Port of Arlington
Environment Sentry Corp Meeting
February 15, 2024, MINUTES
5:00PM
Port Office, 100 Island Park Rd., Arlington, OR

1. **The Port of Arlington Environmental Sentry Corp. meeting was called to order at 5:28pm by President Wilkins.**

Present: President Gibb Wilkins and Vice President Kip Krebs; Commissioners: Leah Shannon and Ron Wilson; Port Director, Jed Crowther Administrative Assistant, Kayla Rayburn, and Attorney Ruben Cleaveland

Absent: Kathryn Greiner

Audience:

2. **Public Comment**
   none

3. **State Brownfield Grant Award, $25,000.**
   Crowther advised Sentry Corp. received this grant, and up to the board if they would like to accept it.

   Motion: Shannon moved, and Wilson seconded to accept the State Brownfield Grant in the amount of $25,000. The motion passed unanimously.

   Crowther also advised Karen Homolac will be retiring this month. At this time Crowther has not heard if she has a replacement already. Almost everything has been covered by grants up to this point, but there may be one small portion the Sentry Corp has to cover.

4. **Adjourn Meeting**

Wilkins adjourned The Regular Commissions meeting at 5:31pm.

President Gibb Wilkins

Vice President Kip Krebs

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Condon Elementary School

220 S. East Street
Condon, Oregon 97823

Structural Data Gaps Evaluation of Existing Building

Prepared by

Gary Livermore, PE, Architect
Livermore Architecture & Engineering

February 8, 2024
Project Number: 223083.00

Purpose of Report

Condon School District vacated their existing Elementary School Building in 2022. The new owners of the Elementary School Building are trying to determine if it can be modified for other residential and commercial uses or if it should be demolished. For the purposes of this report, we assume classrooms will be converted into residential rental units at the building north and south wings as well as on the second floor of the main building. The remainder of the building would likely be developed into commercial or community use areas.

Livermore Architecture & Engineering, Inc. (LAE) previously performed a structural assessment of the existing structure to assist in determining the condition of the building and make an initial assessment of the structural upgrades required. Concurrent with this structural assessment, Maul Foster Alongi developed a hazardous material assessment study of the building. LAE has now been contracted by the owner to develop a Structural Gaps Report. The purpose of the Structural Gaps Report is to develop a more in-depth analysis of the building structures that will specifically identify required structural improvements. A rough order of magnitude (ROM) construction budget for structural upgrades will be developed based on this analysis.

Existing Structures

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

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

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

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

- Roof Structure—Roof framing typically consists of 2 x 6 T & G wood decking spanning between glulam beams. The glulam beams span between concrete masonry unit (CMU) bearing walls.
- First Floor Framing—This is concrete slab on grade construction throughout.
- Building Lateral System—The wood decking diaphragm at the roof transfers wind and seismic loads to exterior and interior concrete masonry unit (CMU) shear walls. The CMU walls have limited horizontal reinforcing and only vertical reinforcing at the 16" x 16" pilasters between exterior window.

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

- Roof Structure—Roof framing typically consists of 2 x 6 T & G wood decking spanning between glulam beams. The glulam beams span between concrete masonry unit (CMU) bearing walls.
- First Floor Framing—This is concrete slab on grade construction throughout.

- Building Lateral System—The wood decking diaphragm at the roof transfers wind and seismic loads to exterior and interior concrete masonry unit shear walls. The CMU walls have limited horizontal reinforcing and only no vertical reinforcing at the CMU pilasters.

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

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

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

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

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

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

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

The foundation and framing plans at the back of this report show the general areas of the building as well as existing structural systems. These plans are based on floor diagrams constructed by LAE in their earlier report and on an additional review of existing site conditions. LAE's foundation and framing are all approximate and have been developed with the intent of providing reference documents for the required structural upgrades. These are not construction documents.

Assessment Process

The assessment process for the Structural Gaps Report was in two stages. The initial stage included information gathering on the existing building structure and the second stage was the preliminary structural analysis based on the new information. The following is a summary of the two stages.

Information Gathering

As-built drawings are not available for the Main Building. Additionally, the majority of the building structural framing at the Main Building is concealed by finish materials. Limited as-built drawings are available for the North and South Wings and for the

Locker Rooms and Library. To have a clearer understanding of the building structure in all areas, the following on-site investigation was conducted:

- Carlson Testing was retained to perform GPR testing of the existing masonry and concrete exterior walls to determine the level of reinforcing at these elements. They visited the site on 11/29/23 to test walls at wall and ceiling locations identified by LAE. A summary of their findings is included in their field report which is included in this report.
- Northstar CG, LP Construction was contracted to perform selective demolition of interior finishes at the Main Building to expose the building structure. They visited the site on 11/29/23 to perform selective demolition at locations identified by LAE.
- Gary Livermore was present on site on the 11/29/23 date to review the areas of exposed building structure and to coordinate with Carlson Testing in their GPR work. Results of the selective demolition are included in the attached foundation and framing plans at the back of the report.

Preliminary Structural Analysis

Our previous structural assessment of the buildings identified several structural areas in need of structural upgrades. These include the following:

- Upgrading/reinforcing unreinforced masonry (concrete masonry units and hollow clay tile) and concrete walls for in-plane and out-of-plane loading.
- Upgrading floor and roof diaphragms for wind and seismic loading.
- Providing adequate attachment of exterior masonry and concrete walls to floor and roof diaphragms.

In order to develop a rough order of magnitude (ROM) estimate of the cost for structural upgrades, a preliminary structural analysis was performed to determine the level of improvements required for each of these. The 2022 Oregon Structural Specialty Code was used as the code for the preliminary analysis.

Recommended Building Structural Upgrades

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

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

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

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

Main Building

- Structural Issue—Unreinforced Hollow Clay Tile (HCT) nWalls

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

  It should be noted that although the exterior concrete walls between the first to second floor framing are unreinforced, they will be adequate to resist in-plane and out-of-plane loading.

  Proposed Repair—Hollow Clay Tile Walls

  Install Simpson CSS V-Wrap Fiber-Reinforced Polymer system on each face of the HCL walls to provide tensile reinforcement for out-of-plane loading and for shear and tensile reinforcement for in-plane loading. This system is ICC approved and can provide a finish surface at the exterior face of the wall. Locations where this reinforcement system is being installed are shown on the attached foundation and framing drawings. Simpson also provides the wall to diaphragm connections required between the walls and the floors/roof as part of this installation. Information on the proposed system, including the ICC-ES Report, is included at the end of this report.

- Structural Issue—Inadequate Roof and Floor Diaphragms

  Roof and floor diaphragms are constructed of decking which has very limited capacity as a diaphragm to transfer loads to the shear walls.

  Proposed Repair—Inadequate Roof and Floor Diaphragms

  Install plywood sheathing at the top of the existing wood decking and nail as required to obtain the required shear capacities. This repair is noted on the attached framing plans.

- Structural Issue—Inadequate Lateral Force Resisting System

  Due to the number of windows on the exterior walls and no interior masonry or concrete shear walls, the Main Building is deficient in the lateral force resisting system (LFRS).

  Proposed Repair—Inadequate Lateral Force Resisting System

  Install additional reinforced CMU walls and related concrete footings at locations shown on the attached foundation and framing plans.

North and South Wings, Library, and Locker Rooms

- Structural Issue—Unreinforced Concrete Masonry Unit (CMU) Walls

  The exterior bearing walls (and limited interior bearing walls) at these areas are constructed of CMU from the ground level to roof. The unreinforced masonry has limited ductility which does not perform well during earthquakes. Typically, the walls span from floor to floor or floor to roof and the only tie between the blocks is the mortar that binds them. Walls constructed of CMU with no vertical reinforcing and grouting of cells have limited ability to resist out-of-plane forces or in-plane forces. It should be noted that interior wood frame walls add some lateral force resisting capacity to the building areas although these lack the stiffness of the masonry walls and are typically discounted during a building lateral analysis. These walls should be maintained as much as possible to provide redundancy to the building lateral force resisting system (also many of these interior walls are load bearing).

  Proposed Repair—CMU Walls

  Install Simpson CSS V-Wrap Fiber-Reinforced Polymer system on each face of the HCL walls to provide tensile reinforcement for out-of-plane loading and for shear and tensile reinforcement for in-plane loading. This system is ICC

approved and can provide a finish surface at the exterior face of the wall. Locations where this reinforcement system is being installed are shown on the attached foundation and framing drawings. Simpson also provides the wall to diaphragm connections required between the walls and the floors/roof as part of this installation. Information on the proposed system, including the ICC-ES Report, is included at the end of this report.

- Structural Issue—Inadequate Roof and Floor Diaphragms

  Roof and floor diaphragms are constructed of decking which has very limited capacity as a diaphragm to transfer loads to the shear walls.

  Proposed Repair—Inadequate Roof and Floor Diaphragms

  Install plywood sheathing at the top of the existing wood decking and nail as required to obtain the required shear capacities. This repair is noted on the attached framing plans.

- Structural Issue—Inadequate Lateral Force Resisting System

  Due to the number of windows on exterior walls and limited interior masonry shear walls, some portions of these building areas are deficient in the lateral force resisting system.

  Proposed Repair—Inadequate Lateral Force Resisting System

  Install additional reinforced CMU infill walls and related concrete footings at locations shown on the attached foundation and framing plans.

Fieldhouse

- No dangerous condition repairs required.

Preliminary Project Budget Estimate

A Preliminary Project Budget Estimate is included in the following section of this report. This estimate follows the information shown on the attached foundation and framing plans and is based on historical square foot costs. No contractors or professional cost estimators were involved in the budgetary pricing. This is a rough order of magnitude (ROM) cost for the anticipated structural upgrades.

Disclaimer & Exclusions

The scope of this report is to develop enough information to assist the building owner in making an informed decision on whether it is feasible structurally for the existing building structures to be repurposed for residential or commercial use. This report is not intended as an all-encompassing list of every upgrade required. Instead, it is a summary of the main structural upgrades required, and related ROM costs, for the repurposing of the building. Other required upgrades will likely be uncovered when a final structural design is done for the proposed building re-purposing.

Our assessment is limited by the information available for our use in conducting the work. Limited record drawings for portions of the building were available for our use. Most of the building structure is covered by finishes, so the condition of the structure was inferred by a review of the areas uncovered by selective demolition.

The structural analysis completed for this report is preliminary. The intent is to provide an order of magnitude of the structural improvements required. A final structural analysis will be required once a decision has been made on the repurposed use of the building.

This structural assessment does not address Architectural, Mechanical, Electrical or Plumbing code items. It also does not address life safety issues beyond the structural and seismic items noted. A Conceptual Use Study is being accomplished

concurrently with this report to address costs associated with architectural, Energy Code, accessibility, and remodeling costs for the building. These costs are in addition to the structural costs listed in this report and may affect the Structural Gaps Report costs.

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Preliminary Project Budget

Condon Grade School - Structural Gaps Report

Condon, Oregon

Date	2/9/2024
Main Building Area (1st floor)	9,890
Main Building Area (2nd floor)	9,890
North Wing	5,455
South Wing	6,630
Fieldhouse & Locker Rooms	10,170
Library	2,005
Total Area:	44,040

	Low Estimate			High Estimate		
Structural Upgrade Costs - Main Building	Quantity	Units	Total	Quantity	Units	Total
Simpson FRP Wall Reinforcement	5,800	50	$ 290,000	5,800	70	$ 406,000
Plywood Sheathing at Roof and Second Floor	19,780	4	$ 79,120	19,780	8	$ 158,240
Masonry Walls	3,200	40	$ 128,000	3,200	60	$ 192,000
Concrete Footings	24	500	$ 12,000	24	800	$ 19,200
General Conditions	8%		$ 11,200.00	10%		$ 21,120.00
Contractor Overhead and Profit	8%		$ 11,200.00	10%		$ 21,120.00
SUBTOTAL			$ 531,520			$ 817,680
Structural Upgrade Costs - North Wing	Quantity	Units	Total	Quantity	Units	Total
Simpson FRP Wall Reinforcement	3,600	50	$ 180,000	3,600	70	$ 252,000
Plywood Sheathing at Roof	5,455	4	$ 21,820	5,455	8	$ 43,640
Masonry Walls	320	40	$ 12,800	320	60	$ 19,200
General Conditions	8%		$ 17,169.60	10%		$ 31,484.00
Contractor Overhead and Profit	8%		$ 17,169.60	10%		$ 31,484.00
SUBTOTAL			$ 248,959			$ 377,808
Structural Upgrade Costs - South Wing	Quantity	Units	Total	Quantity	Units	Total
Simpson FRP Wall Reinforcement	6,600	50	$ 330,000	6,600	70	$ 462,000
Plywood Sheathing at Roof	6,630	4	$ 26,520	6,630	8	$ 53,040
Masonry Walls	320	40	$ 12,800	320	60	$ 19,200
General Conditions	8%		$ 29,545.60	10%		$ 53,424.00
Contractor Overhead and Profit	8%		$ 29,545.60	10%		$ 53,424.00
SUBTOTAL			$ 428,411			$ 641,088
Structural Upgrade Costs - Locker Rooms	Quantity	Units	Total	Quantity	Units	Total
Simpson FRP Wall Reinforcement	2,600	50	$ 130,000	2,600	70	$ 182,000
General Conditions	8%		$ 10,400.00	10%		$ 18,200.00
Contractor Overhead and Profit	8%		$ 10,400.00	10%		$ 18,200.00
SUBTOTAL			$ 150,800			$ 218,400
Structural Upgrade Costs - Library	Quantity	Units	Total	Quantity	Units	Total
Simpson FRP Wall Reinforcement	950	50	$ 47,500	950	70	$ 66,500
General Conditions	8%		$ 3,800.00	10%		$ 6,650.00
Contractor Overhead and Profit	8%		$ 3,800.00	10%		$ 6,650.00
SUBTOTAL			$ 55,100			$ 79,800
TOTAL STRUCTURAL UPGRADE COSTS			$ 1,414,790			$ 2,134,776

Notes

Estimate is preliminary and is subject to change.

Estimate is based on historical square foot costs. No contractor estimating has been done.

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Condon Elementary School

Architectural Improvements for Change of Use

Purpose of Report

As part of the city of Condon's plan to adaptively reuse the historic elementary school buildings, this report outlines the changes necessary to modify the buildings for a change in use from an educational facility to a mix of multi-family residential, business type offices, and community spaces, to better meet the community's needs.

18 total residential units are envisioned for the second floor of the main building and the north and south single story wing structures. The first floor of the main building will be retained in its general configuration and allow a mix of business type uses and an assembly space with the attached kitchen in the existing cafeteria.

The following report describes a summary of changes to meet the community's needs for rental workforce housing, community and meeting spaces and is a complement to the structural feasibility assessment. This narrative informs cost estimate for a better understanding of the scope and costs for the change of use. See the concept floor plan drawings for the proposed layout.

Narrative of Improvements

Main Building—The main two-story elementary school building is the focal point on the site and will undergo a comprehensive upgrade and change of occupancy to support community and residential spaces.

The first floor will be converted to business-leasable and community spaces, including a conversion of the existing cafeteria space into a 2,500 SF 'food hall,' a community meeting space with a kitchen. Access to the first floor will be through the west main entrance, the north corridor, the south corridor, and a new accessible entrance to the north of the current library. Based on our reading of the current accessibility requirements, an elevator is not required to be installed for access to the second floor.

The second floor of the main building will be converted to (9) 1-2 bedroom rental apartments. Oregon building code requires extensive fire separation of the different occupancies, including the corridors, egress stairs and interior partition walls. Additionally, the exterior stucco material is deteriorating and requires replacement. The building also lacks insulation and will need to be brought up to current energy code which will also reduce energy costs and provide an adequate level of occupant comfort. Finally, all-new mechanical, electrical and plumbing will be installed throughout the building.

- Structural upgrades – see structural assessment.
- Hazardous materials abatement – extensive abatement must be conducted of the interior and exterior to remove hazardous building materials. See the Hazardous Building Materials Survey by Maul Foster. Note that pricing is excluded from the Preliminary Project Budget.
- Removal and replacement of exterior stucco finishes for entire building
- Removal and demolition of all interior finishes, typical
- Removal and demolition of select interior partition walls and exterior furring walls
- Demolition of existing ceilings throughout the building
- Installation of 2nd floor horizontal 2-hour rated fire barrier
- Modification of North and South exit stairs into 2-hour rated exit stairs
- Interior door replacement
- Exterior Envelope Insulation Package – demolition/replacement:
    - New insulated exterior furring walls
    - Additional attic/ roof insulation, roof replacement
    - Window replacement with low-e glass thermally broken windows
    - Exterior door replacement with insulated exterior doors

- New exterior stucco
- New interior finishes – floors, ceilings, wall patching & painting
- Demolition of main building entrance stairs to second floor, modify stairs and entrance vestibule from entry to first floor
- New Sprinklers
- New Plumbing and fixtures
- New Electrical
- New Lighting
- New Mechanical HVAC systems
    - Existing boiler and radiator system to be demolished as it is end-of-life and non-functional
    - (VRF) mini-split type heat pumps with ductless or ducted heat exchangers
    - Air source or geothermal type to provide heating & cooling.
    - Each unit to have their own conditioning zone for high efficiency and occupant control

North Wing—This building will be adapted to strictly residential use, (4) 1-2 bedroom rental apartments will be provided.

- Structural upgrades – see structural assessment
- Hazardous materials abatement – extensive abatement must be conducted of the interior to remove hazardous building materials. See the Hazardous Building Materials Survey by Maul Foster. Note that pricing is excluded from the Preliminary Project Budget.
- Removal and replacement of exterior board & batten siding for the entire exterior
- Removal and demolition of all interior finishes, typical
- Removal and demolition of select interior partition walls including exterior furring walls
- Demolition of existing ceilings throughout the building
- Interior door replacement
- Exterior Envelope Insulation Package – demolition/replacement:
    - New insulated exterior furring walls
    - Additional attic/ roof insulation, roof replacement
    - Window replacement with low-e glass thermally broken windows
    - Exterior door replacement with insulated exterior doors
- New exterior siding
- New interior finishes – floors, ceilings, wall patching & painting
- New Sprinklers
- New Plumbing and fixtures
- New Electrical
- New Lighting
- New Mechanical HVAC systems – recommend individual unit mini-split type air source heat pumps (VRF) to provide heating & cooling.

South Wing— This building will be adapted to strictly residential use, (4) 2-3 bedroom rental apartments will be provided.

- Structural upgrades – see structural assessment
- Hazardous materials abatement – extensive abatement must be conducted of the interior to remove hazardous building materials. See the Hazardous Building Materials Survey by Maul Foster. Note that pricing is excluded from the Preliminary Project Budget.
- Removal and replacement of exterior board & batten siding for the entire exterior

- Removal and demolition of all interior finishes, typical
- Removal and demolition of select interior partition walls including exterior furring walls
- Demolition of existing ceilings throughout the building
- Interior door replacement
- Exterior Envelope Insulation Package – demolition/replacement:
    - New insulated exterior furring walls
    - Additional attic/ roof insulation, roof replacement
    - Window replacement with low-e glass thermally broken windows
    - Exterior door replacement with insulated exterior doors
- New exterior siding
- New interior finishes – floors, ceilings, wall patching & painting
- New Sprinklers
- New Plumbing and fixtures
- New Electrical
- New Lighting
- New Mechanical HVAC systems – recommend individual unit mini-split type air source heat pumps (VRF) to provide heating & cooling.

Fieldhouse—This building remain as-is with limited modifications.

- Demolition of the small exterior wood-framed enclosed storage room on the NW corner.
- New sprinklers to meet current Oregon building code occupancy classification
- Accessibility upgrades as required by code.
- New Mechanical system to provide space conditioning including heating & cooling.

Locker Rooms—This building remain as-is with limited modifications.

- Work is limited to accessibility upgrades as required by code.
- Modifications to the Mechanical system to tie into the Fieldhouse to provide space conditioning including heating & cooling.

Library—This building is not code compliant and will require separation from the Fieldhouse and/or the Main Building with a 3-hour rated firewall. Significant improvements for code compliance are required. modifications.

- Provide new Firewall at Fieldhouse and 2-hour Fire Barrier at Main.
- Accessible route walkway will be provided from corridor and will connect to the parking area to the north of the Fieldhouse.

Miscellaneous Structures—Two small non-code compliant structures to be removed as they are not code-compliant. I would say they are not functional rather than non-code complaint.

- Demolition of the existing storage room at the NW corner of the Fieldhouse.
- Small storage space at the north side of the main building, adjacent to the north access corridor.
- Demolition of the existing exterior chimney(s) at Main Building.

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Preliminary Project Budget

Condon Grade School - Conceptual Use Evaluation

Condon, Oregon

Date	2/22/2024
Main Building Area (1st floor)	9,890
Main Building Area (2nd floor)	9,890
Main Building Area (total)	**19,780**
North Wing	5,455
South Wing	6,630
Fieldhouse & Locker Rooms	10,170
Library	2,005
Total Area:	44,040

	Low Estimate			High Estimate		
Construction Costs - Main Building	Quantity	Units	Total	Quantity	Units	Total
Structural Improvements (from structural report)			$ 531,520			$ 817,680
Interior Demolition	19,780	6	$ 118,680	19,780	8	$ 158,240
Interior Alterations (Walls, Finishes, etc)	19,780	60	$ 1,186,800	19,780	80	$ 1,582,400
Fire Rated Stair Assemblies	800	60	$ 48,000	800	75	$ 60,000
Fire Rated Horizontal Separation	9,890	15	$ 148,350	9,890	18	$ 178,020
Exterior stucco replacement	24,000	6	$ 144,000	24,000	8	$ 192,000
Wall Envelope / Insulation Improvements (Inc. Windows)	24,000	10	$ 240,000	24,000	13	$ 312,000
Reroofing	9,890	11	$ 108,790	9,890	14	$ 138,460
Sprinklers	19,780	6	$ 118,680	19,780	8	$ 158,240
HVAC	19,780	25	$ 494,500	19,780	30	$ 593,400
Electrical	19,780	25	$ 494,500	19,780	30	$ 593,400
Plumbing	19,780	20	$ 395,600	19,780	25	$ 494,500
General Conditions	8%		$ 122,172.00	10%		$ 201,242.00
Contractor Overhead and Profit	8%		$ 122,172.00	10%		$ 201,242.00
SUBTOTAL			**$ 4,273,764**			**$ 5,680,824**
Total Cost/Square Foot			$ 216			$ 287
Construction Costs - North Wing	Quantity	Units	Total	Quantity	Units	Total
Structural Improvements (from structural report)			$ 248,959	0		$ 377,808
Interior Demolition	5,455	6	$ 32,730	5,455	8	$ 43,640
Interior alterations to Existing Building	5,455	50	$ 272,750	5,455	65	$ 354,575
Exterior siding replacement	3,900	20	$ 78,000	3,900	25	$ 97,500
Wall Envelope / Insulation Improvements (Inc. Windows)	3,900	25	$ 97,500	3,900	30	$ 117,000
Reroofing	5,455	11	$ 60,005	5,455	14	$ 76,370
Sprinklers	5,455	6	$ 32,730	5,455	8	$ 43,640
HVAC	5,455	25	$ 136,375	5,455	30	$ 163,650
Electrical	5,455	25	$ 136,375	5,455	30	$ 163,650
Plumbing	5,455	20	$ 109,100	5,455	25	$ 136,375
General Conditions	8%		$ 76,445.20	10%		$ 119,640.00
Contractor Overhead and Profit	8%		$ 76,445.20	10%		$ 119,640.00
SUBTOTAL			**$ 1,357,414**			**$ 1,813,488**
Total Cost/Square Foot			$ 249			$ 332
Construction Costs - South Wing	Quantity	Units	Total	Quantity	Units	Total
Structural Improvements (from structural report)			$ 428,411	0		$ 641,088
Interior Demolition	6,630	6	$ 39,780	6,630	8	$ 53,040
Interior alterations to Existing Building	6,630	50	$ 331,500	6,630	65	$ 430,950
Exterior siding replacement	6,875	20	$ 137,500	6,875	25	$ 171,875
Wall Envelope / Insulation Improvements (Inc. Windows)	6,875	25	$ 171,875	6,875	30	$ 206,250
Reroofing	6,630	11	$ 72,930	6,630	14	$ 92,820
Sprinklers	6,630	6	$ 39,780	6,630	8	$ 53,040
HVAC	6,630	25	$ 165,750	6,630	30	$ 198,900
Electrical	6,630	25	$ 165,750	6,630	30	$ 198,900
Plumbing	6,630	20	$ 132,600	6,630	25	$ 165,750
General Conditions	8%		$ 88,725.28	10%		$ 150,320.30
Contractor Overhead and Profit	8%		$ 88,725.28	10%		$ 150,320.30
SUBTOTAL			**$ 1,863,327**			**$ 2,513,254**
Total Cost/Square Foot			$ 281			$ 379
Construction Costs - Fieldhouse & Locker Rooms	Quantity	Units	Total	Quantity	Units	Total
Structural Improvements (from structural report)			$ 130,000			$ 182,000
Sprinklers	10,170	6	$ 61,020	10,170	8	$ 81,360
General Conditions	8%		$ 15,281.60	10%		$ 26,336.00
Contractor Overhead and Profit	8%		$ 15,281.60	10%		$ 26,336.00
SUBTOTAL			**$ 221,583**			**$ 316,032**
Total Cost/Square Foot			$ 22			$ 31

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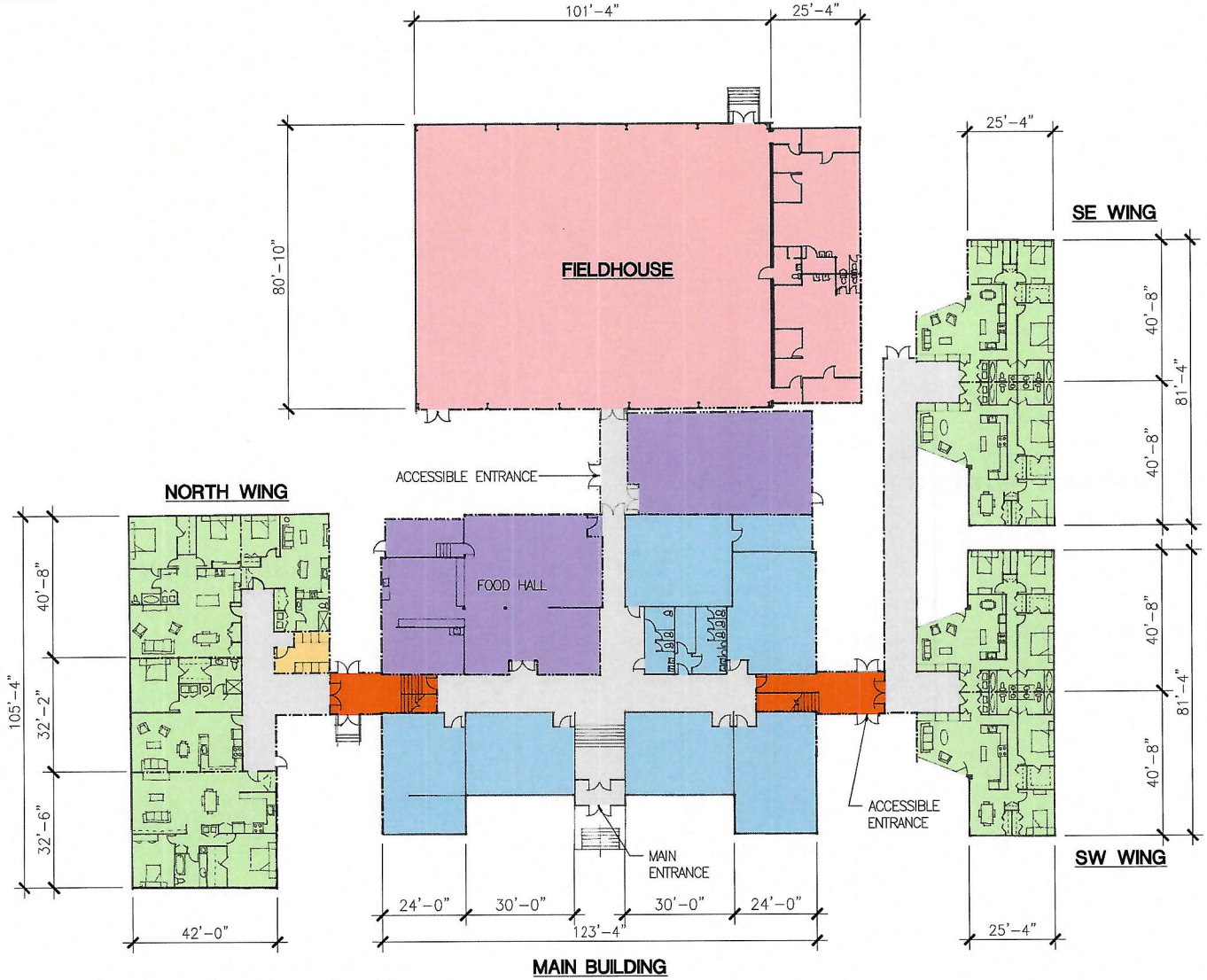
Construction Costs - Library	Quantity	Units	Total	Quantity	Units	Total
Structural Improvements (from structural report)			$ 47,500			$ 66,500
Firewall Separation	675	80	$ 54,000	675	100	$ 67,500
Interior Demolition	2,005	6	$ 12,030	2,005	8	$ 16,040
Interior Alterations to Existing Building	2,005	30	$ 60,150	2,005	40	$ 80,200
Envelope / Insulation Improvements	900	31	$ 27,900	900	41	$ 36,900
Sprinklers	2,005	32	$ 64,160	2,005	42	$ 84,210
HVAC	2,005	25	$ 50,125	2,005	30	$ 60,150
Electrical	2,005	25	$ 50,125	2,005	30	$ 60,150
Plumbing	2,005	10	$ 20,050	2,005	15	$ 30,075
General Conditions	8%		$ 30,883.20	10%		$ 50,172.50
Contractor Overhead and Profit	8%		$ 30,883.20	10%		$ 50,172.50
SUBTOTAL			**$ 447,806**			**$ 602,070**
Total Cost/Square Foot			$ 223			$ 300
TOTAL CONSTRUCTION COSTS			**$ 8,163,895**			**$ 10,925,668**
Soft Costs						
Design Fees (Arch, Struct, MEP, Civil, Landscape)		7%	$ 571,473		7%	$ 764,797
Gilliam County Fees — Land Use Approvals			$ 4,082			$ 5,463
Building Permit			$ 61,229			$ 81,943
Other Soft Costs — Geotech Report			$ 15,000			$ 20,000
Site Survey			$ 10,000			$ 13,000
Special Inspections			$ 40,000			$ 60,000
Market Analysis						
Other Soft Costs	2%		$ 122,458	2%		$ 163,885
Total Soft Costs			**$ 824,242**			**$ 1,109,087**
GRAND TOTAL			**$ 8,988,137**			**$ 12,034,755**

Notes
Estimate is preliminary and is subject to change.
Estimate is based on historical square foot costs. No contractor estimating has been done.
Jurisdictional fees are estimated and have not been confirmed.



FLOOR PLAN LEGEND

- 1-HR FIRE BARRIER
- 2-HR FIRE BARRIER
- 3-HR FIREWALL

- RESIDENTIAL UNITS
- RETAIL / OFFICE
- COMMUNITY EVENT SPACE
- LAUNDRY
- EXISTING FIELDHOUSE
- FIRE RATED STAIR EXITS
- FIRE RATED CORRIDORS

TOTAL UNITS @ FIRST FLOOR: 8 UNITS
(2) 1 BEDROOMS
(4) 2 BEDROOMS
(2) 3 BEDROOMS

PRELIMINARY CODE DATA

OCCUPANCY GROUPS:	A-2 (EVENT SPACE) A-3 (FIELDHOUSE GYM) B (OFFICE / RETAIL) R-2 (APARTMENTS)
CONSTRUCTION TYPE:	VB (MAIN BUILDING & WINGS) VB (FIELDHOUSE)
FIRE SPRINKLER:	REQUIRED

AREAS:

MAIN BUILDING:	9,890 SF (1ST FLOOR) 9,890 SF (2ND FLOOR) 19,780 SF (TOTAL AREA)
NORTH WING:	5,455 SF
SE WING:	3,430 SF
SW WING:	3,040 SF
LIBRARY:	2,005 SF
FIELDHOUSE:	10,170 SF
TOTAL FOOTPRINT:	33,985 SF
GROSS AREA:	44,040 SF

LIVERMORE ARCHITECTURE & ENGINEERING, INC.
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Portland. Oregon 97201
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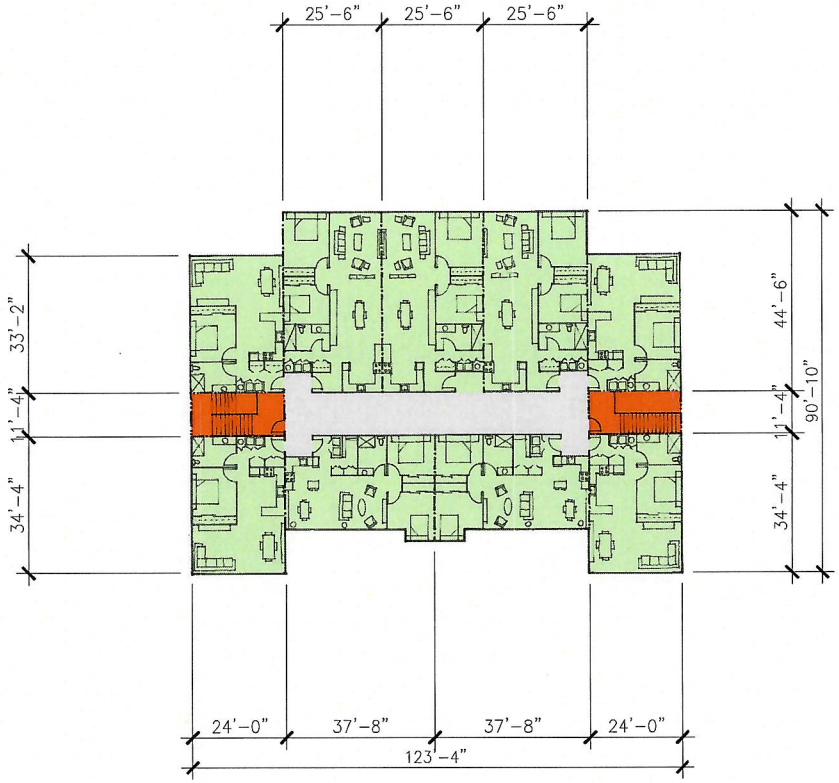
CONDON GRADE SCHOOL -
CONCEPTUAL USE EVALUATION
220 S. EAST STREET
CONDON, OREGON 97823

JOB: 223083.00
DATE: 2/22/24
SCALE: 1" = 30'

1ST FLOOR ARCHITECTURAL CONCEPT PLAN

A1



FLOOR PLAN LEGEND

1-HR FIRE BARRIER
2-HR FIRE BARRIER

RESIDENTIAL UNITS
FIRE RATED CORRIDOR
FIRE RATED STAIR EXITS

TOTAL UNITS @ 2ND FLOOR: 8 UNITS
(4) 1 BEDROOMS
(5) 2 BEDROOMS

PRELIMINARY CODE DATA

OCCUPANCY GROUPS: R-2 (RESIDENTIAL)

CONSTRUCTION TYPE: VB (MAIN BUILDING)

FIRE SPRINKLER: REQUIRED

AREAS:

MAIN BUILDING: 9,890 SF (2ND FLOOR)

LIVERMORE ARCHITECTURE & ENGINEERING, INC.	1500 SW First Ave. Suite 240 Portland, Oregon 97201 Phone: 503-892-3002 www.livermoreae.com	CONDON GRADE SCHOOL - CONCEPTUAL USE EVALUATION 220 S. EAST STREET CONDON, OREGON 97823	JOB: 223083.00 DATE: 2/22/24 SCALE: 1" = 30'	2ND FLOOR CONCEPT PLAN	A2