min. 180 pound seam breaking strength (ASTM D4632) - Min. 430 pound puncture resistance (ASTM D 6241) - Min. 79 pound tear strength (ASTM D4533)
Biaxial or Triaxial Geogrid	Extremely soft subgrade conditions	- 93 percent junction efficiency (GRI-GG2-05) - 6.5 m-N/degree Torsional Rigidity @ 20 kg-cm (GRI-GG9) - Punched and drawn polypropylene Minimum Radial Stiffness of 15,400 lb/ft at 0.5% Strain (ASTM D6637)

Geosynthetics

1. Geosynthetic fabrics that do not meet the requirements in Table G2.1 above may be used only if approved by the GER, CSG, or the District.
2. Geosynthetic fabrics are applicable when constructing on soft or wet soil as separation and stabilization fabrics.
3. Where required for pavement section support, to aid construction, or increase long-term performance, apply geosynthetics directly on approved subgrades, taut, free of wrinkles, and over-lapping at least 1.0-foot.
4. Consult GPI to review geosynthetic applications or other subgrade improvement alternatives.
5. Geogrid is not expected to be required unless extremely soft subgrades develop during construction due to unusually high groundwater or construction during wet seasons.

ISSUED FOR	REV	DATE	DESCRIPTION	CHECK: TJW	DRAWN: AVC
DESIGN USE	1	8/22/19	30% DRAFT	FILE: PJ19122	DESIGN: TJW
PRELIMINARY	2	10/20/19	60% DRAFT	PROJECT: WHITSTRA	PROJECT: WHITSTRA
REVIEW	3	11/18/19	90% DRAFT	PROJECT: WHITSTRA	PROJECT: WHITSTRA
YOUR APPROVAL	4	12/6/19	FINAL	PROJECT: WHITSTRA	PROJECT: WHITSTRA
REFERENCE				PROJECT: WHITSTRA	PROJECT: WHITSTRA
CONSTRUCTION				PROJECT: WHITSTRA	PROJECT: WHITSTRA
DESTROY PREVIOUS PRINTS				PROJECT: WHITSTRA	PROJECT: WHITSTRA



STRUCTURAL FILL

Material Requirements

- On site soil may be used as *General Structural Fill* (SF-1) so long as it meets the requirements provided in Table G3.1, below.
- Material requirements for structural fill reference the 2018 WSDOT Standards.
- Project structural fill products are described in Table G3.1 below.

Code	Fill Type	Specifications	Allowable Use
NSF	Non-Structural Fill (Landscape or Topsoil)	- Any area that will not support pavements, foundations or other improvements, (typically landscape areas)	- Soil classified as GW, GM, GP, GC, SM, SW, SP, SC, or ML according to the USCS. - Soil may not contain particles larger than 1.0-foot in median diameter. - Soil must be reasonably free from deleterious substances such as wood, metal, plastic, waste, etc.
SF-1	General Structural Fill*	- Stem wall backfill - Utility trench backfill - General site grading	- Soil classified as GW, GP, GM, SP, SM, SW, or ML according to the USCS. - Soil must contain less than 3 percent (by weight) of organics, vegetation, wood, metal, plastic, or other deleterious substances. - Soil may not contain particles larger than 0.7-feet in diameter. - Coarse granular soil locally known as "shotrock" or "pitrun" may also be used as SF-1.
SF-2	Granular Structural Fill	- Over-excavations	- Soil meeting requirements stated in Section 9-03.14(2) - Select Borrow
CS-1	Crushed Surfacing	- Slab & pavement support aggregate - SF-2 applications	- Soil meeting requirements stated in Section 9-03.9(3) - Crushed Surfacing - Includes Top Course and Base Course
PB	Pipe Bedding	- Utility pipe bedding within 0.5-feet of the pipe invert & 1-foot over the pipe	- Soil meeting requirements stated in Section 9-03.12(3) - Gravel Backfill for Pipe Zone Bedding
DA	Drainage Aggregate	- Drain pipe aggregate	- Soil meeting requirements stated in Section 9-03.12(2) - Gravel Backfill for Walls

*Demolished asphalt pavement and concrete meeting the requirements in Table G3.1 may only be reused as General Structural Fill outside the building footprint.

Required Compaction

Backfill supporting any structure or improvement must be compacted to structural fill requirements presented in Table G3.2 below.

Project Area	Required Structural Fill Product	Compaction Requirement ^A
Soil subgrades	Onsite Soil	92%
Utility trench backfill, general site grading	SF-1, SF-2 ^B , CS-1	95%
Structural fill placed beneath footings	SF-2, CS-1	95%
Pavement, slab-on-grade support sections, and granular soil improvements	CS-1	95%
Landscape areas outside of swales and sloped flatter than 5H:1V per the SWPPP	Landscape Fill, Topsoil	85%

Table G3.2 Notes:

- Relative compaction requirement compared to the maximum dry density of the soil as estimated by Modified Proctor.
- Imported coarse soil with greater than 30% retained on the 3/4-inch sieve should be compacted to the *Coarse Fill* section requirements.

- The contractor shall expect significant moisture conditioning and compaction efforts at native soil subgrades.
- Structural fill shall not contain particles of frozen soil, mud, snow, or ice. Structural fill shall not be placed on frozen subgrades.
- Structural fill products must be moisture conditioned to near optimum moisture content, placed and compacted in maximum 0.7-foot-thick, loose lifts, providing compaction equipment weighs a minimum of 5 tons. If smaller or lighter compaction equipment is provided, reduce the lift thickness to meet the compaction requirements presented herein.

Coarse Fill

- Any material with greater than 30 percent retained above the 3/4-inch sieve is too coarse for Modified Proctor density testing, but may be used as SF-1 and SF-2. Coarse fill must be compacted using a "method specification" developed during construction that is based on the material characteristics and the contractor's means and methods.
- Develop method specifications during construction with the GER and specific to the materials, compaction equipment, and conditions encountered.
- At a minimum, place all oversize material in maximum 1.5-foot lifts and compact with 5 complete passes of a minimum 10-ton, vibratory or grid roller.
- Vibratory rollers shall have a dynamic force of at least 30,000 pounds per impact per vibration and at least 1,000 vibrations per minute. Coarse fill must be compacted to a dense, interlocking, and unyielding surface. Vibratory rollers can negatively impact nearby structures and must be used with caution.
- Lighter compaction equipment is not applicable for coarse fill compaction efforts.

Utility Trench Backfill

- Remove all saturated, loose, and/or disturbed soil from the bottom of the utility trenches prior to placing pipe bedding.
- Accomplish bedding for pipes and utility trenches in accordance with WSDOT standards.
- Backfill the remainder of the utility trenches in accordance with the *Structural Fill* specifications.

SITE DRAINAGE

Exterior Grading

- Site grading design and construction must allow for positive drainage of surface runoff water away from the structures and not be allowed to infiltrate new or existing foundation and slab subgrades.
- Convey runoff or water migrating along the ground surface away from structures by an appropriately designed series of ditches, hardscapes, swales, trench drains or other surface water management procedures.
- Per IBC Section 1804.4, slope all surfaces within 10 feet of the structure away at 5 percent except where the *American Disabilities Act of 1990* (ADA) requirements must be met. Where IBC standards cannot be met, slope ground as aggressively as possible to direct water away from the building's perimeter.
- Slope the remaining sidewalks and paved surfaces at least 2 percent away from the structures. This reduces the risk of subsurface soil near the foundation becoming saturated due to water ponding near the structure.
- Provide roof drains to collect and direct water away from foundations.
- Provide and connect new roof downspouts to a solid pipe placed around the addition perimeter and do not allow water to infiltrate into the soil underlying the new or existing structures. New stormwater conveyance can be connected to existing stormwater conveyance where grades allow. Do not disrupt existing stormwater systems.
- Avoid landscaping that requires irrigation adjacent to the building.

Foundations/Walls

- Install foundation drains and slope to gravity drain and dispose of collected water in a stormwater in a stormwater system away from structures, reference Figure G4.1.
- Where historic drainage will not be disrupted, new foundation drains can be connected to existing foundation drains.
- Never connect foundation drains to roof drains.
- Divert water collected in foundation and roof drains to the stormwater disposal system designed and specified by the civil designer.

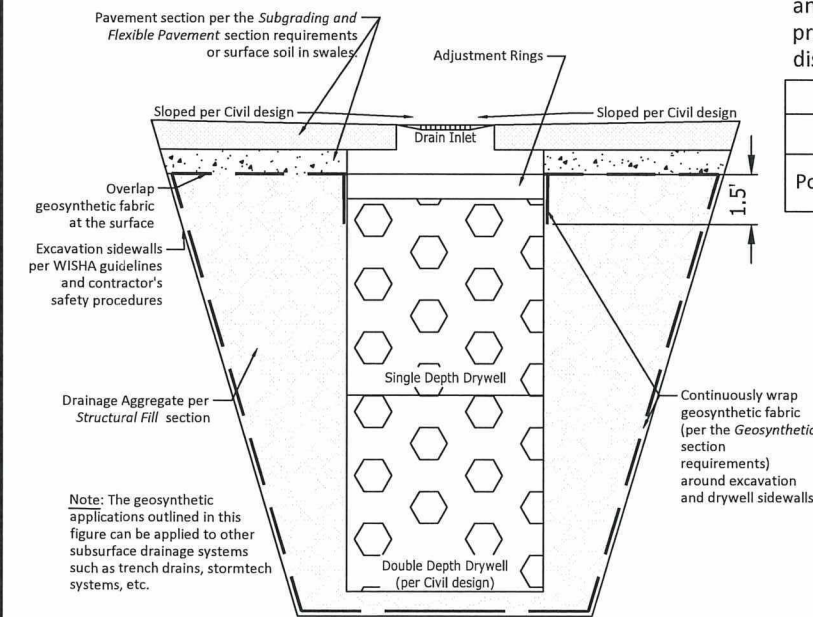


Figure G3.1: Dry Well Schematic

Stormwater Infiltration

- Divert stormwater to the new or existing disposal systems specified by site civil design.
- Design new stormwater disposal facilities in accordance with the DOE (Eastern Regional Stormwater Management) manual and the City of Prosser requirements.
- The soil profile encountered in explorations was classified under the USCS as sandy silt in isolated locations, underlain by the more prevalent poorly graded gravel.
- Referencing Table 5.6.1 of the Eastern Washington Stormwater Management Manual the vadose zone treatment capacity of the poorly graded gravel is classified as "Low" and the treatment capacity of the sandy silt as "High".
- GPI performed infiltration tests in 2 site locations (borings B-19122-1 and B-19122-2). The infiltration tests for both locations were within the poorly graded gravel soil unit.
 - The poorly graded gravel alluvium yielded estimated unfactored falling head infiltration rates between 26 and 42 inches per hour.
 - From these tests, drywell outflow rates are estimated in Table G3.3 for single and double depth drywells.
 - The infiltration rates may also be used for other subsurface drainage systems such as trench drains, Stormtech® systems, etc.
- Line subsurface drainage excavations with geosynthetic fabric to avoid fine soil migration (Figure G3.1).
- Apply a prescriptive safety factor of 3 to infiltration rates or based on the civil designer's ultimate disposal point and experience with stormwater disposal in Prosser and noting vertical infiltration can be impacted by freezing conditions. Vertical infiltration limiting layers are anticipated within the sandy silt based on exploration findings.
- Factor groundwater elevations into stormwater design in order to meet the DOE stormwater disposal to groundwater separation requirements. Piezometers installed between 17- and 19-feet below existing grades have not detected groundwater to date. Stormwater design shall utilize groundwater depths recorded in the area by DOE, which indicate static groundwater exists at greater than 50 feet below the ground surface.
- Avoid aggressive landscaping and irrigation within 10 feet of the building.
- Dispose stormwater in new treatment areas at least 30 feet from the addition, down gradient from adjoining properties and foundations.
- If Civil Design or other issues will not allow appropriate collection and disposal points set away from structures or neighboring properties, the design team shall evaluate alternate stormwater disposal plans.

Table G3.3: Drywell/Excavation Outflow Rates (cfs)

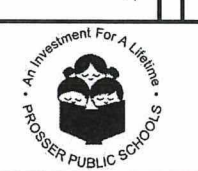
Soil Type	Single drywell	Double Drywell
Poorly-graded Gravel	0.038	0.068

ISSUED FOR DESIGN USE
PRELIMINARY REVIEW
YOUR APPROVAL
REFERENCE
CONSTRUCTION
DESTROY PREVIOUS PRINTS

REV	DATE	DESCRIPTION	CHECK/TW
1	8/22/19	30% DRAFT	
2	10/20/19	60% DRAFT	
3	11/18/19	90% DRAFT	
4	12/6/19	FINAL	

PROJECT: P19122
WHITSTRAUN ELEMENTARY
GEO/TECHNICAL
ENGINEERING EVALUATION
PROSSER, WA



DESIGN: TJW
PREPARED FOR:
PROSSER SCHOOL DISTRICT
104 CLOVER ISLAND DRIVE
KENNEWICK, WA, 99338
ATTN: MR. MIKE MELLING

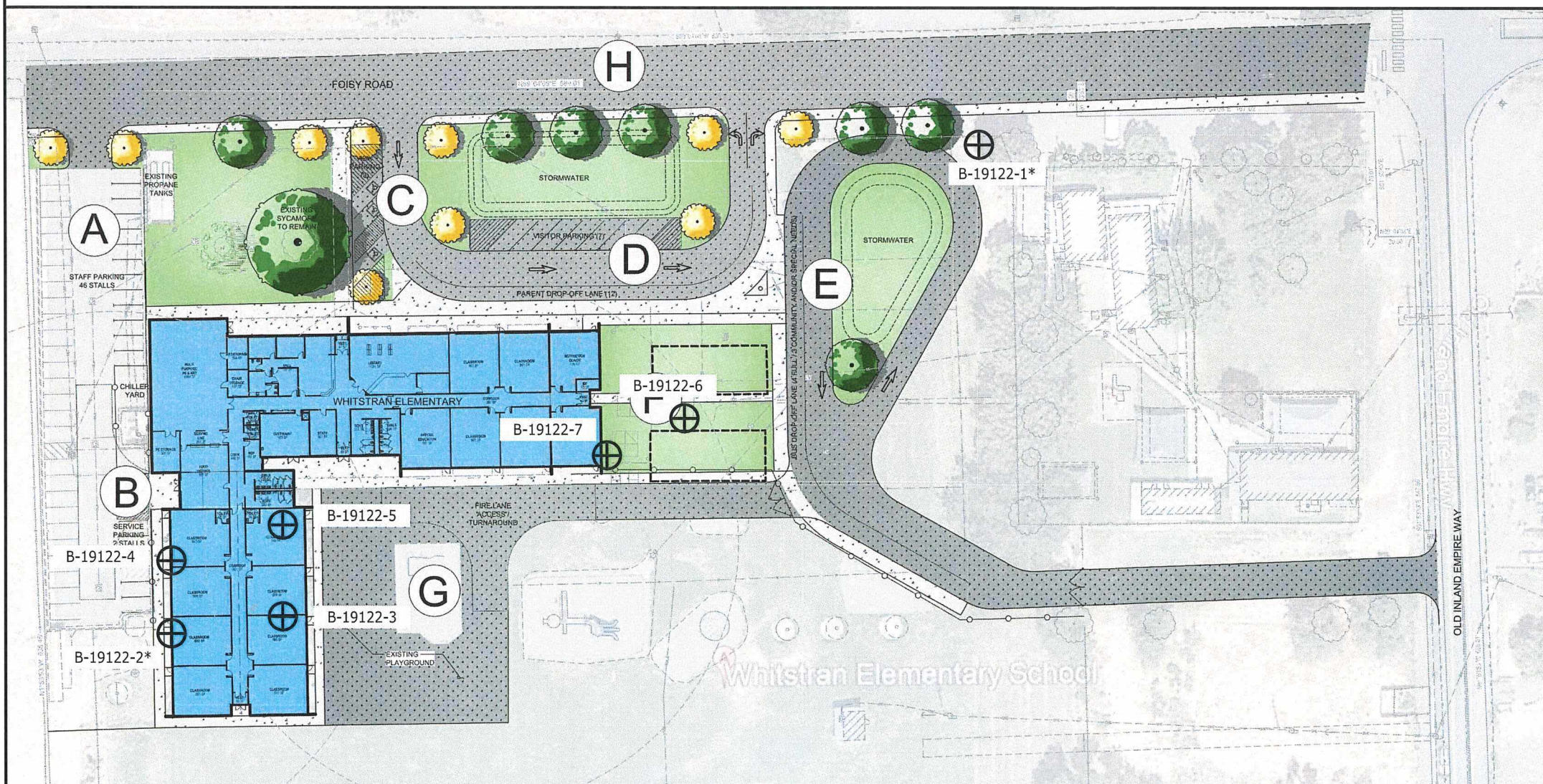


GPI 6 O'Donnell Road Pullman, WA 99163 509.339.2000

EXPLORATION MAP

Legend

-  Boring locations as observed by GPI on 8/8/2019.
- *  Piezometer installation with infiltration test location.



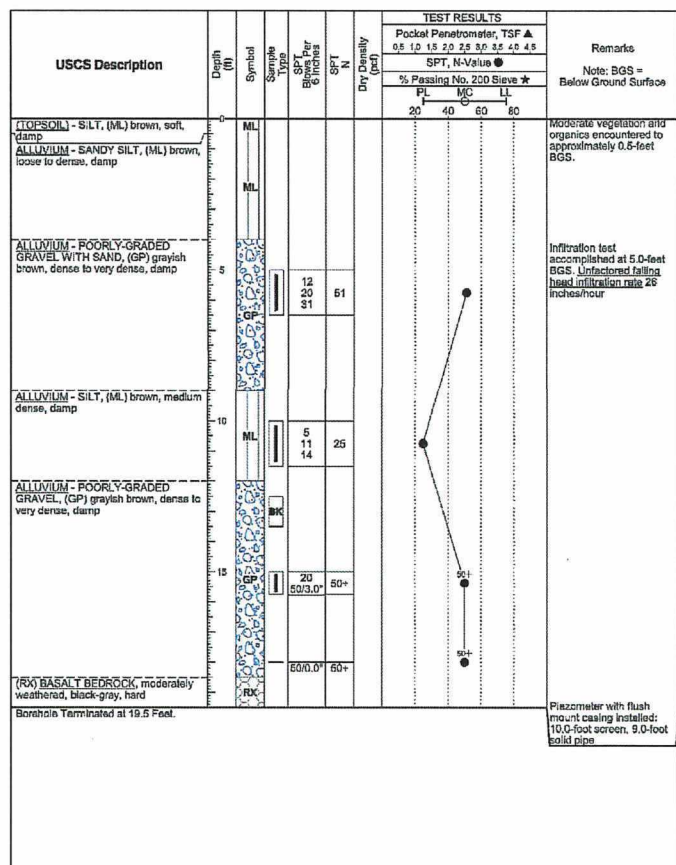
Reference: Architects West Plan Sheet E1.01. No scale intended.

EXPLORATION LOGS

UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS	GRAPHIC SYMBOL	GROUP SYMBOL	TYPICAL NAMES
GRAVEL		GW	WELL-GRADED GRAVEL, GRAVEL-SAND MIXTURES.
		GP	POORLY-GRADED GRAVEL, GRAVEL-SAND MIXTURES.
		GM	SILTY GRAVEL, GRAVEL-SAND-SILT MIXTURES.
		GC	CLAYEY GRAVEL, GRAVEL-SAND-CLAY MIXTURES.
SAND		SW	WELL-GRADED SAND, GRAVELLY SAND.
		SP	POORLY-GRADED SAND, GRAVELLY SAND.
		SM	SILTY SAND, SAND-SILT MIXTURES.
		SC	CLAYEY SAND, SAND-CLAY MIXTURES.
FINE GRAINED SOIL		ML	INORGANIC SILT, SANDY OR CLAYEY SILT.
		CL	INORGANIC CLAY OF LOW TO MEDIUM PLASTICITY, SANDY OR SILTY CLAY.
		CL-ML	INORGANIC MIXED CLAY AND SILT.
		OL	ORGANIC SILT AND CLAY OF LOW PLASTICITY.
		MH	INORGANIC SILT, MICA-CEOUS SILT, PLASTIC SILT.
		CH	INORGANIC CLAY OF HIGH PLASTICITY, FAT CLAY.
		OH	ORGANIC CLAY OF MEDIUM TO HIGH PLASTICITY.
		PT	PEAT, MUCK AND OTHER HIGHLY ORGANIC SOILS.

BORING LOG SYMBOLS	TEST PIT LOG SYMBOLS	GROUNDWATER SYMBOLS



Client: Prosser School District	Boring Number: B-19122-1
Project: Whitstran Elementary	Date Drilled: 08-08-2019
Drill Rig: BK-81	Borehole Diameter: 8"
Depth to Groundwater: N.E.	Logged By: JTK

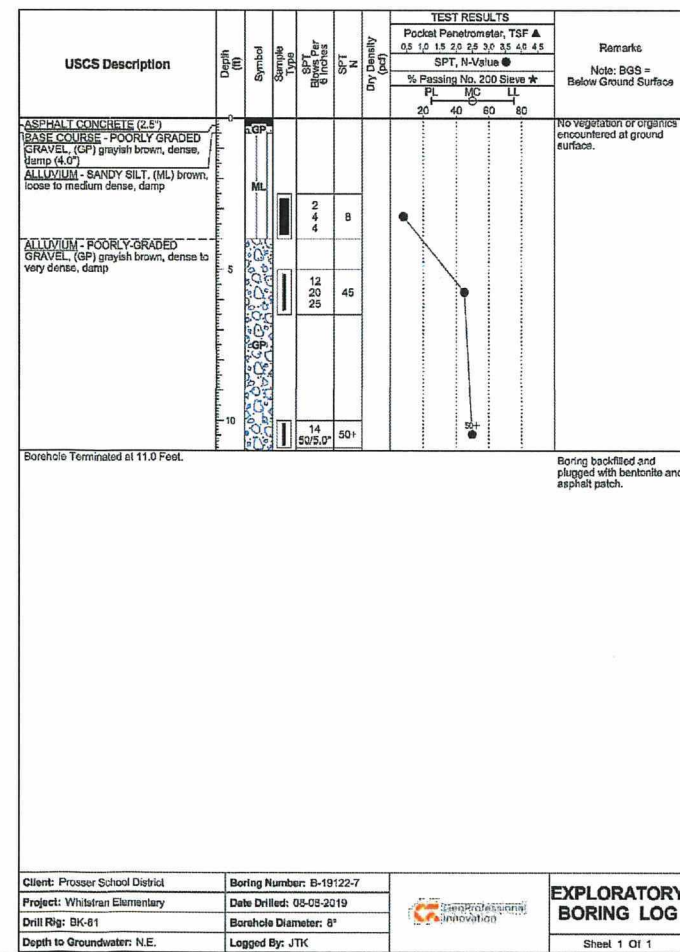
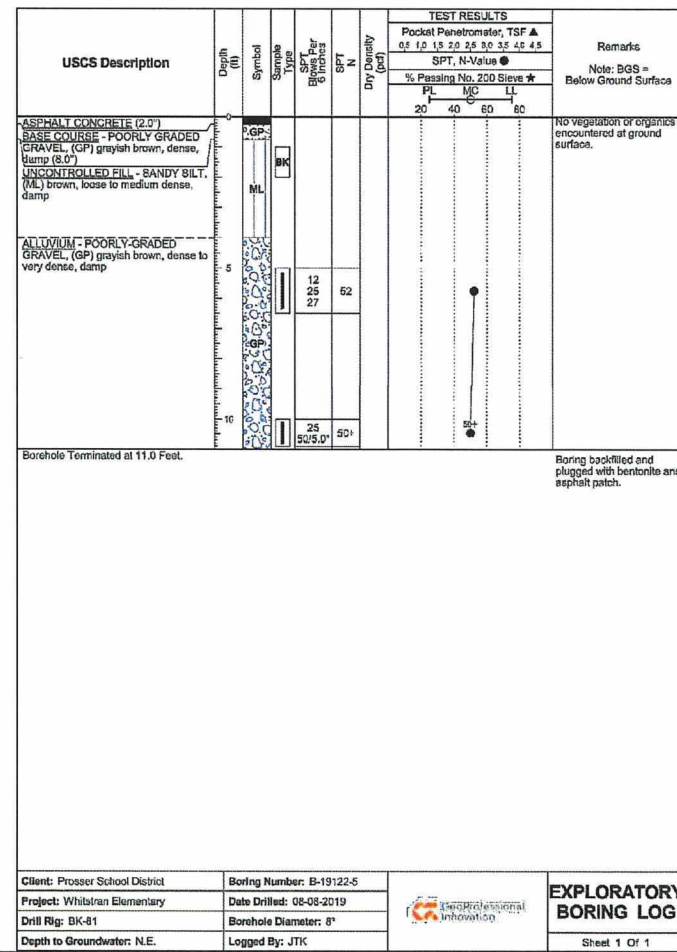
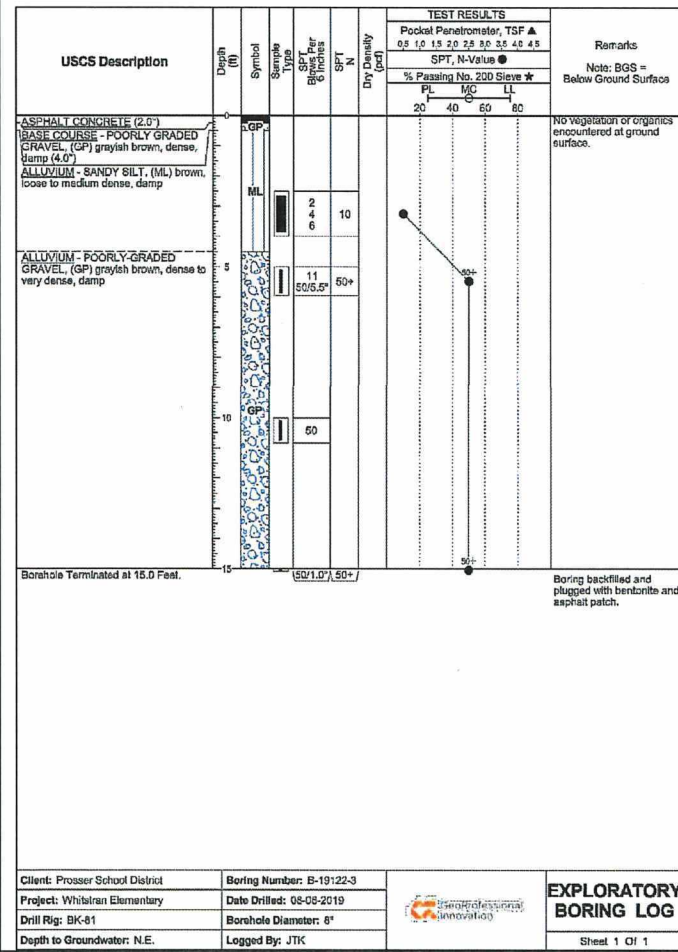
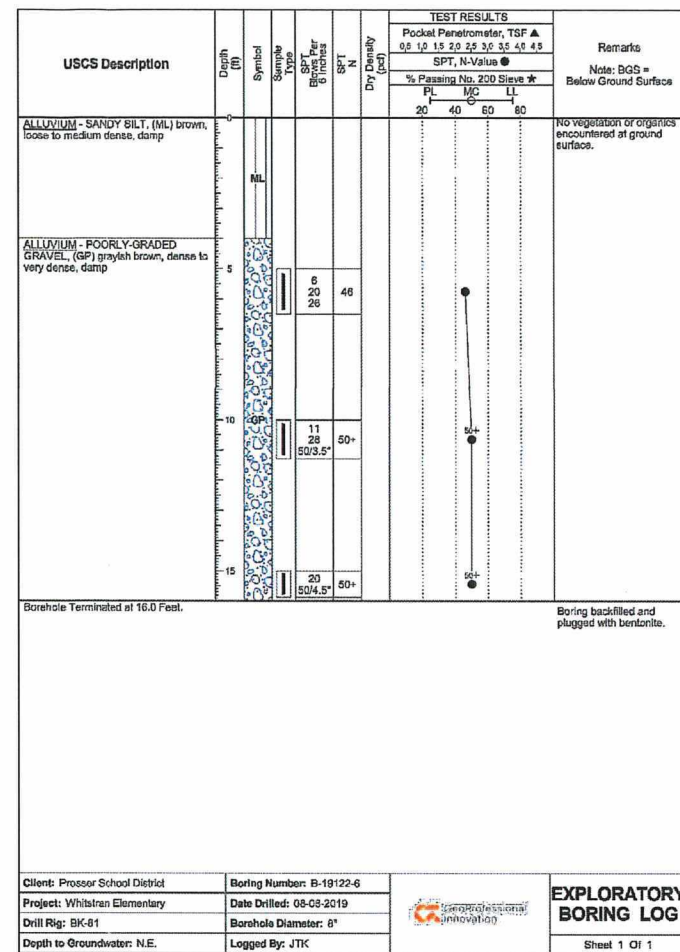
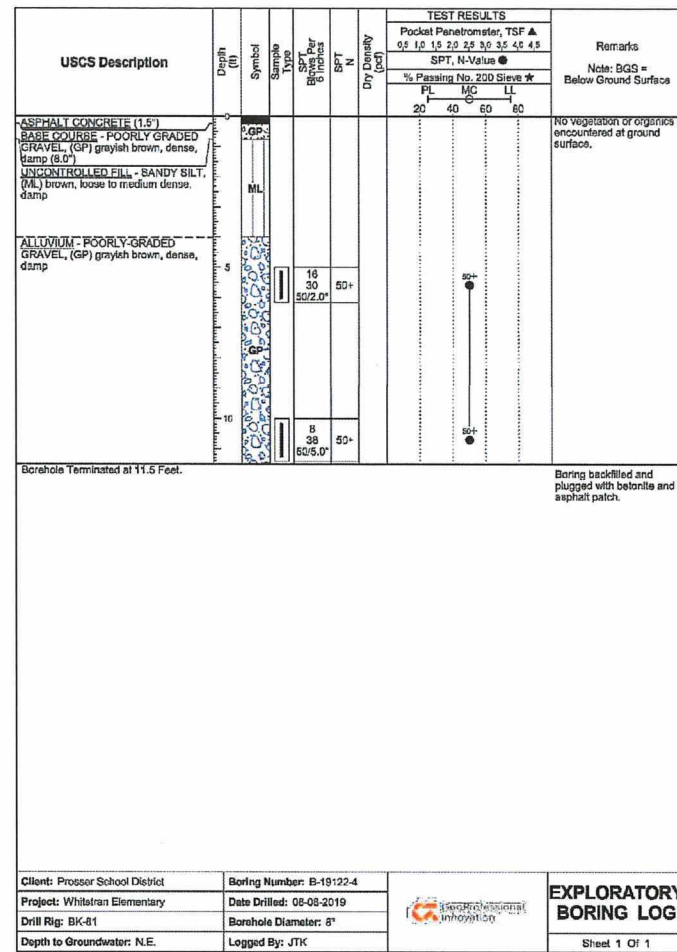
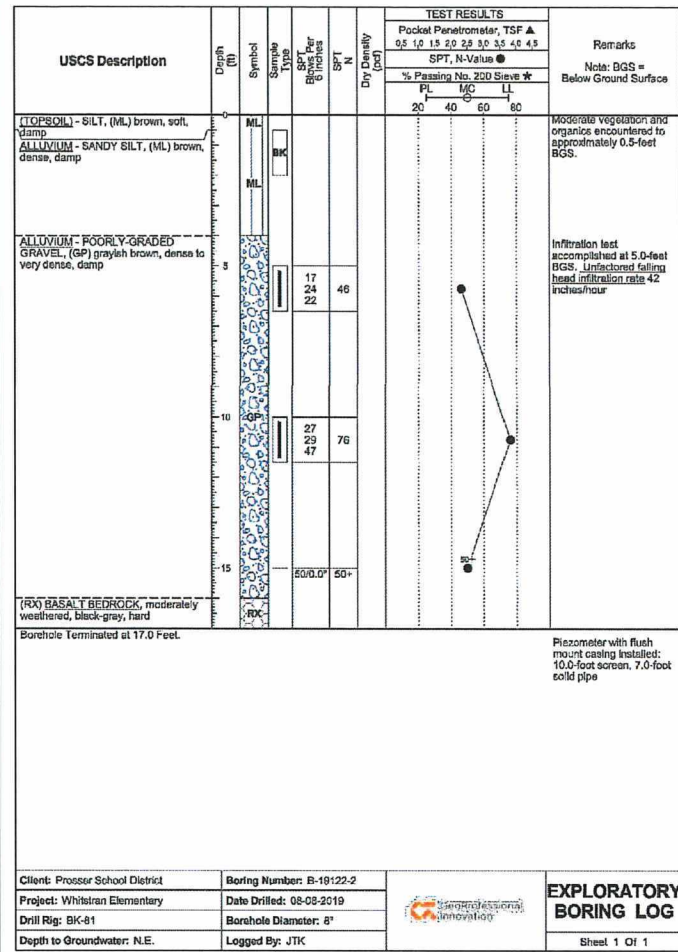
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PRELIMINARY REVIEW	2	10/20/19	60% DRAFT	
YOUR APPROVAL	3	11/18/19	90% DRAFT	
REFERENCE	4	12/6/19	FINAL	
CONSTRUCTION				
DESTROY PREVIOUS PRINTS				

PROJECT: WHITSTRAN ELEMENTARY	FILE: PU19122	DRAWN: AMC
ENGINEERING EVALUATION PROSSER WA		

DESIGNED FOR: PROSSER SCHOOL DISTRICT	104 CLOVER ISLAND DRIVE	KENNEWICK, WA, 99336
ATTN: MR. MIKE MELLING		



EXPLORATION LOGS



- ISSUED FOR
- DESIGN USE
- PRELIMINARY
- REVIEW
- YOUR APPROVAL
- REFERENCE
- CONSTRUCTION
- DESTROY
- PREVIOUS PRINTS

REV	DATE	DESCRIPTION	CHECK: TW
1	8/22/19	30% DRAFT	FILE: PU19122
2	10/20/19	60% DRAFT	
3	11/18/19	90% DRAFT	
4	12/6/19	FINAL	

PROJECT: WHITSTRIAN ELEMENTARY
 GEOTECHNICAL ENGINEERING EVALUATION
 PROSSER, WA

DRAWN: AMV
 PREPARED FOR: PROSSER SCHOOL DISTRICT
 104 CLOVER ISLAND DRIVE
 KENNEWICK, WA, 98336
 ATTN: MR. MIKE MELLING



GeoProfessional Innovation
 GPI 6 O'Donnell Road Pullman, WA 99163 509.339.2000

LABORATORY TEST RESULTS

Test Results Summary											
Boring/Test Pit B/TP	Depth (feet)	Lab Number	Description (U.S.C.S. Classification)	In situ Moisture, %	Max Dry Density, pcf	Optimum Moisture, %	#200 Sieve Passing, %	Atterberg LL/PI	pH	Resistivity Ω-cm	Sulfates ppm
B-19122-1	12.0-14.0	PUL19-0206A	Poorly-graded Gravel (GP)	-	-	-	-	-	-	-	-
B-19122-2	0.0-3.0	PUL19-0206B	Sandy Silt (ML)	8.9	106.5	15.5	61.4	-	8.2	1,786	16.8
B-19122-3	2.5-4.0	PUL19-0206C	Sandy Silt (ML)	-	-	-	-	Non-plastic	-	-	-
B-19122-3	5.0-6.5	PUL19-0206D	Poorly-graded Gravel (GP)	11.6	-	-	46.0	-	-	-	-
B-19122-4	5.0-6.5	PUL19-0206E	Poorly-graded Gravel (GP)	3.4	-	-	-	-	-	-	-
B-19122-5	10.0-11.5	PUL19-0206F	Poorly-graded Gravel (GP)	3.9	-	-	-	-	-	-	-
B-19122-7	3.0-3.5	PUL19-0206G	Sandy Silt (ML)	-	-	-	-	Non-plastic	-	-	-

ISSUED FOR
 DESIGN USE
 PRELIMINARY REVIEW
 YOUR APPROVAL
 REFERENCE
 CONSTRUCTION
 DESTROY
 PREVIOUS PRINTS

REV	DATE	DESCRIPTION	CHECK: TIW
1	8/22/19	30% DRAFT	FILE: PU19122
2	10/20/19	60% DRAFT	PROJECT: WHITSTRAN ELEMENTARY
3	11/18/19	90% DRAFT	GEOTECHNICAL ENGINEERING EVALUATION
4	12/6/19	FINAL	PROSSER, WA

DESIGN: TIW
 PREPARED FOR:
 PROSSER SCHOOL DISTRICT
 104 CLOVER ISLAND DRIVE
 KENNEWICK, WA, 99336
 ATTN: MR. MIKE MELLING

DRAWN: AMC

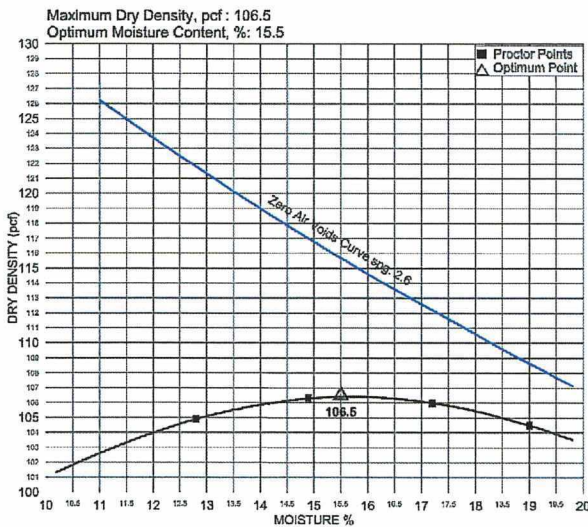


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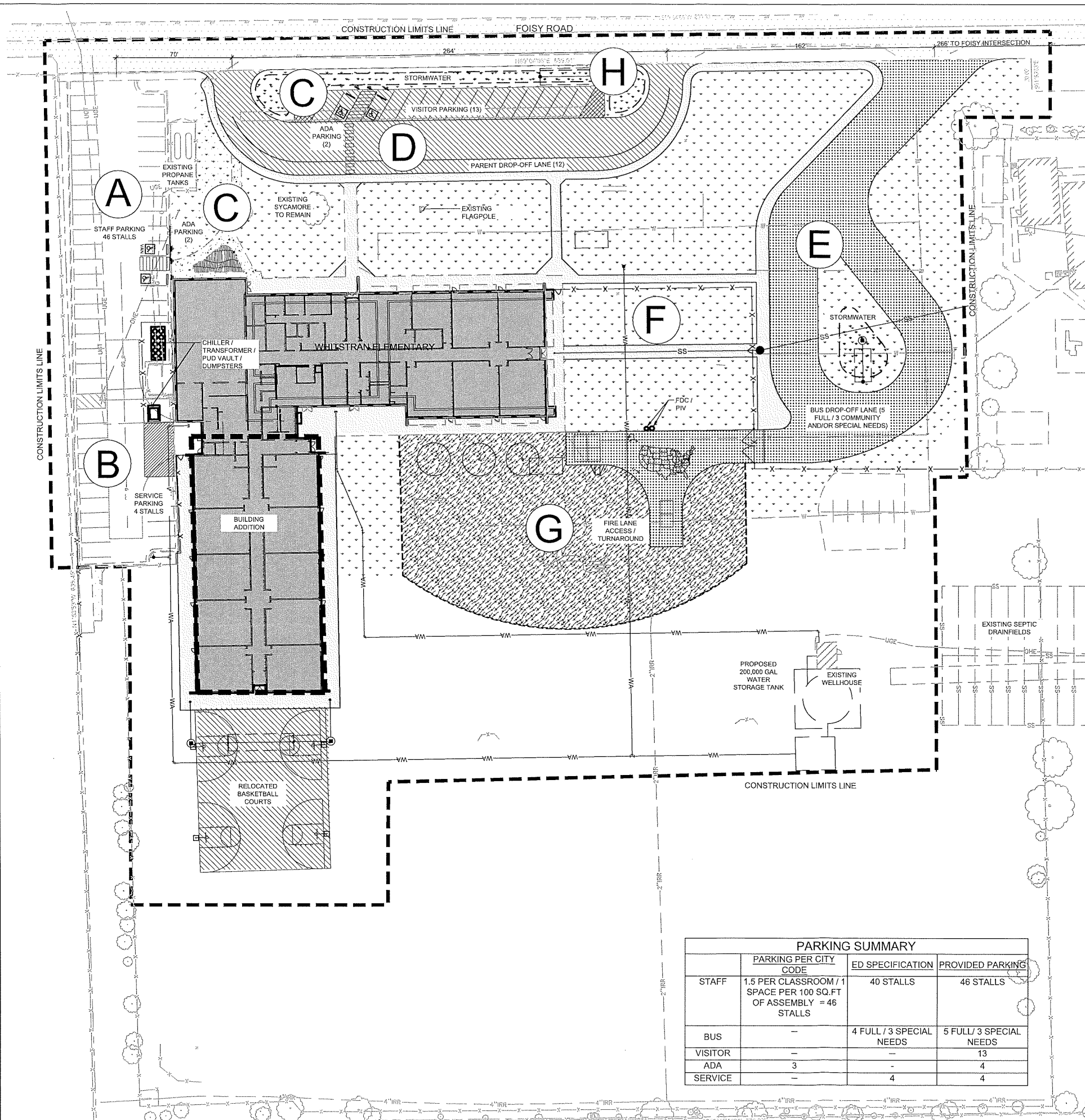
MOISTURE-DENSITY RELATIONSHIP CURVE ASTM D 1557 Method A

GRADING ANALYSIS
 SCREEN SIZE % PASSING AS TESTED
 # 4 Sieve 100 100

Project: Whitstran Elementary
 Client: Prosser School District
 File Name: PU19122A
 Lab Number: PUL19-0206B
 Sample Location: B-19122-2 @ 0.0 - 3.0 feet BGS
 Sample Classification: Sandy Silt (ML)
 Date Tested: 8/15/19 By: CC
 Rammer Type: Manual



Reviewed By: **GeoProfessional Innovation**



CONSTRUCTION SUMMARY LEGEND

- INSTALL CONCRETE FLATWORK - 4" OVER 4" BASE COURSE
- INSTALL STANDARD ASPHALT SECTION: 2.5" ASPHALT OVER 6" BASE COURSE SECTION.
- INSTALL REINFORCED ASPHALT SECTION
- INSTALL ENGINEERED WOOD FIBER PLAYGROUND SURFACING
- Planting DESCRIPTION**
INSTALL TURF SEED/PLANTING SOIL AS SPECIFIED
- LANDSCAPE AREA WITH SHRUB/TREES AND DRIP IRRIGATION

SITE SUMMARY

WHITSTRAN ELEMENTARY IS LOCATED NORTHEAST OF PROSSER, WASHINGTON. IN ADDITION TO THE EXISTING STRUCTURE, THE SCHOOL CURRENTLY HAS SIX PORTABLE CLASSROOMS. THE SCHOOL SITE IS BORDERED BY FOISOY AVENUE TO THE NORTH, OLD INLAND EMPIRE WAY TO THE EAST, FARMLAND TO THE SOUTH AND TO THE WEST. IN ADDITION TO THE SCHOOL BUILDING, THERE IS ARE OPEN PLAYFIELDS TO THE SOUTH OF THE SCHOOL, BOTH ASPHALT AND STRUCTURED PLAYGROUND TO THE SOUTH. BUS LOADING OCCURS ON THE NORTH SIDE OF THE SCHOOL. PARENT DROP OCCURS ON THE WEST SIDE OF THE SCHOOL ACCESSED VIA THE DRIVE AISLE IN THE STAFF PARKING LOT. DUE TO THE SUBSTANTIAL NUMBER OF PARENTS DRIVING THEIR STUDENTS TO SCHOOL, THE PARENT DROP WILL BE RECONFIGURED FOR SAFETY. STAFF PARKING WILL REMAIN ON THE WEST SIDE OF THE SCHOOL.

AREA A - STAFF PARKING WEST
WEST OF THE EXISTING SCHOOL THERE IS AN EXISTING 55-STALL ASPHALT PARKING LOT. THIS LOT WILL LARGELY REMAIN AS IS WITH SOME RECONFIGURATION FOR THE REMOVAL OF EXISTING PARENT DROP, CHILLER YARD ADDITIONS AND SERVICE ACCESS. AS PROPOSED THE RECONFIGURED LOT WILL HAVE 50 (AS WELL AS 2 ADA STALLS) PARKING STALLS FOR STAFF & SERVICE STAFF.

AREA B - SERVICE YARD / DELIVERY
THE SERVICE AREA IS LOCATED ON THE WESTERN PORTION OF THE EXISTING SCHOOL. PROPOSED SERVICE YARD/LAND WILL BE ACCESSED VIA THE STAFF PARKING LOT. THIS AREA WILL ALSO HOUSE A CHILLER YARD AND OTHER ASSOCIATED EXISTING INFRASTRUCTURE. IN ADDITION, THIS AREA WILL INCLUDE A TRASH COLLECTION AREA, SERVICE GOODS LOADING AND DELIVERY.

AREA C - ADA PARKING
2 DESIGNATED PARKING STALLS FOR ADA WILL BE IN THIS AREA.

AREA D - PARENT DROP-OFF / VISITOR PARKING
EXISTING PARENT DROP-OFF IS LOCATED ON THE WESTERN BOUNDARY OF THE SITE ACCESS VIA THE STAFF PARKING LOT AND EXITING ONTO FOISOY RD. FOR IMPROVED SAFETY AND TRAFFIC FLOW, THE DROP-OFF WILL BE RECONFIGURED AND BE LOCATED NORTH OF THE EXISTING SCHOOL. A ONE-WAY TRAFFIC FLOW ACCOMMODATING 12 CARS FOR PARENTS DROPPING STUDENTS & 7 VISITOR PARKING STALLS ARE PROPOSED.

AREA E - BUS LOADING
THE EXISTING BUS LOADING IS LOCATED ON THE NORTHERN BOUNDARY OF THE SITE ALONG FOISOY RD. WITH DESIGN DIRECTION FROM THE SCHOOL BOARD & DISTRICT TRANSPORTATION, IT WAS DETERMINED THAT THE LOADING WILL REMAIN ON FOISOY ROAD BUT MOVED TO THE EAST TO SEPARATE THIS TRAFFIC FROM PARENT-DROP / STAFF PARKING. ACCOMMODATING FOUR FULL SIZE AND THREE COMMUNITY BUSES WITH A ONE-WAY DRIVE AISLE, A PARALLEL DROP LANE WITH TEN-FOOT-WIDE SIDEWALK WILL BE ADDED TO PROVIDE ACCESS FROM THE BUS LOADING.

AREA F - EXISTING PORTABLES / FUTURE EXPANSION AREA
IF BUILDING ALTERNATE IS NEEDED AND NOT ACCEPTED AT BID TIME, TWO OF EXISTING PORTABLES COULD BE RETAINED IN THIS AREA TO ACCOMMODATE THAT NEED. FURTHERMORE, IF ADDITIONAL BUILDING EXPANSION OCCURS IN THE FUTURE, THIS AREA COULD BE UTILIZED FOR THAT USE.

AREA G - PLAYGROUND AREA
WITH THE BUILDING EXPANSIONS AND ADDITIONS, SEVERAL PLAYGROUND ELEMENTS WILL NEED TO BE MOVED IN THE EXISTING PLAY YARD. PLAYGROUND COMPONENTS AND AREAS WILL REMAIN LARGELY UNCHANGED WITH THE EXCEPTION OF A FEW PLAY ELEMENTS, ADDING ADA ACCESSIBLE SURFACING AND ACCESS RAMPS IN TO SOME OF THE MAIN PLAYGROUND AREAS. ALSO INCLUDED IN THIS AREA IS A FIRE TRUCK TURNAROUND FOR ACCESS TO THE SOUTH SIDE OF THE SCHOOL.

AREA H - FOISOY ROAD ROW IMPROVEMENTS
FOISOY ROAD WILL UTILIZE BENTON COUNTY ROADWAY SECTION - URBAN ACCESS ROAD (R-2) FOR IMPROVEMENTS IN ADDITION TO ADDING A SIDEWALK ON THE SOUTH SIDE OF THE ROAD.

GENERAL LANDSCAPING
LANDSCAPE PLANTING BEDS ARE PROPOSED AT THE MAIN ENTRY ADJACENT TO THE BUILDING AND OTHER VARIOUS LOCATIONS. PLANTING BEDS AGAINST THE PROPOSED BUILDING ADDITIONS WILL HAVE ATTRACTIVE PLANTINGS MEETING THE FOLLOWING GUIDELINES:

- PLANTS - SHRUBS & TREES THAT ARE INDIGENOUS TO THE AREA WILL BE USED IF POSSIBLE, TO MINIMIZE WATER USE & TO REDUCE PLANT LOSS. ALL LANDSCAPING WILL BE DESIGNED TO MEET CITY LANDSCAPING REQUIREMENTS.
- TURF - VARIETIES WILL BE SELECTED BASED ON ABILITY TO TAKE FOOT TRAFFIC & TO MINIMIZE WATER CONSUMPTION.
- IRRIGATION - COMMERCIAL GRADE COMPONENTS WILL BE USED IN CONJUNCTION WITH A SMART CONTROLLER. EXISTING SITE IRRIGATION COMPONENTS AND CONTROLLERS WILL BE EVALUATED TO ENSURE THE NEW IRRIGATION MATCHES. APPROPRIATE HEAD TYPE, FLOW METERS, MOISTURE SENSORS AND A WEATHER STATION WILL BE INSTALLED, AS REQUIRED, TO OPTIMIZE THE SYSTEM. WATER CONSERVATION AND SUSTAINABILITY ARE KEY FACTORS IN THE SYSTEM DESIGN AND IN MEETING THE WSSP REQUIREMENTS.
- SVID IRRIGATION SOURCE IS A 3 INCH SUPPLY LINE THAT CONNECTS TO AN INLINE FILTER DEVICE IN THE SW CORNER OF CAMPUS. NO PUMP. PSI IS APPROXIMATELY 55 PSI. ENTERS PROPERTY FROM FOISOY ROAD IS BURIED AND RUNS ON SOUTH AND WEST PROPERTY LINE.

ON-SITE DRAINAGE
ALL STORM DRAINAGE FEATURES WILL BE DESIGNED TO MEET THE DEVELOPMENT STANDARDS OF BENTON COUNTY AND THE STORMWATER MANUAL FOR EASTERN WASHINGTON (SWMMEW) AS REQUIRED BY THE COUNTY. THE SITE WILL INFILTRATE RUNOFF FROM THE SITE AREAS FOLLOWING PRE-TREATMENT MEETING SWMMEW AND UNDERGROUND INJECTION CONTROL (UIC) STANDARDS. THE SCS TYPE 1A 25-YEAR, 24 HOUR STORM WILL BE USED TO ANALYZE THE SYSTEM.

THE DESIGN GOAL WILL BE TO UTILIZE STORAGE AND INFILTRATION THROUGH STORMWATER GRASSY SWALES AND DIRECT INJECTION DRYWELLS.

PARKING SUMMARY			
	PARKING PER CITY CODE	ED SPECIFICATION	PROVIDED PARKING
STAFF	1.5 PER CLASSROOM / 1 SPACE PER 100 SQ.FT OF ASSEMBLY = 46 STALLS	40 STALLS	46 STALLS
BUS	-	4 FULL / 3 SPECIAL NEEDS	5 FULL / 3 SPECIAL NEEDS
VISITOR	-	-	13
ADA	3	-	4
SERVICE	-	4	4

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NOT FOR CONSTRUCTION



- OWNER**
PROSSER SCHOOL DISTRICT
1500 GRAF AVE.
PROSSER, WA 99250
(509) 765-3223
- ARCHITECT OF RECORD**
ARCHITECTS WEST
210 EAST LAKESIDE AVE.
COEUR D'ALENE, ID 83814
(208) 667-9402
- INTERIOR DESIGN**
TAMMIE LADD DESIGN
811 W. 2ND AVE. #201
SPOKANE, WA 99201
(509) 329-7425
- STRUCTURAL ENGINEER**
ECLIPSE ENGINEERING
421 W. RIVERVIEW AVE #421
SPOKANE, WA 99201
(509) 921-7731
- MECHANICAL ENGINEER**
MSI ENGINEERS
1031 W. WASHINGTON ST. SUITE 505
SPOKANE, WA 99201
(509) 624-1050
- ELECTRICAL ENGINEER**
CONLEY ENGINEERING, INC.
1433 LAKESIDE COURT, SUITE 100
YAKIMA, WASHINGTON 98902
(509) 965-9972
- FIRE PROTECTION ENGINEER**
FP ENGINEERING
4420 S. TAMPA DRIVE
SPOKANE, WA 99223
(509) 446-1976
- CIVIL ENGINEER**
COFFMAN ENGINEERS
10 N. POST STREET, SUITE 520
SPOKANE, WA 99201
(509) 329-2594
- LANDSCAPE ARCHITECT**
ARCHITECTS WEST
210 E LAKESIDE AVE.
COEUR D'ALENE, ID 83814
(208) 667.9402
- FOOD SERVICE CONSULTANT**
RING ENTERPRISES
75 LUCIA STREET
KINGSTON, ID 83839

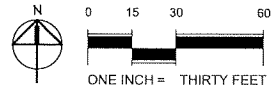
**WHITSTRAN ELEMENTARY
ADDITIONS AND MODERNIZATIONS
PROSSER SCHOOL DISTRICT
102101 WEST FOISOY ROAD, PROSSER, WA 99350
CONSTRUCTION SUMMARY PLAN**

PROJECT NO.	1711
DESIGNED BY	MP
DRAWN BY	NM
ISSUE DATE	10 NOVEMBER 2021
PHASE	50% CD
CHECKED BY	MTD/GKD
REVISION	
SHEET NO.	

L1.00



Know what's below.
Call before you dig.



WHITSTRAN ELEMENTARY SCHOOL



Reference: Google 2018. No scale intended.

3 GEOTECHNICAL DESIGN BASIS

- General**
- International Building Code, 2015
 - IBC Chapters 16 and 18
 - GPI's field exploration, reference sheets GT5 and GT6
 - Borings advanced on August 8, 2018
 - Laboratory testing, reference sheet GT8
 - Foundation frost depth - 2.0-feet
 - Estimated structural loads, Eclipse Engineering, November 14, 2019:
 - Total isolated maximum column load: 20 kips
 - Total conventional maximum strip footing load: 2 klf
 - Seismic Site Class D (Reference IBC Section 1613 and ASCE 7).
 - Structural settlement tolerances (**to be verified by structural design**)
 - Maximum footing settlement: 1.0 inch total, 0.75 inches differential (30-ft span)
 - Bearing capacity failure, factor of safety (FOS) = 3 or greater
 - Settlement estimates are unfactored
 - Architects West Schematic Design Plan Sheets - A1.01 and E1.04 dated October 3, 2019.

1 PROJECT UNDERSTANDING

Exiting Site Conditions
 The school site is on an approximate 7-acre parcel and the existing school structures are situated along the northern 1/3 of the site. Parking is along the north and west sides of the structure with access to West Foisy Road. Large grass play areas exist south of the school. Significant elevation changes are not evident; overall grades appear to be less than 3 feet from south to north across the site. Significant vegetation exists in a few landscaped areas around the school and consists of shrubs, trees, and playfield grass. The nearest surface water appears to be up gradient, northeast of the site in an irrigation canal. The Yakima River exists to the south, down gradient about 20 feet.

3 underground storage tanks (USTs) were historically sited immediately south of the old boiler room, located near the southwest corner of the structure. The Department of Ecology (DOE) informally reports that these USTs were removed around 1995. There is no formal confirmation of these reports or of the integrity of the backfill placed. Ground penetrating radar and electromagnetic survey could not detect tanks in place during exploration.

Planned Construction
 At the building's southwest corner, the Prosser School District will build a small classroom addition onto the east side of the existing school building, and a larger classroom addition onto the south side of the existing school building as Phase 1. Phase 2 will remodel the existing school facility. The additions will add 10,000 to 12,000 new square feet, at grade, on a single story. Additions will be founded on conventional spread and continuous foundations to support wood frame construction and brick veneer. New foundations will be structurally tied to existing structures. New floors will be slab-on-grade. No below-grade structures or retaining walls are planned as a part of the improvements.

Substantial additional infrastructure such as utilities and exterior hardscapes are not planned. Utilities will extend to the addition(s) from existing connection points. Stormwater will be disposed via existing infiltration facilities (i.e. swales and/or drywells). New Infiltration points and storage are planned by Civil design at the center of a new bus loop on the school's east side with a new connection to the Old Inland Empire Highway. The new bus loop and parent drop off/visitor parking area will be constructed as a new, asphalt paved entrance to the school's north side. New asphalt-paved play areas and fire lanes will be constructed on the school's south side. Minor asphalt pavement improvements will also repair damaged or distressed pavement and patch back isolated penetrations.

Subsurface Conditions
 Subsurface exploration was accomplished via 7 soil borings with a BK-81 drill. Exploration locations are shown on sheet GT5 and individual logs on GT5 and GT6. Topsoil containing vegetation and organic matter was observed comprising silt that was brown, soft, and moist in borings B-19122-1 and B-19122-2. In borings B-19122-3 through B-19122-5, and B-19122-7, asphalt was encountered at the existing ground surface. Asphalt was approximately 1.5- to 2.5-inches-thick, underlain by 4.0- to 8.0-inches of crushed base course in these locations. In boring B-19122-6, alluvial sandy silt was encountered at ground surface. Groundwater was not encountered in the locations or depths explored. Piezometers with flush mount casings were installed in borings B-19122-1 and B-19122-2. Groundwater has not been detected during monitoring events since exploration. Uncontrolled sandy silt fill was encountered in borings B-19122-4 and B-19122-5 extending to approximately 4.0-feet. Beneath topsoil and asphalt sections, the following subsurface soil units were encountered:

- Alluvium**
- Sandy Silt (ML):** Brown, medium dense, and damp. Alluvial sandy silt was encountered in each boring location beneath topsoil or the asphalt section and extending to between 2.0- and 4.5-feet. In boring B-19122-6 sandy silt was encountered at ground surface extending to approximately 4.0-feet below ground surface and in boring B-19122-1, sandy silt was also observed between 9.0- and 12.0-feet.
 - Poorly-graded Gravel with varying amounts of Sand (GP):** Grayish-brown, dense to very dense, and damp. Alluvial gravel was encountered in each boring location beneath sandy silt extending to between 16.0- and 18.5-feet in borings B-19122-1 and B-19122-2, and to boring termination in remaining locations.
 - Bedrock, Basalt (RX):** Gray-black, moderately weathered, and hard. Basalt bedrock was encountered in borings B-19122-1 and B-19122-2 at approximately 16.0- to 18.5-feet below ground surface and refused exploration equipment.

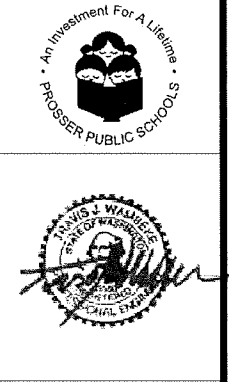
2 REFERENCES

- The geotechnical evaluation herein is based on the authorized geotechnical scope dated June 19, 2019, and the latest versions of the ASTM International (ASTM) standards, Washington State Department of Transportation (WSDOT), American Society of Agronomy (ASA), and other reference standards listed below:
- Field Exploration**
- ASTM D 420 - Guide to site characterization for engineering, design, and construction
 - ASTM D 2487 - Test method for classification of soils for engineering purposes (USCS)
 - ASTM D 2488 - Practice for description & identification of soil (Visual-manual procedure)
 - Stormwater Management Manual for Eastern Washington September 2004 Publication No. 04-10-076 Appendix 6B.3 Recommended Field Test Procedures
- Construction Standards**
- WSDOT 2018 (WSDOT Standards).
- Laboratory Investigation**
- ASTM D 2216 - Test method for laboratory determination of water content of soil and rock
 - ASTM D 1140 - Test method for amount of materials in soil finer than No. 200 (75 micron)
 - ASTM D 1557 - Test method for laboratory compaction characteristics of soil, modified method (Modified Proctor)
 - ASTM D 6913 - Test method for Particle-Size Distribution (Gradation) of Soil Using Sieve Analysis
 - ASTM D 4318 - Test method for liquid limit, plastic limit, and plasticity index of soils
 - ASTM D 2937 - Test method for density of soil in place by the drive-cylinder method
 - ASTM D 1883 - Test method for California Bearing Ratio of laboratory compacted soils
 - Electrode, ASA 12-2.6 - Test method for measuring pH of soil for use in corrosion testing
 - Conductivity Meter ASA 10-3.3 - Test method for electrical conductivity for soil resistivity measurements
 - Western States Standard Methods Manual - Ion Chromatography (IC) Test Method for measuring sulfate content of soil.

ISSUED FOR	REV	DATE	DESCRIPTION	CHECK: TJW
DESIGN USE	A	8/22/19	30% DRAFT	
PRELIMINARY REVIEW	B	10/20/19	60% DRAFT	
YOUR APPROVAL	C	11/18/19	90% DRAFT	
REFERENCE	D	12/6/19	FINAL	
CONSTRUCTION				
DESTROY PREVIOUS PRINTS				

PROJECT:	DESIGN: TJW	DRAWN: AMC
WHITSTRAN ELEMENTARY		
GEOTECHNICAL ENGINEERING EVALUATION		
PROSSER, WA		

PREPARED FOR:	ATTN: MR. MIKE MELIUNG
PROSSER SCHOOL DISTRICT	
104 CLOVER ISLAND DRIVE	
KENNEWICK, WA 99163	



GPI 6 O'Donnell Road Pullman, WA 99163 509.339.2000

GT1 of 7

STRUCTURAL FILL

Material Requirements

- On site soil may be used as *General Structural Fill* (SF-1) so long as it meets the requirements provided in Table G3.1, below.
- Material requirements for structural fill reference the 2018 WSDOT Standards.
- Project structural fill products are described in Table G3.1 below.

Product	Material	Specifications	Allowable Use
NSF	Non-Structural Fill (Landscape or Topsoil)	- Any area that will not support pavements, foundations or other improvements, (typically landscape areas)	- Soil classified as GW, GM, GP, GC, SM, SW, SP, SC, or ML according to the USCS. - Soil may not contain particles larger than 1.0-foot in median diameter. - Soil must be reasonably free from deleterious substances such as wood, metal, plastic, waste, etc.
SF-1	General Structural Fill*	- Stem wall backfill - Utility trench backfill - General site grading	- Soil classified as GW, GP, GM, SP, SM, SW, or ML according to the USCS. - Soil must contain less than 3 percent (by weight) of organics, vegetation, wood, metal, plastic, or other deleterious substances. - Soil may not contain particles larger than 0.7-feet in diameter. - Coarse granular soil locally known as "shotrock" or "pitrun" may also be used as SF-1.
SF-2	Granular Structural Fill	- Over-excavations	- Soil meeting requirements stated in Section 9-03.14(2) - Select Borrow
CS-1	Crushed Surfacing	- Slab & pavement support aggregate - SF-2 applications	- Soil meeting requirements stated in Section 9-03.9(3) - Crushed Surfacing - Includes Top Course and Base Course
PB	Pipe Bedding	- Utility pipe bedding within 0.5-feet of the pipe invert & 1-foot over the pipe	- Soil meeting requirements stated in Section 9-03.12(3) - Gravel Backfill for Pipe Zone Bedding
DA	Drainage Aggregate	- Drain pipe aggregate	- Soil meeting requirements stated in Section 9-03.12(2) - Gravel Backfill for Walls

*Demolished asphalt pavement and concrete meeting the requirements in Table G3.1 may only be reused as General Structural Fill outside the building footprint.

Required Compaction

Backfill supporting any structure or improvement must be compacted to structural fill requirements presented in Table G3.2 below.

Project Area	Required Structural Fill Product	Compaction Requirement ^A
Soil subgrades	Onsite Soil	92%
Utility trench backfill, general site grading	SF-1, SF-2 ^B , CS-1	95%
Structural fill placed beneath footings	SF-2, CS-1	95%
Pavement, slab-on-grade support sections, and granular soil improvements	CS-1	95%
Landscape areas outside of swales and sloped flatter than 5H:1V per the SWPPP	Landscape Fill, Topsoil	85%

Table G3.2 Notes:

- Relative compaction requirement compared to the maximum dry density of the soil as estimated by Modified Proctor.
- Imported coarse soil with greater than 30% retained on the 3/4-inch sieve should be compacted to the *Coarse Fill* section requirements.

- The contractor shall expect significant moisture conditioning and compaction efforts at native soil subgrades.
- Structural fill shall not contain particles of frozen soil, mud, snow, or ice. Structural fill shall not be placed on frozen subgrades.
- Structural fill products must be moisture conditioned to near optimum moisture content, placed and compacted in maximum 0.7-foot-thick, loose lifts, providing compaction equipment weighs a minimum of 5 tons. If smaller or lighter compaction equipment is provided, reduce the lift thickness to meet the compaction requirements presented herein.

Coarse Fill

- Any material with greater than 30 percent retained above the 3/4-inch sieve is too coarse for Modified Proctor density testing, but may be used as SF-1 and SF-2. Coarse fill must be compacted using a "method specification" developed during construction that is based on the material characteristics and the contractor's means and methods.
- Develop method specifications during construction with the GER and specific to the materials, compaction equipment, and conditions encountered.
- At a minimum, place all oversize material in maximum 1.5-foot lifts and compact with 5 complete passes of a minimum 10-ton, vibratory or grid roller.
- Vibratory rollers shall have a dynamic force of at least 30,000 pounds per impact per vibration and at least 1,000 vibrations per minute. Coarse fill must be compacted to a dense, interlocking, and unyielding surface. Vibratory rollers can negatively impact nearby structures and must be used with caution.
- Lighter compaction equipment is not applicable for coarse fill compaction efforts.

Utility Trench Backfill

- Remove all saturated, loose, and/or disturbed soil from the bottom of the utility trenches prior to placing pipe bedding.
- Accomplish bedding for pipes and utility trenches in accordance with WSDOT standards.
- Backfill the remainder of the utility trenches in accordance with the *Structural Fill* specifications.

SITE DRAINAGE

Exterior Grading

- Site grading design and construction must allow for positive drainage of surface runoff water away from the structures and not be allowed to infiltrate new or existing foundation and slab subgrades.
- Convey runoff or water migrating along the ground surface away from structures by an appropriately designed series of ditches, hardscapes, swales, trench drains or other surface water management procedures.
- Per IBC Section 1804.4, slope all surfaces within 10 feet of the structure away at 5 percent except where the *American Disabilities Act of 1990* (ADA) requirements must be met. Where IBC standards cannot be met, slope ground as aggressively as possible to direct water away from the building's perimeter.
- Slope the remaining sidewalks and paved surfaces at least 2 percent away from the structures. This reduces the risk of subsurface soil near the foundation becoming saturated due to water ponding near the structure.
- Provide roof drains to collect and direct water away from foundations.
- Provide and connect new roof downspouts to a solid pipe placed around the addition perimeter and do not allow water to infiltrate into the soil underlying the new or existing structures. New stormwater conveyance can be connected to existing stormwater conveyance where grades allow. Do not disrupt existing stormwater systems.
- Avoid landscaping that requires irrigation adjacent to the building.

Foundations/Walls

- Install foundation drains and slope to gravity drain and dispose of collected water in a stormwater in a stormwater system away from structures, reference Figure G4.1.
- Where historic drainage will not be disrupted, new foundation drains can be connected to existing foundation drains.
- Never connect foundation drains to roof drains.
- Divert water collected in foundation and roof drains to the stormwater disposal system designed and specified by the civil designer.

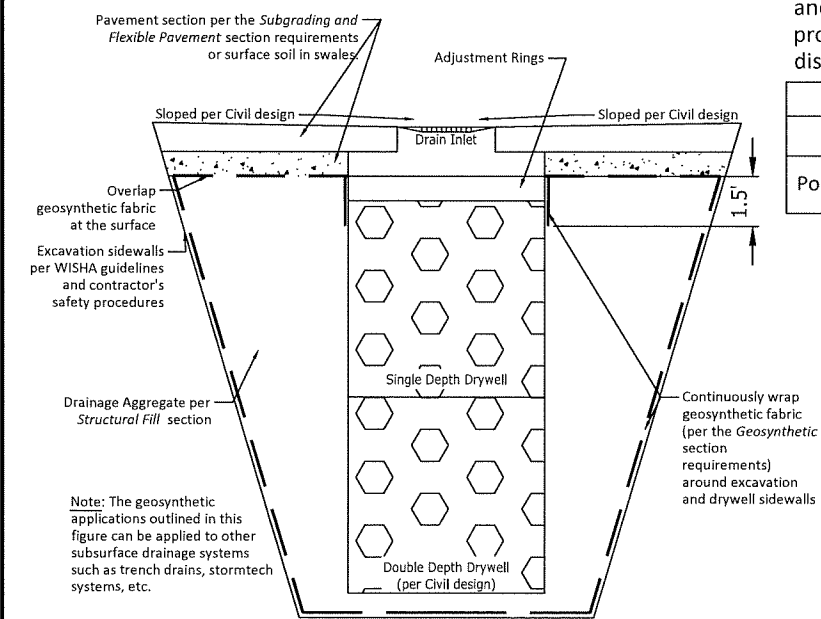


Figure G3.1: Dry Well Schematic

Stormwater Infiltration

- Divert stormwater to the new or existing disposal systems specified by site civil design.
- Design new stormwater disposal facilities in accordance with the DOE (Eastern Regional Stormwater Management) manual and the City of Prosser requirements.
- The soil profile encountered in explorations was classified under the USCS as sandy silt in isolated locations, underlain by the more prevalent poorly graded gravel.
- Referencing Table 5.6.1 of the Eastern Washington Stormwater Management Manual the vadose zone treatment capacity of the poorly graded gravel is classified as "Low" and the treatment capacity of the sandy silt as "High".
- GPI performed infiltration tests in 2 site locations (borings B-19122-1 and B-19122-2). The infiltration tests for both locations were within the poorly graded gravel soil unit.
 - The poorly graded gravel alluvium yielded estimated unfactored falling head infiltration rates between 26 and 42 inches per hour.
 - From these tests, drywell outflow rates are estimated in Table G3.3 for single and double depth drywells.
 - The infiltration rates may also be used for other subsurface drainage systems such as trench drains, Stormtech® systems, etc.
- Line subsurface drainage excavations with geosynthetic fabric to avoid fine soil migration (Figure G3.1).
- Apply a prescriptive safety factor of 3 to infiltration rates or based on the civil designer's ultimate disposal point and experience with stormwater disposal in Prosser and noting vertical infiltration can be impacted by freezing conditions. Vertical infiltration limiting layers are anticipated within the sandy silt based on exploration findings.
- Factor groundwater elevations into stormwater design in order to meet the DOE stormwater disposal to groundwater separation requirements. Piezometers installed between 17- and 19-feet below existing grades have not detected groundwater to date. Stormwater design shall utilize groundwater depths recorded in the area by DOE, which indicate static groundwater exists at greater than 50 feet below the ground surface.
- Avoid aggressive landscaping and irrigation within 10 feet of the building.
- Dispose stormwater in new treatment areas at least 30 feet from the addition, down gradient from adjoining properties and foundations.
- If Civil Design or other issues will not allow appropriate collection and disposal points set away from structures or neighboring properties, the design team shall evaluate alternate stormwater disposal plans.

Table G3.3: Drywell/Excavation Outflow Rates (cfs)

Soil Type	Single drywell	Double Drywell
Poorly-graded Gravel	0.038	0.068

ISSUED FOR DESIGN USE
PRELIMINARY REVIEW
YOUR APPROVAL
REFERENCE
CONSTRUCTION
DESTROY
PREVIOUS PRINTS

REV	DATE	DESCRIPTION
1	8/22/19	30% DRAFT
2	10/20/19	60% DRAFT
3	11/18/19	90% DRAFT
4	12/6/19	FINAL

CHECK: JTW
FILE: PU19122
PROJECT: WHITSTAN ELEMENTARY
GEO/TECHNICAL ENGINEERING EVALUATION
PROSSER, WA

DRAWN: AMC
DESIGN: JTW
PREPARED FOR: PROSSER SCHOOL DISTRICT
104 CLOVER ISLAND DRIVE
KENNEWICK, WA, 99336
ATTN: MR. MIKE MELLING



GPI 6 O'Donnell Road Pullman, WA 99163 509.339.2000

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FOUNDATION DESIGN

Foundations design criteria is based on the estimated structural loads as outlined on GT1. Foundations must bear on compacted native soil subgrades prepared per the *Subgrading* section requirements on sheet GT2. The following bullets provide recommended foundation design criteria:

- Maximum allowable bearing pressure: 3,500 psf
 - Maximum 33 percent increase allowed for short term load increases such as wind or seismic.
- Bear foundations on compacted, native poorly-graded gravel with sand. Where silt is exposed in foundation excavations, remove it to expose gravel, and backfill with CS-1. Contractor shall expect 1 to 2 feet of over-excavation. Budget 60 cubic yards of silt removal and replacement with CS-1.
- Estimated foundation vertical settlement:
 - Total settlement: 1.0 inch
 - Differential settlement: Up to 0.75 inches in 30-foot horizontal span.
 - Where new structures abut existing structures, total settlement can manifest as differential settlement in short lateral spans.
- Lateral load resistance:
 - Foundation base friction coefficient:
 - 0.35 for foundations cast directly on compacted native soil or *Structural Fill*
 - Reduce friction coefficient by 1/3 for precast concrete
 - Passive soil resistance on foundation sides:
 - Equivalent fluid pressure: 300 pcf (site soil used as SF-1)
 - Requires 3/4-inch lateral movement to mobilize full resistance
- Exterior footings must extend at least 2-feet below the final, exterior ground surface to help protect against frost action. Bearing foundations deeper can reduce the potential for over-excavations to remove silt.
- Interior foundations must bear at least 1.5-feet below finish slab elevations and maintain at least 0.5-feet of CS-1 between top of the footing and the bottom of the concrete slab.
- Avoid thickened footings due to their propensity for reflective cracking.
- GPI, an experienced geotechnical engineer, or geologist retained by the District as the GER for construction shall observe foundation and slab subgrade preparations to verify vegetation, organics, and significant debris have been removed to the required elevation, and excavations are accomplished according to these requirements and foundation preparations.
- These design criteria require maintaining drained conditions at the foundation subgrade.

Soil Corrosivity

- pH = 8.2 - moderately alkaline
- Resistivity = 1,786 ohm-cm, corrosive
- Sulfates = 16.8 ppm (low)
- Account for the soil's corrosion potential in reinforcing steel spacing. Wherever possible, place steel with maximum clearances established through structural design.
- Based on these corrosion parameters, special cathodic protection or other methods of corrosion protection for buried structures will not extend their practical useful life.
- Applicable for Type I/II cement.

Schematics illustrating the foundation construction process are provided in Figures G4.1 and G4.2. Stem wall height will vary. Figures G4.1 and G4.2 are not structural details.

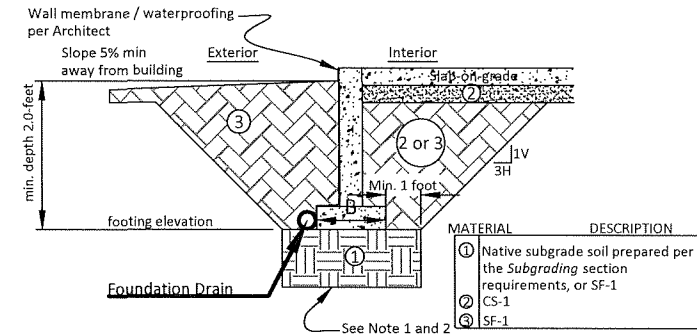


Figure G4.1: Perimeter Foundation Schematic

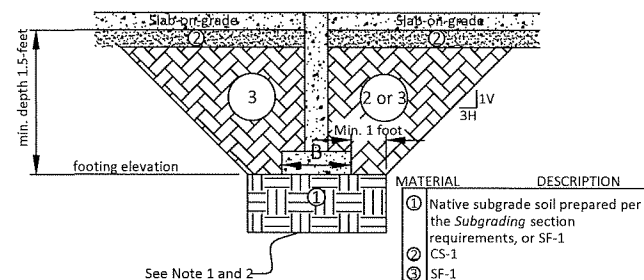


Figure G4.2: Interior Foundation Schematic

Notes:

- Extend foundation excavations exposing native soil and preparing the exposed native soil subgrade per the *Subgrading* section requirements.
- Compact the resulting subgrade to *Structural Fill* requirements.

SLAB-ON-GRADE FLOORS

Slab Substrate

- Support concrete slab-on-grade floors with at least 0.5-feet of CS-1 meeting Table G2.1 requirements, placed over compacted, native soil subgrades prepared per the *Earthwork* section requirements.
- Subgrade areas that become soft, wet, or disturbed during slab subgrade preparations must be moisture conditioned and recompacted, or over-excavated to native soil and replaced with CS-1.
- Compact CS-1 below slabs to *Structural Fill* requirements.
- The slab's supporting subgrade, CS-1 layer, and any vapor retarders must be constructed once the majority of underslab plumbing and utilities are completed.
- Floor slabs and supporting base section thicknesses must be structurally designed for the anticipated use and equipment or storage loading conditions.
- Concrete slab design may utilize an allowable modulus of subgrade reaction (k) of 180 pounds per cubic inch (pci) (Figure G4.3) for slab sections constructed over compacted subgrade soil and at least 0.5-feet of compacted CS-1.

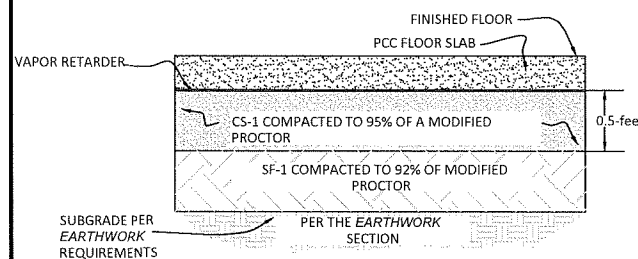


Figure G4.3: Floor Slab Schematic

Vapor Retarder

- Interior floor slabs may be susceptible to moisture migration caused by subsurface capillary action and vapor pressure. Moisture migration through floor slabs can break down a floor covering, its adhesive, or cause various other floor covering performance problems.
- Vapor retarders shall consist of thick, puncture proof polyethylene sheeting; an example of this material is Stego Wrap™, a 15-mil retarder.
- The American Concrete Institute (ACI) recommends, and this project will place retarders immediately below the floor slab.
- Form stakes or other sub-slab penetrations must never be allowed to puncture the vapor retarder.
- Plumbing penetrations and foundation edges are notoriously problematic for under-slab vapor protection.
- Carefully design and construct vapor retarder penetrations to reduce vapor transport through any penetrations.
- Even when vapor retarders are used, water vapor migration through the concrete floor slab is still possible.
- Selected floor covering accordingly. Strictly follow floor covering manufacturer's installation requirements.
- Where vapor retarders are utilized, the flooring and concrete slab contractors, as well as the plastic sheeting manufacturer, must be consulted regarding additional slab cure time requirements and/or the potential for slab curling.

ISSUED FOR
DESIGN USE
PRELIMINARY
REVIEW
YOUR APPROVAL
REFERENCE
CONSTRUCTION
DESTROY
PREVIOUS PRINTS

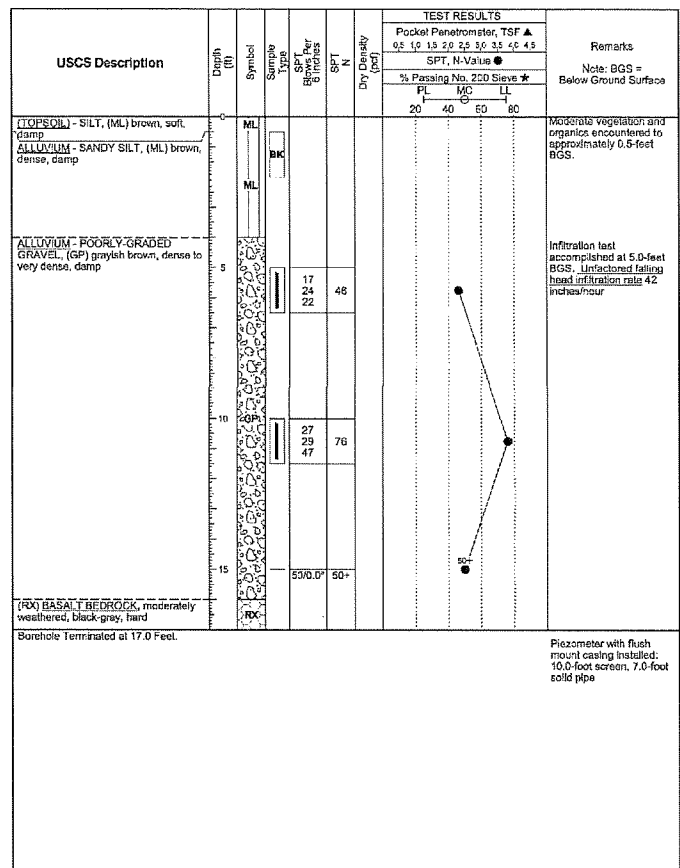
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2	10/20/19	60% DRAFT
3	11/18/19	90% DRAFT
4	12/6/19	FINAL

CHECK: JTW
FILE: PU19122
PROJECT: WHITTSTAN ELEMENTARY
ENGINEERING EVALUATION
PROSSER, WA

DRAWN: AMC
DESIGN: JTW
PREPARED FOR: PROSSER SCHOOL DISTRICT
104 CLOVER ISLAND DRIVE
KENNEWICK, WA, 99336
ATTN: MR. MIKE MELLING

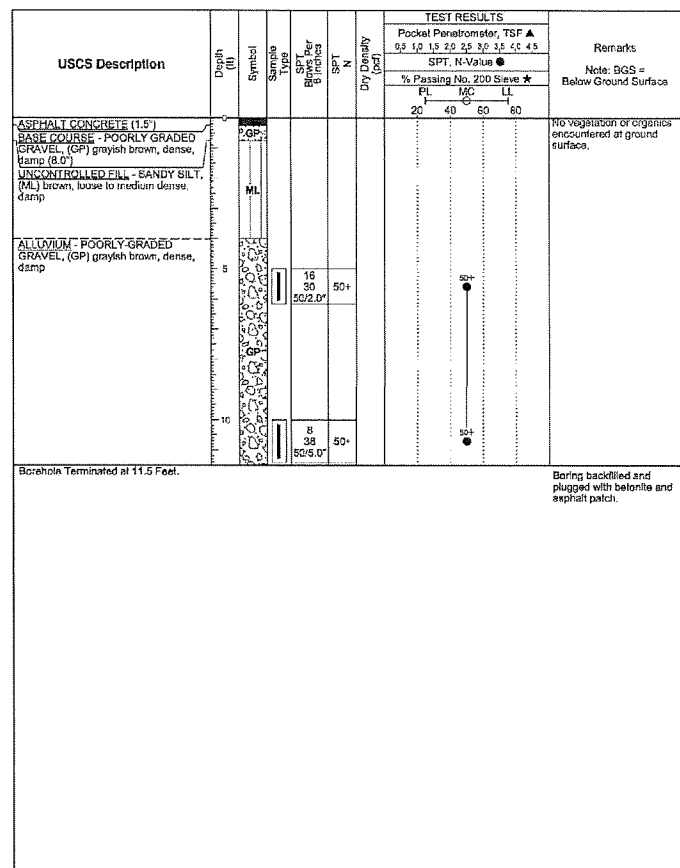


EXPLORATION LOGS



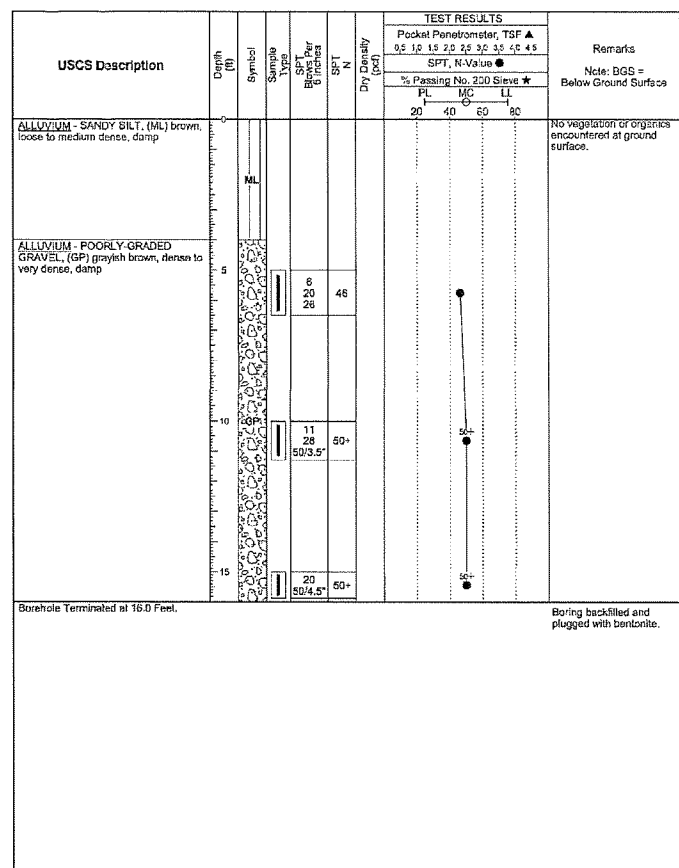
Client: Prosser School District | Boring Number: B-19122-2
 Project: Whitliran Elementary | Date Drilled: 08-08-2019
 Drill Rig: BK-81 | Borehole Diameter: 8"
 Depth to Groundwater: N.E. | Logged By: JTK

EXPLORATORY BORING LOG
 Sheet 1 Of 1



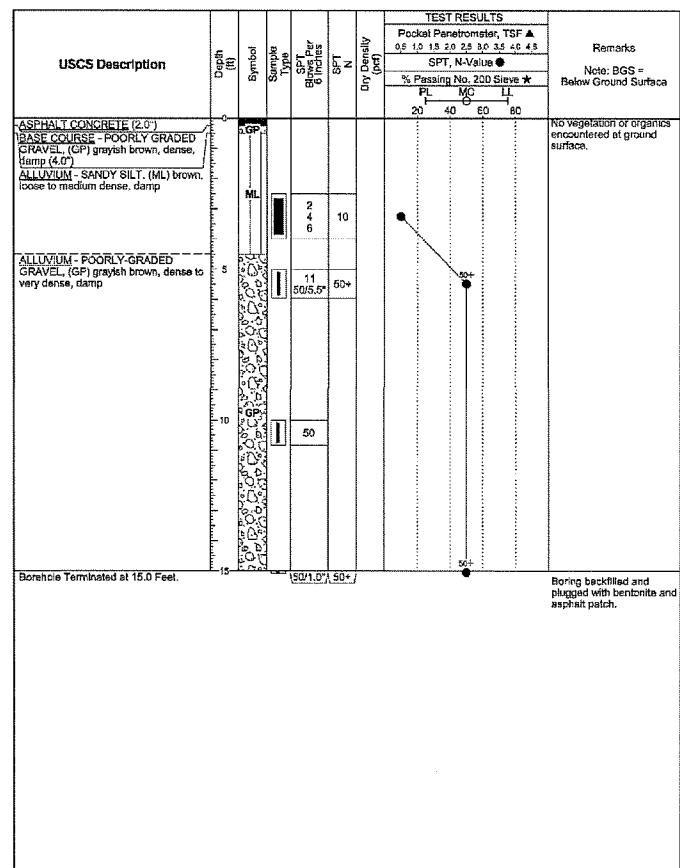
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 Project: Whitliran Elementary | Date Drilled: 08-08-2019
 Drill Rig: BK-81 | Borehole Diameter: 8"
 Depth to Groundwater: N.E. | Logged By: JTK

EXPLORATORY BORING LOG
 Sheet 1 Of 1



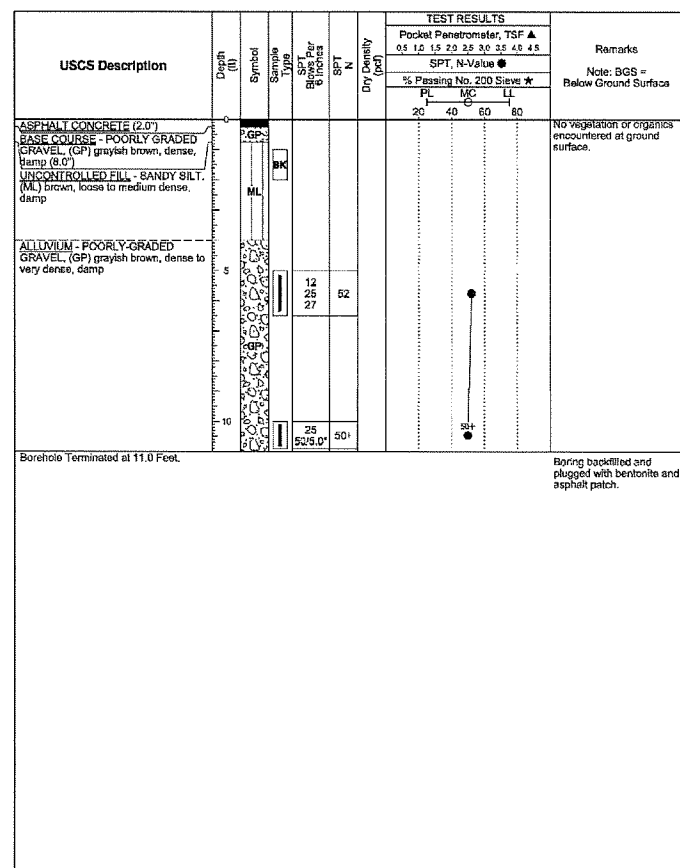
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 Project: Whitliran Elementary | Date Drilled: 08-08-2019
 Drill Rig: BK-81 | Borehole Diameter: 8"
 Depth to Groundwater: N.E. | Logged By: JTK

EXPLORATORY BORING LOG
 Sheet 1 Of 1



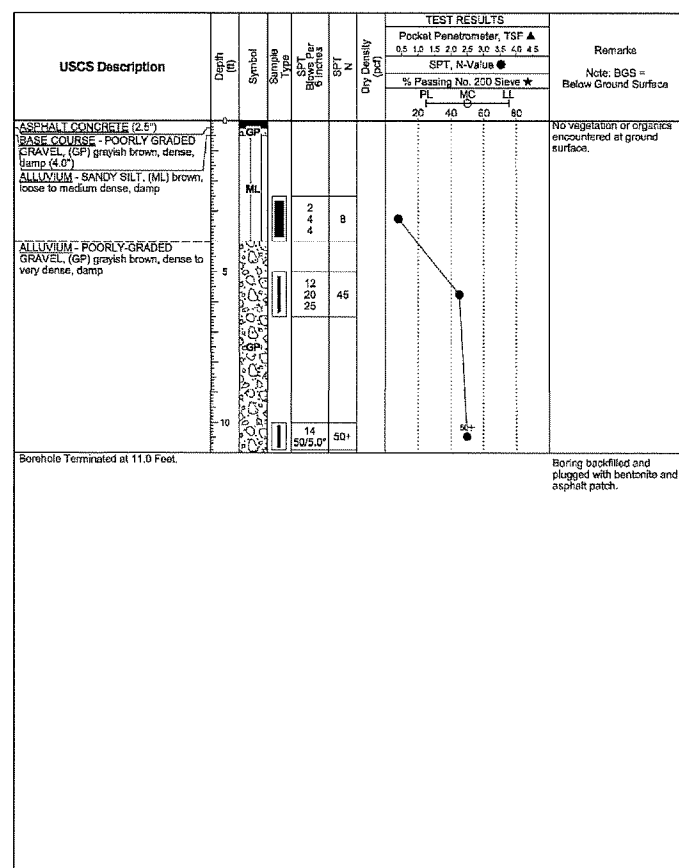
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 Project: Whitliran Elementary | Date Drilled: 08-08-2019
 Drill Rig: BK-81 | Borehole Diameter: 8"
 Depth to Groundwater: N.E. | Logged By: JTK

EXPLORATORY BORING LOG
 Sheet 1 Of 1



Client: Prosser School District | Boring Number: B-19122-5
 Project: Whitliran Elementary | Date Drilled: 08-08-2019
 Drill Rig: BK-81 | Borehole Diameter: 8"
 Depth to Groundwater: N.E. | Logged By: JTK

EXPLORATORY BORING LOG
 Sheet 1 Of 1



Client: Prosser School District | Boring Number: B-19122-7
 Project: Whitliran Elementary | Date Drilled: 08-08-2019
 Drill Rig: BK-81 | Borehole Diameter: 8"
 Depth to Groundwater: N.E. | Logged By: JTK

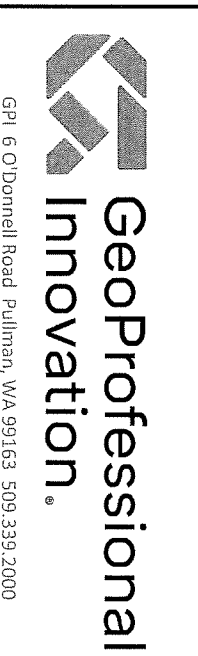
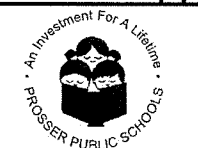
EXPLORATORY BORING LOG
 Sheet 1 Of 1

ISSUED FOR:
 DESIGN USE
 PRELIMINARY REVIEW
 YOUR APPROVAL
 REFERENCE
 CONSTRUCTION
 DESTROY
 PREVIOUS PRINTS

REV	DATE	DESCRIPTION
1	8/22/19	30% DRAFT
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3	11/18/19	90% DRAFT
4	12/6/19	FINAL

CHECK: JTW
 FILE: P19122
 PROJECT: WHITLIRAN ELEMENTARY GEOTECHNICAL ENGINEERING EVALUATION PROSSER, WA

DRAWN: AMC
 DESIGN: JTW
 PREPARED FOR: PROSSER SCHOOL DISTRICT
 100 CLOVER ISLAND DRIVE
 KENNEWICK, WA, 99336
 ATTN: MR. MIKE MELLING



Pre-Renovation Hazardous Materials Survey Report

Whitstran Elementary School
102101 W Foisy Road
Prosser, WA 99350

Prepared for:

Prosser School District

General Information	1.1
Inspection Summary	1.2
Survey Drawing	Not Numbered
Sample Inventories	2.1
Laboratory Data	Not Numbered
AHERA Certificates	Not Numbered



October 2019

Project No.: 64325.006 Phase No.: 0003

400 Bradley Blvd., Suite 106, Richland, WA 99352

509.942.1600 Main

866.727.0140 Fax

888.248.1939 Toll-Free

PBSUSA.COM

GENERAL INFORMATION

BUILDING DATA

Whitstran Elementary School
102101 W Foisy Road
Prosser, WA, WA 99350

CLIENT DATA

Prosser School District
1126 Meade Ave, Suite A
Prosser, WA 99350

SURVEY SCOPE

PBS Engineering and Environmental Inc. (PBS) has performed a pre-renovation asbestos survey of accessible building areas in accordance with WAC 296-62-07721 and compiled a report with the following information:

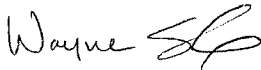
- The type, location, and approximate quantity of suspect asbestos-containing materials
- Bulk sampling of selected suspect building materials
- Lead paint sampling
- Inspection summary
- Suspect polychlorinated biphenyl (PCB) light ballast inspection
- Floor plan diagrams indicating material and sample locations
- Laboratory analytical data of bulk material sampled

With regard to asbestos, PBS endeavored to locate all the suspect asbestos-containing materials in the school building and portables; however, suspect asbestos-containing materials may be present and concealed within wall, ceiling, or floor spaces. If suspect materials are uncovered during demolition activities that are not identified in this report, testing should be performed prior to impact.

PBS has conducted a physical inspection of the building, compiled this report consistent with the survey scope, and certifies that the information is correct and accurate within the standards of professional quality and contractual obligations.

Wayne Sehman
Project Manager

Accreditation #: IR-19-9271A
Digitally signed by
Wayne Sehman
Date: 2019.10.29
16:59:45 -07'00'



Signature

Date

Josh Jacoby
Prime Inspector

Accreditation #: IR-19-7025B
Digitally signed by Josh
Jacoby
Date: 2019.10.28 09:51:35
-07'00'



Signature

Date

INSPECTION SUMMARY

DATES	SURVEYED BY	ACTIVITY
7/30/2019	Josh Jacoby	Visual Inspection, Sample, Survey
8/20/2019	Josh Jacoby	Visual Inspection, Sample, Survey

PBS has investigated accessible areas inside of the school building and portables to locate suspect asbestos-containing building materials (ACBM). Suspect materials may be present in concealed areas (e.g., behind walls and under carpet). The findings are listed below.

ASBESTOS MATERIALS

Samples of the following materials either contained asbestos. Similar materials that had mixed laboratory results are considered positive. Materials not sampled may contain asbestos and should be tested to verify asbestos content prior to impact through demolition, renovation, etc.

(+) Tested Positive, (M) Mixed Results.

Result	Material (type)	Location	Approx. Quantity
(+)	Black mastic (<1% asbestos)	Throughout main building on concrete; under 12X12 inch non-asbestos vinyl floor tile (multiple colors); under non-asbestos sheet floor covering in restrooms; under carpet	14,500 SF
(+)	Sink Undercoating - Black	Nurse room 118 on stainless steel sink	1 EA
(+)	12x12 inch white glued on ceiling tile (<1% asbestos)	Throughout main building in classrooms and hallways; above newer lay-in ceiling tile	11,000 SF
(+)	White paint on brown window sealant (<1% asbestos)	Gym/multi-purpose room windows	NOT QUANTIFIED

INSPECTION SUMMARY

MATERIALS THAT TESTED NEGATIVE FOR ASBESTOS

Samples of the following materials did not contain asbestos based on testing by a NVLAP participating laboratory. Although no asbestos was detected, it is possible that further sampling could indicate asbestos content. It may be prudent to test prior to impact through demolition, renovation, etc.

<u>Material (type)</u>	<u>Location</u>
2x2 ft. wall and ceiling tile	Multi-purpose room
Asphalt Impregnated Paper	Portables under 3 tab shingles
Brick - red	Custodial room
Brick Grout - brown	Exterior brick
Brick Grout - grey	Custodial room
Built-up Roofing	Roof
Carpet Mastic - gold; brittle	Portables 15,16,19,20
Carpet mastic - yellow; sticky	Throughout main building
Carpet mastic - yellow; sticky	Portable 14
Ceramic Tile Grout - light brown	Main building boys and girls restrooms
Covebase - 4 inch brown	Room 120
Covebase Mastic - 6 inch grey with cream mastic	Portables
Covebase Mastic - cream	Multi-purpose room
Covebase Mastic - gold	Portable 14 on 4 inch grey covebase
Covebase Mastic - remnant brown	Stage steps
Covebase/Mastic - 4 inch black with cream mastic	Portables
Covebase/Mastic - 6 inch black with clear mastic	Portables
Glue dots on <1% asbestos glued-on ceiling tiles	Main building throughout; hallways and classrooms
Gypsum Wallboard	Portables
Gypsum Wallboard/Joint Compound - white	Portables
HVAC duct sealant - grey/cream	Main building roof
Lay-in Ceiling Tile; pinhole/birdsfeet	Throughout main building and portables
Mortar - over brick	Main building
Plaster wall	Main building throughout
Sealant on chimney	Main building roof; boiler room
Sheet Floor Covering	Main building and portables

INSPECTION SUMMARY

Sink Undercoating - white	Main building classrooms on metal sinks
Stucco - grey	Roof; multi-purpose room
Vinyl Floor Tile	Main building throughout
Wall texture - spray-on	Main building; Office
Wallboard; fiberboard with wall paper	Portables

INSPECTION SUMMARY

BACKGROUND

During July and August 2019, PBS performed a pre-renovation asbestos and lead paint survey of the school building and portable buildings at Whitstran Elementary School located at 102101 W Foisy Road in Prosser, Washington. The survey was requested by Prosser School District in anticipation of renovation activities.

The purpose of the survey was to locate, identify, and quantify accessible friable and non-friable asbestos-containing building materials for removal prior to renovation. In addition, this report characterizes representative painted surfaces and provides information about possible polychlorinated biphenyl containing light ballasts and mercury containing lamps and switches.

The survey is also intended to satisfy Washington Department of Labor and Industries (L&I) hazard communication requirements as well as requirements to perform an asbestos survey prior to renovation or demolition according to Washington Administrative Code (WAC) 296-62-07721.

INSPECTION SUMMARY

ASBESTOS SUMMARY

A PBS Asbestos Hazard Emergency Response Act (AHERA) accredited inspector inspected the buildings and portables to determine the presence, location, and approximate quantity of asbestos containing materials (ACM). Sixty-two (62) bulk samples of building materials, suspected of containing asbestos, were collected and submitted under chain of custody to Lab/Cor Eugene of Eugene, Oregon, for polarized light microscopy (PLM) analysis. The following materials contain asbestos:

Asbestos-Containing Materials (greater than one percent asbestos)

- Asbestos-containing black sink undercoating is present on stainless steel sink in nurse room 118. Any other metal sinks with black undercoating are presumed to be a asbestos-containing material.

Materials Containing One percent or Less Than One Percent Asbestos

- Black mastic on 12x12 inch vinyl floor tile, under sheet floor covering in restrooms, and carpet throughout the main school building contains less than one percent (<1%) asbestos.
- White 12x12 inch glued on ceiling tile, above non-asbestos lay-in ceiling tile (note: non-ACM mastic), throughout the main school building hallways and classrooms contains less than one percent (<1%) asbestos.
- White paint on brown window sealant in the gym/multi-purpose room contains less than one percent (<1%) asbestos.

PBS observed seven (7) non-asbestos board chalkboards in classrooms within the main school building. There is a potential for ACM glue dots to be present behind the original classroom chalkboards. In addition, PBS observed no asbestos core fire doors.

At the time of this survey, all asbestos-containing building materials were observed to be in good condition.

Please refer to the asbestos bulk sample inventory for more sample details.

Asbestos Regulations

Washington Department of Ecology (Ecology), Environmental Protection Agency (EPA), and L&I regulations require proper removal and handling of ACM by licensed and trained asbestos abatement contractors prior to building renovations or demolition.

Ecology, EPA, and L&I all define ACM as any material containing more than one percent asbestos. Although materials equal to or less than one percent are not considered by regulatory agencies to be an ACM, they still have some asbestos content, and L&I has specific requirements for situations in which workers may encounter, disturb, or remove materials containing any level of asbestos. For the sake of hazard communication, these materials are included in the asbestos-containing materials section of this report.

L&I regulations are intended to reduce the risk of asbestos exposure to workers who unknowingly or improperly disturb ACM. Hazard communication, training, personal protection, work practices, exposure monitoring, and recordkeeping are all major components of the regulation.

WAC 296-62-07721 also covers asbestos abatement requirements, removal notifications, licensing, and certifications for contractors.

INSPECTION SUMMARY

LEAD-BASED PAINT

Paint was sampled for lead content for the sake of hazard communication.

Ten (10) paint chip samples were collected from representative building components from throughout the buildings and portables, and submitted under chain of custody to RJ Lee Group of Monroeville, Pennsylvania, for analysis of lead content via flame atomic absorption (FLAA). The concentration of lead in the samples range from below the level of detection to 20,000 parts per million (ppm) or two percent (2%).

See the Lead Sample Inventory section for representative building components and corresponding results.

Paint testing for this survey was limited in scope. The report information and testing results are not to be construed as an exhaustive investigation of lead-containing paint on all building surfaces. All paint on painted surfaces not identified in this report should be presumed to contain lead.

Lead-Containing Paint Regulations

The Consumer Product Safety Commission limit for lead in consumer paint products is 0.009 percent or 90 parts per million (ppm) or greater. The Department of Housing and Urban Development (HUD) and the EPA define lead-based paint as that which contains 0.5 percent or 5,000 ppm. Under OSHA, any lead concentration in paint that may become airborne during construction operations triggers requirements in the OSHA Lead in Construction Standard 29 CFR 1926.62 to protect employees impacting the paint.

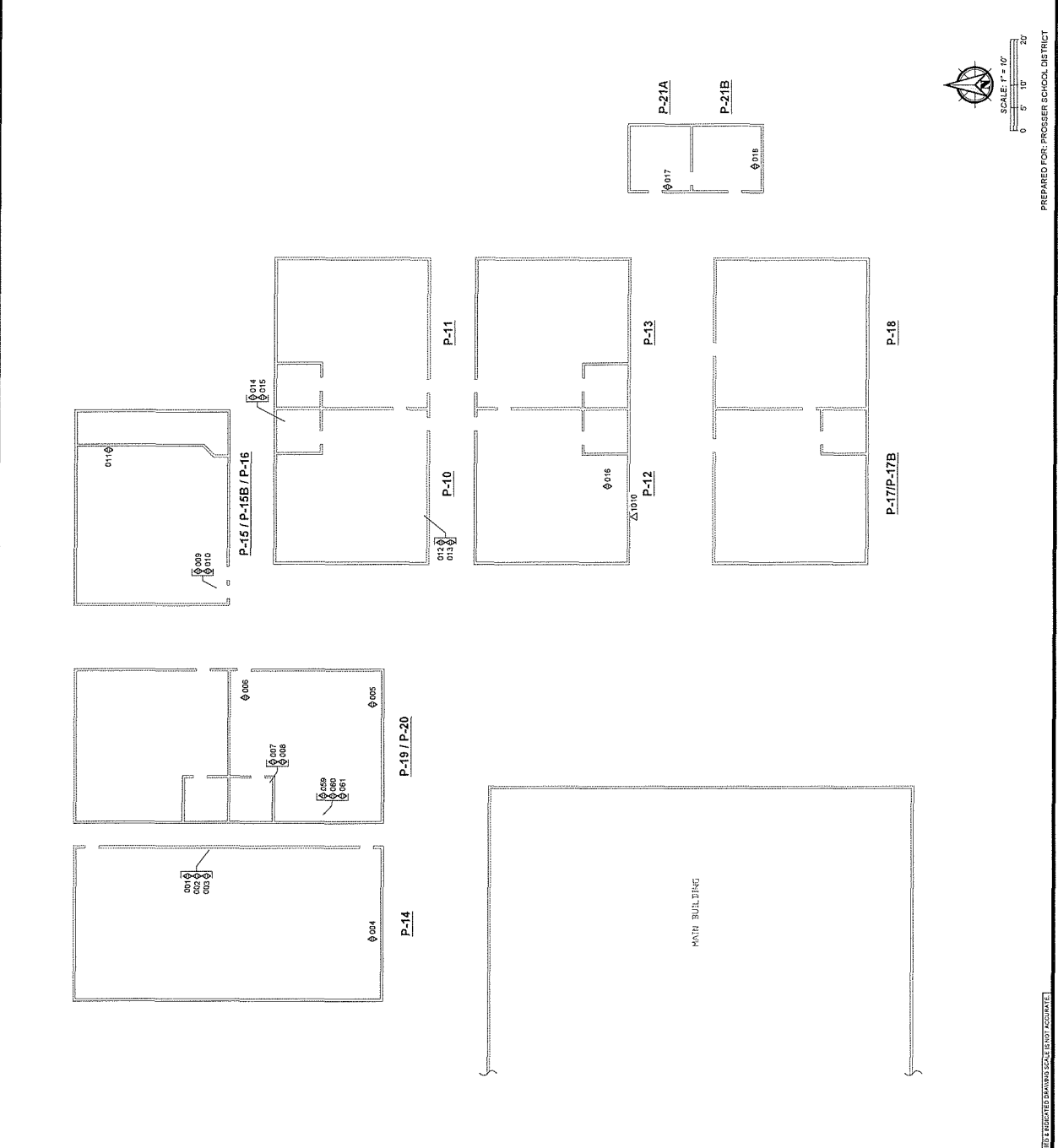
Refer to WAC 296-155-176 for additional information regarding workers exposures to lead paint.

PCB/MERCURY VAPOR TUBES

Representative fluorescent light fixtures were inspected for possible PCB-containing light ballasts. All ballasts observed during this inspection had a manufacturer's label indicating "No PCB's" were present in the ballasts. PBS counted approximately 640 light tubes throughout the building. If suspect ballasts are discovered during demolition work, segregate the suspect ballasts until a determination can be made regarding the presence of PCB's in the ballasts.

Fluorescent lamps may contain mercury vapor. All fluorescent lamps in the building and portables should be handled, recycled, and disposed of in accordance with WAC 173.303.

No mercury-containing switches or thermostats were observed during this inspection.



GENERAL NOTES

- THIS DRAWING IS DIAGNOSTIC. IT SHOULD BE USED FOR GENERAL INFORMATION AND SAMPLE LOCATIONS ONLY.
- ACCESSIBLE AREAS WERE INSPECTED FOR SUSPECT ASBESTOS-CONTAINING MATERIALS WHEN OBSERVED. REPRESENTATIVE SAMPLES OF HOMOGENEOUS MATERIALS WERE TAKEN. ONLY POSITIVE OR PRESUMED POSITIVE MATERIALS ARE SHOWN. INVENTORIES FOR ADDITIONAL INFORMATION.
- INACCESSIBLE AND/OR CONCEALED SUSPECT ASBESTOS-CONTAINING MATERIALS MAY EXIST UNDER EXISTING FINISHES OR WITHIN INTERSTITIAL SPACES THROUGHOUT THIS BUILDING, NOT OBSERVED OR TESTED.
- LEAD IN PAINTED SURFACES TESTED BELOW THE LIMIT OF DETECTION FOR PORTABLE BUILDINGS. TESTING WAS LIMITED TO SURFACES WITHIN REACH OF THE INSPECTOR. THESE SURFACES THROUGHOUT THE BUILDING SHOULD BE PRESUMED TO CONTAIN LEAD.
- NO POP-CONTAINING LIGHT BALLASTS WERE IDENTIFIED BASED ON REPRESENTATIVE LIGHT FIXTURES INSPECTED. MERCURY-CONTAINING FLUORESCENT LIGHT TUBES WERE IDENTIFIED AND QUANTIFIED IN THE SURVEY REPORT.

ASBESTOS SAMPLE SYMBOLS

◻ DRAWING REFERENCE TO BULK SAMPLE FIELD CODE.

 ○ SEE INVENTORY OF SAMPLES

 ◊ MATERIAL SYMBOL

○ NEGATIVE

 ◊ POSITIVE

◻ THERMAL SYSTEM INSULATION

 ◊ SURFACING MATERIAL

 ◊ MISCELLANEOUS MATERIAL

INVENTORY OF ASBESTOS SAMPLES

REFERENCE CODE	FIELD CODE	RESULT	SWATCH
0001	64325.008-0001	(-)	CARPET MASTIC
0002	64325.008-0002	(-)	CARPET MASTIC
0003	64325.008-0003	(-)	WALLBOARD
0004	64325.008-0004	(-)	LAY-IN CEILING TILE
0005	64325.008-0005	(-)	COVERBASE MASTIC
0006	64325.008-0006	(-)	COVERBASE MASTIC
0007	64325.008-0007	(-)	SHEET FLOOR COVERING (1)
0008	64325.008-0008	(-)	COVERBASE MASTIC
0009	64325.008-0009	(-)	CARPET MASTIC
0010	64325.008-0010	(-)	CARPET MASTIC
0011	64325.008-0011	(-)	GYPSUM WALLBOARD/ JOINT COMPOUND
0012	64325.008-0012	(-)	COVERBASE MASTIC
0013	64325.008-0013	(-)	COVERBASE MASTIC
0014	64325.008-0014	(-)	SHEET FLOOR COVERING (2)
0015	64325.008-0015	(-)	COVERBASE MASTIC
0016	64325.008-0016	(-)	GYPSUM WALLBOARD
0017	64325.008-0017	(-)	COVERBASE MASTIC
0018	64325.008-0018	(-)	COVERBASE MASTIC
0019	64325.008-0019	(-)	GYPSUM WALLBOARD
0020	64325.008-0020	(-)	ROOF
0021	64325.008-0021	(-)	TARP

LEAD SAMPLE SYMBOLS

◻ DRAWING REFERENCE TO LEAD SAMPLE FIELD CODE.

 ○ SEE INVENTORY OF SAMPLES

▲ LEAD DETECTED

 ◻ BELOW THE LIMIT OF DETECTION

INVENTORY OF LEAD SAMPLES

SAMPLE NUMBER	FIELD CODE	LAB RESULT	MATERIAL DESCRIPTION
1010	64325.008-010	< 100 ppm	PAINT ON PORTABLES, SIGNING; WOOD; RED

THIS SHEET, FORM, OR CASE, IF APPLICABLE, IS THE PROPERTY OF PBS AND THIS SHEET FORM MAY BE REPRODUCED & RECREATED DRAWINGS SCALE IS NOT ACCURATE.

BULK SAMPLE INVENTORY

<u>Code</u>	<u>Material</u>	<u>Location</u>	<u>Results</u>	<u>Lab</u>
64325.006-0001	Carpet Mastic	P-14; under crimson carpet; yellow; sticky		LabCor Eugene, Inc.
		Layer: Layer 1	Description: mastic, yellow	Analysis: No Asbestos Detected
64325.006-0002	Covebase/Mastic	P-14; 4-inch gray with gold mastic		LabCor Eugene, Inc.
		Layer: Layer 1	Description: mastic, yellow with rubbery material, tan	Analysis: No Asbestos Detected
64325.006-0003	Wallboard	P-14; fiberboard with wall paper		LabCor Eugene, Inc.
		Layer: Layer 1	Description: flexible material, white/tan	Analysis: No Asbestos Detected
		Layer 2	compressed fibers, tan	No Asbestos Detected
64325.006-0004	Lay-in Ceiling Tile	P-14; pinhole/birds feet		LabCor Eugene, Inc.
		Layer: Layer 1	Description: coating, white	Analysis: No Asbestos Detected
		Layer 2	compressed fibers, tan	No Asbestos Detected
64325.006-0005	Covebase/Mastic	P-19/P-20; 4-inch black with cream mastic		LabCor Eugene, Inc.
		Layer: Layer 1	Description: rubbery material, black	Analysis: No Asbestos Detected
		Layer 2	mastic, off-white	No Asbestos Detected
64325.006-0006	Carpet Mastic	P-19/P-20; gold		LabCor Eugene, Inc.
		Layer: Layer 1	Description: mastic, yellow	Analysis: No Asbestos Detected
64325.006-0007	Sheet Floor Covering (1)	P-19; restroom/P-20 restroom; 4-inch square pattern		LabCor Eugene, Inc.
		Layer: Layer 1	Description: flexible vinyl, off-white	Analysis: No Asbestos Detected
		Layer 2	fibrous backing, off-white	No Asbestos Detected
		Layer 3	mastic, tan	No Asbestos Detected

BULK SAMPLE INVENTORY

<u>Code</u>	<u>Material</u>	<u>Location</u>	<u>Results</u>	<u>Lab</u>
64325.006-0008	Covebase/Mastic	P-19; restroom/P-20 restroom; 6-inch gray with cream mastic		LabCor Eugene, Inc.
		Layer: Layer 1	Description: mastic, off-white Analysis: No Asbestos Detected	
64325.006-0009	Carpet Mastic	P-15/P-15B/P-16; gold; brittle		LabCor Eugene, Inc.
		Layer: Layer 1	Description: loose particulate, yellow Analysis: No Asbestos Detected	
64325.006-0010	Carpet Mastic	P-15/P-15B/P-16; cream mastic		LabCor Eugene, Inc.
		Layer: Layer 1	Description: mastic, off-white Analysis: No Asbestos Detected	
64325.006-0011	Gypsum Wallboard/Joint Compound	P-15/P-15B/P-16; white; compact		LabCor Eugene, Inc.
		Layer: Layer 1	Description: textured paint, white with fine compact powder, white Analysis: No Asbestos Detected	
		Layer 2	fine compact powder, off-white Analysis: No Asbestos Detected	
		Layer 3	compact chalky material with paper, white Analysis: No Asbestos Detected	
64325.006-0012	Carpet Mastic	P-10/P-11; gold; brittle		LabCor Eugene, Inc.
		Layer: Layer 1	Description: loose particulate, yellow Analysis: No Asbestos Detected	
64325.006-0013	Covebase/Mastic	P-10/P-11; 4-inch black with cream mastic		LabCor Eugene, Inc.
		Layer: Layer 1	Description: rubbery material, black Analysis: No Asbestos Detected	
		Layer 2	mastic, white with paper, brown Analysis: No Asbestos Detected	
64325.006-0014	Sheet Floor Covering (2)	P-10/P-11; restroom; 3-inch square pattern; gold mastic		LabCor Eugene, Inc.
		Layer: Layer 1	Description: flexible vinyl, off-white Analysis: No Asbestos Detected	
		Layer 2	fibrous backing, gray Analysis: No Asbestos Detected	
		Layer 3	mastic, yellow Analysis: No Asbestos Detected	

BULK SAMPLE INVENTORY

<u>Code</u>	<u>Material</u>	<u>Location</u>	<u>Results</u>	<u>Lab</u>	
64325.006-0015	Covebase/Mastic	P-10/P-11; restroom; 6-inch black; clear mastic		LabCor Eugene, Inc.	
		Layer:	Description:		Analysis:
		Layer 1	rubbery material, black		No Asbestos Detected
		Layer 2	mastic, clear/white	No Asbestos Detected	
64325.006-0016	Gypsum Wallboard	P-12/P-13; white; compact powder		LabCor Eugene, Inc.	
		Layer:	Description:		Analysis:
		Layer 1	compact chalky material with paper, pink		No Asbestos Detected
64325.006-0017	Covebase/Mastic	P-21A/P-21B; cream on 4-inch brown covebase		LabCor Eugene, Inc.	
		Layer:	Description:		Analysis:
		Layer 1	mastic, white		No Asbestos Detected
64325.006-0018	Gypsum Wallboard	P-21A/P-21B; white with wall covering		LabCor Eugene, Inc.	
		Layer:	Description:		Analysis:
		Layer 1	textured coating, white		No Asbestos Detected
		Layer 2	compact chalky material with paper, white	No Asbestos Detected	
64325.006-0019	Wall/Ceiling Panel	Main building; multi-purpose; 2x2 fiberboard panel		LabCor Eugene, Inc.	
		Layer:	Description:		Analysis:
		Layer 1	compressed fibers, brown		No Asbestos Detected
64325.006-0020	Ceiling Panel	Main building; multi-purpose storage room 114 B; fiber panel board		LabCor Eugene, Inc.	
		Layer:	Description:		Analysis:
		Layer 1	compressed fibers, brown		No Asbestos Detected
64325.006-0021	Wall and Ceiling Plaster	Main building; multi-purpose storage room 114A; plaster wall; concrete material		LabCor Eugene, Inc.	
		Layer:	Description:		Analysis:
		Layer 1	textured paint, gray with granular compact powder, white		No Asbestos Detected
		Layer 2	granular compact powder, gray	No Asbestos Detected	

BULK SAMPLE INVENTORY

<u>Code</u>	<u>Material</u>	<u>Location</u>	<u>Results</u>	<u>Lab</u>
64325.006-0022	Carpet Mastic	Main building multi-purpose room; yellow with remnant black		LabCor Eugene, Inc.
		Layer: Layer 1	Description: loose particulate, yellow/black Analysis: No Asbestos Detected	
64325.006-0023	Covebase/Mastic	Main building multi-purpose room; cream		LabCor Eugene, Inc.
		Layer: Layer 1	Description: mastic, off-white with paint, green on wood, brown Analysis: No Asbestos Detected	
64325.006-0024	Sealant	Main building multi-purpose room windows; brown; rubbery		LabCor Eugene, Inc.
		Layer: Layer 1	Description: rubbery material, brown Analysis: No Asbestos Detected	
		Layer 2	paint, white Analysis: <1% Chrysotile	
64325.006-0025	Covebase/Mastic	Main building stage step area; remnant brown mastic		LabCor Eugene, Inc.
		Layer: Layer 1	Description: mastic, off-white Analysis: No Asbestos Detected	
		Layer 2	mastic, yellow/brown Analysis: No Asbestos Detected	
64325.006-0026	Ceiling Panel	Kitchen; fiberboard ceiling panel		LabCor Eugene, Inc.
		Layer: Layer 1	Description: coating, white Analysis: No Asbestos Detected	
		Layer 2	compressed fibers, brown Analysis: No Asbestos Detected	
64325.006-0027	Vinyl Floor Tile/Mastic	Kitchen; 12-inch off-white		LabCor Eugene, Inc.
		Layer: Layer 1	Description: hard vinyl, off-white Analysis: No Asbestos Detected	
		Layer 2	mastic, black Analysis: <1% Chrysotile	
64325.006-0028	Vinyl Floor Tile/Mastic	Kitchen; 12-inch pink		LabCor Eugene, Inc.
		Layer: Layer 1	Description: mastic, black Analysis: <1% Chrysotile	
		Layer 2	hard vinyl, pink Analysis: No Asbestos Detected	
		Layer 3	mastic, black Analysis: <1% Chrysotile	

BULK SAMPLE INVENTORY

<u>Code</u>	<u>Material</u>	<u>Location</u>	<u>Results</u>	<u>Lab</u>	
64325.006-0029	Ceiling Tile	Main building corridor above lay-in ceiling tile; 12-inch pinhole; white		LabCor Eugene, Inc.	
		Layer:	Description:		Analysis:
		Layer 1	coating, white		<1% Chrysotile
		Layer 2	compressed fibers, brown	No Asbestos Detected	
64325.006-0030	Glue Dot	On ceiling tiles; brown		LabCor Eugene, Inc.	
		Layer:	Description:		Analysis:
		Layer 1	mastic, brown with compressed fibers, brown		No Asbestos Detected
64325.006-0031	Sheet Floor Covering (3)	West men's restroom; white/gray aggregate; fibrous backing; remnant black mastic		LabCor Eugene, Inc.	
		Layer:	Description:		Analysis:
		Layer 1	flexible vinyl, off-white/gray		No Asbestos Detected
		Layer 2	fibrous backing, gray with mastic, off-white/black	No Asbestos Detected	
64325.006-0032	Vinyl Floor Tile/Mastic	Room 115; 12-inch off-white/blue speck with gold mastic		LabCor Eugene, Inc.	
		Layer:	Description:		Analysis:
		Layer 1	fibrous coating, black		No Asbestos Detected
		Layer 2	hard vinyl, off-white with mastic, yellow	No Asbestos Detected	
64325.006-0033	Covebase/Mastic	Room 115; remnant brown		LabCor Eugene, Inc.	
		Layer:	Description:		Analysis:
		Layer 1	mastic, brown with coating, white		No Asbestos Detected
64325.006-0034	Gypsum/ Plaster	Room 115; above LCT; white compact; concrete material		LabCor Eugene, Inc.	
		Layer:	Description:		Analysis:
		Layer 1	granular compact powder, gray		No Asbestos Detected
		Layer 2	compact chalky material with paper, white	No Asbestos Detected	

BULK SAMPLE INVENTORY

<u>Code</u>	<u>Material</u>	<u>Location</u>	<u>Results</u>	<u>Lab</u>
64325.006-0035	Glue Dots	Room 115; on ceiling tile above LCT; brown		LabCor Eugene, Inc.
		Layer: Layer 1	Description: mastic, brown with compressed fibers, brown	Analysis: No Asbestos Detected
64325.006-0036	Sink Undercoating	Room 115; white		LabCor Eugene, Inc.
		Layer: Layer 1	Description: loose particulate, white	Analysis: No Asbestos Detected
64325.006-0037	Sink Undercoating	Room 118; black		LabCor Eugene, Inc.
		Layer: Layer 1	Description: loose particulate, black	Analysis: 3% Chrysotile
64325.006-0038	Carpet Mastic	Room 107; yellow; sticky		LabCor Eugene, Inc.
		Layer: Layer 1	Description: mastic, yellow	Analysis: No Asbestos Detected
64325.006-0039	Sheet Floor Covering (3)	East boys restroom; room 104; white/gray aggregate with remnant black mastic		LabCor Eugene, Inc.
		Layer: Layer 1	Description: flexible vinyl, off-white/gray	Analysis: No Asbestos Detected
		Layer: Layer 2	Description: fibrous backing, gray with mastic, clear	Analysis: No Asbestos Detected
		Layer: Layer 3	Description: mastic, black	Analysis: No Asbestos Detected
64325.006-0040	Vinyl Floor Tile/Mastic	Room 103; 12-inch off-white with blue speck with remnant black mastic		LabCor Eugene, Inc.
		Layer: Layer 1	Description: hard vinyl, off-white	Analysis: No Asbestos Detected
		Layer: Layer 2	Description: mastic, yellow/black with fine compact powder, white	Analysis: No Asbestos Detected
64325.006-0041	Carpet Mastic	Room 103; yellow with remnant black mastic		LabCor Eugene, Inc.
		Layer: Layer 1	Description: mastic, yellow/black	Analysis: No Asbestos Detected

BULK SAMPLE INVENTORY

<u>Code</u>	<u>Material</u>	<u>Location</u>	<u>Results</u>	<u>Lab</u>	
64325.006-0042	Vinyl Floor Tile/Mastic	Room 102; 12-inch off-white with gray speck; yellow mastic/ remnant black		LabCor Eugene, Inc.	
		Layer:	Description:		Analysis:
		Layer 1	hard vinyl, off-white		No Asbestos Detected
		Layer 2	mastic, yellow with loose particulate, brown/white	No Asbestos Detected	
64325.006-0043	Carpet Mastic	Room 102; yellow with remnant black		LabCor Eugene, Inc.	
		Layer:	Description:		Analysis:
		Layer 1	loose particulate, yellow		No Asbestos Detected
64325.006-0044	Vinyl Floor Tile/Mastic	Room 123; 12-inch off-white with gray speck		LabCor Eugene, Inc.	
		Layer:	Description:		Analysis:
		Layer 1	hard vinyl, off-white		No Asbestos Detected
		Layer 2	mastic, yellow/black	No Asbestos Detected	
64325.006-0045	Covebase/Mastic	Room 120; 4-inch brown		LabCor Eugene, Inc.	
		Layer:	Description:		Analysis:
		Layer 1	rubbery material, brown		No Asbestos Detected
		Layer 2	mastic, gray		No Asbestos Detected
		Layer 3	mastic, off-white/brown	No Asbestos Detected	
64325.006-0046	Carpet Mastic	Room 119; yellow with remnant black mastic		LabCor Eugene, Inc.	
		Layer:	Description:		Analysis:
		Layer 1	mastic, yellow/black		No Asbestos Detected
64325.006-0047	Wall Texture	Office; white		LabCor Eugene, Inc.	
		Layer:	Description:		Analysis:
		Layer 1	loose paint and powder, gray/white		No Asbestos Detected
64325.006-0048	Mortar	Room 101; wall; cement material over brick; white		LabCor Eugene, Inc.	
		Layer:	Description:		Analysis:
		Layer 1	loose powder, white		No Asbestos Detected

BULK SAMPLE INVENTORY

<u>Code</u>	<u>Material</u>	<u>Location</u>	<u>Results</u>	<u>Lab</u>
64325.006-0049	Ceramic Tile Grout	Boys restroom; light brown cement material		LabCor Eugene, Inc.
		Layer: Layer 1	Description: loose powder, brown/gray	Analysis: No Asbestos Detected
64325.006-0050	Sheet Floor Covering (4)	Custodial room; gray wood plank pattern		LabCor Eugene, Inc.
		Layer: Layer 1	Description: rubbery material, tan	Analysis: No Asbestos Detected
		Layer: Layer 2	Description: mastic, yellow with loose fibrous material, gray	Analysis: No Asbestos Detected
64325.006-0051	Brick	Boiler room; red cementitious material		LabCor Eugene, Inc.
		Layer: Layer 1	Description: granular compact powder, red	Analysis: No Asbestos Detected
64325.006-0052	Mortar	Boiler room; gray cementitious material		LabCor Eugene, Inc.
		Layer: Layer 1	Description: loose granular powder, gray	Analysis: No Asbestos Detected
64325.006-0053	Sealant	Roof; AC duct; gray/cream		LabCor Eugene, Inc.
		Layer: Layer 1	Description: rubbery material, gray with coating, black/white	Analysis: No Asbestos Detected
64325.006-0054	Ceramic Tile Grout	Roof; exterior brick; brown		LabCor Eugene, Inc.
		Layer: Layer 1	Description: loose powder, brown	Analysis: No Asbestos Detected
64325.006-0055	Sealant	Roof; chimney; gray/white		LabCor Eugene, Inc.
		Layer: Layer 1	Description: coating, white with rubbery material, gray	Analysis: No Asbestos Detected
		Layer: Layer 2	Description: rubbery material, white	Analysis: No Asbestos Detected

BULK SAMPLE INVENTORY

<u>Code</u>	<u>Material</u>	<u>Location</u>	<u>Results</u>	<u>Lab</u>
64325.006-0056	Stucco	Roof; multi-purpose room; gray cement material		LabCor Eugene, Inc.
		Layer: Layer 1	Description: cementitious material, gray with coating, tan/white	Analysis: No Asbestos Detected
64325.006-0057	Roof (BUR)	Roof; boiler room; foam material/ black tar material		LabCor Eugene, Inc.
		Layer: Layer 1	Description: rubbery material, white/black	Analysis: No Asbestos Detected
		Layer 2	foam, yellow	No Asbestos Detected
64325.006-0058	Built-up Roofing	Roof; multi-purpose room; foam material; black tar material		LabCor Eugene, Inc.
		Layer: Layer 1	Description: rubbery material, white/black	Analysis: No Asbestos Detected
		Layer 2	foam, yellow	No Asbestos Detected
64325.006-0059	Roof	P-19/P-20; 3TAB; top layer		LabCor Eugene, Inc.
		Layer: Layer 1	Description: rocky fibrous tar, black/gray	Analysis: No Asbestos Detected
		Layer 2	tar, black	No Asbestos Detected
64325.006-0060	Roof	P-19/P-20; 3TAB; bottom layer		LabCor Eugene, Inc.
		Layer: Layer 1	Description: rocky fibrous tar, black/gray	Analysis: No Asbestos Detected
		Layer 2	coating, red	No Asbestos Detected
64325.006-0061	Tarp	P-19/P-20; tar paper		LabCor Eugene, Inc.
		Layer: Layer 1	Description: compressed fibers, black	Analysis: No Asbestos Detected
64325.006-0062	Mastic	Kitchen; black mastic under floor tile		LabCor Eugene, Inc.
		Layer: Layer 1	Description: soft compact material, black with fine compact powder, pink	Analysis: <1% Chrysotile



LabCor Eugene, Inc.

2620 River Road., Suite D
Eugene, OR 97404

BULK SAMPLE ASBESTOS ANALYSIS

Phone: (541) 654-8656
http://www.labcoreug.net

Asbestos and Environmental Analysis

Client: PBS Engineering and Environmental
400 Bradley Blvd Ste 300
Richland, WA 99352

Report Number: 190773R01
Report Date: 08/29/2019

Job Number: 190773

P.O. No: n/a

Project Name:

Project Number: 64325.006 Phase 0003

Project Notes:

Client Sample ID: 64325.006-0001	Sample ID: S1	Date Analyzed: 08/23/2019	
Client Sample Description:		Analyst: Sarah Gallino	
Asbestos Mineral Fibers	Layer Percent: Chrysotile Amosite Crocidolite		Percent Asbestos:
Homogeneous mastic, yellow	100 % - - -		NAD
Other Fibers	Fibrous Glass Cellulose Mineral Wool Synthetic Other		Matrix 94 %
	- 5 % - 1 % - -		

Client Sample ID: 64325.006-0002	Sample ID: S2	Date Analyzed: 08/23/2019	
Client Sample Description:		Analyst: Sarah Gallino	
Asbestos Mineral Fibers	Layer Percent: Chrysotile Amosite Crocidolite		Percent Asbestos:
Homogeneous mastic, yellow with rubbery material, tan	100 % - - -		NAD
Other Fibers	Fibrous Glass Cellulose Mineral Wool Synthetic Other		Matrix 100 %
	- - - - -		

Client Sample ID: 64325.006-0003	Sample ID: S3	Date Analyzed: 08/23/2019	
Client Sample Description:		Analyst: Sarah Gallino	
Asbestos Mineral Fibers	Layer Percent: Chrysotile Amosite Crocidolite		Percent Asbestos:
Layer 01 flexible material, white/tan	30 % - - -		NAD
Layer 02 compressed fibers, tan	70 % - - -		NAD
Other Fibers	Fibrous Glass Cellulose Mineral Wool Synthetic Other		Matrix 90 %
Layer 01	- 10 % - - -		90 %
Layer 02	- 100 % - - -		0 %

Client Sample ID: 64325.006-0004	Sample ID: S4	Date Analyzed: 08/23/2019	
Client Sample Description:		Analyst: Sarah Gallino	
Asbestos Mineral Fibers	Layer Percent: Chrysotile Amosite Crocidolite		Percent Asbestos:
Layer 01 coating, white	3 % - - -		NAD
Layer 02 compressed fibers, tan	97 % - - -		NAD
Other Fibers	Fibrous Glass Cellulose Mineral Wool Synthetic Other		Matrix 98 %
Layer 01	- 2 % - - -		98 %
Layer 02	- 60 % 10 % - -		30 %





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Report Number: 190773R01

Report Date: 08/29/2019

Client Sample ID: 64325.006-0005	Sample ID: S5	Date Analyzed: 08/23/2019	
Client Sample Description:		Analyst: Sarah Gallino	
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite
		Crocidolite	Percent Asbestos:
Layer 01			
rubbery material, black	90 %	-	-
			NAD
Layer 02			
mastic, off-white	10 %	-	-
			NAD
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool
			Synthetic
			Other
Layer 01	-	-	-
Layer 02	-	-	-
			Matrix
			100 %
			100 %

Client Sample ID: 64325.006-0006	Sample ID: S6	Date Analyzed: 08/23/2019	
Client Sample Description:		Analyst: Sarah Gallino	
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite
		Crocidolite	Percent Asbestos:
Homogeneous			
mastic, yellow	100 %	-	-
			NAD
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool
			Synthetic
			Other
	-	2 %	-
			1 %
			-
			Matrix
			97 %

Client Sample ID: 64325.006-0007	Sample ID: S7	Date Analyzed: 08/23/2019	
Client Sample Description:		Analyst: Sarah Gallino	
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite
		Crocidolite	Percent Asbestos:
Layer 01			
flexible vinyl, off-white	40 %	-	-
			NAD
Layer 02			
fibrous backing, off-white	57 %	-	-
			NAD
Layer 03			
mastic, tan	3 %	-	-
			NAD
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool
			Synthetic
			Other
Layer 01	-	-	-
Layer 02	10 %	25 %	-
Layer 03	-	3 %	-
			Matrix
			100 %
			65 %
			97 %

Client Sample ID: 64325.006-0008	Sample ID: S8	Date Analyzed: 08/23/2019	
Client Sample Description:		Analyst: Sarah Gallino	
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite
		Crocidolite	Percent Asbestos:
Homogeneous			
mastic, off-white	100 %	-	-
			NAD
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool
			Synthetic
			Other
	-	-	-
			Matrix
			100 %





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Report Number: 190773R01

Report Date: 08/29/2019

Client Sample ID: 64325.006-0009	Sample ID: S9	Date Analyzed: 08/23/2019	Analyst: Sarah Gallino	Percent Asbestos:
Client Sample Description:				
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite
Homogeneous				
loose particulate, yellow	100 %	-	-	-
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic
	-	3 %	-	3 %
			Other	Matrix
			-	94 %

Client Sample ID: 64325.006-0010	Sample ID: S10	Date Analyzed: 08/23/2019	Analyst: Sarah Gallino	Percent Asbestos:
Client Sample Description:				
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite
Homogeneous				
mastic, off-white	100 %	-	-	-
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic
	-	-	-	-
			Other	Matrix
			-	100 %

Client Sample ID: 64325.006-0011	Sample ID: S11	Date Analyzed: 08/23/2019	Analyst: Sarah Gallino	Percent Asbestos:
Client Sample Description:				
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite
Layer 01				
textured paint, white with fine compact powder, white	15 %	-	-	-
Layer 02				
fine compact powder, off-white	75 %	-	-	-
Layer 03				
compact chalky material with paper, white	10 %	-	-	-
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic
Layer 01	-	-	-	-
Layer 02	-	-	-	-
Layer 03	1 %	70 %	-	-
			Other	Matrix
			-	100 %
			-	100 %
			-	29 %

Client Sample ID: 64325.006-0012	Sample ID: S12	Date Analyzed: 08/23/2019	Analyst: Sarah Gallino	Percent Asbestos:
Client Sample Description:				
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite
Homogeneous				
loose particulate, yellow	100 %	-	-	-
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic
	-	1 %	-	1 %
			Other	Matrix
			-	98 %





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Client Sample ID: 64325.006-0013		Sample ID: S13			Date Analyzed: 08/23/2019	
Client Sample Description:					Analyst: Sarah Gallino	
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	Percent Asbestos:	
Layer 01						
rubbery material, black	90 %	-	-	-	NAD	
Layer 02						
mastic, white with paper, brown	10 %	-	-	-	NAD	
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other	Matrix
Layer 01	-	-	-	-	-	100 %
Layer 02	-	20 %	-	-	-	80 %

Client Sample ID: 64325.006-0014		Sample ID: S14			Date Analyzed: 08/23/2019	
Client Sample Description:					Analyst: Sarah Gallino	
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	Percent Asbestos:	
Layer 01						
flexible vinyl, off-white	40 %	-	-	-	NAD	
Layer 02						
fibrous backing, gray	55 %	-	-	-	NAD	
Layer 03						
mastic, yellow	5 %	-	-	-	NAD	
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other	Matrix
Layer 01	-	-	-	-	-	100 %
Layer 02	10 %	40 %	-	20 %	-	30 %
Layer 03	-	4 %	-	-	-	96 %

Client Sample ID: 64325.006-0015		Sample ID: S15			Date Analyzed: 08/23/2019	
Client Sample Description:					Analyst: Sarah Gallino	
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	Percent Asbestos:	
Layer 01						
rubbery material, black	75 %	-	-	-	NAD	
Layer 02						
mastic, clear/white	25 %	-	-	-	NAD	
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other	Matrix
Layer 01	-	-	-	-	-	100 %
Layer 02	-	-	-	-	-	100 %

Client Sample ID: 64325.006-0016		Sample ID: S16			Date Analyzed: 08/23/2019	
Client Sample Description:					Analyst: Sarah Gallino	
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	Percent Asbestos:	
Homogeneous						
compact chalky material with paper, pink	100 %	-	-	-	NAD	
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other	Matrix
	1 %	4 %	-	-	-	95 %

Job Number: 190773

Report Number: 190773R01

Report Date: 08/29/2019

Client Sample ID: 64325.006-0017 **Sample ID:** S17 **Date Analyzed:** 08/23/2019
Client Sample Description: **Analyst:** Sarah Gallino

Asbestos Mineral Fibers Layer Percent: Chrysotile Amosite Crocidolite **Percent Asbestos:**

Homogeneous
 mastic, white 100 % - - - **NAD**

Other Fibers Fibrous Glass Cellulose Mineral Wool Synthetic Other Matrix

- - - - - - 100 %

Client Sample ID: 64325.006-0018 **Sample ID:** S18 **Date Analyzed:** 08/23/2019
Client Sample Description: **Analyst:** Sarah Gallino

Asbestos Mineral Fibers Layer Percent: Chrysotile Amosite Crocidolite **Percent Asbestos:**

Layer 01
 textured coating, white 5 % - - - **NAD**

Layer 02
 compact chalky material with paper, white 95 % - - - **NAD**

Other Fibers Fibrous Glass Cellulose Mineral Wool Synthetic Other Matrix

Layer 01 - - - - - - 100 %

Layer 02 - 6 % - - - - 94 %

Client Sample ID: 64325.006-0019 **Sample ID:** S19 **Date Analyzed:** 08/23/2019
Client Sample Description: **Analyst:** Sarah Gallino

Asbestos Mineral Fibers Layer Percent: Chrysotile Amosite Crocidolite **Percent Asbestos:**

Homogeneous
 compressed fibers, brown 100 % - - - **NAD**

Other Fibers Fibrous Glass Cellulose Mineral Wool Synthetic Other Matrix

- 100 % - - - - 0 %

Client Sample ID: 64325.006-0020 **Sample ID:** S20 **Date Analyzed:** 08/23/2019
Client Sample Description: **Analyst:** Sarah Gallino

Asbestos Mineral Fibers Layer Percent: Chrysotile Amosite Crocidolite **Percent Asbestos:**

Homogeneous
 compressed fibers, brown 100 % - - - **NAD**

Other Fibers Fibrous Glass Cellulose Mineral Wool Synthetic Other Matrix

- 100 % - - - - 0 %



Job Number: 190773

Report Number: 190773R01

Report Date: 08/29/2019

Client Sample ID: 64325.006-0021	Sample ID: S21			Date Analyzed: 08/27/2019	
Client Sample Description:					Analyst: Sarah Gallino
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	Percent Asbestos:
Layer 01					
textured paint, gray with granular compact powder, white	5 %	-	-	-	NAD
Layer 02					
granular compact powder, gray	95 %	-	-	-	NAD
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other
Layer 01	-	-	-	-	-
Layer 02	-	-	-	-	-
					Matrix 100 %
					Matrix 100 %

Client Sample ID: 64325.006-0022	Sample ID: S22			Date Analyzed: 08/27/2019	
Client Sample Description:					Analyst: Sarah Gallino
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	Percent Asbestos:
Homogeneous					
loose particulate, yellow/black	100 %	-	-	-	NAD
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other
	-	-	-	-	-
					Matrix 100 %

Client Sample ID: 64325.006-0023	Sample ID: S23			Date Analyzed: 08/27/2019	
Client Sample Description:					Analyst: Sarah Gallino
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	Percent Asbestos:
Homogeneous					
mastic, off-white with paint, green on wood, brown	100 %	-	-	-	NAD
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other
	-	5 %	-	1 %	-
					Matrix 94 %

Client Sample ID: 64325.006-0024	Sample ID: S24			Date Analyzed: 08/27/2019	
Client Sample Description:					Analyst: Sarah Gallino
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	Percent Asbestos:
Layer 01					
rubbery material, brown	95 %	-	-	-	NAD
Layer 02					
paint, white	5 %	Trace	-	-	< 1 %
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other
Layer 01	-	-	-	-	-
Layer 02	-	-	-	-	-
					Matrix 100 %
					Matrix 100 %

Comments: Chrysotile in Layer 02 appears to be concentrated on the outer surface of the material, and may be contamination from an adjacent material.





Job Number: 190773

Report Number: 190773R01

Report Date: 08/29/2019

Client Sample ID: 64325.006-0025		Sample ID: S25			Date Analyzed: 08/27/2019		Percent Asbestos:
Client Sample Description:					Analyst: Sarah Gallino		
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			
Layer 01							
mastic, off-white	20 %	-	-	-	NAD		
Layer 02							
mastic, yellow/brown	80 %	-	-	-	NAD		
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other	Matrix	
Layer 01	-	-	-	-	-	100 %	
Layer 02	-	1 %	-	-	-	99 %	

Client Sample ID: 64325.006-0026		Sample ID: S26			Date Analyzed: 08/27/2019		Percent Asbestos:
Client Sample Description:					Analyst: Sarah Gallino		
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			
Layer 01							
coating, white	5 %	-	-	-	NAD		
Layer 02							
compressed fibers, brown	95 %	-	-	-	NAD		
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other	Matrix	
Layer 01	-	3 %	-	-	-	97 %	
Layer 02	-	95 %	5 %	-	-	0 %	

Client Sample ID: 64325.006-0027		Sample ID: S27			Date Analyzed: 08/27/2019		Percent Asbestos:
Client Sample Description:					Analyst: Sarah Gallino		
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			
Layer 01							
hard vinyl, off-white	95 %	-	-	-	NAD		
Layer 02							
mastic, black	5 %	Trace	-	-	< 1 %		
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other	Matrix	
Layer 01	-	3 %	-	-	-	97 %	
Layer 02	-	-	-	-	-	100 %	



Job Number: 190773

Report Number: 190773R01

Report Date: 08/29/2019

Client Sample ID: 64325.006-0028	Sample ID: S28				Date Analyzed: 08/27/2019
Client Sample Description:					Analyst: Sarah Gallino
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	Percent Asbestos:
Layer 01					
mastic, black	3 %	Trace	-	-	< 1 %
Layer 02					
hard vinyl, pink	94 %	-	-	-	NAD
Layer 03					
mastic, black	3 %	Trace	-	-	< 1 %
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other
Layer 01	-	-	-	-	-
Layer 02	-	-	-	-	-
Layer 03	-	-	-	-	-
					Matrix
					100 %
					100 %
					100 %

Client Sample ID: 64325.006-0029	Sample ID: S29				Date Analyzed: 08/27/2019
Client Sample Description:					Analyst: Sarah Gallino
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	Percent Asbestos:
Layer 01					
coating, white	2 %	Trace	-	-	< 1 %
Layer 02					
compressed fibers, brown	98 %	-	-	-	NAD
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other
Layer 01	-	-	-	-	-
Layer 02	-	100 %	-	-	-
					Matrix
					100 %
					0 %

Client Sample ID: 64325.006-0030	Sample ID: S30				Date Analyzed: 08/27/2019
Client Sample Description:					Analyst: Sarah Gallino
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	Percent Asbestos:
Homogeneous					
mastic, brown with compressed fibers, brown	100 %	-	-	-	NAD
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other
	-	3 %	-	-	-
					Matrix
					97 %

Job Number: 190773

Report Number: 190773R01

Report Date: 08/29/2019

Client Sample ID: 64325.006-0031	Sample ID: S31	Date Analyzed: 08/28/2019	
Client Sample Description:		Analyst: Sarah Gallino	
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite
		Crocidolite	Percent Asbestos:
Layer 01			
flexible vinyl, off-white/gray	45 %	-	-
			NAD
Layer 02			
fibrous backing, gray with mastic, off-white/black	55 %	-	-
			NAD
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool
			Synthetic
			Other
Layer 01	-	-	-
Layer 02	20 %	-	30 %
			Wollastonite
			10 %
			Matrix
			100 %
			40 %

Client Sample ID: 64325.006-0032	Sample ID: S32	Date Analyzed: 08/28/2019	
Client Sample Description:		Analyst: Sarah Gallino	
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite
		Crocidolite	Percent Asbestos:
Layer 01			
fibrous coating, black	15 %	-	-
			NAD
Layer 02			
hard vinyl, off-white with mastic, yellow	85 %	-	-
			NAD
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool
			Synthetic
			Other
Layer 01	-	5 %	-
Layer 02	-	-	-
			15 %
			Matrix
			80 %
			100 %

Client Sample ID: 64325.006-0033	Sample ID: S33	Date Analyzed: 08/28/2019	
Client Sample Description:		Analyst: Sarah Gallino	
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite
		Crocidolite	Percent Asbestos:
Homogeneous			
mastic, brown with coating, white	100 %	-	-
			NAD
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool
			Synthetic
			Other
	-	-	-
			Matrix
			100 %

Client Sample ID: 64325.006-0034	Sample ID: S34	Date Analyzed: 08/28/2019	
Client Sample Description:		Analyst: Sarah Gallino	
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite
		Crocidolite	Percent Asbestos:
Layer 01			
granular compact powder, gray	20 %	-	-
			NAD
Layer 02			
compact chalky material with paper, white	80 %	-	-
			NAD
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool
			Synthetic
			Other
Layer 01	-	-	-
Layer 02	-	5 %	-
			Matrix
			100 %
			95 %



Job Number: 190773

Report Number: 190773R01

Report Date: 08/29/2019

Client Sample ID: 64325.006-0035	Sample ID: S35	Date Analyzed: 08/28/2019	
Client Sample Description:		Analyst: Sarah Gallino	
Asbestos Mineral Fibers	Layer Percent: Chrysotile Amosite Crocidolite		Percent Asbestos:
Homogeneous			
mastic, brown with compressed fibers, brown	100 % - - -		NAD
Other Fibers	Fibrous Glass Cellulose Mineral Wool Synthetic Other		Matrix 97 %
	- 3% - - -		

Client Sample ID: 64325.006-0036	Sample ID: S36	Date Analyzed: 08/28/2019	
Client Sample Description:		Analyst: Sarah Gallino	
Asbestos Mineral Fibers	Layer Percent: Chrysotile Amosite Crocidolite		Percent Asbestos:
Homogeneous			
loose particulate, white	100 % - - -		NAD
Other Fibers	Fibrous Glass Cellulose Mineral Wool Synthetic Other		Matrix 92 %
	- 2% - 6% -		

Client Sample ID: 64325.006-0037	Sample ID: S37	Date Analyzed: 08/28/2019	
Client Sample Description:		Analyst: Sarah Gallino	
Asbestos Mineral Fibers	Layer Percent: Chrysotile Amosite Crocidolite		Percent Asbestos:
Homogeneous			
loose particulate, black	100 % 3% - -		3 %
Other Fibers	Fibrous Glass Cellulose Mineral Wool Synthetic Other		Matrix 97 %
	- - - - -		

Client Sample ID: 64325.006-0038	Sample ID: S38	Date Analyzed: 08/28/2019	
Client Sample Description:		Analyst: Sarah Gallino	
Asbestos Mineral Fibers	Layer Percent: Chrysotile Amosite Crocidolite		Percent Asbestos:
Homogeneous			
mastic, yellow	100 % - - -		NAD
Other Fibers	Fibrous Glass Cellulose Mineral Wool Synthetic Other		Matrix 97 %
	- - - 3% -		



Job Number: 190773

Report Number: 190773R01

Report Date: 08/29/2019

Client Sample ID: 64325.006-0039		Sample ID: S39			Date Analyzed: 08/28/2019		Percent Asbestos:
Client Sample Description:					Analyst: Sarah Gallino		
Asbestos Mineral Fibers		Layer Percent:	Chrysotile	Amosite	Crocidolite		
Layer 01							
flexible vinyl, off-white/gray		40 %	-	-	-	NAD	
Layer 02							
fibrous backing, gray with mastic, clear		45 %	-	-	-	NAD	
Layer 03							
mastic, black		15 %	-	-	-	NAD	
Other Fibers		Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other	Matrix
Layer 01		-	-	-	-	-	100 %
Layer 02		20 %	35 %	-	-	-	45 %
Layer 03		-	-	-	-	-	100 %

Client Sample ID: 64325.006-0040		Sample ID: S40			Date Analyzed: 08/28/2019		Percent Asbestos:
Client Sample Description:					Analyst: Sarah Gallino		
Asbestos Mineral Fibers		Layer Percent:	Chrysotile	Amosite	Crocidolite		
Layer 01							
hard vinyl, off-white		90 %	-	-	-	NAD	
Layer 02							
mastic, yellow/black with fine compact powder, white		10 %	-	-	-	NAD	
Other Fibers		Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other	Matrix
Layer 01		-	-	-	-	-	100 %
Layer 02		-	6 %	-	-	-	94 %

Client Sample ID: 64325.006-0041		Sample ID: S41			Date Analyzed: 08/28/2019		Percent Asbestos:
Client Sample Description:					Analyst: Sarah Gallino		
Asbestos Mineral Fibers		Layer Percent:	Chrysotile	Amosite	Crocidolite		
Homogeneous							
mastic, yellow/black		100 %	-	-	-	NAD	
Other Fibers		Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other	Matrix
		-	1 %	-	-	-	99 %



Job Number: 190773

Report Number: 190773R01

Report Date: 08/29/2019

Client Sample ID: 64325.006-0042	Sample ID: S42	Date Analyzed: 08/28/2019				Analyst: Sarah Gallino	Percent Asbestos:
Client Sample Description:							
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			
Layer 01	hard vinyl, off-white	97 %	-	-	-	NAD	
Layer 02	mastic, yellow with loose particulate, brown/white	3 %	-	-	-	NAD	
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other	Matrix	
Layer 01	-	-	-	-	-	100 %	
Layer 02	-	3 %	-	1 %	-	96 %	

Client Sample ID: 64325.006-0043	Sample ID: S43	Date Analyzed: 08/28/2019				Analyst: Sarah Gallino	Percent Asbestos:
Client Sample Description:							
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			
Homogeneous	loose particulate, yellow	100 %	-	-	-	NAD	
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other	Matrix	
	-	-	-	1 %	-	99 %	

Client Sample ID: 64325.006-0044	Sample ID: S44	Date Analyzed: 08/29/2019				Analyst: Sarah Gallino	Percent Asbestos:
Client Sample Description:							
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			
Layer 01	hard vinyl, off-white	95 %	-	-	-	NAD	
Layer 02	mastic, yellow/black	5 %	-	-	-	NAD	
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other	Matrix	
Layer 01	-	-	-	-	-	100 %	
Layer 02	-	2 %	-	-	-	98 %	

Client Sample ID: 64325.006-0045	Sample ID: S45	Date Analyzed: 08/29/2019				Analyst: Sarah Gallino	Percent Asbestos:
Client Sample Description:							
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			
Layer 01	rubbery material, brown	90 %	-	-	-	NAD	
Layer 02	mastic, gray	5 %	-	-	-	NAD	
Layer 03	mastic, off-white/brown	5 %	-	-	-	NAD	
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other	Matrix	
Layer 01	-	-	-	-	-	100 %	
Layer 02	-	-	-	-	-	100 %	
Layer 03	-	-	-	-	-	100 %	



Job Number: 190773

Report Number: 190773R01

Report Date: 08/29/2019

Client Sample ID: 64325.006-0046 **Sample ID:** S46 **Date Analyzed:** 08/29/2019
Client Sample Description: **Analyst:** Sarah Gallino

Asbestos Mineral Fibers Layer Percent: Chrysotile Amosite Crocidolite **Percent Asbestos:**

Homogeneous
mastic, yellow/black 100 % - - - **NAD**

Other Fibers Fibrous Glass Cellulose Mineral Wool Synthetic Other Matrix

- 1 % - 5 % - - 94 %

Client Sample ID: 64325.006-0047 **Sample ID:** S47 **Date Analyzed:** 08/29/2019
Client Sample Description: **Analyst:** Sarah Gallino

Asbestos Mineral Fibers Layer Percent: Chrysotile Amosite Crocidolite **Percent Asbestos:**

Homogeneous
loose paint and powder, gray/white 100 % - - - **NAD**

Other Fibers Fibrous Glass Cellulose Mineral Wool Synthetic Other Matrix

- - - - - - 100 %

Client Sample ID: 64325.006-0048 **Sample ID:** S48 **Date Analyzed:** 08/29/2019
Client Sample Description: **Analyst:** Sarah Gallino

Asbestos Mineral Fibers Layer Percent: Chrysotile Amosite Crocidolite **Percent Asbestos:**

Homogeneous
loose powder, white 100 % - - - **NAD**

Other Fibers Fibrous Glass Cellulose Mineral Wool Synthetic Other Matrix

- - - - - - 100 %

Client Sample ID: 64325.006-0049 **Sample ID:** S49 **Date Analyzed:** 08/29/2019
Client Sample Description: **Analyst:** Sarah Gallino

Asbestos Mineral Fibers Layer Percent: Chrysotile Amosite Crocidolite **Percent Asbestos:**

Homogeneous
loose powder, brown/gray 100 % - - - **NAD**

Other Fibers Fibrous Glass Cellulose Mineral Wool Synthetic Other Matrix

- - - - - - 100 %

Client Sample ID: 64325.006-0050 **Sample ID:** S50 **Date Analyzed:** 08/29/2019
Client Sample Description: **Analyst:** Sarah Gallino

Asbestos Mineral Fibers Layer Percent: Chrysotile Amosite Crocidolite **Percent Asbestos:**

Layer 01
rubbery material, tan 95 % - - - **NAD**

Layer 02
mastic, yellow with loose fibrous material, gray 5 % - - - **NAD**

Other Fibers Fibrous Glass Cellulose Mineral Wool Synthetic Other Matrix

Layer 01 - - - - - - 100 %

Layer 02 - 5 % - 15 % - - 80 %



Job Number: 190773

Report Number: 190773R01

Report Date: 08/29/2019

Client Sample ID: 64325.006-0051	Sample ID: S51	Date Analyzed: 08/29/2019	
Client Sample Description:		Analyst: Sarah Gallino	
Asbestos Mineral Fibers	Layer Percent: Chrysotile Amosite Crocidolite		Percent Asbestos:
Homogeneous			
granular compact powder, red	100 % - - -		NAD
Other Fibers	Fibrous Glass Cellulose Mineral Wool Synthetic Other		Matrix 100 %
-	- - - - -		

Client Sample ID: 64325.006-0052	Sample ID: S52	Date Analyzed: 08/29/2019	
Client Sample Description:		Analyst: Sarah Gallino	
Asbestos Mineral Fibers	Layer Percent: Chrysotile Amosite Crocidolite		Percent Asbestos:
Homogeneous			
loose granular powder, gray	100 % - - -		NAD
Other Fibers	Fibrous Glass Cellulose Mineral Wool Synthetic Other		Matrix 100 %
-	- - - - -		

Client Sample ID: 64325.006-0053	Sample ID: S53	Date Analyzed: 08/29/2019	
Client Sample Description:		Analyst: Sarah Gallino	
Asbestos Mineral Fibers	Layer Percent: Chrysotile Amosite Crocidolite		Percent Asbestos:
Homogeneous			
rubbery material, gray with coating, black/white	100 % - - -		NAD
Other Fibers	Fibrous Glass Cellulose Mineral Wool Synthetic Other		Matrix 100 %
-	- - - - -		

Client Sample ID: 64325.006-0054	Sample ID: S54	Date Analyzed: 08/29/2019	
Client Sample Description:		Analyst: Sarah Gallino	
Asbestos Mineral Fibers	Layer Percent: Chrysotile Amosite Crocidolite		Percent Asbestos:
Homogeneous			
loose powder, brown	100 % - - -		NAD
Other Fibers	Fibrous Glass Cellulose Mineral Wool Synthetic Other		Matrix 100 %
-	- - - - -		





Job Number: 190773

Report Number: 190773R01

Report Date: 08/29/2019

Client Sample ID: 64325.006-0055	Sample ID: S55	Date Analyzed: 08/29/2019					
Client Sample Description:		Analyst: Sarah Gallino		Percent Asbestos:			
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			
Layer 01							
coating, white with rubbery material, gray	30 %	-	-	-			NAD
Layer 02							
rubbery material, white	70 %	-	-	-			NAD
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other	Matrix	
Layer 01	-	-	-	-	-	100 %	
Layer 02	-	-	-	-	-	100 %	

Client Sample ID: 64325.006-0056	Sample ID: S56	Date Analyzed: 08/29/2019					
Client Sample Description:		Analyst: Sarah Gallino		Percent Asbestos:			
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			
Homogeneous							
cementitious material, gray with coating, tan/white	100 %	-	-	-			NAD
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other	Matrix	
	-	-	-	-	-	100 %	

Client Sample ID: 64325.006-0057	Sample ID: S57	Date Analyzed: 08/29/2019					
Client Sample Description:		Analyst: Sarah Gallino		Percent Asbestos:			
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			
Layer 01							
rubbery material, white/black	20 %	-	-	-			NAD
Layer 02							
foam, yellow	80 %	-	-	-			NAD
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other	Matrix	
Layer 01	-	-	-	-	-	100 %	
Layer 02	-	-	-	-	-	100 %	

Client Sample ID: 64325.006-0058	Sample ID: S58	Date Analyzed: 08/29/2019					
Client Sample Description:		Analyst: Sarah Gallino		Percent Asbestos:			
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			
Layer 01							
rubbery material, white/black	35 %	-	-	-			NAD
Layer 02							
foam, yellow	65 %	-	-	-			NAD
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other	Matrix	
Layer 01	-	-	-	-	-	100 %	
Layer 02	-	-	-	-	-	100 %	





LabCor Eugene, Inc.

2620 River Road., Suite D
Eugene, OR 97404

BULK SAMPLE ASBESTOS ANALYSIS

Phone: (541) 654-8656
<http://www.labcoreug.net>

Asbestos and Environmental Analysis

Job Number: 190773

Report Number: 190773R01

Report Date: 08/29/2019

This laboratory participates in the National Voluntary Laboratory Accreditation Program (NVLAP). Testing method is per 40 CFR 763 Subpart E, Appendix E, PLM. This report and the data contained therein cannot be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the U.S. Government.

- "NAD" is No Asbestos Detected.
- Asbestos consists of the following minerals: chrysotile, amosite, crocidolite, tremolite, actinolite, anthophyllite.
- Material binders, such as those found in vinyl floor tiles, may prevent the detection of small diameter asbestos fibers. A gravimetric preparation and point-count is recommended for such samples.
- Quantitative analysis by PLM point count or TEM may be recommended for samples testing at < or = to 1% asbestos.
- The following estimate of error for this method by visual estimation of asbestos percent are as follows:
1% asbestos: 0-3% error, 5% asbestos: 1-9% error, 10% asbestos: 5-15% error, 20% asbestos: 10-30% error.
- This report pertains only to the samples listed on the report. Report considered valid only when signed by analyst.

Reviewed by:

x Sarah Gallino

Sarah Gallino



Client: PBS Engineering and Environmental
400 Bradley Blvd Ste 300
Richland, WA 99352

Report Number: 190904R01
Report Date: 10/02/2019

Job Number: 190904

P.O. No: n/a

Project Name:

Project Number: 64325.006 Phase 0003

Project Notes:

Client Sample ID: 64325.006-0059	Sample ID: S1	Date Analyzed: 10/02/2019	
Client Sample Description:		Analyst: Sarah Gallino	
Asbestos Mineral Fibers	Layer Percent: Chrysotile Amosite Crocidolite		Percent Asbestos:
Layer 01			
rocky fibrous tar, black/gray	95 % - -		NAD
Layer 02			
tar, black	5 % - -		NAD
Other Fibers	Fibrous Glass Cellulose Mineral Wool Synthetic Other		Matrix
Layer 01	- - - - -		100 %
Layer 02	- - - - -		100 %

Client Sample ID: 64325.006-0060	Sample ID: S2	Date Analyzed: 10/02/2019	
Client Sample Description:		Analyst: Sarah Gallino	
Asbestos Mineral Fibers	Layer Percent: Chrysotile Amosite Crocidolite		Percent Asbestos:
Layer 01			
rocky fibrous tar, black/gray	97 % - -		NAD
Layer 02			
coating, red	3 % - -		NAD
Other Fibers	Fibrous Glass Cellulose Mineral Wool Synthetic Other		Matrix
Layer 01	10 % - - - - -		90 %
Layer 02	- - - - -		100 %

Client Sample ID: 64325.006-0061	Sample ID: S3	Date Analyzed: 10/02/2019	
Client Sample Description:		Analyst: Sarah Gallino	
Asbestos Mineral Fibers	Layer Percent: Chrysotile Amosite Crocidolite		Percent Asbestos:
Homogeneous			
compressed fibers, black	100 % - -		NAD
Other Fibers	Fibrous Glass Cellulose Mineral Wool Synthetic Other		Matrix
	- 80 % - - - - -		20 %

Client Sample ID: 64325.006-0062	Sample ID: S4	Date Analyzed: 10/02/2019	
Client Sample Description:		Analyst: Sarah Gallino	
Asbestos Mineral Fibers	Layer Percent: Chrysotile Amosite Crocidolite		Percent Asbestos:
Homogeneous			
soft compact material, black with fine compact powder, pink	100 % Trace - -		< 1 %
Other Fibers	Fibrous Glass Cellulose Mineral Wool Synthetic Other		Matrix
	- - - - -		100 %

Job Number: 190904

Report Number: 190904R01

Report Date: 10/02/2019

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- Quantitative analysis by PLM point count or TEM may be recommended for samples testing at < or = to 1% asbestos.
- The following estimate of error for this method by visual estimation of asbestos percent are as follows:
1% asbestos: 0-3% error, 5% asbestos: 1-9% error, 10% asbestos: 5-15% error, 20% asbestos: 10-30% error.
- This report pertains only to the samples listed on the report. Report considered valid only when signed by analyst.

Reviewed by:

x Sarah Gallino

Sarah Gallino



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TRANSMITTAL AND CHAIN OF CUSTODY FOR ASBESTOS BULK SAMPLES

Project No.: 64325.006 Phase 0003

Individuals signing this form warrant that the information provided is correct and complete. The Sender should keep a copy and send the original. The Receiver should complete the form, keep a copy and return the original to the Sender. Receiver shall report damage of package immediately to Sender.

SENDER

Date Sent: August 21, 2019

PBS Engineering and Environmental Inc.
400 Bradley Blvd., Suite 300
Richland, WA 99352
509.942.1600, Fax: 866.727.0140

RECEIVER

Date Received: 8-22-19

Company: LabCor Euagene, Inc.
Address: 2620 River Rd. Suite D
Eugene, OR 97404
541.654.8656

Paige Price
Name

Sarah Gallina
Name

Paige Price 8/21/19 10:21
Authorized Signature Date Time

[Signature] 8-22-19 11:26am
Authorized Signature Date Time

Sender's ID No.

Brief Description

Receiver's ID No.

Table with 2 columns: Sender's ID No. and Brief Description. Rows 1-14.

Table with 1 column: Receiver's ID No. Rows 1-14.



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TRANSMITTAL AND CHAIN OF CUSTODY FOR ASBESTOS BULK SAMPLES

64325.006-0015		
64325.006-0016		
64325.006-0017		
64325.006-0018		
64325.006-0019		
64325.006-0020		
64325.006-0021		
64325.006-0022		
64325.006-0023		
64325.006-0024		
64325.006-0025		
64325.006-0026		
64325.006-0027		
64325.006-0028		
64325.006-0029		
64325.006-0030		
64325.006-0031		
64325.006-0032		
64325.006-0033		
64325.006-0034		
64325.006-0035		
64325.006-0036		
64325.006-0037		
64325.006-0038		
64325.006-0039		



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TRANSMITTAL AND CHAIN OF CUSTODY FOR ASBESTOS BULK SAMPLES

64325.006-0040	_____	_____
64325.006-0041	_____	_____
64325.006-0042	_____	_____
64325.006-0043	_____	_____
64325.006-0044	_____	_____
64325.006-0045	_____	_____
64325.006-0046	_____	_____
64325.006-0047	_____	_____
64325.006-0048	_____	_____
64325.006-0049	_____	_____
64325.006-0050	_____	_____
64325.006-0051	_____	_____
64325.006-0052	_____	_____
64325.006-0053	_____	_____
64325.006-0054	_____	_____
64325.006-0055	_____	_____
64325.006-0056	_____	_____
64325.006-0057	_____	_____
64325.006-0058	_____	_____

Please analyze the enclosed 58 sample(s) for asbestos content using PLM with dispersion staining. PBS requests prior notification if samples will be disposed.

Request verbal results by: _____ AM/PM _____ Date.

Please fax and mail the results to the above address.

TURNAROUND DESIRED:

3 Day

SPECIAL INSTRUCTIONS: email results to: josh.jacoby@pbsusa.com
wayne.sehman@pbsusa.com
paige.prica@pbsusa.com

190904



TRANSMITTAL AND CHAIN OF CUSTODY FOR ASBESTOS BULK SAMPLES

Project No.: 64325.006 Phase 0003

Individuals signing this form warrant that the information provided is correct and complete. The Sender should keep a copy and send the original. The Receiver should complete the form, keep a copy and return the original to the Sender. Receiver shall report damage of package immediately to Sender.

SENDER

Date Sent: September 30, 2019

PBS Engineering and Environmental Inc.
400 Bradley Blvd., Suite 300
Richland, WA 99352
509.942.1600, Fax: 866.727.0140

Paige Price
Name

Paige Price 9/30/19 1:59
Authorized Signature Date Time

RECEIVER

Date Received: 10-1-19

Company: LabCor Eugene, Inc.
Address: 2620 River Rd. Suite D
Eugene, OR 97404
541.654.8656

Sarah Bullins
Name

Sarah Bullins 10-1-19 11:29
Authorized Signature Date Time

Table with 3 columns: Sender's ID No., Brief Description, Receiver's ID No. Rows contain sample IDs 64325.006-0059 through 64325.006-0062.

Please analyze the enclosed 4 sample(s) for asbestos content using PLM with dispersion staining. PBS requests prior notification if samples will be disposed.

Request verbal results by: AM/PM Date.

Please fax and mail the results to the above address.

TURNAROUND DESIRED: 24 Hour

SPECIAL INSTRUCTIONS: email results to: josh.jacoby@pbsusa.com
paige.price@pbsusa.com

LAB/COR,

I NEED A 400 POINT
COUNT ON ALL <1%
RESULTS.

THANK YOU!

Asbestos and Environmental Analysis

Client: PBS Engineering and Environmental
 400 Bradley Blvd Ste 300
 Richland, WA 99352

Report Number: 190851R01
Report Date: 09/18/2019

Job Number: 190851

P.O. No: n/a

Project Name:

Project Number: 64325.006 Phase 0003

Project Notes:

Client Sample ID: 64325.006-0024 **Sample ID:** S1 **Date Analyzed:** 09/16/2019
Client Sample Description: Layer 02 **Analyst:** Sarah Gallino
Asbestos Mineral Fibers Layer **Percent Asbestos:**
 Percent: Chrysotile Amosite Crocidolite
Layer 02 **Point Count: 0** **Point Count Fields: 400**
 paint, white 100 % Trace - - < 0.25%
Other Fibers Fibrous Mineral
 Glass Cellulose Wool Synthetic Other Matrix
Layer 02 - - - - - 100 %

Client Sample ID: 64325.006-0027 **Sample ID:** S2 **Date Analyzed:** 09/18/2019
Client Sample Description: Layer 02 **Analyst:** Sarah Gallino
Asbestos Mineral Fibers Layer **Percent Asbestos:**
 Percent: Chrysotile Amosite Crocidolite
Layer 02 **Point Count: 1** **Point Count Fields: 400**
 mastic, black 100 % 0.25 % - - 0.25 %
Other Fibers Fibrous Mineral
 Glass Cellulose Wool Synthetic Other Matrix
Layer 02 - - - - - 99.75 %

Client Sample ID: 64325.006-0028 **Sample ID:** S3 **Date Analyzed:** 09/18/2019
Client Sample Description: Layer 01 **Analyst:** Sarah Gallino
Asbestos Mineral Fibers Layer **Percent Asbestos:**
 Percent: Chrysotile Amosite Crocidolite
Layer 01 **Point Count: 0** **Point Count Fields: 400**
 mastic, black 100 % Trace - - < 0.25%
Other Fibers Fibrous Mineral
 Glass Cellulose Wool Synthetic Other Matrix
Layer 01 - - - - - 100 %

Comments: All remaining material was used for point count. No QC or further analysis can be performed.

Client Sample ID: 64325.006-0028 **Sample ID:** S4 **Date Analyzed:** 09/18/2019
Client Sample Description: Layer 03 **Analyst:** Sarah Gallino
Asbestos Mineral Fibers Layer **Percent Asbestos:**
 Percent: Chrysotile Amosite Crocidolite
Layer 03 **Point Count: 1** **Point Count Fields: 400**
 mastic, black 100 % 0.25 % - - 0.25 %
Other Fibers Fibrous Mineral
 Glass Cellulose Wool Synthetic Other Matrix
Layer 03 - - - - - 99.75 %

Comments: All remaining material was used for point count. No QC or further analysis can be performed.



Job Number: 190851

Report Number: 190851R01

Report Date: 09/18/2019

Client Sample ID: 64325.006-0029	Sample ID: S5	Date Analyzed: 09/18/2019	Analyst: Sarah Gallino
Client Sample Description: Layer 01			
Asbestos Mineral Fibers	Layer		Percent Asbestos:
	Percent: Chrysotile Amosite Crocidolite	Point Count: 0	Point Count Fields: 400
Layer 01			
coating, white	100 % Trace - -		< 0.25%
Other Fibers	Fibrous Mineral		
	Glass Cellulose Wool Synthetic Other		Matrix
Layer 01	- - - - -		100 %

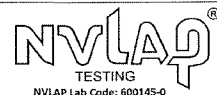
This laboratory participates in the National Voluntary Laboratory Accreditation Program (NVLAP). Testing method is per 40 CFR 763 Subpart E, Appendix E, PLM. This report and the data contained therein cannot be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the U.S. Government.

- "NAD" is No Asbestos Detected.
- Asbestos consists of the following minerals: chrysotile, amosite, crocidolite, tremolite, actinolite, anthophyllite.
- Material binders, such as those found in vinyl floor tiles, may prevent the detection of small diameter asbestos fibers. A gravimetric preparation and point-count is recommended for such samples.
- Quantitative analysis by PLM point count or TEM may be recommended for samples testing at < or = to 1% asbestos.
- The following estimate of error for this method by visual estimation of asbestos percent are as follows:
1% asbestos: 0-3% error, 5% asbestos: 1-9% error, 10% asbestos: 5-15% error, 20% asbestos: 10-30% error.
- This report pertains only to the samples listed on the report. Report considered valid only when signed by analyst.

Reviewed by:

x Sarah Gallino

Sarah Gallino



**LabCor Eugene, Inc.**2620 River Road., Suite D
Eugene, OR 97404**BULK SAMPLE ASBESTOS ANALYSIS**Phone: (541) 654-8656
http://www.labcoreug.net*Asbestos and Environmental Analysis***Client:** PBS Engineering and Environmental
400 Bradley Blvd Ste 300
Richland, WA 99352**Report Number:** 190930R01**Report Date:** 10/04/2019**Job Number:** 190930**P.O. No:** n/a**Project Name:****Project Number:** 64325.006 Phase 0003**Project Notes:****Client Sample ID:** 64325.006-0062**Sample ID:** S1**Date Analyzed:** 10/04/2019**Client Sample Description:****Analyst:** Sarah Gallino**Asbestos Mineral Fibers**

Layer				
Percent:	Chrysotile	Amosite	Crocidolite	

Percent Asbestos:**Homogeneous**soft compact material,
black with fine compact
powder, pink

100 % Trace - -

Point Count: 0 Point Count Fields: 400**< 0.25 %****Other Fibers**

Fibrous	Mineral					
Glass	Cellulose	Wool	Synthetic	Other		Matrix
-	-	-	-	-	-	100 %

This laboratory participates in the National Voluntary Laboratory Accreditation Program (NVLAP). Testing method is per 40 CFR 763 Subpart E, Appendix E, PLM. This report and the data contained therein cannot be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the U.S. Government.

- "NAD" is No Asbestos Detected.
- Asbestos consists of the following minerals: chrysotile, amosite, crocidolite, tremolite, actinolite, anthophyllite.
- Material binders, such as those found in vinyl floor tiles, may prevent the detection of small diameter asbestos fibers. A gravimetric preparation and point-count is recommended for such samples.
- Quantitative analysis by PLM point count or TEM may be recommended for samples testing at < or = to 1% asbestos.
- The following estimate of error for this method by visual estimation of asbestos percent are as follows:
1% asbestos: 0-3% error, 5% asbestos: 1-9% error, 10% asbestos: 5-15% error, 20% asbestos: 10-30% error.
- This report pertains only to the samples listed on the report. Report considered valid only when signed by analyst.

Reviewed by:

x

Sarah Gallino



<u>Code</u>	<u>Material</u>	<u>Analysis</u>	<u>Location</u>	<u>Lab</u>
PAINT				
LB64325.006-1001	Paint	180 ppm	Roof; multi-purpose room; power switch panel; metal; gray/cream	R.J. Lee Group
LB64325.006-1002	Paint	<100 ppm	Roof; multi-purpose room; pipe; metal; gray/cream	R.J. Lee Group
LB64325.006-1003	Paint	20000 ppm	Roof; boiler room; trim; wood; off-white	R.J. Lee Group
LB64325.006-1004	Paint	<160 ppm	Multi-purpose room; door; metal; blue with gray	R.J. Lee Group
LB64325.006-1005	Paint	<97 ppm	Exterior; window trim; window; wood; black	R.J. Lee Group
LB64325.006-1006	Paint	3100 ppm	Exterior front poles; support pole; metal; multi-color	R.J. Lee Group
LB64325.006-1007	Paint	<150 ppm	Interior; office; door trim; wood; blue	R.J. Lee Group
LB64325.006-1008	Paint	<99 ppm	Interior; throughout; wall; plaster; beige/green	R.J. Lee Group
LB64325.006-1009	Paint	<98 ppm	Exterior; crawlspace hatch; hatch; metal; yellow	R.J. Lee Group
LB64325.006-1010	Paint	<100 ppm	Portables; siding; wood; red	R.J. Lee Group

LABORATORY REPORT

PBS Engineering & Environmental
400 Bradley Blvd
Suite 300
Richland, WA 99352

Attn: Paige Price
Phone: 509-942-1600

Email: paige.price@pbsusa.com

RJ Lee Group Job No.: PA220820190003
Samples Received: August 22, 2019
Report Date: August 26, 2019
Client Project: 64325.006 Phase 0003
Purchase Order No.: N/A
Matrix: Solid
Prep / Analysis: EPA 3050B / EPA 7000B-Paint

Client Sample ID	RJ Lee Group ID	Sampling Date	Analyte	Sample Concentration			Minimum Reporting Limit			
				Weight Percent (%)	Parts per Million (PPM) - mg/kg	Parts per Million (PPM) - mg/kg	Weight Percent (%)	Parts per Million (PPM) - mg/kg	Analysis Date	Q
LB64325.006-1001	PA220820190003-001	NP	Lead	0.018	180	0.0096	96	0.0096	8/23/2019	A
LB64325.006-1002	PA220820190003-002	NP	Lead	< 0.010	< 100	0.010	100	0.010	8/23/2019	A
LB64325.006-1003	PA220820190003-003	NP	Lead	2.0	20000	0.0096	96	0.0096	8/23/2019	A
LB64325.006-1004	PA220820190003-004	NP	Lead	< 0.016	< 160	0.016	160	0.016	8/23/2019	A
LB64325.006-1005	PA220820190003-005	NP	Lead	< 0.0097	< 97	0.0097	97	0.0097	8/23/2019	A
LB64325.006-1006	PA220820190003-006	NP	Lead	0.31	3100	0.012	120	0.012	8/23/2019	A
LB64325.006-1007	PA220820190003-007	NP	Lead	< 0.015	< 150	0.015	150	0.015	8/23/2019	A
LB64325.006-1008	PA220820190003-008	NP	Lead	< 0.0099	< 99	0.0099	99	0.0099	8/23/2019	A
LB64325.006-1009	PA220820190003-009	NP	Lead	< 0.0098	< 98	0.0098	98	0.0098	8/23/2019	A
LB64325.006-1010	PA220820190003-010	NP	Lead	< 0.0100	< 100	0.0100	100	0.0100	8/23/2019	A

Comments:

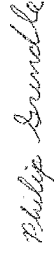
Report Qualifiers (Q):

- P : PA-DEP Accredited (PA DEP Lab ID 02-00396, NELAP)
- N : NY ELAP Accredited (NY ELAP Lab Code 10884)
- C : CA ELAP Accredited (CA ELAP Certificate 19770)
- A : AIHA-LAP, LLC Accredited (Lab ID 100364)
- : Test (analyte-matrix-preparation-analysis) is performed under RJLG's General Quality System requirements and is not part of any of the above scopes of accreditations

These results are submitted pursuant to RJ Lee Group's current terms and conditions of sale, including the company's standard warranty and limitation of liability provisions. No responsibility or liability is assumed for the manner in which the results are used or interpreted. Unless notified in writing to return the samples covered by this report, RJ Lee Group will store the samples for a period of thirty (30) days before discarding. A shipping and handling fee will be assessed for the return of any samples. This laboratory operates in accord with ISO 17025:2005 guidelines, and holds a limited scope of accreditations under different accrediting agencies; refer to <http://www.rjlg.com/about-us/accreditations/> for more information and current status. Unless it is specifically stated otherwise (under the Q column using the appropriate accrediting agency qualifier(s)) the work contained in this report is performed under RJLG's General Quality System requirements and is not part of any scope of accreditations. This report may not be used to claim product enforcement by any laboratory accrediting agency. The results contained in this report relate only to the items tested or to the sample(s) as received by the laboratory. Any reproduction of this document must be in full for the report to be valid.

Unless otherwise noted (either in the comments section of the report and/or with the appropriate qualifiers (Q) column) the following apply: (a) Samples were received in good condition, (b) All QC samples are within acceptable established limits, (c) All samples designated as NELAP meet the requirements of the NELAC standards if not applicable qualifiers will be used to designate the non-compliance and (d) Results have not been blank corrected. Quality Control data is available upon request.

- B = Analyte detected in the associated Method Blank
- S = Spike Recovery outside accepted limits
- R = RPD (relative percent difference) outside accepted limits
- D = RL (reporting limit verification) outside accepted limits
- NP = Not Provided



Philip Grindle
Laboratory Supervisor



PA 220820190003

TRANSMITTAL AND CHAIN OF CUSTODY FOR LEAD BULK SAMPLES

Project No.: 64325.006 Phase 0003

Individuals signing this form warrant that the information provided is correct and complete. The Sender should keep a copy and send the original. The Receiver should complete the form, keep a copy and return the original to the Sender. Receiver shall report damage of package immediately to Sender.

SENDER

Date Sent: August 21, 2019

PBS Engineering and Environmental Inc.
400 Bradley Blvd., Suite 300
Richland, WA 99352
509.942.1600, Fax: 866.727.0140

Paige Price
Name

Paige Price
Authorized Signature Date 8/21/19

RECEIVER

Date Received: 082219 930

Company: R.J. Lee Group
Address: 350 Hochberg Road
Monroeville, PA 15146
724-325-1776

J. Lee
Name

J. Lee
Authorized Signature Date 082219

Table with 3 columns: Sender's ID No., Brief Description, Receiver's ID No. Rows include IDs LB64325.006-1001 through LB64325.006-1010.



TRANSMITTAL AND CHAIN OF CUSTODY FOR LEAD BULK SAMPLES

ANALYSIS REQUESTED:

- LEAD:**
- Paint
 - Wipe
 - Soil/Misc.
 - Air
 - TCLP

Please analyze the enclosed 10 sample(s) for LEAD content using Atomic Absorption Method. PBS requests prior notification if samples will be disposed.

Please fax and mail the results to the above address.

TURNAROUND DESIRED:

3 Day

SPECIAL INSTRUCTIONS: email results to: josh.jacoby@pbsusa.com
wayne.sehman@pbsusa.com
paige.pricer@pbsusa.com

THIS IS TO CERTIFY THAT

JOSH JACOBY
HAS SUCCESSFULLY COMPLETED THE TRAINING COURSE
for
ASBESTOS INSPECTOR REFRESHER

In accordance with TSCA Title II, Part 763, Subpart E, Appendix C of 40 CFR

Course Date: 01/10/2019

Course Location: Richland, WA

Certificate: IR-19-7025B



ASBESTOS INSPECTOR REFRESHER is the Asbestos Hazard
Emergency Response Act enacting Title II
of Toxic Substance Control Act (TSCA)

Expiration Date: 01/10/2020

For verification of the authenticity of this
certificate contact:
PBS Environmental
4412 SW Corbett Avenue
Portland, OR 97239
(503) 248-1939

A handwritten signature in black ink, appearing to read "Greg M. Baker".

Greg Baker, Instructor

HEM 1.4

From: Rick Dawson <Rickd@bfhd.wa.gov>
Sent: Tuesday, December 14, 2021 4:31 PM
To: Michelle Cooke <michelle.cooke@co.benton.wa.us>
Cc: Robert Schmidt <roberts@architectswest.com>; Lars Richins <larsr@bfhd.wa.gov>; JoDee Peyton <Jodeer@bfhd.wa.gov>
Subject: Whitstran Elementary School - Expansion and Modernization.

Michelle,

The Benton-Franklin Health District has been briefed on a proposed expansion and modernization proposal for the Whitstran Elementary School located at 102101 West Foisy Road, Prosser. Based on our understanding of the proposal at this time we have no objections Provided:

1. The on-site sewage system is determined to be suitable for the proposed expanded use or an expansion is permitted, installed and approved in accordance with Benton-Franklin District Board of Health Rules and Regulations No. 2 and WAC 246-272B.
2. The plans for the school modernization are reviewed and approved in accordance with WAC 246-366 prior to beginning construction.
3. Plan and specifications for the proposed kitchen must be reviewed and approved in accordance with WAC 246-215.
4. The school must be served by an approved public water system in full compliance with WAC 246-290.

If you have any questions regarding these comments please fee free to reach out to me at the number below.

James R.(Rick) Dawson
Sr. Manager – Surveillance & Investigation

Benton-Franklin Health District

7102 W. Okanogan Place,
Kennewick, WA 99336

p: 509.460.4313

f: 509.585.1537

Pronouns; he/him

www.bfhd.wa.gov rickd@bfhd.wa.gov



SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: *Whitstran Elementary Modernization and Addition*
2. Name of applicant: *Prosser School District*
3. Address and phone number of applicant and contact person:

*Dan Purefoy (Construction Services Group ESD 112)
Senior Capital Project Manager
104 Clover Island Drive, Ste 202
Kennewick, WA 99336
C: 509.368.0853*

*Deanna Flores (Assistant Superintendent)
Prosser School District
1126 Meade Ave, Suite A
Prosser, WA 99350*

4. Date checklist prepared: *12/28/2021*
5. Agency requesting checklist: **Benton County Community Development Department - Planning Division**
6. Proposed timing or schedule (including phasing, if applicable): *April 2022 – August 2023*
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. *No*
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. *Geotechnical report, Hazardous Materials Good Faith Inspection, Energy Life Cycle Cost Analysis, Stormwater pollution prevention plan*
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. *None known*
10. List any government approvals or permits that will be needed for your proposal, if known.
Benton County plan review and Building Permit, Benton County Conditional Use Permit, DOE Storm water permit, L&I Review & Electrical Permit, AHJ Fire Review/Approval, Benton Franklin Department of Health Review/Approval.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this

page. (Lead agencies may modify this form to include additional specific information on project description.) *Construction will consist of the complete remodel of the existing 15,817 SF elementary school including all new mechanical, electrical and plumbing as well as an addition Approximately 12,000 SF of new classroom space. New parking lots and a parent drop off lane and bus loop will be installed.*

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. *102101 W Foisy Rd, Prosser, WA 99350*

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

2%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. *Alluvium Sandy Silt and Alluvium gravel*

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. *None known*

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Grading and excavation for the new classroom addition and the new parking /drop off area. Exact quantities are not known at this time. No fill projected

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. *Its possible localized erosion could occur on the project site from wind and water infiltration but BMP measures will be implemented to address potential impacts during construction. See item H below for more information related to the design and usage of the final project*

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? *Approximately 20%*

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
The project will be designed following criteria outlined in the Department of Ecology Eastern Washington stormwater manual. A Construction Stormwater General Permit will be acquired along with the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP will detail the various Best Management Practices (BMPs) that will be used during construction to prevent erosion and sedimentation.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. *Dust and construction equipment emissions during construction.*
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. *None known*
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: *None*

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. *No*
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. *No*
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. *None*
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. *No*
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. *No*
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. *No*

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. *Yes a well is currently in use*

on the existing facility serving as the domestic and irrigation water. The well will be utilizing to service the new fire suppression system including the Fire Storage Tank that will be installed. Stormwater will be handled and treated on site according to the DOE Eastern WA Stormwater design criteria.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. *Domestic Sewage will be discharged on site via a septic tank and drain field. Drain field is approximately 5035 SF. Currently the Civil engineer is working through the details on whether or not the system will need to be expanded or modified to facilitate the proposal. As proposed the project does not add any additional sewage load as the addition is replacing the existing portables on site so their isn't really a net add to the septic system.*

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. *Stormwater runoff from impervious surfaces will be collected and retained onsite. Stormwater runoff will be discharged into the onsite subsurface soils.*
- 2) Could waste materials enter ground or surface waters? If so, generally describe. Stormwater runoff can contain sediments, oils, and metals. *The stormwater collection system will be designed in accordance with the latest edition of the Stormwater Management Manual for Eastern Washington (SWMMEW) and will address any potential waste materials.*
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. *No*

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: *Installation and maintenance of stormwater structures and facilities.*

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
 evergreen tree: fir, cedar, pine, other
 shrubs
 grass
 pasture
 crop or grain
 Orchards, vineyards or other permanent crops.
 wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 water plants: water lily, eelgrass, milfoil, other

____other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? *Grass and shrubs will be removed to accommodate the new additions and possibly parking lot reconfigurations. Less than 10,000 SF of Grass. Shrubbery qty. is unknown. As minimal removal of vegetation as possible.*
- c. List threatened and endangered species known to be on or near the site. *None known*
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: *Landscaping to be in accordance with jurisdiction requirements.*
- e. List all noxious weeds and invasive species known to be on or near the site. *None known*

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other: Songbirds
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. *None known*
- c. Is the site part of a migration route? If so, explain. *None known*
- d. Proposed measures to preserve or enhance wildlife, if any: *NA*
- e. List any invasive animal species known to be on or near the site. *None known*

6. **Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. *electric and propane for heating and lighting.*
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. *No*
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: *The project will be designed closely to the WSSP (Washington State Sustainable Schools Protocol). The following are some of the new energy conservation features: All new high performance energy efficient mechanical, electrical and plumbing systems. All new windows and insulation throughout. New daylighting and occupancy sensor controlled lighting, occupancy controlled outlets etc.*

7. Environmental Health [\[help\]](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. *No*

1) Describe any known or possible contamination at the site from present or past uses.

None known

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. *None known*

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. *None known*

4) Describe special emergency services that might be required. *Only those services provided by the City of Prosser and possible county Fire.*

5) Proposed measures to reduce or control environmental health hazards, if any: *NA*

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? *None*

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. *Construction noise will occur during daylight hours. Occupancy noise will be standard auto and bus traffic generally between 7am and 5 p.m.*

3) Proposed measures to reduce or control noise impacts, if any: *None*

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. *The site houses the existing elementary school. Surrounding use is residential and agricultural. Proposed use will not affect land use of adjacent properties as this is a modernization and addition on an existing school already on site.*

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? *No former or current agricultural or forest use known.*

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: *No*
- c. Describe any structures on the site. *Existing School 15,000 SF school plus 6 portable classroom buildings.*
- d. Will any structures be demolished? If so, what? *Portable Classroom structures*
- e. What is the current zoning classification of the site? *RL-1*
- f. What is the current comprehensive plan designation of the site? *RL-1*
- g. If applicable, what is the current shoreline master program designation of the site? *Not applicable*
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. *None known*
- i. Approximately how many people would reside or work in the completed project? *Approximately 300*
- j. Approximately how many people would the completed project displace? *None*
- k. Proposed measures to avoid or reduce displacement impacts, if any: *NA*
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: *Submit proposed plans and permit applications to County for review.*
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: *N/A*

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. *NA*
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. *None*
- c. Proposed measures to reduce or control housing impacts, if any: *None NA*

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? *Tallest part of the existing building is approximately 30 ft. The new addition will not increase the height of the roofline. Exterior materials mainly consist of brick and hardie board siding.*

- b. What views in the immediate vicinity would be altered or obstructed? *None*
- b. Proposed measures to reduce or control aesthetic impacts, if any: *Compliance with zoning and building code requirements.*

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? *Building and parking lot lighting. At night.*
- b. Could light or glare from the finished project be a safety hazard or interfere with views? *No*
- c. What existing off-site sources of light or glare may affect your proposal? *None*
- c. Proposed measures to reduce or control light and glare impacts, if any:
Electrical engineer will design the lighting in accordance with applicable codes.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? *On site Athletic fields as part of school district and community activities.*
- b. Would the proposed project displace any existing recreational uses? If so, describe. *No*
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: *NA existing site with existing fields.*

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. *None known*
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. *None known*
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
An EZ-1 Archaeological form will be completed.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. *NA*

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. *See site map attached.*
- d. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? *No*
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? *Spaces will be increased as needed to accommodate the minimum code requirement. Exact qty tbd.*
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). *Possible ROW improvements (pavement, curb, gutter and sidewalks as well as new crosswalk locations. TBD based on plan review comments.*
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. *No*
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? *NA this is an existing facility with an addition that is replacing Portable Classrooms*
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. *No*
- h. Proposed measures to reduce or control transportation impacts, if any: *Provide adequate parking to support new facility and identify school walking routes with applicable signage*

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. *NA*
- b. Proposed measures to reduce or control direct impacts on public services, if any. *NA*

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site.
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
 other _____
- e. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. *All Existing: Water, septic system, electricity, telephone and refuse service*

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Daniel Purefoy

Name of signee Daniel Purefoy

Position and Agency/Organization Senior Project Manager/Owners Representative

Date Submitted: 12/28/2021

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,

wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Community Development Department

Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wiser Parkway
www.co.benton.wa.us



HEM 1.6

(509) 786-5612
P.O. Box 910, Prosser, WA 99350
planning.department@co.benton.wa.us

January 5, 2022

Robert Schmidt, Architects West
RobertS@architectswest.com
210 E Lakeside Avenue
Coeur d'Alene, ID 83814

Via US Mail and Email

RE: Written Determination of Completeness
File Numbers: CUP 2021-013 & EA 2021-034

Dear Applicant,

This office is in receipt of your project permit application for a Conditional Use Permit and SEPA checklist for upgrades and additions to Whitstran Elementary School located at 102101 W. Foisy in Prosser, Benton County, Washington.

We have determined that the required materials have been submitted and both applications are now complete. We have started the review process and assigned file numbers CUP 2021-013 & EA 2021-034. Prior to the Open Record Hearing on your project, you will receive a public hearing notice and a staff memo. If additional information is required, it will need to be submitted to our office before the item can be heard by the Hearings Examiner.

Although this office has determined that your application is complete, more clarification or information may be needed from you as we go through the review process. Additional information and/or permits may be required from other agencies including, but not limited to, the Benton County Building Division, the Benton-Franklin Health District, and the Washington State Department of Health.

If you have any questions regarding this matter, do not hesitate to contact this office.

Sincerely,

Michelle L. Cooke, Planning Manager
Benton County Community Development Dept.

cc: Dan Purefoy
dan.purefoy@esd112.org

Deanna Flores
deanna.flores@prosserschools.org

Community Development Department

Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wiser Parkway
www.co.benton.wa.us



HEM 1.7

P.O. Box 910, Prosser, WA 99350
planning.department@co.benton.wa.us

Notice of Application
(Optional DNS Process)

Benton County has received a permit application for the following project:

A complete remodel of the existing 15,817 sf Whitstran Elementary School including all new mechanical, electrical and plumbing as well as an addition of approximately 12,000 sf for new classroom space. New parking lots, a parent drop off lane and bus loop will be installed.

Project Location:

The project is located at 102101 West Foisy Road (parcel No. 1-2995-400-0001-000) in unincorporated Prosser, Benton County, Washington. The parcel is legally described as the East 12 acres of the North one-half of the northeast quarter of the southeast quarter: Less Roads to County 10-21-54. Correction deed 12-20-54. Easement 1-26-61 in Section 29, Township 9 North, Range 25 East, W.M.

Agency Contact:

Michelle L. Cooke, Planning Manager
Planning.Department@co.benton.wa.us
Phone Number: (509) 786-5612

Agency File Number:

EA 2021-034

Project Applicant:

Architects West for Prosser School District
1500 Grant Avenue
Prosser, WA 99350

<u>Date of permit application:</u>	January 4, 2022
<u>Date of determination of completeness:</u>	January 10, 2022
<u>Date of Notice of Application:</u>	January 10, 2022
<u>Notice of Application Publication Date:</u>	January 12, 2022
<u>Comment due date:</u>	January 26, 2022

SEPA Environmental Review: The Benton County Planning Division has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Non-Significance (DNS) or Mitigated Determination of Non-Significance (MDNS). The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed project.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted by the due date noted above (14 days from date of publication) to the Benton County Planning Division, P.O. Box 910 Prosser, WA 99350. Any information submitted to Benton County is subject to the public records disclosure law for the State of Washington (RCW Chapter 42.17) and all other applicable law that may require the release of the documents to the public.

This project requires a public hearing. The Benton County Planning Division will review said application and a public hearing will be scheduled at a later date and property owners within 300 feet of the boundaries of the project site will receive a public hearing notice. A copy of the subsequent threshold determination and any other information concerning this action may be obtained by contacting the Benton County Planning Division, P.O. Box 910, Prosser, WA (509) 786-5612.

Preliminary Development Regulations and Existing Environmental Documents: To evaluate the impacts of the proposed project, the following may be used for mitigation, consistency, and the development of findings and conclusions:

Regulations of Benton County including the Benton County Comprehensive Plan, BCC Title 3 Building and Fire Standards, BCC Title 6.35 Environmental Policy/SEPA, BCC Title 9 Subdivisions, BCC Title 10 Traffic and County Roads, BCC Title 11 Zoning, and BCC Title 15 Environment;

Regulations of the Washington State Department of Fish and Wildlife, Washington State Department of Ecology, and Washington State Department of Natural Resources;

Regulations of the Benton-Franklin Health District; and SEPA Environmental Checklist; and

Other required agency evaluations, approvals, permits, and mitigation as necessary.

Required Permits:

Benton County Building/Grading Permit, Conditional Use Permit, and other forms, reports, or approvals as necessary.

Required Studies:

None known at this time.

This project requires a public hearing. The Benton County Planning Division will review said application and a public hearing will be scheduled at a later date and property owners within 300 feet of the boundaries of the project site will receive a public hearing notice. A copy of the subsequent threshold determination and any other information concerning this action may be obtained by contacting the Benton County Planning Division, P.O. Box 910, Prosser, WA, (509) 786-5612.

Signed at Kennewick, Washington on this 10th day of January 2022



Michelle L. Cooke, Planning Manager
Community Development Department



BENTON CLEAN AIR AGENCY

HEM 1.8

January 14, 2022

Re: EA 2021-034

April Brown
PO Box 910
Prosser, WA 99350

Applicant/Proponent:
Whitstran Elementary School
Attn: Dan Purefoy
104 Clover Island Dr, Ste 202
Kennewick, WA 99336

Dear Ms. Brown:

It has come to our attention that you are reviewing a proposal for the above-named applicant in which a School will be renovated or demolished. We would like to take this opportunity to provide information to ensure that the applicant follows proper procedure for renovating a building within Benton County.

Prior to any renovation or demolition, the contractor or property owner must have a good faith survey performed by an AHERA certified inspector to determine the presence of asbestos. If asbestos is detected, it must be properly abated before the building is renovated. Additionally, a complete Notification of Demolition or Renovation must be submitted with our office. This form can be found and submitted on our website, www.bentoncleanair.org. This form must be submitted potentially up to ten (10) business days, depending on the work being performed, prior to the abatement and/or renovation taking place and all abatement work must be performed by a certified abatement contractor. The Notification of Demolition or Renovation must be submitted regardless of the presence of asbestos.

Thank you for the opportunity to comment on this proposal. If you have any questions, or would like further information on this subject, please contact us at (509) 783-1304.

Sincerely,

John Lyle
Inspector

April Brown

From: Weber, Diane <weberd@svid.org>
Sent: Tuesday, January 18, 2022 3:49 PM
To: Planning Department
Subject: [EXTERNAL] RE: Notice of Application - Whitstran Elementary remodel and addition

EXTERNAL EMAIL WARNING!!!: This email originated from outside of Benton County. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

There are no SVID facilities within the Whitstran Elementary remodel and addition project parcel.

Thank you for the opportunity to comment. Please contact me if I can be of further assistance.

Diane Weber

Civil Engineer Technician

Sunnyside Valley Irrigation District

PO Box 239 | Sunnyside, WA 98944

(509) 837-6980 Office

weberd@svid.org

From: Planning Department <Planning.Department@co.benton.wa.us>

Sent: Tuesday, January 11, 2022 4:02 PM

To: Clark Posey <Clark.Posey@co.benton.wa.us>; Benton Franklin Health District - Rick Dawson <rickd@bfhd.wa.gov>; Bureau of Land Management - Spokane Bureau of Land Management (BLM_OR_SP_Mail@blm.gov) <BLM_OR_SP_Mail@blm.gov>; City of Prosser - Steve Zetz <szetz@cityofprosser.com>; Environmental Review, Inc. - Tom Price <envreview@gmail.com>; Fire District #3 - Seth <SJohnson@westbentonfirerescue.org>; WA Dept of Archaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; SEPA Review - Washington Dept of Health <SEPA.reviewteam@doh.wa.gov>; WA Dept of Transportation - SEPA Review - TDM Coordinator <scplanning@wsdot.wa.gov>; Casey Barney <Casey_Barney@Yakama.com>; Yakama Nation - Corrine Camuso <Corrine_Camuso@Yakama.com>; Yakama Nation - Jessica Lally <Jessica_Lally@Yakama.com>; Yakama Nation - John Marvin <John_Marvin@Yakama.com>; Yakama Nation (SEPA) - Elizabeth Sanchez <esanchez@yakama.com>; Yakama Nation Environmental Review - Thalia Sachtleber <enviroreview@yakama.com>; john.lyle@bentoncleanair.org; Benton Clean Air - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air Authority - Robin Priddy <robin.priddy@bentoncleanair.org>; Brad O'Brien <Brad.O'Brien@co.benton.wa.us>; Brian Bell <Brian.Bell@co.benton.wa.us>; Elizabeth Koerner <Elizabeth.Koerner@co.benton.wa.us>; Jessica Harris <Jessica.Harris@co.benton.wa.us>; Michelle Johnson <Michelle.Johnson@co.benton.wa.us>; Rod Worthington <Rod.Worthington@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Jeff Liner <Jeff.Liner@co.benton.wa.us>; Jordyn Reimer <Jordyn.Reimer@co.benton.wa.us>; Tavis Hatfield <Tavis.Hatfield@co.benton.wa.us>; Douglas D'Hondt <Douglas.DHondt@co.benton.wa.us>; Bureau of Reclamation - Chuck Garner <cgarner@usbr.gov>; Bureau of Reclamation - L Hendrix <lhendrix@usbr.gov>; Bureau of Reclamation - McKinley <cmckinley@usbr.gov>; Confederated Tribes of the Umatilla Indian Reservation - Ashley Morton <AshleyMorton@ctuir.org>; Confederated Tribes of the Umatilla Indian Reservation - Bambi Rodriguez <bambirodriguez@ctuir.org>; Confederated Tribes of the Umatilla Indian Reservation - Carey Miller <CareyMiller@ctuir.org>; Futurewise - Alison Cable <alison@futurewise.org>; Futurewise - Roberta Lewandowski <Roberta@lewandowski.com>; Futurewise - Tim Trohimovich <tim@futurewise.org>; Diosdado, Rigoberto <diosdador@svid.org>; Weber, Diane <weberd@svid.org>; Cowin, Ron <cowinr@svid.org>; Dept. of Fish and Wildlife - Eric Bartrand <bartrelb@dfw.wa.gov>; Dept. of Fish and Wildlife - Mark Teske <Mark.Teske@dfw.wa.gov>; Dept. of Fish and Wildlife - Michael W. Ritter <rittemwr@dfw.wa.gov>; WA Dept of Fish and Wildlife SEPA Desk

Community Development Department

Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wisser Parkway
www.co.benton.wa.us



HEM 1.10

P.O. Box 910, Prosser, WA 99350
planning.department@co.benton.wa.us

January 19, 2022

Benton County Building Division
Benton County Code Enforcement
Benton County Fire District #3
Benton County Fire Marshal
Benton County Public Works Department
Benton-Franklin Health District
Benton PUD
City of Prosser

RE: Agency review of Conditional Use Permit application
File #: CUP 2021-013
Parcel #s: 1-2995-400-0001-000
Applicant: Robert Schmidt of Architects West for Prosser School District

Attached is a Conditional Use Permit application for your agency's review.

The applicant has applied to replace temporary modular classrooms and modernize the existing buildings of Whitstran Elementary school at 102101 Foisy Road Prosser, WA 99350.

A SEPA checklist has been submitted and sent out for separate review (BC file # EA 2021-034).

PLEASE SUBMIT YOUR COMMENTS regarding the Conditional Use Permit by email to planning.department@co.benton.wa.us by February 2, 2022.

Please reference file number **CUP 2021-013** in all correspondence.

If you have any questions or need more time to review the application, please contact the Planning Division at (509) 786-5612 or to the email above.

Thank you!
Benton County Planning Division

April Brown

From: Tina Glines <glinest@bentonpud.org>
Sent: Monday, January 24, 2022 12:23 PM
To: Planning Department
Subject: [EXTERNAL] RE: [E] Agency review of CUP 2021-013 - Whitstran Elementary remodel and expansion

EXTERNAL EMAIL WARNING!!!: This email originated from outside of Benton County. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

No comments.

Thank you,

Tina Glines

Distribution Design Technician
(509) 582-1241



From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Wednesday, January 19, 2022 3:09 PM
To: Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Brian Bell <Brian.Bell@co.benton.wa.us>; Daniel Gonzalez <Daniel.Gonzalez@co.benton.wa.us>; Elizabeth Koerner <Elizabeth.Koerner@co.benton.wa.us>; Jessica Harris <Jessica.Harris@co.benton.wa.us>; Michelle Johnson <Michelle.Johnson@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Clark Posey <Clark.Posey@co.benton.wa.us>; Dale Wilson <Dale.Wilson@co.benton.wa.us>; Benton Franklin Health District - Rick Dawson <rickd@bfhd.wa.gov>; City of Prosser - Steve Zetz <szetz@cityofprosser.com>; Fire District #3 - Charles Damron - Interim Fire Chief (cdamron@westbentonfirerescue.org) <cdamron@westbentonfirerescue.org>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Jeff Liner <Jeff.Liner@co.benton.wa.us>; Jordyn Reimer <Jordyn.Reimer@co.benton.wa.us>; Tavis Hatfield <Tavis.Hatfield@co.benton.wa.us>; Douglas D'Hondt <Douglas.DHondt@co.benton.wa.us>; Matt Mahoney <Matt.Mahoney@co.benton.wa.us>; Brenda Webb <webbb@bentonpud.org>; Chad Brooks <brooksc@bentonpud.org>; Rick Dunn <dunnr@bentonpud.org>; Rick Sunford <sunfordr@bentonpud.org>; Shanna Everson <eversons@bentonpud.org>; Tina Glines <glinest@bentonpud.org>; Jeff Vosahlo <vosahloj@bentonpud.org>; Mike Irving <irvingm@bentonpud.org>
Subject: [E] Agency review of CUP 2021-013 - Whitstran Elementary remodel and expansion

Please see the attached documents regarding the remodel and expansion proposed for Whitstran Elementary at 102101 Foisy Road.

Please include file # CUP 2021-013 in your correspondence and have any comments to our office by February 2, 2022.

Thank you



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

1250 W Alder St • Union Gap, Washington 98903-0009 • (509) 575-2490
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

January 25, 2022

April Brown
Benton County Planning
PO Box 910
Prosser, WA 99350

Re: SEPA Register 202200104, EA 2021-034

Dear April Brown:

Thank you for the opportunity to comment during the Optional Determination of Non Significance process for the Whitstran Elementary modernization and addition project, proposed by Prosser School District. We have reviewed the documents and have the following comments.

WATER QUALITY

Project with Potential to Discharge Off-Site

If your project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact **Lloyd**

April Brown
January 25, 2022
Page 2

Stevens Jr. at the Dept. of Ecology, (509) 574-3991 or email lloyd.stevensjr@ecy.wa.gov , with questions about this permit.

Sincerely,



Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepa@ecy.wa.gov

April Brown

From: DAHP SEPA (DAHP) <sepa@dahp.wa.gov>
Sent: Wednesday, January 26, 2022 2:57 PM
To: Planning Department
Cc: christian.nauer@ctwsbnr.org; Casey Barney; Corrine Camuso; Gregg Kiona; Jessica Lally; Kate Valdez; Noah Oliver
Subject: [EXTERNAL] RE: Notice of Application - Whitstran Elementary remodel and addition (DAHP Project Tracking # 2022-01-00544)

EXTERNAL EMAIL WARNING!!!: This email originated from outside of Benton County. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Hi April,

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. However, due to the small footprint of the project, DAHP is not requesting a cultural resources survey at this time. We do ask that you prepare an Inadvertent Discovery Plan (IDP) and prepare construction crews for the possibility of encountering archaeological material during ground disturbing activities.

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP project Tracking Number is attached to any future communications about this project.

Should you have any questions, please feel free to contact me.

All the best,

Sydney Hanson, MA (she/her) | **Transportation Archaeologist**
360.280.7563 (cell) | sydney.hanson@dahp.wa.gov

Department of Archaeology & Historic Preservation | www.dahp.wa.gov
1110 Capitol Way S, Suite 30 | Olympia WA 98501
PO Box 48343 | Olympia WA 98504-8343

My schedule: M-F 7:00 AM – 3:30 PM

 Please consider the environment before printing this email

From: Planning Department <Planning.Department@co.benton.wa.us>

Sent: Tuesday, January 11, 2022 4:02 PM

To: Clark Posey <Clark.Posey@co.benton.wa.us>; Dawson, Rick (DOHi) <rickd@bfhd.wa.gov>; Bureau of Land

Management - Spokane Bureau of Land Management (BLM_OR_SP_Mail@blm.gov) <BLM_OR_SP_Mail@blm.gov>; City of Prosser - Steve Zetz <szetz@cityofprosser.com>; Environmental Review, Inc. - Tom Price <envreview@gmail.com>; Fire District #3 - Seth <SJohnson@westbentonfirerescue.org>; DAHP SEPA (DAHP) <sepa@dahp.wa.gov>; DOH EPH SEPA <SEPA.reviewteam@doh.wa.gov>; WA Dept of Transportation - SEPA Review - TDM Coordinator <scplanning@wsdot.wa.gov>; Casey Barney <Casey_Barney@Yakama.com>; Yakama Nation - Corrine Camuso <Corrine_Camuso@Yakama.com>; Yakama Nation - Jessica Lally <Jessica_Lally@Yakama.com>; Yakama Nation - John Marvin <John_Marvin@Yakama.com>; Yakama Nation (SEPA) - Elizabeth Sanchez <esanchez@yakama.com>; Yakama Nation Environmental Review - Thalia Sachtleber <enviroreview@yakama.com>; john.lyle@bentoncleanair.org; Benton Clean Air - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air Authority - Robin Priddy <robin.priddy@bentoncleanair.org>; Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Brian Bell <Brian.Bell@co.benton.wa.us>; Elizabeth Koerner <Elizabeth.Koerner@co.benton.wa.us>; Jessica Harris <Jessica.Harris@co.benton.wa.us>; Michelle Johnson <Michelle.Johnson@co.benton.wa.us>; Rod Worthington <Rod.Worthington@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Jeff Liner <Jeff.Liner@co.benton.wa.us>; Jordyn Reimer <Jordyn.Reimer@co.benton.wa.us>; Tavis Hatfield <Tavis.Hatfield@co.benton.wa.us>; Douglas D'Hondt <Douglas.DHondt@co.benton.wa.us>; Bureau of Reclamation - Chuck Garner <cgarner@usbr.gov>; Bureau of Reclamation - L Hendrix <lhendrix@usbr.gov>; Bureau of Reclamation - McKinley <cmckinley@usbr.gov>; Confederated Tribes of the Umatilla Indian Reservation - Ashley Morton <AshleyMorton@ctuir.org>; Confederated Tribes of the Umatilla Indian Reservation - Bambi Rodriguez <bambirodriguez@ctuir.org>; Confederated Tribes of the Umatilla Indian Reservation - Carey Miller <CareyMiller@ctuir.org>; Futurewise - Alison Cable <alison@futurewise.org>; Futurewise - Roberta Lewandowski <Roberta@lewandowski.com>; Futurewise - Tim Trohimovich <tim@futurewise.org>; Rigo Diosdado (diosdador@svid.org) <diosdador@svid.org>; Sunnyside Valley Irrigation Dist. - Diane Weber <weberd@svid.org>; Sunnyside Valley Irrigation Dist. - Ron Cowin <cowinr@svid.org>; Bartrand, Eric L (DFW) <Eric.Bartrand@dfw.wa.gov>; Teske, Mark S (DFW) <Mark.Teske@dfw.wa.gov>; Ritter, Michael W (DFW) <Michael.Ritter@dfw.wa.gov>; SEPADesk (DFW) <SEPAdesk@dfw.wa.gov>; DNR RE SEPACENTER <SEPACENTER@dnr.wa.gov>

Subject: Notice of Application - Whitstran Elementary remodel and addition

External Email

Please see the attached Notice of Application for the Whitstran Elementary school expansion and remodel.

Comments are due to our office by January 26, 2022. If you will need more time or information to review this SEPA, please contact us as soon as possible.

Thank you



April L. Brown
Permit Technician, Planning Division
Benton County Community Development Department
(509) 786-5612
Website: co.benton.wa.us
Kennewick Office: 102206 East Wisner Parkway
Prosser Office: 620 Market Street (Prosser Courthouse, 1st Floor)



TO: PLANNING DEPARTMENT

FROM: CRISTINA WOODS

CC: DOUGLAS D'HONDT

DATE:1/28/2021

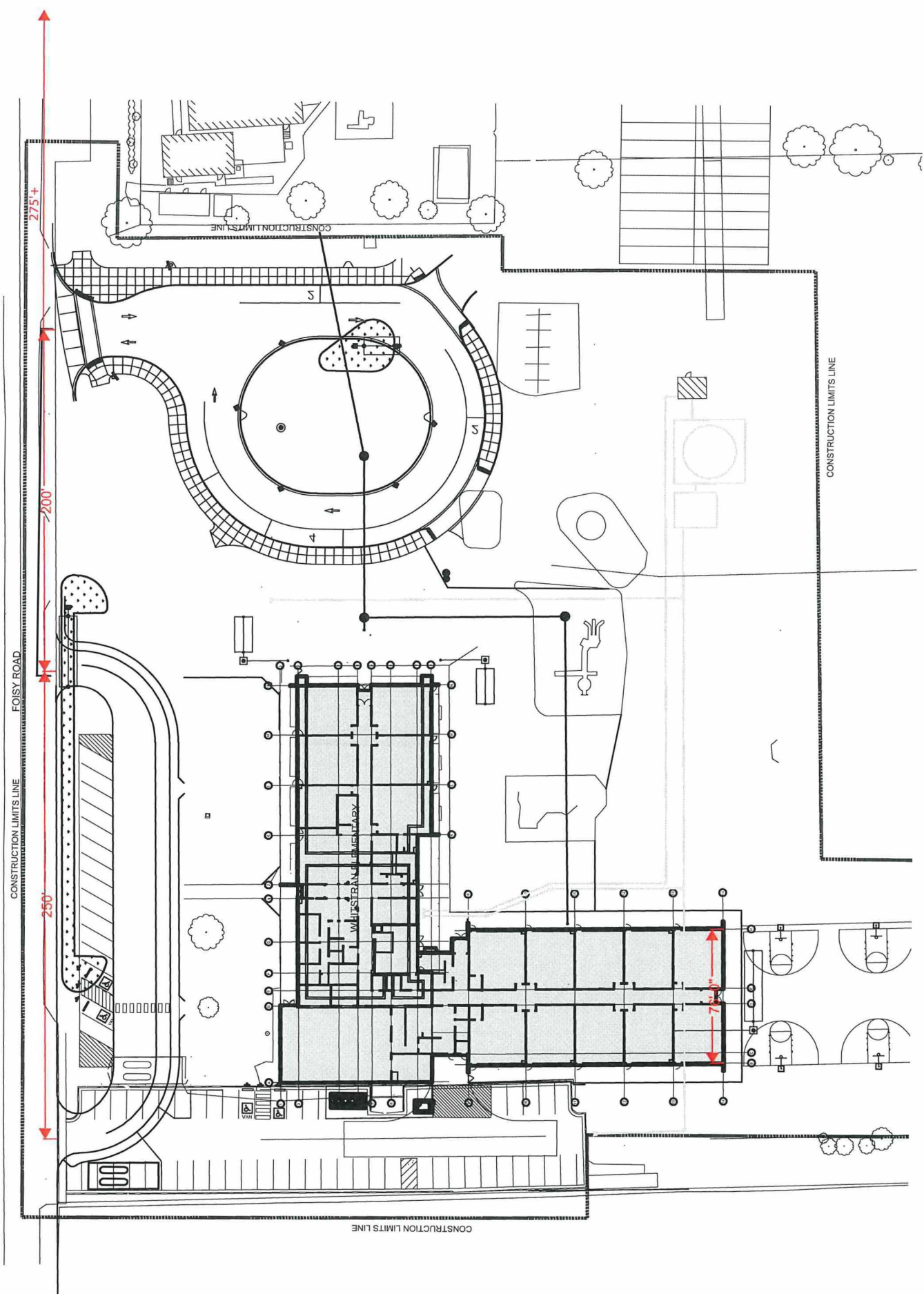
SUBJECT: COMMENTS FOR EA 2021-034 AND CUP 2021-013 WHITSTRAN ELEMENTARY REMODEL

Public Works has the following comments for EA 2021-034 and CUP 2021-013:

Per discussions between the Public Works County Engineer and Jake Bender the submitted plans do not match what was discussed and agreed upon. The agreed number of accesses to Foisy Road was three accesses not four. The plans approved by the County Engineer are attached to this response. The submitted plan's location and spacing of accesses to Foisy Road are not approved by the County Engineer. Please resubmit for plan approval.

The access to the County Road must provide drainage away from the County Road with a slope between 2% and 5%, please refer to County standard R-3.

For further information please contact Doug D'Hondt at 509 786-5611 or email publicworks@co.benton.wa.us



Community Development Department

Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wiser Parkway
www.co.benton.wa.us



HEM 1.15

P.O. Box 910, Prosser, WA 99350
planning.department@co.benton.wa.us

MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Proponent: Architects West for Prosser School District

File No. EA 2021-034

Project Description: A complete remodel of the existing 15,817 square foot Whitstran Elementary School including all new mechanical, electrical and plumbing as well as an addition of approximately 12,000 square feet for new classroom space which will replace existing portable classroom units. A new parking lot, a parent drop-off lane, and school bus loop will be installed.

Project Location: The project is located at 102101 West Foisy Road (parcel No. 1-2995-400-0001-000) in unincorporated Prosser, Benton County, Washington. The parcel is legally described as the East 12 acres of the North one-half of the northeast quarter of the southeast quarter: Less Roads to County 10-21-54. Correction deed 12-20-54. Easement 1-26-61 in Section 29, Township 9 North, Range 25 East, W.M.

Jurisdiction: Benton County, Washington

Lead Agency: Benton County Planning Division

Threshold Determination: The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c), provided that the following measures are taken to mitigate potential adverse impacts. Substantive authority to require mitigation is derived from WAC 197-11-660 and Benton County Code, Chapter 6.35.120. The decision was made after review of a completed environmental checklist, comments received from various agencies and other information on file with the lead agency. This information is available to the public on request.

Conditions/Mitigating Measures: See attached conditions. Benton County has received timely comments and determined that such conditions are necessary to mitigate specific adverse impacts.

Appeals: You may appeal this determination to the Benton County Planning Division at Post Office Box 910, Prosser, WA 99350, no later than Monday, February 24, 2022 by written notice. The fee for a threshold determination appeal is \$700.00. An appeal of the determination must be made in writing to the Benton County Planning Division and a public hearing will be scheduled and the appellant will be notified of the date, time, and place. You should be prepared to make specific factual objections. Contact the Planning Division to read or ask about the procedures for SEPA appeals.

SEPA Responsible Official: Michelle L. Cooke

Position/Title: Planning Manager

Address: P.O. Box 910, Prosser WA 99350

Date: February 10, 2022

Michelle L. Cooke, Planning Manager
Benton County Community Development Department

DISTRIBUTION:

Applicant	Sunnyside Valley Irrigation District
Benton Clean Air Authority	
Benton County Building Department	WA Department of Archaeology & Historic Preservation
Benton County Fire Marshal	WA Department of Ecology - SAWA
Benton County Public Works Department	WA Department of Fish and Wildlife
Benton-Franklin Health District	WA Department of Health
Bureau of Land Management	WA Department of Natural Resources - Olympia
Bureau of Reclamation	WA Department of Natural Resources -Ellensburg
City of Prosser	WA Department of Transportation
Confederated Tribes and Bands of the Yakama Nation	
Confederated Tribes of the Umatilla Indian Reservation	
Environmental Review Inc.	
Fire District #3	
Futurewise	

CONDITIONS/MITIGATION MEASURES

File No. EA 2021-034 – Whitstran Elementary School Remodel

Applicant:

Architects West for Prosser School District
1500 Grant Avenue
Prosser, WA 99350

The environment threshold determination and conditions are based on an analysis of information contained in the file and the following documents.

1. Benton County, BCC Title 6.35 Environmental Policy (SEPA);
2. Benton County, BCC Title 11, Zoning;
3. Benton County Comprehensive Plan;
4. Benton County, BCC Title 15 Critical Area Ordinance;
5. Benton County, BCC Title 3 Building Code, Fire Code, and Road Standards; and
6. Regulations of the Washington State Department of Fish and Wildlife, Department of Transportation, Department of Ecology, Department of Natural Resources and Department of Archaeology and Historic Preservation.

Findings:

1. Location:
 - a. The project is located at 102101 West Foisy Road (parcel No. 1-2995-400-0001-000) in unincorporated Prosser, Benton County, Washington. The parcel is legally described as the east 12 acres of the north one-half of the northeast quarter of the southeast quarter: Less Roads to County 10-21-54. Correction deed 12-20-54. Easement 1-26-61 in Section 29, Township 9 North, Range 25 East, W.M.
2. Benton County, BCC Title 11, Zoning:
 - a. The zoning designation for the project area is Rural Lands One Acre District (RL-1).
 - b. A school is an allowed use in the Rural Lands One Acre District through the approval of a conditional use permit (CUP).
3. Benton County Comprehensive Plan:
 - a. The project area is designated Rural Community Center in the Benton County Comprehensive Plan.
4. Benton County, BCC Title 15, Critical Area Ordinance:
 - a. Upon completion of a review of BCC Title 15 and the Benton County Critical Area Maps, the project site does not contain FEMA designated Flood Zones, geologically hazardous areas (erosive soils and slopes greater than 15%), and Fish and Wildlife Habitat Conservation Areas.
 - b. Wetlands: None identified.
 - c. Critical Aquifer Recharge Area: None identified.
 - d. Fish and Wildlife Habitat Conservation Area: None identified.
 - e. Frequently Flooded Areas: None identified.
 - f. Geologically Hazardous Areas: None identified.
5. The applicant is proposing a complete remodel of the existing 15,817 square foot Whitstran Elementary School including all new mechanical, electrical and plumbing as well as an addition

of approximately 12,000 square feet for new classroom space which will replace existing portable classroom units. A new parking lot, a parent drop-off lane, and school bus loop will be installed. The applicant submitted the following materials for the SEPA review process:

- a. SEPA Environmental Checklist dated December 28, 2021.

Conditions:

The applicant must complete and comply with the following mitigating conditions for this Mitigated Determination of Non-Significance (MDNS).

1. Meet and comply with the Benton County Planning Division requirements including the standards/requirements associated with a Conditional Use Permit.
2. Meet and comply with the Benton County Public Works Department requirements including resubmitting plans for approval by the County Engineer. The Public Works Department has only approved three accesses off of Foisy Road, not four. Additionally, the access to the County Road must provide drainage away from Foisy Road with a slope between 2-5% (see standard R-3) as detailed in their comment letter dated 1/28/2022.
3. Meet and comply with the Benton Clean Air Agency (BCAA) requirements including performing a good faith survey by an AHERA certified inspector to determine the presence of asbestos and the submittal of a complete Notification of Demolition or Renovation to BCAA as detailed in their comment letter dated 1/14/2022.
4. Meet and comply with the Washington State Department of Ecology requirements including obtaining a NPDES Construction Stormwater General Permit as detailed in their comment letter dated 1/25/2022.



HEM 1.16

Community Development Department

Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wiser Parkway
www.co.benton.wa.us

(509) 786-5612
P.O. Box 910, Prosser, WA 99350
planning.department@co.benton.wa.us

NOTICE OF OPEN RECORD HEARINGS

NOTICE IS HEREBY GIVEN that the following applications have been proposed to the Benton County Hearings Examiner for Benton County, Washington.

CONDITIONAL USE PERMIT CUP 2021-011, APPLICANT: Prosser School District

The applicant has applied to replace temporary modular classrooms and modernize the existing buildings of Whitstran Elementary School at 102101 Foisy Road, Prosser, WA 99350. Parcel #: 1-2995-400-0001-000

CONDITIONAL USE PERMIT CUP 2022-001, APPLICANTS: Sean McCullough

The applicant has applied to operate a custom meat cutting business at 47921 S Fremont PR SE, Kennewick, WA 99337. Parcel #: 1-3280-101-0902-004

NOTICE IS GIVEN that the Benton County Hearings Examiner will hold an open record public hearing for the above stated application. This hearing will be held in-person and virtually/telephonically.

DATE OF HEARING: Friday, March 18, 2022 at 10:00 am
LOCATION OF HEARING: Planning Hearing Room, Benton County Courthouse,
1st Floor, 620 Market Street, Prosser, WA 99350

(The Planning Hearing Room can only be accessed via the Main Street (east) side of the building.)

To find information on attendance & testimony options, directions to the meeting room and to review documentation for the application, please visit <https://tinyurl.com/BCpublicnotice>

Anyone may participate in the hearings and present testimony or comments on an application. Persons may appear in person or virtually/telephonically during the hearing or provide written testimony to the Hearings Examiner (care of the Planning Division) on or before the date of the hearing. Written comments can be emailed to planning.department@co.benton.wa.us, dropped off at one of the Planning Division offices or mailed to: Benton County Community Development Department-Planning Division, ATTN: Hearings Examiner, P.O. Box 910 Prosser, WA 99350. Any information submitted to Benton County is subject to the public records disclosure laws for the State of Washington (RCW Chapter 42.17) and all other laws that may require the release of the documents to the public.

If you wish to provide testimony during the hearing (in person or virtually), we ask that you inform the Planning Division before the meeting. You can do that by filling out our online Request to Testify form at <https://tinyurl.com/testifyform> or by contacting our office to be added to the list. **You must submit a request for each hearing in which you wish to participate.** We ask that participants who will be attending virtually please limit background noise and/or mute their line to prevent interruptions of the meeting.

If you have questions regarding any of the actions before the Hearings Examiner or the hearing process, please contact the Planning Division at (509) 786-5612, planning.department@co.benton.wa.us or at one of our offices: 102206 E. Wiser Parkway, Kennewick, WA 99338 or 620 Market Street, First Floor, Prosser, WA 99350.

Dated this 25th day of February 2022

SUSAN E. DRUMMOND
Benton County Hearings Examiner

MICHELLE L. COOKE, Planning Manager
Community Development Department

PUBLICATION DATE: March 2, 2022

5876

Notice

NOTICE OF OPENING RECORD HEARINGS
NOTICE IS HEREBY GIVEN that the following applications have been proposed to the Benton County Hearings Examiner for Benton County, Washington.

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Dated this 25th day of February 2022

SUSAN E. DRUMMOND
Benton County Hearings Examiner

MICHELLE L. COOKE
Planning Manager
Community Development Department

Published: Prosser Record-Bulletin
Published: March 2, 2022

AFFIDAVIT OF PUBLICATION

STATE OF WASHINGTON }
County of Benton } ss.

Jacob Hatch

being

first duly sworn on oath, deposes and says that he is the

Production Designer

of the PROSSER RECORD-BULLETIN, weekly newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the Superior Court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a weekly newspaper in Prosser, Benton County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of said newspaper. That

annexed is a true copy of Notice of Open Record Hearings: CUP 2021-011 and CUP 2022-001

as it was published in regular issues (and not in supplement form) of said newspaper once a week for a period of 1 consecutive weeks

commencing March 2, 2022

ending March 2, 2022

both dates inclusive and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee

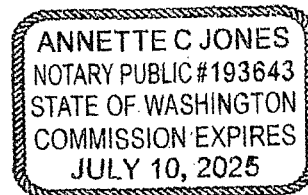
charged for the foregoing publication is the sum of \$ 267.75, which amount has been paid in full.

Jacob Hatch
Subscribed and sworn to before me this 2nd

day of March, 2022

Annette C. Jones

Notary Public in and for the State of Washington, residing at Prosser, Washington





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 P.O. Box 750
 Prosser, WA 99350
 (509)786-1711

Invoice

Date	Invoice #
3/4/2022	5876BC

Bill To
 Benton County Planning Dept.
 P.O. Box 910
 Prosser, WA., 99350

P.O. Number

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 Prosser Record-Bulletin / The Grandview Herald
 office@recordbulletin.com

Quantity	Item Code	Description	Price Each	Amount
	Prosser Legals	Notice of Open Record Hearing, CUP 2021-011 and CUP 2022-001, Published March 2, 2022. NET	267.75	267.75
Thank you for choosing your hometown newspaper!			Total	\$267.75
			Balance Due	\$267.75