REQUEST FOR BID
Abatement Services
For
SEASIDE SCHOOL DISTRICT 10

ISSUING AGENCY:
Seaside School District 10

PROJECT:
SEASIDE SCHOOL DISTRICT 10
SEASIDE HEIGHTS ELEMENTARY SCHOOL

ISSUED:
April 12, 2019

CLOSES:
Bids must be received no later than
2:00 PM, Monday, April 29, 2019

Submit:
PDF electronic copy only

to the attention of:

Megan Pritchard
Project Coordinator
DAY CPM Services
megan.pritchard@otak.com
REQUEST FOR BID
FOR ABATEMENT SERVICES

Releasing Date: April 12, 2019

Closing Date: April 29, 2019

Introduction, Background, and General Information

Seaside Heights Elementary School
The Seaside School District (the District) has selected BRIC Architecture as the design firm for this Bond. Seaside Heights Elementary School is an existing, 64,000 square foot building, including classrooms, commons area, offices, flexible space, library, cafeteria, kitchen, mechanical and support spaces, exterior covered play area, exterior gymnasium and other site improvements.

Hoffman Construction has been selected as CM/GC for the project and will begin sitework and seismic improvements beginning Summer 2019.

The District had asbestos removed in 2012 and testing conducted in 2016. These documents can be accessed via smartsheet and are also attached as Exhibit A.

Schedule of RFB Scope of Work
RFB Abatement testing is expected to be completed by May 27th; with abatement work related to seismic scope per Exhibit B to occur between June 17th, 2019 and June 28th, 2019. Abatement work on the North side of the building per Exhibit C is scheduled for January of 2020.

Schedule of RFB Response

1. Issue RFB
2. Questions Deadline
3. Last Addendum Issued
4. RFB Closing Date
5. Selection and Notice of Intent to Award
6. Contract Award

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Issue RFB</td>
<td>April 12, 2019</td>
</tr>
<tr>
<td>Questions Deadline</td>
<td>April 22, 2019 by 5 p.m.</td>
</tr>
<tr>
<td>Last Addendum Issued</td>
<td>April 23, 2019 by 5 p.m.</td>
</tr>
<tr>
<td>RFB Closing Date</td>
<td>April 29, 2019 by 2 p.m.</td>
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<tr>
<td>Selection and Notice of Intent to Award</td>
<td>April 30, 2019</td>
</tr>
<tr>
<td>Contract Award</td>
<td>May 3, 2019</td>
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</table>
Project Team

SEASIDE SCHOOL DISTRICT 10 OFFICES
1801 S. Franklin St.
Seaside, OR 97138

Project Location
2600 Spruce Drive
Seaside, OR 97138

School District Superintendent
Dr. Sheila Roley

Business Manager
Justine Hill

Owner's Representatives
DAY CPM SERVICES
Jim Henry, Project Manager
Cell: 503-680-4677
Email: jim.henry@otak.com

Megan Pritchard, Project Coordinator
Cell: 503-740-6298
Email: megan.pritchard@otak.com

CM/GC
HOFFMAN CONSTRUCTION
805 SW Broadway
Suite 2100
Portland, OR 97205
Phone: 503-221-8811

Cary Bubenik, Operations Manager
(503) 329-1002
Noelle Idehara, Pre-Con and On-Site PM
(971) 998-6793
Phil Broome, Project Superintendent
(503) 680-5353
Chris Lawson, Project Engineer

Civil and Structural Engineer
KPFF
111 SW Fifth Ave., Suite 2500
Portland, OR 97204
Phone: 503-227-3251

Structural Engineer–
Jerry Abdie, Principal
Jonathan Estabrook, Engineer

Civil Engineer–
Mark Wharry, Senior PM
Danielle Pruett, Associate

Architect
BRIC ARCHITECTURE, INC
1233 NW Northrup Street
Suite 100
Portland, Oregon 97209
Phone: 503-595-4900

Dan Hess, Principal
Nancy Rad, Project Manager
Robert Allen, Project Architect

Geotechnical Engineering
GEODESIGN INC
703 Broadway Street
Suite 650
Vancouver, WA 98660
Phone: 503-968-8787
Shawn Dimke, Principal

MEP
INTERFACE ENGINEERING
100 SW Main Street
Suite 1600
Portland, Oregon 97204
Phone: 503-382-2266

Mechanical
Andy Frichtl, Principal
Darcy Tucker

Electrical
David Chesly, Principal
Abatement Contractor Requirements
The abatement contractor shall meet the following minimum requirements to be eligible for consideration:
1. Be licensed under ORS 468A.710 to perform asbestos abatement.
2. Be currently registered in the Oregon Construction Contractors Board, if required by ORS 701.021, or ORS 671.560
3. Have at least five (5) years of continuous operation under current ownership and management.
4. Carry and maintain insurance coverage with the following minimum limits (see accompanying information following this RFB).
5. Has the ability to work within the timeline projected for this project.

Reference Documents
The District has had asbestos removed in 2012 and a report conducted in 2016. These documents are available via smartsheet and as Exhibit A.

Seaside Heights Elementary School Scope of Work
1. The abatement contractor shall provide the following services:

   o **Testing to be performed before May 27th**, Contractor will perform testing at necessary locations using Exhibit A as a starting point:
     - Boiler Room
     - Mechanical Room
     - Ceiling Tile
     - Piping in Attic
     - Vinyl Floor Tile

   o **Abatement Phase 1 to be performed in mid-June**, Contractor will perform abatement removal as it relates to Seismic scope (demolition and build back of classroom walls, wood bracing, roof strapping, etc.), per attached Structural Drawings (Exhibit B) and pending Bid-Package 1 drawings from the Architect to be released by April 19th:
     - Roof
     - Siding
     - Ceiling
     - Walls

   o **Abatement Phase 2 to be performed January 2020**, Contractor will perform abatement removal in the North of the Elementary School shown in Exhibit C. Scope TBD pending Bid-Package 2 drawings from the Architect to be released September 2019.

2. Prepare testing and abatement reports documenting scope of work
3. Submit test and inspection reports, immediately after tests and inspections are completed, to the District and Owner’s Representative.
4. Immediately notify the District and Owner’s Representative of non-conforming work.
5. Provide communication access to a company representative for contact by the District and Owner’s Representative on an as-need basis.
6. Prepare a final, signed report.
7. Submit invoices to the District identifying the dates services were provided, type of services provided for each date, hours of services provided for each date and type of service, applicable hourly rates for services performed, and amount due.
**Bid Requirements**

1. Provide the following information in the sequence listed below:
   - a. General information about the abatement contractor’s experience and capabilities.
   - b. The number of years the company has operated under its current ownership and management.
   - c. The Bidders geographical proximity to and familiarity with the physical location of the project.
   - d. The volume of work previously awarded to the bidder by the District, if any.
   - e. Ownership status and employment practices regarding women, minorities and emerging small businesses or historically underutilized businesses.
   - f. The number, type and certification of employees working at the local office performing the work.
   - g. The insurance limits carried by the company for General Liability, Automobile Liability, Professional Liability, and other coverages the company may carry.
   - h. List of abatement projects, exceeding $100,000 in abatement cost, for which the company has performed testing and inspection services during the past five (5) years; however, list no more than ten projects meeting these criteria.

2. Provide the following information for each project:
   - a. Project name
   - b. Project construction cost
   - c. Date services were provided
   - d. Abatement services provided
   - e. Project owner’s name, telephone number and contact person

3. Provide the following information for the person who will have primary responsibility for managing the abatement services for this project
   - a. Name
   - b. Background and construction inspections and testing experience and certifications
   - c. Individual’s position within company
   - d. Resume
   - e. Responsibilities for this project
   - f. At least 3 references for the Bidders primary manager
   - g. The number of employees that will be staffed on the project
   - h. The proposed management techniques the bidder will use
4. Provide the following information for the person who will be the primary lead inspector for this project:
   a. Name
   b. Background and construction inspections and testing experience and certifications
   c. Individual’s position within company
   d. Responsibilities for this project
   e. At least 3 references for the proposed lead inspector

5. Provide a fee proposal that identifies the following:
   f. Pricing policies, including number of hours proposed, hourly rates, and overhead
   g. Hourly rates for all abatement services required for this project
   h. Fees for all laboratory and testing procedures required for the project
   i. Delivery and pick-up fees of items to and from the construction site
   j. Fees for project oversight, bookkeeping, laboratory report preparation (except final report) and distribution, and office expenses
   k. Mileage fees
   l. Special charges or other fees that may apply to the company’s services
   m. Proposed circumstances when time will be billed to the District. For examples, indicate whether time will be charged for situations such as:
      o Travel time to and from the site
      o Lodging; The District has an agreement with Hi-Tide Oceanfront Inn for discounted rates
      o Other
   n. Estimated total Not to Exceed fee

**NOTE: Oregon Prevailing Wage Laws and related requirements prevail on this project.**

6. Provide samples of reports that the District would typically receive.

7. The Bidder must submit a bid that must be signed by an authorized representative of the firm. Bids are to be submitted in 8 ½” x 11” format, single spaced, business font (11-point minimum). There is no maximum page count, however Bidders are strongly encouraged to keep bids concise and to the point. (Electronic .pdf only.)

8. Bids must be submitted to arrive no later than 2:00 p.m., local time, on April 29, 2019, submitted as an electronic PDF bid only, no hard copies and in a file size less than 5MB as a response to secure Abatement Services RFB. E-mail bid to:

   Seaside School District
   Seaside Heights Elementary School
   Abatement Services RFB
   ATTN: Megan Pritchard
   Megan.pritchard@otak.com

**NOTE: It is the Bidders responsibility to ensure its materials are delivered to the above-noted e-mail address by the closing day and time. The District will assume no responsibility for delivery.**
Terms and Conditions

1. This RFB does not commit the District to award a contract, issue a purchase order, or to pay any costs incurred in the preparation of a qualification in response to the RFB.

2. The qualification will become part of the District’s official files without any obligation on the District’s part. All responses are subject to Oregon state public records requirements and will be available to the public once the successful Bidder(s) is retained.

3. Bidder(s) shall not offer any gratuities, favors, or anything of monetary value to any officer, agent, contractor or employee of the District for the purpose of influencing consideration of a qualification.

4. Bidder(s) shall not collude in any manner, or engage in any practices, with any other Bidder(s) that may restrict or eliminate competition or otherwise restrain trade. This is not intended to preclude subcontracts and joint ventures for the purpose of:
   a) Responding to this RFB, or
   b) Establishing a project team with the required experience and/or capability to provide the goods or services specified herein.

5. Bidder(s), their authorized representatives, and their agents are responsible for obtaining, and will be deemed to have, full knowledge of the conditions, requirements, and specifications of this RFB.

6. The Bidder must promptly report to the District any conditions, transactions, situation, or circumstances that would impede, impair or delay the submission of the qualification, or the proper and timely performance of the work.

7. The District reserves the right to cancel this RFB or to reject any or all qualifications received prior to contract award.

8. The District reserves the right to request clarification of any qualification after all qualifications have been received. The request can be in the form of oral presentation or personal meetings.

9. The District reserves the right to open qualifications privately or unannounced and to reject any and all submittals and waive irregularities and informalities in any qualifications that are submitted and to be the sole and final judge of all qualifications.

10. The District reserves the right to discontinue its evaluation of submittals from any Bidders who submit false, misleading or incorrect information.


Selection Process

The District and DAY CPM shall review all bids and select and rank most qualified companies. The selection and ranking shall be based on the following criteria (not necessarily listed in order of importance):

- Fees and unit rates: 60 points
- Past firm and individual experience in performing similar projects: 10 points
- Expertise of the team in performing the services required by the project: 10 points
- Roles and responsibilities of staff for this project: 10 points
- Responsiveness of bid: 10 points

At its discretion, the District may interview the highest ranked companies on the tasks, staffing, schedule, and fee proposal. Following interviews (if held), the District will negotiate with the highest ranked firm. Negotiations may be formally terminated if they fail to result in a contract within a reasonable time period. Negotiations will then ensue with the second ranked company, and if necessary, the third ranked company.
Issuing Office and Inquiries Relating to This RFB
This RFB is issued by the Seaside School District. The point of contact for information about this project is Megan Pritchard, Project Coordinator. Questions and issues concerning this RFB must be submitted in writing via e-mail to Megan Pritchard at megan.pritchard@otak.com. No questions sent via telephone, facsimile or text message will be considered. Questions must be received no later than 5:00 p.m., April 22, 2019.

Responses to questions will be posted in an Addendum on the District wide website. No information conference will be held for this RFB. Do not contact the District.

Costs of Information Preparation and Presentation
The District is not liable for any costs incurred by the Bidder, consultants or consulting firms for the preparation and presentation of information in response to this RFB. All such costs, including travel and related expenses, shall be the sole responsibility of the Bidder and any consultants or consulting firms submitting or assisting in the submission of information.

Addenda to the Original RFB
In the event it becomes necessary to revise any part of this RFB, addenda will be provided on the District website. All Bidders are expected to seek this information from the District website.

Objections or Protests
A bidder or prospective bidder who wishes to object or protest any aspect of this procurement must deliver a written protest to:

Seaside School District
RE: RFB – Abatement Services
1801 S. Franklin St.
Seaside, OR 97138

A protest is delivered when it is actually received by the aforementioned addressee.

A protest shall be deemed to include only the documents timely delivered pursuant to this paragraph. It must clearly state all of the grounds for the protest and must include all arguments and evidence in support of the protest. Testimonial evidence may be submitted by affidavit. The District may investigate as it deems appropriate in reviewing the protest and will issue a written response to the protest. The District may proceed with contract award, execution, and performance while a protest is pending.

The time period during which the contracting agency will meet with Bidders that the contracting agency did not select for the public improvement contract, if a bidder requests a meeting to discuss the procurement.

Insurance and Liability
1. The Company (Bidder awarded this contract) shall be an "independent contractor"; all persons employed to furnish services hereunder are employees of the Company and not of the District. None of the benefits provided by the District to its employees, including, but not limited to, workman’s compensation insurance and unemployment insurance, are available from the District to the employees of the Company.
2. The Company will be solely and entirely responsible for its acts and for the acts of its employees during the performance of this agreement. The Company shall be responsible for redecorating, restoring, repairing or replacing any portions of the District’s premises, facilities or equipment which are damaged by the Company or its employees.
3. The Company shall save, hold harmless and fully indemnify the District and its employees and staff, the District School Board Members, DAY CPM / OTAK Services, BRIC Architecture, KPF, and the consultants of the afore−mentioned organizations and firms from any and all claims, damages, losses, expenses, suits or
actions at law, including attorney's fees, arising out of the performance or failure to perform any act
required by the agreement or caused by the negligence or other misconduct of the contractor or any of its
agents, employees or subcontractors.

4. The Company shall provide certificates of insurance in the amounts and of the types designated in the
contract. Insurance must include Commercial General Liability, Professional Liability and Automobile
Liability coverage. The District and the organizations and firms noted above shall be shown as
additional insured parties.

Business and Legal Requirements
1. The Company shall provide the District with the Company’s Federal Employer Tax Identification Number.
2. During the term of the agreement, the Company shall comply with all federal and state laws and
regulations regarding discrimination in employment.
3. The agreement or any responsibilities under it may not be assigned, transferred or sold by the Company to
any other person or firm except with prior consent of the District.
4. The Company shall not perform any duty under this contract using any name other than the name
designated in the first paragraph of this contract and the District shall have the right to direct all
payments, correspondence and other communications concerning the Company using that name only.
5. The successful Company will be notified in writing of the acceptance of the bid within (10) days of the bid
closing. If the bid is accepted within that time, the Company will be bound within the terms of its bid.
6. The District expressly reserves the right to reject any and all bids without penalty, to waive all
technicalities and irregularities and deviations of bids from this RFB, and to award a contract to the
Company whose bid it considers to be in the best interest of the District. The District reserves the right to
award a contract without discussion or negotiation if it is determined that such an award will result in fair
and reasonable prices and would be the most advantageous to the District.

Seaside District Work Requirements
1. The names of all employees who will be on the job site for more than one (1) day must be submitted to
the District. These employees shall fill out a criminal history verification form provided by the District.
Criminal history checks will be run through the District. The District shall bear the cost of processing
such Criminal history checks.
2. The District is required to terminate the employment or contract status of any individual who refuses
to consent to a criminal history check or falsely swears to the non-conviction of any crime.
3. No individual found to have been convicted of any crime listed in ORS 342.143 or of an attempt to
commit one of the listed crimes shall be allowed to work on any District site.
4. All employees working on site shall wear a Name Badge. The District shall provide all badges.
5. All bidders shall comply with OAR 581.021.0110 and ORS 326.051 regarding Tobacco Use on School
Property. Any tobacco product and inhalant delivery system is prohibited on School Property.
6. No employee, material supplier, or project visitor is permitted to smoke, inhale, dip, or chew or sell
tobacco at any time, including non-school hours.
   a. In any building, facility; or
   b. On school grounds, athletic grounds, or parking lots.

End of RFB
EXHIBIT A

Testing
PROPOSAL

June 20, 2012

TO: Seaside Heights School District
   Justin Hill, Business Manager
   1801 S Franklin St
   Seaside, OR 97138
   c/o Darren Lee
   Darren.lee@wesd.org

PROJECT: Seaside Heights Elementary School

IRS Environmental proposes to furnish all materials and perform all labor necessary to complete the following:

1. Removal of all asbestos materials as indicated in scope of work. Includes boiler room and mezzanine mechanical room.

2. Alternate: Removal of asbestos from hot water tank in boiler room (if completed along with base bid).

- Includes prevailing wages.
- Price includes all travel, equipment, materials, disposal, permits and air monitoring required by City, State and Federal Agencies.

Work will be completed by Oregon Certified Asbestos Workers and a Certified Supervisor will be on site at all times. All rules and regulations pertaining to the safe removal of asbestos will be complied with at all times.

SUBMITTED BY: IRS ENVIRONMENTAL OF PORTLAND, INC.

Bruce Korum DATED 6/20/12
BRUCE KORUM, President
D.E.Q. Permit FSC525/Contractor License 155646

You are hereby authorized to furnish all materials and labor required to complete the work in the above proposal, for which agrees to pay the amount mentioned in said proposal. Full amount due within thirty (30) days from date of invoice (1-1/2% service charge on balance after 30 days).

ACCEPTED BY: Justin Hill DATED: 6/22/12
August 15, 2012

Seaside School District
Justine Hill, Business Manager
1801 S. Franklin St
Seaside, OR 97138

RE: Approval of Invoicing from IRS Environmental for Asbestos Removal Services

Project: Seaside Heights Elementary School Mechanical Systems Upgrade Project 2012

Dear Ms. Hill,

The enclosed Invoice No. 15950 from IRS Environmental for the above referenced project has been reviewed and is acceptable in its entirety and approved for payment in the amount of

All AHERA/DEQ required asbestos removal documentation is included with the invoice.

Please contact me with any questions you may have regarding these invoices.

Sincerely,

Darren D. Lee
Sr. Project Manager
WESD, Project Solutions Group

c: WESD Project File

Attachments: IRS Environmental Invoice No. 15950
August 14, 2012

Willamette Education Service District
Darren Lee
2611 Pringle Rd, SE
Salem, OR 97302

Re: Seaside Heights Elementary

Darren

IRS Environmental completed removal and proper disposal asbestos containing materials from the above referenced location on July 3, 2012. Material removed included tank insulation and fittings. Materials were removed pursuant to all DEQ regulations by Certified Asbestos Supervisor Isidro Ramos #S12794.

Enclosed please find the following closeout documents regarding work at the above referenced location:

1. Copy of DEQ Notification
2. Copy of Supervisor Notes
3. Copy of Waste Documentation

Should you have any questions or require any additional information, please feel free to call our office at 503-693-6388.

Regards,

[Signature]

Kim Kind
Project Assistant

Enclosures
DEQ PROJECT NOTIFICATION FORM

For Removal or Encapsulation of Friable Asbestos-Containing Material

ATTENTION! This notification must be complete and received by DEQ at least 10 days before the start date of any friable asbestos abatement project and accompanied by the notification fee. (PLEASE TYPE OR PRINT CLEARLY)

PROJECT CATEGORY AND NOTIFICATION FEE

☐ EMERGENCY (Emergency notifications require a 50% fee increase)

A. ☐ $100 for each project with less than 40 linear or 80 square feet of asbestos-containing material or for each residential abatement project.
B. ☐ $200 for projects from 40 to 259 linear feet or 80 to 159 square feet of asbestos-containing material.
C. ☐ $400 for projects from 260 to 1299 linear feet or 160 to 799 square feet of asbestos-containing material.
D. ☐ $525 for projects from 1300 to 2999 linear feet or 1600 to 3599 square feet of asbestos-containing material.
E. ☐ $800 for projects from 3000 to 4999 linear feet or 3500 to 8999 square feet of asbestos-containing material.
F. ☐ $1,050 for projects from 5000 to 9999 linear feet or 5000 to 9999 square feet of asbestos-containing material.
G. ☐ $1,700 for projects from 10,000 to 25,999 linear feet or 6000 to 15,999 square feet of asbestos-containing material.
H. ☐ $2,800 for projects from 26,000 to 259,999 linear feet or 16,000 to 159,999 square feet of asbestos-containing material.
I. ☐ $3,500 for projects 260,000 linear feet or more or 160,000 square feet or more of asbestos-containing material.

1. Is this a revision to a previous notification? Yes ☐ No ☐ If Yes, enter Revision #: ________________
2. Asbestos abatement project starting date: 7/2/12 Completion date: 7/3/12
3. Project site name: Seaside Heights Elementary School
   Address: 2000 Spruce Drive
   Seaside
   Clatsop 97138

4. Property Owner: Seaside SD
   Address: 1801 S Franklin St, Seaside, OR 97138

5. Site Contact: Darren Loa Phone: 503-385-4663

6. Type of structure: concrete and brick

7. Present use of structure: elementary school

8. Was a survey performed? Yes ☐ No ☐
   Who performed the survey? Owner

9. Will this be a complete demolition? Yes ☐ No ☐
   If yes, give demolition start date:

10. Type of asbestos-containing material and where it is located in facility:
    tank insulation, fittings

11. Quantity of asbestos material to be removed or encapsulated:
    Linear feet: 210 Square feet: ________________

12. Abatement Contractor Name: IRS Environmental of Portland, Inc.
    Address: 777 SW Armco Ave., Hillsboro, Oregon 97123
    Phone: 503-693-6388
    DEQ license number: FSC 525

13. Describe method of removal or encapsulation:
    Full Enclosure, decon, neg-air
    Wet Methods

14. Days of week and hours of day to be worked:
    Mon - Tues: 8am - 5pm

15. Oregon Certified Supervisor on this project:
    Ron Chaff
    Oregon Certification #: 812628

16. Asbestos disposal site: Hillsboro Landfill
    Address: 3205 Minter Bridge Rd., Hillsboro, OR 97123

17. Waste Hauler: IRS Environmental of Portland, Inc.
    Phone: 503-693-6388

18. Name of owner, operator, or abatement contractor: IRS Environmental of Portland, Inc.

19. Signature: __________________________ Date: 6/22/12 Phone: 503-693-6388

For DEQ use only
Date Received: JUN 2 2 2012
Amount Received: $200 / $400
Check Received: ________________
Project Number: ________________

(Revised 7/08)
### Daily Log

**Supervisor:** Isidro Rausey

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<thead>
<tr>
<th>Job #</th>
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<tbody>
<tr>
<td>15960</td>
<td>7-3-12</td>
<td>Seaside Heights B</td>
<td>2000 Spiree Drive Seaside or 47138</td>
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- X Asbestos
  - 0 Lead
  - 0 Mold
  - 0 Other

### Time

<table>
<thead>
<tr>
<th>Time</th>
<th>Progress</th>
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<tbody>
<tr>
<td>8:00a</td>
<td>We Finish the Project</td>
</tr>
<tr>
<td>8:30a</td>
<td>We start removing the insulation from the</td>
</tr>
<tr>
<td></td>
<td>Water tank and remaining Glass and Baton</td>
</tr>
<tr>
<td></td>
<td>Isidro starts with the glove bags</td>
</tr>
<tr>
<td>7:30a</td>
<td>We start cleaning the work area</td>
</tr>
<tr>
<td>2:30p</td>
<td>We make double bags and we put all bags in the Truck</td>
</tr>
<tr>
<td>3:00p</td>
<td>We move to the second job</td>
</tr>
<tr>
<td>3:15p</td>
<td>We start prepare the work area</td>
</tr>
<tr>
<td></td>
<td>We put plastic on the walls</td>
</tr>
<tr>
<td>3:30p</td>
<td>We start remove the ceiling</td>
</tr>
<tr>
<td>6:00p</td>
<td>We Finish and pick up all Tools in the Truck</td>
</tr>
<tr>
<td>6:15p</td>
<td>We go back to the first job to pick up</td>
</tr>
<tr>
<td></td>
<td>the plastic and drive back to the shop</td>
</tr>
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### ADDITIONAL WORK AUTHORIZATION:

(Signature Required)

### Additional Work Authorized:

**Time** | **Location** | **Task Performed** | **Sq.Ft.** | **Lin.Ft.**
--- | --- | --- | --- | ---

**Drop Box Company:**

**Landfill:**

**Air Monitoring Company:**

**Persons:** Area: Post: Clearance:

**Visitors:**

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Rev 03/09/12
Supervisor: Isabel Ramos

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<tr>
<td>159450</td>
<td>7-2-12</td>
<td>Seaside Heights BS</td>
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- Asbestos
- Lead
- Mold
- Other

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<tr>
<th>Time</th>
<th>Progress</th>
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</thead>
<tbody>
<tr>
<td>10 AM</td>
<td>Get the work area and locate the boiler room</td>
</tr>
<tr>
<td>10:10</td>
<td>We got the material that we use</td>
</tr>
<tr>
<td>10:30</td>
<td>We start to prepare the boiler room</td>
</tr>
<tr>
<td>3:30</td>
<td>We stop and drive to the shop</td>
</tr>
</tbody>
</table>

ADDITIONAL WORK REQUESTED BY: ________________________________

ADDITIONAL WORK AUTHORIZATION: ________________________________ (Signature Required)

<table>
<thead>
<tr>
<th>Time</th>
<th>Location</th>
<th>Task Performed</th>
<th>Sq.Ft.</th>
<th>Lin.Ft.</th>
</tr>
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</tr>
</tbody>
</table>

Drop Box Company: _______________________________________ Landfill: _______________________________________

Air Monitoring Company: ________________________________
Personals: _______ Area: _______ Post: _______ Clearance: _______

Visitors: ________________________________

Rev 03/09/12
ASBESTOS WASTE SHIPMENT REPORT FORM

1. Waste Generator: (Contractor, Party, or Operator)
   Address: Seaside Heights ES
   2000 Spruce Dr
   City: Seaside
   State: OR
   Zip: 97138
   County: Clatsop
   Phone: 503-385-4692
   Contact Person: Darren Lee

2. Operator’s name and address:
   Name: IRS Environmental of Portland, Inc.
   Address: 777 SW Amico Avenue
   City: Hillsboro
   State: Oregon
   Zip: 97123
   Phone: 503-693-6388

3. Waste disposal site:
   Name: Hillsboro Landfill
   Address: 3205 Minter Bridge Road
   City: Hillsboro
   State: Oregon
   Zip: 97123
   Phone: 503-640-9427

4. Describe asbestos materials:
   tank insulation, fittings

5. Containers:
   Number: 76, 69, 95
   Type: 6 Mil double bagged

6. Total quantity (cubic yards):
   5

7. OPERATOR’S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packaged, marked and labeled, and are in all respects in proper condition for transport according to all government regulations. All movement of this asbestos-containing material is recorded on this Waste Shipment Record Form.
   Name: Janelle Karon
   Company: IRS Environmental of Portland, Inc.
   Signature: [Signature]
   Date: 7-2-12

TRANSPORTER(S):

8. Transporter #1: (Acknowledgment of receipt of materials)
   Agent: Whitney Smith
   Company: IRS Environmental of Portland, Inc.
   Address: 777 SW Amico Ave., Hillsboro, OR 97123
   Phone: 503-693-6388
   Signature: [Signature]
   Date: JUL 17 2012

9. Transporter #2: (Acknowledgment of receipt of materials)
   Agent: Scott Reavis
   Company: Hillsboro Garbage Disposal
   Address: 4945 SW Minter Bridge Rd., Hillsboro, OR 97123
   Phone: 503-648-4219
   Signature: [Signature]
   Date: JUL 17 2012

DISPOSAL: (Certification of receipt of asbestos materials covered by this manifest, except as noted in item 11 below.)

10. Waste Disposal Site: Hillsboro Landfill
    Name and Title: Justin Fulcher-Ops
    Phone: 503-640-9427
    Date: [Date]
    Signature: [Signature]

11. DISCREPANCY SPACE: (Add attachments as needed)
    [Signature]
    Date: JUL 19 2012

(Revised 12/11/11)
**INVOICE**

**Bill To**
Seaside School District  
1801 South Franklin Street  
Seaside, OR 97138

**Remit To**
Glacier Environmental, Inc.  
P.O. Box 519  
Gladstone, OR 97027

<table>
<thead>
<tr>
<th>P.O. NUMBER</th>
<th>TERMS</th>
<th>DUE DATE</th>
<th>Project No.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Due on receipt</td>
<td>8/1/2012</td>
<td>2201-12</td>
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<table>
<thead>
<tr>
<th>Quantity / Hr</th>
<th>Description</th>
<th>Rate</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>16</td>
<td>Professional Services Air monitoring Technician, NIOSH 582 Certification (Reg/Hours)</td>
<td>65.00</td>
<td>1,040.00</td>
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<tr>
<td>5</td>
<td>Professional Services Air monitoring Technician, NIOSH 582 Certification (OT/Hours)</td>
<td>97.50</td>
<td>487.50</td>
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<td>21</td>
<td>Asbestos Bulk Samples (PCM) Analysis (Same Day turn-around)</td>
<td>6.00</td>
<td>126.00</td>
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<tr>
<td>188</td>
<td>Mileage PerDiem</td>
<td>0.555</td>
<td>104.34</td>
</tr>
<tr>
<td></td>
<td></td>
<td>135.00</td>
<td>135.00</td>
</tr>
</tbody>
</table>

**Total** $1,892.84

Thank you for your business.
Asbestos Air Monitoring Report

for

Seaside School District
1801 S. Franklin Street
Seaside, OR 97138

Project:
Seaside Heights Elementary School
(Asbestos Insulation Removal)

Monitoring Location:
2000 Spruce Drive
Seaside, OR 97138

Air Monitoring
Performed by:
Glacier Environmental, Inc.
P.O. Box 519
Gladstone, OR 97027

Monitoring Dates
July 2-3, 2012
Asbestos Reinspection Report

This report is prepared for and the property of

Seaside School District #10
Project: Seaside Heights Elementary School
Report Date: 28 August 2016

Prepared by:
JSE Labs, Inc.
Jones Stohosky Environmental Laboratory, Inc.
3315 SE Harrison St., Suite C, Milwaukie, Oregon 97222
Phone: 503-659-8338, Fax: 503-659-7577
Jselabs.com
REINSPECTION SUMMARY:

All friable and non-friable materials are found in the same condition as reported in the 2014 re-inspection, except that asbestos-containing boiler and pipe insulation from the boiler room has been removed.

It is likely that inaccessible hard fittings exist concealed within wall, ceiling, and floor cavities. Lay-in ceiling tile exists in good condition throughout the building.

Non-friable suspect asbestos-containing floor tile/mastic and gypsum board/joint compound exist in the building. These materials appear in generally good condition. It is recommended that these materials be maintained in accordance with the management plan.

Signatures

Inspector  Management Planner

Francis Stohosky  Date 28 Aug 2016  Accreditation # 156013
Francis Stohosky  28 Aug 2016  Accreditation # 156014
REINSPECTION FRIABLE MATERIAL SUMMARY:

Friable asbestos-containing building materials subject to this re-inspection are listed according to relative hazard, in order of greatest to least hazard based on the current material assessments.

1. Material Type: Hard Fittings/Fiberglass
   Location: Concealed, Attic/Wall spaces
   AHERA Classification: Damaged or Significantly Damaged TSI

2. Material Type: Lay-in Ceiling Tile
   Location: Throughout
   AHERA Classification: Misc. ACBM with potential for damage

REINSPECTION NON-FRIABLE MATERIAL SUMMARY

3. Material Type: Gypsum Wallboard
   Location: Throughout
   AHERA Classification: Misc. Non-Friable assumed ACBM

4. Material Type: Vinyl Floor Tile
   Location: Throughout
   AHERA Classification: Misc. Non-Friable assumed ACBM
ASSESSMENTS AND RECOMMENDATIONS:

<table>
<thead>
<tr>
<th>PRIORITY NO.</th>
<th>1</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOMOGENEOUS AREA</td>
<td>Hard Fittings/ Fiberglass</td>
</tr>
<tr>
<td>FUNCTIONAL SPACE</td>
<td>Attic/Wall spaces</td>
</tr>
<tr>
<td>DESCRIPTION</td>
<td>Hard fittings on pipe insulation</td>
</tr>
</tbody>
</table>

ASSESSMENT

<table>
<thead>
<tr>
<th>AHERA CLASSIFICATION</th>
<th>Damaged or significantly damaged TSI</th>
</tr>
</thead>
<tbody>
<tr>
<td>CURRENT DAMAGE</td>
<td>Presumed Moderate to None</td>
</tr>
<tr>
<td>UNDAMAGED AREA</td>
<td>Fair to Good</td>
</tr>
<tr>
<td>FRIABILITY</td>
<td>Moderate</td>
</tr>
<tr>
<td>ACCESSIBILITY</td>
<td>Low</td>
</tr>
<tr>
<td>DAMAGE POTENTIAL</td>
<td>Moderate</td>
</tr>
<tr>
<td>DAMAGE TYPE</td>
<td>Physical Deterioration, Impact</td>
</tr>
<tr>
<td>DAMAGE CAUSE</td>
<td>Age, Maintenance</td>
</tr>
</tbody>
</table>

DISCUSSION

It is likely that asbestos-containing hard fittings, previously removed from the boiler room, also exist on the pipe runs in the attic and walls.
<table>
<thead>
<tr>
<th><strong>PRIORITY NO.</strong></th>
<th>2</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>HOMOGENEOUS AREA</strong></td>
<td>Lay-in Ceiling Tile</td>
</tr>
<tr>
<td><strong>FUNCTIONAL SPACE</strong></td>
<td>Throughout</td>
</tr>
<tr>
<td><strong>DESCRIPTION</strong></td>
<td>Fibrous acoustical tiles placed in metal grid supported by wires</td>
</tr>
<tr>
<td><strong>ASSESSMENT</strong></td>
<td></td>
</tr>
<tr>
<td><strong>AHERA CLASSIFICATION</strong></td>
<td>Misc. assumed ACBM with potential for damage</td>
</tr>
<tr>
<td><strong>CURRENT DAMAGE</strong></td>
<td>Little Visible Damage</td>
</tr>
<tr>
<td><strong>UNDAMAGED AREA</strong></td>
<td>Good</td>
</tr>
<tr>
<td><strong>FRIABILITY</strong></td>
<td>Moderate to Low</td>
</tr>
<tr>
<td><strong>ACCESSIBILITY</strong></td>
<td>Moderate</td>
</tr>
<tr>
<td><strong>DAMAGE POTENTIAL</strong></td>
<td>Moderate</td>
</tr>
<tr>
<td><strong>DAMAGE TYPE</strong></td>
<td>None</td>
</tr>
<tr>
<td><strong>DAMAGE CAUSE</strong></td>
<td>None</td>
</tr>
<tr>
<td><strong>DISCUSSION</strong></td>
<td></td>
</tr>
</tbody>
</table>
JSE Labs, Inc.
Jones Stohosky Environmental Laboratory, Inc.
3315 SE Harrison St., Suite C Milwaukie, Oregon, 97222
p 503-659-8338  f 503-659-7577  jselabs.com

Seaside School District
Seaside Heights Elementary
Date: 28 August 2016

PRIORITY NO. 3
HOMOGENEOUS AREA Gypsum Wallboard
FUNCTIONAL SPACE Throughout
DESCRIPTION Building Materials

ASSESSMENT
AHERA CLASSIFICATION Misc. Non-Friable assumed ACBM
CURRENT DAMAGE Little Visible Damage
UNDAMAGED AREA Good
FRIABILITY Non-Friable
ACCESSIBILITY Moderate
DAMAGE POTENTIAL Moderate
DAMAGE TYPE Physical Deterioration
DAMAGE CAUSE Age, Maintenance
DISCUSSION
JSE Labs, Inc.
Jones Stohosky Environmental Laboratory, Inc.
3315 SE Harrison St., Suite C Milwaukie, Oregon, 97222
p 503-659-8338  f 503-659-7577  jselabs.com

Seaside School District
Seaside Heights Elementary
Date: 28 August 2016

PRIORITY NO. 4
HOMOGENEOUS AREA Vinyl Floor Tile
FUNCTIONAL SPACE Throughout
DESCRIPTION 12 x12 Vinyl Floor Tiles

ASSESSMENT
AHERA CLASSIFICATION Misc. Non-Friable assumed ACBM
CURRENT DAMAGE Little Visible Damage
UNDAMAGED AREA Good
FRIABILITY Non-Friable
ACCESSIBILITY High
DAMAGE POTENTIAL Moderate
DAMAGE TYPE Physical Deterioration
DAMAGE CAUSE Age, Maintenance
DISCUSSION
EXHIBIT B

Phase 1 – Seismic Scope
1. ENGINEERED SHORING PLANS AND CALCULATIONS, STAMPED BY

2. JURISDICTION.

3. BUILDING ELEMENTS.

4. AN ENGINEER LICENSED IN THE STATE OF OREGON SHALL BE SUBMITTED IN ADVANCE FOR APPROVAL BY THE LOCAL

5. UNFACED MINERAL WOOL FLAME RETARDANT BLANKET

6. OPENINGS ARE REQUIRED. ALL MATERIALS TO EXTEND TO

7. SPECIFIED THICKNESS, WITH FLAME SPREAD RATED OF 15 OR LESS PER

8. SEAL JOINTS AND PERIMETER. EQUIP PARTITIONS WITH CONCRETE CUTTING AND BACK POUR

9. CONCRETE SLABS, FOOTING AND FOUNDATION, MECHANICAL, ELECTRICAL, PLUMBING AND TECHNOLOGY.

10. DEMOLISH ABANDONED EQUIPMENT, PIPING AND CONDUIT AS FINISHES. SEE ELECTRICAL, MECHANICAL, AND PLUMBING FOR

11. DEMOLISH ABANDONED EQUIPMENT, PIPING AND CONDUIT AS FINISHES. FOR NEW WALL TYPE, SEE WALL TYPE SHEET

12. See Structural for Seismic Drawings

13. See Structural for Seismic Drawings

14. See Structural for Seismic Drawings

15. See Structural for Seismic Drawings
Indicates 3x blocking laid flat between bridging for CMST12 straps nailed from top of roof through plywood. Remove 2'-0" wide strip of roofing and insulation to enable installation of strap from above. Blocking to be installed from below. Reinstate insulation and roofing when complete.

Indicates new (3) CMST12 straps nailed from top of roof through plywood. Remove 2'-0" wide strip of roofing and insulation to enable installation of strap from above. Blocking not required here. Reinstate insulation and roofing when complete.

Indicates CMSTC12 strap. Overlap straps at splice as required.
EXHIBIT C

Phase 2 – North Side