



MAGNUSON COMMUNITY CENTER SEATTLE PARKS AND RECREATION

ARCHITECTURAL AND ENGINEERING
MAINTENANCE EVALUATION STUDY

City of Seattle, Washington

September 2017



contents



A	EXECUTIVE SUMMARY
B	ARCHITECTURAL ASSESSMENT
C	CIVIL ASSESSMENT
D	STRUCTURAL ASSESSMENT
E	MEP SYSTEMS ASSESSMENT
F	PLAN DRAWINGS
G	COST ESTIMATE
H	ASSET MANAGEMENT DATA
APPENDIX I:	ADA DOJ REPORT
APPENDIX II:	HAZ-MAT REPORT

A. EXECUTIVE SUMMARY

MAGNUSON COMMUNITY CENTER EVALUATION

BACKGROUND

GENERAL RECOMMENDATIONS



executive summary



DESCRIPTION OF PROCESS

INNOVA Architects, Inc. was hired by the Seattle Parks and Recreation (SPR) in March of 2017 to perform an architectural and engineering evaluation study, which is summarized in this report. Additional engineering partners for the study include AHBL for Civil and Structural engineering and WSP for Mechanical, Plumbing, and Electrical engineering.

The purpose of this evaluation study is to summarize the recommendations for utilizing the unused area located at the south end of the Magnuson Community Center (also known as Magnuson Building #47) and to provide a working tool for identifying and planning necessary upgrades and maintenance improvements; particularly those related to the Americans with Disabilities Act (ADA). Area of Magnitude Cost Estimates are provided for the recommendations.

Our team visited the Magnuson Community Center on April 4th, 2017 to meet with SPR Staff as well as personnel from the center, Marc Hoffman. Also present were Carol Valdrighi and Lynn Fergusson of the Magnuson Community Center Advisory Council, and Tim Motzer, a retired Project Manager for Seattle Parks & Recreation who worked on the 2003 renovation of the building. We reviewed the history, current operations, and known issues for the building. Our team spent a couple hours touring the building.

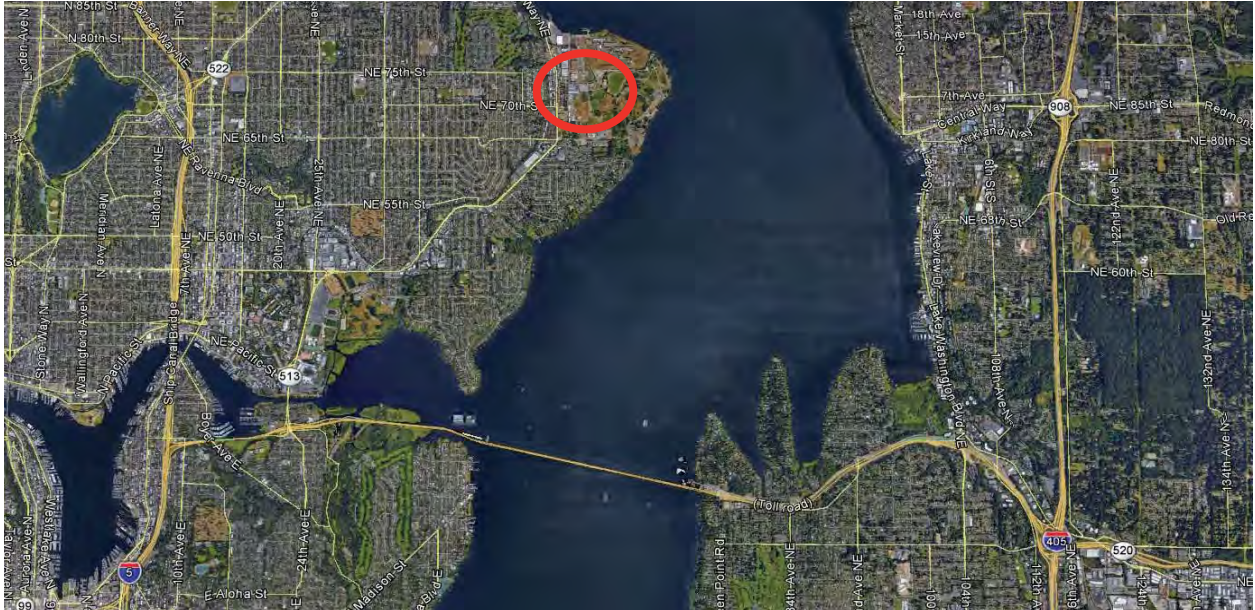
The Record Drawings that are available for the Magnuson Community Center include the various renovation projects from 1941 by The Austin Company as well as the 2003 renovation drawings from Arai Jackson. The 2003 renovation drawings provide a fairly accurate record of what is existing currently.

ASSESSMENT

The primary focus of this report is to review options for utilizing the currently unused multi-purpose space on the south side of the building. The area was sealed off during the 2003 renovation. It is not being used and is in various stages of disrepair and demolition. The project scope did not include evaluation of the east side of the building, including the pool. We did look at the remainder of the building as part of an overall understanding of building systems and how they may relate to the area of focus, such as HVAC.

Through input from the Advisory Council, it was noted that the Gym is heavily used during the day and the community center is lacking space in several key areas needed to serve the nearby residents.

background



MAGNUSON COMMUNITY CENTER BACKGROUND

Magnuson Community Center is notable for its unique location inside Magnuson Park, a former U.S. naval air station that is now Seattle's second largest park at 350 acres as well as a Historic District. To the south of the community center is Solid Ground Housing which serves more than 250 formerly homeless residents in permanent and transitional housing.

Built in the late 1930s as part of the Navy base, the community center building was remodeled in 2002-2003. It now consists of a full gym with built-in bleachers, a multipurpose room, and a lobby. Attached on the north side of the building is an auditorium that seats nearly 500 and is leased by the Seattle Musical Theatre. As part of the lease agreement, Seattle Parks and Recreation can use the space 22 days a year. The gym is leased by private schools five days a week until 6 p.m. during winter months and two days a week during the entire school year. Outside of these hours, the gym is used for basketball practices, sports programs, summer activity camps and tot gym.

Magnuson Community Center has a large nature program serving more than 300 kids per year. The center also provides free programs for the youth living at Solid Ground including dance, tennis, theater, sports, and more.

general recommendations



RECOMMENDATIONS

Based on our team's evaluations of the Magnuson Community Center, we have generated a proposed breakdown of short-term needs and long-term needs related to building accessibility as well as options to utilize the unused space located on the south end of the building. The breakdown of recommendations further identifies those items which fall under the following categories:

- Code and Life Safety Related
- Program Improvement Opportunity
- Operational Cost Savings Potential

SHORT-TERM NEEDS

The short-term needs of the facility include those items which we have categorized as relating to health, safety, and welfare. This includes accessibility requirements in order to comply with the Americans with Disabilities Act (ADA).

Where a recommendation is considered cost prohibitive and able to be considered a "grand-fathered" condition, we have classified some health, safety, and welfare items as long-term recommendations which should be completed as part of a comprehensive, major renovation project.

In general we estimate that the short-term needs of the facility are those that need to be done as soon as possible, or within the next 5 years.

LONG-TERM NEEDS

Long-Term needs include more significant items at the facility that may not have favorable economic pay-back, but rather extend the community benefit and are less tangible. It would include things like significant upgrades to the systems for increased energy efficiency, bringing the building up to more current codes, as well as architectural/interior changes and seismic upgrades to the buildings.

general recommendations



SUMMARY OF RECOMMENDATIONS

We broke down our list of recommendations by discipline. The General Categories with Subtotal Construction Costs* are as follows:

	<u>Short-Term Need</u>	<u>Long-Term Need</u>
Building Enclosure / Structure	\$89,000	\$0
Buildings Interiors	\$837,000	\$0
Americans with Disabilities Act (ADA)	\$21,000	\$0
Site / Civil	\$17,000	\$0
Mechanical - HVAC	Included in Building Interiors	
Mechanical - Plumbing	Included in Building Interiors	
Electrical	Included in Building Interiors	
Haz-Mat Contingency	\$200,000	\$0

AREA OF MAGNITUDE COST ESTIMATE SUMMARY

TOTAL CONSTRUCTION COST	\$1,164,000	\$0
SP&R COST AND SALES TAX	\$710,040	\$0
TOTAL PROJECT COSTS	<u>\$1,874,040</u>	<u>\$0</u>
GRAND TOTAL ALL COSTS		\$1,874,040

* See Section G - Cost Estimate for all markup details.

Magnuson Community Center Renovation

Building Maintenance and Improvement Recommendations

	Recommended Task	Short-Term Need	Long-Term Need	Code / ADA / Life-Safety	Program Improvement	Operational Cost Savings	Construction Cost Totals
Building Enclosure /Structure (Renovation Space)							
1	Structural: Add sheathing over entire floor of renovation space	X			X		\$35,000
2	Structural: Install new wall ties	X			X		\$3,000
3a	Replace windows with insulated units	X			X	X	\$42,000
3b	Install interior storm windows (OPTION to 3a)	X			X	X	\$9,000
	SUBTOTALS	\$89,000	\$0				
Building Interiors (Renovation Space)							
1	Reconfiguration of the unused interior spaces	X			X		\$837,000
	SUBTOTALS	\$837,000	\$0				
ADA							
1	Rebuild the handicap parking stall. Repave and restripe stall to meet ADA standards	See Site/Civil Item #4		X			included below
2	Add push-button operators to Main Entry Doors	X		X			\$21,000
	SUBTOTALS	\$21,000	\$0				
Site / Civil							
1	Clean out all trench and area drains and catch basins. "TV" storm lines to determine condition.	By owner					Owner
2	Clean and crack-seal the west asphalt path	X		X			\$2,000
3	Provide handrails at stairs	X		X			\$4,000
4	Rebuild the handicap parking stall. Repave and restripe stall to meet ADA standards	X		X			\$8,000
5	Provide truncated domes at all curb ramps	X		X			\$3,000
	SUBTOTALS	\$17,000	\$0				
Mechanical - HVAC							
1	Demolish existing duct and steam radiator systems	See Building Interiors Item #1			X		Included Above
2a	CAV Gas-fired Rooftop System, Single Zone, Heating Only*	X			X	X	\$20,000
2b	VAV Gas-fired Rooftop System w/ DX Coil, Multi-Zone, Heating & Cooling*	X			X	X	\$44,000
2c	VRF Heat Pump System w/ DOAS, Multiple Zones, Heating & Cooling*	X			X	X	\$156,000
2d	VRF Heat Pump System w/ DOAS, Converter to Hot Water, Perimeter Hot Water Radiator, Multiple Zones, Heating and Cooling*	See Building Interiors Item #1			X	X	Included Above
3a	Replace exhaust fans in roof penthouse (aligns w/ 2a & 2b above)*	X			X	X	
3b	Connecting exhaust to DOAS system (aligns w/ 2c & 2d above)*	See Building Interiors Item #1			X	X	Included Above
	*Items 2d & 3b included in Building Interiors item #1 (2a, 2b, 2c, and 3a excluded)						
	SUBTOTALS	Included in Building Interiors Item #1					

Continued on next page

Magnuson Community Center Renovation

Building Maintenance and Improvement Recommendations

	Recommended Task	Short-Term Need	Long-Term Need	Code / ADA / Life-Safety	Program Improvement	Operational Cost Savings	Construction Cost Totals
Mechanical - Plumbing							
1	Test potable water system for lead-free status	By Owner			X	X	Owner
2	Replace water fountains adjacent to Gymnasium	By Owner			X	X	Owner
3	Revise plumbing to support the reconfigured toilet rooms and kitchen	See Building Interiors Item #1			X		Included Above
4	Install low-flow fixtures	See Building Interiors Item #1				X	Included Above
5	Replace exist water system piping and components as necessary, provide copper piping for all fixtures	See Building Interiors Item #1			X	X	Included Above
6	Fire Protection: Extend existing sprinkler system into renovation area	See Building Interiors Item #1		X			Included Above
SUBTOTALS		Included in Building Interiors Item #1					
Electrical							
1	Provide new panel or relocate existing to feed new work space.	See Building Interiors Item #1			X	X	Included Above
3	Provide new fire alarm devices to cover the new work space, connect to existing FACP	See Building Interiors Item #1		X	X		Included Above
4	Provide receptacles to match new space layout	See Building Interiors Item #1			X		Included Above
5	Provide new LED light fixtures with lighting control to suit new space layout	See Building Interiors Item #1			X	X	Included Above
SUBTOTALS		Included in Building Interiors Item #1					
Haz-Mat contingency							
	SPR Haz-Mat contingency	X			X	X	\$200,000
SUBTOTALS		\$200,000	\$0				
TOTAL ALL SCOPE ITEMS		\$1,164,000	\$0				\$1,164,000

B. ARCHITECTURAL ASSESSMENT

FACILITY DESCRIPTION

BUILDING CODE ASSUMPTIONS

BUILDING ENCLOSURE

BUILDING INTERIORS

BUILDING ACCESSIBILITY (ADA)



architectural assessment



FACILITY DESCRIPTION

The Magnuson Community Center, then known as Sand Point Naval Air Station Building 47, was dedicated on December 16, 1941 as a recreation building with the purpose of keeping enlisted men and officers physically fit through activities like basketball, volleyball, boxing, gymnastics, handball, and wrestling. The facility also houses a deep-water pool, although no longer in use.

There is ample parking for the center located to the south of the building, with one accessible parking space and direct access from 62nd Avenue for the center with one accessible space. See Civil assessment.

The main entry to the building faces west and has a circular drop-off area adjacent to a set of stairs to the main entry. Upon entering the building, you are in a large lobby space. This lobby space is actively used for check-in and access to the Gymnasium and meeting space. The reception desk is across from the building entry doors. Central to the building and located behind the lobby is the gymnasium. To the north is the auditorium, accessed by a long corridor through a set of double doors. Restrooms are located along this west wall of the corridor leading to the auditorium. Located on the south end of the lobby are two offices and a janitor closet, along with a door accessing the renovation space that is the main focus for this study.

The front of the building has a brick exterior with horizontal banding for the main level. The Gym and clerestory portions of the building that extend above this level are treated with a cement board finish and the pool structure at the rear of the building is treated with a stucco type finish (EIFS).

The building is part of the National Register of Historic Places as Naval Air Station (NAS) Seattle, dedicated in 2010 and a Seattle Landmark District designated in 2011 as the Sand Point Naval Air Station Historic District.

The part of the facility which has been evaluated for this report is on the south side of the main floor. It is currently vacant, with most of the interior finishes having been removed as part of earlier renovations and abatement projects. Details of the condition are elaborated throughout this report.

architectural assessment



Community Center Gymnasium



BUILDING CODE ASSUMPTIONS

Seattle Building Code, 2015 edition

Occupancy: A-2 and A-3 - Assembly, S-2 - Low-hazard Storage

Construction Type: IV-HT, V 1-HR at Auditorium

With our primary focus being related to providing options to utilize the space on the south side of the building, whole building calculations were not performed and calculations related to plumbing fixtures and observations of accessibility issues were limited to this area.

Based on the 2002 renovation drawings, the gross square footage of the renovation space is approximately 4800 square feet, with 3952 square feet calculated as an A-2 Occupancy. We analyzed the plumbing fixture requirements of the renovation space based on the A-2 Occupancy, and calculate that 4 Female and 4 Male water closets/ urinals are required. The concept plan used as part of this report includes 4 water closets in the Female restroom and 2 water closets and 2 urinals in the Men's.

Another focus of our evaluation was to look at the accessibility for the building and potential upgrade recommendations to provide better access for users as it relates to the renovation space. The Magnuson Community Center was designed and built at a time that the Americans with Disabilities Act (ADA) was yet to be considered during the design process. The ADA code has evolved over the past couple of decades, so current requirements will be considered in the evaluation process. It appears the route from the main building entrance to the renovation space will be compliant with current ADA requirements, although the route from the accessible parking stalls to the building entrance is not compliant (see Civil assessment).

Since this is an existing facility, and we do not believe that any of the changes or upgrades to the building would approach a value deeming it compulsory to upgrade the entire building to current codes. As part of our team's analysis, we prioritized our code deficiency comments and recommendations to those that relate to ADA and those that we believe are critically important to life safety at a facility like this.

The following review is based on a visual site inspection performed on April 4th, 2017.

Hazardous material was located in significant amounts in this building, but much has been abated. The most recent haz-mat report is attached in Appendix II. There are significant concerns over the presence of lead and asbestos based on the report generated for the 2002-2003 renovation. Further testing is recommended before any construction related activities take place.

On the afternoon of our site visit the weather was slightly overcast.

architectural assessment



Roof above renovation space



Columns/ Beams



Metal Frame Windows

BUILDING ENCLOSURE (RENOVATION SPACE)

Structure: The space is a combination of steel columns and beams with wood purlins supporting the roof structure above. The roof structure of the space is wood framed.

Recommended Action: See Structural regarding seismic recommendations for the area of work.

Roofing: The roof was indicated to have been replaced in 2000. The roof material and all flashings appear to be in good condition with no leaks being reported by staff. Additionally, a fall protection system was added during the 2002 renovation.

Recommended Action: Clean debris from roof corners and scuppers.

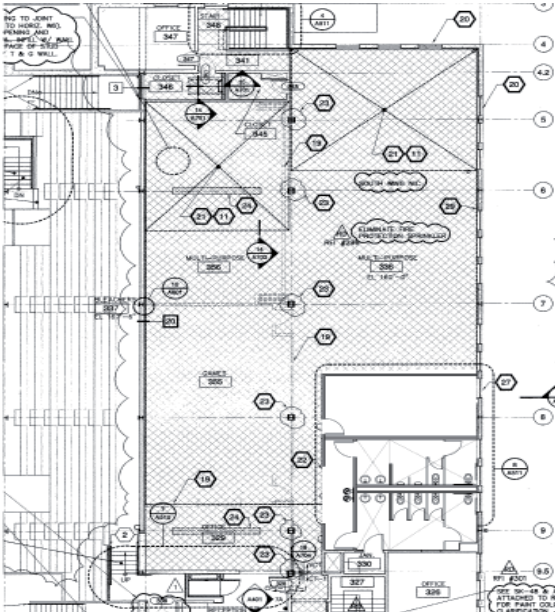
Windows: The windows are a metal frame system, with some appearing to be original. No insulated glazing was noted. Several of the windows appear to be operable. The windows are in various conditions, ranging from newer aluminum framed windows to painted glazing at the clerestory windows.

Recommended Action: Replace windows with insulated units complying with Historic Preservation requirements. Alternatively, provide interior storm windows to meet current energy code requirements

SUMMARY OF RECOMMENDATIONS - BUILDING ENCLOSURE

1. Add ½” nominal APA rated sheathing over the entire main floor of the renovation space with a nail pattern similar to that which was specified for the roof.
2. Install new wall ties utilizing either 15 degree bent threaded rods embedded in the URM walls with screen tube and anchoring adhesive, or through-wall anchor rods with exterior rosettes, washers and nuts.
- 3a. Replace windows located within renovation space with insulated units
- 3b. Install interior storm windows

architectural assessment



Proposed Renovation Plan



Renovation Space

BUILDING INTERIORS - EVALUATION OF RENOVATION SPACE

For the purpose of our evaluation, the following recommendations are based on the 2002 renovation plan, dividing the approximately 4800 square foot space on the main floor into (2) large multi-purpose areas, Men's and Women's restrooms, Kitchen, Game/ Office space and storage areas. The location of the restrooms and kitchen has been mirrored from what was shown on the 2002 renovation drawings. This change allows the kitchen to be located centrally to the space while also alleviating any line-of-sight concerns to the restrooms from adjacent spaces. The Kitchen will be equipped with commercial appliances throughout for added durability. DOH has specific requirements that shall be verified upon execution of the project, but the understanding for this report is that it will be considered a warming or "finishing" kitchen rather than a full "production" kitchen, not triggering DOH commercial kitchen requirements. Also included is a small "lobby" space outside the restrooms, allowing room for a drinking fountain.

We visited the spaces on the lower floor during our site visit, but this area is not being considered for renovation at this time.

Approximate square footages of built-out renovation space:

Game/ Office space – 1020 sq ft

Multi-purpose area – 2940 sq ft

Kitchen – 270 sq ft

Men's restroom – 160 sq ft

Women's restroom – 200 sq ft

architectural assessment



Current Restrooms



Various Subfloor Heights



Exterior Wall

SUMMARY OF RECOMMENDATIONS

The following descriptions provide the details of the building interiors recommendations to reconfigure the unused interior spaces.

Hazardous Materials - The space has historically been known to have both lead and asbestos contamination in building materials, pipe insulation and HVAC ductwork. Additional abatement work has been performed since the 2002 project was completed. Refer to Appendix II for the 2005 survey documenting current conditions, which primarily resides in lead paint, which we recommend encapsulating as part of the new renovations.

Demolition – All remaining walls, toilet and plumbing fixtures, ceiling structures and all associated items should be demolished in accordance with the Hazardous Materials report.

Exterior Walls – All exterior wall finishes should be removed down to the studs. This will also provide an opportunity to examine framing, run concealed electrical and add insulation where possible.

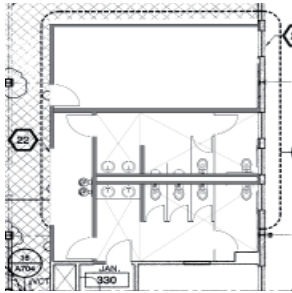
Interior Walls – Interior walls will consist of steel stud framing with cement board backer and ceramic tile at wet locations, 5/8" GWB and paint at all other locations. Fiberglass batt insulation will be added to the wall cavity for added sound control measures.

Ceiling Finishes: A mix of ceiling finishes will be utilized throughout, with painted GWB at the Men's and Women's restrooms and Kitchen, ACT at the Office and Storage spaces and exposed framing in the large Multi-Purpose area.

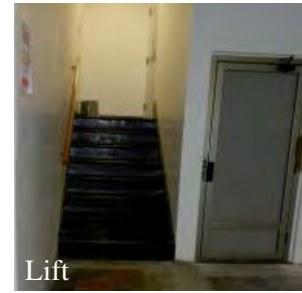
Floor Finishes: Considerable work will be required to correct the differences in subfloor heights throughout the space. The height of the space is adequate to allow for a slight build-up in subfloor height and careful consideration should be given to floor transitions to existing spaces in the community center as to avoid any trip hazards. There are several finish options available to give each space it's own feeling of identity. A wood "dance floor" material would be ideal for the Multi-purpose spaces, as these types of floor systems often require a system of built up supports. Carpet tile is a versatile choice for both the Office and Storage spaces. A resin floor system in the Kitchen offers a wide array of colors and ceramic tile in the restrooms is a durable choice.

Doors: Solid Core wood doors with hollow metal frames throughout will offer a wide array of color choices while providing durability for the anticipated use. The concept includes an operable partition wall in the large Multi-purpose rooms, allowing the large space to be divided into smaller spaces.

architectural assessment



Subfloor transitions



Lift

BUILDING ACCESSIBILITY (ADA)

Due to the nature of a community center, Seattle Parks & Recreation puts an emphasis on accessibility. Some of these items could be “grandfathered” conditions, but ideally for a facility that's goal includes serving everyone in greater community, providing fair access for all is understandably a top priority. See Appendix I for additional details provided in the 2017 DOJ report.

Site Access - See the Civil Assessment.

Parking – Currently the Magnuson Community Center has one ADA parking space near the curb closest to the entry.

Recommended Action: Repair and re-stripe parking stall, see civil assessment.

Building Entry – The exterior main entry doors facing west and nearest to the accessible parking, appear to be accessible. The route from the main building entrance to the renovation space is on the same level and will be able to comply with ADA requirements. (Note: A lift is located behind the reception desk for accessibility to the lower floor)

Recommended Action: In the long-term we recommend a push button operator be added at the main entry for facilities of this type for increased accessibility

Lobby/Reception: The building reception desk that will also serve this space appears to comply with ADA requirements for counter heights.

Recommended Action: No Action required

Restroom Accessibility: The restrooms located within the renovations space will be designed to comply with current ADA requirements.

SUMMARY OF RECOMMENDATIONS - ADA

1. Repair and re-stripe ADA parking stall
2. Add push-button operators to the Main Entry Doors

C. CIVIL ASSESSMENT

SITE / CIVIL



site / civil



EXISTING CONDITIONS

PARKING LOT:

- There is one main parking area associated with the building, located to the south and accessed from 62nd Ave NE. The site survey was limited to evaluation of the handicapped parking stall, the remainder of the lot was not evaluated. There is (1) handicapped parking stall (8.0' minimum width available 5.0' aisle). Markings are in poor condition and not visible, a sign is provided to designate the handicapped parking stall. The pavement is in fair condition with little spalling and some longitudinal cracking, but no visual evidence of subgrade failure. Slope of stall and aisle exceeds the maximum slope of 2.00% in any direction. A concrete wall approximately 1.0' tall is located on the western edge of the parking stall.

PEDESTRIAN ACCESS:

- There are two main pedestrian entrances to the building located on the west face of the facility. The first is located on the northern end of the building that accesses the theatre and the other is located on the southern end of the facility that accesses the community center. Other pedestrian access points are located on the eastern portion of the facility but were not evaluated in this assessment.
- A drive-thru drop off is located on the west side of the facility, just off 62nd Ave NE. The drive-thru drop off appears to be in good condition.
- The pedestrian entrance to the theater is in good condition and appears to meet ADA access requirements. ADA access is provided to the theater entrance from the sidewalk along 62nd Ave NE and from the drive-thru drop off area located along the western face of the facility.
- The pedestrian entrance to the community center is in fair condition with some superficial longitudinal cracking. ADA access is only provided from the handicapped parking stall located to the south. ADA access is not provided from the sidewalk along 62nd Ave NE or from the drive-thru drop off because of the stairs that are required to access the entrance.
- There is a concrete walking path along the front of the structure that connects to the sidewalk along 62nd Ave NE. The overall wearing condition of the path is good; however, there are a few places that have longitudinal cracking and depressions that are walking hazards.
- The stairs located outside the entrance of the community center entrance has one handrail on its southern side but the stairs are missing a handrail along the northern side. The stairs along the southern portion of the site has no handrails.

SITE GRADING/DRAINAGE:

- The grading and drainage was evaluated only west of the west face of the facility. The grading east of the west face steeply slopes to the east and drops approximately 12' and slopes towards Sportsfield Dr NE.
- The site slopes in two directions, partially to the west towards 62nd Ave NE and partially to the east towards Sportsfield Dr NE. There are two levels to the site west of the structure. The first level connects to 62nd Ave NE and includes the drive thru drop off area and the entrance to the theater located to the north. The second level is below the first level and includes the entrance to the community center and sidewalk to the ADA stall located to the south. The two levels are connected by a staircase located adjacent to the entrance to the community center. The first level gently slopes to 62nd Ave NE towards the north west. The lower level gently slopes towards the south east.
- Stormwater runoff from the upper level hardscape flow to 62nd Ave NE and collected by catch basins within the public storm system. Inspection of the storm drainage infrastructure along 62nd Ave NE appears to be plugged with debris and needs to be cleaned and maintained.
- Stormwater runoff from the lower level hardscape flow to either a trench drain at the bottom of the stairs (located in front of the community center entrance) or an area drain located to the south of the community center entrance. Both the trench drain and area drain are exposed to debris from the surrounding plants and require regular maintenance. At the time of investigation, both drains appeared to be full of debris and required being cleaned and maintained.

SANITARY SEWER:

- According to the City of Seattle side sewer information, the building has two sewer discharge points. One sewer line connects to the facility at the north east corner of the building and the other connects at the south west corner. Both side sewers connect to the main public sewer in 62nd Ave NE. The pipe at the north east corner is 6" in diameter and is made of PVC. The pipe at the south west corner is 8" in diameter and is made of concrete.
- Talking with the Facility Manager there have not been issues within the past 5 years. Recommend regular cleaning and maintenance as necessary to prevent backups.

DOMESTIC WATER & FIRE SERVICE:

- Domestic water service is provided by a service pipe that connects into the 12" ductile iron service under 62nd Ave NE. There is no record of the size and/or material of the service pipe. A request for this information has been put in with Seattle Public Utilities.
- A 4" fire sprinkler main is provided to the structure from the 12" ductile iron service under 62nd Ave NE.
- The nearest hydrant is located on the east side of 62nd Ave NE near the south west corner of the property.

site / civil

RECOMMENDATIONS

MAINTENANCE:

1. Clean out and remove debris from all trench drains, area drains and catch basins and TV existing storm lines to determine condition.

CODE AND LIFE SAFETY:

2. Clean and crack-seal the cracks in the asphalt path in the west portion of the site.



3. Provide handrails at stairs.



4. Demolish and relevel the handicapped parking stall to be less than 2.0% in any direction. Repave and restripe and paint stall to meet ADA standards.



site / civil

5. Provide truncated domes at all curb ramps per ADA standards.



D. STRUCTURAL ASSESSMENT

BUILDING ASSESSMENT / DESIGN CRITERIA

EARTHQUAKE / WIND LATERAL FORCES



building assessment / design criteria



BUILDING DESCRIPTION

This section summarizes the existing structural conditions at the Magnuson Community Center and minimum recommended improvements to improve life safety code requirements for lateral loading and ensure proper functioning of the facility.

BUILDING ASSESSMENT/DESIGN CRITERIA

Codes: International Building Code, 2015 edition (IBC)

International Existing Building Code, 2015 edition (IEBC)

ASCE/SEI 7-10 Minimum Design Loads for Buildings and Other Structures

- Building Risk Category II
- Seismic Design Category D
- Wind: 110 MPH (ultimate); Exposure B; Wind Speed-up, $K_{zt} = 1.00$

building assessment / design criteria



BUILDING DESCRIPTION

As can be seen in the aerial plan view on the previous page, the Magnuson Community Center actually occupies a portion of a much larger building that houses four primary uses, or functions. The north portion is a Theater, the center portion is a Gymnasium, the east portion is a Pool building, and the south portion is the Magnuson Community Center. The Community Center portion is a two-story building with approximately 6,200 square feet per floor.

ORIGINAL STRUCTURE:

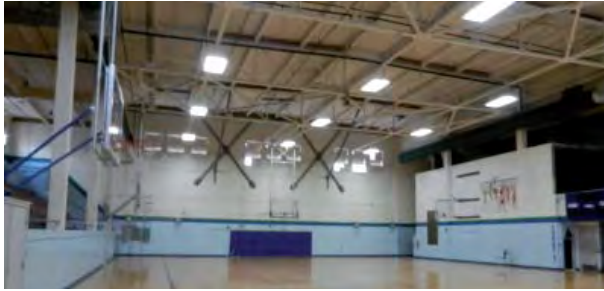
According to the As-Built drawings for the original building, the structure was originally designed and built circa 1941 as a recreational building for the US Naval Air Station that previously occupied this site. The portion currently occupied by the Community Center originally had a bowling alley, steam room, locker rooms and restrooms on the ground floor (basement), and locker and shower rooms on the main floor.

Foundations consist of deep timber piles, pile caps and grade beams. The ground floor is a conventional slab on grade. Columns and perimeter basement walls bear on the pile caps.

The Main floor is framed with structural steel wide-flange beams supported on structural steel wide-flange columns in the interior and reinforced concrete walls at the exterior. The north half of the floor consists of 3x14 timber joists 15" on center spanning 21'-4" to the structural steel beams. This area of floor is sheathed with 1x8 shiplap. The south half of the floor consists of 3" Tongue and Groove decking spanning over structural steel beams approximately 7 feet on center.

The Community Center roof consists of 2" deep tongue and groove decking spanning over 6x12 timber purlins approximately 6'-6" on center. The timber purlins span up to 21'-4" to structural steel wide-flange beam supported on interior structural steel wide-flange columns, and exterior concrete walls. It should be noted, however, that the exterior walls above the main floor level consist of unreinforced brick masonry (URM) at the west, and the west 30 feet of the south wall, which is around the entry lobby area.

structural recommendations



2003 STRUCTURAL UPGRADES:

2003 Structural Upgrades: In 2003 the entire building was structurally upgraded in accordance with the 1997 Uniform Building Code (UBC) and FEMA 178 for both vertical, gravity and lateral seismic loading, and a small elevator was added behind the entry lobby. Upgrades to the vertical load capacity of the main floor framing at the Community Center included the addition of welded cover plates to some of the structural steel floor beams. Seismic upgrades included the following:

- Plywood sheathing was added to the roof to enhance the roof diaphragm lateral load carrying capacity.
- Wall anchors were added to both the roof and main floor framing to attach the exterior concrete and URM walls at regular spacing, and positive connections were provided between the roof and main floor diaphragms and the exterior walls.
- Plywood sheathing was added to the interior wood stud wall on the north side of the Community Center from the ground floor up to the roof over the Gymnasium to provide a shear wall to resist lateral forces from the east-west direction at this location between the Community Center and the Gymnasium structures.
- Additional blocking, tie straps and drag struts were added to transfer lateral seismic loads through the diaphragms to the shearwalls.

EARTHQUAKE / WIND LATERAL FORCE RESISTING SYSTEM

As described above, lateral wind and seismic forces are distributed through the roof and floor diaphragms to the exterior and interior shearwalls and into the foundation. The floor and roof diaphragms are wood framed. Plywood was added to the roof diaphragm to enhance its lateral load carrying capacity. New sheathing was not added to the main floor diaphragm. A new wood stud shearwall was added along the north side of the Community Center. The remaining shearwalls around the Community Center consist of the existing exterior walls. These walls are reinforced concrete walls, except for the west exterior wall and 30 feet at the west end of the south exterior wall, which are Unreinforced Masonry (URM).

structural recommendations



RECOMMENDATIONS

The Magnuson Community Center facility appears to be generally in good structural condition, showing no signs of settlement, structural distress or deterioration. Seismic upgrades were done in 2003, however, a couple of additional upgrades are required to bring the design up to current standards. Recommendations are as follows:

- The 2003 upgrades added plywood sheathing to enhance the existing roof diaphragm, but this was not specified on the Main Floor diaphragm. We recommend the addition of 1/2" nominal APA rated sheathing over the entire main floor of the Community Center with a nail pattern similar to that which was specified for the roof.
- The wall ties to the roof framing at the west end of the Community Center consist of straight, threaded rod anchors embedded into the URM wall with an approved anchoring adhesive and screen tubes. This type of anchor may have been acceptable in 2003, but by current standards this anchor does not provide the required tensile capacity. We recommend new wall ties utilizing either 15 degree bent threaded rods embedded in the URM walls with screen tube and anchoring adhesive, or through-wall anchor rods with exterior rosettes, washers and nuts.

Of the recommendations listed above, the enhanced main Floor diaphragm is the higher priority. However, according to the International Existing Building Code, 2015 edition (IEBC) these upgrades are optional since there will be no change in occupancy and no structural modifications or additions will be made to the building.

E. MEP SYSTEMS ASSESSMENT

HEATING VENTILATION AND AIR CONDITIONING

PLUMBING SYSTEMS

ELECTRICAL SYSTEM



heating, ventilation and air conditioning

EXISTING HVAC SYSTEM

This assessment, and recommendations, are limited primarily to current unused spaces on the ground floor of the building. For reference purposes, we noted the following with regard to the other occupied spaces in the building that mainly provide heating and cooling by roof-top units and gas-fired furnaces. Specifically:

- The Auditorium is provided heating and ventilation by two (2) rooftop units with gas-fired heating. The restrooms for the Auditorium are served by two (2) exhaust fans on the roof.
- The Gymnasium is provided heating and ventilation by (2) additional rooftop units with gas-fired heating.
- Space under the balcony is heated and ventilated by one (1) rooftop unit with gas-fired heating.
- All other occupied spaces such as lobby, lounge, meeting room and offices are served by three (3) gas-fired furnaces installed in the ceiling to provide heating and ventilation.
- Two (2) ceiling exhaust fans serve the Men's and Women's Restrooms on main floor and are combined into a single duct up to an exhaust cap on the roof. Those systems appear to have been installed c. 2003 as part of a major renovation project.
- The Pool is served by a dedicated rooftop unit with dehumidification.



Dedicated rooftop dehumidifier unit for pool

Additional building-wide observations are as follows:

- There is no heating hot water boiler installed in the building. Heating is provided mainly by gas-fired heat.
- There is no air-conditioning system installed in the building. Cooling is available via 100% economizer from rooftop units to spaces which they serve.
- Natural gas is available on site to be used as heating source.
- The central DDC control system for the building is Siemens Apogee Automation located in the Ground Floor Electrical Room.

The proposed renovated area which is the basis for this study is the unused area on the main floor. What follows is a room-by-room summary for the spaces that are part of the proposed renovation.

heating, ventilation and air conditioning

UNUSED SPACE - MAIN FLOOR

- No mechanical equipment currently serves this space.
- Original space heating was provided by low pressure steam radiators installed on the perimeter of the space. However, the steam system was disconnected c. 2003 and no steam supply is currently available to radiators.



Unused heating equipment abandoned in place



Unused ductwork abandoned in place

MEN'S AND WOMEN'S RESTROOM – MAIN FLOOR

- A centrifugal exhaust fan serves the Men's and Women's main floor restrooms and is located on the roof in a penthouse. Exhaust for ground floor restroom and locker rooms is via a mechanical shaft located adjacent to the main floor janitor room.

WOMEN'S RESTROOM AND LOCKER ROOMS– GROUND LEVEL

- A centrifugal exhaust fan serves the Women's restroom and locker rooms for the ground level and is located on the roof in a penthouse. Exhaust for ground floor restroom and locker rooms is via a mechanical shaft located in an adjacent closet on the main floor.
- Electrical power to the exhaust fan appears to be disconnected.
- Exhaust fan is corroded and in poor condition.



Rooftop fan serving main floor



Rooftop fan serving ground level

heating, ventilation and air conditioning

HVAC ASSESSMENT AND RECOMMENDATIONS

There is no mechanical equipment currently serving the unused area on the Main Floor to provide heating, cooling or ventilation. All the abandoned duct and steam radiators are no longer connected to a mechanical system. All other spaces in the building are served by independent mechanical systems and the future remodel of unused spaces on the ground floor does not cross over into other building mechanical systems.

A completely new independent mechanical system will be required as part of any future remodel on the ground floor.

Note that the recommendations for HVAC systems to serve unused space in the basement is not included in the scope of this report. Although, technically one could extend to those areas with some of the options proposed, since equipment/distribution sizes need to account for all the spaces that would be served. Further investigation would be required.

CAPITAL PLANNING

1. Demolish the existing unused duct and steam radiator systems.
2. Consider installation of the following new mechanical system options for the future remodel, all designed to meet the current energy code:

Option 2A: CAV Gas-fired Rooftop System, Single Zone, Heating Only,

A new Constant Air Volume (CAV) gas-fired rooftop unit similar to the existing rooftop units to serve the renovated space providing heating and ventilation. One single zone thermostat to control the space temperature.

Pros: Simple system with low first cost, simple operational complexity.

Cons: No cooling, only single zone temperature control. Low efficiency relative to other options

Option 2B: VAV Gas-fired Rooftop System with DX Coil, Multi-Zone, Heating & Cooling

A Variable Air Volume (VAV) gas-fired rooftop unit equipped with refrigerant evaporator (DX) coil and air-cooled condensing unit to provide heating and ventilation, as well as cooling. The renovated space may be divided into multiple thermal zones, with each zone served by a VAV terminal unit equipped with an electric heating coil to control the zone temperature.

Pros: Heating and cooling, multiple zones.

Cons: Higher cost and higher operational complexity compared to Option 1A. Not as energy efficient as Energy Code base mechanical system.

heating, ventilation and air conditioning

Option 2C: VRF Heat Pump System with DOAS, Multiple Zones, Heating & Cooling

A Variable Refrigerant Flow (VRF) system is an all-electric system that uses heat pumps to provide heating and cooling. It has the ability to modulate the amount of refrigerant sent to each zone in accordance with conditioning requirements. A heat pump VRF condensing unit would be installed on the roof and connected to multiple indoor fan coil units. The fan coil units can be wall-mounted, concealed ducted or ceiling cassette, depending on space needs. A Dedicated Outdoor Air System (DOAS) installed on the roof, with heat recovery of exhaust, provides ventilation to each space.

Pros: Higher energy efficiency, higher indoor air quantity with DOAS system, multiple zones.

Cons: Higher cost compared to Option 2B.

Option 2D: A VRF Heat Pump System with DOAS and Converter to Hot Water, Perimeter Hot Water Radiator, Multiple Zones, Heating and Cooling

In addition to the system descriptions as shown in Option 2C, a VRF indoor unit hot water module could be added to generate heating hot water when the VRF system is operating in heating mode. The hot water is then distributed to perimeter radiators located within the spaces to provide heat.

Pros: In addition to the benefits listed on Option 2C, this option also provides better heating comfort with hot water convectors when compared to heat only by ceiling diffusers. This is important given the floor-to-ceiling height of the space.

Cons: Higher cost compared to Option 2C.

3. Restrooms exhaust: consider the following upgrade options depending on future configuration of the space and the type of mechanical systems.

Option 2A: Replace existing exhaust fans in roof penthouse by new roof installed exhaust fans. (Aligns with Options 2A and 2B).

Option 2B: Consider connecting exhaust of restrooms to DOAS system to provide heat recovery from exhaust air when DOAS system is installed. (Aligns with Options 2C and 2D).

plumbing system

EXISTING PLUMBING SYSTEMS

The building is part of a former Naval Air Station which was surplused to the city. ADA compliant toilet rooms (remodeled 2003), a counterset residential type sink, and a dual level drinking fountain are available to Community Center users.

The study area is an unused part of the building. On the main level, in preparation for the 2003 remodel, walls and flooring were removed in a large portion of the space. A non-ADA compliant Men's room has not been demolished. A small all gender toilet room near the main entrance is being used for janitor's storage. On the ground floor, abandoned rooms include men's and women's toilet and shower rooms, a steam room, and a laundry space for commercial type fixtures.

DOMESTIC WATER SERVICE

Water entry is located in the ground floor boiler room. The valve assembly includes a pilot controlled Automatic Control Valve and 4" Double Detector Checkvalve. Hot water is provided by a 120 gallon Rheem electric hot water heater, model ES120-30-G. Water circulates in two loops, one at 120 F and one at 105 f, with a 1/8hp Taco pump for each recirculation loop. Visible water piping is copper. Water lines installed as part of the 2003 remodel are insulated, labeled and overall in good condition.



Building water service entry

NATURAL GAS / FUEL TANK

The PSE gas meter is a Dresser Roots Rotary model 5M175, located on the south side of the building. The gas train includes a seismic valve. Natural gas is supplied to mechanical equipment.

SANITARY WASTE AND VENT

The existing sanitary system drains by gravity. Visible piping is cast iron.

STORM DRAINAGE

The existing system in the study area consists of roof level collection boxes that feed exterior downspouts that connect to below grade drain lines. Other parts of the building are served in some areas by a similar system, and in other areas by roof drains with rainleaders connected to a below grade drainage system.

plumbing system

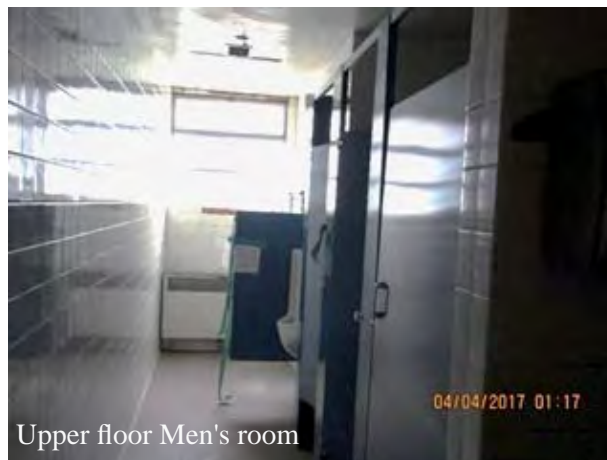
PLUMBING FIXTURES

Fixtures installed as part of the 2003 remodel are in good condition. Flush type fixtures in the unused areas of the building predate and exceed current water use requirements. Toilet and urinal bowls are stained, faucets are worn and installations generally don't meet ADA requirements.

A room by room summary of Plumbing Fixtures follows:

UPPER FLOOR (UNUSED AREA)

- Open space, partially demolished: this room had a system of floor drains which have been partially removed.
- Former single occupancy toilet room: older (possibly dating from mid 20th century) wall hung lavatory, (appears to be enameled cast iron) and toilet; neither fixture is ADA compliant. This room is being used for storage, including the toilet stall.
- Abandoned Men's Room: Wall hung lavatories are dirty but could be reused. Urinals and water closets are stained. Installation is not ADA compliant. Faucets and flush valves are worn and presumed to exceed current regulations on water flow rates.
- Additional fixtures: Plans show two additional sinks in rooms that are closed off/abandoned.



UPPER FLOOR (OCCUPIED AREA)

MEN'S AND WOMEN'S ROOMS

- Toilet room fixtures are generally in good condition, with 1.6 gpf (gallons per flush) water closets and single lever handle faucets on the lavatories. Lavatory traps and stops are insulated per ADA requirements.

plumbing system

GYMNASIUM

- Existing stainless steel drinking fountains and cuspidor located at the southeast entrance to the gymnasium are in good condition and appear relatively new. One drinking fountain is located at a lower height.



Existing drinking fountains

UTILITY COUNTER

- There is no kitchenette. There is a stainless steel single compartment sink with single handle faucet in the counter opposite the vending machines. Dual height stainless steel drinking fountains on the wall adjacent are relatively new and in good condition.

LOWER FLOOR

- Unused (room 112 on 2003 plans): abandoned waste pipe remaining from partially demolished floor drain system is accessible in this room.
- Men's and Women's Shower/Toilet Rooms (unused): Showers are stainless steel panel type. Other fixtures are porcelain. Porcelain fixtures are stained. Installation is not ADA compliant. Faucets and flush valves are worn and presumed not per current regulations on water flow rates.
- Sauna/steam room (unused): Wall faucet and drain show significant wear. Tile around drain is damaged.
- Laundry room (unused): Plumbing for commercial grade washer and dryer is still in place. Washer and dryer have been disconnected, but not removed.
- Boiler room: domestic water entry, hot water heater, and fire protection entry and valves are located in this room. Hot water production system, including tank, recirculating pumps and thermostatic valve are relatively new and in good condition. There is adequate space for expansion.

plumbing system

PLUMBING ASSESSMENT AND RECOMMENDATIONS

- Fixtures included in 2003 remodel are in good condition. Unused areas have basic utilities (water, waste, and vent) available for future remodels. Additional hot water capacity could be necessary, depending on design of future remodel.
- Verify restrooms have functional floor drains and include trap primers.

IMMEDIATE NEEDS

1. Test potable water system for lead-free status.

SHORT TERM

2. Replace Water Fountains adjacent to Gymnasium as necessary to provide lead-free drinking water if fixtures are not lead free.

LONG TERM

3. Revise and extend existing water, waste and vent systems as necessary to support kitchen and toilet rooms layout proposed under Architectural Buildings Interior section of this Report.
4. Install low flow fixtures, including 1.28 gpf water closets and 0.125 gpf urinals.
5. Replace existing water system piping and components as necessary and provide lead-free, copper piping for all fixtures and drinking water if lead is found in system.

FIRE PROTECTION

The building is served by a 4" fire line and double check valve assembly. The theatre and gymnasium are fully sprinklered.



FIRE PROTECTION ASSESSMENT AND RECOMMENDATIONS

6. Extend existing sprinkler system into areas as they are remodeled.

electrical system

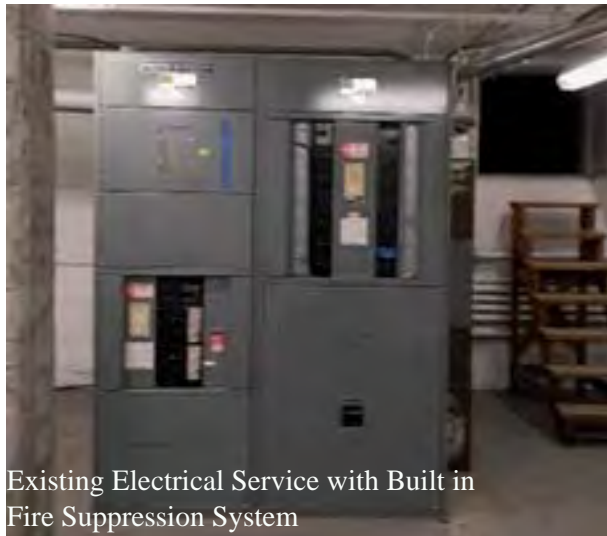
CONDITION ASSESSMENT

NORMAL POWER

Magnuson Park Community Center (MPCC) is located at 7110 62nd Ave NE, Seattle, WA 98115 and according to the as-built drawings it was built in 1941. It was originally a Naval Air Station recreation building. The Theatre was renovated in 1967, 1972 and 1983, the roof has been repaired twice in 1975 and 1985. There was a major renovation for whole building in 2003 and original building power transformers were removed. Since the incoming service voltage had been revised to match the main switchboard voltage, most original panelboards were not updated in 2003.

The existing electrical service is 800A 120/208V 3ph 4W, and split to (4) service rated disconnect circuit breakers - (1) 225A CB is turned off, (1) 400A CB is turned off, (1) 400A feeding the theatre dimming panel is on and (1) 600A feeding the whole community center normal loads. There are branch circuit panels A, B, D, E, F, H, M, S and LAUNDRY PANEL that are fed from this (1) 600Amp panel

The electrical assessment scope of work is limited to a large unused space at the right hand side of the main entrance.



Existing Electrical Service with Built in Fire Suppression System



No panelboard observed in renovation space

There are existing panelboards D and E (both are in good shape) located at the basement level locker rooms under the scope of work area. Panels are rated each at 208/120V 3phase 4 wires, 100A per as-built drawings. These two panels have ample circuit breaker spaces which can be used for the scope of work area.

Receptacles are only observed in the smaller room and restrooms, but not in the large open empty space.

electrical system



Existing panel in level below



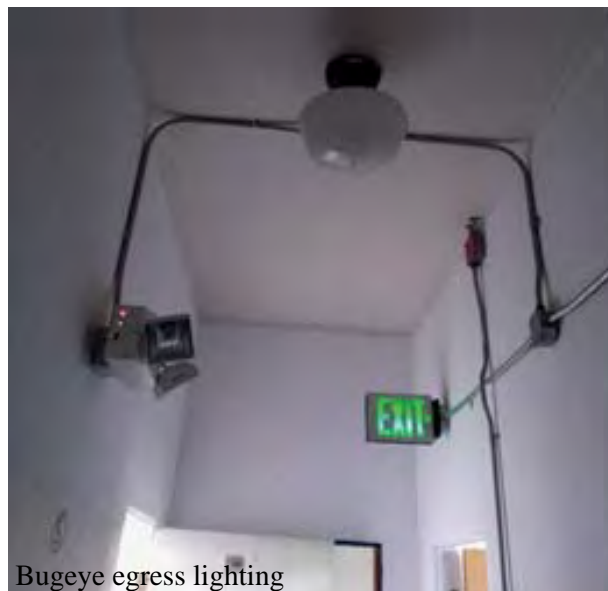
Existing panel in level below

EMERGENCY/STANDBY POWER

There is no emergency/standby power generator observed for MPCC.

Per the as-built drawing and site observation, we believe battery backup bug-eye lighting fixtures with integrated batteries are used for egress lighting throughout the building, its battery power also feeding the exit signs as an emergency source. The egress lighting coverage is not sufficient for the scope of work area. Exit signs are observed in the large room, but not in the smaller room and restrooms.

Bugeye egress lights feeds exit signs emergency power (Middle, Left-side of image below)



Bugeye egress lighting

electrical system

LIGHTING

There is no lighting control panel per observations made during our site visit.

Interior lighting fixtures were originally installed in 1941, and all fixtures in the Lobby and Gym were renovated during the 2003 remodel. In the scope of work area large empty space, it has only (3) lighting fixtures observed at the west entrance. There are no lighting fixtures in the rest of this space.

Exterior lighting was observed around the building perimeter. The fixtures are antiquated and aged globe style street lights without built in reflectors. There were no wall mounted fixtures observed at the west building entrance.



Remaining light fixtures in renovation space



Original globe style pole light at west entrance

electrical system

FIRE ALARM SYSTEM

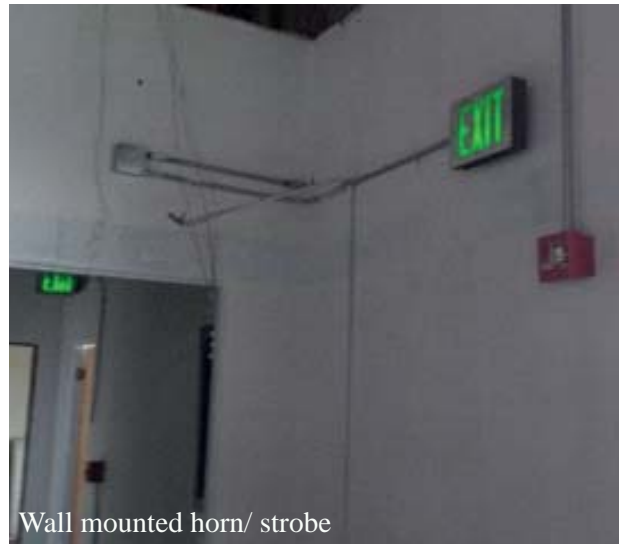
The building has an auto sprinkler system, but it does not cover the scope of work area.

The existing fire alarm control panel model is a Siemens MXL-IQ and is installed in the electrical vault room. The panel is an intelligent addressable fully programmable type fire alarm control panel, it has been tested and inspected annually by Guardian security, and the latest test result passed in August of 2016. There is no fire alarm remote annunciator (FARA) observed in the building. The existing fire alarm system is in good working condition.

Wall mounted fire alarm horns/strobe are observed in the scope of work area and current coverage meets code requirements.



Existing FACP (black panel)



Wall mounted horn/ strobe

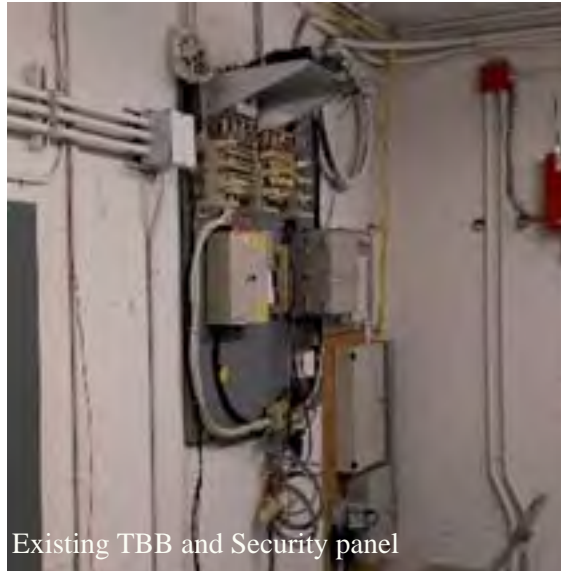
TELECOMMUNICATIONS

The existing building telecommunications backboard (TBB) is located in the electrical vault room. The system was renovated during the 2003 remodel, and is in good shape.

electrical system

SECURITY

The existing building security panel is located in the electrical vault room. The system was renovated during the 2003 remodel and is in good shape



Existing TBB and Security panel

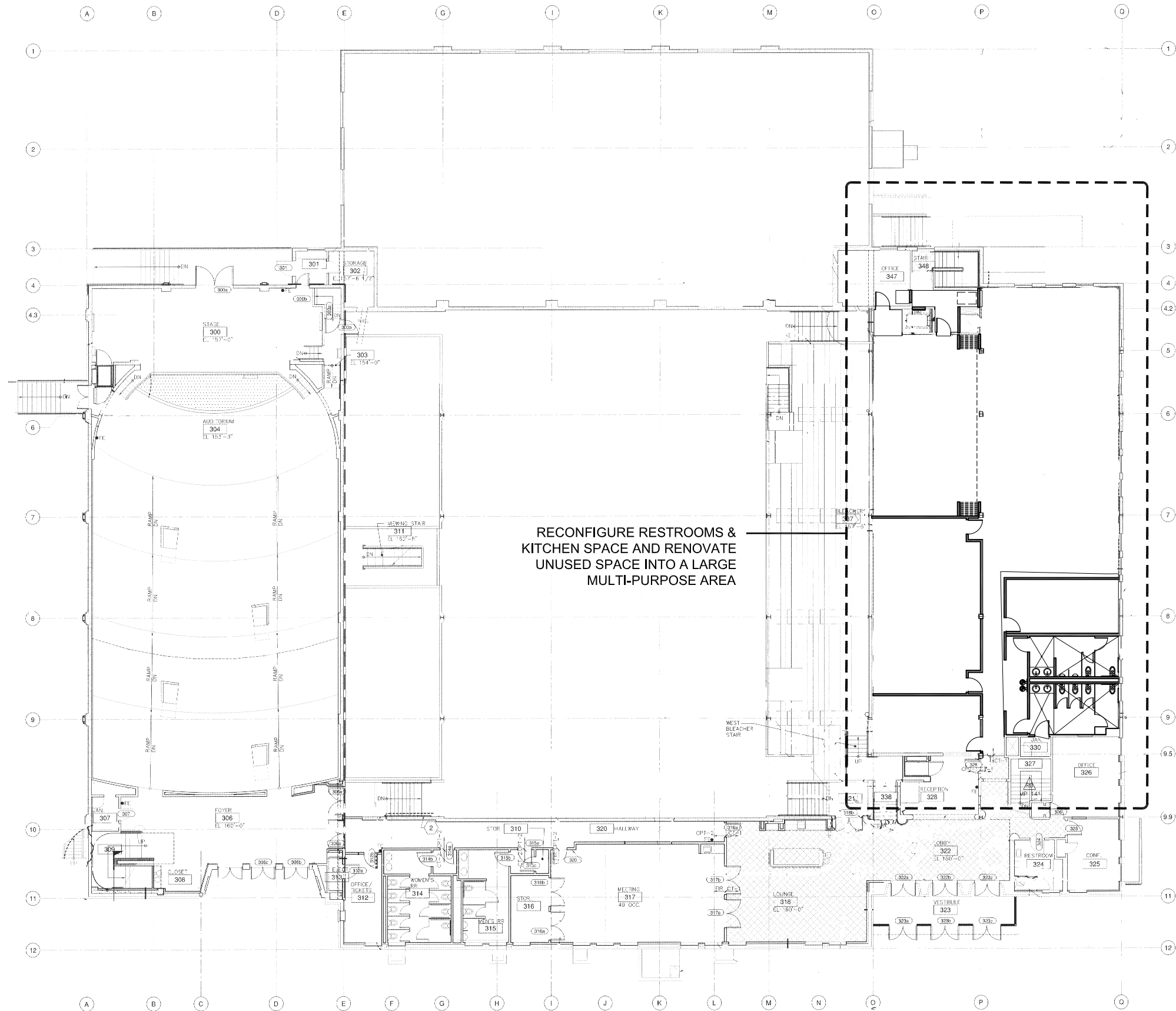
ELECTRICAL ASSESSMENT AND RECOMMENDATIONS

The building systems were built about 75 years ago. Most electrical distribution equipment has been replaced during multiple renovations. It is hard to trace the panelboards age, since the panelboards have been installed at different times, and no evidence indicates if they are maintained per manufacturer's recommendations. No electrical complaints were reported by facility staff during the site visit.

IMMEDIATE NEEDS:

1. Provide new panel or relocate existing D or E to feed new loads in the scope of work space.
2. Provide new fire alarm devices to match existing building FACP to cover the scope of work space and connect to existing fire alarm control panel system.
3. Provide receptacles to match new space layout.
4. Provide new LED lighting fixtures and provide integrated battery backup for emergency lights. Include standalone lighting control system that meets 2015 Seattle energy code requirement to suit new space layout.

F. DRAWINGS



LEGEND
NEW WALL

RECONFIGURE RESTROOMS &
KITCHEN SPACE AND RENOVATE
UNUSED SPACE INTO A LARGE
MULTI-PURPOSE AREA

MAIN FLOOR PLAN

BUILDING FLOOR PLAN
SD1.0
29 JULY 2017

3/32" = 1'-0"
10' 5' 0' 10' 20'

>>>>CAUTION - CALL 811<<<<
UTILITY NOTIFICATION CENTER
BEFORE YOU DIG!
WWW.CALLBEFOREYOUTDIG.ORG

NOT LESS THAN 2 OR MORE THAN 10 BUSINESS DAYS PRIOR
TO COMMENCING EXCAVATION OR DEMOLITION, SECURE
THE SERVICES OF A COMMERCIAL UNDERGROUND
UTILITIES LOCATOR SERVICE TO IDENTIFY BELOW-GROUND
IMPROVEMENTS THAT MAY NOT BE INDICATED ON THE
DRAWINGS. ADDITIONALLY, TO REQUEST ON-SITE
UNDERGROUND UTILITY SYSTEMS LOCATES, CALL SPR
INSPECTION REQUEST LINE @ (206) 684-7034. REFER TO
SECTIONS 02100 & 02120 OF THE SPECIFICATIONS FOR
INSTRUCTIONS FOR HOW TO PROCEED.

5		
4		
3		
2		
1		
NO.	REVISION - AS BUILT	DATE

REVIEWED BY: PARK ENGINEER DATE
All work shall be done in accordance with the City of Seattle
Standard Plans and Specifications in effect on the date shown
above, and supplemented by the Special Provisions.



INNOVA
architects

950 Pacific Avenue, Suite 450
Tacoma, WA 98402

MAGNUSON PARK
COMMUNITY CENTER

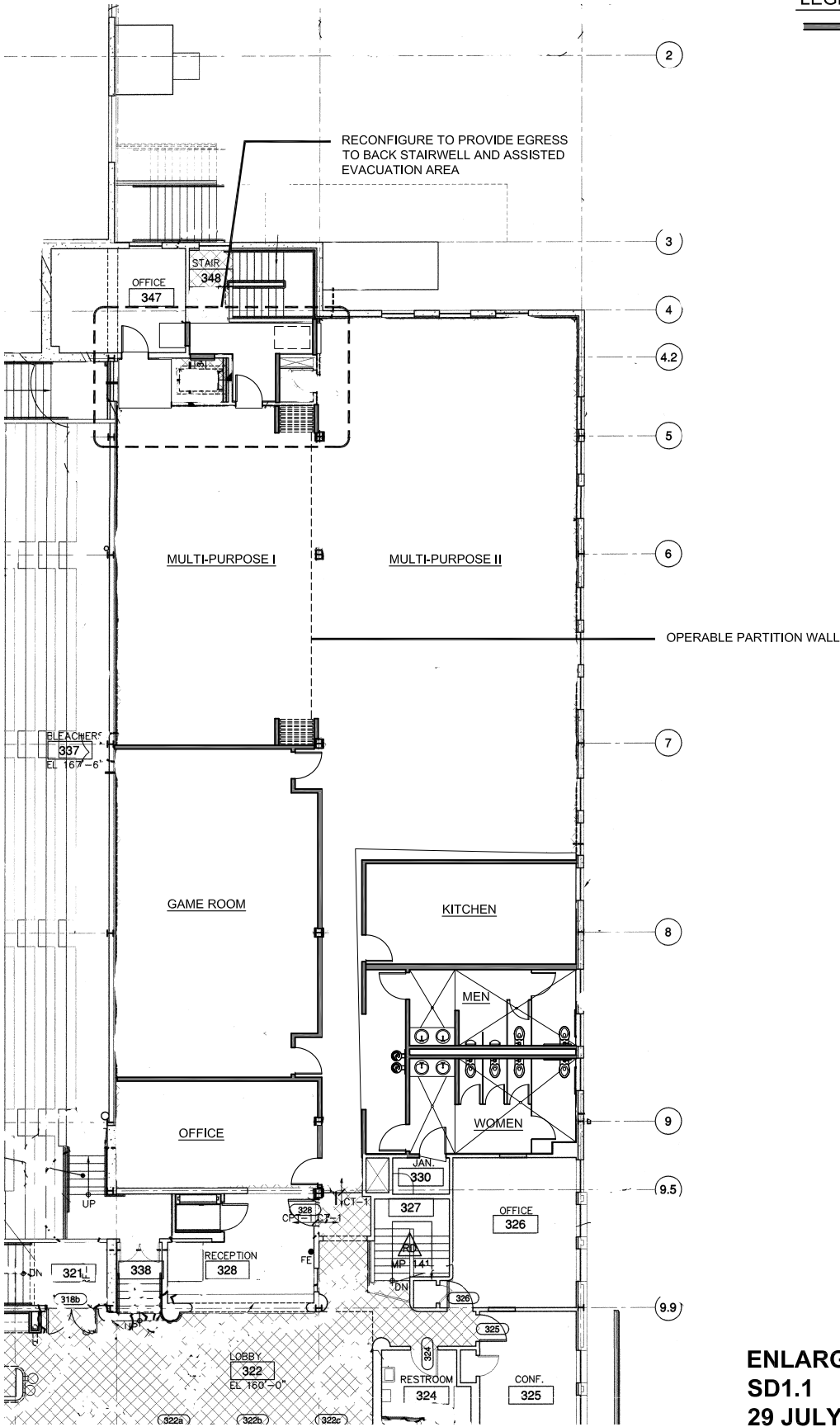
FLOOR PLAN

DESIGNED . . .	DATE JULY 2017
DRAWN . . . SES	SHEET 1 OF 2
CHECKED . . . GEA	SD1.0
ORDINANCE NO. . .	
CONTRACT NO. . .	
SCALE . . . AS SHOWN	

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

LEGEND

NEW WALL



ENLARGED CONCEPT PLAN
SD1.1
29 JULY 2017

1/8" = 1'-0"

>>>>CAUTION - CALL 811<<<<
UTILITY NOTIFICATION CENTER
BEFORE YOU DIG!
WWW.CALLBEFOREYOUTDIG.ORG

NOT LESS THAN 2 OR MORE THAN 10 BUSINESS DAYS PRIOR TO COMMENCING EXCAVATION OR DEMOLITION, SECURE THE SERVICES OF A COMMERCIAL UNDERGROUND UTILITIES LOCATOR SERVICE TO IDENTIFY BELOW-GROUND IMPROVEMENTS THAT MAY NOT BE INDICATED ON THE DRAWINGS. ADDITIONALLY, TO REQUEST ON-SITE UNDERGROUND UTILITY SYSTEMS LOCATES, CALL SPR INSPECTION REQUEST LINE @ (206) 684-7034. REFER TO SECTIONS 02100 & 02120 OF THE SPECIFICATIONS FOR INSTRUCTIONS FOR HOW TO PROCEED.

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NO.	REVISION - AS BUILT	DATE

REVIEWED BY: PARK ENGINEER DATE
All work shall be done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by the Special Provisions.



INNOVA architects
950 Pacific Avenue, Suite 450
Tacoma, WA 98402

MAGNUSON PARK
COMMUNITY CENTER
CONCEPT PLAN

DESIGNED	SES
DRAWN	GEA
CHECKED	GEA
ORDINANCE NO.	
CONTRACT NO.	
SCALE	AS SHOWN

DATE	JULY 2017
SHEET	2 OF 2
SD1.1	

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

G. COST ESTIMATE

Magnuson Community Center Evaluation - Cost Estimates **Seattle, Washington**

Scoping Study
INNOVA JOB NUMBER 17-015

Pricing is based on the following general conditions for construction:

A construction start date of Early -Year 2018 is assumed for all items (No costs escalated to a future date).
The work will be competitively bid with qualified general contractors and subcontractors.
There will not be small business or minority business set aside requirements.
The contractors will be required to pay prevailing wages for the respective trades based on location of work.
Phasing of work is not assumed, normal work hours are assumed.
The facility will not be in operation for the duration of construction activities.
The contractor will have full access to the areas of work during normal business hours.

Pricing excludes the following items unless specifically noted otherwise:

Hazardous material testing, handling, abatement and disposal.

Contingencies and Markups

Subcontractor markups may vary to reflect the various trades differences in overhead. The markups are listed for each item.
General contractor overhead and fees are assumed for a project with a scope of \$1,000,000 or larger.
The GC Renovation Contingency below is a contractor contingency.
Contingencies & Markups are broken down as follows:

Design Contingency	15%
GC Renovation Contingency	3%
Home Office Overhead	4%
General Conditions	7%
Site Overhead	9%
General Contractor Fee	8%
Bonds	1.50%
Insurance	2.50%
Sales Tax (included below)	0.00%
General Markups Total	50.00%

Rounding of Subtotals

For ease of cross reference, scope item subtotals are rounded up to the nearest \$1,000

Concept Costs

Scope items identified here may have line item costs included in the scope item that are also identified in other scope headings.
Costs for that item may be duplicated in two scope headings to represent a total cost for each heading representing the full scope.
The "bottom line" below is not necessarily the total that would be representative of the project if all scope items are approved for construction. The "option items" and duplicate line items need to be fine tuned as the overall project scope is further defined.

Total estimated CONSTRUCTION cost for all scope items on the following pages **\$1,199,000**

SP&R Cost & Sales Tax	61.00%	\$731,390
--------------------------------------	---------------	------------------

Total estimated PROJECT cost for all scope items on the following pages **\$1,930,390**

ARCHITECTURAL SCOPE ITEMS

Building Enclosure /Structure

<u>Item Description</u>	<u>Qty.</u>	<u>Unit</u>	<u>\$/Unit</u>	<u>Total</u>
<u>1 - Structural: Add sheathing over entire floor of renovation space</u>				
Remove flooring & sheathing down to structural deck	3,600	SF	1.30	4,680
Plywood sheathing with nailing per struct in depressed areas	1,200	SF	2.05	2,460
Sleepers to flush up depressed area floor levels	1,200	SF	0.80	960
Plywood sheathing with nailing per struct over struct floor deck	5,000	SF	2.05	10,250
		SUBTOTAL		\$18,350
		SUBCONTRACTOR OH&P	25%	\$4,588
		TOTAL SUBCONTRACTED		\$22,938
		GENERAL MARKUPS	50.00%	\$11,469
1 - Structural: Add sheathing over entire floor of renovation space		TOTAL		\$35,000

<u>Item Description</u>	<u>Qty.</u>	<u>Unit</u>	<u>\$/Unit</u>	<u>Total</u>
<u>2 - Structural: Install new wall ties</u>				
Through wall masonry ties	20	EA	50.00	1,000
Patch surfaces	20	EA	8.00	160
		SUBTOTAL		\$1,160
		SUBCONTRACTOR OH&P	25%	\$290
		TOTAL SUBCONTRACTED		\$1,450
		GENERAL MARKUPS	50.00%	\$725
2 - Structural: Install new wall ties		TOTAL		\$3,000

<u>Item Description</u>	<u>Qty.</u>	<u>Unit</u>	<u>\$/Unit</u>	<u>Total</u>
<u>3a - Replace windows with insulated units</u>				
Remove steel framed units	306	SF	7.00	2,142
Thermal break, thermal glazed aluminum units (kynar painted)	306	SF	40.00	12,240
Add for operable sections	306	SF	15.00	4,590
Sealant joints	612	LF	1.80	1,102
Demolition load out & disposal	6	CY	53.20	301
Lift for exterior access	306	SF	6.00	1,836
		SUBTOTAL		\$22,211
		SUBCONTRACTOR OH&P	25%	\$5,553
		TOTAL SUBCONTRACTED		\$27,764
		GENERAL MARKUPS	50.00%	\$13,882
3a - Replace windows with insulated units		TOTAL		\$42,000

<u>Item Description</u>	<u>Qty.</u>	<u>Unit</u>	<u>\$/Unit</u>	<u>Total</u>
<u>3b - Install interior storm windows</u>				
Light weight aluminum framed, set at interior face of existing	306	SF	10.00	3,060
Add aluminum "L" stops around	306	LF	4.00	1,224
		SUBTOTAL		\$4,284
		SUBCONTRACTOR OH&P	25%	\$1,071
		TOTAL SUBCONTRACTED		\$5,355
		GENERAL MARKUPS	50.00%	\$2,678
3b - Install interior storm windows		TOTAL		\$9,000

Building Enclosure /Structure	SUBTOTAL	\$89,000
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ARCHITECTURAL SCOPE ITEMS

Building Interiors

<u>Item Description</u>	<u>Qty.</u>	<u>Unit</u>	<u>\$/Unit</u>	<u>Total</u>
<u>1 - Reconfiguration of the unused interior spaces</u>				
Remove door & frame (per leaf)	7	EA	90.00	630
Remove walls	1,700	SF	3.10	5,270
Remove hard ceilings & framing	1,060	SF	4.64	4,913
Remove misc fixtures & accessories	825	SF	1.00	825
Remove exterior wall sheathing & furring	2,000	SF	2.60	5,200
Demolition load out & disposal	76	CY	53.20	4,017
Add to sheathing cost for cement board at tile floors	850	SF	0.60	510
Ext wall furring, insul & GWB	2,000	SF	5.06	10,120
Interior walls with GWB ea face & batt sound control insul	2,500	SF	7.17	17,925
GWB only on exist int walls	2,320	SF	2.11	4,895
Add to GWB cost for cement board at tile walls	804	SF	0.60	482
Trim window openings to match exist profiled wood, painted	288	LF	12.60	3,629
Metal door frame, galvanized & grouted solid - single	9	EA	300.00	2,700
Solid core wood or galvanized metal door (by leaf)	9	EA	600.00	5,400
Add for vision panel or louver	4	EA	120.00	480
Door hardware	9	EA	800.00	7,200
Paint door & frame (by leaf)	9	EA	70.00	630
Door signage	9	EA	100.00	900
GWB ceilings with framing (incl stair 1-hr & area of refuge space)	1,060	SF	8.60	9,116
ACT ceilings	1,000	SF	5.70	5,700
CT walls & floors	1,654	SF	8.90	14,721
Paint walls	9,320	SF	0.60	5,592
Paint ceilings & open structure	3,160	SF	0.90	2,844
Prefinished wood flooring	2,950	SF	8.50	25,075
Carpet tile	1,000	SF	4.67	4,667
Toilet partitions	7	EA	800.00	5,600
Toilet accessories	2	SET	2,000.00	4,000
Window blinds	17	EA	150.00	2,550
Kitchen counters, cabinets and equipment (commercial type)	1	LS	40,000.00	40,000
Roof structure beams & curbs for HVAC equipment loads	90	LF	80.00	7,200
Roofing work for HVAC modifications	1	EA	4,000.00	4,000
<u>HVAC demolish existing duct and steam radiator systems</u>				
Make safe connections	1	LS	750.00	750
Remove radiators and dispose	6	EA	166.00	996
Remove piping to source, dispose	324	LF	4.00	1,296
<u>HVAC Option 2d - VRF Heat Pump System w/ DOAS, Converter to Hot Water, Perimeter Hot Water Radiator, Multiple Zones, Heating and Cooling</u>				
DOAS System w/Supply/return fans	1,200	CFM	19.48	23,376
Fan coil units	2	EA	1,650.00	3,300
Heat pump condenser unit- VRF	5	TN	900.00	4,500
Circulation pumps	2	EA	1,550.00	3,100
Radiant heating units	21	kW	535.00	11,235
Ductwork, hangers and insulation	4,600	LBs	5.00	23,000
Sound attenuation	6,900	SF	0.80	5,520
Controls	5,000	SF	3.45	17,250
Equipment connections	1	LS	1,500.00	1,500
<u>HVAC option 3b connecting exhaust to DOAS system</u>				
Remove existing exhaust fans	2	EA	350.00	700
Install new fans in existing locations	1	LS	7,800.00	7,800
Equipment connections	1	LS	1,500.00	1,500

continued on next page

MECHANICAL SCOPE ITEMS

Mechanical - HVAC

<u>Item Description</u>	<u>Qty.</u>	<u>Unit</u>	<u>\$/Unit</u>	<u>Total</u>
<u>1 - Demolish existing duct and steam radiator systems</u>			See Building Interiors item #1	

<u>Item Description</u>	<u>Qty.</u>	<u>Unit</u>	<u>\$/Unit</u>	<u>Total</u>
<u>2a -CAV Gas-fired Rooftop System, Singe Zone, Heating Only</u>				
CAV Rooftop unit w/ DX condensing unit	1	EA	6,200.00	6,200
Controls	5,000	SF	0.80	4,000
		SUBTOTAL		\$10,200
		SUBCONTRACTOR OH&P	25%	\$2,550
		TOTAL SUBCONTRACTED		\$12,750
		GENERAL MARKUPS	50.00%	\$6,375
2a -CAV Gas-fired Rooftop System, Singe Zone, Heating Only		TOTAL		\$20,000

<u>Item Description</u>	<u>Qty.</u>	<u>Unit</u>	<u>\$/Unit</u>	<u>Total</u>
<u>2b - VAV Gas-fired Rooftop System w/ DX Coil, Multi-Zone, Heating & Cooling</u>			Option to Item 2a	
VAV Rooftop unit w/ DX condensing unit	1	EA	6,200.00	6,200
VAV terminals	3	EA	1,850.00	4,625
Controls	5,000	SF	2.15	10,750
Equipment connections	1	LS	1,800.00	1,800
		SUBTOTAL		\$23,375
		SUBCONTRACTOR OH&P	25%	\$5,844
		TOTAL SUBCONTRACTED		\$29,219
		GENERAL MARKUPS	50.00%	\$14,609
2b - VAV Gas-fired Rooftop System w/ DX Coil, Multi-Zone, Heating & Cooling		TOTAL		\$44,000

<u>Item Description</u>	<u>Qty.</u>	<u>Unit</u>	<u>\$/Unit</u>	<u>Total</u>
<u>2c - VRF Heat Pump System w/ DOAS, Multiple Zones, Heating & Cooling</u>			Option to Item 2a	
DOAS System w/Supply/return fans	1,200	CFM	19.48	23,376
Heat pump condenser unit- VRF	5	TN	900.00	4,500
Fan coil units	2	EA	1,650.00	3,300
Ductwork, hangers and insulation	5,550	LBs	5.00	27,750
Sound attenuation	8,325	SF	0.80	6,660
Controls	5,000	SF	3.45	17,250
		SUBTOTAL		\$82,836
		SUBCONTRACTOR OH&P	25%	\$20,709
		TOTAL SUBCONTRACTED		\$103,545
		GENERAL MARKUPS	50.00%	\$51,773
2c - VRF Heat Pump System w/ DOAS, Multiple Zones, Heating & Cooling		TOTAL		\$156,000

<u>Item Description</u>	<u>Qty.</u>	<u>Unit</u>	<u>\$/Unit</u>	<u>Total</u>
<u>2d - VRF Heat Pump System w/ DOAS, Converter to Hot Water, Perimeter Hot Water Radiator, Multiple Zones, Heating and Cooling</u>			Option to Item 2a See Building Interiors item #1	

MECHANICAL SCOPE ITEMS

<u>Item Description</u>	<u>Qty.</u>	<u>Unit</u>	<u>\$/Unit</u>	<u>Total</u>
<u>3a - Replace exhaust fans in roof penthouse (aligns w/ 2a & 2b above)</u>				
Remove existing exhaust fans	2	EA	350.00	700
Install new fans in existing locations	2	EA	2,800.00	5,600
Equipment connections	1	LS	1,500.00	1,500
		SUBTOTAL		\$7,800
		SUBCONTRACTOR OH&P	25%	\$1,950
		TOTAL SUBCONTRACTED		\$9,750
		GENERAL MARKUPS	50.00%	\$4,875
Remove existing exhaust fans		TOTAL		\$15,000

<u>Item Description</u>	<u>Qty.</u>	<u>Unit</u>	<u>\$/Unit</u>	<u>Total</u>
<u>3b - Connecting exhaust to DOAS system (aligns w/ 2c & 2d above)</u>				
		Option to Item 3a		
		See Building Interiors item #1		
Mechanical - HVAC		SUBTOTAL		\$235,000

PLUMBING SCOPE ITEMS

Mechanical - Plumbing

<u>Item Description</u>	<u>Qty.</u>	<u>Unit</u>	<u>\$/Unit</u>	<u>Total</u>
<u>1 - Test potable water system for lead-free status</u>		By Owner		
<u>Item Description</u>	<u>Qty.</u>	<u>Unit</u>	<u>\$/Unit</u>	<u>Total</u>
<u>2 - Replace water fountain adjacent to Gymnasium</u>		By Owner		
<u>Item Description</u>	<u>Qty.</u>	<u>Unit</u>	<u>\$/Unit</u>	<u>Total</u>
<u>3 - Revise plumbing to support the reconfigured toilet rooms and kitchen</u>		See Building Interiors item #1		
<u>Item Description</u>	<u>Qty.</u>	<u>Unit</u>	<u>\$/Unit</u>	<u>Total</u>
<u>4 - Install low-flow fixtures</u>		See Building Interiors item #1		
<u>Item Description</u>	<u>Qty.</u>	<u>Unit</u>	<u>\$/Unit</u>	<u>Total</u>
<u>5 - Replace existing water system piping and components as necessary, provide copper piping for all fixtures.</u>		See Building Interiors item #1		
<u>Item Description</u>	<u>Qty.</u>	<u>Unit</u>	<u>\$/Unit</u>	<u>Total</u>
<u>6 - Fire Protection: Extend existing sprinkler system into renovation area</u>		See Building Interiors item #1		

ELECTRICAL SCOPE ITEMS

Electrical (E)

<u>Item Description</u>	<u>Qty.</u>	<u>Unit</u>	<u>\$/Unit</u>	<u>Total</u>
<u>1 - Provide new panel or relocate existing to feed new work space</u>			See Building Interiors item #1	

<u>Item Description</u>	<u>Qty.</u>	<u>Unit</u>	<u>\$/Unit</u>	<u>Total</u>
<u>2 - Provide new fire alarm devices to cover the new work space, connect to existing FACP</u>			See Building Interiors item #1	

<u>Item Description</u>	<u>Qty.</u>	<u>Unit</u>	<u>\$/Unit</u>	<u>Total</u>
<u>3 - Provide receptacles to match new space layout</u>			See Building Interiors item #1	

<u>Item Description</u>	<u>Qty.</u>	<u>Unit</u>	<u>\$/Unit</u>	<u>Total</u>
<u>4 - Provide new LED light fixtures with lighting control to suit new space layout</u>			See Building Interiors item #1	

SITE / CIVIL SCOPE ITEMS

<u>Item Description</u>	<u>Qty.</u>	<u>Unit</u>	<u>\$/Unit</u>	<u>Total</u>
<u>1 - Clean out all trench and area drains and catch basins. "TV" storm lines to determine condition.</u>				
By Owner				

<u>Item Description</u>	<u>Qty.</u>	<u>Unit</u>	<u>\$/Unit</u>	<u>Total</u>
<u>2 - Clean and crack-seal the west asphalt path</u>				
Clean cracks in asphalt	50	LF	5.00	250
Seal cracks with rubberized asphalt crack sealant	50	LF	7.50	375
		SUBTOTAL		\$625
		SUBCONTRACTOR OH&P	25%	\$156
		TOTAL SUBCONTRACTED		\$781
		GENERAL MARKUPS	50.00%	\$391
2 - Clean and crack-seal the west asphalt path		TOTAL		\$2,000

<u>Item Description</u>	<u>Qty.</u>	<u>Unit</u>	<u>\$/Unit</u>	<u>Total</u>
<u>3 - Provide handrails at stairs</u>				
Handrails	20	LF	60.00	1,200
Core drill & grout in rail posts	6	EA	140.00	840
		SUBTOTAL		\$2,040
		SUBCONTRACTOR OH&P	25%	\$510
		TOTAL SUBCONTRACTED		\$2,550
		GENERAL MARKUPS	50.00%	\$1,275
3 - Provide handrails at stairs		TOTAL		\$4,000

<u>Item Description</u>	<u>Qty.</u>	<u>Unit</u>	<u>\$/Unit</u>	<u>Total</u>
<u>4 - Rebuild the handicap parking stall. Repave and restripe stall to meet ADA standards</u>				
Demolish existing asphalt	200	SF	6.00	1,200
Regrade stall to meet ADA standards	200	SF	6.00	1,200
Repave stall	200	SF	8.00	1,600
Restripe and paint stall to meet ADA standards	1	ALLOW	250.00	250
		SUBTOTAL		\$4,250
		SUBCONTRACTOR OH&P	25%	\$1,063
		TOTAL SUBCONTRACTED		\$5,313
		GENERAL MARKUPS	50.00%	\$2,656
4 - Rebuild the handicap parking stall. Repave and restripe stall to meet ADA standards		TOTAL		\$8,000

<u>Item Description</u>	<u>Qty.</u>	<u>Unit</u>	<u>\$/Unit</u>	<u>Total</u>
<u>5 - Provide truncated domes at all curb ramps</u>				
Install truncated domes (detectible warning strips)	4	EA	300.00	1,200
		SUBTOTAL		\$1,200
		SUBCONTRACTOR OH&P	25%	\$300
		TOTAL SUBCONTRACTED		\$1,500
		GENERAL MARKUPS	50.00%	\$750
5 - Provide truncated domes at all curb ramps		TOTAL		\$3,000

SITE / CIVIL SCOPE ITEMS	SUBTOTAL	\$17,000
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H. ASSET MANAGEMENT DATA

Seattle Parks & Recreation

Magnuson Community Center - South Multi-Purpose Space

Facility Components

Facility Components		Original System Date	Last Major System Renewal	Condition Scores (Low 0 to High 5)	Remaining Useful Life - Years	Surveyor & Date	Comments
Systems							
A. Substructure				5.0			
Foundations							
Foundation		1941		5	50	4/4/2017	Timber Piles with pile caps and grade beams
Framing							
Steel, wood joists, decking an/or sheathing		1941	2002	5	50	4/4/2017	Main Floor is structural wide-flange beams on wide-flange columns plus wood joists, decking and/or sheathing. 2003 structural upgrades
B. Shell				3.0			
Exterior Closure							
Exterior Walls - Concrete		1941	2002	3	50	4/4/2017	2003 structural upgrades. Structural wall ties should be replaced to meet current code. Exterior has unreinforced masonry at west side, around main entrance.
Framing - T&G Decking		1941	2002	3	40	4/4/2017	Plywood sheathing and other seismic upgraded added in 2003. No longer fully up to date.
Exterior Windows		1941	?	2	5	4/4/2017	Metal frame, uninsulated type. Some aluminum replacements observed.
Roofing							
Roof Coverings		1941	2002	4	5 to 10	4/4/2017	Modified bitumen roof. Fall Arrest Anchors added in 2000
C. Interiors				0.0			
Interior Construction							
Not Applicable		1941		0	-	4/4/2017	The multi-purpose space evaluated has been demolished down to the structure.
Interior Finishes							
Wall Finishes		1941		0	0	4/4/2017	Area associated with the Bathhouse and lifeguards is CMU with lath & plaster finish
Floor Finishes - Decking		1941		0	0	4/4/2017	The floor is mostly car decking of various leves after

Seattle Parks & Recreation

Magnuson Community Center - South Multi-Purpose Space

Facility Components	Original System Date	Last Major System Renewal	Condition Scores (Low 0 to High 5)	Remaining Useful Life - Years	Surveyor & Date	Comments
Systems						

original flooring removed.

Ceiling Finishes	1941		0	0	4/4/2017	Exposed to structure
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D. Services**2.4**

Plumbing

Plumbing Fixtures	1941	Pre-1975	1	-	4/4/2017	Some lavatories may be salvageable. Faucets should be replaced due to wear and lead concerns. Urinals, water closets, and flush valves pre-date current water use restrictions and should be replaced.
Domestic Water Distribution	1941	Pre 1975	1	-	4/4/2017	Domestic water piping downstream of any portions replaced during 2003 remodel should be replaced due to concerns with lead in piping.
Domestic Water Heating	1941	2003	3	-	4/4/2017	Domestic water heating system circ pumps, mixing valves, & piping replaced as part of the 2003 remodel are in good condition. The electric water heater's serial number indicates that it was manufactured in 1998 and is therefore overdue for replacement.
Sanitary Waste	1941		4	40	4/4/2017	Sanitary waste lines are original construction cast iron and has adequate capacity to supply the fixtures proposed to be added.
Natural Gas	1941	-	4	20	4/5/2017	The building has natural gas service. A seismic valve is installed downstream of the meter.

HVAC

Heating System	1941		0	0	4/4/2017	Original space heating was provided by low pressure steam radiators installed on perimeter of space. However steam system was disconnected c. 2003 and no steam supply is available to radiators.
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Seattle Parks & Recreation

Magnuson Community Center - South Multi-Purpose Space

Facility Components	Original System Date	Last Major System Renewal	Condition Scores (Low 0 to High 5)	Remaining Useful Life - Years	Surveyor & Date	Comments
Systems						
Exhaust Fan	Unknown		1	0	4/4/2017	A centrifugal exhaust fan serves the Men's and Women's main floor restrooms and is located on the roof in a penthouse. Exhaust for ground floor restroom and locker rooms is via a mechanical shaft located adjacent janitor room on main floor. Rooftop Exhaust Fan is fair to poor condition and is recommended to be replaced in future remodel.
Electrical						
Electrical Distribution	1941	2003	4	35	4/4/2017	Main switchboard was installed at least 40 years ago and in fair working condition, expect to last another 10 years, the panelboards are renovated in 2003, and are in good working condition, we expect it will last 35 years.
Lighting Systems Control panel	1941	2003	3	20	4/4/2017 4/4/2017	Interior lighting fixtures were originally installed in 1941, and all fixtures in Lobby and in Gym were renovated during 2003 remodel, no existing lighting control system is observed.
Fire Alarm	1941	2003	4	20	4/4/2017	Fire alarm was installed not too long ago, maybe 2003, and is tested yearly, it appears to be in good working order, we expect it will last 20 years.
Telephone & Data	1941		3	20	4/4/2017	Telephone & data systems seems using current standard equipment across the City all community centers. It may be replaced with other city community centers, no estimated timeline.
Fire Protection						
Fire Sprinklers	1941	2003	3	36	4/5/2017	Sprinkler system does not currently serve South Multi-Purpose space but has adequate capacity for unsprinklered areas.
End Of Summary						

APPENDIX I: ADA DOJ REPORT

Record Number	Facility	Facility Description	Area	Room/Space	Room/Space Description	Room/Space Type	Element	Element Description	Attribute	Attribute Description	On-Site Value	Meets Requirements?	DOJ COS ID	Finding	Priority	Recommendation	Recomm Value	2010 ADA Standards	Mitigation Difficulty	Photo Reference Number
21445	Magnuson Community Service	Magnuson Community Service	Interior	Lobby		1-Public Unsupervised	Dispenser, P.T.	Paper towel at vending machines	Hardware operable?		Not operable	NO		Hardware requires tight grasping, pinching, or twisting of wrist	2-Services	Install hardware that does not require tight grasping, pinching, or twisting of the wrist.	Operable with a closed fist.	205, 308, 309	3-Low	2215
21452	Magnuson Community Service	Magnuson Community Service	Interior	Other Room	Gymnasium	1-Public Unsupervised	Protrusion	Fire extinguisher at drinking fountains	Dim, depth	Typical for all fire extinguisher in gymnasium	6.5	NO		Protruding object	2-Services	Protrusions must not extend into the path of travel more than 4", between 27" and 80" AFF. Relocate the protrusion or install cane detection to prevent injury.	4"maximum, between 27" and 80" AFF	213, 603, 307	3-Low	2226
21483	Magnuson Community Service	Magnuson Community Service	Interior	Restroom Mens		1-Public Unsupervised	Signage, Designation		Dim, height to highest tactile text		63.75	NO		Too high	2-Services	Lower the sign.	48" minimum to 60" maximum to tactile letters AFF	213, 603, 216.2, 703	3-Low	2135
21490	Magnuson Community Service	Magnuson Community Service	Interior	Restroom Mens		1-Public Unsupervised	Door/Gate		Closing speed		3	NO		Too fast	3-Restrooms	Adjust the door closer to the correct closing speed.	5 seconds minimum	404, 402	3-Low	No photo
21493	Magnuson Community Service	Magnuson Community Service	Interior	Restroom Mens		1-Public Unsupervised	Door/Gate		Opening force		15	NO		Too high	3-Restrooms	Adjust the door closer to the required amount of force allowed.	5 lbs. maximum	404, 402	3-Low	No photo
21494	Magnuson Community Service	Magnuson Community Service	Interior	Restroom Mens		1-Public Unsupervised	Door/Gate		Dim, height of smooth surface		Door stop	NO		Located in smooth surface	3-Restrooms	Remove door stop		404, 402	3-Low	2137
21500	Magnuson Community Service	Magnuson Community Service	Interior	Restroom Mens		1-Public Unsupervised	Mirror		Dim, height to bottom		41.25	NO		Too high	3-Restrooms	Lower bottom edge of reflective surface.	40" maximum AFF	213, 603, 603.3	3-Low	2139
21502	Magnuson Community Service	Magnuson Community Service	Interior	Restroom Mens		1-Public Unsupervised	Dispenser, P.T.		Hardware operable?	Requires tight grasping	No	NO		Hardware requires tight grasping, pinching, or twisting of wrist	3-Restrooms	Install hardware that does not require tight grasping, pinching, or twisting of the wrist.		205, 308, 309	3-Low	2142
21504	Magnuson Community Service	Magnuson Community Service	Interior	Restroom Mens		1-Public Unsupervised	Protrusion	Hand dryer	Dim, depth		6	NO		Protruding object	3-Restrooms	Protrusions must not extend into the path of travel more than 4", between 27" and 80" AFF. Relocate the protrusion or install cane detection to prevent injury.	4"maximum, between 27" and 80" AFF	213, 603, 307	3-Low	2144
21520	Magnuson Community Service	Magnuson Community Service	Interior	Restroom Mens		1-Public Unsupervised	Grab Bar Rear		24" from centerline on open side?	23"	No	NO		Insufficient length	3-Restrooms	Relocate or replace the grab bar to the correct location and the correct length.	30" minimum length with a minimum of 12" from the centerline of the folded leg, to the	213, 603, 609	3-Low	2153, 2154
21521	Magnuson Community Service	Magnuson Community Service	Interior	Restroom Mens		1-Public Unsupervised	Dispenser, T.P.		Dim, from water closet seat		6	NO		Wrong location	3-Restrooms	Reposition dispenser.	7" minimum to 9" maximum	213, 603, 309.4, 604.7	3-Low	2156
21524	Magnuson Community Service	Magnuson Community Service	Interior	Restroom Mens		1-Public Unsupervised	Coat Hook		Dim, height		51	NO		Too high	3-Restrooms	Lower or add second coat hook	48" maximum	213, 603, 604.8.3	3-Low	2158
21528	Magnuson Community Service	Magnuson Community Service	Interior	Restroom Mens		1-Public Unsupervised	Changing Station		Dim, height to table top lip/ledge		37	NO		Too high	3-Restrooms	Lower the changing table to the correct height.	34" maximum	213, 603, 902	3-Low	2164
21530	Magnuson Community Service	Magnuson Community Service	Interior	Restroom Womens		1-Public Unsupervised	Signage, Designation		Dim, height to highest tactile text		63.75	NO		Too high	2-Services	Lower the sign.	48" minimum to 60" maximum to tactile letters AFF	213, 603, 216.2, 703	3-Low	2166
21536	Magnuson Community Service	Magnuson Community Service	Interior	Restroom Womens		1-Public Unsupervised	Door/Gate		Closing speed		3	NO		Too fast	3-Restrooms	Adjust the door closer to the correct closing speed.	5 seconds minimum	404, 402	3-Low	No photo
21539	Magnuson Community Service	Magnuson Community Service	Interior	Restroom Womens		1-Public Unsupervised	Door/Gate		Opening force		13	NO		Too high	3-Restrooms	Adjust the door closer to the required amount of force allowed.	5 lbs. maximum	404, 402	3-Low	No photo
21540	Magnuson Community Service	Magnuson Community Service	Interior	Restroom Womens		1-Public Unsupervised	Door/Gate		Dim, height of smooth surface		Door stop	NO		Located in smooth surface	3-Restrooms	Remove		404, 402	3-Low	No photo
21549	Magnuson Community Service	Magnuson Community Service	Interior	Restroom Womens		1-Public Unsupervised	Mirror		Dim, height to bottom		42	NO		Too high	3-Restrooms	Lower bottom edge of reflective surface.	40" maximum AFF	213, 603, 603.3	3-Low	2169
21551	Magnuson Community Service	Magnuson Community Service	Interior	Restroom Womens		1-Public Unsupervised	Protrusion	Hand dryer	Dim, depth		6	NO		Protruding object	3-Restrooms	Protrusions must not extend into the path of travel more than 4", between 27" and 80" AFF. Relocate the protrusion or install cane detection to prevent injury.	4"maximum, between 27" and 80" AFF	213, 603, 307	3-Low	2171

Transition Plan Database Facilities

Entity Name
Department/Division
City, State

21552	Magnuson Community Service	Magnuson Community Service	Interior	Restroom Womens		1-Public Unsupervised	Dispenser, P.T.		Hardware operable?		No	NO		Hardware requires light grasping, pinching, or twisting of wrist	3-Restrooms	Install hardware that does not require light grasping, pinching, or twisting of the wrist.		205, 308, 309	3-Low	2173
21566	Magnuson Community Service	Magnuson Community Service	Interior	Restroom Womens		1-Public Unsupervised	Grab Bar Rear		Dim, to object above grab bar	Below	1.25	NO		Object too close to grab bar	3-Restrooms	Move object above the grab bar to at least 12" above or move object below the grab bar.	1.5" minimum	213, 603, 609	3-Low	2181
21567	Magnuson Community Service	Magnuson Community Service	Interior	Restroom Womens		1-Public Unsupervised	Grab Bar Rear		24" from centerline on open side?	23.5"	No	NO		Insufficient length	3-Restrooms	Relocate or replace the grab bar to the correct location and the correct length.	30" minimum length with a minimum of 12" from the centerline of the toilet to the	213, 603, 609	3-Low	2179, 2180
21568	Magnuson Community Service	Magnuson Community Service	Interior	Restroom Womens		1-Public Unsupervised	Dispenser, T.P.		Dim, from water closet seat		1	NO		Wrong location	3-Restrooms	Reposition dispenser.	7" minimum to 9" maximum	213, 603, 309.4, 604.7	3-Low	2182
21569	Magnuson Community Service	Magnuson Community Service	Interior	Restroom Womens		1-Public Unsupervised	Coat Hook		Dim, height		50	NO		Too high	3-Restrooms	Lower the coat hook or add a second below 48"	48" maximum	213, 603, 604.8.3	3-Low	2183
21577	Magnuson Community Service	Magnuson Community Service	Interior	Restroom Womens		1-Public Unsupervised	Ambulatory Compartment		Self-closing?		No	NO		Not self closing	3-Restrooms	Install self-closing hinges on the toilet compartment door		213, 603, 604.8.2	3-Low	No photo
21578	Magnuson Community Service	Magnuson Community Service	Interior	Restroom Womens		1-Public Unsupervised	Ambulatory Compartment		Dim, height of seat		16.5	NO		Too low	3-Restrooms	Adjust or modify the toilet so the seat height is at the required accessible height.	17" minimum to 19" maximum	213, 603, 604.8.2	3-Low	2191
21580	Magnuson Community Service	Magnuson Community Service	Interior	Restroom Womens		1-Public Unsupervised	Dispenser, T.P.		Dim, from water closet seat		2	NO		Wrong location	3-Restrooms	Reposition dispenser.	7" minimum to 9" maximum	213, 603, 309.4, 604.7	3-Low	2193
21581	Magnuson Community Service	Magnuson Community Service	Interior	Restroom Womens		1-Public Unsupervised	Grab Bar Side	Typical for both sides	Dim, end to wall	9" right side	8	NO		Too close	3-Restrooms	Move grab bar farther from the wall.	42" minimum located 12" from the rear wall. Side grab bar shall be 6.67 maximum from	213, 603, 609	3-Low	2185, 2196
21584	Magnuson Community Service	Magnuson Community Service	Interior	Restroom Womens		1-Public Unsupervised	Coat Hook		Dim, height		66	NO		Too high	3-Restrooms	Lower the coat hook or add a second below 48"	48" maximum	213, 603, 604.8.3	3-Low	2199
21586	Magnuson Community Service	Magnuson Community Service	Interior	Restroom Womens		1-Public Unsupervised	Changing Station		Dim, height to table top lip/ledge		36	NO		Too high	3-Restrooms	Lower the changing table to the correct height.	34" maximum	213, 603, 902	3-Low	2200
21588	Magnuson Community Service	Magnuson Community Service	Interior	Walkway		1-Public Unsupervised	Protrusion	Near restrooms	Dim, depth		5	NO	2691	Protruding object	1-Entry	Protrusions must not extend into the path of travel more than 4", between 27" and 80" AFF. Relocate the protrusion or install cane detection to prevent injury.	4"maximum, between 27" and 80" AFF	213, 603, 307	3-Low	2203
21590	Magnuson Community Service	Magnuson Community Service	Interior	Walkway		1-Public Unsupervised	Protrusion	Fire extinguisher at main counter	Dim, depth		7	NO		Protruding object	1-Entry	Protrusions must not extend into the path of travel more than 4", between 27" and 80" AFF. Relocate the protrusion or install cane detection to prevent injury.	4"maximum, between 27" and 80" AFF	213, 603, 307	3-Low	2259, 2261
21592	Magnuson Community Service	Magnuson Community Service	Interior	Walkway		1-Public Unsupervised	Protrusion	Closer at main entrance	Dim, depth		13	NO		Protruding object	1-Entry	Protrusions must not extend into the path of travel more than 4", between 27" and 80" AFF. Relocate the protrusion or install cane detection to prevent injury.	4"maximum, between 27" and 80" AFF	213, 603, 307	3-Low	2263

#	SpecificLocation	FacilityName	COSActionTypeDescr	DOJAccessIssue
2688	Parking	Magnuson Community Center Building #47	Parking Quantity, Dispersion, and Requirements	The parking lot, with a total of 67 parking spaces, is inaccessible because it does not have a van accessible space, and one of the designated accessible spaces and its access aisle is not level. This lot requires 1 van accessible space and 2 standard accessible spaces.
2689	Counter at the Front Entrance	Magnuson Community	Counter	The counter is inaccessible because it is 36-1/2 inches high.
2690	Drinking Fountains near counter with lavatory sinks	Magnuson Community Center Building	Protruding Objects along Accessible Routes	The drinking fountain protrudes into the walkway and is not detectable to blind persons using a cane.
2691	Accessible Route Through the Interior of the Center	Magnuson Community Center Building	Protruding Objects along Accessible Routes	The fire extinguisher protrudes into the walkway and is not detectable to blind persons using a cane.
2692	Gymnasium	Magnuson Community Center Building #47	Maintenance of Accessible Features	The route to the gymnasium is inaccessible because one must go through the front office to a lift that is noncompliant and inoperable.
2693	Gymnasium	Magnuson Community Center Building #47	Lift	The route to the gymnasium is inaccessible because one must go through the front office to a lift that is noncompliant and inoperable.
2694	Gymnasium	Magnuson Community Center Building #47	Accessible Route	The route to the gymnasium is inaccessible because one must go through the front office to a lift that is noncompliant and inoperable.
2695	Exterior Entrance and Doors	Magnuson Community Center Theater	Entrance	The building is inaccessible because fewer than 50% of its entrances are accessible.
2696	Exterior Entrance and Doors	Magnuson Community Center Theater	Door Directional Signage	The building does not have directional signage posted at inaccessible entrances and does not have the International Symbol of Accessibility posted at accessible entrances.
2697	Ticket Counter	Magnuson Community	Counter	The ticket counter is inaccessible because it is 42 inches high.
2698	Theater	Magnuson Community Center Theater	Accessible Route to Performance Area	There is no accessible route connecting the wheelchair seating areas and the stage and performing areas.
2699	Theater	Magnuson Community Center Theater	Accessible Route	There is no accessible route to the wheelchair seating locations.
2700	Theater	Magnuson Community Center Theater	Accessible Route	The slope of the aisles to the seating areas is 14%.
2701	Theater	Magnuson Community Center Theater	Lift	The platform lift is inaccessible because it cannot be entered, operated, or exited without assistance.

2702	Theater	Magnuson Community Center Theater	Accessible Route	There is no accessible route to the platform lift.
2703	Theater	Magnuson Community Center Theater	Door Clear Width	The theater entry doors are inaccessible because each leaf has an opening width of only 30 inches.
2704	Theater	Magnuson Community Center Theater	Door Opening Force	The theater entry doors are inaccessible because they require 9 pounds of force to open.
2705	Women's Toilet Room with Stalls near theater	Magnuson Community Center Theater	Door Opening Force	The door is inaccessible because it requires 9 pounds of force to open.
2706	Women's Toilet Room with Stalls near theater	Magnuson Community Center Theater	Mirror	No accessible mirror has been provided.
2707	Women's Toilet Room with Stalls near theater	Magnuson Community Center Theater	Operational Controls within Reach Ranges	The toilet seat cover dispenser is inaccessible because it is mounted above the toilet.
2708	Women's Toilet Room with Stalls near theater	Magnuson Community Center Theater	Operational Controls Force Requirements	The paper towel dispenser is inaccessible because the controls require grasping to operate.
2709	Women's Toilet Room with Stalls near theater	Magnuson Community Center Theater	Ambulatory Stall	The ambulatory stall is inaccessible because it lacks an outward swinging, self-closing door.
2710	Men's Toilet Room with Stalls	Magnuson Community Center Theater	Door Opening Force	The door is inaccessible because it requires 11 pounds of force to open.
2711	Men's Toilet Room with Stalls	Magnuson Community Center Theater	Mirror	No accessible mirror has been provided.
2712	Men's Toilet Room with Stalls	Magnuson Community Center Theater	Operational Controls within Reach Ranges	The toilet seat cover dispenser is inaccessible because it is mounted above the toilet.
2713	Men's Toilet Room with Stalls	Magnuson Community Center Theater	Operational Controls Force Requirements	The paper towel dispenser is inaccessible because the controls require grasping to operate.
2714	Men's Toilet Room with Stalls	Magnuson Community Center Theater	Ambulatory Stall	The ambulatory stall is inaccessible because it lacks an outward swinging, self-closing door.

APPENDIX II: HAZ-MAT REPORT



ECO Environmental Services, Inc.
711 West Titus St.
Kent, WA 98032

"Aware of your environmental needs"

November 30, 2016

City of Seattle, Parks and Recreation Department
Magnuson Park
6310 NE 74th St., #109E
Seattle, WA 98115
Attn.: Mr. Cole Dietrich

RE: Magnuson Park Community Center Pool/Storage area
7110 - 62nd Ave NE, Seattle, WA 98115
EC16108

Dear Mr. Dietrich:

Please find the attached air monitoring results for the lead sampling performed in the Pool/Storage area at Magnuson Park Community Center building.

Two samples were collected at the entry stairway inside the interior of the room. The first sample, #CCP-01, was collected as a stagnant ambient air sample, the second sample, #CCP-2, was collected after using a leaf blower and aggressively stirring up the air/dust on the floor and storage items inside the space. Each sample was collected over a two hour time period and run at 10.6 liters per minute.

The results of each sample were less than the reporting detection limit.

If you have any questions, please call me at 253-299-8680.

Sincerely,
ECO Environmental Services, Inc.

A handwritten signature in black ink, appearing to read "Don Yamamoto", with a stylized flourish extending from the end.

Don Yamamoto
Project Manager

:dy

**EMSL Analytical, Inc.**

3317 3rd Ave S, Suite D 2nd floor, Seattle, WA 98134

Phone/Fax: 2062696310 / (206) 900-8789

<http://www.emsl.com>seattlelab@emsl.com

EMSL Order: 511601875

CustomerID: ECOE42

CustomerPO:

ProjectID:

Attn: **Don Yamamoto**
ECO Environmental Services, Inc.
711 W. Titus Street
Kent, WA 98032

Phone: (253) 981-4067
Fax: (253) 981-4597
Received: 11/29/16 1:30 PM
Collected: 11/29/2016

Project: EC16108; COS - Magnuson Pk Com Ctr; 7110 62nd Ave NE, Seattle, WA 98115

Test Report: Lead in Air by Flame AAS (NIOSH 7082)*

<i>Client Sample Description</i>	<i>Collected</i>	<i>Analyzed</i>	<i>Volume</i>	<i>RDL</i>	<i>Lead Concentration</i>
CCP-01 511601875-0001	11/29/2016	11/30/2016	1431 L	2.8 µg/m³	<2.8 µg/m³
	Site: Air Non-Aggres				
CCP-02 511601875-0002	11/29/2016	11/30/2016	1431 L	2.8 µg/m³	<2.8 µg/m³
	Site: Air Aggres				

Lauren Kerber, Laboratory Manager
or other approved signatory

*Analysis following Lead in Air by EMSL SOP/Determination of Environmental Lead by FLAA. Reporting limit is 4 µg/filter. ug/filter = ug/m³ x volume sampled (m³). OSHA PEL - 50 µg/m³. OSHA action level - 30 µg/m³. Unless otherwise noted, results in this report are not blank corrected. EMSL bears no responsibility for sample collection activities (such as volume sampled) or analytical method limitations. This report may not be reproduced except in full, without written approval by EMSL. This report relates only to those items tested. Samples received in good condition unless otherwise noted. "<" (less than) result signifies that the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. The QC data associated with the sample results included in this report meet the recovery and precision requirements unless specifically indicated otherwise. Definitions of modifications are available upon request.
Samples analyzed by EMSL Analytical, Inc. Seattle, WA

Initial report from 11/30/2016 12:56:51

LEAD AIR SAMPLE DATA SHEET #5911

JOB NAME:	COS - Magnuson Pk Com Ctr
JOB NUMBER:	EC16108
ADDRESS:	7110 62nd Ave NE Seattle 98115

5. DESCRIPTION OF ACTIVITY	1. ENGINEERING CONTROLS	2. PROTECTIVE CLOTHING	3. RESPIRATORY PROTECTION
AIR SAMPLING	ISOLATION / NEGATIVE AIR	COVERALLS	HALF MASK
	MINI-ENCLOSURE	GLOVES	FULL FACE
6. SAMPLING LOCATION	GLOVE BAG	GOGGLES	PAPR
COMMUNITY CTR POOL	OPEN	HEAD COVERING	SUPPLIED AIR
	WET METHODS	FOOT COVERING	SCBA
8. NAME OF WORKER SAMPLED	OTHER	OTHER	PRESSURE DEMAND
9. QAW CERTIFICATE NUMBER			

[illegible]

NIOSH PERMISSIBLE EXPOSURE LIMIT: 0.1 FIBERS/CC, STEEL EXCURSION LIMIT: 1.0 FIBERS/CC		27. FIELD BLANKS:	SEALED BLANKS:
23. CASSETTE LOT#			
24. SAMPLED BY:	<i>Don Yamamoto</i>		
25. RELINQUISHED BY:	<i>D. Yamamoto</i>	28. ANALYZED BY:	29. DATE:
26. RECEIVED BY:	<i>Don Yamamoto</i>		
DATE: <i>11/29/16</i> 1:30 PM			

TABLE OF CONTENTS

1.0 INTRODUCTION.....	1
2.0 SURVEY PROCESS	1
3.0 ASBESTOS-CONTAINING MATERIALS	1
3.1 PREVIOUSLY IDENTIFIED ASBESTOS-CONTAINING MATERIALS	1
3.2 CURRENTLY IDENTIFIED ASBESTOS-CONTAINING MATERIALS.....	2
4.0 LEAD-BASED PAINT	3
4.1 TOXICITY CHARACTERISTIC LEACHING PROCEDURE	3
5.0 POLYCHLORINATED-BIPHENYLS	4
6.0 LIMITATIONS	4

FIGURES

- Figure 1 Ground Floor Sample Locations
- Figure 2 Main Floor Sample Locations
- Figure 3 Mezzanine Sample Locations
- Figure 4 Basement and Balcony Sample Locations

TABLES

- Table 1 Asbestos Sample Inventory
- Table 2 Lead-Based Paint Chip Sample Inventory

APPENDICES

- Appendix A Current Asbestos Laboratory Results
- Appendix B Current Lead-Based Paint Chip Laboratory Results
- Appendix C Previous Hazardous Material Reports
- Appendix D Certifications

1.0 INTRODUCTION

On October 15, 2005, an Asbestos Hazard Emergency Response Act (AHERA) hazardous materials survey was conducted at the Sand Point Magnuson Park Former Community Center Building #47 at 7400 Sandpoint Way NE in Seattle, Washington (the site). The survey was conducted by Sound Environmental Strategies Corporation (SES) certified AHERA Building Inspectors (Gwen McCullough and Corey League) as part of environmental pre-demolition requirements for the building. SES reviewed available previous hazardous material survey reports on the building and performed a subsequent AHERA hazardous materials survey of the building to verify previously identified hazardous materials and identify previously unidentified hazardous materials including asbestos-containing materials (ACM), lead-based paint (LBP) and polychlorinated biphenyls (PCBs) which may be impacted during future building demolition/renovation activities. This report documents the results of the survey, quantifies and provides drawings illustrating the locations of all identified hazardous materials at the site.

2.0 SURVEY PROCESS

Approximately 16 materials were previously identified as asbestos-containing from various locations throughout the building. An additional 40 suspect asbestos-containing samples were taken by SES of previously unidentified materials from interior and exterior finishes of the building. Bulk samples obtained during the inspection were transported to a National Voluntary Laboratory Accreditation Program (NVLAP) accredited laboratory for analysis. Of the 40 additional samples taken, nine were found to be asbestos-containing. Thermal system insulation (TSI) including pipe insulation was previously identified and sampled from various locations throughout the building. All additional TSI visually identified during the SES survey was presumed to contain asbestos. TSI associated with water and old steam piping is presumed to exist in various concealed locations throughout the building. Currently identified ACM sample locations are presented in Table 1 and in Figures 1, 2, 3 and 4.

3.0 ASBESTOS-CONTAINING MATERIALS

3.1 PREVIOUSLY IDENTIFIED ASBESTOS-CONTAINING MATERIALS

The following materials were previously identified as asbestos-containing under analysis by polarized-light microscopy (PLM) in *Asbestos Survey at Naval Station Puget Sound, Seattle, Washington, N44255-93-C-4056, Building 47, Recreation Building, for Naval Facilities Engineering Command, Engineering Field Activity Northwest Silverdale, Washington*, prepared by Alpha Engineering Group, Inc., September 1993 (attached to this report and in Figures 1, 2, 3 and 4).

- Miscellaneous materials:
 - Flooring material and associated mastic (including vinyl asbestos tile (VAT), sheet vinyl and mastic)
 - 2-foot by 4-foot lay-in ceiling tile
 - Cement asbestos board (CAB)
 - Cement asbestos pipe (Transite)
 - Weatherproofing sealant
 - Fire doors
 - Window putty
 - Safe insulation
 - Carpet padding

- Gasket
- Rolled roofing
- Tar patch
- Thermal Systems Insulation (TSI):
 - Pipe and fitting insulation
 - Tank insulation
 - Debris
- Surfacing:
 - Spray-on surfacing material

The following materials were presumed to contain asbestos:

- Pipe insulation/associated hard-mudded fittings in concealed locations throughout the building
- Fire doors

3.2 CURRENTLY IDENTIFIED ASBESTOS-CONTAINING MATERIALS

The following materials sampled during the current hazardous materials investigation were found to contain greater than one percent asbestos under analysis by polarized-light microscopy. Detailed description and locations can be found in Table 1 and in Figures 1, 2, 3 and 4.

- Miscellaneous materials:
 - 12-inch black and red-brown (checker-board) floor tile – Room 336 (200 sf),
 - 9-inch brown floor tile – Room 336 (1,500 sf);
 - 9-inch black floor tile – Room 336 (1,100 sf);
 - Wall panel mastic – Room 336 (650 sf); and
 - 12-inch red and gray (checker-board) floor tile – Room 111 (250 sf), Rooms 108/109 (200 sf).

The following material contained less than one percent asbestos by polarized-light microscopy:

- Joint compound – Room 336;
- Asphaltic floor tile mastic – Room 336;
- Cove base mastic – Room 108; and
- Asphaltic floor tile mastic – Room 111.

The following material was presumed to contain asbestos following visual identification:

- Pipe insulation/associated hard-mudded fittings – various vacant and mechanical areas throughout the building;
- Fire doors – various locations (4);
- Window putty – all original windows; and
- Mechanical gaskets.

Through research with Seattle Parks and Recreation representatives, interviews with abatement contractors responsible for the removal of previously identified ACM, and site investigation and survey, SES presumes specific areas within the Community Center to be free of ACM. The

following is a list of currently renovated Community Center areas from which specific ACM has been removed:

- Main Entry Lobby and Lounge - vinyl asbestos floor tile (VAT);
- Theater Lobby - VAT;
- Meeting Room, Storage and Men's and Women's Restrooms – asbestos-containing ceiling tiles;
- Theater Attic/above ceiling space - asbestos-containing interior HVAC insulation and ACM pipe insulation;
- Mechanical space below the Projection Room – Machinery ACM (gaskets and insulation);
- Southern multi-purpose space Closet Room 345 (currently vacant and under partial demolition) – pipe Insulation associated with water servicing demolished lavatory/showers;
- Crawlspace beneath the Gymnasium/Handball courts – pipe Insulation and contaminated loose dirt and ACM debris;
- Pool Crawlspace – pipe Insulation and locations of asbestos contaminated dirt;
- Boiler Room – boiler Insulation and internal components;
- Gymnasium Bleacher Crawlspace – pipe insulation; and
- Roof – built-up roofing and CAB siding.

In addition, there are areas of the Community Center building in which only limited abatement activities have been performed and ACM currently remains. These include:

- Southern multi-purpose space Room 336 (currently vacant and under partial demolition) – “asbestos surfacing” on upper wall mullions (labeled), VAT and wall panel mastic;
- Theater Projection Room – VAT and associated mastic and concealed ACM pipe insulation;
- Basement Mechanical Room beneath the Gymnasium - pipe insulation and gaskets;
- Men's and Women's Locker Rooms on the ground floor – pipe insulation and VAT;
- Above ceiling space in the Storage Area beneath the Theater Stage – pipe insulation;
- Ground floor Storage Spaces 204, 206, 207, 208 behind the auditorium backstage – pipe insulation

Depending on the means and methods of planned future building renovations, scope conditions should allow for selective demolition to expose and remove any remaining ACM prior to demolition or renovation of the building for other activities.

4.0 LEAD-BASED PAINT

Previous LBP sampling performed by the Department of the Navy, Navy Public Works Center, identified 147 positive LBP painted surfaces throughout the Naval Station Puget Sound on January 21, 1994. Negative samples (lead in concentrations less than 1 mg/cm²) were not included in report data. Inspection protocol utilized by the Navy was developed by the Department of Housing and Urban Development for determining lead hazards in public housing with a designation of 1 mg/cm² as the threshold level for abatement. *NAVSTA Puget Sound Lead Inspection Data* is attached to this report.

Ten bulk paint chip samples were taken of representative interior and exterior painted surfaces during the current hazardous materials inspection. These samples were analyzed for total lead content to determine the extent of LBP in the building and future demolition waste disposal purposes. Six of the ten paint samples were found to contain, not only detectable, but, elevated

concentrations of lead. Sample results ranged from <0.0003 to 23 percent lead by weight. Based on sample results and the age of the building, it is recommended that all painted coatings be considered LBP. For locations and results of current lead paint chip samples see Table 2 and Figures 1, 2, 3 and 4.

Damaged LBP, including that which was flaking, peeling and blistering, was observed throughout vacant interior and mechanical areas of the building. If this paint is to be impacted by future renovation activities it should be properly abated or removed, handled, disposed of, or recycled per WAC 296-155.

4.1 TOXICITY CHARACTERISTIC LEACHING PROCEDURE

Under current EPA regulations a hazardous waste is described by the Resource Conservation and Recovery Act (RCRA) as a solid waste with any of the four characteristics of a hazardous waste, including ignitability, corrosivity, reactivity or toxicity. Demolition waste containing lead-painted building materials may be defined as a hazardous waste if it exhibits the characteristic of toxicity. Demolition waste streams with lead concentrations exceeding 5.0 mg/ L when analyzed for lead by the Toxicity Characteristic Leaching Procedure (TCLP) are considered hazardous and have to be specially handled according to federal and state regulations including 40 CFR Part 247.

SES did not perform TCLP sampling as part of this hazardous material investigation as no plans for upcoming demolition or renovation of the Community Center have been made by Seattle Parks and Recreation at this time. However, considering previous lead paint sample data and the results of current representative bulk paint chip sampling, it is recommended that TCLP sampling of representative painted building materials comprising any future demolition waste stream be performed in conjunction with future plans for construction/demolition of previously un-renovated areas of the Community Center.

5.0 POLYCHLORINATED-BIPHENYLS

Representative fluorescent light fixtures were investigated for suspect PCB-containing ballasts. The ballasts inspected throughout the building's ground, main and mezzanine floors were found to have "No-PCB" labeling.

6.0 LIMITATIONS

Various concealed ACM present in inaccessible locations throughout the building was identified by limited selective demolition (using hand tools) and by abatement contractor interview. These materials include but are not limited to, asbestos-containing floor tile and associated mastic existing beneath carpeting in various locations throughout the building, asbestos-containing pipe insulation and hard-mudded fittings which are suspended, within wall, ceiling and floor cavities, associated with water piping to lavatories, showers, saunas, and slop sinks. Inaccessibility is defined as any restricted access space such as those requiring demolition, confined-space entry protocols or fall protection to gain access.

Due to the limited ability to perform selective demolition in areas of new renovation, SES has made its best attempt to research hazardous material information which identifies materials that exist in concealed locations. Should Seattle Parks and Recreation wish to demolish or renovate vacant building areas or those which have not been previously upgraded, it is recommended that

extensive selective demolition be performed under contract with a licensed abatement contractor in coordination with abatement activities related to the ACM identified in this report. In lieu of these types of invasive techniques, and by reviewing available record document building drawings from Seattle Parks and Recreation, SES has estimated concealed ACM throughout the building to the best of our ability. In no circumstances should this report be used in place of a proper hazardous materials specification document written by a certified AHERA Designer.

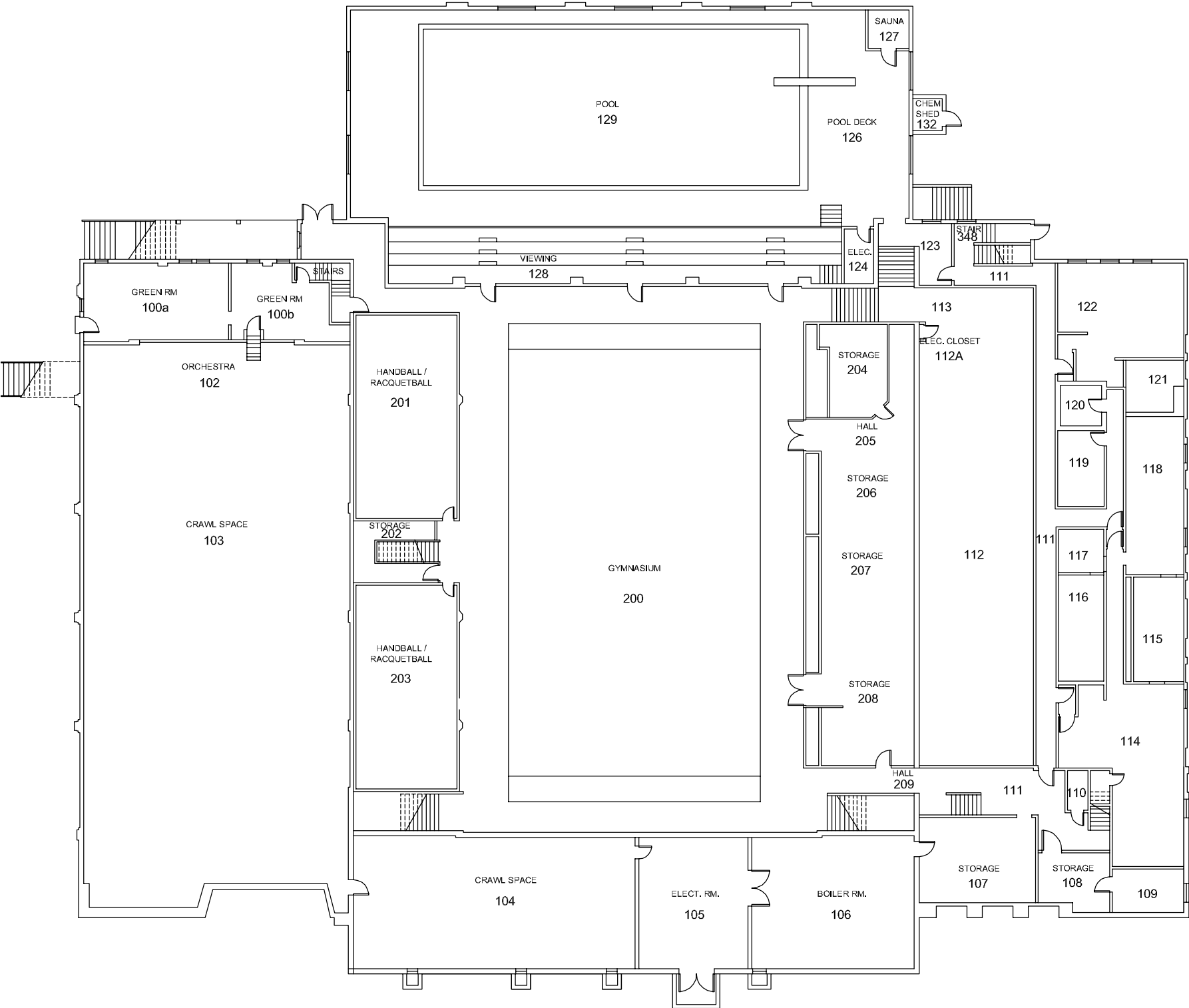
The services described in this report were performed consistent with generally accepted professional consulting principles and practices. No other warranty, express or implied, is made. These services were performed consistently with our current client agreement. This report is solely for the use and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

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

FIGURES

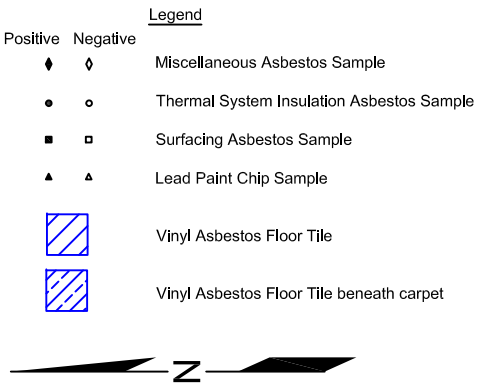
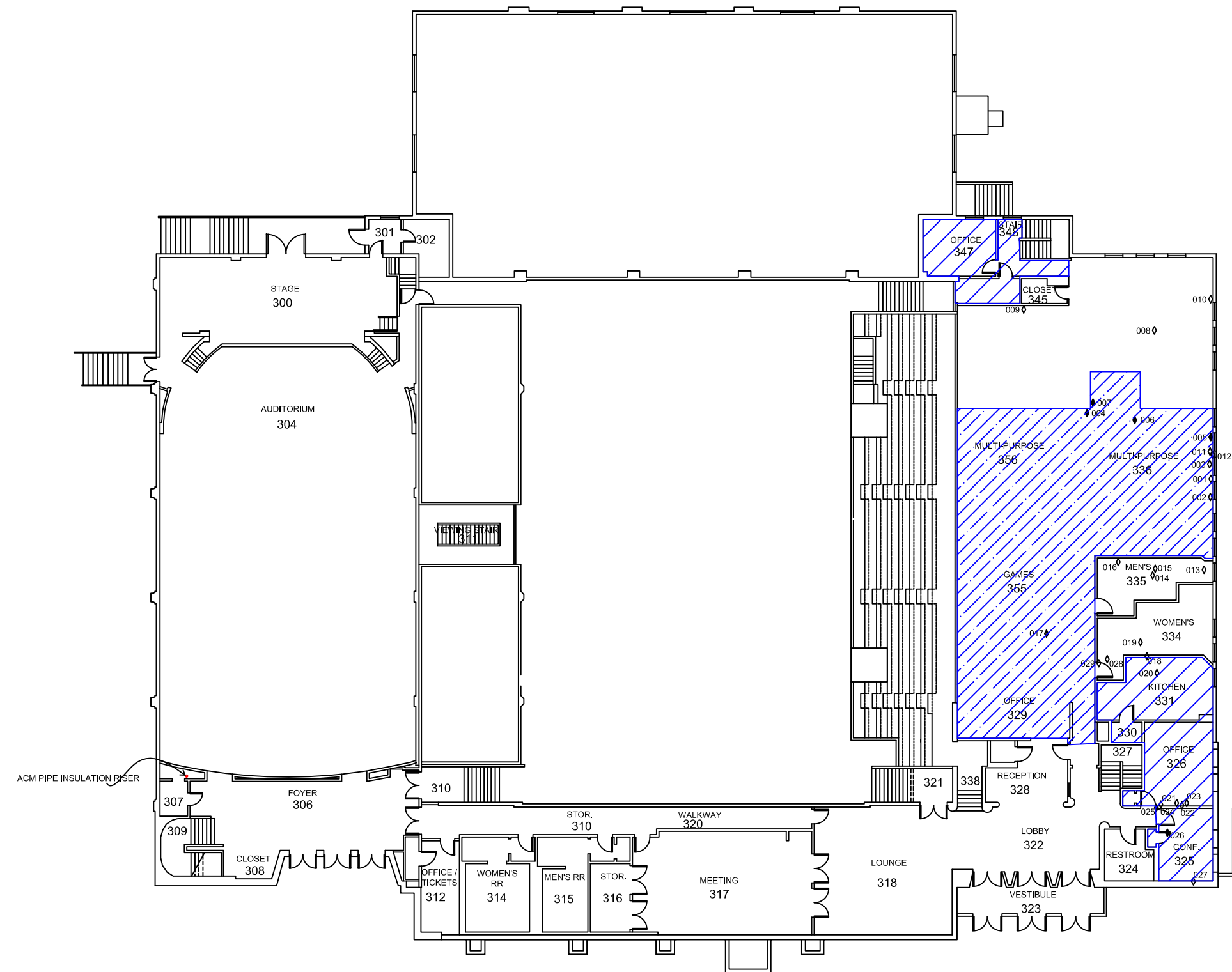
SANDPOINT MAGNUSON PARK
COMMUNITY CENTER BUILDING #47

GROUND FLOOR PLAN



SANDPOINT MAGNUSON PARK
COMMUNITY CENTER BUILDING #47

MAIN FLOOR PLAN



DATE: 10/27/05
DRAWN BY: BTS
CHK BY: GM
CAD FILE: MainFloor

PROJECT NAME: SEATTLE PARKS AND RECREATION, SANDPOINT
LOCATION: MAGNUSON PK. COMMUNITY CENTER, BLDG #47
SES PROJECT NUMBER: 0355-032-01

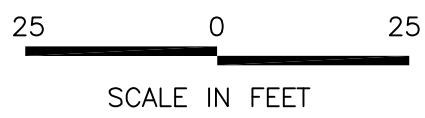
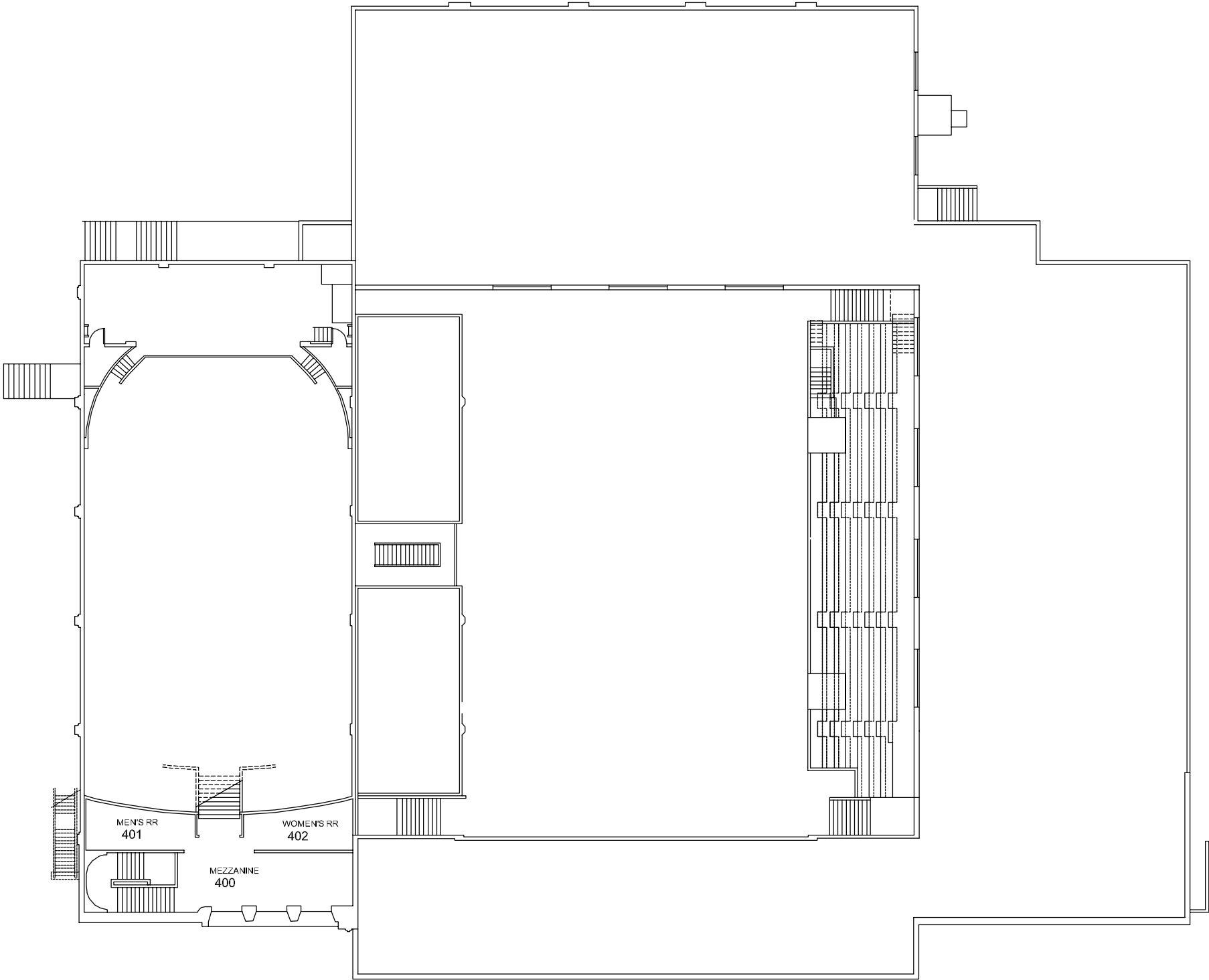


FIGURE 2
ASBESTOS AND LEAD PAINT
SAMPLE AND MATERIAL LOCATIONS

SANDPOINT MAGNUSON PARK
COMMUNITY CENTER BUILDING #47

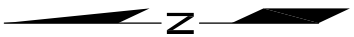
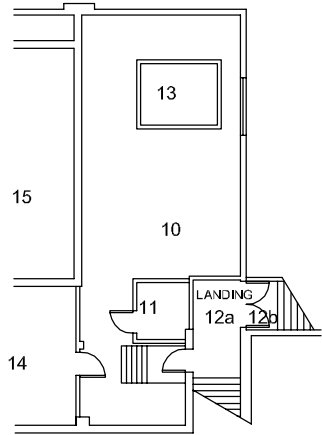
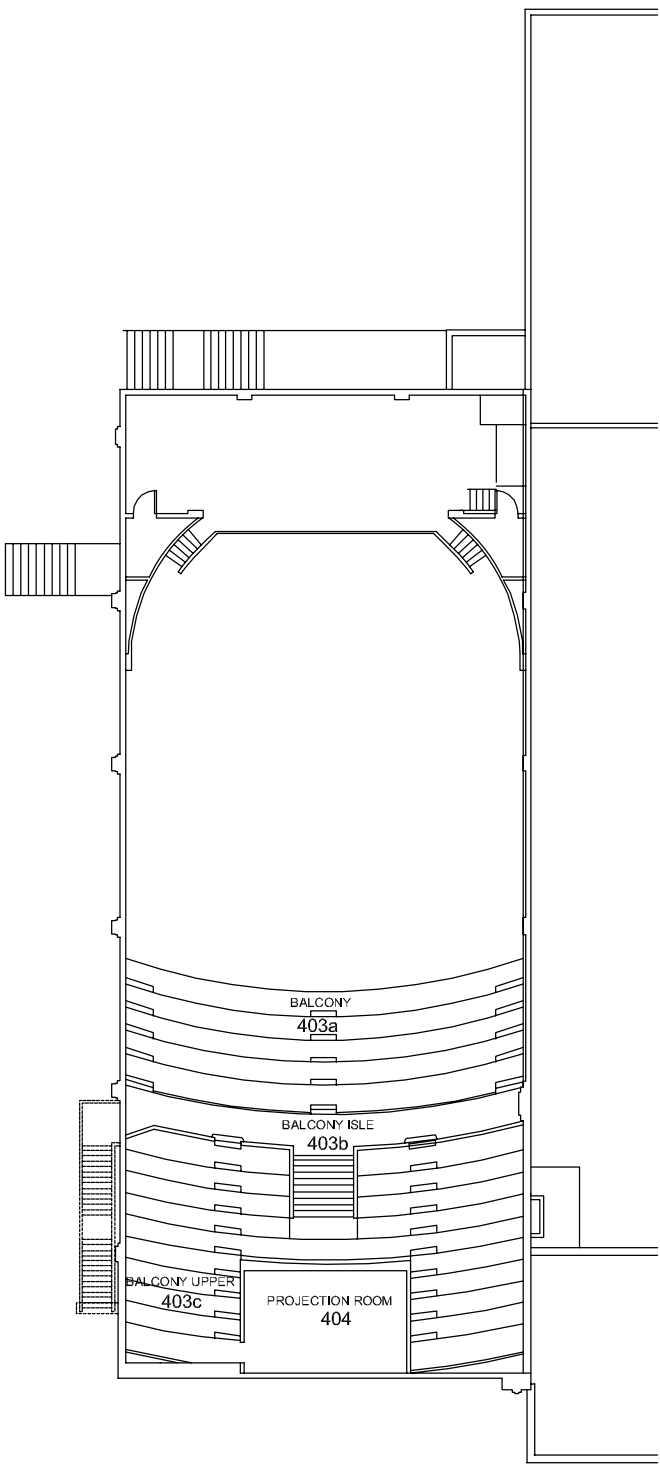
MEZZANINE/UPPER GYM



SANDPOINT MAGNUSON PARK
COMMUNITY CENTER BUILDING #47

BALCONY

BASEMENT



TABLES

Table 1
Asbestos Sample Results
Sand Point Magnuson Park Community Center Building #47
7400 Sandpoint Way NE, Seattle, Washington

Project Number	Sample Number	Material Description	Location	Lab Description	Asbestos Content
0355-032-01	001	Joint Compound	Room 336 W	White compressed powder	Low Asbestos Content
0355-032-01	002	Panel Mastic/Plaster Wall	Room 336 South	Yellow mastic on multiple paint layers on white and gray gritty compressed material	No Asbestos Detected
0355-032-01	003	Panel Mastic	Room 336 South Center	Yellow mastic mixed with paint layers	No Asbestos Detected
0355-032-01	004	12" Black Floor Tile	Room 336	Layer 1: Black vinyl with white streaks	4% Chrysotile
		Asphaltic Mastic		Layer 2: Black asphaltic mastic on black asphaltic fibrous material	Low Asbestos Content
0355-032-01	005	9" Brown Floor Tile	Room 336 SC	Layer 1: Brown vinyl with white streaks	5% Chrysotile
		Mastic		Layer 2: Black asphaltic mastic on black asphaltic fibrous material	Low Asbestos Content
0355-032-01	006	Leveling Compound	Room 336 Center	Layer 1: Gray grainy material	No Asbestos Detected
		9" Brown Floor Tile		Layer 2: Brown vinyl with white streaks	5% Chrysotile
		Mastic		Layer 3: Black asphaltic mastic on black asphaltic fibrous material	Low Asbestos Content
0355-032-01	007	12" Red Floor Tile	Room 336	Layer 1: Brown vinyl with yellow streaks	4% Chrysotile
		Mastic		Layer 2: Black asphaltic fibrous mastic	Low Asbestos Content
0355-032-01	008	Asphaltic Sheet Flooring	Room 336 East	Layer 1: Pink and tan paper	No Asbestos Detected
		Wood Sub Floor		Layer 2: Black asphaltic fibrous material with small pebbles	No Asbestos Detected
0355-032-01	009	Asphaltic Wall Mastic	Room 336 NE	Black asphaltic fibrous material	No Asbestos Detected
0355-032-01	010	Plaster Wall Column	Room 336 SE	Green and yellow paint layers on white coarse compressed powder	No Asbestos Detected
0355-032-01	011	Plaster Wall Column	Room 336 SW	Multiple paint layers on white and gray gritty compressed material	No Asbestos Detected
0355-032-01	012	Plaster Wall Column	Room 336 SW, Top	Multiple paint layers on white and gray gritty compressed material	No Asbestos Detected
0355-032-01	013	1" Ceramic Floor Tile	Room 335 South	Layer 1: Brown, white and gray speckled ceramic material	No Asbestos Detected

Table 1
Asbestos Sample Results
Sand Point Magnuson Park Community Center Building #47
7400 Sandpoint Way NE, Seattle, Washington

Project Number	Sample Number	Material Description	Location	Lab Description	Asbestos Content
		Grout		Layer 2: Gray gritty material	No Asbestos Detected
		Mastic		Layer 3: Yellow residue on tan fibrous material	No Asbestos Detected
0355-032-01	014	4" Ceramic Wall Tile	Room 335 Center	Layer 1: White ceramic material	No Asbestos Detected
		Grout		Layer 2: White gritty material	No Asbestos Detected
		Mastic		Layer 3: Yellow mastic	No Asbestos Detected
0355-032-01	015	Joint Compound	Room 335 Center	Layer 1: White paint on white gritty compressed material on white woven fibers	No Asbestos Detected
		Gypsum Wallboard		Layer 2: Tan paper on white fibrous chalky powder	No Asbestos Detected
0355-032-01	016	Joint Compound	Room 335 Center N	Layer 1: White paint on white gritty compressed material on white woven fibers	No Asbestos Detected
		Gypsum Wallboard		Layer 2: Tan paper on white fibrous chalky powder	No Asbestos Detected
0355-032-01	017	9" Black Floor Tile	Room 355	Layer 1: Black vinyl	2% Chrysotile
		Carpet Mastic		Layer 2: Yellow mastic	No Asbestos Detected
		Mastic		Layer 3: Black asphaltic fibrous material on wood	No Asbestos Detected
0355-032-01	018	4" Ceramic Floor Tile and Grout	Room 334 Shower	Blue paint on tan and gray gritty material	No Asbestos Detected
0355-032-01	019	Asphaltic Sheet Flooring on Wood Sub Floor	Room 334 Shower	Black asphaltic fibrous material	No Asbestos Detected
0355-032-01	020	4" Ceramic Floor Tile	Rom 331 E below carpet	Red ceramic material	No Asbestos Detected
		Grout		White gritty material	No Asbestos Detected
0355-032-01	021	Fireproofing	Room 326 SW	White fibrous compressed material	No Asbestos Detected

Table 1
Asbestos Sample Results
Sand Point Magnuson Park Community Center Building #47
7400 Sandpoint Way NE, Seattle, Washington

Project Number	Sample Number	Material Description	Location	Lab Description	Asbestos Content
0355-032-01	022	Fireproofing	Room 326 NW	White fibrous compressed material	No Asbestos Detected
0355-032-01	023	Fireproofing	Room 326 West Center	White fibrous compressed material	No Asbestos Detected
0355-032-01	024	Plaster Wall	Room 326 West	Multiple paint layers on white and gray gritty compressed material	No Asbestos Detected
0355-032-01	025	Wall Panel Mastic	Room 326 at Door	Green and orange paint layers on brown mastic with wood chips	7% Chrysotile
0355-032-01	026	Wall Panel Mastic	Room 325	Green and light-orange paint layers on brown mastic with wood chips	5% Chrysotile
0355-032-01	027	Exterior Brick Mortar	Room 325	Gray gritty material	No Asbestos Detected
0355-032-01	028	Gray Pebble Pattern Sheet Vinyl	Slop Sink between RR's, Vacant Space, Main Floor South	Gray, black, brown and red vinyl with light-brown fibrous backing and black asphaltic residue	No Asbestos Detected
		Underlayment		Black asphaltic material with brown compressed powder	No Asbestos Detected
0355-032-01	029	4" Blue Cove Base Mastic	Room 348	Bright blue paint on black vinyl Tan non-fibrous material with white paint and white compressed gritty material	No Asbestos Detected No Asbestos Detected
0355-032-01	030	4" Black Cove Base Mastic	Room 108 N Wall	Black vinyl Brown non-fibrous material with tan residue	No Asbestos Detected Low Asbestos Content
0355-032-01	031	4" Red Cove Base Mastic	Room 108 Center	Red paint on black and white vinyl Brown non-fibrous material	No Asbestos Detected No Asbestos Detected
0355-032-01	032	Column Plaster	Room 108 S Wall	White gritty compressed material	No Asbestos Detected
0355-032-01	033	12" Red Floor Tile Mastic	Room 111 W	Red vinyl Black asphaltic material	4% Chrysotile Low Asbestos Content

Table 1
Asbestos Sample Results
Sand Point Magnuson Park Community Center Building #47
7400 Sandpoint Way NE, Seattle, Washington

Project Number	Sample Number	Material Description	Location	Lab Description	Asbestos Content
0355-032-01	034	12" Gray Floor Tile Mastic	Room 111 W	Gray and brown vinyl Black asphaltic material	3% Chrysotile Low Asbestos Content
0355-032-01	035	1" Ceramic Bench Tile Grout	Room 120 Sauna	White ceramic material White and off-white compressed gritty material	No Asbestos Detected No Asbestos Detected
0355-032-01	036	2' x 4' Fissured Lay-In Ceiling Tile	Auditorium Balcony SW	White paint on off-white fibrous compressed material with tan residue	No Asbestos Detected
0355-032-01	037	Gray Sink Undercoat	Room 318 Lobby Sink	Gray fibrous chunks	No Asbestos Detected
0355-032-01	038	1' Fissured Ceiling Tile	Room 122	White paint on light gray fibrous compressed material	No Asbestos Detected
0355-032-01	039	2" Ceramic Floor Tile Grout Grout	Room 120 Sauna	Yellow and white ceramic material White compressed gritty material Gray and tan compressed gritty material	No Asbestos Detected No Asbestos Detected No Asbestos Detected
0355-032-01	040	4" White Ceramic Wall Tile Grout Grout	Room 122	White ceramic material White compressed non-fibrous hard material White gritty powdery compressed material	No Asbestos Detected No Asbestos Detected No Asbestos Detected

bold text = greater than (>) 1% Asbestos

"Low Asbestos Content" = <1% Asbestos

ND = No Asbestos Detected

Samples containing more than 1% asbestos are regulated by the Washington State Labor and Industries and PSCAA

Table 2
Lead-Based Paint Chip Sample Inventory
 Sand Point Magnuson Park Community Center Building #47
 7400 Sandpoint Way NE, Seattle, Washington

Sample Number		Paint Color/Substrate/Component	Location	Results in % by Weight
0355-032-01	LBP01	Medium Green/Plaster/Wall	Room 324 S	0.66
0355-032-01	LBP02	Sky Blue/Concrete/Wall	Room 129 Pool	<0.0003
0355-032-01	LBP03	Light Yellow/Plaster/Wall	Room 344	0.47
0355-032-01	LBP04	Green/Wood/Wall	Room 337	0.079
0355-032-01	LBP05	Gray/Plaster/Wall	Room 111	23.0
0355-032-01	LBP06	Blue/Plaster/Wall	Room 111	4.8
0355-032-01	LBP07	Light Green/Plaster/Wall	Room 108 N	0.55
0355-032-01	LBP08	Light Blue/Plaster/Wall	Room 330 W Closet	<0.0003
0355-032-01	LBP09	Yellow/Plaster/Wall	Room 331 E	17.0
0355-032-01	LBP10	White/Concrete/Ceiling	Room 337	0.12

bold text = paint defined by HUD as being lead-based (bulk sample tests indicate lead concentrations greater than 0.5% by weight)

< = Less than the detection limit

APPENDIX A

Current Asbestos Laboratory Results



4636 E. Marginal Way South, Suite 140
Seattle, WA 98134
(206) 763-7364

October 25, 2005

Gwen McCullough
Sound Environmental Strategies
2400 Airport Way South, Suite 200
Seattle WA 98134-2020

Clayton Log Number: 40298

Reference: 77-05076.00

Dear Gwen McCullough:

Clayton Group Services received 27 sample(s) on 10/18/2005 for the analyses presented in the following report.

Enclosed is a copy of the Chain-of-Custody acknowledging receipt of these samples. Please note that any unused portion of the samples will be discarded one year after the date of this report, unless you have requested otherwise.

We appreciate the opportunity to assist you. If you have any questions concerning this report, please contact the Laboratory at (800) 568-7755.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tracy Perkins', written over a light blue horizontal line.

Tracy Perkins
Laboratory Manager

Enc.



Clayton
GROUP SERVICES

4636 E. Marginal Way So. Suite 140
Seattle, WA 98134
(206) 763-7364

ASBESTOS BULK SAMPLE DATA

NVLAP LAB CODE #101106-0

Accredited Laboratory

Page 1 of 14

Log #: 40298

Priority: Regular B

Project #: 77-05076.00

Number of Samples: 27

Client Name: Sound Environmental Strategies

Contact: Gwen McCullough

Job Location: None Given

PO/Job#: 0355-032-01

SAMPLE #: 0355-032-01-001

LAB #: 40298.1

SOURCE: Joint Compound

LOCATION: 336 SW

MATERIAL DESCRIPTION: HOMOGENEOUS
White compressed powder

RESULTS:

Low Asbestos Content

ASBESTOS TYPE	PERCENT
Chrysotile	Trace

OTHER FIBERS

	%
Cellulose	Trace

OTHER MATERIALS

	%
Filler & Binder	100

Note:

SAMPLE #: 0355-032-01-002

LAB #: 40298.2

SOURCE: Panel Mastic/Plaster Wall

LOCATION: 336 South

MATERIAL DESCRIPTION: LAYERED
Yellow mastic on multiple paint layers on white and gray gritty compressed material

RESULTS:

Layers Homogenized for Analysis

No Asbestos Detected

ASBESTOS TYPE	PERCENT

OTHER FIBERS

	%
Cellulose	Trace

OTHER MATERIALS

	%
Aggregate	35
Filler & Binder	50
Paint	15

Note: Unable to separate mastic for individual analysis.

SAMPLE #: 0355-032-01-003

LAB #: 40298.3

SOURCE: Panel Mastic

LOCATION: 336 South Center

MATERIAL DESCRIPTION: HOMOGENEOUS
Yellow mastic mixed with paint layers

RESULTS:

No Asbestos Detected

ASBESTOS TYPE	PERCENT

OTHER FIBERS

	%
Cellulose	1

OTHER MATERIALS

	%
Filler & Binder	90
Paint	9

Note:

SAMPLED BY: G. McCullough/C. League DATE: 10/18/2005

ANALYZED BY: Rachel Melgoza DATE: 10/24/2005

COMPANY: Sound Environmental Strategies

RECEIVED BY: Tim Moffett

DATE: 10/18/2005

Tracy Perkins or other NVLAP Approved Signatory

Clayton is accredited by NIST/NVLAP. Accreditation by NVLAP does not indicate endorsement by NVLAP or any other government agency. All bulk samples are analyzed in accordance with method EPA/600/M4-82-020 (December 1982). Analyses are cross-checked through inter and intra laboratory quality assurance programs for verification. The percent values reported above are based on calibrated visual estimates by volume unless verification by Point Counting is indicated. Test results reported relate only to the samples submitted by the client to Clayton. Trace amounts of asbestos could possibly be missed by PLM, therefore negative results cannot be guaranteed. This report shall not be reproduced except in its entirety, without Clayton Group Services permission. Error Rates: Chrysotile, Amosite and Crocidolite asbestos: Qualitative-.03, Quantitative-.12 / Tremolite, Actinolite and Anthophyllite asbestos: Qualitative-.02, Quantitative-.03 A trace amount of asbestos is defined as one to two fibers found in three slide mounts. Asbestos found in this amount will be reported as "Trace". Low Asbestos Content, any sample containing 1 percent or less asbestos as verified by PLM.

Client Name: Sound Environmental Strategies

Contact: Gwen McCullough

Job Location: None Given

PO/Job#: 0355-032-01

LAYERED SAMPLE: NESHAP and AHERA regulations require layers be analyzed and reported separately.

SAMPLE #: 0355-032-01-004

LAB #: 40298.4A

SOURCE: 12" Floor Tile

LOCATION: 336

MATERIAL DESCRIPTION:

Black vinyl with white streaks

LAYER 1 RESULTS:

Asbestos Containing Material (ACM)

ASBESTOS TYPE	PERCENT
Chrysotile	4

OTHER FIBERS %
Cellulose 1

OTHER MATERIALS %
Aggregate 35
Vinyl Filler and Binder 60

Note:

SAMPLE #: 0355-032-01-004

LAB #: 40298.4B

SOURCE: Mastic

LOCATION: 336

MATERIAL DESCRIPTION:

Black asphaltic mastic on black asphaltic fibrous material

LAYER 2 RESULTS:

Low Asbestos Content

ASBESTOS TYPE	PERCENT
Chrysotile	Trace

OTHER FIBERS %
Cellulose 25
Synthetic 10

OTHER MATERIALS %
Asphalt Filler & Binder 65

Note: Unable to separate mastic for individual analysis. Wood not analyzed.

LAYERED SAMPLE: NESHAP and AHERA regulations require layers be analyzed and reported separately.

SAMPLE #: 0355-032-01-005

LAB #: 40298.5A

SOURCE: 9" Floor Tile

LOCATION: 336 SC

MATERIAL DESCRIPTION:

Brown vinyl with white streaks

LAYER 1 RESULTS:

Asbestos Containing Material (ACM)

ASBESTOS TYPE	PERCENT
Chrysotile	5

OTHER FIBERS %
Cellulose Trace

OTHER MATERIALS %
Aggregate 35
Vinyl Filler and Binder 60

Note:

SAMPLED BY: G. McCullough/C. League **DATE:** 10/18/2005

ANALYZED BY: Rachel Melgoza **DATE:** 10/24/2005

COMPANY: Sound Environmental Strategies

RECEIVED BY: Tim Moffett

DATE: 10/18/2005

Tracy Perkins or other NVLAP Approved Signatory

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Clayton
GROUP SERVICES

4636 E. Marginal Way So. Suite 140
Seattle, WA 98134
(206) 763-7364

ASBESTOS BULK SAMPLE DATA

NVLAP LAB CODE #101106-0

Accredited Laboratory

Page 3 of 14

Log #: 40298

Priority: Regular B

Project #: 77-05076.00

Number of Samples: 27

Client Name: Sound Environmental Strategies

Contact: Gwen McCullough

Job Location: None Given

PO/Job#: 0355-032-01

SAMPLE #: 0355-032-01-005

LAB #: 40298.5B

SOURCE: Mastic

LOCATION: 336 SC

MATERIAL DESCRIPTION:

Black asphaltic mastic on black asphaltic fibrous material

LAYER 2 RESULTS:

Low Asbestos Content

ASBESTOS TYPE	PERCENT
Chrysotile	Trace

OTHER FIBERS

Cellulose	25
Synthetic	5

OTHER MATERIALS

Asphalt Filler & Binder	70
-------------------------	----

Note: Unable to separate mastic for individual analysis. Wood not analyzed.

LAYERED SAMPLE: NESHAP and AHERA regulations require layers be analyzed and reported separately.

SAMPLE #: 0355-032-01-006

LAB #: 40298.6A

SOURCE: Leveling Compound

LOCATION: 336 Center

MATERIAL DESCRIPTION:

Gray grainy material

LAYER 1 RESULTS:

No Asbestos Detected

ASBESTOS TYPE	PERCENT

OTHER FIBERS

Cellulose	1
Synthetic	1

OTHER MATERIALS

Aggregate	20
Filler & Binder	78

Note:

SAMPLE #: 0355-032-01-006

LAB #: 40298.6B

SOURCE: 9" Floor Tile

LOCATION: 336 Center

MATERIAL DESCRIPTION:

Brown vinyl with white streaks

LAYER 2 RESULTS:

Asbestos Containing Material (ACM)

ASBESTOS TYPE	PERCENT
Chrysotile	5

OTHER FIBERS

Cellulose	Trace
-----------	-------

OTHER MATERIALS

Aggregate	35
Vinyl Filler and Binder	60

Note:

SAMPLED BY: G. McCullough/C. League DATE: 10/18/2005

ANALYZED BY: Rachel Melgoza

DATE: 10/24/2005

COMPANY: Sound Environmental Strategies

RECEIVED BY: Tim Moffett

DATE: 10/18/2005

Tracy Perkins or other NVLAP Approved Signatory

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4636 E. Marginal Way So. Suite 140
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ASBESTOS BULK SAMPLE DATA

NVLAP LAB CODE #101106-0

Accredited Laboratory

Page 4 of 14

Log #: 40298

Priority: Regular B

Project #: 77-05076.00

Number of Samples: 27

Client Name: Sound Environmental Strategies

Contact: Gwen McCullough

Job Location: None Given

PO/Job#: 0355-032-01

SAMPLE #: 0355-032-01-006

LAB #: 40298.6C

SOURCE: Mastic/Vapor Barrier

LOCATION: 336 Center

MATERIAL DESCRIPTION:

Black asphaltic mastic on black asphaltic fibrous material

LAYER 3 RESULTS:

Low Asbestos Content

ASBESTOS TYPE	PERCENT
Chrysotile	Trace

OTHER FIBERS

	%
Cellulose	25
Synthetic	7

OTHER MATERIALS

	%
Asphalt Filler & Binder	68

Note: Unable to separate mastic for individual analysis.

LAYERED SAMPLE: NESHAP and AHERA regulations require layers be analyzed and reported separately.

SAMPLE #: 0355-032-01-007

LAB #: 40298.7A

SOURCE: 12" Floor Tile

LOCATION: 336

MATERIAL DESCRIPTION:

Brown vinyl with yellow streaks

LAYER 1 RESULTS:

Asbestos Containing Material (ACM)

ASBESTOS TYPE	PERCENT
Chrysotile	4

OTHER FIBERS

	%
Cellulose	Trace

OTHER MATERIALS

	%
Aggregate	34
Vinyl Filler and Binder	62

Note:

SAMPLE #: 0355-032-01-007

LAB #: 40298.7B

SOURCE: Mastic

LOCATION: 336

MATERIAL DESCRIPTION:

Black asphaltic fibrous mastic

LAYER 2 RESULTS:

ASBESTOS TYPE	PERCENT
Chrysotile	Less than 1

OTHER FIBERS

	%
Cellulose	7
Synthetic	3

OTHER MATERIALS

	%
Asphalt Filler & Binder	90

Note:

SAMPLED BY: G. McCullough/C. League **DATE:** 10/18/2005

ANALYZED BY: Rachel Melgoza **DATE:** 10/24/2005

COMPANY: Sound Environmental Strategies

RECEIVED BY: Tim Moffett

DATE: 10/18/2005

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ASBESTOS BULK SAMPLE DATA

NVLAP LAB CODE #101106-0

Accredited Laboratory

Page 5 of 14

Log #: 40298

Priority: Regular B

Project #: 77-05076.00

Number of Samples: 27

Client Name: Sound Environmental Strategies

Contact: Gwen McCullough

Job Location: None Given

PO/Job#: 0355-032-01

LAYERED SAMPLE: NESHAP and AHERA regulations require layers be analyzed and reported separately.

SAMPLE #: 0355-032-01-008

LAB #: 40298.8A

SOURCE: Not Noted

LOCATION: 336 East, on Subfloor

MATERIAL DESCRIPTION:

Pink and tan paper

LAYER 1 RESULTS:

No Asbestos Detected

ASBESTOS TYPE PERCENT

OTHER FIBERS

%

Cellulose

95

OTHER MATERIALS

%

Filler & Binder

5

Note:

SAMPLE #: 0355-032-01-008

LAB #: 40298.8B

SOURCE: Sheet

LOCATION: 336 East, on Subfloor

MATERIAL DESCRIPTION:

Black asphaltic fibrous material with small pebbles

LAYER 2 RESULTS:

No Asbestos Detected

ASBESTOS TYPE PERCENT

OTHER FIBERS

%

Cellulose

30

Synthetic

5

OTHER MATERIALS

%

Aggregate

5

Asphalt Filler & Binder

60

Note:

SAMPLE #: 0355-032-01-009

LAB #: 40298.9

SOURCE: Wall Mastix

LOCATION: 336 NE

MATERIAL DESCRIPTION: **HOMOGENEOUS**

Black asphaltic fibrous material

RESULTS:

No Asbestos Detected

ASBESTOS TYPE PERCENT

OTHER FIBERS

%

Cellulose

40

OTHER MATERIALS

%

Asphalt Filler & Binder

60

Note:

SAMPLED BY: G. McCullough/C. League DATE: 10/18/2005

ANALYZED BY: Rachel Melgoza

DATE: 10/24/2005

COMPANY: Sound Environmental Strategies

RECEIVED BY: Tim Moffett

DATE: 10/18/2005

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Log #: 40298

Priority: Regular B

Project #: 77-05076.00

Number of Samples: 27

Client Name: Sound Environmental Strategies

Contact: Gwen McCullough

Job Location: None Given

PO/Job#: 0355-032-01

SAMPLE #: 0355-032-01-010

LAB #: 40298.10

SOURCE: Plaster Wall Col.

LOCATION: 336 SE

MATERIAL DESCRIPTION: LAYERED

Green and yellow paint layers on white coarse compressed powder

RESULTS:

Layers Homogenized for Analysis

No Asbestos Detected

ASBESTOS TYPE	PERCENT
---------------	---------

OTHER FIBERS

	%
Cellulose	Trace
Synthetic	Trace

OTHER MATERIALS

	%
Filler & Binder	90
Paint	10

Note:

SAMPLE #: 0355-032-01-011

LAB #: 40298.11

SOURCE: Plaster Wall Col.

LOCATION: 336 SW

MATERIAL DESCRIPTION: LAYERED

Multiple paint layers on white and gray gritty compressed material

RESULTS:

Layers Homogenized for Analysis

No Asbestos Detected

ASBESTOS TYPE	PERCENT
---------------	---------

OTHER FIBERS

	%
Cellulose	Trace

OTHER MATERIALS

	%
Aggregate	25
Filler & Binder	60
Paint	15

Note:

SAMPLE #: 0355-032-01-012

LAB #: 40298.12

SOURCE: Plaster Wall Col.

LOCATION: 336 SW UPR

MATERIAL DESCRIPTION: LAYERED

Multiple paint layers on white and gray gritty compressed material

RESULTS:

Layers Homogenized for Analysis

No Asbestos Detected

ASBESTOS TYPE	PERCENT
---------------	---------

OTHER FIBERS

	%
Cellulose	Trace

OTHER MATERIALS

	%
Aggregate	30
Filler & Binder	55
Paint	15

Note:

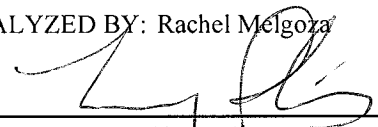
SAMPLED BY: G. McCullough/C. League DATE: 10/18/2005

ANALYZED BY: Rachel Melgoza DATE: 10/24/2005

COMPANY: Sound Environmental Strategies

RECEIVED BY: Tim Moffett

DATE: 10/18/2005


Tracy Perkins or other NVLAP Approved Signatory

Log #: 40298

Priority: Regular B

Project #: 77-05076.00

Number of Samples: 27

Client Name: Sound Environmental Strategies

Contact: Gwen McCullough

Job Location: None Given

PO/Job#: 0355-032-01

LAYERED SAMPLE: NESHAP and AHERA regulations require layers be analyzed and reported separately.

SAMPLE #: 0355-032-01-013

LAB #: 40298.13A

SOURCE: 1" Ceramic Tile

LOCATION: 335 South

MATERIAL DESCRIPTION:

Brown, white and gray speckled ceramic material

LAYER 1 RESULTS:

No Asbestos Detected

ASBESTOS TYPE PERCENT

OTHER FIBERS %

OTHER MATERIALS %

Mineral Filler & Binder 100

Note:

SAMPLE #: 0355-032-01-013

LAB #: 40298.13B

SOURCE: Grout

LOCATION: 335 South

MATERIAL DESCRIPTION:

Gray gritty material

LAYER 2 RESULTS:

No Asbestos Detected

ASBESTOS TYPE PERCENT

OTHER FIBERS %

Cellulose Trace

OTHER MATERIALS %

Aggregate 35

Filler & Binder 65

Note:

SAMPLE #: 0355-032-01-013

LAB #: 40298.13C

SOURCE: Not Noted

LOCATION: 335 South

MATERIAL DESCRIPTION:

Yellow residue on tan fibrous material

LAYER 3 RESULTS:

No Asbestos Detected
ASBESTOS TYPE PERCENT

OTHER FIBERS %

Cellulose 15

OTHER MATERIALS %

Filler & Binder 80

Wollastonite 5

Note:

SAMPLED BY: G. McCullough/C. League **DATE:** 10/18/2005

ANALYZED BY: Rachel Melgoza **DATE:** 10/24/2005

COMPANY: Sound Environmental Strategies

RECEIVED BY: Tim Moffett

DATE: 10/18/2005

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Log #: 40298

Priority: Regular B

Project #: 77-05076.00

Number of Samples: 27

Client Name: Sound Environmental Strategies

Contact: Gwen McCullough

Job Location: None Given

PO/Job#: 0355-032-01

LAYERED SAMPLE: NESHAP and AHERA regulations require layers be analyzed and reported separately.

SAMPLE #: 0355-032-01-014

LAB #: 40298.14A

SOURCE: 4" Ceramic Tile

LOCATION: 335 Center

MATERIAL DESCRIPTION:

White ceramic material

LAYER 1 RESULTS:

No Asbestos Detected

<u>ASBESTOS TYPE</u>	<u>PERCENT</u>
----------------------	----------------

OTHER FIBERS %

OTHER MATERIALS %

Mineral Filler & Binder 100

Note:

SAMPLE #: 0355-032-01-014

LAB #: 40298.14B

SOURCE: Grout

LOCATION: 335 Center

MATERIAL DESCRIPTION:

White gritty material

LAYER 2 RESULTS:

No Asbestos Detected

<u>ASBESTOS TYPE</u>	<u>PERCENT</u>
----------------------	----------------

OTHER FIBERS %

OTHER MATERIALS %

Aggregate 15

Filler & Binder 85

Note:

SAMPLE #: 0355-032-01-014

LAB #: 40298.14C

SOURCE: Mastic

LOCATION: 335 Center

MATERIAL DESCRIPTION:

Yellow mastic

LAYER 3 RESULTS:

No Asbestos Detected

<u>ASBESTOS TYPE</u>	<u>PERCENT</u>
----------------------	----------------

OTHER FIBERS %
Cellulose Trace

OTHER MATERIALS %

Filler & Binder 100

Note:

SAMPLED BY: G. McCullough/C. League **DATE:** 10/18/2005

ANALYZED BY: Rachel Melgoza **DATE:** 10/24/2005

COMPANY: Sound Environmental Strategies

RECEIVED BY: Tim Moffett

DATE: 10/18/2005


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ASBESTOS BULK SAMPLE DATA

NVLAP LAB CODE #101106-0

Accredited Laboratory

Page 9 of 14

Log #: 40298

Priority: Regular B

Project #: 77-05076.00

Number of Samples: 27

Client Name: Sound Environmental Strategies

Contact: Gwen McCullough

Job Location: None Given

PO/Job#: 0355-032-01

LAYERED SAMPLE: NESHAP and AHERA regulations require layers be analyzed and reported separately.

SAMPLE #: 0355-032-01-015

LAB #: 40298.15A

SOURCE: Joint Compound

LOCATION: 335 Center

MATERIAL DESCRIPTION:

*White paint on white gritty compressed material
on white woven fibers*

LAYER 1 RESULTS:

No Asbestos Detected

ASBESTOS TYPE PERCENT

OTHER FIBERS

%

Glass Fiber

17

OTHER MATERIALS

%

Aggregate

25

Filler & Binder

50

Paint

8

Note:

SAMPLE #: 0355-032-01-015

LAB #: 40298.15B

SOURCE: Gypsum Wallboard

LOCATION: 335 Center

MATERIAL DESCRIPTION:

Tan paper on white fibrous chalky powder

LAYER 2 RESULTS:

No Asbestos Detected

ASBESTOS TYPE PERCENT

OTHER FIBERS

%

Cellulose

20

Glass Fiber

5

OTHER MATERIALS

%

Filler & Binder

68

Mica

7

Note:

LAYERED SAMPLE: NESHAP and AHERA regulations require layers be analyzed and reported separately.

SAMPLE #: 0355-032-01-016

LAB #: 40298.16A

SOURCE: Joint Compound

LOCATION: Room 335, Center North

MATERIAL DESCRIPTION:

*White paint on white gritty compressed material
on white woven fibers*

LAYER 1 RESULTS:

No Asbestos Detected

ASBESTOS TYPE PERCENT

OTHER FIBERS

%

Glass Fiber

15

OTHER MATERIALS

%

Aggregate

25

Filler & Binder

50

Paint

10

Note:

SAMPLED BY: G. McCullough/C. League DATE: 10/18/2005

ANALYZED BY: Rachel Melgoza DATE: 10/24/2005

COMPANY: Sound Environmental Strategies

RECEIVED BY: Tim Moffett

DATE: 10/18/2005

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ASBESTOS BULK SAMPLE DATA

NVLAP LAB CODE #101106-0

Accredited Laboratory

Page 10 of 14

Log #: 40298

Priority: Regular B

Project #: 77-05076.00

Number of Samples: 27

Client Name: Sound Environmental Strategies

Contact: Gwen McCullough

Job Location: None Given

PO/Job#: 0355-032-01

SAMPLE #: 0355-032-01-016

LAB #: 40298.16B

SOURCE: Gypsum Wallboard

LOCATION: Room 335, Center North

MATERIAL DESCRIPTION:

Tan paper on white fibrous chalky powder

LAYER 2 RESULTS:

No Asbestos Detected

ASBESTOS TYPE PERCENT

OTHER FIBERS

Cellulose	%
Glass Fiber	25
	3

OTHER MATERIALS

Filler & Binder	%
Mica	65
	7

Note:

LAYERED SAMPLE: NESHA and AHERA regulations require layers be analyzed and reported separately.

SAMPLE #: 0355-032-01-017

LAB #: 40298.17A

SOURCE: 9" Floor Tile

LOCATION: Room 355, under Carpet

MATERIAL DESCRIPTION:

Black vinyl

LAYER 1 RESULTS:

Asbestos Containing Material (ACM)

ASBESTOS TYPE PERCENT

Chrysotile 2

OTHER FIBERS

Cellulose	%
	1

OTHER MATERIALS

Aggregate	%
Vinyl Filler and Binder	65
	65

Note:

SAMPLE #: 0355-032-01-017

LAB #: 40298.17B

SOURCE: Mastic

LOCATION: Room 355, under Carpet

MATERIAL DESCRIPTION:

Yellow mastic

LAYER 2 RESULTS:

No Asbestos Detected

ASBESTOS TYPE PERCENT

OTHER FIBERS

Cellulose	%
	1

OTHER MATERIALS

Filler & Binder	%
	99

Note:

SAMPLED BY: G. McCullough/C. League DATE: 10/18/2005

ANALYZED BY: Rachel Melgoza

DATE: 10/24/2005

COMPANY: Sound Environmental Strategies

RECEIVED BY: Tim Moffett

DATE: 10/18/2005

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ASBESTOS BULK SAMPLE DATA

NVLAP LAB CODE #101106-0

Accredited Laboratory

Page 11 of 14

Log #: 40298

Priority: Regular B

Project #: 77-05076.00

Number of Samples: 27

Client Name: Sound Environmental Strategies

Contact: Gwen McCullough

Job Location: None Given

PO/Job#: 0355-032-01

SAMPLE #: 0355-032-01-017

LAB #: 40298.17C

SOURCE: Not Noted

LOCATION: Room 355, under Carpet

MATERIAL DESCRIPTION:

Black asphaltic fibrous material on wood

LAYER 3 RESULTS:

No Asbestos Detected

ASBESTOS TYPE PERCENT

Note: Wood not analyzed.

OTHER FIBERS

Cellulose	40
Synthetic	5

OTHER MATERIALS

Asphalt Filler & Binder	55
-------------------------	----

SAMPLE #: 0355-032-01-018

LAB #: 40298.18

SOURCE: Not Noted

LOCATION: Room 334, Men's Lavatory

MATERIAL DESCRIPTION: LAYERED

Blue paint on tan and gray gritty material

RESULTS:

Layers Homogenized for Analysis

No Asbestos Detected

ASBESTOS TYPE PERCENT

Note: No ceramic material or grout present.

OTHER FIBERS

Cellulose	Trace
-----------	-------

OTHER MATERIALS

Aggregate	35
Filler & Binder	50
Paint	15

SAMPLE #: 0355-032-01-019

LAB #: 40298.19

SOURCE: Sheet

LOCATION: Room 334, Men's Shower

MATERIAL DESCRIPTION: HOMOGENEOUS

Black asphaltic fibrous material

RESULTS:

No Asbestos Detected

ASBESTOS TYPE PERCENT

Note:

OTHER FIBERS

Cellulose	35
Synthetic	5

OTHER MATERIALS

Asphalt Filler & Binder	60
-------------------------	----

SAMPLED BY: G. McCullough/C. League **DATE:** 10/18/2005

ANALYZED BY: Rachel Melgoza **DATE:** 10/24/2005

COMPANY: Sound Environmental Strategies

RECEIVED BY: Tim Moffett

DATE: 10/18/2005

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ASBESTOS BULK SAMPLE DATA

NVLAP LAB CODE #101106-0

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Page 12 of 14

Log #: 40298

Priority: Regular B

Project #: 77-05076.00

Number of Samples: 27

Client Name: Sound Environmental Strategies

Contact: Gwen McCullough

Job Location: None Given

PO/Job#: 0355-032-01

LAYERED SAMPLE: NESHAP and AHERA regulations require layers be analyzed and reported separately.

SAMPLE #: 0355-032-01-020

LAB #: 40298.20A

SOURCE: 4" Ceramic Floor Tile

LOCATION: Room 331 East, under Carpet

MATERIAL DESCRIPTION:

Red ceramic material

LAYER 1 RESULTS:

No Asbestos Detected

ASBESTOS TYPE	PERCENT
No Asbestos Detected	

OTHER FIBERS %

OTHER MATERIALS %

Mineral Filler & Binder 100

Note:

SAMPLE #: 0355-032-01-020

LAB #: 40298.20B

SOURCE: Grout

LOCATION: Room 331 East, under Carpet

MATERIAL DESCRIPTION:

White gritty material

LAYER 2 RESULTS:

No Asbestos Detected

ASBESTOS TYPE	PERCENT
No Asbestos Detected	

OTHER FIBERS %

Cellulose Trace

OTHER MATERIALS %

Aggregate 35

Filler & Binder 65

Note:

SAMPLE #: 0355-032-01-021

LAB #: 40298.21

SOURCE: Fireproofing

LOCATION: Room 326 SW

MATERIAL DESCRIPTION: HOMOGENEOUS

White fibrous compressed material

RESULTS:

No Asbestos Detected

ASBESTOS TYPE	PERCENT
No Asbestos Detected	

OTHER FIBERS %

Cellulose 20

OTHER MATERIALS %

Filler & Binder 50

Foam 30

Note:

SAMPLED BY: G. McCullough/C. League DATE: 10/18/2005

ANALYZED BY: Rachel Melgoza DATE: 10/24/2005

COMPANY: Sound Environmental Strategies

RECEIVED BY: Tim Moffett

DATE: 10/18/2005

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Log #: 40298

Priority: Regular B

Project #: 77-05076.00

Number of Samples: 27

Client Name: Sound Environmental Strategies

Contact: Gwen McCullough

Job Location: None Given

PO/Job#: 0355-032-01

SAMPLE #: 0355-032-01-022

LAB #: 40298.22

SOURCE: Fireproofing

LOCATION: Room 326 NW

MATERIAL DESCRIPTION: HOMOGENEOUS
White fibrous compressed material

RESULTS:

No Asbestos Detected

<u>ASBESTOS TYPE</u>	<u>PERCENT</u>
----------------------	----------------

OTHER FIBERS

Cellulose	20
-----------	----

OTHER MATERIALS

Filler & Binder	55
Foam	25

Note:

SAMPLE #: 0355-032-01-023

LAB #: 40298.23

SOURCE: Fireproofing

LOCATION: Room 326, West Center

MATERIAL DESCRIPTION: HOMOGENEOUS
White fibrous compressed material

RESULTS:

No Asbestos Detected

<u>ASBESTOS TYPE</u>	<u>PERCENT</u>
----------------------	----------------

OTHER FIBERS

Cellulose	20
-----------	----

OTHER MATERIALS

Filler & Binder	50
Foam	30

Note:

SAMPLE #: 0355-032-01-024

LAB #: 40298.24

SOURCE: Plaster Wall

LOCATION: Room 326, West

MATERIAL DESCRIPTION: HOMOGENEOUS
Multiple paint layers on white and gray gritty compressed material

RESULTS:

No Asbestos Detected

<u>ASBESTOS TYPE</u>	<u>PERCENT</u>
----------------------	----------------

OTHER FIBERS

Cellulose	2
-----------	---

OTHER MATERIALS

Aggregate	35
Filler & Binder	50
Paint	13

Note:

SAMPLED BY: G. McCullough/C. League **DATE:** 10/18/2005

ANALYZED BY: Rachel Melgoza **DATE:** 10/24/2005

COMPANY: Sound Environmental Strategies

RECEIVED BY: Tim Moffett

DATE: 10/18/2005

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ASBESTOS BULK SAMPLE DATA

NVLAP LAB CODE #101106-0

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Page 14 of 14

Log #: 40298

Priority: Regular B

Project #: 77-05076.00

Number of Samples: 27

Client Name: Sound Environmental Strategies

Contact: Gwen McCullough

Job Location: None Given

PO/Job#: 0355-032-01

SAMPLE #: 0355-032-01-025

LAB #: 40298.25

SOURCE: Wall Panel Mastic

LOCATION: Room 326, at Door

MATERIAL DESCRIPTION: LAYERED

Green and orange paint layers on brown mastic with wood chips

RESULTS:

Layers Homogenized for Analysis

Asbestos Containing Material (ACM)

ASBESTOS TYPE	PERCENT
Chrysotile	7

OTHER FIBERS

Fiber Type	%
Cellulose	3

OTHER MATERIALS

Material	%
Filler & Binder	65
Paint	25

Note: Unable to separate mastic for individual analysis.

SAMPLE #: 0355-032-01-026

LAB #: 40298.26

SOURCE: Wall Panel Mastic

LOCATION: Room 325

MATERIAL DESCRIPTION: LAYERED

Green and light-orange paint layers on brown mastic with wood chips

RESULTS:

Layers Homogenized for Analysis

Asbestos Containing Material (ACM)

ASBESTOS TYPE	PERCENT
Chrysotile	5

OTHER FIBERS

Fiber Type	%
Cellulose	5

OTHER MATERIALS

Material	%
Filler & Binder	60
Paint	30

Note: Unable to separate mastic for individual analysis.

SAMPLE #: 0355-032-01-027

LAB #: 40298.27

SOURCE: Brick Mortar

LOCATION: Room 325 W Exterior

MATERIAL DESCRIPTION: HOMOGENEOUS

Gray gritty material

RESULTS:

No Asbestos Detected

ASBESTOS TYPE	PERCENT

OTHER FIBERS

Fiber Type	%
Cellulose	Trace

OTHER MATERIALS

Material	%
Aggregate	55
Filler & Binder	45

Note:

SAMPLED BY: G. McCullough/C. League DATE: 10/18/2005

ANALYZED BY: Rachel Melgoza DATE: 10/24/2005

COMPANY: Sound Environmental Strategies

RECEIVED BY: Tim Moffett

DATE: 10/18/2005

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Phone: 206.306.1900 Fax: 206.306.1907

Toll Free: 1.800.850.1900

SES CHAIN OF CUSTODY

40298

SES Project #: 0355-032-01

Date: 10/18/05

PLM Samples for Analysis: 27

Turnaround Requested: 3 Day

invoice 13812

Seq #	Sample Number	Material Description	Location	Lab ID
	001	JC	336 SW	
	002	Plas wall / Panel Mastic	336 South	
	003	Panel Mastic	336 South Center	
	004	Blk 12" FT/Asph Mas/wd	336	
	005	Bra 9" FT/Bra wood	336 SC	
	006	Lev compd/9" Bra/Mastic/	336 Center	
		Vap Bar/wd		
	007	Red 12" FT/Blk Mastic/wd	336	
	008	Asph slt on sub flr	336 East	
	009	Asph wall mastic	336 NE	
	010	Plas Wall Col	336 SE	
	011	Plas Wall Col	336 SW	
	012	Plas Wall Col	336 SW UPR	
	013	1" CT Bra/gray grt/wd	335 South	
	014	4" CT/wht grt/yellow mastic	335 Center	
	015	GWB/JC	335 Center	

Notes: Please fax and email results. Thanks.

Email addys: gmcullough@soundenvironmental.com

Collected By: Corey League

Date: 10/18/05

Signature:

Relinquished By:

Date: 10/18/05

Received By:

Date:

Time:

Rachel Melton 10/24/05 0710

10/18/05

1615



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Toll Free: 1.800.850.1900

SES CHAIN OF CUSTODY

40298

SES Project #: 0355-032-01

Date: 10/18/05

PLM Samples for Analysis: 27

Turnaround Requested: 3 Day

Seq #	Sample Number	Material Description	Location	Lab ID
	0355-032-01-016	JL/GWB	Rm 335 Center N	
	-017	9" Black FT/MAS/WOOD	Rm 355 VCPT	
	-018	4" CERAMIC TILE/GROUT	Rm 334 ♀ LAV	
	-019	ASPHALTIC SHT / WD SUB FUR	Rm 334 ♀ SHOWER	
	-020	4" CERAMIC FUR TILE / GRT	Rm 331 E VCPT	
	-021	FIRE PROOFING	Rm 326 SW	
*	-022	"	" NW	
	-023	"	" WEST CENTER	
	-024	PLASTER WALL	Rm 326 WEST	
	-025	WALL PANEL MASTIC	Rm 326 e DOOR	
	-026	"	Rm 325	
	-027	EXTERIOR BRICK MORTAR	Rm 325W	

Notes: * STOP AT FIRST POSITIVE

Please email results to

Email addys: gmcullough@soundenvironmental.com

Thank you!

Collected By: gmcullough

Date: 10/18/05

Signature: gmcullough

Relinquished By: [Signature]

Date: 10/18/05

Received By: [Signature]

Date:

Time:

Rachel Nelson 10/24/05 0710

1605

Client Name: **Sound Environmental Strategies**

Contact: **Gwen McCullough**

Job Location: **Not noted**

PO/Job#: **0355-032-01**

LAYERED SAMPLE: NESHAP and AHERA regulations require layers be analyzed and reported separately.

SAMPLE #: **028**

LAB #: 40320.1A

SOURCE: **Sheet**

LOCATION: **Shop Sink Between Lavs, First Floor South**

MATERIAL DESCRIPTION:

Gray, black, brown and red vinyl with light-brown fibrous backing and black asphaltic residue

LAYER 1 RESULTS:

No Asbestos Detected

<u>ASBESTOS TYPE</u>	<u>PERCENT</u>
----------------------	----------------

OTHER FIBERS %

Cellulose	2
Synthetic	12

OTHER MATERIALS %

Filler & Binder	46
Asphalt Filler & Binder	10
Vinyl Filler and Binder	30

Note: Unable to separate residue for individual analysis.

SAMPLE #: **028**

LAB #: 40320.1B

SOURCE: **Not Noted**

LOCATION: **Shop Sink Between Lavs, First Floor South**

MATERIAL DESCRIPTION:

Black asphaltic material with brown compressed powder

LAYER 2 RESULTS:

No Asbestos Detected

<u>ASBESTOS TYPE</u>	<u>PERCENT</u>
----------------------	----------------

OTHER FIBERS %

Cellulose	15
-----------	----

OTHER MATERIALS %

Filler & Binder	70
Aggregate	15

Note: Unable to separate residue for individual analysis.

LAYERED SAMPLE: NESHAP and AHERA regulations require layers be analyzed and reported separately.

SAMPLE #: **029**

LAB #: 40320.2A

SOURCE: **4" Cove Base**

LOCATION: **Room 348**

MATERIAL DESCRIPTION:

Bright blue paint on black vinyl

LAYER 1 RESULTS:

No Asbestos Detected

<u>ASBESTOS TYPE</u>	<u>PERCENT</u>
----------------------	----------------

OTHER FIBERS %

Cellulose	Trace
-----------	-------

OTHER MATERIALS %

Vinyl Filler and Binder	88
Paint	12

Note:

SAMPLED BY: **Gwen McCullough**

DATE: **10/19/2005**

ANALYZED BY: **Jude Cummings**

DATE: **10/23/2005**

COMPANY: **Sound Environmental Strategies**

RECEIVED BY: **Katherine Huber**

DATE: **10/20/2005**

DRAFT

Tracy Perkins or other NVLAP Approved Signatory

Client Name: **Sound Environmental Strategies**

Contact: **Gwen McCullough**

Job Location: **Not noted**

PO/Job#: **0355-032-01**

SAMPLE #: 029

LAB #: 40320.2B

SOURCE: **Mastic**

LOCATION: **Room 348**

MATERIAL DESCRIPTION:

Tan non-fibrous material with white paint and white compressed gritty material

LAYER 2 RESULTS:

No Asbestos Detected
ASBESTOS TYPE PERCENT

Note:

OTHER FIBERS %

OTHER MATERIALS %

Filler & Binder 63

Aggregate 25

Paint 12

LAYERED SAMPLE: NESHAP and AHERA regulations require layers be analyzed and reported separately.

SAMPLE #: 030

LAB #: 40320.3A

SOURCE: **4" Cove Base**

LOCATION: **Room 108 North Wall**

MATERIAL DESCRIPTION:

Black vinyl

LAYER 1 RESULTS:

No Asbestos Detected
ASBESTOS TYPE PERCENT

Note:

OTHER FIBERS %

OTHER MATERIALS %

Vinyl Filler and Binder 100

SAMPLE #: 030

LAB #: 40320.3B

SOURCE: **Mastic**

LOCATION: **Room 108 North Wall**

MATERIAL DESCRIPTION:

Brown non-fibrous material with tan residue

LAYER 2 RESULTS:

Low Asbestos Content
ASBESTOS TYPE PERCENT
Chrysotile Less than 1

Note:

OTHER FIBERS %
Cellulose Trace

OTHER MATERIALS %

Filler & Binder 90

Paint 10

SAMPLED BY: Gwen McCullough

DATE: 10/19/2005

ANALYZED BY: Jude Cummings

DATE: 10/23/2005

COMPANY: Sound Environmental Strategies

RECEIVED BY: Katherine Huber

DATE: 10/20/2005

DRAFT

Tracy Perkins or other NVLAP Approved Signatory

Client Name: **Sound Environmental Strategies**

Contact: **Gwen McCullough**

Job Location: **Not noted**

PO/Job#: **0355-032-01**

LAYERED SAMPLE: NESHAP and AHERA regulations require layers be analyzed and reported separately.

SAMPLE #: **031**

LAYER 1 RESULTS:

OTHER FIBERS %

LAB #: 40320.4A

SOURCE: **4" Cove Base**

LOCATION: **Room 108 Center**

MATERIAL DESCRIPTION:

Red paint on black and white vinyl

No Asbestos Detected
ASBESTOS TYPE PERCENT

OTHER MATERIALS %

Vinyl Filler and Binder 83

Wollastonite 1

Paint 12

Note:

SAMPLE #: **031**

LAYER 2 RESULTS:

OTHER FIBERS %

LAB #: 40320.4B

SOURCE: **Mastic**

LOCATION: **Room 108 Center**

MATERIAL DESCRIPTION:

Brown non-fibrous material

No Asbestos Detected
ASBESTOS TYPE PERCENT

Cellulose 2

OTHER MATERIALS %

Filler & Binder 98

Note:

SAMPLE #: **032**

RESULTS:

OTHER FIBERS %

LAB #: 40320.5

SOURCE: **Plaster**

LOCATION: **Room 118 South Wall Column**

MATERIAL DESCRIPTION: **HOMOGENEOUS**

White gritty compressed material

No Asbestos Detected
ASBESTOS TYPE PERCENT

OTHER MATERIALS %

Aggregate 40

Filler & Binder 60

Note:

SAMPLED BY: Gwen McCullough

DATE: 10/19/2005

ANALYZED BY: Jude Cummings

DATE: 10/23/2005

COMPANY: Sound Environmental Strategies

RECEIVED BY: Katherine Huber

DATE: 10/20/2005

DRAFT

Tracy Perkins or other NVLAP Approved Signatory

Client Name: **Sound Environmental Strategies**

Contact: **Gwen McCullough**

Job Location: **Not noted**

PO/Job#: **0355-032-01**

LAYERED SAMPLE: NESHAP and AHERA regulations require layers be analyzed and reported separately.

SAMPLE #: **033**

LAB #: 40320.6A

SOURCE: **12" Floor Tile**

LOCATION: **Room 111 West**

MATERIAL DESCRIPTION:

Red vinyl

LAYER 1 RESULTS:

Asbestos Containing Material (ACM)

<u>ASBESTOS TYPE</u>	<u>PERCENT</u>
Chrysotile	4

OTHER FIBERS %

OTHER MATERIALS %

Aggregate	20
Vinyl Filler and Binder	76

Note:

SAMPLE #: **033**

LAB #: 40320.6B

SOURCE: **Mastic**

LOCATION: **Room 111 West**

MATERIAL DESCRIPTION:

Black asphaltic material

LAYER 2 RESULTS:

Low Asbestos Content

<u>ASBESTOS TYPE</u>	<u>PERCENT</u>
Chrysotile	Less than 1

OTHER FIBERS %

Cellulose	2
-----------	---

OTHER MATERIALS %

Asphalt Filler & Binder	98
-------------------------	----

Note:

LAYERED SAMPLE: NESHAP and AHERA regulations require layers be analyzed and reported separately.

SAMPLE #: **034**

LAB #: 40320.7A

SOURCE: **12" Floor Tile**

LOCATION: **Room 111 West**

MATERIAL DESCRIPTION:

Gray and brown vinyl

LAYER 1 RESULTS:

Asbestos Containing Material (ACM)

<u>ASBESTOS TYPE</u>	<u>PERCENT</u>
Chrysotile	3

OTHER FIBERS %

OTHER MATERIALS %

Aggregate	25
Vinyl Filler and Binder	72

Note:

SAMPLED BY: Gwen McCullough

DATE: 10/19/2005

ANALYZED BY: Jude Cummings

DATE: 10/23/2005

COMPANY: Sound Environmental Strategies

RECEIVED BY: Katherine Huber

DATE: 10/20/2005

DRAFT

Tracy Perkins or other NVLAP Approved Signatory

Client Name: **Sound Environmental Strategies**

Contact: **Gwen McCullough**

Job Location: **Not noted**

PO/Job#: **0355-032-01**

SAMPLE #: **034**

LAB #: 40320.7B

SOURCE: **Mastic**

LOCATION: **Room 111 West**

MATERIAL DESCRIPTION:

Black asphaltic material

LAYER 2 RESULTS:

Low Asbestos Content

<u>ASBESTOS TYPE</u>	<u>PERCENT</u>
Chrysotile	Trace

OTHER FIBERS

Cellulose	2
-----------	---

OTHER MATERIALS

Asphalt Filler & Binder	98
-------------------------	----

Note:

LAYERED SAMPLE: NESHAAP and AHERA regulations require layers be analyzed and reported separately.

SAMPLE #: **035**

LAB #: 40320.8A

SOURCE: **1" Ceramic Tile**

LOCATION: **Room 120 Sauna**

MATERIAL DESCRIPTION:

White ceramic material

LAYER 1 RESULTS:

No Asbestos Detected

<u>ASBESTOS TYPE</u>	<u>PERCENT</u>
----------------------	----------------

OTHER FIBERS

OTHER MATERIALS

Fine Grains	25
Filler & Binder	75

Note:

SAMPLE #: **035**

LAB #: 40320.8B

SOURCE: **Grout**

LOCATION: **Room 120 Sauna**

MATERIAL DESCRIPTION:

White and off-white compressed gritty material

LAYER 2 RESULTS:

No Asbestos Detected

<u>ASBESTOS TYPE</u>	<u>PERCENT</u>
----------------------	----------------

OTHER FIBERS

Cellulose	Trace
Synthetic	Trace

OTHER MATERIALS

Aggregate	35
Filler & Binder	65

Note:

SAMPLED BY: Gwen McCullough

DATE: 10/19/2005

ANALYZED BY: Jude Cummings

DATE: 10/23/2005

COMPANY: Sound Environmental Strategies

RECEIVED BY: Katherine Huber

DATE: 10/20/2005

DRAFT

Tracy Perkins or other NVLAP Approved Signatory

Client Name: **Sound Environmental Strategies**

Contact: **Gwen McCullough**

Job Location: **Not noted**

PO/Job#: **0355-032-01**

SAMPLE #: **036**

LAB #: 40320.9

SOURCE: **2'X4' Ceiling Tile**

LOCATION: **Ball Aud SW**

MATERIAL DESCRIPTION: **LAYERED**

White paint on off-white fibrous compressed material with tan residue

RESULTS:

Layers Homogenized for Analysis

No Asbestos Detected

ASBESTOS TYPE

PERCENT

OTHER FIBERS

%

Cellulose

35

Mineral Wool with Beads

12

OTHER MATERIALS

%

Filler & Binder

48

Paint

5

Note:

SAMPLE #: **037**

LAB #: 40320.10

SOURCE: **Sink Undercoat**

LOCATION: **Lobby Sink**

MATERIAL DESCRIPTION: **HOMOGENEOUS**

Gray fibrous chunks

RESULTS:

No Asbestos Detected

ASBESTOS TYPE

PERCENT

OTHER FIBERS

%

Cellulose

15

OTHER MATERIALS

%

Filler & Binder

85

Note:

SAMPLE #: **038**

LAB #: 40320.11

SOURCE: **1' Ceiling Tile**

LOCATION: **Room 122**

MATERIAL DESCRIPTION: **LAYERED**

White paint on light-gray fibrous compressed material

RESULTS:

Layers Homogenized for Analysis

No Asbestos Detected

ASBESTOS TYPE

PERCENT

OTHER FIBERS

%

Cellulose

35

Mineral Wool with Beads

15

OTHER MATERIALS

%

Filler & Binder

47

Paint

3

Note:

SAMPLED BY: **Gwen McCullough**

DATE: **10/19/2005**

ANALYZED BY: **Jude Cummings**

DATE: **10/23/2005**

COMPANY: **Sound Environmental Strategies**

RECEIVED BY: **Katherine Huber**

DATE: **10/20/2005**

DRAFT

Tracy Perkins or other NVLAP Approved Signatory

Client Name: **Sound Environmental Strategies**

Contact: **Gwen McCullough**

Job Location: **Not noted**

PO/Job#: **0355-032-01**

LAYERED SAMPLE: NESHAP and AHERA regulations require layers be analyzed and reported separately.

SAMPLE #: **039**

LAYER 1 RESULTS:

OTHER FIBERS %

LAB #: 40320.12A

SOURCE: **2" Ceramic Floor Tile**

LOCATION: **Room 120 Sauna**

MATERIAL DESCRIPTION:

Yellow and white ceramic material

No Asbestos Detected
ASBESTOS TYPE PERCENT

OTHER MATERIALS %

Fine Grains 15
Filler & Binder 85

Note:

SAMPLE #: **039**

LAYER 2 RESULTS:

OTHER FIBERS %

LAB #: 40320.12B

SOURCE: **Grout**

LOCATION: **Room 120 Sauna**

MATERIAL DESCRIPTION:

White compressed gritty material

No Asbestos Detected
ASBESTOS TYPE PERCENT

OTHER MATERIALS %

Aggregate 35
Filler & Binder 65

Note:

SAMPLE #: **039**

LAYER 3 RESULTS:

OTHER FIBERS %

LAB #: 40320.12C

SOURCE: **Grout**

LOCATION: **Room 120 sauna**

MATERIAL DESCRIPTION:

Gray and tan compressed gritty material

No Asbestos Detected
ASBESTOS TYPE PERCENT

OTHER MATERIALS %

Aggregate 65
Filler & Binder 35

Note:

SAMPLED BY: Gwen McCullough

DATE: 10/19/2005

ANALYZED BY: Jude Cummings

DATE: 10/23/2005

COMPANY: Sound Environmental Strategies

RECEIVED BY: Katherine Huber

DATE: 10/20/2005

DRAFT

Tracy Perkins or other NVLAP Approved Signatory

Client Name: **Sound Environmental Strategies**

Contact: **Gwen McCullough**

Job Location: **Not noted**

PO/Job#: **0355-032-01**

LAYERED SAMPLE: NESHAP and AHERA regulations require layers be analyzed and reported separately.

SAMPLE #: **040**

LAYER 1 RESULTS:

OTHER FIBERS %

LAB #: 40320.13A

SOURCE: **4" Ceramic Wall Tile**

LOCATION: **Room 122**

MATERIAL DESCRIPTION:

White ceramic material

No Asbestos Detected
ASBESTOS TYPE PERCENT

OTHER MATERIALS %

Fine Grains 25
Filler & Binder 75

Note:

SAMPLE #: **040**

LAYER 2 RESULTS:

OTHER FIBERS %

LAB #: 40320.13B

SOURCE: **Not Noted**

LOCATION: **Room 122**

MATERIAL DESCRIPTION:

White compressed non-fibrous hard material

No Asbestos Detected
ASBESTOS TYPE PERCENT

Cellulose Trace

OTHER MATERIALS %

Filler & Binder 100

Note:

SAMPLE #: **040**

LAYER 3 RESULTS:

OTHER FIBERS %

LAB #: 40320.13C

SOURCE: **Not Noted**

LOCATION: **Room 122**

MATERIAL DESCRIPTION:

White gritty powdery compressed material

No Asbestos Detected
ASBESTOS TYPE PERCENT

Cellulose Trace

OTHER MATERIALS %

Aggregate 40
Filler & Binder 60

Note:

SAMPLED BY: Gwen McCullough

DATE: 10/19/2005

ANALYZED BY: Jude Cummings

DATE: 10/23/2005

COMPANY: Sound Environmental Strategies

RECEIVED BY: Katherine Huber

DATE: 10/20/2005

DRAFT

Tracy Perkins or other NVLAP Approved Signatory

APPENDIX B

Current Lead-Based Paint Chip Laboratory Results

ANALYTICAL RESULTS

Date 10/24/2005

Client: SOUND ENVIRONMENTAL STRATEGIES

Analyses: NIOSH 7000B Lead

Log No: 40319

Project: 77-05076.00

Collection Date:

PO #

Matrix: PAINT CHIP

Lab ID	Client Sample ID	Reporting Limit (wt%)	Sample Weight (g)	Result in wt %
40319.1	LCP 01	0.0003	0.1044	0.66
40319.2	LCP 02	0.0003	0.1092	<0.0003
40319.3	LCP 03	0.0003	0.1044	0.47
40319.4	LCP 04	0.0003	0.1018	0.079
40319.5	LCP 05	0.0003	0.1075	23.0
40319.6	LCP 06	0.0003	0.1042	4.8
40319.7	LCP 07	0.0003	0.1034	0.55
40319.8	LCP 08	0.0003	0.1071	<0.0003
40319.9	LCP 09	0.0002	0.1255	17.0
40319.10	LCP 10	0.0003	0.1013	0.12

Reviewed by: DRAFT

Analyst Holly Tuttle

Date Analyzed 10/21/2005

Unit Conversion:

mg/kg = wt% x 10,000

SOUND ENVIRONMENTAL STRATEGIES CHAIN OF CUSTODY

10/19/2005

BULK SAMPLE ANALYSIS
TURNAROUND: 3 DAY

PBS PRAT# 0355-032-01
LEAD CHIP SAMPLES

Project# 77-05076.00

Log# 40319

Seq #	Project Number	Sample Number	Material Description	Location
1	0355 032 01	LCP 01	MED. GRN / PLASTER / WALL	342 S
2		LCP 02	SKY BLUE / CONC / WALL	129 POOL
3		LCP 03	LT YELLOW / PLASTER / WALL	334
4		LCP 04	GREEN / WOOD / WALL	337 S
5		LCP 05	GRAY / PLASTER / WALL	III
6		LCP 06	BLUE / PLASTER / WALL	III
7		LCP 07	LT GREEN / PLASTER / WALL	108 N
8		LCP 08	LT BLUE / PLASTER / WALL	330 W closet
9		LCP 09	YELLOW / PLASTER / WALL	331 E
10		LCP 10	WHITE / CONC / CEILING	337 SE
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Collected By: (print)

Corey League

(sign)

Corey League

Date: 10/20/05

Relinquished By: (print)

Corey League

(sign)

Corey League

Date: 10/20/05

Received By:

Katherine Hule

Date/Time: 10/20/05 08:42

SES Fax # 206.306.1907

email results to: gmcullough@soundenvironmental.com

Special Instructions/Notes:

Please fax & email results.
Thanks!

APPENDIX C

Previous Hazardous Material Reports

APPENDIX D

Certifications