SELAH CITY COUNCIL

4:00pm April 9, 2019

Selah City Council
Regular Meeting
Tuesday, April 9, 2019
4:00pm
City Council Chambers

Mayor:	Sherry Raymond
Mayor Pro Tem:	John Tierney
Council Members:	Roger Bell
	Russell Carlson
	Diane Underwood
	Jacquie Matson
	Kevin Wickenhagen
	Jeremy Burke

CITY OF SELAH
115 West Naches Avenue
Selah, Washington 98942

City Administrator:	Donald Wayman
City Attorney:	Robert Noe
Clerk/Treasurer:	Dale Novobielski

AGENDA

A. Call to Order –Mayor Raymond

B. Roll Call

C. Councilmember Absence – Motion to Excuse

D. Pledge of Allegiance

E. Invocation

F. Agenda Changes **None**

G. Public Appearances/Introductions/Presentations **None**

H. Getting To Know Our Businesses **None**

I. Communications

1. Oral

This is a public meeting. If you wish to address the Council concerning any matter that is not on the agenda, you may do so now. Please come forward to the podium, stating your name for the record. Each person wishing to speak shall have two minutes to address the Mayor and Council.

Persons wishing to speak are required to comply with the City's Rules of Decorum and shall maintain appropriate civility. Comments that are impertinent, degrading, slanderous, or impugn the integrity of any member of the Council, employee of the city, or any member of the public shall not be permitted.

2. Written

Erin Barnett a. Code Enforcement Report for March 2019

J. Proclamations/Announcements **None**

K. Consent Agenda

All items listed with an asterisk (*) are considered routine by the City Council and will be enacted by one motion, without discussion. Should any Council Member request that any item of the Consent Agenda be considered separately, that item will be removed from the Consent Agenda and become a part of the regular Agenda.

Monica Lake * 1. Approval of Minutes: March 26, 2019 Council Meeting
Dale N. * 2. Approval of Claims & Payroll

L. Public Hearings **None**

M. General Business

1. New Business

Jeff Peters a. Acceptance of 102 East Naches Ave. Property Evaluation Report (Wells Fargo) prepared by HLA Engineering and Land Surveying & BORAchitecture

2. Old Business **None**

N. Resolutions

Joe Henne 1. Resolution authorizing the Mayor to sign a Washington State Transportation Improvement Board (TIB) Consultant agreement between the City of Selah and HLA Engineering and Land Surveying, Inc. to provide Consulting services for the North First Street Resurfacing Project (FY2020 Overlay Project)

O. Ordinances

Jeff Peters 1. Ordinance amending Selah Municipal Code Section 3.02.030, Containers, to Provide for Exemptions; Providing for Severability; and, Establishing an Effective Date.

Jeff Peters 2. Ordinance amending Selah Municipal Code Chapter 6.60, Public Disturbance Noises, to Provide for Exemptions; Providing for Severability; and, Establishing an Effective Date

Dale N. 3. Ordinance Amending the 2019 Budget for the Expenditure of Lodging Taxes

P. Public Appearances **None**

Q. Reports/Announcements

1. Departments
2. Council Members
3. City Administrator
4. Boards

Brandy Tucker a. Planning Commission Minutes from March 5, 2019

Monica Lake b. Lodging Tax Advisory Committee Minutes – February 25, 2019

5. Mayor

R. Executive Session

1. 20 Minute Session – Potential Litigation RCW 42.30.110 (1) (i) and Real Estate RCW 42.30.110 (1) (b)

S. Adjournment

Next Regular Meeting: April 23, 2019

Each item on the Council Agenda is covered by an Agenda Item Sheet (AIS)

A yellow AIS indicates an action item.

A blue AIS indicates an information/non-action item.

CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY

Council Meeting	Informational Item
4/9/2019	I – 2a

Title: Code Enforcement Report for March 2019

From: Erin Barnett, Code Enforcement Officer

Action Requested: Informational - No action needed

Staff Recommendation:

N/A

Board/Commission Recommendation: Not Applicable

Fiscal Impact: N/A

Funding Source: N/A

Background / Findings & Facts: See attached report

Code Enforcement Report March 2019

Subject Property	Date	Expiration	Communication	Code Violation	Result	Notes
10 BLK N 12th St	3/15/2019		Verbal	None		Neighbor complaint, No violation found
100 BLK W. Park Ave	3/25/2019		Letter	6.58.260 Parking on an unimproved surface		
800 BLK W. Cherry Ave	3/27/2019		Letter	6.58.065 Attractive Nuisance		
600 BLK W. Home Ave	3/29/2019		Letter	6.58.260 Parking on an unimproved surface		
600 BLK W. Home Ave	3/28/2019		Letter	6.58.260 Parking on an unimproved surface	Complied	
203 BLK N. 3rd St	3/29/2019		Letter	6.58.030 Littered Premises		
200 BLK N. 10th St	3/29/2019		Letter	6.58.030 Littered Premises		
200 BLK W. Fremont Ave	3/29/2019		Letter	6.58.090 Dumping Area		
100 BLK W. Fremont Ave	3/29/2019		Letter	6.58.065 Attractive Nuisance		
300 BLK N. Wenas Rd	3/29/2019		Letter	6.58.120 Fences abutting public right of way		
100 BLK W. Fremont Ave	3/29//19		e-mail	6.58.065 Attractive Nuisance		

CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY

Council Meeting	Action Item
4/9/2019	K – 1

Title: Approval of Minutes: March 26, 2019 Council Meeting

From: Monica Lake, Executive Assistant

Action Requested: Approval

Staff Recommendation:

Approval of Minutes

Board/Commission Recommendation: Not Applicable

Fiscal Impact: N/A

Funding Source: N/A

Background / Findings & Facts: See Minutes for details

Recommended Motion: Motion to approve the Consent Agenda as read. (This item is part of the Consent Agenda)

City of Selah
Council Minutes
March 26, 2019

Regular Meeting
Selah Council Chambers
115 West Naches Avenue
Selah, WA 98942

A. Call to Order — Mayor Raymond called the meeting to order at 5:30pm.

B. Roll Call

Members Present: Kevin Wickenhagen; Jacquie Matson; Jeremy Burke; John Tierney; Roger Bell; Diane Underwood; Russell Carlson

Members Absent:

Staff Present: Donald Wayman, City Administrator; Dale Novobielski, Clerk/Treasurer; Rick Hayes, Police Chief; Gary Hanna, Fire Chief; Joe Henne, Public Works director; Ty Jones, Public Works Utility Supervisor; Jeff Peters, Community Development Supervisor; Andrew Potter, Human Resources Manager; Treesa Morales, Recreation Manager; Monica Lake, Executive Assistant

C. Councilmember Absence – Motion to Excuse **None**

D. Pledge of Allegiance

Council Member Burke led the Pledge of Allegiance.

E. Invocation

Human Resources Manager Potter gave the prayer.

F. Agenda Changes **None**

G. Public Appearances/Introductions/ Presentations **None**

H. Getting To Know Our Businesses **None**

I. Communications

1. Oral

Mayor Raymond opened the meeting.

Wayne Worby, 200 Weems Way, approached the podium and addressed the Council. He said that he had information to share, and that he would provide the documents he held to each of them in their

mailboxes the following day, per the Mayor's request. He expressed concern regarding a certain plat with regard to the SEPA act, saying they must have a plan for retention and runoff of stormwater that can't be outside the original channels in place as part of final plat approval, and listed the items from the document he held that he said the development did not comply with. He opined that it was a big violation, adding that a previous fine of two thousand dollars had been assessed due to not being able to retain water and nothing had been changed since that time.

Catherine Platt, Selah Downtown Association, approached the podium and addressed the Council. She said that she wanted to speak about what they do, as there are new Council Members who may not know, and that the information would also be provided via email to them for perusal. She remarked that she's the chair of the Economic Vitality committee, and talked briefly about what her committee has done, such as business maps of the City of Selah. She went on to talk about the Selah Downtown Association (SDA) being part of a national Main Street program as well as a 501c3, with funding through grants and the B&O credit incentive, and reiterated that she would make sure they had copies of the information about the SDA along with photos and links.

City Administrator Wayman asked where the city maps were located around Selah.

Ms. Platt answered that they are still working on distribution, along with larger maps and wayfinding signage around the city.

City Administrator Wayman wondered which locations the maps were currently available.

Ms. Platt replied that they are at the Selah Downtown Association office and some other businesses, and that they are still working on other places to distribute them.

City Administrator Wayman inquired if they could provide some for City Hall.

Ms. Platt responded that she could do that tomorrow.

Jeremy Beus, Comprehensive Healthcare, approached the podium and addressed the Council. He said that he came about a year ago to talk about a secure treatment facility at Yakima Valley School, and that they are nearing the end of construction. He issued an invitation for their open house on April 16, from 5:30pm to 7pm, saying that it would be pretty informal and an opportunity for both the Council and the community to come and see the renovation of the space.

Mayor Raymond inquired if construction was completed.

Mr. Beus replied that they are nearing completion and hope to be done by the open house.

Council Member Matson asked where exactly the facility is located.

Mr. Beus responded that it's on the second floor of the administration building at Yakima Valley School.

Seeing no one else rise to speak, Mayor Raymond then closed the meeting.

2. Written **None**

J. Proclamations/Announcements **None**

K. Consent Agenda

Executive Assistant Lake read the Consent Agenda.

All items listed with an asterisk (*) were considered as part of the Consent Agenda.

* 1. Approval of Minutes: March 12, 2019 Council Meeting

* 2. Approval of Claims and Payroll:

Payroll Checks Nos. 82572 – 82605 for a total of $221,160.48
Claim Checks Nos. 72757 – 72826 for a total of $290,735.01

Council Member Tierney moved, and Council Member Bell seconded, approval of the Consent Agenda as read. By voice vote, approval was unanimous.

L. Public Hearings **None**

M. General Business

1. New Business **None**

2. Old Business **None**

N. Resolutions

1. Resolution authorizing the Mayor to sign an Interlocal Agreement with the Washington State Department of Social and Health Services for Fire and EMS services for the Yakima Valley School

Fire Chief Hanna addressed N – 1. He requested the Council authorize the Mayor to sign an agreement with the Washington State Department of Social and Health Services (DSHS) for renewal of the contract with Yakima Valley School, noting that they pay approximately twelve thousand dollars annually for services. He remarked that they renegotiated the contract a few years back, but the State has changed how they do this throughout Washington State, with the new fee figured at nine cents per square foot of the facility.

Council Member Tierney inquired about an increase from when they sign the renewal contract.

Fire Chief Hanna responded that when the fee went to twelve thousand that was almost double from the previous amount.

Council Member Tierney pointed out that happened two years ago.

Fire Chief Hanna replied that was what the State pays.

Council Member Tierney felt that it begs the question that if all other taxpayers in the community are paying an extra one percent last year and this year that the amount should be comparable to what they pay. He added that he knows it isn't much but it's the principle of the thing.

Fire Chief Hanna responded that it become a big issue when they went to this system a couple years ago, with other agencies losing hundreds of thousands of dollars, and that while they can certainly pursue and increase, he suggested talked to their newest legislator about the matter.

Council Member Carlson commented that he read about some legislative updates that would help with reimbursement, and wondered if there would be any benefit to waiting and watching that play out, letting the contract renew on a monthly basis until then.

Fire Chief Hanna answered that he can't speak to that because he was not familiar with it, adding that the State's tough to deal with.

Council Member Bell asked if there was any significant difference versus other locations.

Fire Chief Hanna replied that their call volume has decreased over last few years, and he hasn't seen any numbers out of the ordinary.

City Administrator Wayman commented that it would be a good question to ask next year with the new facility up and running.

Fire Chief Hanna agreed that they could see if there are changes when they have the new facility.

Council Member Carlson moved, and Council Member Matson seconded, to approve the Resolution authorizing the Mayor to sign an Interlocal Agreement with the Washington State Department of Social and Health Services for Fire and EMS services for the Yakima Valley School. Roll was called: Council Member Wickenhagen – yes; Council Member Matson – yes; Council Member Burke – yes; Council Member Tierney – yes; Council Member Bell – yes; Council Member Underwood – yes; Council Member Carlson – yes. By voice vote approval was unanimous.

2. Resolution Authorizing the Mayor to sign Task Order 2019-05 between the City of Selah and HLA Engineering and Land Surveying, Inc. to update the Water System Plan for the City of Selah

Public Works Director Henne addressed N – 2. He said that the task order from HLA Engineering was to upgrade the Water System Plan, which the City is required to update every six years. He explained that the Water System Plan includes items such as goals and policies, proposed improvements, a financial plan, water rights, and wells, and with increased requirements by Department of Health on the system plan for review and implementation they would need two years to create the documents instead of the

one year taken in the past. He finished by saying that the schedule of milestones and submittals was in the task order, and he was asking to approve the task order with a budget adjustment for seventy thousand above the 2019 budget amount of fifty thousand to be brought before them in the fall.

Council Member Matson inquired as to the cost of the one year task.

Public Works Director Henne answered that it was seventy-five thousand dollars last time.

Council Member Tierney asked if they went out for bid with anyone else.

Public Works Director Henne responded that they go out to bid every three years for the engineering consultant selection process, and that during those three years the City does routine engineering work with that consultant.

Council Member Tierney moved, and Council Member Burke seconded, to approve the Resolution Authorizing the Mayor to sign Task Order 2019-05 between the City of Selah and HLA Engineering and Land Surveying, Inc. to update the Water System Plan for the City of Selah. Roll was called: Council Member Wickenhagen – yes; Council Member Matson – yes; Council Member Burke – yes; Council Member Tierney – yes; Council Member Bell – yes; Council Member Underwood – yes; Council Member Carlson – yes. By voice vote approval was unanimous.

Public Works Director Henne noted that he expects the final product to be half again as large as the current plan, and they would also have a financial plan with projected rate increases.

O. Ordinances

1. Ordinance Amending the 2019 Budget for Volunteer Park Improvements

Clerk/Treasurer Novobielski addressed O – 1. He said that this budget adjustment provides an appropriation of sixty thousand dollars within the General Fund for the improvements to Volunteer Park that were discussed at the March 12 Council Meeting.

Council Member Wickenhagen moved, and Council Member Carlson seconded, to approve the Ordinance Amending the 2019 Budget for Volunteer Park Improvements. Roll was called: Council Member Wickenhagen – yes; Council Member Matson – yes; Council Member Burke – yes; Council Member Tierney – yes; Council Member Bell – yes; Council Member Underwood – yes; Council Member Carlson – yes. By voice vote approval was unanimous.

2. Ordinance Amending the 2019 Budget for Insurance Costs

Clerk/Treasurer Novobielski addressed O – 2. He explained that the insurance policy runs from December 1 to November 30, and that in crafting the 2019 budget he had built in a five percent increase, but with increased insurance coverage on various aspects of water pumping system the City had a thirty percent premium increase. He went on to say that this brings them closer to reality, and if they didn't do this now then they would be presented with an insurance bill in the fall that would greatly exceed what

was built into the budget. He added that he was optimistic that the insurance man would be friendlier next year.

City Administrator Wayman remarked that He and Mr. Morford are looking at alternative insurance providers per Council's request, and would keep them apprised of the outcome.

Council Member Bell observed that they knew it was coming, and his question was whether they could get notification sooner so they can put the correct premium amount in the budget.

Clerk/Treasurer Novobielski responded that he doesn't know their methodology of determining the costs, and that he believes it was late in the process when they were reevaluating insurance amounts on some properties. He added that he would inquire about receiving the information earlier in the year.

City Administrator Wayman remarked that it wasn't just the City insurance premium that increased, but insurance costs across the board, including all three tiers that Clear Risk offers to municipalities.

Council Member Wickenhagen wondered about the amount assigned to each fund, asking if those were their thirty percent share to something different, adding that he was asking because of the fire.

Clerk/Treasurer Novobielski answered that they have dollar amounts considered to be a value of car and property, and use those figures in the allocation of cost to each fund. He briefly reviewed the increased premiums for general liability, automotive, property, equipment, crime, auto insurance physical damage, and uninsured motorist.

Council Member Bell moved, and Council Member Tierney seconded, to approve the Ordinance Amending the 2019 Budget for Insurance Costs. Roll was called: Council Member Wickenhagen – yes; Council Member Matson – yes; Council Member Burke – yes; Council Member Tierney – yes; Council Member Bell – yes; Council Member Underwood – yes; Council Member Carlson – yes. By voice vote approval was unanimous.

3. Ordinance Amending the 2019 Budget to Close Fund 190 SPRSA Pool

Clerk/Treasurer Novobielski addressed O – 3. He explained that Fund 190 operated at a deficit for 2017 and 2018, ending in a negative balance of twenty-eight thousand, two hundred and six dollars, with four thousand nine hundred and fifty still owed from SPRSA. He went on to say that there was approximately forty-three thousand in the equipment fund that had been designated for the replacement of pool equipment, but as the City was no longer in the pool business, that money was available and the Finance Committee felt it appropriate to satisfy the deficiency in pool operations and use the remaining twenty thousand that would be moved to Parks for the Gazebo at Volunteer Park.

Council Member Tierney wondered if it would make more sense to transfer the full amount of the deficit and simply close the fund at that point, rather than wait for payment from SPRSA.

Clerk/Treasurer Novobielski replied that it was on the books as anticipated revenue.

Council Member Tierney inquired if that would allow them to close out the account.

Clerk/Treasurer Novobielski answered that it would, assuming they receive the funds.

Council Member Tierney asked if it would be closed out until they get that.

Clerk/Treasurer Novobielski responded that there was no financial activity, just the remaining deficit balance that would be a flag that it needs to come off there, and that he was confident that it would be gone before year end.

Council Member Wickenhagen moved, and Council Member Matson seconded, to approve the Ordinance Amending the 2019 Budget to Close Fund 190 SPRSA Pool. Roll was called: Council Member Wickenhagen – yes; Council Member Matson – yes; Council Member Burke – yes; Council Member Tierney – yes; Council Member Bell – yes; Council Member Underwood – yes; Council Member Carlson – yes. By voice vote approval was unanimous.

4. Ordinance Amending Ordinance 2061 Regarding the 2019 Salary Schedule for Management, Confidential, and Unrepresented Employees

Human Resources Manager Potter addressed O – 4. He said that they desire to amend the 2019 salary Ordinance for unrepresented employees for the three employees at the Civic Center, as Ms. Tait has resigned her position. He went on to say that they were taking the opportunity to reevaluate that position felt that it would be more streamlined to have the supervisor onsite and realign job responsibilities and salaries accordingly. He explained that they would like to take the money from the exempt Civic Center Manager position and exchange it to a nonexempt position on par with the Recreation Coordinator, both positions to be managed by the Recreation & Tourism Manager, with slight increases to both Recreation Coordinator positions and a larger salary increase to the Recreation & Tourism Manager, referring to the salary survey in their packets. He noted that the Recreation Coordinator position is the lowest paid full-time position in the City, and this would put it on par with several other positions that are equal wage with a customer service administrative style position.

Council Member Burke observed that there appears to be a surplus and wondered if the decision of a five percent increase for Recreation Coordinator and a seven point five percent increase for the Recreation & Tourism Manager were due to an increase in their workload.

Human Resources Manager Potter responded that in reviewing the data from the survey salary they felt that the Recreation Coordinator position was more in line but the Recreation & Tourism Manager position was slightly more underpaid. He explained that in looking at the salary schedule they determined that a five percent increase to the Coordinator position would put it in line with other similar positions, and that they were simply trying to align positions using the job description listed with the actual average salaries of some cities.

Council Member Carlson remarked that it made sense for the Recreation & Tourism Manager to receive and increase if that person would be taking on management of the Civic Center and other duties, but he questioned the need for two Recreation Coordinators and the need for giving them a raise if they would be splitting duties.

City Administrator Wayman answered in the affirmative, saying that their duties would increase due to Civic Center duties along with recreation activities, as the new person coming in would be interchangeable with the current Recreation Coordinator.

Human Resources Manager Potter commented that he and Recreation Manager Morales had been discussing her desire to keep the Civic Center open with a full time staff member longer each day, possibly with staggered work hours to keep open longer when activities are earlier or later, and that they feel it would potentially allow a more streamlined citizen service. He noted that Selah has an enormous amount of recreation programs compared to many cities on the list, briefly reviewing some of the differences, and that Selah is providing a lot more services than many communities of comparable size.

Council Member Carlson opined that, while he sees a specific need for parks and recreation programs, which have been managed by Recreation Coordinator Schab under the direction of Recreation Manager Morales, if they were splitting his job in half and adding more duties that the math still says he would be doing less for more money.

Human Resources Potter responded that they had three employees doing these tasks and would still have three employees doing them.

Council Member Carlson said that he understands that, but there was a potential to eliminate that eight thousand dollar savings by shifting the position from non-overtime to potential overtime.

City Administrator Wayman answered that they have a handle on overtime, allowing a generous amount of comp time when staff work longer hours.

Human Resources Manager Potter remarked that he could provide a report on the use of overtime per average employee per department if he would like, but he felt that department uses the least amount of overtime versus Fire, Police and Public Works.

Council Member Carlson asked if they were comfortable that they would maintain the eight thousand dollars in savings.

City Administrator Wayman replied in the affirmative.

Human Resources Manager Potter agreed.

Council Member Bell moved, and Council Member Burke seconded, to approve the Ordinance Amending Ordinance 2061 Regarding the 2019 Salary Schedule for Management, Confidential, and Unrepresented Employees. Roll was called: Council Member Wickenhagen – yes; Council Member Matson – yes; Council Member Burke – yes; Council Member Tierney – yes; Council Member Bell – yes; Council Member Underwood – yes; Council Member Carlson – yes. By voice vote approval was unanimous.

P. Public Appearances **None**

Q. Reports/Announcements

1. Departments

Police Chief Hayes read aloud information provided on how one could help the families of the two Kittitas officers during this tragic and difficult time, adding that his department was doing everything they could to assist from afar. He said that the memorial would be Thursday, and Selah would be sending four to five officers for the procession and memorial. He also talked briefly about the Citizens Academy, saying that they had the Yakima Police Department's gang unit and canine unit the day before, and next Monday would have the DEA and Juvenile court.

Council Member Tierney remarked that it was a good presentation last week. He asked if he knew whether there would be a procession afterward.

Police Chief Hayes replied that there would be one from the funeral home to where the memorial is, but he didn't know what would be happening after two pm.

Council Member Tierney wondered if the body would be transferred to Walla Walla, as that was where the officer was from, and if they could do anything on the overpasses here.

Police Chief Hayes answered that if they do that his department would be on the overpasses.

Fire Chief Hanna remarked that he had a conversation with Council Member Carlson that afternoon about how fast things dry out, and that Cowlitz County has already had the first state mobilization wildfire of the season.

Human Resources Manager Potter said that the full-time Firefighter/EMT position Fire Chief Hanna had mentioned at the last council meeting has been posted and would be out another two weeks. He added that any applicants need to be aware of the stringent requirements, such as two years' experience and currently working for a fire department within Yakima County, and that they anticipate more response then was received a year ago. He noted that he was revamping the Recreation Coordinator job description and would post it for two to three weeks.

Council Member Tierney wondered how the rest of the volunteers in Selah reacted to a larger area pool.

Human Resources Manager Potter responded that he heard there were mixed responses.

Council Member Burke asked how many applicants were from the Selah volunteer pool.

Human Resources Manager Potter replied that he hadn't opened any applications yet based on the nature of civil service, filing them until they reach the evaluation period.

Fire Chief Hanna said that he believes they had six internal applications picked up.

Community Development Supervisor Peters said that he attended a building permits conference in Lynnwood on Monday and learned some things that will help to issue permits and provide application materials. He remarked that the Mayor and City Administrator were looking at a couple Ordinances that

would be coming to Council with revisions, one of which deals with dumpster enclosures. He gave a brief update on the Planning Department, saying they have had several building applications, both commercial and residential, come in and have been answering inquiries from residential builders regarding water usage, stressing that the City has enough water for its citizens and all plats that have been approved. He noted that he and Planning & Building Permit Specialist Tucker did a presentation that morning for the Selah Downtown Association regarding building permits for commercial buildings.

Public Works Director Henne said that they started work on the Civic Center parking lot today; doing the striping, installing a sprinkler system on the three islands, and creating disabled parking features. He remarked that they are striping the sidewalks beginning next week, installing meters and sprinkler systems along South First Street, drying out the ball fields, and opened the bathrooms at the parks.

Clerk/Treasurer Novobielski gave a quick sales tax update for March, saying that they received approximately ninety thousand nine hundred dollars for the month.

Council Member Tierney asked if he had any information about the Department of Revenue and lodging tax funds.

Clerk/Treasurer Novobielski responded that there are two taxes received, one called tourism promotion area (TPA) tax, and other a transient rental income sales tax, and that while the TPA money remained the same after a new operator took over the hotel last year, the transient rental income tax fell significantly. He went on to say that he attempted to resolve the matter with the staff at the local hotel but when they were unable to resolve the matter he made contact with the Department of Revenue, who would contact the hotel and assist them to evaluate what issues there might be. He added that it takes two months before the City receives money after a business reports it to the State, and that he was optimistic that they would see an increase of five to seven thousand dollars as an adjustment to come in.

Council Member Carlson inquired as to when the other recommendation from the finance committee would be coming forth to Council.

Clerk/Treasurer Novobielski answered that at the last finance committee meeting they discussed that it had been almost ten years since a re-evaluation in compensation of elected officials, and the committee directed that he propose a change in compensation for the Mayor but leave the Council as is. He went on to say that he would be presenting an Ordinance amending the Municipal Code at the second Council Meeting in April with a proposed increase of the Mayor's salary from six hundred fifty to one thousand dollars per month, which would be prior to the candidate filing period in May.

Recreation Manager Morales talked about the Centennial event to be held at the Civic Center on April 3 at 5:30pm, which would include a visual display of Selah history along with refreshments provided by three local businesses.

City Administrator Wayman requested that she talk about cruise night.

Recreation Manager Morales said that they were excited to host an open cruise night on June 8, which would be in addition to the Hot Rods on First Street event. She remarked that the City of Yakima had always done this but they chose to do a mile run instead of the car show this year, and the City was

approached by the group to host the event. She noted that it's different from a car show as it's a moving event with a lot of clubs, and she's hopeful that some of them might also opt to participate in the Hot Rods on First Street event.

City Administrator Wayman commented that they would publicize it so the local restaurants know.

Council Member Tierney asked if it was a Saturday night.

Recreation Manager Morales answered in the affirmative.

Council Member Tierney inquired if Selah would be doing all three of the ones Yakima has done.

Recreation Manager Morales responded that it was just the one.

City Administrator Wayman added that it was one for now, and they would see how it works out. He noted that it really doesn't require much from the City side because they follow the laws, although it does create more traffic in the downtown area and hopefully people would come out just to watch.

Council Member Tierney asked if they could route the event by the nursing homes or senior residence centers, as those people can't get out to attend the event.

Recreation Manager Morales replied that the idea is to go up and down Main Street more than one time, but it might help to suggest rerouting for the turnaround.

Council Member Carlson remarked that this came to Selah because of Yakima's decision to do a race instead of the cruise night.

City Attorney Noe had no report.

2. Council Members

Council Member Wickenhagen said that he attended a financial committee meeting, which he found interesting, and that he received a bunch of information via email regarding the SDA. He thanked the organization for providing that to him.

Council Member Matson requested that Council be emailed Robert's Rules of Order for Council Meetings, and that a change be made to the second paragraph of the oral section to read 'all persons speaking are required to', as she felt it would give an opportunity for all Council Members to speak in an orderly fashion, ask questions in an orderly fashion, and progress the meetings along.

Mayor Raymond responded that those rules are in place when an individual becomes a Council Member, and they just need to revisit them.

Council Member Matson suggested doing so at the Retreat. She said that she enjoyed the prior night's Citizens Academy, and attended a Community Days meeting that went well. She remarked that she's

volunteered at Meals for Wheels a couple Tuesdays and recommended that her fellow Council Members also do so if they have the opportunity.

Council Member Burke mentioned that he had received a number of emails from the SDA over the past couple weeks, saying that he appreciates it when people reach out and educate them either via email or coming to talk at a Council Meeting. He opined that the best voices are the people who come before them and present the issues that matter to them. He thanked those who came in and those who sent emails, adding that he reads all emails sent to him.

Council Member Tierney said that he had the opportunity to do Meals on Wheels a week ago, serving about twenty patrons of the community, and had a delightful time. He encouraged the rest of the Council to take advantage of the opportunity.

Council Member Bell remarked that they haven't had an update recently regarding the Welcome to Selah sign.

Council Member Carlson replied that the dollar amount hasn't changed, and they are waiting on feedback from the property owner, before pursuing the less expensive option of plan B. He added that their first option would be between two and four hundred thousand, the second one less than one hundred thousand dollars.

Mayor Raymond asked where they would get the money.

Council Member Carlson responded that it's been discussed with the City Administrator that there's money to pull from if Council sees fit to authorize it; there's money there if there's permission granted.

Council Member Bell commented that they were looking at three to four hundred thousand for the sign.

Council Member Carlson answered that he was correct.

Council Member Bell wondered if it could be more.

Council Member Carlson replied that it depends on what it comes down to, but that was a possibility.

Council Member Bell gave an update on SPRSA and the pool, saying that Fire Commissioner Rex Reed attended the meeting last night to discuss the opportunity to have two levies running at the same time in August, and coordinating by saying they are not opposed to each other. He expressed his thanks for the Fire Commissioner coming to speak with the SPRSA board. He went on to say that the board was notified by the County that they had one thousand fifty dollars from last year's levy come in this year, and voted unanimously to pay that towards what was still owed to the City. He noted that the contractor was behind schedule and might not find by the projected end date of May 28. He informed Council that the Wixson Park parking lot had been damaged due to the heavy equipment and snow melt, and that the City and SPRSA would need to come to a resolution on what could be done to repair the parking lot.

Council Member Underwood felt hopeful for a resolution regarding the parking lot matter.

Council Member Carlson gave a brief report on the YVCOG meeting held last week, saying that their speaker, the Union Gospel director, has a good mentality about how to solve homeless problems in the community. He also expressed his appreciation for the Citizens Academy.

3. City Administrator

City Administrator Wayman had no report.

4. Boards **None**

5. Mayor

Mayor Raymond remarked that they were still looking for Community Day buttons, and planned to display them in display cases made by the High School wood shop. She noted that the years missing would be on the City's website and Facebook page, or one could call Executive Assistant Lake at City Hall. She expressed appreciation for the YVCOG speaker, saying that it changed her look on homelessness and how it's a learned pattern from generation to generation that needs to be changed in whole families. She commented that one has to have compassion for old people when serving the Meals on Wheels, which she does, and that they just want someone to talk to and share their day with. She reminded everyone to mark their calendars for April 3 for the Centennial event at the Civic Center.

P. Executive Session **None**

Q. Adjournment

Council Member Carlson moved, and Council Member Matson seconded, that the meeting be adjourned. By voice vote, approval was unanimous.

The meeting adjourned at 7:01pm.

_____
Sherry Raymond, Mayor

_____
John Tierney, Council Member

_____
Roger Bell, Council Member

_____
Russell Carlson, Council Member

_____
Diane Underwood, Council Member

_____
Jacquie Matson, Council Member

_____
Kevin Wickenhagen, Council Member

Jeremy Burke, Council Member

ATTEST:

Dale E. Novobielski, Clerk/Treasurer

CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY

Council Meeting	Action Item
4/9/2019	K – 2

Title: Claims & Payroll

From: Monica Lake, Executive Assistant

Action Requested: Approval

Staff Recommendation:

Approval of Claims & Payroll as listed on Check Registers.

Board/Commission Recommendation: Not Applicable

Fiscal Impact: See Check Registers

Funding Source: See Check Registers

Background / Findings & Facts: See Check Registers

Recommended Motion: Motion to Approve the Consent Agenda as read. (This item is part of the Consent Agenda)

CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY

Council Meeting	Action Item
4/9/2019	M – 1a

Title: Acceptance of 102 East Naches Ave. Property Evaluation Report (Wells Fargo) prepared by HLA Engineering and Land Surveying & BORAchitecture.

From: Jeff Peters, Community Development Supervisor

Action Requested: Approval

Staff Recommendation:

Accept the Property Evaluation Report for 102 E. Naches Ave. Selah, WA, 98942 prepared by HLA Engineering and Land Surveying & BORAchitecture, and schedule a meeting to review the findings of the report with City Administration, and the Council Finance Committee.

Board/Commission Recommendation: Not Applicable

Fiscal Impact: $14,000.00

Funding Source: General Fund

Background / Findings & Facts: During the fall of 2018, certain real property located upon Tax Parcel Numbers: 181436-33039 & 181436-33019, became available for purchase. On November 20, 2018, as directed by the Mayor and City Administrator, the city's Community Development Supervisor contacted the subject property owner's (First Interstate Bank of Washington) real-estate agent to request that the subject property owner consider donation of the subject property to the city for municipal use. After touring the subject property and building with all potential municipal service providers, and architect, it was found that the subject property is desirable for municipal use and service. Furthermore, in order to further evaluate the viability of the subject property and overall condition for

CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY

municipal use/service city management requested that the City of Selah Council authorize staff and the city's consultants to conduct an Existing Building Evaluation report not to exceed $14,000.00.

Recommended Motion: I move that the City of Selah Council accept the Property Evaluation Report for 102 East Naches Ave. (Wells Fargo) prepared by HLA Engineering and Land Surveying & BORAchitecture, and further move that the report be forwarded on to the City of Selah Finance Committee and City Administration for review and further action.

Record of all prior actions taken by the City Council and/or a City Board, City Committee, Planning Commission, or the Hearing Examiner (where applicable)

Date:	Action Taken:
2/26/2019	Resolution authorizing the Mayor to sign Task Order 2019-06 between the City of Selah and HLA Engineering and Land Surveying, Inc. to conduct an Existing Building Evaluation for real property located within the City of Selah.

HLA
Engineering and Land Surveying, Inc.

Received
MAR 22 2019
By
City of Selah
Planning Dept.

March 20, 2019

City of Selah
222 S. Rushmore Road
Selah, WA 98942

Attn: Jeff Peters, City Planner

Re: Property Evaluation Report
Wells Fargo Building
102 East Naches Avenue
Selah, Washington 98942

Dear Mr. Peters:

At your request, HLA Engineering and Land Surveying, Inc. (HLA), completed the Property Evaluation Report in accordance with the scope of services outlined. The exclusive purpose of the report is to observe the general physical condition, environmental status, and structural status of the property. The report also included evaluation of the ability to expand the second-floor footprint, or construct an addition on the east side of the existing building.

HLA contracted with BORArchitecture to perform the general physical condition evaluation, and Fulcrum Environmental Consulting to perform the environmental evaluation. Both reports are included with the appendix, and opinions of probable cost are provided on page 22 of the BORArchitecture report. HLA focused on the structural evaluation and site considerations.

If you have any questions, or need additional information during your review, please let me know.

Very truly yours,

Michael R Heit

Michael R. Heit, PE

MRH/sms

Enclosure: Property Evaluation Report

G:\PROJECTS\2019\19046\2019-3-20 102 East Naches Prop Eval Report Trans Letter.Docx

Property Evaluation Report

102 East Naches Avenue
Selah, Washington, 98942

March 20, 2019

HLA
Engineering and Land Surveying, Inc.

HLA Project No. 1904

Property Evaluation Report

102 East Naches Avenue
Selah, Washington, 98942
HLA Project No. 19046
March 20, 2019

TABLE OF CONTENTS

APPENDENCIES

SECTION 1 - Site Description

Yakima County Tax Parcel No.: 181436-33039, -33019

Total Site Area: 0.53 Acres

The property is a building and parking lot on two parcels totaling 0.58 acres, Assessor's Parcel Numbers 181436-33039 and 181436-33019, located at 102 East Naches Avenue, Selah, Washington. The existing building was originally constructed in approximately 1965, and appears to have had some remodels and small additions over the years. The building is a two-story structure with a mix of CMU block walls, steel and exposed aggregate concrete infill panels. It is reported to have approximately 4,855 gross square feet of floor area, with the main floor approximately 3,400 square feet in size, excluding the covered drive through teller lanes. The second floor is located on the east side of the building, and is approximately 1,400 square feet.

SECTION 2 - Existing Site Parking Lot Conditions

Paving, Curbing and Parking

The property is sloping gently to the southwest. The site has asphalt paved drive aisles that extend thru the existing parking lots and bank drive-thru area. The existing parking areas are comprised of the main parking lot located south of the existing building, and the additional parking lot located to the east of the drive-thru area. Snow covered a portion of the parking lot, so the exact number of parking stalls was unable to be verified. Previous reports indicate there are 32 parking spaces, but in review of aerials, only 30 parking spaces were identified. There are two ADA-accessible parking stalls, one of which has been designated for vans. The sidewalk servicing the ADA parking does not appear to meet ADA slope requirements, and would need to be revised.

There are two entrances to the property; one into the east parking lot along East Naches Avenue, and one into the main parking lot along South 1st Street. The concrete aprons appear to be in good condition. The entries have no significant deficiencies and entrance widths appear to be adequate.

Cast-in-place concrete curbing is located along the parking lot pavement perimeter. The height of the concrete curbing appears to vary significantly with some less than standard curb height, and some taller than standard curb height. There are also some areas with cracks and chunks missing from the curbing. Although not ideal, the curbing appears to be mostly functional and does not need significant repair.

The asphalt paving in the main south parking area is generally in fair condition. The asphalt paving in the east parking lot has severe alligator cracking and has essentially reached the end of its useful life. The asphalt does not need to be replaced immediately, but it will continue to deteriorate until it comes apart. At a minimum, the parking lot needs a fresh application of sealants and the parking markings need restriped.

Storm Water Drainage

The parking lot adjacent to the building slopes slightly away from the building to two catch basins located on the parking lot to collect stormwater runoff. There is no stormwater collection point located in the east parking lot, but previous reports indicate there is a catch basin located in the southeast corner of the parking lot. Previous reports also indicate that the catch basins are connected to the municipal stormwater system that has an outfall into Selah Ditch. Stormwater from the roof surfaces sheet flow through perimeter scuppers and external building-mounted downspouts that are reported to discharge into the municipal storm drainage system.

Although the stormwater collection system appears to be in good working condition, since the stormwater system is connected to the municipal system, at some it will need to be revised to store and treat stormwater runoff on site.

SECTION 3 - Existing Building Structural Conditions

HLA was able to make only limited structural system observations due to lack of direct visual and physical accessibility. No destructive testing was performed, and as-built structural drawings were not provided. The non-invasive surface observations, review of visible structural framing, and experience with buildings of similar type and age indicate the following construction:

The building foundation appears to consist of a continuous reinforced concrete perimeter footing, and reinforced concrete thickened slab interior footings at load baring points, with a concrete slab-on-grade floor. The building is partially constructed of Concrete Masonry Unit (CMU) block walls, with a steel column storefront window system. There are non-structural tilt-up exposed aggregate concrete infill panels located between the steel columns. The partial second floor is assumed to be constructed with conventional wood framing. There is likely a wood floor joist spanning from east to west, with the east end carried by a ledger attached to the CMU wall. The west end is carried by a wood or steel beam with one interior support column approximately one-third of the way from the south wall.

The roof system appears to span the full width of the building from east to west. It is possible that the second floor west wall could also be a bearing wall supporting the roof system, but this load would transfer to the floor joist support beam. Given there is only one support column for this beam, it seems unlikely that the beam carries the loading. The roof framing system also appears to be somewhat unconventional. The framing is possibly a panelized roof system rather than a roof joist with plywood sheathing. The framing appears to have a partial joist with a 2x vertical member and a 1x bottom member with no top member to the joist. The roof sheathing is glued and nailed directly to the joist, acting as the top member. The structural systems appear to be in good working condition, and well maintained from a structural perspective. The roof does appear to have started to leak, especially in the drive-thru teller bump-out area. At this time, it does not appear the minor leaking has caused any structural damage.

It should be noted the modifications to the panelized roof system would be difficult since the system design was proprietary, and the structural properties are difficult to model. This might limit the ability to change the roof mounted HVAC systems, unless it can be shown the new units are lighter than the existing units.

SECTION 4 - Proposed Second Floor Expansion or Building Addition

HLA's understanding is that the City of Selah would remodel the building for use as a public facility. The building would potentially become the new City Hall or the Police Station. The remodel would need to create a 1,000 to 1,500 square foot City Council/Public Hearing chambers for the City Hall, or training room for the Police Station. Regardless of the intended use, in order to create required space, the second floor would need to be expanded west to the exterior wall of the building, or an addition to the first floor be added. With existing parking lot constraints, the addition would likely be located where the existing drive-thru area is located on the east side of the building.

Second Floor Expansion

From a structural standpoint, it appears possible to expand the existing partial second floor. New structural support columns would need to be added under the existing beam line, and possibly another beam and support column line would need to be added at a mid-span point between the west wall and the existing beam. Concrete footings will need to be cut into the existing concrete floor to support the column locations. Installation of the new footings may require modifications to the existing under-slab HVAC ducting.

New structural infill framing might also need to be added at the west wall line.

Building Addition

From a structural standpoint, it appears possible to use the existing drive-thru canopy as the roof system for an addition. The north-east angle of the canopy may present some undesirable design issues for a meeting room, and it is more likely this canopy would be removed, and the new addition constructed in its place.

There does not appear to be any structural concerns with creating a new addition in this area.

SECTION 5 - Parking Considerations

City of Selah Municipal Code (SMC) Section 10.34.050 governs the size and number of required parking space for a specific use. The existing parking stall sizes appear to be slightly smaller than the current minimum of 10 feet wide by 20 feet deep as outlined in Table 34-A, but appear to be of reasonable size to adequately service the public parking needs.

SMC Table 34-1 Parking Spaces Required, lists Fire and Police Stations as requiring 1 parking space per 200 square feet of gross floor space. The existing site contains up to 32 usable parking spaces. A conceptual 1,500 square foot addition would bring the total building to 6,355 square feet, which would require a total of 32 parking spaces.

If the building were to be a City Hall with 1,500 square foot City Council/Public Hearing chambers, SMC Table 34-1 does not have a parking requirement, so the required parking space would be 1 parking space for every employee, and a reasonable amount to service the public. The existing 32 parking spaces appear to be a reasonable number of spaces to address parking concerns.

Regardless of the use, there is also existing parking in the adjacent alley way.

SECTION 6 - Conclusions

Overall the site is in reasonable condition and could be remodeled to serve as either a City Hall or Police Station. The site appears to have enough parking, and although some of the lot curbing is non-standard, it is functionally adequate, and with minor repairs and maintenance should provide enough parking. The handicap ramp and sidewalk servicing the accessible parking spaces would need to be revised to meet ADA requirements.

The east parking lot will need to be repaved, and it would make sense to repave the south parking lot at the same time, so the entire parking lot is on the same paving schedule. At the time the parking lot is repaved, we recommend the stormwater system be revised to infiltrate stormwater on site, and eliminate the connection to the City of Selah municipal stormwater system.

Structurally it would be possible to expand the second floor, or construct an addition. It seems the building addition would offer the most flexibility to incorporate desired design features.

HLA
Engineering and Land Surveying, Inc.

Appendix 1
BORArchitecture
Property Evaluation Report

BORA

BORArchitecture

Property Evaluation Report

102 East Naches Avenue
Selah, Washington, 98942

Prepared For:
City of Selah

Date of Evaluation:
March 12, 2019

The following definitions are used in this report:

Priority: Indicates a system or component that is significantly insufficient, damaged or unsafe. It is recommended that these systems or components be corrected through repair or replacement. The corrective work should be considered urgent and may involve appreciable expense.

Safety Issue: Indicates a condition that is unsafe and requires prompt attention and correction. The corrective work may involve significant expense and should be completed as soon as possible.

Repair: Indicates a component or system that is in need of corrective repair or typical maintenance to assure reliable, proper and safe function. This work should be performed in a timely manner but may not require immediate or priority attention.

Improvement: Denotes work that will improve the appearance and or function of the property and are recommended but are not necessarily required for the continued reasonable function of the property/building.

Monitor: An item that should be watched and or further investigated to determine needed repairs, if any.

Deferred: Denotes items or components that are approaching their typical life expectancy and require monitoring and will likely require repair if not replacement in the not to distant future *(next 5 years or so).*

Limitations

This report is based on visual inspection of the property and building and therefore is limited in scope to those components and assemblies that were readily visible and did not require removal, or cutting, drilling, etc., of permanent elements of the construction, such as but not limited to; removal of gypsum wallboard, electrical panel covers, mechanical equipment covers, vapor barriers, etc. such that materials behind finished surfaces could not be observed.

Insulation depths and estimates of R-values of insulation could not be observed and are not included in the scope of the observation or report.

Architectural or Engineering services such as calculation of structural, electrical, or HVAC capacities and adequacy and integrity of the these systems are not a part of this observation or report. No equipment was operated or tested.

The report does not address furnishings and equipment or décor issues. Also wall hung/mounted items were not moved to permit observation of surfaces behind them. Carpeting, window treatments, appliances, paint, wall finishes (wallpaper, etc.) and other finish treatments are not addressed in the observation.

Potentially hazardous materials such as, but not limited to, asbestos and lead can not be positively identified without a detailed inspection, sampling and laboratory analysis. This is beyond the scope of this observation and report. Additionally, indoor air quality is not a part of the observation or report.

Observation or testing of electrical panel circuits, concealed components (wiring, etc.), outlets and operation and or testing of remote control devices, alarms systems, low voltage wiring, and ancillary wiring and data cabling are outside the scope of the observation and report.

Intent and Scope

The intent of the on-site evaluation is to assist a building owner, or potential purchaser of the property or building, in identifying issues that may impact the current or future value of the property or building and impact decisions of ownership or purchase. Not all improvements will be identified during this or other evaluations and both routine and unexpected repairs should be anticipated. This evaluation is not to be considered a guarantee or warranty of any kind. The Limitations section of each component of the report should be thoroughly examined as many issues are not readily visible and or apparent during a visual evaluation. The observation/evaluation and report attempt to address items we believe to be of impact related to the service life and use of the observed property and or building. This report will also address issues related to the potential use of the property and building as the City Hall or the Police Station.

The scope of services for this evaluation and report includes on-site evaluation, by BORArchitecture, pllc with visual (non-destructive) observations of the conditions present at the date and time of the on-site visit.

Information regarding out-of-scope issues including complete ADA compliance and potential microbial growth issues are not all inclusive or extensive. No comment is offered on environmental conditions or asbestos or other hazardous containing materials. Additional observation and inspection of these items should be considered.

Overall General Description (Property and Building)

The subject property and building are located at 102 East Naches Avenue, Selah, Washington (Assessors Parcel Number: 181436-33039). The site is approximately .36 acres (15,682+/- square feet). The current building was constructed in 1965. The first floor of the building is approximately 3,400 square feet in size, excluding the covered drive through teller lanes. There is a second floor on the east side of the building that is approximately 1,400 square feet. Previous records indicate the total building size is roughly 4,855 square feet. The building exterior is composed of; exposed aggregate concrete panels, aluminum storefront window systems, exposed steel columns and cementitious stucco system over CMU block walls. The first floor is an open floor plan with a small office in the southwest corner of the building and a large vault on the north. The second floor is located on the east half the building creating a two story volume on the west side. Work spaces for the tellers and the drive through window are located along the east side of the building (below the second floor). There are two entries into the building located on the north and south walls near west wall of the building. Stairs leading to the second floor are located in the north east corner of the building. A small break area is located at the top of the stairs. A mechanical/ electrical room is accessed from the break area (just to the west of the stairs). A narrow hallway along the east wall leads to a large room that appeared to have been used for storage. Men's and Women's restrooms are accessed from the hallway. The building was previously occupied by Wells Fargo Bank. The building is currently vacant and for sale.

Description of Site

- ◊ Parking lot paving: Asphalt paving
- ◊ Sidewalk paving: Concrete
- ◊ Curbing: Cast in place concrete
- ◊ Landscaping: Shrubs and trees in rock mulch covered planters
- ◊ Irrigation: Pressurized underground irrigation
- ◊ Drainage On-site catch basin and sheet flow to landscaping

Observation / Evaluation

General Observations

The asphalt parking lot shows a good deal of alligator cracking with areas of high wear where aggregate is coming loose from the asphalt. There are several small dents or holes in the asphalt around the parking lot. The striping shows signs or wear and fading. The concrete curbs are cracked in several locations.

Evaluation & Recommendations

Paving

◊ **Repair**

It is recommended that cracks be cleaned and filled with sealant. Holes and low spots filled, patched and the entire parking lot seal coated and parking stalls striped.

◊ **Improvement / Deferred**

If an addition to the building is undertaken, it is recommended that the asphalt surface and concrete curbs be completely removed and new curbs and new asphalt paving be installed as well as new striping.

Accessibility

◊ **Repair / Deferred**

At the south entry the slope of the sidewalk as it intersects the public sidewalk is too steep. It does not meet accessibility standards for slope or landings and needs to be repaired.

Alligator cracking in parking lot

Steep slope at south entry

Description of Exterior

- ◊ Wall cladding: Precast exposed aggregate concrete panels
- ◊ Eaves, Soffits & Fascia: EIFS/Stucco, metal
- ◊ Exterior Doors & Frames: Aluminum, clear anodized
- ◊ Roof: Built-up asphalt with mineral cap sheet

Observation / Evaluation

General Observations

The exterior of the building is clean, and with the exception of areas noted below, is in good repair and condition.

Evaluation & Recommendations

Exterior Walls

◊ **Monitor / Repair**

In a few locations along the foundation the exposed aggregate precast panels have cracked and pieces of the panels have spalled off. These loose pieces should be reattached with epoxy.

To protect, and increase the service life of these panels, it is recommended that a clear sealer be applied to the exposed face and edges of the panels. Where these panels abut paved surfaces, such as the public sidewalk along the west wall, a curb could be constructed to help reduce impacts from snow shovels/plows.

◊ **Repair**

The Exterior Insulation Finish System (EIFS) has holes, dents and discoloration where awnings and signage was removed. These areas should be repaired to prevent additional damage to wall or structure behind from water intrusion. As the colors have faded and patching will be evident it is recommended that a new color top coat be applied to the walls. As a budget option the wall, after patching, could be painted.

◊ **Repair**

There is a large hole in the south wall of the building where the bank's ATM had been located. The hole is covered by a painted plywood panel. This temporary repair is working for the present, but the hole should be filled in with CMU and EIFS to match the wall area around it.

Cracked and spalled corner of precast panel

Plywood infill at former ATM location

Observation / Evaluation

Roof

◊ **Priority**

The low roof area over the teller window between the drive-thru canopy and the building appears to have a leak. The leak is not visible from the second floor windows, but there are damaged (and still wet during the site visit) suspended ceiling tiles and batt insulation. Water staining was also present on portions of the visible wood structure. The leak should be investigated and repaired before mold or damage to the structure occurs.

◊ **Deferred/Repair**

The expected remaining service life of the existing roof is approximately 10 to 15 based on the assumed age of the existing roof. When the roof is replaced, additional rigid insulation will need to be installed on top of the roof sheathing to meet the current energy code.

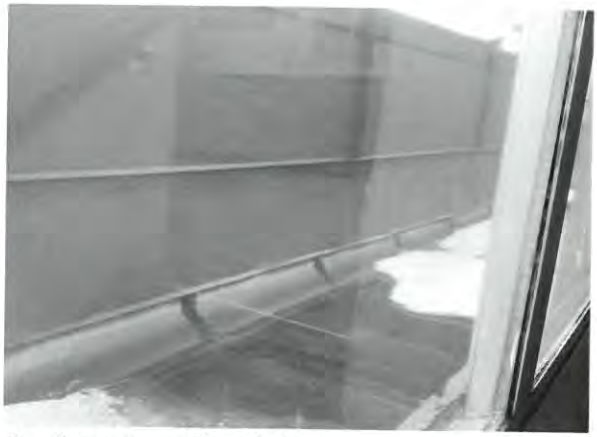
Fascia

◊ **Repair/Deferred**

Several of the metal fascia panels on the drive-thru canopy have holes, discoloration, and are warped or oil-canning where signage and lighting were removed. The holes should be patched before damage from water intrusion can occur.

Water damage from roof leak at teller window

Fascia on drive-thru canopy



Roof area over teller window.

Observation / Evaluation

Exterior Windows

◊ **Repair / Improvement**

The existing windows are an aluminum storefront system with single pane, non-insulated, glazing. To meet the requirements of the current Washington State Energy Code these windows will most likely need to be replaced. Replacing the glazing with new insulated glazing will not only reduce heating and cooling loads but will also help reduce the amount of traffic noise transmitted into the building.

◊ **Repair / Improvement**

The existing teller window and drawer will likely need to be removed and infilled or replaced with an aluminum storefront window to match the existing (or other new windows).

Exterior windows, single pane glazing

Teller window and drawer

Description of Structure

- ◊ Foundation: Poured concrete spread footings
- ◊ Floor Structures: First—Concrete slab, Second—Wood framing
- ◊ Wall Structure: Steel columns, CMU
- ◊ Roof Structure: Wood I—joists with plywood sheathing

Observation / Evaluation

General Observations

Based on the readily observable conditions, the structure of the building appeared to be good quality materials and sound construction.

Evaluation & Recommendations

◊ **Repair / Monitor**

Along most of the north and south exterior walls and along the length of the west wall the steel structural columns are exposed as part of the design of the building. In many locations around the bottom of the columns the paint is chipped and rust has formed. It is recommended that these areas be thoroughly cleaned and rust removed by wire brush. A rust inhibitor should than be applied and the areas primed and painted with appropriate exterior paint. Cracked or broken concrete should also be repaired.

Rust at bottom of steel column and spalled portion of concrete base

Rust at bottom of steel column and handrail post

Roof structure

Observation / Evaluation

Monitor

There is a crack in the wall on the second floor, in the storage room, at the re-entrant corner over the office and ATM spaces on the first floor on the north side of the exterior window. The wall surface is covered with gypsum wallboard making it unclear the make up of the wall structure. Cracks in gypsum board wall panels are not uncommon, particularly at re-entrant corners and/or where different building materials intersect, like this situation where two windows, an exposed steel column and wall framing all intersect. As such, it is probable that the crack does not represent a significant structural issue. However, it should be monitored for expansion and or moisture intrusion.

Re-entrant corner on south elevation


Storage room (location of crack is circled)


Crack

Description of Systems

- ◊ Size of Electrical Service: Not observed
- ◊ Service Drop: From pad mounted transformer on site, 300A 120/208V 4-wire.
- ◊ Energy Source: Gas (heat), electrical (cooling)
- ◊ HVAC System Type: Forced air. Roof Top Units.
- ◊ Air Distribution: Ducted: First—under-slab & ceiling, Second— Wall
- ◊ Water Supply Source: Public water system
- ◊ Service Pipe to Building: Not observed
- ◊ Main Water Valve Location: Exterior accessed closet
- ◊ Interior Piping: Copper, PVC
- ◊ Water Heater Electric
- ◊ Waste System: Public sewer system
- ◊ Waste Piping: Not observed

Observation / Evaluation

General Observations

The electrical system is dated but appeared be in good working condition. No electrical issues (shorts, flickering lights, etc.) were noted during the site observation. Panel schedules appeared to be current. The lighting is dated but functional. The HVAC system is in good condition for a system of this age. Most of the first floor duct work is below slab with floor registers.

Evaluation & Recommendations

◊ **Deferred / Improvement**

To comply with the current Washington State Energy Code it is very likely that the existing lighting in the building will need to be replaced with more energy efficient fixtures, such as LED light fixtures.

◊ **Safety Issue / Monitor**

Nothing was observed that would indicate a pending issue, but due to the age of the electrical system, it is recommended that thermal imaging of the electrical panels be performed to identify; overloaded circuits, loose contacts, load imbalances, harmonic problems, etc. in the panel. The intent of this is to detect issues before they lead to significant electrical system failure and/or fire. If the results of a recently completed scan are not available it is recommended that a scan be performed as soon as reasonably possible so that any issues can be corrected and a base line established. These scans should be performed regularly as part of a preventative maintenance program. But particularly for older panels such as these.

Electrical Panels

Floor register - First floor

Observation / Evaluation

Evaluation & Recommendations

◊ **Priority / Safety Issue**

There is a black dirt/dust/residue on the walls and ceilings around many of the HVAC diffusers. It is similar to the dust/residue from a wood stove or some registers of older oil burning furnaces. The grilles and diffusers should be removed and cleaned. The ductwork should also be thoroughly cleaned and the filters should be replaced. If this does not remedy the issue it recommended that the cause of this dust/residue be further investigated and addressed.

Dust/residue around diffusers (Second floor)

Traces of dust/residue on ceiling in Storage Room

Roof top HVAC unit, gas fired (serves second floor)

Roof top HVAC unit, gas fired (serves first floor)

Description of Interior

◊ Wall Materials:	Gypsum wallboard, paint, vinyl wallcovering, wood, painted CMU
◊ Flooring Materials:	Carpet, VCT, vinyl stair treads and risers, sheet vinyl
◊ Ceiling Materials:	Gypsum board, acoustic ceiling tiles
◊ Doors:	Wood
◊ Relite Windows	Fixed single pane, wood stops

Observation / Evaluation

General Observations

Overall the interior materials and finishes of the buildings are in relatively good condition. However, as might be expected, some of the finishes have faded and show signs of wear. The relite windows appeared to be in good condition. The carpet was in reasonable condition for its age and level of use. Vinyl stair treads and risers appeared to be in good condition. The VCT flooring at the stair landing, janitor, break and storage areas is cracked. The sheet vinyl flooring in the restrooms is in acceptable condition.

Evaluation & Recommendations

◊ **Improvement/Deferred**

The existing carpet is nearing the end of its service life and will need to be replaced. If a remodel, such as a rework or removal of the existing teller line is undertaken it is recommended that the carpet be replaced at that time.

◊ **Repair**

The existing VCT flooring in several locations is cracking, chipping, separating. The flooring appears to have not had regular maintenance (finish) applied to it. It is recommended that the VCT be removed and replaced. A replacement material that does not require regular stripping, waxing and polishing should be considered.

First floor looking south

First floor looking northwest

Observation / Evaluation

◊ **Priority / Improvement**

The existing restrooms do not meet the current requirements for accessibility, in both their location on the second floor and their current layout (clearances at doors, turning space, accessible sinks, grab bars, etc.). A future tenant of the building will very likely be required to provide at least (1) uni-sex restroom on the first floor that provides all of the required clearances, etc.

When a new tenant, with a different occupancy/use and floor plan, occupies the building the required number of plumbing fixtures will need to reviewed. Based on the occupancy type additional plumbing fixtures may need to be provided and be equally distributed between first and second floors.

◊ **Priority / Improvement**

Depending on the layout and number of occupants on the second floor (with or without expansion) it is very likely that the existing stairs are not wide enough to provide the required minimum clear width currently required for the safe exiting of the second floor. Additionally the existing handrails do not meet current code requirements for extension at the landings, returning to the wall or landing surface or continuity. Also the handrail is installed on only on one side of the stairs.

As opposed to reconstructing the stairs, it may be possible, if the stairs are wide enough at the treads, to recess handrails on both sides of the stairs making them compliant for egress. This will take further examination, including removing sections of gypsum board in the stair well to confirm wall construction and feasibility. If it is feasible and this course of action is taken the existing window in the stair well will need to be partially filled in.

◊ **Safety Issue**

Exit signs were not observed at the top of the stairs or over either of the entry/egress doors. Lighted or photoluminescent 'Exit' signs should be installed at the top of the stairs and above each entry/egress door.

Stairs looking from landing into second floor

Observation / Evaluation

General Observation—Vault

The existing vault located on the north side of the building appears to be constructed of stone clad CMU walls with furring and gypsum wallboard on the inside and carpet on the floor. Most of the space is taken up with steel safe deposit boxes. The vault is large enough to be converted to an office space, although installing windows would likely be difficult and expensive. Additional HVAC may be needed if this space is to be regularly used (such as for an office). For future tenants of the building, who do not need a highly secure storage area, the question of what to do with the large steel vault door and steel security screen door could be an issue, as they would be difficult and expensive to remove. There are also two safes (one in the vault and one under the stairs) that may not be of use to a future tenant and may need to be removed.

Vault door and gate

Safe deposit boxes

Observation / Evaluation

First floor looking southwest

First floor looking west from stairs

First Floor, office at south end of building

South entry vestibule

Second floor, break area at top of stairs

Second floor, storage room at south end of building

Observation / Evaluation

General Observation / Commentary

It is assumed that the building, due to the date of the construction, was not originally designed and constructed to any accessibility standards. It appears that some efforts were made to address accessibility issue on the site (see Site), but little efforts appear to be put into the building.

A full review of the current accessibility standards will be needed and improvements will likely need to be made when there is a new occupant or a change of occupancy/use of the building or significant remodel or expansion work is undertaken. Beyond the site accessibility issues indicated in the Site portion of the report, following is a partial list of items that should be reviewed.

Interior Observations

◊ **Vestibules**

Both vestibules are signed to signify that they are accessible, however it does not appear that they provide the 48" required between doors in sequence. This should be reviewed closer to confirm. If it is found that they are not compliant, the south entry nearest the existing accessible parking stalls is constructed inside the foot print of the first floor and would not be overly difficult to expand in order to provide the required clearance. There may be an option of installing a power door operator that opens the exterior and interior doors of the vestibules at the same time. This meets the intent of the accessibility standards but is not in full compliance with the current code and it reduces the efficiency of a vestibule.

◊ **Restrooms**

The existing restrooms do not meet accessibility standards. See previous pages for further discussion.

◊ **Stairs/Vertical Circulation**

The existing stairs do not meet accessibility standards. See page 13 for further discussion on this issue. No elevator is currently installed. Depending on the future use/occupancy of the building and if the second floor is expanded, an elevator may or may not be required. Although some uses/occupancies require an elevator for multi-story buildings regardless of the size of the second floor.

North vestibule

South vestibule

General Commentary

It is understood that the City of Selah is considering purchasing this particular property and building with the possible intent of remodeling the building for use as a public facility. The possible uses of the finished facility could include City Hall or the Police Station.

Part of the remodel work may include expanding the existing second floor west to the exterior wall of the building, eliminating all or a large portion of the current two story volume on the first floor.

Another part of the remodel work may also include an addition to the first floor of approximately 1,000 to 1,500 square feet. The addition could be used as the City Council/Public Hearing chambers for the City Hall or by the Police as a large training room (or be sub-divided with movable partitions into two smaller conference/training rooms). If an addition to the first floor is a consideration it is recommended that it include construction of a second floor as well. Adding a second floor over the new first floor addition at the time of its construction will be much less expensive (comparatively) than waiting until future growth require additional space.

Following is a list of issues related to the expansion of the existing second floor and the addition to the first floor.

Expansion of Second Floor

◊ **Structure**

- It is likely that new structural columns will need to be installed on the first floor to help carry the load of the second floor expansion. The columns would likely be located at the mid point between the west exterior wall and the edge of the existing second floor.
- New concrete footings will need to be installed to support the columns and this will require saw cutting and removal of portions of the existing first floor concrete slab. Installation of the new footings may require modifications to the existing under-slab HVAC ducting.
- The number and location of the new columns and size of the footings can be determined once the layout and occupancy of the first and second floors are determined.

◊ **Exiting / Vertical Circulation**

- Depending on the use and total number of occupants on the second floor it is very likely that the existing stairs are not wide enough to provide the required minimum clear width needed for the exiting of the second floor.
- The existing handrails do not meet code requirements for extension at the landings, returning to the wall or landing surface or continuity. Handrail is installed on only on one side of the stairs.
- It is quite likely, depending on the use and occupancy of the expanded second floor, that a second exit stair will need to be constructed. Locating the stairs near the southeast or southwest corner (near the south entry) would be potentially suitable locations. Depending on the size and exact location the existing gas meter may need to be relocated.
    - If a new stair tower is constructed, it may be possible that the existing stairs can remain as they are, although new finishes would be recommended.

◊ **Restrooms**

- The number of restroom fixtures will need to be reviewed once the use and occupancy levels of the building are determined.
- It is likely that additional restrooms/plumbing fixtures will need to be added to the building, particularly if both the second floor expansion and addition are undertaken.

Expansion of Second Floor *(continued)*

◊ **Accessibility**

Elevator

- An elevator will need to be provided to allow full access to the second floor.
  - There is an exemption in the building code that floors less than 3,000 square feet in size are not required to have an elevator for access.
    - However the building code does not recognize this exemption for "Government Buildings", such as City Halls or Police Stations.
    - The addition of the elevator may also require an increase to the buildings electrical service.

Restrooms

- The existing restrooms do not meet the requirements for accessibility and will need to remodeled to meet accessibility standards, such as; clearances at doors, turning space, accessible sinks, grab bars, etc.
  - With the addition of the elevator, regardless of the expansion of the second floor or addition to the first floor, at least (1) fully accessible restroom will need to be added to the first floor of the building.

◊ **HVAC**

- The ceiling of the two story volume is set about five feet above the floor of the second floor. The existing HVAC duct work for the building is located in the interstitial space between this ceiling and the underside of the roof.
- Expanding the second floor will require that all of the existing duct work in this space be removed, the system redesigned, and new ductwork installed.
- The existing rooftop HVAC units are in good condition and appeared to be functioning as needed.
  - However it is likely that the roof top units along with all of the duct work (located above the existing ceiling) will need to be removed and replaced both due to the expansion of the second floor and the resulting increased occupant load.

◊ **Electrical**

- The existing electrical system should be evaluated for its ability to handle the additional loads that will result from the expansion of the floor and the increased use and occupancy.

◊ **Roofing**

- Based on the assumed age of the existing roof the expected remaining service life of the roof is approximately 10 to 15 years. However, with replacement of the rooftop HVAC units and the rework of the entire duct work, which could likely include rooftop duct work, it is recommended that the existing roof be removed and a new single ply roof installed. Additional, insulation will need to be installed above the roof sheathing to meet the requirements of the current energy code.

Addition (to the east side of the building)

- **Existing Drive-Thru Canopy**
  - There is a possibility that the addition could infill under a portion of, or completely incorporate all of, the existing drive-thru canopy.
    - The north-east angle the canopy is constructed at, relative to the building, may present some minor issues in designing the addition.
    - Using the existing canopy as part of the addition could allow the opening for the teller window to function as the connection pathway to the existing building. This could reduce the number of openings that may need to be cut into the existing CMU block walls.

- **Site Impacts**
  - Depending on the size and location of the addition, the existing storm water catch basin may need to be relocated.
    - Relocation of the catch basin by be required by repairs and revisions of the parking lot.

- **Restrooms**
  - It is likely that at least 2 uni-sex restrooms will need to be provided as part of the expansion as the number of potential occupants in the building will be increased.
    - Adding at least 2 uni-sex restrooms is highly recommended if the addition is used by the City Hall as the City Council/Public Hearing chamber. This would allow the remainder of the City Hall building to be fully secure while the chamber is still in use.

- **Utilities**
  - It appears that the sanitary sewer exits the building near the southeast corner and runs east.
  - Revisions to the sanitary sewer lines may be required by the addition.

- **HVAC**
  - It is recommended that the addition be designed with its own independent HVAC system and controls.

- **Electrical**
  - It should be anticipated that the existing electrical service and main switch gear/panel in the building is not large enough to handle the increased load generated by the addition to the building and resulting increased occupants.

- **Roofing**
  - Although the addition will have a new roof it is recommended that the existing built-up roof system on the existing building (and canopy) be removed and replaced with the same roof as the addition. When the existing roof is remove and replaced it is anticipated that additional insulation will need to be added above the existing roof sheathing to meet the requirements of the current energy code.

Following is a list of a few issues for consideration related to the potential use of the building as the Selah City Hall or as the Police Station.

City Hall

◊ **Location**
- The intersection of South First Street and East Naches Avenue is one of the prime and prominent corners in the City of Selah which might make this a good location for a City Hall.

◊ **Public Access**
- Access for visitors by vehicle and foot traffic would be readily available.
- Vehicle movements in and out of the parking lot should be expected to be relatively smooth and quick with the exception of a few peak traffic flow periods during the day.

◊ **Parking**
- Currently the parking lot provides approximately 32 parking stalls including 2 designated ADA-accessible stalls.
- With the expansion of the second floor and the potential of the addition on the east side of the building the number of required parking stalls, assuming one stall per 200 square feet of gross area (Professional offices, government, etc., Table 34-1, Chapter 10.34 Selah Municipal Code) the amount of space available for required number of stalls may not be sufficient. This, however, can not be determined until designs are further developed.

Police Station

◊ **Safety of Building Occupants**
- The building is located at the back of the public sidewalks along South First Street (5' +/-wide) and East Naches Avenue (12' +/- wide).
  - Having floor to ceiling windows, although narrow, that close to the public sidewalks and streets may present a safety issue. Particularly in regards to the potential of objects being thrown from a passing car or for drive-by shootings.
  - Potential resolutions of these issues could be expensive and possibly generate an aesthetic that is not conducive to a building located at one of the prime intersections of the City.

◊ **Vehicle Access**
- The building is located at the southeast corner of the intersection of South First St. and East Naches Ave. (a signal controlled intersection) with vehicle entry/exit points to each road.
  - South First St.—115'+/- south of the intersection which is 5 to 7 car lengths back from the Stop line at the intersection.
  - East Naches Ave.— There are two entry/exit points the first located 65' +/- and the next 136'+/-. east of the intersection.
- It is recommended that the traffic rating (grade) of the two roads and the intersection should be reviewed as part of the decision in locating the Police Station in this building.
  - Based on traffic loads at given times of the day, it is foreseeable that attempting to exit south onto South First or to exit west on to East Naches could be very difficult at peak flow periods during the day.

Police Station (continued)

◊ **Parking**

- Parking requirements for the Police Station are the same as that for the City Hall noted above. However secure parking of the police, other emergency, or personal vehicles may further reduce the space available for required number of stalls. As also noted previously, this can not be determined until designs are further developed.

◊ **Sally Port** (if needed)

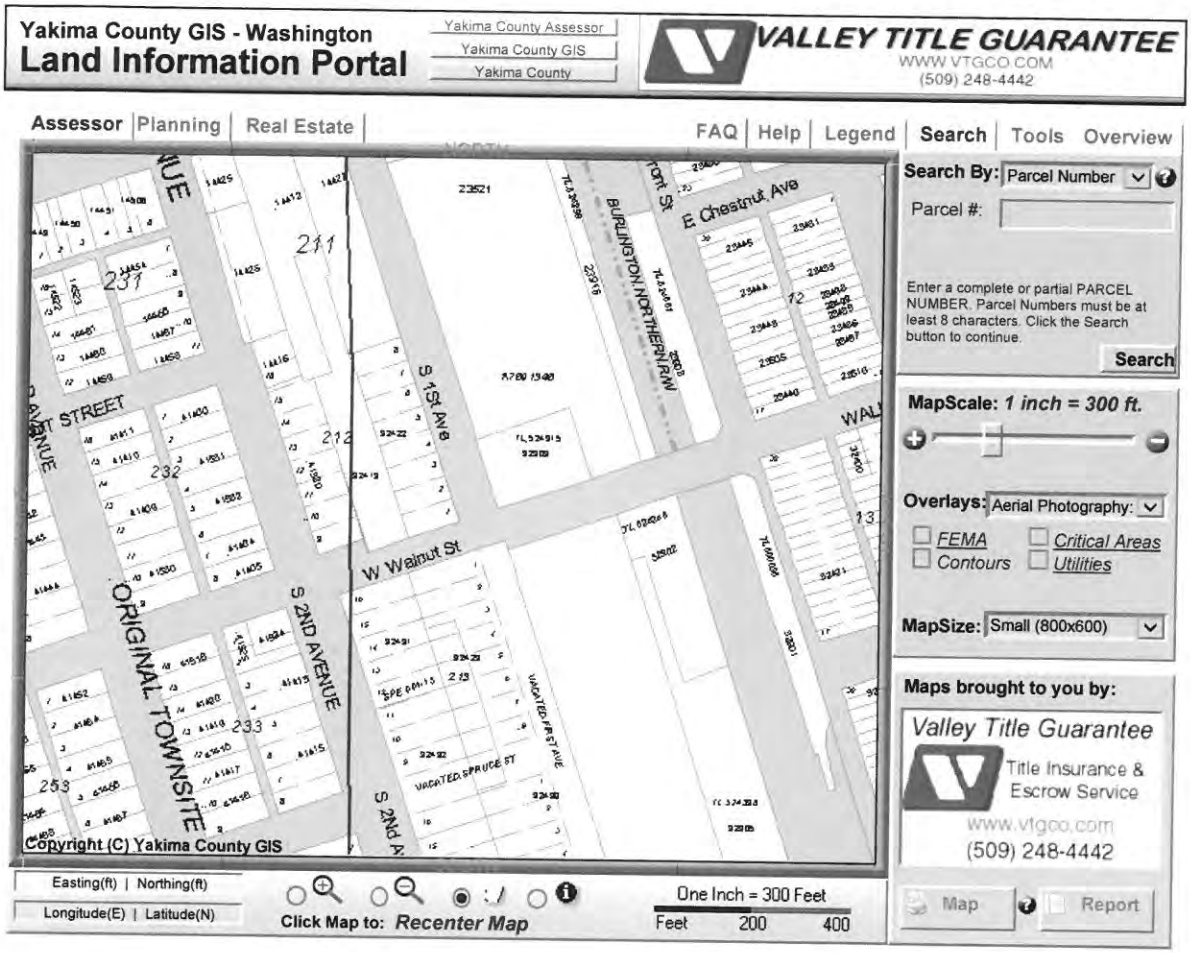
- Locating a location for ingress/egress of the sally port could be an issue with regards to the over all buildings layout (including with the addition).
- Sally ports can typically require a considerable amount of floor area. If one is needed the space this may require in the floor plan will need to be reviewed and my increase the size of the addition.

PROBABLE COSTS FOR REPAIRS & EXPANSIONS

General Commentary

Opinions of probable costs for repairs are offered for general preliminary information only. Costs are based on approximate quantities/sizes, average national square foot costs gathered from R.S. Means and costs associated with recent projects of similar nature and scope familiar to BORArchitecture. Actual costs for work will be affected by factors such as; investigation into the issue, extent of required work, duration of time to perform work, site/building access, soil conditions, market conditions and other contingencies imposed by the owner and governing jurisdictions having authority over the project. To set budgets for repair or construction work, the services of competent contractors with several years of experience in repairing or constructing elements similar to those in the report will need to be contacted/contracted. The probable costs do not include such expenses as; professional design/consulting fees, land surveying, testing, permitting or furniture and equipment, taxes, etc.

Repair/Improvement Issues	Opinion of Probable Cost Range
◊ Repave parking lot, seal coat & restripe	$77,000 to $80,000
◊ Revise stormwater system for on-site retention	$30,000 to $35,000
◊ Revise concrete ramp at South entry for accessibility	$1,800 to $2,500
◊ Repair spalled exposed aggregate panel	$500 to $1,200
◊ Repair EIFS system (including new color top coat)	$20,000 to $30,000
◊ Repair roof leak over teller window	$2,500 to $3,500
◊ Replace existing built up roof (including new insulation)	$25,000 to $30,000
◊ Repair holes in metal fascia at drive-thru canopy	$2,000 to $3,500
◊ Replace existing single glazed exterior glazing (glazing only)	$60,0000 +
◊ Replace teller window with storefront window	$3,800 to $5,000
◊ Clean and paint rust at column bases	$2,000 to $2,500
◊ Investigate black dust/residue at HVAC registers	$1,500 + (Not including any repairs)
◊ Remove and install new carpet	$25,000 to $30,000
◊ Replace VCT with vinyl flooring	$4,500 to $6,000
◊ Construct a uni-sex restroom on first floor	$12,000 to $15,000 (depending on location)
◊ Rework handrails at stairs	$5,000 +
◊ Rebuild existing stairs in existing location	$12,000 +
◊ Rework south vestibule for accessibility	$10,000 +
Expansion and Addition	
◊ Expansion of second floor (1,500 square feet, includes elevator)	$350,000 to $420,000
◊ Addition on east side of building (1,500 square feet, single story)	$330,000 to $375,000 (Excludes costs associated with reconfiguring the site/parking)


Yakima County GIS - Washington
Land Information Portal
Yakima County Assessor
Yakima County GIS
Yakima County
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(509) 248-4442
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FAQ | Help | Legend | Search | Tools | Overview
Search By: Parcel Number
Parcel #:
Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.
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MapScale: 1 inch = 300 ft.
Overlays: Aerial Photography:
FEMA
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Contours
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Report
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Longitude(E) | Latitude(N)
Click Map to: Recenter Map
One Inch = 300 Feet
Feet 200 400
E Chestnut Ave
W Walnut St
S 1st Ave
S 2nd Avenue
ORIGINAL TOWNSITE
BURLINGTON NORTHERN RAW
VACATED SPRUCE ST
STREET

Yakima County GIS - Washington
Land Information Portal

Yakima County Assessor | Yakima County GIS | Yakima County

Assessor | Planning | Real Estate

FAQ | Help | Legend | Search | Tools | Overview

Search By: Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: *1 inch = 300 ft.*

Overlays: Aerial Photography:

FEMA | Critical Areas | Contours | Utilities

MapSize: Small (800x600)

Maps brought to you by:

Map | Report

Easting(ft) | Northing(ft)
Longitude(E) | Latitude(N)

Click Map to: *Get Information*

One Inch = 300 Feet
Feet 200 400

PROPERTY PHOTOS: 1

PROPERTY INFORMATION AS OF 3/19/2019 11:02:11 PM

Parcel Address:	**100 S 1ST AVE, YAKIMA ,WA 98901**		
Parcel Owner(s):	**HR SPINNER CORP**		
Parcel Number:	19131923521	Parcel Size:	**4.95 Acre(s)**
Property Use:	**51 Wholesale Trade**		

TAX AND ASSESSMENT INFORMATION

Tax Code Area (TCA):	331	Tax Year:	**2019**
Improvement Value:	**$779600**	Land Value:	**$599200**
CurrentUse Value:	**$0**	CurrentUse Improvement:	**$0**
New Construction:	**$0**	Total Assessed Value:	**$1378800**

RESIDENTIAL INFORMATION

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4,1/2)	Garage (bsmt/att/bltin)	Carport

No Residence Information Found.

SALE INFORMATION

Excise	Sale Date	Sale Price	Grantor	Portion

No Sales Information Found.

DISCLAIMER

While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us.

PRINTING

Printer-Friendly Page

Detailed Report

Print Detailed MAP

SECTION MAPS

Section Map 1in=400ft

Qtr SECTION MAPS

NW-Qtr 1"=200ft | NE-Qtr 1"=200ft

SW-Qtr 1"=200ft | SE-Qtr 1"=200ft

OVERLAY INFORMATION

Zoning:	**M-1**	Jurisdiction:	**Yakima (Urban Area Zoning Ordinance)**
Urban Growth Area:	**Yakima**	Future Landuse Designation:	**(IND) Industrial (Yakima Urban Area Plan)**
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	**53077C1032D** Download Map

LOCATION INFORMATION

+ Latitude:**46° 35' 59.323"** + Longitude:**-120° 30' 27.608"** Range:**19** Township:**13** Section:**19**

Narrative Description: **Section 19 Township 13 Range 19 Quarter SW: SP AF# 7691346: LOT 1**

DISCLAIMER

MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION

HLA
Engineering and Land Surveying, Inc.

Appendix 2
Fulcrum Environmental Consulting
Limited Hazardous Building Materials Inspection Report

FULCRUM
environmental consulting

Limited Hazardous Building Materials Inspection Report

Former Wells Fargo Bank
102 East Naches Avenue
Selah, Washington 98942

Project Number: 192662.00

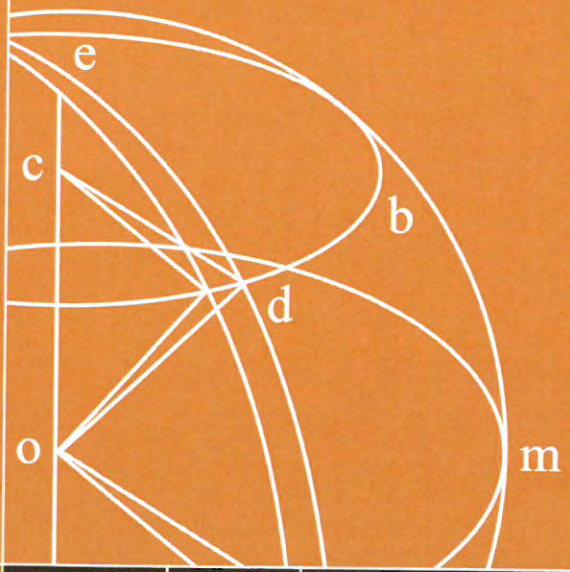
March 20, 2019

Prepared for:

City of Selah
c/o: HLA Engineering and Land Surveying, Inc. Attn: Theodore W. Pooler, PE, Vice President 2803 River Road
Yakima, Washington 98902

Prepared by:

Fulcrum Environmental Consulting, Inc.
406 North 2nd Street
Yakima, Washington 98901



Report Title: Limited Hazardous Building Materials Inspection Report

Project Number: 192662.00

Date: March 20, 2019

Site: Former Wells Fargo
102 East Naches Avenue, Selah, Washington 98932

Prepared for: City of Selah
HLA Engineering and Land Surveying, Inc.
Attn: Theodore W. Pooler, PE, Vice President
2803 River Road
Yakima, Washington 98902

Prepared by: Fulcrum Environmental Consulting, Inc.
406 North 2nd Street
Yakima, Washington 98901
(509) 574-0839

The professionals who completed site services, prepared, and reviewed this report include but are not limited to:

Authored by: Daniel Orozco **Date:** 3/20/2019

Daniel Orozco, Environmental Scientist
Fulcrum Environmental Consulting, Inc.

Reviewed by: Ryan K Mathews **Date:** 3/20/2019

Ryan K. Mathews, CIH, CHMM, Principal
Fulcrum Environmental Consulting, Inc.

THE AMERICAN BOARD OF INDUSTRIAL HYGIENE INCORPORATED
CERTIFICATION NUMBER 9916 CP
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PENNSYLVANIA 1960
RYAN K. MATHEWS, CIH

Report Integrity:

Fulcrum Environmental Consulting, Inc.'s scope of service for this project was limited to those services as established in the proposal, contract, verbal direction, and/or agreement. This report is subject to applicable federal, state, and local regulations governing project-specific conditions and was performed using recognized procedures and standards of the industry. Scientific data collected in situ may document conditions that may be specific to the time and day of service, and subject to change as a result of conditions beyond Fulcrum's control or knowledge. Fulcrum makes no warranties, expressed or implied as to the accuracy or completeness of other's work included herein. Fulcrum has performed these services in accordance with generally accepted environmental science standards of care at the time of the inspection. No warranty, expressed or implied, is made.

Table of Contents

TABLES

FIGURES

APPENDICES

INSPECTOR CERTIFICATION SUMMARY

The following summarizes the relevant professionals and their certification(s) responsible for the completion of field inspection services for this project. See certificates in Appendix A.

Inspector	License Type	License	Expiration
Avery Foltz	AHERA Building Inspector	#167805	6/1/2019
Daniel Orozco	AHERA Building Inspector	#167536	5/16/2019
	WA State Department of Commerce Lead Risk Assessor	#6642	4/28/2021
Ryan K. Mathews	AHERA Building Inspector	#167281	5/9/2019
	AHERA Project Designer	#170673	12/13/2019
	WA State Department of Commerce Lead Risk Assessor	#0168	9/19/2020
	Certified Industrial Hygienist	#9916	12/1/2021
	Certified Hazardous Materials Manager	#14149	1/31/2023

1.0 INTRODUCTION

This report provides the methods, results, and summary of an inspection for hazardous building materials (HBM) completed by Fulcrum Environmental Consulting, Inc. (Fulcrum) of the former Wells Fargo Bank building, located at 102 East Naches Avenue in Selah, Washington. Fulcrum understands that the City of Selah may acquire the former Wells Fargo Bank building. The City of Selah has retained HLA Engineering and Land Surveying, Inc. (HLA) to assist with building engineering and environmental due diligence prior to building acquisition. HLA retained Fulcrum to complete a hazardous building materials (HBM) inspection. See Figure 1 for the Building Location.

On March 8, 2019, Daniel Orozco and Avery Foltz with Fulcrum completed the HBM inspection. See Appendix A for applicable certifications.

2.0 SCOPE OF WORK

Fulcrum was retained by HLA Engineering and Land Surveying, Inc., to complete a hazardous building materials (HBM) inspection of the former Wells Fargo Bank building located in 102 East Naches Avenue in Selah, Washington. Fulcrum's inspection was limited to the following HBM:

- Asbestos Containing Materials (ACM)
- Lead Containing Materials (LCM)
- Lighting and Electrical Components (LEC)
- Refrigerant Containing Systems (RCS)
- Polychlorinated Biphenyls (PCBs)

Fulcrum's scope of work consisted of site inspections, material sampling, sample analysis, and reporting. All inspection tasks were completed by accredited, certified, or qualified professionals. Fulcrum did not dismantle onsite equipment to determine if potentially hazardous material components were present.

Fulcrum's inspection was limited to discrete and minimal destructive sampling of the building materials. As a result, materials may be present in hidden locations, such as behind finished surfaces or in areas which require damage to assess. Therefore materials that could not be accessed are assumed to contain HBMs.

3.0 PURPOSE

The purpose of this inspection was to complete an inspection of the building to assist City of Selah and HLA prior to acquisition of the former Wells Fargo Bank building located at 102 East Naches Avenue, in Selah, Washington.

4.0 BUILDING DESCRIPTIONS

The Yakima County Assessor's office reports that the former Wells Fargo Bank building was constructed in 1965. The building consists of two levels with the main floor (approximately 3,103 square-feet) and the second level (approximately 1,200 square-feet). A four (4) lane bank teller drive-through is located on the northeast portion of the building. Refer to Appendix D for site photographs.

The main floor of the building is comprised of a lobby area, vault, drive-through teller area, an office space, and janitorial closet. The second level consist of only the east portion of the building which includes a break room, mechanical room, restrooms, and storage area. Access to the roof is located on the second level east storage room and access to the attic space above the west half of the main floor is located in the mechanical room.

The exterior of the building consists of a stucco-type system applied over a concrete masonry unit (CMU) block wall and, precast exterior rock walls all laid on top a concrete foundation.

The interior of the building consists of finished materials including wood panelling and gypsum wallboard materials over a wood framing systems, a combination of adhered 12-inch ceiling tile and suspended ceiling tile, carpet floor coverings, 9-inch and 12-inch vinyl floor tile, terrazzo flooring, sheet vinyl flooring coverings.

Two roof mounted heating, ventilation, and air conditioning (HVAC) unit was observed with mechanical ducting in the interstitial spaces and beneath the concrete slab of the main floor. Interior HVAC units were also observed in the mechanical and attic spaces of the building.

5.0 ASBESTOS CONTAINING MATERIALS

Asbestos containing materials (ACM) were used extensively from the early 1900s to the late 1970s, when the manufacture of most asbestos products was banned in the U.S. The ban did not include all products nor the use and application of asbestos products. Therefore, suspect ACM may be present in structures built after the initial ACM ban and in newly constructed facilities. Since the 1990s, importation of building materials from foreign countries, perhaps unknowingly, has resulted in the use of ACM in new construction.

5.1 Regulatory Basis

Asbestos inspection purpose is in compliance with regulatory requirements enforced by local, state and federal agencies, including: Occupational Safety and Health Administration (OSHA) 29 Code of Federal Regulations (CFR) 1926.1101, *Asbestos*; U.S. Environmental Protection Agency (EPA) 40 CFR Part 61, *National Emissions Standard for Hazardous Air Pollutants* (NESHAPs), and 40 CFR Part 763 *Asbestos Hazard Emergency Response Act (AHERA)*; and Washington State Department of Labor and Industries Division of Occupational Safety and Health (DOSH), Washington Administrative Code (WAC) 296-62-077, *Asbestos, Tremolite, Anthophyllite, and Actinolite* asbestos.and Yakima Regional Clean Air

Authority (YRCAA), Regulation 1, Article 3.07, *Asbestos Control*. Under these regulations an ACM is defined as any material containing greater than one (1) percent (%) asbestos.

These regulations require the owner to inspect a facility for the presence of ACM prior to undertaking a construction, remodel, renovation, maintenance, or demolition project, and to provide inspection results to affected contractors or employees.

5.2 Sampling Methodology

The asbestos inspection was conducted by the AHERA accredited Building Inspector(s), as specified in pertinent regulatory references.

Fulcrum's ACM sampling method consists of the following tasks:

- Visual inspection of the area of investigation for the presence of suspect ACM, determination of friability, and any damage to highly suspect ACM.
- Identification of homogeneous materials present within the area of investigation and the AHERA classification of the material as either a surfacing material (SUR), thermal system insulation (TSI), or miscellaneous (MSC) material.
- Establishment of the homogeneous material identifier and a description of the homogeneous material, such as, dimensions, color, texture, etc.
- Collection of representative sample(s) of the homogeneous material per AHERA sampling requirements.

5.2.1 Visual Inspection

A visual inspection of all accessible spaces within the building was conducted in accordance with applicable regulatory and industry standards. Access to select areas within the facility, such as the attic space, were limited due to the onsite conditions at the time of the inspection. The scope of work limited the visual inspection to the interior of the building, with the sole exception being the bathrooms, as those are going to be un-impacted during the renovation process.

5.2.2 Asbestos Hazard Emergency Response Act Material Classification

Under Asbestos Hazard Emergency Response Act (AHERA), suspect ACM are classified as surfacing (SUR), thermal system insulation (TSI), or Miscellaneous (MSC). As defined in AHERA, 40 CFR 763:

"*Surfacing Material*" (SUR) means material in a school building that is sprayed-on, troweled-on, or otherwise applied to surfaces, such as acoustical plaster on ceilings and fireproofing materials on structural members, or other materials on surfaces for acoustical, fireproofing, or other purposes.

"*Thermal System Insulation*" (TSI) means material in a school building applied to pipes, fittings, boilers, breeching, tanks, ducts, or other interior structural components to prevent heat loss or gain, or water condensation, or for other purposes.

"Miscellaneous Material" (MSC) means interior building material on structural components, structural members or fixtures, such as floor and ceiling tiles, and does not include SUR or TSI.

Subsequent revisions and regulatory guidance has applied these definitions to all buildings, regardless of use, and inclusion of exterior ACM based on their material type. For instance, pipe insulation in an exterior tunnel is considered TSI.

5.2.3 Homogeneous Areas

An AHERA material classification was further subdivided into "Homogeneous Areas". Homogeneous Areas are those materials that are consistent throughout a building and are based on color, texture and/or construction era. Identification of suspect building materials using this homogeneous area definition is the current industry standard, and is the process used by federal, state, and local agencies for determining regulatory compliance.

Homogeneous Areas are often then subcategorized into general material type groups or systems, such as vinyl tile, that can be indexed with an abbreviation, such as VT, for ease of reference in summary data tables.

5.2.4 Representative Samples

Fulcrum collected samples of suspect materials per AHERA regulations, the industry standard for both sample collection and analysis. Except where the AHERA accredited Building Inspector has identified a limited quantity of suspect MSC, Fulcrum's standard sampling method requires that analytical results from three (3) samples of each suspect material are collected to determine if a material is non-ACM. Of each suspect ACM, a representative, full depth sample of the material is sampled and placed into a labeled resealable bag.

Where Fulcrum's AHERA accredited Building Inspector identifies a suspect ACM to be unique, the total area/length of the suspect ACM to be limited, or simply an additional confirmatory sample is useful to conclude a report, less than three may be determined by the inspector to be sufficient.

5.2.5 Friability

Friability is an indicator of a material's potential to release asbestos fibers. Materials are divided into two general friability categories, friable or non-friable.

"*Friable*" means that the material, when dry, may be crumbled, pulverized, or reduced to powder by hand pressure. Friable material also includes previously non-friable material that has become damaged to the extent that when dry it may be crumbled, pulverized, or reduced to powder by hand pressure.

"*Non-friable*" materials are defined as materials which when dry may not be crumbled, pulverized, or reduced to a powder by hand pressure.

Friable materials are the most hazardous form of ACM. Their physical composition lends them more susceptible to releasing asbestos fibers into the air when they are disturbed.

Non-friable ACM are generally associated with materials that have the asbestos fibers bound within a protective covering or in an asphalt or concrete/mortar matrix. The release of asbestos fibers by these materials is typically associated with an external force or aggressive action being applied to the material: sawing, grinding, chipping, sanding, etc. Non-friable ACM are considered the less hazardous of these two categories.

The friability of a material is an important consideration when assessing and recommending a material's response action. In addition to the assessment considerations, the friability of a material is important with respect to regulatory compliance. Compliance considerations include, but not limited to, worker certification and protection, engineering controls, notification and disposal requirements.

When determining the friability of a material, Fulcrum inspectors utilize the "hand pressure or touch" test as required by law. However, this friability test was further supplemented by visual observations as to the material's matrix structure and judging whether an external aggressive action (cutting, sawing, grinding, sanding, etc.) would be required to release asbestos fibers. If a non-aggressive action, such as striking or bumping the material with a sharp object, water damage, delamination, etc. is anticipated to release fibers, the material is classified as a friable material by Fulcrum.

5.3 Homogeneous Materials Identified During the Inspection

The following summary presents the homogeneous areas identified during the inspection by AHERA material classification:

SUR: The AHERA accredited Building Inspector(s) classified the following suspect ACM as surfacing materials:

- Painted hard stucco exterior walls (SUR-01)
- White hard wall material (SUR-02)

TSI: The AHERA accredited Building Inspector(s) classified the following suspect ACM as thermal system insulation materials:

- Pink batt-type insulation with brown paper (TSI-01)
- Yellow paper over yellow fiberglass-type insulation over black adhesive (TSI-02)
- Silver foil over yellow fiberglass-type insulation over black and yellow adhesive (TSI-03)
- White paper over yellow/orange fiberglass-type insulation on pipes (TSI-04)

MSC: The AHERA accredited Building Inspector(s) classified the following suspect ACMs as miscellaneous materials and assigned the associated homogenous abbreviation:

- Gypsum Wallboard (GWB)
- Ceiling Tile (CT)
- Floor Base (FB)
- Miscellaneous (MSC)

- Adhesive (ADV)
- Vinyl Tile (VT)
- Window Putty (WP)
- Window Glazing (WG)
- Sheet Vinyl Floor (SVF)

5.3.1 Assumed Asbestos Containing Materials

An assumed ACM is any material that the inspector assumes contains greater than 1 percent asbestos based on previous inspection results; manufacturers' labels, age, appearance; or inspector's expertise.

Fulcrum's inspection was limited to discrete sampling and minimal destructive sampling to building materials. As a result materials maybe present in hidden locations such as behind finished surfaces or in areas which require damage to access.

No existing building drawings were provided to Fulcrum to review. As a result of minimal destructive sampling and Fulcrum's visual inspection, the following materials could be present within the former Wells Fargo Bank building and are to be assumed ACM:

- Roof system
- Underlying materials associated with exterior stucco finish
- Vermiculite insulation associated with CMU block walls and sub-slab of concrete foundation
- Beneath slab duct ventilation system
- Vapor barrier beneath concrete foundation
- Thermal system insulation on pipes in interstitial wall spaces including hard mudded fittings
- Fire door in the mechanical room
- Terrazzo flooring
- Vibrational dampener associated with HVAC unit

5.3.2 Assumed Non-Asbestos Containing Materials

Under AHERA inspection criteria, some materials can be assumed to be non-ACM based on manufacturers' labels, age, appearance, or inspector's expertise. The following materials were identified and were assumed to be non-ACM based on manufacturers' labels, age, appearance, or inspector's expertise:

- Wood components – shelves, doors, trim, framing, throughout
- Glass – windows, exterior/interior, throughout
- Concrete – exterior/interior walls, foundation, throughout
- Metal – framing, plumbing, ducting, throughout

5.4 Laboratory Methodologies

Fulcrum collected 81 suspect ACM samples during this limited inspection. Samples were shipped by common carrier, under chain of custody, to Seattle Asbestos Test, LLC (SAT), located in Lynnwood,

Washington. SAT is a National Voluntary Laboratory Accreditation Program (NVLAP) certified laboratory (#200768-0). Samples were analysed using PLM method.

The following samples numbers were not included for this report 3819-30, 3819-31, 3819-33, 3819-34, 3819-37, and 3819-54.

5.5 Laboratory Results

Samples that could be separated into multiple layers in the laboratory were analyzed by individual layer. Except in specific cases, individual layer analysis, rather than composite analysis, is the determining factor in declaring a material an ACM or a non-ACM. For report identification purposes, the layers received a letter designation. The sample results are presented in Appendix B.

5.5.1 Asbestos Containing Materials

By regulatory definition an asbestos containing material (ACM) is any homogeneous areas that contains greater than 1 percent asbestos in one or more of the samples analyzed, or were classified as ACM based on the inability to differentiate between ACM and non-ACM areas.

Table 1: Asbestos Laboratory Results Summary

Sample ID	Index	Material	Location[1]	Comment
3819-16	VT-01[2]	9-inch off-white vinyl tile with specks and black adhesive	Main floor, east vault	**3% Chrysotile** off white tile and **2% Chrysotile**in black adhesive
3819-29	WP-01[2]	White window putty	Exterior, southeast entrance	**3% Chrysotile** in gray soft material
3819-32	WG-01[2]	Gray window glazing	Exterior, west/center window	*See sample 3819-32 for analysis*
3819-35 3819-36	MSC-02[2]	White putty around textured soffit	Exterior, northwest entrance, Exterior, northwest entrance	**3% Chrysotile** in gray soft material with paint
3819-38 3819-39 3819-40	MSC-03	Purple/brown seam sealant on exterior walls	Exterior, south/center wall Exterior, south/center wall Exterior, south/center wall	**4%Chrysotile** in purple/brown brittle material
3819-61 3819-62 3819-63	FB-04[3]	4-inch blue dark floor base with yellow adhesive	Second floor, breakroom, northwest area, Second floor, hallway near storage Second floor, breakroom north wall	**2% Chrysotile** in white powdery material with paper

Sample ID	Index	Material	Location[1]	Comment
3819-79 3819-80 3819-81	VT-04	Green tile over brown adhesive over white levelling compound over black adhesive	Main floor, north area of lobby, Main floor, outside vault, in little room, Main floor, outside vault, in little room,	**2% Chrysotile** in white tile
3819-85 3819-86 3819-87	GWB-03	Textured gypsum wallboard over paper	Second floor, attic space, Second floor, mechanical room west area, Second floor, mechanical room north area	**2% Chrysotile** in white powdery material with paper
Not Sampled	RFM[4]	All roofing materials	Throughout roof	**Assumed ACM**
Not Sampled	SUR-01[4]	Materials underlying exterior stucco finished walls	Throughout exterior	**Assumed ACM**
Not Sampled	TSI[4]	Vermiculite insulation	Within CMU block and sub concrete slab	**Assumed ACM**
Not Sampled	TSI[4]	Duct ventilation system	Sub concrete slab	**Assumed ACM**
Not Sampled	TSI[4]	Thermal system insulation and mudded joints elbows and tees (JET)	Within wall systems	**Assumed ACM**
Not Sampled	MSC[4]	Vapor barrier	Sub concrete slab	**Assumed ACM**
Not Sampled	MSC[4]	Fire Door	Entrance to mechanical room	**Assumed ACM**
Not Sampled	MSC[4]	Terrazzo material sublayers	Throughout lobby area	**Assumed ACM**
Not Sampled	MSC[4]	Vibration Dampener	Attic space above lobby	**Assumed ACM**

1. Locations identified in the table reflect locations sampled and may not represent all locations of identified materials.
2. Fulcrum's inspectors evaluated these materials and determined that less than 3 samples were sufficient to determine ACM content.
3. The asbestos identified in these samples is from artefacts of sample collection and not the target material being sampled.
4. Fulcrum assumes these materials to be ACM, due to inaccessibility based on the scope of work provided.

5.5.2 Materials Containing Less than 1% Asbestos

By regulatory definition a non-ACM is any materials that contains 1 percent or less asbestos. However, materials with no asbestos identified are managed differently than materials where asbestos is present though at concentrations below the threshold for a regulated asbestos material.

5.5.3 Non-Asbestos Containing Materials

By regulatory definition a non-ACM is any materials that contains 1 percent or less asbestos. However for purposes of this inspection, only homogeneous materials where all samples collected were reported by the project laboratory to contain no detectable asbestos fibers are regarded as non-ACM.

5.6 Asbestos Containing Materials Summary

Fulcrum collected 81 samples of suspect ACM during the limited inspection. Laboratory analysis identified all sampled materials to be non-detect for asbestos content.

The following materials were identified as asbestos containing or assumed to be ACM:

- Off-white 9-inch vinyl tile and associated black adhesive – approximately 300 square-feet (sf)
- Window putty and window glazing – approximately 52 units
- Building putty on soffit – approximately 50 linear feet (lf)
- Exterior building putty - approximately 100 lf
- Joint compound associated with gypsum wallboard – 1,500 sf
- Roof system (assumed) – approximately 3,103 sf
- Underlying materials associated with exterior stucco finish (assumed) – approximately 1,800 sf
- Vermiculite insulation associated with CMU block walls (assumed) – approximately 2,350 sf
- Vermiculite insulation associated with concrete foundation (assumed) – approximately 3,103 sf
- Underground ventilation duct system (assumed) – Quantity unknown
- Vapor barrier beneath concrete foundation (assumed) – approximately 3,103 sf
- Thermal system insulation on pipes (assumed) – Quantity unknown
- Hard mudded insulation on fittings (assumed) – Quantity unknown
- Fire door (assumed) – approximately 1 each
- Terrazzo flooring (assumed) – approximately 860 sf
- Vibrational dampener in attic space (assumed) – approximately 1 each

If identified ACM will be impacted during the former Wells Fargo Bank building, those ACM materials will require abatement by a Washington State licensed Asbestos Contractor following all pertinent regulations prior to building modernization or demolition. If any new suspect materials are identified during demolition, work should be halted until the material(s) is sampled to confirm asbestos absence or presence.

6.0 Lead Containing Materials

Lead containing materials (LCM) are any product, with naturally occurring lead, or manufactured, or produced with lead. Lead materials can include, but are not limited to, paint, varnish, mortar, alloys, etc. Lead containing material inspections may be performed using paint chip sampling and laboratory analysis, field x-ray fluorescence (XRF) instrumentation, or a combination of both approaches. Fulcrum utilized paint chip collection approach for this inspection.

6.1 Regulatory Basis

The purpose of the LCM investigation is to facilitate pending modernization and demolition activities in compliance with pertinent regulations while protecting workers, the public, and the environment. For purposes of this investigation, LCM are being evaluated under or based upon the following regulations:

- **Worker Protection**: WAC 296-155-176, *Lead*; and 29 CFR 1910.1025(a)(2), *Lead*
- **Consumer Protection**: 16 CFR 1303 Ban of Lead-Containing Paint and Certain Consumer Products Bearing Lead-Containing Paint and 16 CFR 1500 Federal Hazardous Substance Act
- **Waste Characterization**: WAC 173-303, Dangerous Waste; and 40 CFR 261, Identification and Listing of Hazardous Waste

The most stringent lead regulations are found in the lead in construction regulations administered by the Occupational Safety and Health Administration (OSHA), in federally managed areas, and the Department of Occupational Safety and Health (DOSH) in Washington State. Under these worker protection regulations any material containing a detectable concentration of lead is a LCM. Lead in construction regulations apply to all work environments during many types of tasks including, but not limited to, the following:

- Demolition or salvage of structures where lead or materials containing lead are present;
- Removal or encapsulation of materials containing lead;
- New construction, alteration, repair, or renovation of structures, substrates, or portions thereof, that contain lead, or materials containing lead;
- Installation of products containing lead;
- Lead contamination/emergency cleanup;
- Transportation, disposal, storage, or containment of lead or materials containing lead on the site or location at which construction activities are performed; and
- Maintenance operations associated with the construction activities described in this section.

In 1978, the Consumer Product Safety Commission (CPSC), under 16 CFR Part 1303, enacted limits on the lead concentration in household paints to not more than 0.06% lead by weight, or 600 mg/Kg. Under the Consumer Product Safety Improvement Act of 2008, the acceptable concentration of lead in consumer products was lowered to 0.009% or 90 mg/Kg. While the OSHA has not identified a specific lead concentration below which the lead in construction regulations do not apply, they have issued guidance that the CPSC established values are a reasonable lower concentration for determining applicability of the lead in construction regulations.

Except under specific allowance for some residential renovation debris, all demolition debris must be evaluated for potential toxicity to the environment and evaluated by a process referred to as waste characterization. Under Ecology's Dangerous Waste regulations any waste must be analyzed for the known and potential constituents, including lead, to determine if the material is leachable above acceptable levels. Demolition debris containing lead must be characterized for leachable lead prior to transport, recycling, or disposal. Lead concentration above 5.0 milligrams per Liter (mg/L) as measured by the Toxic Characterization Leaching Procedure (TCLP) analytical methodology is considered dangerous waste and must be disposed of at a Resource, Conservation, and Recovery Act (RCRA) Subtitle C landfill.

6.2 Inspection and Sampling Methodology

A visual inspection of accessible portions of the investigation area was conducted. The inspection was conducted in substantial conformance with applicable regulatory and industry standards. Relevant portions of the 1995 HUD guidance (Revised in 2012) and Washington State lead-based paint regulations. The LCM inspection consists of following basic steps:

- Identification of homogenous areas and components
- Paint Chip sample collection for laboratory analysis

Characteristic painted surfaces were classified as homogeneous areas based on color of surface paint, substrate, construction era, and in some cases, color of sublayers. Homogeneous materials are one of the key elements for referencing both lead and non-lead materials identified during the inspection and used within this report. Sample locations in the facility were selected to be representative of the various homogeneous areas. Full-layer thicknesses of existing paint were evaluated to obtain a historical representation of all paints applied to the tested component.

Paints that appear homogeneous for a given substrate may have been manufactured during different time periods and by different companies or may obscure the underlying variations in paint history and application areas. To counterbalance this possibility, multiple paint chip samples of suspect homogeneous components with surface areas greater than (>) 1,000 square feet were collected in different locations and analytical results compared to confirm lead content conclusions.

For this inspection report, homogeneous areas/materials were developed using the site figures, surface color, and component composition as primary considerations, supported by visual observations made in the field regarding material appearance, texture, size, color, and/or manufacturers' labels. Suspect painted surfaces were then sampled to determine if they contain lead or are non-lead containing based on laboratory results. Once the analytical results were received and reviewed, additional samples may be collected for materials with inconsistent results.

6.2.1 Paint Chip Sample Collection for Laboratory Analysis

Fulcrum's certified Lead Inspector or Risk Assessor collected paint chip samples of select building materials where homogenous materials were visually identified. Paint chip sample analytical results are used to determine if the lead concentrations in the paint or varnish is above 600 mg/Kg and appropriate for disclosure to the project contractor for worker protection purposes.

Lead paint chip samples were submitted to NVL Laboratories, Inc., a NVLAP accredited laboratory (#102063-0) located in Seattle, Washington, an Environmental Lead Proficiency Analytical Testing (ELPAT) Program certified laboratory. Submitted samples are analyzed by EPA Method 7000B for total lead. See Appendix E for complete Lead Analytical Results.

6.3 Components Identified During the Inspection

Painted components identified during the inspection are identified in Table 2.

6.3.1 Assumed Lead Containing Materials Identified

The following materials are assumed to contain lead greater than the limit of detection:

- Metal pipe caps and plumbing
- Plumbing components
- Solder or plumbing and metal brazed components
- Metal structural components

6.3.2 Assumed Non-Lead Containing Materials

The following materials are assumed to be non-lead containing materials:

- Glass
- Unpainted wood
- Unpainted concrete
- Unpainted pipe
- Unpainted plastics
- Carpet

6.4 Paint Chip Results

Results of this inspection indicate that lead was detected in concentrations greater than or equal to the method reporting limit of detection for the following homogenous area. Sample results shown in **Bold** represent analytical results greater than 600 mg/Kg for total lead and a potential worker protection concern. See Appendix C for all paint chip laboratory analysis.

Table 2: Paint Chip Analytical Results

Sample Number	Sampled Location	Paint Color	Identified Component	Reporting Limit in mg/Kg	Results in mg/kg	Results in Percent
WFPC-01	Lobby wall	Beige	Wood	110	<110	<0.011
WFPC-02	Lobby mezzanine wall	Yellow	GWB	130	<130	<0.013
WFPC-03	Janitor's closet wall	Green/tan	GWB	97	**2,500**	0.25

Sample Number	Sampled Location	Paint Color	Identified Component	Reporting Limit in mg/Kg	Results in mg/kg	Results in Percent
WFPC-04	2nd Floor Women's Restroom wall	White	GWB	51	<51	<0.0051
WFPC-05	2nd Floor Storage wall	Yellow/white	CMU	110	<110	<0.011
WFPC-06	Exterior wall	Tan	Surfacing	170	**1,900**	0.19
WFPC-07	Exterior column	Tan	Metal	51	81	0.0081

6.5 Lead Containing Materials Summary

Fulcrum's LCM inspection included field sampling for laboratory paint chip analysis. Results of the inspection indicate that the painted components associated with the gypsum wallboard wall and exterior surfacing concrete wall has lead in amounts greater than or equal to 600 mg/Kg, which is the general guideline for worker exposure risk. These materials are classified as a lead containing material and are regulated under DOSH worker safety regulations specified in Washington Administrative Code 296-155-176.

Depending upon contractor elected demolition methods, additional waste characterization of composite, building components are sampled for lead in conformance with ASTM Standard E 1908-16 *Standard Guide for Sample Selection of Debris Waste from a Building Renovation or Lead Abatement Project for Toxicity Characteristic Leaching Procedure (TCLP) Testing for Leachable Lead (Pb) may be required.*

7.0 Lighting and Electrical Components

Lighting and electrical components (LEC) is a general term that refers to potential waste streams associated with all electrical equipment when components fail, are replaced, or are removed during renovation or demolition activities. Waste can include transformers and ballasts with (polychlorinated biphenyl) PCB, non-PCB ballasts, di(2-ethylhexyl) phthalate (DEHP) ballasts, mercury vapor lamps and bulbs, mercury switches, and other waste streams.

Electrical transformers have utilized mineral oil mixed with varying quantities of PCB as dielectric fluid since the early 1950s. This mixture was also commonly used in fluid filled light ballasts prior to 1978 the end of the PCB phase out enforced by congress due to its toxicity. In 1979 DEHP was used to replace PCBs as a dielectric in ballasts. By 1985, the dangers of DEHP were realized and all ballasts for four foot fixtures were manufactured without DEHP, it took six more years, until 1991, to phase out the use of DEHP in ballasts for eight foot fixtures and high intensity fixtures. Light ballasts have also been shown to contain other hazardous materials besides PCB and DEHP, both in newer and older ballasts.

Ballasts that have been manufactured without PCB are labeled as "No PCB" or "Non-PCB," approximately half of all ballast labeled non-PCB have been known to contain DEHP. Individual ballasts that are not labeled are assumed to be PCB containing. Sampling of individual ballasts is not traditionally completed as the testing costs exceed disposal costs.

Fluorescent lamps and bulbs have historically contained mercury. Lamps and bulbs that have low concentrations of mercury may be designated with green ends or caps. Although typically of a low quantity, the mercury present in these lamps and bulbs should be captured and recycled, not disposed of in landfills; mercury lamps and bulbs can be managed as universal waste.

Thermostatic switches have historically utilized a mercury containing device to reflect the temperature within a zone or area. Switches include wall mounted thermostats, and switches incorporated within heating and cooling systems.

7.1 Lighting and Electrical Components Regulatory Basis

This investigation was designed to identify LEC that may require segregation and special handling or waste characterization prior to disposal as a result of modernization and demolition activities. Requirements for waste characterization are identified in Ecology's *Dangerous Waste Regulations*, WAC 173-303; EPA's *Toxic Substance Control Act* (TSCA), 40 CFR Part 761; EPA's *Identification and Listing of Hazardous Waste* in 40 CFR Part 261; and EPA's *Designation, Reportable Quantities, and Notification* in 40 CFR Part 302.

7.2 Lighting and Electrical Components Inspection Methodology

Fulcrum's Hazardous Waste Operations and Emergency Response (HAZWOPER) trained inspector conducted a visual inspection of LEC to determine potential hazardous constituents such as PCB di(2-ethylhexyl) phthalate (DEHP) or mercury. Fulcrum completed the following inspection procedure during this LEC inspection:

- Record and identify the work space or functional area being inspected.
- Identify the type and number of all lighting fixtures and record tube length, size, and number.
- Determine if each light fixture reports as an electronic or magnetic ballast(s) with a Philips Advanced Ballast Checker. All magnetic ballasts are assumed to be PCB or DEHP fluid containing.
- Observe any plastic or metal diffusers or other covers for indications of oil staining or discoloration that may be associated with an oil release, electrical fire or sparking, failed ballast, etc.
- Identify number of other bulb or fixture types.
- Record observations.

7.3 Lighting and Electrical Components Components Identified During Inspection

Fulcrum's inspection identified predominantly fluorescent lighting fixtures throughout the HBM inspection area, with localized used of compact fluorescent bulbs. All lighting fixtures contained four-foot and eight-foot fluorescent lamps, or compact fluorescent lamps. All fluorescent lamps and bulbs inspected were mercury containing. See Table 3 for a summary of fluorescent lighting components identified during the inspection.

Table 3: Lighting and Electrical Component Quantities

Component Description	Number
4-foot fluorescent lamps (Interior of building)	283
Ballast (electronic)	175
CFL	15

7.4 Lighting and Electrical Components Summary

Fulcrum confirmed the presence of mercury containing fluorescent lamps and CFL's. The majority of the ballast were identified as electronic, an indication that the ballast do not contain PCBs.

All fluorescent lamps, ballast, fluorescent bulbs, and mercury encountered during demolition activities should be removed and recycled or disposed of in accordance with local, state, and federal requirements.

8.0 Refrigerant Containing Systems

Refrigerant containing systems (RCS) contain some man-made chemicals, generally referred to as ozone depleting compounds (ODC) that are believed to impair the ability of Earth's ozone layer to filter out ultraviolet (UV) radiation. Ozone depleting compounds include a class of chemicals consisting of chlorofluorocarbons (CFCs), hydrochlorofluorocarbons (HCFCs), Halons, and some chlorinated solvents. Most refrigeration systems, from mini-fridges to cooling chillers and automobile air conditioners, use some type ODCs, typically a CFC. Some aerosol cans use CFCs or HCFCs as propellants. Halon is a common gaseous agent in fire extinguishing systems common to rooms with electronic and computer systems.

New refrigerants utilize a different chemical process for cooling and included pure hydrofluorocarbon (HFC) and perfluorocarbon (PFC) substitutes. The HFC and PFC class of chemicals are generally not considered to be ODC.

8.1 Refrigerant Containing Systems Regulatory Basis

The 1990 Clean Air Act Amendments, codified in 42 CFR Part 85, and titled *Air Pollution Prevention and Control*, commonly known as the Clean Air Act, phase out manufacture of some ODCs. The primary targets of the cutback are CFCs, Halon, carbon tetrachloride, and methyl chloroform. The goal of the program is to prevent releases of ODCs to the atmosphere. In addition to restricting the production of these materials, EPA's Protection of Stratospheric Ozone Program, 40 CFR Part 82, *Protection of Stratospheric Ozone: Substitute Refrigerant Recycling; Amendment to the Definition of Refrigerant,* includes requirements for reporting, tracking, and registration.

Effective November 15, 1995, the Clean Air Act prohibited the knowing venting, release, or disposal of any CFC and HCFC refrigerants by any person maintaining, servicing, repairing, or disposing of air

conditioning and refrigeration equipment. Recovery and reuse or disposal of CFCs and HCFC is required.

Further, under Washington State's Dangerous Waste Regulations, WAC 173-303-506 *Special requirements for the recycling of spent CFC or HCFC refrigerants*, refrigerants are to be recycled and when recycled, are not considered dangerous wastes. Refrigerants eligible for these special requirements are those CFCs and HCFCs that were used as heat transfer material in a refrigeration cycle in totally enclosed heat transfer equipment and are subsequently reclaimed or recycled.

8.2 Refrigerant Containing Systems Inspection

Potential refrigerant containing systems identified and included package air conditioning units and refrigerator. See Table 4 for Summary of Refrigerant Containing Systems.

Table 4: Summary of Refrigerant Containing Systems

Unit	Quantities
Roof Mounted HVAC Units	2
Interior HVAC Units	2
Refrigerator	1

8.3 Refrigerant Containing Systems Summary

Fulcrum's RCS inspection identified two refrigerant containing HVAC units located on the roof of the building, two interior HVAC units connected to the roof mounted systems, and one house hold type refrigerator in the break room. Fulcrum recommends that the unit be decommissioned by a qualified contractor prior to demolition.

9.0 Polychlorinated Biphenyl Containing Caulk

9.1 Polychlorinated Biphenyl Caulk Regulatory Basis

Polychlorinated biphenyls (PCB) belong to a broad family of man-made organic chemicals known as chlorinated hydrocarbons. PCBs were manufactured in the United States from 1929 until Congress banned the manufacture of PCBs in 1976. PCB containing products were phased out of use in 1979. They have a range of toxicity and vary in consistency from thin, light-colored liquids to yellow or black waxy solids. Due to their non-flammability, chemical stability, high boiling point, and electrical insulating properties, PCBs were used in hundreds of industrial and commercial applications. PCBs were used widely in caulk and elastic sealant materials from the 1950s through the 1970s to improve the plasticity and flexibility of the caulk. The concentrations of PCBs used in caulk have been recorded as ranging up to 300,000 mg/Kg to 440,000 mg/Kg, but typically a PCB containing caulk has a concentration of approximately 30%.

PCB containing materials are regulated under 40 CFR Part 761, EPA's *Toxic Substances Control Act* (TSCA) and by WAC 173-303, Ecology's Dangerous Waste Regulations. In recent years, EPA has determined that caulk containing PCBs was used in many buildings dating from the 1950s through the 1970s, including schools.

In general, building construction or renovation after about 1978 are unlikely to contain PCBs in caulk or sealants. On September 25, 2009, EPA announced new guidance for school administrators and building managers with important information about managing PCBs in caulk and sealants. In general, EPA recommends, but does not require, that school buildings be evaluated for the potential presence of PCB containing caulk and sealants and that PCB caulk be removed during modernization activities. While these rules are specific to school buildings, the inspection and management protocol can be used as a guidance for inspecting and evaluating commercial and industrial buildings.

Caulk and sealants may be used in the following locations including, but not limited to:

- Surrounding window and door frames
- Expansion and sealing joints between concrete or CMU wall panels
- Expansion and sealing joints between concrete floor slabs, or between the floor slab and surrounding walls
- Building penetration sealants

Suspect PCB containing caulk and sealants may be present below exposed finish materials and may not be apparent until modernization or demolition.

PCB that remain tightly adhered to the substrate can generally be disposed of as a PCB Bulk Product waste in a solid waste landfill, provided the landfill has granted permission for disposal. Caulks and sealants containing PCB that will be segregated from the substrate will require abatement by personnel trained in the potential hazards and work practices appropriate for PCB containing caulks.

9.2 Polychlorinated Biphenyl Caulk Summary

PCB sampling was not completed during this HBM inspection event. Fulcrum assumes that PCB caulking is present within the building and recommends that PCB sampling be completed prior to building modernization.

10.0 CONCLUSIONS

10.1 Asbestos Containing Materials

Fulcrum collected 81 samples of suspect ACM during the limited inspection. Laboratory analysis identified all sampled materials to be non-detect for asbestos content.

The following materials were identified as asbestos containing or assumed to be ACM:

- Off-white 9-inch vinyl tile and associated black adhesive – approximately 300 sf
- Window putty and window glazing – approximately 52 units
- Building putty on soffit – approximately 50 lf
- Exterior building putty - approximately 100 lf
- Joint compound associated with gypsum wallboard – 1,500 sf
- Roof system (assumed) – approximately 3,103 sf
- Underlying materials associated with exterior stucco finish (assumed) – approximately 1,800 sf
- Vermiculite insulation associated with CMU block walls (assumed) – approximately 2,350 sf
- Vermiculite insulation associated with concrete foundation (assumed) – approximately 3,103 sf
- Underground ventilation duct system (assumed) – Quantity unknown
- Vapor barrier beneath concrete foundation (assumed) – approximately 3,103 sf
- Thermal system insulation on pipes (assumed) – Quantity unknown
- Hard mudded insulation on fittings (assumed) – Quantity unknown
- Fire door (assumed) – approximately 1 each
- Terrazzo flooring (assumed) – approximately 860 sf
- Vibrational dampener in attic space (assumed) – approximately 1 each

If identified ACM will be impacted during the former Wells Fargo Bank building, those ACM materials will require abatement by a Washington State licensed Asbestos Contractor following all pertinent regulations prior to building modernization or demolition. If any new suspect materials are identified during demolition, work should be halted until the material(s) is sampled to confirm asbestos absence or presence.

10.2 Lead Containing Materials

Fulcrum's LCM inspection consisted of paint chip sampling and limited waste characterization analysis. Of the seven (7) paint chip samples collected for analysis, five (5) contained lead below the method limit of reporting and two (2) samples having lead concentrations above the CSPC level of 600 mg/Kg.

Fulcrum assumed the metal building components to be coated with lead containing paint and that all metal windows, glazed tile and wall block, metal pipe caps and plumbing, roof jackets, plumbing components, and solder or plumbing and metal brazed components were lead containing.

The identified materials contained in this report are classified as a lead containing material and are regulated under DOSH worker safety regulations specified in Washington Administrative Code 296-155-176.

10.3 Lighting and Electrical Components

Fulcrum confirmed the presence of mercury containing fluorescent lamps, and CFLs. The majority of the ballast were identified as electronic, an indication that the ballast do not contain PCBs.

All fluorescent lamps, ballast, fluorescent bulbs, and mercury encountered during demolition activities should be removed and recycled or disposed of in accordance with local, state, and federal requirements prior to building demolition.

10.4 Refrigerant Containing Systems

Fulcrum's RCS inspection identified two refrigerant containing HVAC system located on the roof of the building, two interior HVAC units connected to the roof mounted systems, and one house hold type refrigerator in the break room. Fulcrum recommends that the unit be decommissioned by a qualified contractor prior to demolition.

10.5 Polychlorinated Biphenyl Caulk Summary

PCB sampling was not completed during this HBM inspection event. Fulcrum assumes that PCB caulking is present within the building and recommends that PCB sampling be completed prior to building modernization.

11.0 LIMITATIONS

Fulcrum Environmental Consulting, Inc.'s scope of services for this project was limited to a Hazardous Building Materials inspection of the former Wells Fargo Bank building located at 102 East Naches Avenue in Selah, Washington as outlined in the preceding sections. Results are specific to the time and day of inspection and may not reflect conditions at other times. Fulcrum makes no warranties, expressed or implied as to the accuracy or completeness of other's work included herein. Fulcrum has performed these services in accordance with generally accepted industry standards of care at the time of the inspection. No warranty, expressed or implied, is made.

If the scope of work should change, including impact to materials not tested during this inspection or if new suspect materials are identified, the contractor(s) should stop work and contact Fulcrum to conduct additional sampling and analysis.

FIGURES

Figure 1: Site Location Map
Figure 2: ACM Sample Location Map – Main Floor
Figure 3: ACM Sample Location Map – Second Floor

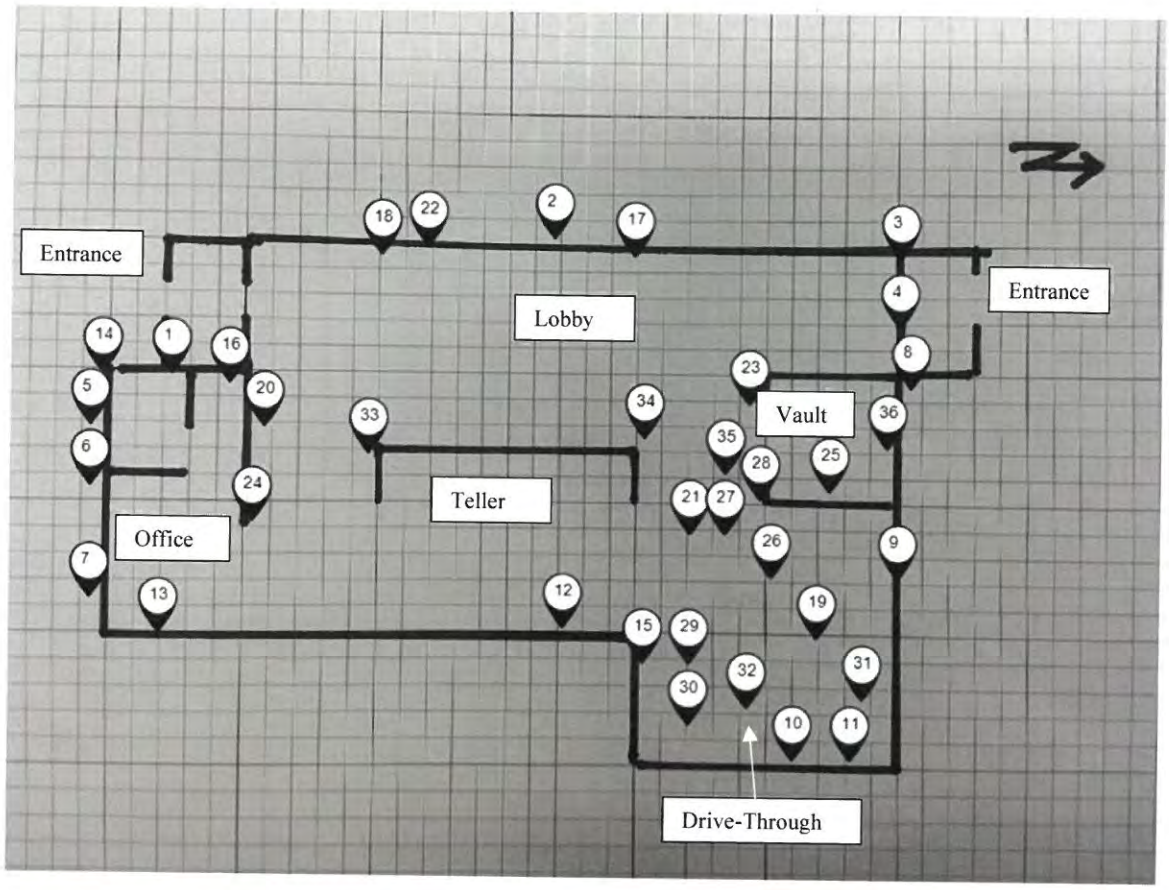
FULCRUM
environmental consulting

A2c

Fulcrum Environmental Consulting, Inc. 406 North Second Street, Yakima, Washington 98901 p: 509.574.0839 f: 509.575.8453 efulcrum.net Former Wells Fargo HBM. 192662. AJF. 031919	102 East Naches Avenue Selah, Washington 98942	Site Location Map

FIGURE
1

Figure 2: ACM Sample Locations – Main Floor

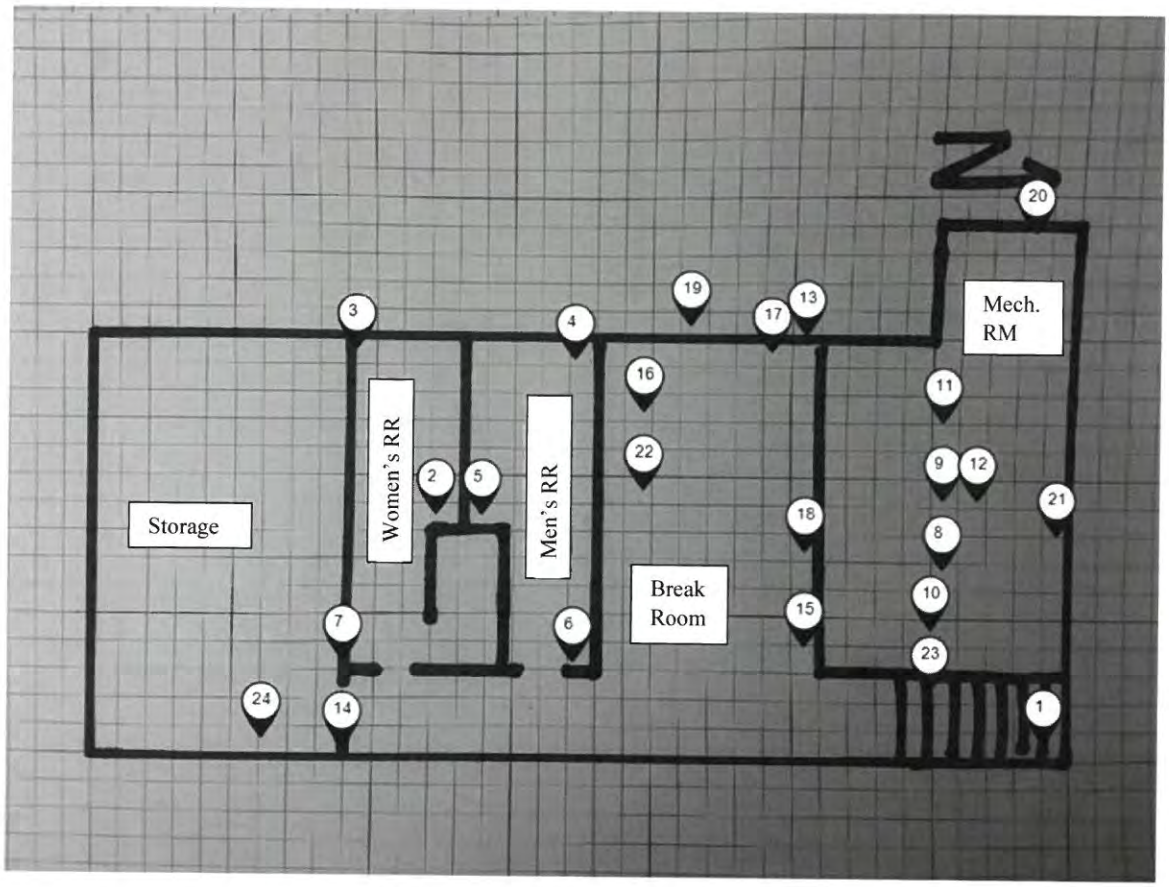


Map ID	Sample ID	Index	Space Name	Material
1	3819-01	GWB-01	Main floor, office closet	Skim coat finish on gypsum wallboard
1	3819-29	WP-01	Exterior, southeast entrance	White window putty Caulk, Window
2	3819-32	WG-01	Exterior, west/center window	Gray window glazing
3	3819-35	MSC-02	Exterior, northwest entrance	White putty around textured soffit
4	3819-36	MSC-02	Exterior, northwest entrance	White putty around textured soffit
4	3819-10	MSC-01	Main floor, north lobby near north entrance	Pink terrazzo floor with gray/brown spots
5	3819-38	MSC-03	Exterior, south/center wall	Purple/brown seam sealant on exterior walls
6	3819-39	MSC-03	Exterior, south/center wall	Purple/brown seam sealant on exterior walls
7	3819-40	MSC-03	Exterior, south wall	Purple/brown seam sealant on exterior walls
8	3819-69	SUR-01	Exterior, northwest entrance	Exterior stucco wall material

Map ID	Sample ID	Index	Space Name	Material
9	3819-70	SUR-01	Exterior, north wall	Exterior stucco wall material
10	3819-71	SUR-01	Exterior, drive through	Exterior stucco wall material
11	3819-72	SUR-01	Exterior, drive through	Exterior stucco wall material
12	3819-73	SUR-01	Exterior, east wall	Exterior stucco wall material
13	3819-74	SUR-01	Exterior, southeast wall	Exterior stucco wall material
14	3819-75	SUR-01	Exterior, south wall	Exterior stucco wall material
15	3819-07	FB-01	Main floor, drive through	4-inch black floor base with off-white/tan adhesive
16	3819-08	FB-01	Main floor, office	4-inch black floor base with off-white/tan adhesive
17	3819-09	FB-01	Main floor, west lobby	4-inch black floor base with off-white/tan adhesive
18	3819-02	GWB-01	Main floor, west lobby	Skim coat finish on gypsum wallboard
19	3819-03	GWB-01	Main floor, near janitors closet	Skim coat finish on gypsum wallboard
19	3819-26	TSI-01	Main floor, drive through	Pink batt-type insulation with brown paper
20	3819-04	CT-01	Main floor, south lobby	12-inch white textured ceiling tile with brown glue dot
21	3819-05	CT-01	Main floor, near janitors closet	12-inch white textured ceiling tile with brown glue dot
22	3819-11	MSC-01	Main floor, west lobby	Pink terrazzo floor with gray/brown spots
22	3819-12	MSC-01	Main floor, west lobby	Pink terrazzo floor with gray/brown spots
22	3819-14	ADV-01	Main floor, west lobby	Yellow carpet adhesive
23	3819-15	ADV-01	Main floor, north lobby, outside vault	Yellow carpet adhesive
23	3819-76	SVF-02	Main floor, outside entrance to vault	White sheet vinyl with red and blue spots over brown adhesive over cobblestone pattern sheet vinyl flooring over black adhesive
23	3819-77	SVF-02	Main floor, outside entrance to vault	White sheet vinyl with red and blue spots over brown adhesive over cobblestone pattern sheet vinyl flooring over black adhesive
23	3819-78	SVF-02	Main floor, outside entrance to vault	White sheet vinyl with red and blue spots over brown adhesive over cobblestone pattern sheet vinyl flooring over black adhesive
24	3819-13	ADV-01	Main floor, south lobby	Yellow carpet adhesive
25	3819-16	VT-01	Main floor, east vault	9-inch off-white vinyl tile with specks and black adhesive
25	3819-83	SUR-02	Main floor, vault north wall	White hard wall material
26	3819-17	GWB-02	Main floor, in janitors closet	Tan smooth with tan paint gypsum wallboard
26	3819-20	FB-02	Main floor, in janitors closet	4-inch green floor base with adhesive
27	3819-18	GWB-02	Main floor, in janitors closet	Tan smooth with tan paint gypsum wallboard

Map ID	Sample ID	Index	Space Name	Material
27	3819-19	GWB-02	Main floor, in janitors closet	Tan smooth with tan paint gypsum wallboard
27	3819-22	FB-02	Main floor, in janitors closet	4-inch green floor base with adhesive
28	3819-21	FB-02	Main floor, in janitors closet	4-inch green floor base with adhesive
29	3819-23	CT-02	Main floor, drive through	2-foot by 4-foot white with pinholes and squiggles ceiling tile
29	3819-27	TSI-01	Main floor, drive through	Pink batt-type insulation with brown paper
30	3819-24	CT-02	Main floor, drive through	2-foot by 4-foot white with pinholes and squiggles ceiling tile
31	3819-25	CT-02	Main floor, drive through	2-foot by 4-foot white with pinholes and squiggles ceiling tile
32	3819-28	TSI-01	Main floor, drive through	Pink batt-type insulation with brown paper
33	3819-41	ADV-02	Main floor, south area of teller desk	Yellow dark wood panel adhesive
33	3819-42	ADV-02	Main floor, south area of teller desk	Yellow dark wood panel adhesive
33	3819-43	ADV-02	Main floor, south area of teller desk	Yellow dark wood panel adhesive
34	3819-79	VT-04	Main floor, north area of lobby	Green tile over brown adhesive over white levelling compound over black adhesive
35	3819-80	VT-04	Main floor, outside vault, in little room	Green tile over brown adhesive over white levelling compound over black adhesive
35	3819-81	VT-04	Main floor, outside vault, in little room	Green tile over brown adhesive over white levelling compound over black adhesive
36	3819-82	SUR-02	Main floor, vault north wall	White hard wall material
36	3819-84	SUR-02	Main floor, vault east wall	White hard wall material

Figure 3: ACM Sample Locations – Second Floor



Map ID	Sample ID	Index	Space Name	Material
1	3819-45	VT-02	Second floor, stairwell	Gray/green stair tread
2	3819-46	SVF-01	Second floor, women's restroom	Yellow cobblestone pattern sheet vinyl flooring
3	3819-47	SVF-01	Second floor, women's restroom	Yellow cobblestone pattern sheet vinyl flooring
4	3819-48	SVF-01	Second floor, men's restroom	Yellow cobblestone pattern sheet vinyl flooring
5	3819-51	FB-03	Second floor, men's restroom	4-inch white floor base with adhesive
6	3819-49	FB-03	Second floor, men's restroom	4-inch white floor base with adhesive
7	3819-50	FB-03	Second floor, women's restroom	4-inch white floor base with adhesive
8	3819-55	TSI-03	Second floor, mechanical room center area	Silver foil over yellow fiberglass-type insulation over black and yellow adhesive on HVAC duct
8	3819-59	TSI-04	Second floor, mechanical room center area	2-inch white paper over yellow/orange fiberglass-type insulation on pipes

Map ID	Sample ID	Index	Space Name	Material
9	3819-56	TSI-03	Second floor, mechanical room center area	Silver foil over yellow fiberglass-type insulation over black and yellow adhesive on HVAC duct
10	3819-57	TSI-03	Second floor, mechanical room, east area	Silver foil over yellow fiberglass-type insulation over black and yellow adhesive on HVAC duct
11	3819-58	TSI-04	Second floor, mechanical room center area	2-inch white paper over yellow/orange fiberglass-type insulation on pipes
12	3819-60	TSI-04	Second floor, mechanical room center area	2-inch white paper over yellow/orange fiberglass-type insulation on pipes
13	3819-61	FB-04	Second floor, breakroom, northwest area	4-inch blue dark floor base with yellow adhesive
14	3819-62	FB-04	Second floor, hallway near storage	4-inch blue dark floor base with yellow adhesive
14	3819-66	ADV-03	Second floor, hallway near storage	Yellow light yellow carpet adhesive over white levelling compound over black adhesive
15	3819-63	FB-04	Second floor, breakroom north wall	4-inch blue dark floor base with yellow adhesive
16	3819-67	VT-03	Second floor, breakroom near sink	12-inch pink and 4-inch pink vinyl tile with black adhesive
16	3819-68	VT-03	Second floor, breakroom near sink	12-inch pink and 4-inch pink vinyl tile with black adhesive
17	3819-64	ADV-03	Second floor, breakroom west area	Yellow light yellow carpet adhesive over white levelling compound over black adhesive
18	3819-65	ADV-03	Second floor, breakroom north area	Yellow light yellow carpet adhesive over white levelling compound over black adhesive
19	3819-85	GWB-03	Second floor, attic space	Textured gypsum wallboard over paper
20	3819-86	GWB-03	Second floor, mechanical room west area	Textured gypsum wallboard over paper
21	3819-87	GWB-03	Second floor, mechanical room north area	Textured gypsum wallboard over paper
22	3819-06	CT-01	Second floor, breakroom south area	12-inch white textured ceiling tile with brown glue dot
23	3819-44	VT-02	Second floor, stairwell	Gray/green stair tread
24	3819-52	TSI-02	Second floor, storage east wall	Yellow paper over yellow fiberglass type insulation with black adhesive dot
24	3819-53	TSI-02	Second floor, storage east wall	Yellow paper over yellow fiberglass type insulation with black adhesive dot

APPENDIX A

Professional Certifications

Certificate of Completion

This is to certify that

Daniel A. Orozco

has satisfactorily completed
4 hours of refresher training as an

AHERA Building Inspector

to comply with the training requirements of
TSCA Title II, 40 CFR 763 (AHERA)

EPA Provider # 1085

167536
Certificate Number

Instructor

ARGUS PACIFIC
TRAINING • CONSULTING
A Terracon COMPANY

May 16, 2018 Expires in 1 year.
Date(s) of Training

Exam Score:
If appropriate:

ARGUS PACIFIC, INC / 1900 WEST NICKERSON ST, SUITE 315 / SEATTLE, WASHINGTON 98119 / 206.285.3373 / ARGUSPACIFIC.COM

STATE OF WASHINGTON

Department of Commerce

Lead-Based Paint Abatement Program

Daniel A Orozco

Has fulfilled the certification requirements of WAC 365-230 and has been certified to conduct lead-based paint activities as a

Risk Assessor

Certification #	Issuance Date	Expiration Date
6642	04/23/2018	04/28/2021

Certificate of Completion

This is to certify that

Avery J. Foltz

has satisfactorily completed
24 hours of training as an

AHERA Building Inspector

to comply with the training requirements of
TSCA Title II, 40 CFR 763 (AHERA)

EPA Provider # 1085

167805
Certificate Number

ARGUS PACIFIC
TRAINING • CONSULTING
A Terracon COMPANY

May 30 - Jun 1,2018 Expires in 1 year.
Date(s) of Training

Exam Score: N/A
If appropriate: 90

Instructor

ARGUS PACIFIC, INC / 1900 WEST NICKERSON ST, SUITE 315 / SEATTLE, WASHINGTON 98119 / 206.285.3373 / ARGUSPACIFIC.COM

Certificate of Completion

This is to certify that

Ryan K. Mathews

has satisfactorily completed
4 hours of refresher training as an

AHERA Building Inspector

to comply with the training requirements of
TSCA Title II, 40 CFR 763 (AHERA)

EPA Provider # 1085

167281
Certificate Number

ARGUS PACIFIC
TRAINING • CONSULTING
A Terracon COMPANY

May 9, 2018 Expires in 1 year.
Date(s) of Training

Exam Score: N/A
If appropriate:

Instructor

ARGUS PACIFIC, INC / 1900 WEST NICKERSON ST, SUITE 315 / SEATTLE, WASHINGTON 98119 / 206.285.3373 / ARGUSPACIFIC.COM

STATE OF WASHINGTON

Department of Commerce

Lead-Based Paint Abatement Program

Ryan K Mathews

Has fulfilled the certification requirements of
WAC 365-230
and has been certified to conduct lead-based
paint activities as a
Risk Assessor

Certification #	Issuance Date	Expiration Date
0158	10/03/2017	10/15/2020

Certificate of Completion

This is to certify that

Ryan K. Mathews

has satisfactorily completed
8 hours of refresher training as an

AHERA Project Designer

to comply with the training requirements of
TSCA Title II, 40 CFR 763 (AHERA)

EPA Provider # 1085

170673
Certificate Number

ARGUS PACIFIC
TRAINING • CONSULTING
A Terracon COMPANY

Dec 13, 2018 Expires in 1 year.
Date(s) of Training

Exam Score (if applicable): N/A

Scott Rinear
Instructor

ARGUS PACIFIC, INC / 21905 64th AVE W, SUITE 100 / MOUNTLAKE TERRACE, WASHINGTON 98043 / 206.285.3373 / ARGUSPACIFIC.COM

INSTITUTE OF HAZARDOUS MATERIALS MANAGEMENT

THIS CERTIFIES THAT

RYAN K. MATHEWS

HAS SUCCESSFULLY MET ALL THE REQUIREMENTS OF EDUCATION, EXPERIENCE AND EXAMINATION, AND IS HEREBY DESIGNATED A

CERTIFIED HAZARDOUS MATERIALS MANAGER
CHMM

January 31, 2007
DATE OF CERTIFICATION

January 31, 2023
CERTIFICATION EXPIRES

14149
CREDENTIAL NUMBER

EXECUTIVE DIRECTOR

VALID SO LONG AS THIS CREDENTIAL IS RENEWED ACCORDING TO SCHEDULE AND IS NOT OTHERWISE REVOKED.

ANSI Accredited Program PERSONNEL CERTIFICATION

Accredited by the American National Standards Institute and the Council of Engineering and Scientific Specialty Boards

ABIH®

american board of industrial hygiene®

organized to improve the practice of industrial hygiene
proclaims that

Ryan K. Mathews

having met all requirements of
education, experience and examination,
is hereby certified in the

COMPREHENSIVE PRACTICE
of
INDUSTRIAL HYGIENE

and has the right to use the designations

CERTIFIED INDUSTRIAL HYGIENIST

CIH

Certificate Number	**9916 CP**
Awarded:	**May 6, 2011**
Expiration Date:	**December 1, 2021**

Chair, ABIH

Chief Executive Officer, ABIH

APPENDIX B

Asbestos Containing Materials Results

Asbestos Laboratory Results Summary: 102 East Naches Avenue, Selah, Washington - Former Wells Fargo Bank

Sample ID	Index	Material	Location[1]	Layers	ACM Layer #(s)	Comment	Greater than 1%	Condition	Friability	Less than 1%
3819-01	GWB-01	Skim coat finish on gypsum wallboard	Main floor, office closet	1	-		No	Good	Non-Friable	No
3819-02	GWB-01	Skim coat finish on gypsum wallboard	Main floor, west lobby	1	-		No	Good	Non-Friable	No
3819-03	GWB-01	Skim coat finish on gypsum wallboard	Main floor, near janitors closet	1	-		No	Good	Non-Friable	No
3819-04	CT-01	12-inch white textured ceiling tile with brown glue dot	Main floor, south lobby	2	-		No	Good	Non-Friable	No
3819-05	CT-01	12-inch white textured ceiling tile with brown glue dot	Main floor, near janitors closet	2	-		No	Good	Non-Friable	No
3819-06	CT-01	12-inch white textured ceiling tile with brown glue dot	Second floor, breakroom south area	2	-		No	Good	Non-Friable	No
3819-07	FB-01	4-inch black floor base with off-white/tan adhesive	Main floor, drive through	2	-		No	Good	Non-Friable	No
3819-08	FB-01	4-inch black floor base with off-white/tan adhesive	Main floor, office	2	-		No	Good	Non-Friable	No
3819-09	FB-01	4-inch black floor base with off-white/tan adhesive	Main floor, west lobby	1	-		No	Good	Non-Friable	No
3819-10	MSC-01	Pink terrazzo floor with gray/brown spots	Main floor, north lobby	2	-		No	Good	Non-Friable	No
3819-11	MSC-01	Pink terrazzo floor with gray/brown spots	Main floor, west lobby	2	-		No	Good	Non-Friable	No
3819-12	MSC-01	Pink terrazzo floor with gray/brown spots	Main floor, west lobby	2	-		No	Good	Non-Friable	No
3819-13	ADV-01	Yellow carpet adhesive	Main floor, south lobby	1	-		No	Good	Non-Friable	No
3819-14	ADV-01	Yellow carpet adhesive	Main floor, west lobby	1	-		No	Good	Non-Friable	No
3819-15	ADV-01	Yellow carpet adhesive	Main floor, north lobby, outside vault	1	-		No	Good	Non-Friable	No
3819-16	VT-01[2]	9-inch off-white vinyl tile with specks and black adhesive	Main floor, east vault	3	**2.3**	**3% Chrysotile** off white tile and **2% Chrysotile** in black adhesive	**Yes**	Good	Non-Friable	No

Sample ID	Index	Material	Location[1]	Layers	ACM Layer #(s)	Comment	Greater than 1%	Condition	Friability	Less than 1%
3819-17	GWB-02	Tan smooth with tan paint gypsum wallboard	Main floor, in janitors closet	1	-		No	Good	Non-Friable	No
3819-18	GWB-02	Tan smooth with tan paint gypsum wallboard	Main floor, in janitors closet	1	-		No	Good	Non-Friable	No
3819-19	GWB-02	Tan smooth with tan paint gypsum wallboard	Main floor, in janitors closet	1	-		No	Good	Non-Friable	No
3819-20	FB-02	4-inch green floor base with adhesive	Main floor, in janitors closet	2	-		No	Good	Non-Friable	No
3819-21	FB-02	4-inch green floor base with adhesive	Main floor, in janitors closet	2	-		No	Good	Non-Friable	No
3819-22	FB-02	4-inch green floor base with adhesive	Main floor, in janitors closet	2	-		No	Good	Non-Friable	No
3819-23	CT-02	2-foot by 4-foot white with pinholes and squiggles ceiling tile	Main floor, drive through	1	-		No	Good	Non-Friable	No
3819-24	CT-02	2-foot by 4-foot white with pinholes and squiggles ceiling tile	Main floor, drive through	1	-		No	Good	Non-Friable	No
3819-25	CT-02	2-foot by 4-foot white with pinholes and squiggles ceiling tile	Main floor, drive through	1	-		No	Good	Non-Friable	No
3819-26	TSI-01	Pink batt-type insulation with brown paper	Main floor, drive through	2	-		No	Good	Friable	No
3819-27	TSI-01	Pink batt-type insulation with brown paper	Main floor, drive through	2	-		No	Good	Friable	No
3819-28	TSI-01	Pink batt-type insulation with brown paper	Main floor, drive through	2	-		No	Good	Friable	No
3819-29	WP-01[2]	White window putty	Exterior, southeast entrance	1	**1**	**3% Chrysotile** in gray soft material	**Yes**	Good	Non-Friable	No
3819-32	WG-01[2]	Gray window glazing	Exterior, west/center window	1	-	*See sample 3819-32 for analysis*	**Yes**	Good	Non-Friable	No
3819-35	MSC-02[2]	White putty around textured soffit	Exterior, northwest entrance	1	**1**	**3% Chrysotile** in gray soft material with paint	**Yes**	Good	Non-Friable	No
3819-36	MSC-02[2]	White putty around textured soffit	Exterior, northwest entrance	-	-	*See sample 3819-35 for analysis*	**Yes**	Good	Non-Friable	No

Sample ID	Index	Material	Location[1]	Layers	ACM Layer #(s)	Comment	Greater than 1%	Condition	Friability	Less than 1%
3819-38	MSC-03	Purple/brown seam sealant on exterior walls	Exterior, south/center wall	1	1	**4% Chrysotile** in purple/brown brittle material	**Yes**	Good	Non-Friable	No
3819-39	MSC-03	Purple/brown seam sealant on exterior walls	Exterior, south/center wall	-	-	*See sample 3819-39 for analysis*	**Yes**	Good	Non-Friable	No
3819-40	MSC-03	Purple/brown seam sealant on exterior walls	Exterior, south wall	-	-	*See sample 3819-39 for analysis*	**Yes**	Good	Non-Friable	No
3819-41	ADV-02	Yellow dark wood panel adhesive	Main floor, south area of teller desk	1	-		No	Good	Non-Friable	No
3819-42	ADV-02	Yellow dark wood panel adhesive	Main floor, south area of teller desk	1	-		No	Good	Non-Friable	No
3819-43	ADV-02	Yellow dark wood panel adhesive	Main floor, south area of teller desk	1	-		No	Good	Non-Friable	No
3819-44	VT-02[2]	Gray/green stair tread	Second floor, stairwell	2	-		No	Good	Non-Friable	No
3819-45	VT-02[2]	Gray/green stair tread	Second floor, stairwell	2	-		No	Good	Non-Friable	No
3819-46	SVF-01	Yellow cobblestone pattern sheet vinyl flooring	Second floor, women's restroom	2	-		No	Good	Non-Friable	No
3819-47	SVF-01	Yellow cobblestone pattern sheet vinyl flooring	Second floor, women's restroom	2	-		No	Good	Non-Friable	No
3819-48	SVF-01	Yellow cobblestone pattern sheet vinyl flooring	Second floor, men's restroom	2	-		No	Good	Non-Friable	No
3819-49	FB-03	4-inch white floor base with adhesive	Second floor, men's restroom	3	-		No	Good	Non-Friable	No
3819-50	FB-03	4-inch white floor base with adhesive	Second floor, women's restroom	3	-		No	Good	Non-Friable	No
3819-51	FB-03	4-inch white floor base with adhesive	Second floor, men's restroom	3	-		No	Good	Non-Friable	No
3819-52	TSI-02[2]	Yellow paper over yellow fiberglass type insulation with black glue dot	Second floor, storage east wall	3	-		No	Good	Friable	No
3819-53	TSI-02[2]	Yellow paper over yellow fiberglass type insulation with black glue dot	Second floor, storage east wall	3	-		No	Good	Friable	No

Sample ID	Index	Material	Location[1]	Layers	ACM Layer #(s)	Comment	Greater than 1%	Condition	Friability	Less than 1%
3819-55	TSI-03	Silver foil over yellow fiberglass-type insulation over black and yellow adhesive on HVAC duct	Second floor, mechanical room center area	3	-		No	Good	Friable	No
3819-56	TSI-03	Silver foil over yellow fiberglass-type insulation over black and yellow adhesive on HVAC duct	Second floor, mechanical room center area	3	-		No	Good	Friable	No
3819-57	TSI-03	Silver foil over yellow fiberglass-type insulation over black and yellow adhesive on HVAC duct	Second floor, mechanical room, east area	3	-		No	Good	Friable	No
3819-58	TSI-04	2-inch white paper over yellow/orange fiberglass-type insulation on pipes	Second floor, mechanical room center area	3	-		No	Good	Friable	No
3819-59	TSI-04	2-inch white paper over yellow/orange fiberglass-type insulation on pipes	Second floor, mechanical room center area	3	-		No	Good	Friable	No
3819-60	TSI-04	2-inch white paper over yellow/orange fiberglass-type insulation on pipes	Second floor, mechanical room center area	3	-		No	Good	Friable	No
3819-61	FB-04	4-inch blue dark floor base with yellow adhesive	Second floor, breakroom, northwest area	3	-		No	Good	Non-Friable	No
3819-62	FB-04[3]	4-inch blue dark floor base with yellow adhesive	Second floor, hallway near storage	3	**3**	**2% Chrysotile** in white powdery material with paper	**Yes**	Good	Non-Friable	No
3819-63	FB-04	4-inch blue dark floor base with yellow adhesive	Second floor, breakroom north wall	2	-		No	Good	Non-Friable	No
3819-64	ADV-03	Yellow light yellow carpet adhesive over white levelling compound over black adhesive	Second floor, breakroom west area	3	-		No	Good	Non-Friable	No
3819-65	ADV-03	Yellow light yellow carpet adhesive over white levelling compound over black adhesive	Second floor, breakroom north area	3	-		No	Good	Non-Friable	No
3819-66	ADV-03	Yellow light yellow carpet adhesive over white levelling compound over black adhesive	Second floor, hallway near storage	2	-		No	Good	Non-Friable	No
3819-67	VT-03[2]	12-inch pink and 4-inch pink vinyl tile with black adhesive	Second floor, breakroom near sink	2	-		No	Good	Non-Friable	No
3819-68	VT-03[2]	12-inch pink and 4-inch pink vinyl tile with black adhesive	Second floor, breakroom near sink	2	-		No	Good	Non-Friable	No
3819-69	SUR-01	Exterior stucco wall material	Exterior, northwest entrance	1	-		No	Good	Non-Friable	No
3819-70	SUR-01	Exterior stucco wall material	Exterior, north wall	1	-		No	Good	Non-Friable	No

Sample ID	Index	Material	Location[1]	Layers	ACM Layer #(s)	Comment	Greater than 1%	Condition	Friability	Less than 1%
3819-71	SUR-01	Exterior stucco wall material	Exterior, drive through	1	-		No	Good	Non-Friable	No
3819-72	SUR-01	Exterior stucco wall material	Exterior, drive through	1	-		No	Good	Non-Friable	No
3819-73	SUR-01	Exterior stucco wall material	Exterior, east wall	1	-		No	Good	Non-Friable	No
3819-74	SUR-01	Exterior stucco wall material	Exterior, southeast wall	1	-		No	Good	Non-Friable	No
3819-75	SUR-01	Exterior stucco wall material	Exterior, south wall	1	-		No	Good	Non-Friable	No
3819-76	SVF-02	White sheet vinyl with red and blue spots over brown adhesive over cobblestone pattern sheet vinyl flooring over black adhesive	Main floor, outside entrance to vault	5	-		No	Good	Non-Friable	No
3819-77	SVF-02	White sheet vinyl with red and blue spots over brown adhesive over cobblestone pattern sheet vinyl flooring over black adhesive	Main floor, outside entrance to vault	5	-		No	Good	Non-Friable	No
3819-78	SVF-02	White sheet vinyl with red and blue spots over brown adhesive over cobblestone pattern sheet vinyl flooring over black adhesive	Main floor, outside entrance to vault	5	-		No	Good	Non-Friable	No
3819-79	VT-04	Green tile over brown adhesive over white levelling compound over black adhesive	Main floor, north area of lobby	5	4	**2% Chrysotile** in white tile	**Yes**	Good	Non-Friable	No
3819-80	VT-04	Green tile over brown adhesive over white levelling compound over black adhesive	Main floor, outside vault, in little room	5	4	**2% Chrysotile** in white tile	**Yes**	Good	Non-Friable	No
3819-81	VT-04	Green tile over brown adhesive over white levelling compound over black adhesive	Main floor, outside vault, in little room	5	4	**2% Chrysotile** in white tile	**Yes**	Good	Non-Friable	No
3819-82	SUR-02	White hard wall material	Main floor, vault north wall	2	-		No	Good	Non-Friable	No
3819-83	SUR-02	White hard wall material	Main floor, vault north wall	2	-		No	Good	Non-Friable	No
3819-84	SUR-02	White hard wall material	Main floor, vault east wall	2	-		No	Good	Non-Friable	No
3819-85	GWB-03	Textured gypsum wallboard over paper	Second floor, attic space	1	-	*See sample 3819-87 for analysis*	**Yes**	Good	Non-Friable	No
3819-86	GWB-03	Textured gypsum wallboard over paper	Second floor, mechanical room west area	1	-	*See sample 3819-87 for analysis*	**Yes**	Good	Non-Friable	No

Sample ID	Index	Material	Location[1]	Layers	ACM Layer #(s)	Comment	Greater than 1%	Condition	Friability	Less than 1%
3819-87	GWB-03	Textured gypsum wallboard over paper	Second floor, mechanical room north area	2	1	**2% Chrysotile** in white powdery material with paper	**Yes**	Good	Non-Friable	No
Not Sampled	RFM[4]	All roofing materials	Throughout roof	-	-	**Assumed ACM**	**Yes**	Good	Non-Friable	No
Not Sampled	SUR-01[4]	Materials underlying exterior stucco finished walls	Throughout exterior	-	-	**Assumed ACM**	**Yes**	Good	Non-Friable	No
Not Sampled	TSI[4]	Vermiculite insulation	Within CMU block and sub concrete slab	-	-	**Assumed ACM**	**Yes**	Good	Non-Friable	No
Not Sampled	TSI[4]	Duct ventilation system	Sub concrete slab	-	-	**Assumed ACM**	**Yes**	Good	Non-Friable	No
Not Sampled	TSI[4]	Thermal system insulation and mudded joints elbows and tees (JET)	Within wall systems	-	-	**Assumed ACM**	**Yes**	Good	Non-Friable	No
Not Sampled	MSC[4]	Vapor barrier	Sub concrete slab	-	-	**Assumed ACM**	**Yes**	Good	Non-Friable	No
Not Sampled	MSC[4]	Fire Door	Entrance to mechanical room	-	-	**Assumed ACM**	**Yes**	Good	Non-Friable	No
Not Sampled	MSC[4]	Terrazzo material sublayers	Throughout lobby area	-	-	**Assumed ACM**	**Yes**	Good	Non-Friable	No
Not Sampled	MSC[4]	Vibration Dampener	Attic space above lobby	-	-	**Assumed ACM**	**Yes**	Good	Non-Friable	No

1. Locations identified in the table reflect locations sampled and may not represent all locations of identified materials.
2. Fulcrum's inspectors evaluated these materials and determined that less than 3 samples were sufficient to determine ACM content.
3. The asbestos identified in these samples is from artefacts of sample collection and not the target material being sampled.
4. Fulcrum assumes these materials to be ACM, due to inaccessibility based on the scope of work provided.

SEATTLE ASBESTOS TEST, LLC

Lynnwood Laboratory: 19701 Scriber Lake Road, Suite 103, Lynnwood, WA 98036, Tel: 425.673.9850, Fax: 425.673.9810, NVLAP Lab Code: 200768-0

www.seattleasbestostest.com, admin@seattleasbestostest.com

Project Manager:	Avery Foltz	Date Analyzed:	3/17/2019
Client:	Fulcrum Environmental, Yakima	Client Job#:	19-WELLSFARGO
Address:	406 North Second Street, Yakima, WA 98901	Project Location:	102 East Naches Ave Selah, WA 98942
Tel:	509.574.0839	Laboratory batch#:	201909643
		Samples Received:	81

Enclosed please find the test results for the bulk samples submitted to our laboratory for asbestos analysis. Analysis was performed using polarized light microscopy (PLM) in accordance with Test Method US EPA/600/R-93/116.

Percentages for this report are done by visual estimate and relate to the suggested acceptable error ranges by the method. Since variation in data increases as the quantity of asbestos decreases toward the limit of detection, the EPA recommends point counting for samples containing between <1% and 10% asbestos (NESHAP, 40 CFR Part 61). Statistically, point counting is a more accurate method. If you feel a point count might be beneficial, please feel free to call and request one.

The test results refer only to the samples or items submitted and tested. The accuracy with which these samples represent the actual materials is totally dependent on the acuity of the person who took the samples. This report must not be used by the client to claim product certification, approval, or endorsement by Seattle Asbestos Test, LLC, NVLAP, NIST, or any agency of the Federal government. The test report or calibration certificate shall not be reproduced except in full, without written approval of the laboratory.

This report is highly confidential and will not be released without your consent. Samples are archived for 30 days after the analysis, and disposed of as hazardous waste thereafter.

Thank you for using our service and let us know if we can further assist you.

Sincerely

Steve (Fanyao) Zhang
President

20190643

FULCRUM

Fulcrum Environmental Consulting, Inc.
406 North 2nd Street
Yakima, Washington 98901

Chain of Custody

Laboratory: Seattle Asbestos Test
Project: 19-WELLSFARGO
Site Location: Wells Fargo
102 East Naches Avenue
Selah, Washington 98942
Sampled By: Avery Foltz (Avery.Foltz@efulcrum.net)
Reporting By: Avery Foltz (Avery.Foltz@efulcrum.net)
Purpose: Hazardous Building Materials Inspection

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Laboratory Notes

Stop after first positive for each HM

Turn-Around Time Request

Standard

Samples

Sample ID	Material	Floor / Section	Space	Analysis
3819-01	GWB-01 - walls with skim coat finish Gypsum Wallboard	Main Floor	Main floor	EPA Test Method 600/R-93/116 (PLM)
3819-02	GWB-01 - walls with skim coat finish Gypsum Wallboard	Main Floor	Main floor	EPA Test Method 600/R-93/116 (PLM)
3819-03	GWB-01 - walls with skim coat finish Gypsum Wallboard	Main Floor	Main floor	EPA Test Method 600/R-93/116 (PLM)
3819-04	CT-01 - 12"x12" White textured ceiling tile with brown glue dot Ceiling Tile, Glue On	Main Floor	Main floor	EPA Test Method 600/R-93/116 (PLM)
3819-05	CT-01 - 12"x12" White textured ceiling tile with brown glue dot Ceiling Tile, Glue On	Main Floor	Main floor	EPA Test Method 600/R-93/116 (PLM)
3819-06	CT-01 - 12"x12" White textured ceiling tile with brown glue dot Ceiling Tile, Glue On	Second Floor	Second floor	EPA Test Method 600/R-93/116 (PLM)
3819-07	FB-01 - 4-inch Black floor base with off-white/tan adhesive Mastic, Baseboard	Main Floor	Main floor	EPA Test Method 600/R-93/116 (PLM)
3819-08	FB-01 - 4-inch Black floor base with off-white/tan adhesive Mastic, Baseboard	Main Floor	Main floor	EPA Test Method 600/R-93/116 (PLM)
3819-09	FB-01 - 4-inch Black floor base with off-white/tan adhesive Mastic, Baseboard	Main Floor	Main floor	EPA Test Method 600/R-93/116 (PLM)

3819-10	MSC-01 - Pink terrazzo with gray/brown spot Terrazo	Main Floor	Main floor	EPA Test Method 600/R-93/116 (PLM)
3819-11	MSC-01 - Pink terrazzo with gray/brown spot Terrazo	Main Floor	Main floor	EPA Test Method 600/R-93/116 (PLM)
3819-12	MSC-01 - Pink terrazzo with gray/brown spot Terrazo	Main Floor	Main floor	EPA Test Method 600/R-93/116 (PLM)
3819-13	ADV-01 - Yellow carpet adhesive Carpet Adhesive	Main Floor	Main floor	EPA Test Method 600/R-93/116 (PLM)
3819-14	ADV-01 - Yellow carpet adhesive Carpet Adhesive	Main Floor	Main floor	EPA Test Method 600/R-93/116 (PLM)
3819-15	ADV-01 - Yellow carpet adhesive Carpet Adhesive	Main Floor	Main floor	EPA Test Method 600/R-93/116 (PLM)
3819-16	VT-01 - 9"x9" Off-White with specks and black adhesive Floor Tile	Main Floor	Main floor	EPA Test Method 600/R-93/116 (PLM)
3819-17	GWB-02 - Tan smooth with tan paint Gypsum Wallboard	Main Floor	Main floor	EPA Test Method 600/R-93/116 (PLM)
3819-18	GWB-02 - Tan smooth with tan paint Gypsum Wallboard	Main Floor	Main floor	EPA Test Method 600/R-93/116 (PLM)
3819-19	GWB-02 - Tan smooth with tan paint Gypsum Wallboard	Main Floor	Main floor	EPA Test Method 600/R-93/116 (PLM)
3819-20	FB-02 - 4-inch Green floor base with adhesive Mastic, Baseboard	Main Floor	Main floor	EPA Test Method 600/R-93/116 (PLM)
3819-21	FB-02 - 4-inch Green floor base with adhesive Mastic, Baseboard	Main Floor	Main floor	EPA Test Method 600/R-93/116 (PLM)
3819-22	FB-02 - 4-inch Green floor base with adhesive Mastic, Baseboard	Main Floor	Main floor	EPA Test Method 600/R-93/116 (PLM)
3819-23	CT-02 - 2'x4' White with pinholes and squiggles Ceiling Tile, Lay In	Main Floor	Main floor	EPA Test Method 600/R-93/116 (PLM)
3819-24	CT-02 - 2'x4' White with pinholes and squiggles Ceiling Tile, Lay In	Main Floor	Main floor	EPA Test Method 600/R-93/116 (PLM)
3819-25	CT-02 - 2'x4' White with pinholes and squiggles Ceiling Tile, Lay In	Main Floor	Main floor	EPA Test Method 600/R-93/116 (PLM)
3819-26	TSI-01 - Pink batt-type insulation with brown paper Insulation, Batting	Main Floor	Main floor	EPA Test Method 600/R-93/116 (PLM)
3819-27	TSI-01 - Pink batt-type insulation with brown paper Insulation, Batting	Main Floor	Main floor	EPA Test Method 600/R-93/116 (PLM)

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3819-28	TSI-01 - Pink batt-type insulation with brown paper Insulation, Batting	Main Floor	Main floor	EPA Test Method 600/R-93/116 (PLM)
3819-29	WP-01 - White window putty Caulk, Window	Main Floor	Exterior	EPA Test Method 600/R-93/116 (PLM)
3819-32	WG-01 - Gray window glazing Caulk, Window	Main Floor	Exterior	EPA Test Method 600/R-93/116 (PLM)
3819-35	MSC-02 - White white putty around textured soffit Caulk	Main Floor	Exterior	EPA Test Method 600/R-93/116 (PLM)
3819-36	MSC-02 - White white putty around textured soffit Caulk	Main Floor	Exterior	EPA Test Method 600/R-93/116 (PLM)
3819-38	MSC-03 - Purple Purple/brown seam sealant on exterior walls Caulk, Wall	Main Floor	Exterior	EPA Test Method 600/R-93/116 (PLM)
3819-39	MSC-03 - Purple Purple/brown seam sealant on exterior walls Caulk, Wall	Main Floor	Exterior	EPA Test Method 600/R-93/116 (PLM)
3819-40	MSC-03 - Purple Purple/brown seam sealant on exterior walls Caulk, Wall	Main Floor	Exterior	EPA Test Method 600/R-93/116 (PLM)
3819-41	ADV-02 - Yellow Dark yellow wood panel adhesive Wood panel, adhesive	Main Floor	Main floor	EPA Test Method 600/R-93/116 (PLM)
3819-42	ADV-02 - Yellow Dark yellow wood panel adhesive Wood panel, adhesive	Main Floor	Main floor	EPA Test Method 600/R-93/116 (PLM)
3819-43	ADV-02 - Yellow Dark yellow wood panel adhesive Wood panel, adhesive	Main Floor	Main floor	EPA Test Method 600/R-93/116 (PLM)
3819-44	VT-02 - Gray Gray/green stair tred Floor Tile	Second Floor	Second floor	EPA Test Method 600/R-93/116 (PLM)
3819-45	VT-02 - Gray Gray/green stair tred Floor Tile	Second Floor	Second floor	EPA Test Method 600/R-93/116 (PLM)
3819-46	SVF-01 - Yellow cobblestone pattern sheet vinyl flooring Floor, Sheet Vinyl Paper Backing	Second Floor	Second floor	EPA Test Method 600/R-93/116 (PLM)
3819-47	SVF-01 - Yellow cobblestone pattern sheet vinyl flooring Floor, Sheet Vinyl Paper Backing	Second Floor	Second floor	EPA Test Method 600/R-93/116 (PLM)
3819-48	SVF-01 - Yellow cobblestone pattern sheet vinyl flooring Floor, Sheet Vinyl Paper Backing	Second Floor	Second floor	EPA Test Method 600/R-93/116 (PLM)
3819-49	FB-03 - 4-inch White floor base with adhesive Mastic, Baseboard	Second Floor	Second floor	EPA Test Method 600/R-93/116 (PLM)
3819-50	FB-03 - 4-inch White floor base with adhesive Mastic, Baseboard	Second Floor	Second floor	EPA Test Method 600/R-93/116 (PLM)

3819-51	FB-03 - 4-inch White floor base with adhesive Mastic, Baseboard	Second Floor	Second floor	EPA Test Method 600/R-93/116 (PLM)
3819-52	TSI-02 - Yellow paper over yellow fiberglass type insulation with black adhesive dot Pipe Insulation, Paper Layer	Second Floor	Second floor	EPA Test Method 600/R-93/116 (PLM)
3819-53	TSI-02 - Yellow paper over yellow fiberglass type insulation with black adhesive dot Pipe Insulation, Paper Layer	Second Floor	Second floor	EPA Test Method 600/R-93/116 (PLM)
3819-55	TSI-03 - Silver silver foil over yellow fiberglass-type insulaiton over black and yellow adhesive on HVAC duct Insulation, Duct	Second Floor	Second floor	EPA Test Method 600/R-93/116 (PLM)
3819-56	TSI-03 - Silver silver foil over yellow fiberglass-type insulaiton over black and yellow adhesive on HVAC duct Insulation, Duct	Second Floor	Second floor	EPA Test Method 600/R-93/116 (PLM)
3819-57	TSI-03 - Silver silver foil over yellow fiberglass-type insulaiton over black and yellow adhesive on HVAC duct Insulation, Duct	Second Floor	Second floor	EPA Test Method 600/R-93/116 (PLM)
3819-58	TSI-04 - 2-inch White white paper over yellow/orange fiberglass-type insulation Pipe Insulation, Paper Layer	Second Floor	Second floor	EPA Test Method 600/R-93/116 (PLM)
3819-59	TSI-04 - 2-inch White white paper over yellow/orange fiberglass-type insulation Pipe Insulation, Paper Layer	Second Floor	Second floor	EPA Test Method 600/R-93/116 (PLM)
3819-60	TSI-04 - 2-inch White white paper over yellow/orange fiberglass-type insulation Pipe Insulation, Paper Layer	Second Floor	Second floor	EPA Test Method 600/R-93/116 (PLM)
3819-61	FB-04 - 4-inch Blue dark blue floor base with yellow adhesive Mastic, Baseboard	Second Floor	Second floor	EPA Test Method 600/R-93/116 (PLM)
3819-62	FB-04 - 4-inch Blue dark blue floor base with yellow adhesive Mastic, Baseboard	Second Floor	Second floor	EPA Test Method 600/R-93/116 (PLM)
3819-63	FB-04 - 4-inch Blue dark blue floor base with yellow adhesive Mastic, Baseboard	Second Floor	Second floor	EPA Test Method 600/R-93/116 (PLM)
3819-64	ADV-03 - Yellow Light yellow carpet adhesive over white leveling compound over black adhesive Carpet Adhesive	Second Floor	Second floor	EPA Test Method 600/R-93/116 (PLM)
3819-65	ADV-03 - Yellow Light yellow carpet adhesive over white leveling compound over black adhesive Carpet Adhesive	Second Floor	Second floor	EPA Test Method 600/R-93/116 (PLM)

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3819-66	ADV-03 - Yellow Light yellow carpet adhesive over white leveling compound over black adhesive Carpet Adhesive	Second Floor	Second floor	EPA Test Method 600/R-93/116 (PLM)
3819-67	VT-03 - 12"x12" pink 4-inch pink vinyl tile with black adhesive Floor Tile	Second Floor	Second floor	EPA Test Method 600/R-93/116 (PLM)
3819-68	VT-03 - 12"x12" pink 4-inch pink vinyl tile with black adhesive Floor Tile	Second Floor	Second floor	EPA Test Method 600/R-93/116 (PLM)
3819-69	SUR-01 - Spray-on exterior textured surfacing Textured Surfacing	Main Floor	Exterior	EPA Test Method 600/R-93/116 (PLM)
3819-70	SUR-01 - Spray-on exterior textured surfacing Textured Surfacing	Main Floor	Exterior	EPA Test Method 600/R-93/116 (PLM)
3819-71	SUR-01 - Spray-on exterior textured surfacing Textured Surfacing	Main Floor	Exterior	EPA Test Method 600/R-93/116 (PLM)
3819-72	SUR-01 - Spray-on exterior textured surfacing Textured Surfacing	Main Floor	Exterior	EPA Test Method 600/R-93/116 (PLM)
3819-73	SUR-01 - Spray-on exterior textured surfacing Textured Surfacing	Main Floor	Exterior	EPA Test Method 600/R-93/116 (PLM)
3819-74	SUR-01 - Spray-on exterior textured surfacing Textured Surfacing	Main Floor	Exterior	EPA Test Method 600/R-93/116 (PLM)
3819-75	SUR-01 - Spray-on exterior textured surfacing Textured Surfacing	Main Floor	Exterior	EPA Test Method 600/R-93/116 (PLM)
3819-76	SVF-02 - White White sheet vinyl with red and blue spots over brown adv over cobblestone pattern svf over black adhesive Floor, Sheet Vinyl Paper Backing	Main Floor	Main floor	EPA Test Method 600/R-93/116 (PLM)
3819-77	SVF-02 - White White sheet vinyl with red and blue spots over brown adv over cobblestone pattern svf over black adhesive Floor, Sheet Vinyl Paper Backing	Main Floor	Main floor	EPA Test Method 600/R-93/116 (PLM)
3819-78	SVF-02 - White White sheet vinyl with red and blue spots over brown adv over cobblestone pattern svf over black adhesive Floor, Sheet Vinyl Paper Backing	Main Floor	Main floor	EPA Test Method 600/R-93/116 (PLM)
3819-79	VT-04 - Green Green tile over brown adhesive over white leveling compound over black adhesive Floor Tile	Main Floor	Main floor	EPA Test Method 600/R-93/116 (PLM)

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3819-80	VT-04 - Green Green tile over brown adhesive over white leveling compound over black adhesive Floor Tile	Main Floor	Main floor	EPA Test Method 600/R-93/116 (PLM)
3819-81	VT-04 - Green Green tile over brown adhesive over white leveling compound over black adhesive Floor Tile	Main Floor	Main floor	EPA Test Method 600/R-93/116 (PLM)
3819-82	MSC-04 - White Hard white walls within vault Hard Wall	Main Floor	Main floor	EPA Test Method 600/R-93/116 (PLM)
3819-83	MSC-04 - White Hard white walls within vault Hard Wall	Main Floor	Main floor	EPA Test Method 600/R-93/116 (PLM)
3819-84	MSC-04 - White Hard white walls within vault Hard Wall	Main Floor	Main floor	EPA Test Method 600/R-93/116 (PLM)
3819-85	GWB-03 - textured gypsum wallboard over paper Gypsum Wallboard	Second Floor	Second floor	EPA Test Method 600/R-93/116 (PLM)
3819-86	GWB-03 - textured gypsum wallboard over paper Gypsum Wallboard	Second Floor	Second floor	EPA Test Method 600/R-93/116 (PLM)
3819-87	GWB-03 - textured gypsum wallboard over paper Gypsum Wallboard	Second Floor	Second floor	EPA Test Method 600/R-93/116 (PLM)

[signature]	3-8-19	3:00pm
Sampled By	Date	Time

Received By	Date	Time
[signature]	3-11-19	8:30am
Relinquished By	Date	Time

[signature]	3/11/19	10:00
Received By	Date	Time
Relinquished By	Date	Time

Received By	Date	Time
Relinquished By	Date	Time

Eric Zeng	3/17/19	15:55
Analysis By	Date	Time

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SEATTLE ASBESTOS TEST

Lynnwood Laboratory: 19701 Scriber Lake Road, Suite 103, Lynnwood, WA 98036, Tel: 425.673.9850, Fax: 425.673.9810, NVLAP Lab Code: 200768-0

ANALYTICAL LABORATORY REPORT

PLM by Method EPA/600/R-93/116

Attn.: Avery Foltz | Client: Fulcrum Environmental, Yakima | Address: 406 North Second Street, Yakima, WA 98901

Job#: 19-WELLSFARGO | Batch#: 201909643 | Date Received: 3/11/2019

Samples Rec'd: 81 | Date Analyzed: 3/17/2019 | Samples Analyzed: 78

Project Loc.: 102 East Naches Ave Selah, WA 98942

Analyzed by: Xianjie (Eric) Zeng | Reviewed by: Steve (Fanyao) Zhang, President

Lab ID	Client Sample ID	Layer	Description	%	Asbestos Fibers	Non-fibrous Components	%	Non-asbestos Fibers
1	3819-01	1	White chalky material with paint and paper		None detected	Binder/filler, Gypsum/binder, Paint	32	Cellulose
2	3819-02	1	White chalky material with paint and paper		None detected	Binder/filler, Gypsum/binder, Paint	25	Cellulose
3	3819-03	1	White chalky material with Paint		None detected	Binder/filler, Gypsum/binder, Paint	12	Cellulose
4	3819-04	1	Gray fibrous material with paint		None detected	Paint, Filler, Perlite	65	Cellulose
		2	Brown mastic		None detected	Mastic/binder	3	Cellulose
5	3819-05	1	Gray fibrous material with paint		None detected	Paint, Filler, Perlite	62	Cellulose
		2	Brown mastic		None detected	Mastic/binder	3	Cellulose
6	3819-06	1	Gray fibrous material with paint		None detected	Paint, Filler, Perlite	64	Cellulose
		2	Brown mastic		None detected	Mastic/binder	3	Cellulose
7	3819-07	1	Black rubbery material		None detected	Rubber/binder	2	Cellulose
		2	White mastic with paper		None detected	Mastic/binder, Filler	38	Cellulose
8	3819-08	1	Black rubbery material		None detected	Rubber/binder	2	Cellulose
		2	White mastic		None detected	Mastic/binder	2	Cellulose
9	3819-09	1	White mastic		None detected	Mastic/binder	2	Cellulose
10	3819-10	1	Clear mastic		None detected	Mastic/binder	2	Cellulose
		2	Gray/brown sandy/brittle material		None detected	Sand, Filler, Binder	3	Cellulose
11	3819-11	1	Clear mastic		None detected	Mastic/binder, Debris	2	Cellulose
		2	Gray/brown sandy/brittle material		None detected	Sand, Filler, Binder	3	Cellulose
12	3819-12	1	Clear mastic		None detected	Mastic/binder, Debris	2	Cellulose
		2	Gray/brown sandy/brittle material		None detected	Sand, Filler, Binder	3	Cellulose
13	3819-13	1	Yellow mastic		None detected	Mastic/binder	8	Synthetic fibers, Cellulose

SEATTLE ASBESTOS TEST

Lynnwood Laboratory: 19701 Scriber Lake Road, Suite 103, Lynnwood, WA 98036, Tel: 425.673.9850, Fax: 425.673.9810, NVLAP Lab Code: 200768-0

ANALYTICAL LABORATORY REPORT

PLM by Method EPA/600/R-93/116

Attn.: Avery Foltz | Client: Fulcrum Environmental, Yakima | Address: 406 North Second Street, Yakima, WA 98901

Job#: 19-WELLSFARGO | Batch#: 201909643 | Date Received: 3/11/2019

Samples Rec'd: 81 | Date Analyzed: 3/17/2019 | Samples Analyzed: 78

Project Loc.: 102 East Naches Ave Selah, WA 98942

Analyzed by: Xianjie (Eric) Zeng | Reviewed by: Steve (Fanyao) Zhang, President

Lab ID	Client Sample ID	Layer	Description	%	Asbestos Fibers	Non-fibrous Components	%	Non-asbestos Fibers
14	3819-14	1	Yellow mastic		**None detected**	Mastic/binder	6	Synthetic fibers, Cellulose
15	3819-15	1	Yellow mastic		**None detected**	Mastic/binder	9	Synthetic fibers, Cellulose
16	3819-16	1	Yellow mastic		**None detected**	Mastic/binder	4	Cellulose
		2	Off white tile	3	**Chrysotile**	Vinyl/binder, Mineral grains	2	Cellulose
		3	Black mastic	2	**Chrysotile**	Mastic/binder	4	Cellulose
17	3819-17	1	White chalky material with paint and paper		**None detected**	Binder/filler, Gypsum/binder, Paint	35	Cellulose
18	3819-18	1	White chalky material with paint and paper		**None detected**	Binder/filler, Gypsum/binder, Paint	34	Cellulose
19	3819-19	1	White chalky material with paint and paper		**None detected**	Binder/filler, Gypsum/binder, Paint	33	Cellulose
20	3819-20	1	Green rubbery material		**None detected**	Rubber/binder	2	Cellulose
		2	Brown mastic		**None detected**	Mastic/binder	2	Cellulose
21	3819-21	1	Green rubbery material		**None detected**	Rubber/binder	2	Cellulose
		2	Brown mastic		**None detected**	Mastic/binder	2	Cellulose
22	3819-22	1	Green rubbery material		**None detected**	Rubber/binder	2	Cellulose
		2	Brown mastic		**None detected**	Mastic/binder	2	Cellulose
23	3819-23	1	Gray fibrous material with paint		**None detected**	Paint, Filler, Perlite	65	Cellulose
24	3819-24	1	Gray fibrous material with paint		**None detected**	Paint, Filler, Perlite	68	Cellulose
25	3819-25	1	Gray fibrous material with paint		**None detected**	Paint, Filler, Perlite	66	Cellulose
26	3819-26	1	Tan paper with black mastic		**None detected**	Filler, Asphalt/binder	70	Cellulose
		2	Pink fibrous material		**None detected**	Filler	92	Glass fibers
27	3819-27	1	Tan paper with black mastic		**None detected**	Filler, Asphalt/binder	72	Cellulose
		2	Pink fibrous material		**None detected**	Filler	91	Glass fibers
28	3819-28	1	Tan paper with black mastic		**None detected**	Filler, Asphalt/binder	73	Cellulose
		2	Pink fibrous material		**None detected**	Filler	89	Glass fibers

SEATTLE ASBESTOS TEST

Lynnwood Laboratory: 19701 Scriber Lake Road, Suite 103, Lynnwood, WA 98036, Tel: 425.673.9850, Fax: 425.673.9810, NVLAP Lab Code: 200768-0

ANALYTICAL LABORATORY REPORT

PLM by Method EPA/600/R-93/116

Attn.: Avery Foltz | Client: Fulcrum Environmental, Yakima | Address: 406 North Second Street, Yakima, WA 98901

Job#: 19-WELLSFARGO | Batch#: 201909643 | Date Received: 3/11/2019

Samples Rec'd: 81 | Date Analyzed: 3/17/2019 | Samples Analyzed: 78

Project Loc.: 102 East Naches Ave Selah, WA 98942

Analyzed by: Xianjie (Eric) Zeng | Reviewed by: Steve (Fanyao) Zhang, President

Lab ID	Client Sample ID	Layer	Description	%	Asbestos Fibers	Non-fibrous Components	%	Non-asbestos Fibers
29	3819-29	1	Gray soft material	3	**Chrysotile**	Filler, Binder	3	Cellulose
30	3819-32	1	White/gray brittle material		**None detected**	Filler, Binder	2	Cellulose
31	3819-35	1	Gray soft material with paint	3	**Chrysotile**	Filler, Binder, Paint	3	Cellulose
32	3819-36		Sample not analyzed					
33	3819-38	1	Purple/brown brittle material	4	**Chrysotile**	Filler, Binder	2	Cellulose
34	3819-39		Sample not analyzed					
35	3819-40		Sample not analyzed					
36	3819-41	1	White soft/elastic material with wood debris		**None detected**	Binder, Filler, Wood debris	6	Cellulose
37	3819-42	1	White soft/elastic material with wood debris		**None detected**	Binder, Filler, Wood debris	4	Cellulose
38	3819-43	1	White soft/elastic material with wood debris		**None detected**	Binder, Filler, Wood debris	4	Cellulose
39	3819-44	1	Gray tile		**None detected**	Vinyl/binder	2	Cellulose
		2	Yellow mastic		**None detected**	Mastic/binder	4	Cellulose
40	3819-45	1	Gray tile		**None detected**	Vinyl/binder	2	Cellulose
		2	Yellow mastic		**None detected**	Mastic/binder	2	Cellulose
41	3819-46	1	Yellow/beige sheet vinyl		**None detected**	Vinyl/binder		None detected
		2	Gray fibrous material with mastic		**None detected**	Binder/filler, Mastic/binder	61	Cellulose
42	3819-47	1	Yellow/beige sheet vinyl		**None detected**	Vinyl/binder		None detected
		2	Gray fibrous material with mastic		**None detected**	Binder/filler, Mastic/binder	62	Cellulose
43	3819-48	1	Yellow/beige sheet vinyl		**None detected**	Vinyl/binder		None detected
		2	Gray fibrous material with mastic		**None detected**	Binder/filler, Mastic/binder	59	Cellulose
44	3819-49	1	White rubbery material		**None detected**	Rubber/binder	2	Cellulose

SEATTLE ASBESTOS TEST

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ANALYTICAL LABORATORY REPORT

PLM by Method EPA/600/R-93/116

Attn.: Avery Foltz | Client: Fulcrum Environmental, Yakima | Address: 406 North Second Street, Yakima, WA 98901

Job#: 19-WELLSFARGO | Batch#: 201909643 | Date Received: 3/11/2019

Samples Rec'd: 81 | Date Analyzed: 3/17/2019 | Samples Analyzed: 78

Project Loc.: 102 East Naches Ave Selah, WA 98942

Analyzed by: Xianjie (Eric) Zeng | Reviewed by: Steve (Fanyao) Zhang, President

Lab ID	Client Sample ID	Layer	Description	%	Asbestos Fibers	Non-fibrous Components	%	Non-asbestos Fibers
44	3819-49	2	White mastic		None detected	Mastic/binder	2	Cellulose
		3	White powdery material with paint		None detected	Binder/filler, Paint	5	Cellulose
45	3819-50	1	White rubbery material		None detected	Rubber/binder	2	Cellulose
		2	White mastic		None detected	Mastic/binder	2	Cellulose
		3	White powdery material with paint		None detected	Binder/filler, Paint	4	Cellulose
46	3819-51	1	White rubbery material		None detected	Rubber/binder	2	Cellulose
		2	White mastic		None detected	Mastic/binder	2	Cellulose
		3	White powdery material with paint		None detected	Binder/filler, Paint	3	Cellulose
47	3819-52	1	Silver foil		None detected	Foil/binder		None detected
		2	Tan paper with black mastic		None detected	Filler, Asphalt/binder	68	Cellulose
		3	Yellow fibrous material		None detected	Filler	89	Glass fibers
48	3819-53	1	Silver foil		None detected	Foil/binder		None detected
		2	Tan paper with black mastic		None detected	Filler, Asphalt/binder	70	Cellulose
		3	Yellow fibrous material		None detected	Filler	90	Glass fibers
49	3819-55	1	Silver foil		None detected	Foil/binder		None detected
		2	Tan paper with black mastic		None detected	Filler, Asphalt/binder	70	Cellulose
		3	Yellow fibrous material		None detected	Filler	90	Glass fibers
50	3819-56	1	Silver foil		None detected	Foil/binder		None detected
		2	Tan paper with black mastic		None detected	Filler, Asphalt/binder	72	Cellulose
		3	Yellow fibrous material		None detected	Filler	91	Glass fibers
51	3819-57	1	Silver foil		None detected	Foil/binder		None detected
		2	Tan paper with black mastic		None detected	Filler, Asphalt/binder	71	Cellulose
		3	Yellow fibrous material		None detected	Filler	91	Glass fibers
52	3819-58	1	White paint		None detected	Paint		None detected

SEATTLE ASBESTOS TEST
Lynnwood Laboratory: 19701 Scriber Lake Road, Suite 103, Lynnwood, WA 98036, Tel: 425.673.9850, Fax: 425.673.9810, NVLAP Lab Code: 200768-0

ANALYTICAL LABORATORY REPORT

PLM by Method EPA/600/R-93/116

Attn.: Avery Foltz | Client: Fulcrum Environmental, Yakima | Address: 406 North Second Street, Yakima, WA 98901

Job#: 19-WELLSFARGO | Batch#: 201909643 | Date Received: 3/11/2019

Samples Rec'd: 81 | Date Analyzed: 3/17/2019 | Samples Analyzed: 78

Project Loc.: 102 East Naches Ave Selah, WA 98942

Analyzed by: Xianjie (Eric) Zeng | Reviewed by: Steve (Fanyao) Zhang, President

Lab ID	Client Sample ID	Layer	Description	%	Asbestos Fibers	Non-fibrous Components	%	Non-asbestos Fibers
52	3819-58	2	Silver foil		None detected	Foil/binder		None detected
		3	Yellow fibrous material		None detected	Filler	91	Glass fibers
53	3819-59	1	White paint		None detected	Paint		None detected
		2	Silver foil		None detected	Foil/binder		None detected
		3	Yellow fibrous material		None detected	Filler	91	Glass fibers
54	3819-60	1	White paint		None detected	Paint		None detected
		2	Silver foil		None detected	Foil/binder		None detected
		3	Yellow fibrous material		None detected	Filler	91	Glass fibers
55	3819-61	1	Black rubbery material		None detected	Rubber/binder	2	Cellulose
		2	White mastic		None detected	Mastic/binder	2	Cellulose
		3	Brown mastic		None detected	Mastic/binder	2	Cellulose
56	3819-62	1	Black rubbery material		None detected	Rubber/binder	2	Cellulose
		2	White mastic		None detected	Mastic/binder	2	Cellulose
		3	White powdery material with paper	2	Chrysotile	Binder/filler	35	Cellulose
57	3819-63	1	Black rubbery material		None detected	Rubber/binder	2	Cellulose
		2	White mastic		None detected	Mastic/binder	2	Cellulose
58	3819-64	1	Yellow mastic		None detected	Mastic/binder	2	Cellulose
		2	White brittle material		None detected	Filler, Binder	2	Cellulose
		3	Black mastic		None detected	Mastic/binder	2	Cellulose
59	3819-65	1	Yellow mastic		None detected	Mastic/binder	2	Cellulose
		2	White brittle material		None detected	Filler, Binder	2	Cellulose
		3	Black mastic		None detected	Mastic/binder	2	Cellulose
60	3819-66	1	White brittle material		None detected	Filler, Binder	2	Cellulose
		2	Black mastic		None detected	Mastic/binder	2	Cellulose

SEATTLE ASBESTOS TEST
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ANALYTICAL LABORATORY REPORT

PLM by Method EPA/600/R-93/116

Attn.: Avery Foltz | Client: Fulcrum Environmental, Yakima | Address: 406 North Second Street, Yakima, WA 98901

Job#: 19-WELLSFARGO | Batch#: 201909643 | Date Received: 3/11/2019

Samples Rec'd: 81 | Date Analyzed: 3/17/2019 | Samples Analyzed: 78

Project Loc.: 102 East Naches Ave Selah, WA 98942

Analyzed by: Xianjie (Eric) Zeng | Reviewed by: Steve (Fanyao) Zhang, President

Lab ID	Client Sample ID	Layer	Description	%	Asbestos Fibers	Non-fibrous Components	%	Non-asbestos Fibers
61	3819-67	1	Beige/pink tile		None detected	Vinyl/binder, Mineral grains	2	Cellulose
		2	Black mastic		None detected	Mastic/binder	3	Cellulose
62	3819-68	1	Beige/pink tile		None detected	Vinyl/binder, Mineral grains	2	Cellulose
		2	Black mastic		None detected	Mastic/binder	3	Cellulose
63	3819-69	1	Gray sandy/brittle material with paint		None detected	Sand, Filler, Binder, Paint	3	Cellulose
64	3819-70	1	Gray sandy/brittle material with paint		None detected	Sand, Filler, Binder, Paint	3	Cellulose
65	3819-71	1	Gray sandy/brittle material with paint		None detected	Sand, Filler, Binder, Paint	3	Cellulose
66	3819-72	1	Gray sandy/brittle material with paint		None detected	Sand, Filler, Binder, Paint	3	Cellulose
67	3819-73	1	Gray brittle material with paint		None detected	Filler, Binder, Paint	3	Cellulose
68	3819-74	1	Gray brittle material with paint		None detected	Filler, Binder, Paint	3	Cellulose
69	3819-75	1	Gray brittle material with paint		None detected	Filler, Binder, Paint	3	Cellulose
70	3819-76	1	Yellow mastic		None detected	Mastic/binder	2	Cellulose
		2	White sheet vinyl		None detected	Vinyl/binder		None detected
		3	Gray fibrous material with mastic		None detected	Binder/filler, Mastic/binder	65	Cellulose
		4	Brown sheet vinyl		None detected	Vinyl/binder		None detected
		5	Gray fibrous material with mastic		None detected	Binder/filler, Mastic/binder	62	Cellulose
71	3819-77	1	Yellow mastic		None detected	Mastic/binder	2	Cellulose
		2	White sheet vinyl		None detected	Vinyl/binder		None detected
		3	Gray fibrous material with mastic		None detected	Binder/filler, Mastic/binder	63	Cellulose
		4	Brown sheet vinyl		None detected	Vinyl/binder		None detected
		5	Gray fibrous material with mastic		None detected	Binder/filler, Mastic/binder	64	Cellulose
72	3819-78	1	Yellow mastic		None detected	Mastic/binder	2	Cellulose

SEATTLE ASBESTOS TEST
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ANALYTICAL LABORATORY REPORT

PLM by Method EPA/600/R-93/116

Attn.: Avery Foltz | Client: Fulcrum Environmental, Yakima | Address: 406 North Second Street, Yakima, WA 98901

Job#: 19-WELLSFARGO | Batch#: 201909643 | Date Received: 3/11/2019

Samples Rec'd: 81 | Date Analyzed: 3/17/2019 | Samples Analyzed: 78

Project Loc.: 102 East Naches Ave Selah, WA 98942

Analyzed by: Xianjie (Eric) Zeng | Reviewed by: Steve (Fanyao) Zhang, President

Lab ID	Client Sample ID	Layer	Description	%	Asbestos Fibers	Non-fibrous Components	%	Non-asbestos Fibers
72	3819-78	2	White sheet vinyl		**None detected**	Vinyl/binder		None detected
		3	Gray fibrous material with mastic		**None detected**	Binder/filler, Mastic/binder	63	Cellulose
		4	Brown sheet vinyl		**None detected**	Vinyl/binder		None detected
		5	Gray fibrous material with mastic		**None detected**	Binder/filler, Mastic/binder	64	Cellulose
73	3819-79	1	Clear mastic		**None detected**	Mastic/binder	2	Cellulose
		2	Green tile		**None detected**	Vinyl/binder, Mineral grains	2	Cellulose
		3	Brown mastic		**None detected**	Mastic/binder	4	Cellulose
		4	White tile	2	**Chrysotile**	Vinyl/binder, Mineral grains	2	Cellulose
		5	Black mastic		**None detected**	Mastic/binder	4	Cellulose
74	3819-80	1	Clear mastic		**None detected**	Mastic/binder	4	Cellulose
		2	Green tile		**None detected**	Vinyl/binder, Mineral grains	2	Cellulose
		3	Brown mastic		**None detected**	Mastic/binder	4	Cellulose
		4	White tile	2	**Chrysotile**	Vinyl/binder, Mineral grains	2	Cellulose
		5	Black mastic		**None detected**	Mastic/binder	5	Cellulose
75	3819-81	1	Clear mastic		**None detected**	Mastic/binder	4	Cellulose
		2	Green tile		**None detected**	Vinyl/binder, Mineral grains	2	Cellulose
		3	Brown mastic		**None detected**	Mastic/binder	4	Cellulose
		4	White tile	2	**Chrysotile**	Vinyl/binder, Mineral grains	2	Cellulose
		5	Black mastic		**None detected**	Mastic/binder	5	Cellulose
76	3819-82	1	White hard sandy/brittle material		**None detected**	Sand, Filler, Cement/binder	3	Cellulose
		2	Trace yellow mastic		**None detected**	Mastic/binder	2	Cellulose
77	3819-83	1	White hard sandy/brittle material		**None detected**	Sand, Filler, Cement/binder	3	Cellulose

SEATTLE ASBESTOS TEST

Lynnwood Laboratory: 19701 Scriber Lake Road, Suite 103, Lynnwood, WA 98036, Tel: 425.673.9850, Fax: 425.673.9810, NVLAP Lab Code: 200768-0

ANALYTICAL LABORATORY REPORT

PLM by Method EPA/600/R-93/116

Attn.:	Avery Foltz	**Client:**	Fulcrum Environmental, Yakima	**Address:**	406 North Second Street, Yakima, WA 98901
Job#:	19-WELLSFARGO	**Batch#:**	201909643	**Date Received:**	3/11/2019
Samples Rec'd:	81	**Date Analyzed:**	3/17/2019	**Samples Analyzed:**	78
Project Loc.:	102 East Naches Ave Selah, WA 98942				

Analyzed by: Xianjie (Eric) Zeng

Reviewed by: Steve (Fanyao) Zhang, President

Lab ID	Client Sample ID	Layer	Description	%	Asbestos Fibers	Non-fibrous Components	%	Non-asbestos Fibers
77	3819-83	2	Trace yellow mastic		**None detected**	Mastic/binder	2	Cellulose
78	3819-84	1	White hard sandy/brittle material		**None detected**	Sand, Filler, Cement/binder	3	Cellulose
		2	Trace yellow mastic		**None detected**	Mastic/binder	2	Cellulose
79	389-85	1	White chalky material with paint and paper		**None detected**	Binder/filler, Gypsum/binder, Paint	35	Cellulose
80	389-86	1	White chalky material with paint and paper		**None detected**	Binder/filler, Gypsum/binder, Paint	35	Cellulose
81	389-87	1	White powdery material with paper	2	**Chrysotile**	Binder/filler	35	Cellulose
		2	White chalky material with paint and paper		**None detected**	Binder/filler, Gypsum/binder, Paint	35	Cellulose

APPENDIX C

Lead Containing Materials Results

NVL
INDUSTRIAL HYGIENE SERVICES
LABORATORY + MANAGEMENT + TRAINING

March 18, 2019

Daniel Orozco
Fulcrum Environmental Consulting, Inc.-Y
406 N. 2nd Street
Yakima, WA 98901

RE: Metals Analysis; NVL Batch # 1904606.00

Dear Mr. Orozco,

Enclosed please find the test results for samples submitted to our laboratory for analysis. Preparation of these samples was conducted following protocol outlined in EPA Method SW 846 -3051 unless stated otherwise. Analysis of these samples was performed using analytical instruments in accordance with U.S. EPA, NIOSH, OSHA and other ASTM methods.

For matrix materials submitted as paint, dust wipe, soil or TCLP samples, analysis for the presence of total metals is conducted using published U.S. EPA Methods. Paint and soil results are usually expressed in mg/Kg which is equivalent to parts per million (ppm). Lead (Pb) in paint is usually expressed in mg/Kg (ppm) , Percent (%) or mg/cm^2 by area. Dust wipe sample results are usually expressed in ug/wipe and ug/ft^2. TCLP samples are reported in mg/L (ppm). For air filter samples, analyses are conducted using NIOSH and OSHA Methods. Results are expressed in ug/filter and ug/m^3. Other matrix materials are analyzed accordingly using published methods or specified by client. The reported test results pertain only to items tested and are not blank corrected.

For recent regulation updates pertaining to current regulatory levels or permissible exposure levels, please call your local regulatory agencies for more details.

This report is considered highly confidential and will not be released without your approval. Samples are archived for two weeks following analysis. Samples that are not retrieved by the client are discarded after two weeks.

Thank you for using our laboratory services. if you need further assistance please feel free to call us at 206-547-0100 or 1-888-NVLLABS.

Sincerely,

Shalini Patel, Lab Supervisor

Enc.: Sample results

ilac-MRA
AIHA LAP, LLC
ACCREDITED LABORATORY
INDUSTRIAL HYGIENE & ENVIRONMENTAL LEAD
ISO/IEC 17025:2005
LAB # 101861

Phone: 206 547.0100 | Fax: 206 634.1936 | Toll Free: 1.888.NVL.LABS (685.5227)
4708 Aurora Avenue North | Seattle, WA 98103-6516

Analysis Report

Total Lead (Pb)

NVL

Client: Fulcrum Environmental Consulting, Inc.-Y
Address: 406 N. 2nd Street
Yakima, WA 98901

Attention: Mr. Daniel Orozco
Project Location: 102 E Naches Ave, Selah, WA

Batch #: 1904606.00
Matrix: Paint
Method: EPA 3051/7000B
Client Project #: 19-XXXX
Date Received: 3/11/2019
Samples Received: 7
Samples Analyzed: 7

Lab ID	Client Sample #	Sample Weight (g)	RL in mg/Kg	Results in mg/Kg	Results in percent
19023872	WFPC-01	0.0899	110	< 110	<0.011
19023873	WFPC-02	0.0775	130	< 130	<0.013
19023874	WFPC-03	0.1028	97	2500	0.25
19023875	WFPC-04	0.1977	51	< 51	<0.0051
19023876	WFPC-05	0.0926	110	< 110	<0.011
19023877	WFPC-06	0.0292	170	1900	0.19
19023878	WFPC-07	0.1948	51	81	0.0081

Comments: Small sample size (<0.05g) for WFPC-06.

Sampled by: Client
Analyzed by: Yasuyuki Hida
Reviewed by: Shalini Patel

Date Analyzed: 03/15/2019
Date Issued: 03/18/2019

Shalini Patel, Lab Supervisor

mg/ Kg =Milligrams per kilogram
Percent = Milligrams per kilogram / 10000
Note : Method QC results are acceptable unless stated otherwise.
Unless otherwise indicated, the condition of all samples was acceptable at time of receipt.

RL = Reporting Limit
'<' = Below the reporting Limit

Bench Run No: 2019-0315-8
FAA-02

LEAD LABORATORY SERVICES

NVL

Company Fulcrum Environmental Consulting, Inc.-Y
Address 406 N. 2nd Street
Yakima, WA 98901
Project Manager Mr. Daniel Orozco
Phone (509) 574-0839

NVL Batch Number **1904606.00**
TAT 5 Days **AH** No
Rush TAT
Due Date 3/18/2019 **Time** 12:20 PM
Email dorozco@efulcrum.net
Fax (509) 575-8453

Project Name/Number: 19-XXXX **Project Location:** 102 E Naches Ave, Selah, WA

Subcategory Flame AA (FAA)
Item Code FAA-02 EPA 7000B Lead by FAA <paint>

Total Number of Samples 7 Rush Samples

	Lab ID	Sample ID	Description	A/R
1	19023872	WFPC-01		A
2	19023873	WFPC-02		A
3	19023874	WFPC-03		A
4	19023875	WFPC-04		A
5	19023876	WFPC-05		A
6	19023877	WFPC-06		A
7	19023878	WFPC-07		A

	Print Name	Signature	Company	Date	Time
Sampled by	Client				
Relinquished by	UPS				

Office Use Only	Print Name	Signature	Company	Date	Time
Received by	Soumeya Benzina		NVL	3/11/19	1220
Analyzed by	Yasuyuki Hida		NVL	3/15/19	
Results Called by					
☐ **Faxed** ☐ **Emailed**					

Special Instructions:

Date: 3/11/2019
Time: 2:44 PM
Entered By: Kaiser Wiggins

NVL Laboratories, Inc.
4708 Aurora Ave N, Seattle, WA 98103
Tel: 206.547.0100 Emerg.Pager: 206.344.1878
Fax: 206.634.1936 1.888.NVL.LABS (685.5227)

CHAIN of CUS SAMPLE LOG

1904606

Client Fulcrum Environmental Consulting, Inc.
Street 406 North 2nd Street
Yakima, Washington

Project Manager Daniel Orozco
Project Location 102 E Naches Ave, Selah, WA

NVL Batch Number
Client Job Number 19-XXXX
Total Samples 7
Turn Around Time ☐ 1-Hr ☐ 24-Hrs ☐ 4 Days ☐ 2-Hrs ☐ 2 Days ☒ 5 Days ☐ 4-Hrs ☐ 3 Days ☐ 6 to 10 Days
Please call for TAT less than 24 Hrs

Email address dorozco@efulcrum.net

Phone: _____ **Fax:** _____ Home (509) 574-0839

☐ **Asbestos Air** ☐ PCM (NIOSH 7400) ☐ TEM (NIOSH 7402) ☐ TEM (AHERA) ☐ TEM (EPA Level II) ☐ Other _____

☐ **Asbestos Bulk** ☐ PLM (EPA/600/R-93/116) ☐ PLM (EPA Point Count) ☐ PLM (EPA Gravimetry) ☐ TEM Bulk

METALS	**Det. Limit**	**Matrix**		**RCRA Metals**		**Other Metals**
☒ Total Metals	☒ ppm (AAS)	☐ Air Filter	☒ Paint Chips	☐ Arsenic (As)	☐ All 8	☐ All 3
☐ TCLP	☐ ppb (GFAA)	☐ Drinking water	☐ Paint Chips (Area)	☐ Barium (Ba)	☒ Lead (Pb)	☐ Copper (Cu)
		☐ Dust/wipe	☐ Waste Water	☐ Cadmium (Cd)	☐ Mercury (Hg)	☐ Nickel (Ni)
		☐ Soil		☐ Chromium (Cr)	☐ Selenium (Se)	☐ Zinc (Zn)
					☐ Silver (Ag)	

☐ **Other Types of Analysis** ☐ Fiberglass ☐ Silica ☐ Nuisance Dust ☐ Respirable Dust ☐ Other (Specify) _____

Condition of Package: ☐ Good ☐ Damaged (no spillage) ☐ Severe damage (spillage)

Seq. #	Lab ID	Client Sample Number	Comments	A/R
1		WFPC-01	Beige Paint on wood wall - Lobby	
2		WFPC-02	Yellow paint on GWB wall - Lobby Mezzanine	
3		WFPC-03	Green/tan paint on GWB wall - Janitors Closet	
4		WFPC-04	White paint on GWB wall - 2nd Floor Women's RR	
5		WFPC-05	Yellow-white paint on CMU wall -2nd Floor Storage	
6		WFPC-06	Tan paint on exterior concrete wall	
7		WFPC-07	Tan paint on metal exterior column	
8				
9				
10				
11				
12				
13				
14				
15				

	Print Below	Sign Below	Company	Date	Time
Sampled by	Daniel Orozco		Fulcrum Environmental	3/8/19	4:20 pm
Relinquished by	Daniel Orozco		Fulcrum Environmental	3/8/19	4:20 pm
Received by	Soumeya Benzina		NVL	3/11/19	1220 UPS
Analyzed by					
Results Called by					
Results Faxed by					

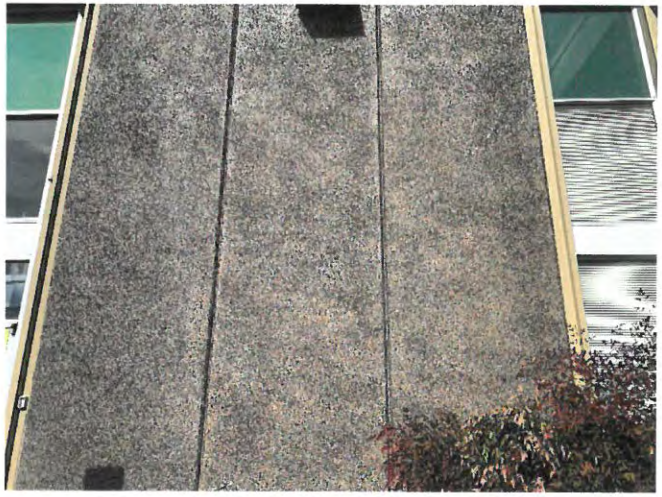
Special Instructions: Unless requested in writing, all samples will be disposed of two (2) weeks after analysis.

APPENDIX D

Site Photographs

A photograph of the former Wells Fargo Bank building in Selah, Washington.

A photograph of the west exterior side of the building. The windows contain ACM window putty and glazing.



The rock wall with the ACM purple seam sealant

The white putty around textured soffit.

A photograph of the lobby and teller desk. The lighting and electrical systems and 12-inch ceiling tiles with brown glue dots (non-ACM).

A photograph of the second floor break room. The mechanical room is through the door in the center.

A photograph of the ACM 9-inch off-white vinyl floor tile with speck and ACM black adhesive

A photograph of the fire door label on the door to the mechanical room.

A photograph of the door leading to the attic space

The HVAC system within the attic space.

A photograph of the south second floor storage room with roof access.

A photograph of the roof upper roof with HVAC units

FULCRUM environmental consulting

MEMORANDUM

DATE	March 20, 2019
TO	Michael Heit, P.E., HLA Engineering & Land Surveying
FROM	Ryan K. Mathews, CIH, CHMM, Fulcrum Environmental Consulting, Inc.
RE	**Abatement Estimate**
SUBJECT	Former Wells Fargo Bank Building, 102 East Naches Avenue, Selah, Washington

Fulcrum Environmental Consulting, Inc. (Fulcrum) has prepared this abatement estimate for identified hazardous building materials (HBM) present in the former Wells Fargo Bank building located at 102 East Naches Avenue in Selah, Washington. Fulcrum understands the HLA Engineering & Land Surveying was retained by the City of Selah to evaluate the condition of the building. To assist with project budgeting, Fulcrum has prepared the attached Table 1 following abatement estimate.

Fulcrum's inspection was limited to a non-destructive investigation and did not complete investigation necessary to evaluate the potential for HBM in hidden conditions, such as beneath the concrete slab in the building, behind finished wall surfaces, inside the center voids of concrete masonry unit (CMU) block walls, etc., or where the building system was intact, principally the exterior stucco-type finish and roofing system. Fulcrum has assumed that HBM are present in these hidden or inaccessible locations.

Following is a brief narrative of the HBM identified and associated design considerations.

Identified HBM include:

- Asbestos Abatement
- Lead Containing Materials
- Lighting and Electrical Components
- Refrigerant Containing Systems

Assumptions:

For purposes of this abatement estimate Fulcrum has assumed that all HBM will be abated during ownership by the City of Selah and is subject to prevailing wage rates.

Fulcrum's estimate utilizes mobilization and abatement costs typical of the industry. The materials present include those measured in the following units each (EA), square foot (SF), and linear foot (LF). However, while efforts have been made to adjust for regional economic climate and seasonal variation, Fulcrum's estimate should not be used for the purpose of competitive bidding. Comparison of any contractor competitive bids should be evaluated as a group separate from this abatement estimate. All estimated exclude Washington State Sales Taxes.

I can be reached at 509.728.2424.

P. 509.574.0839 F. 509.575.8453
406 North 2nd Street
Yakima, Washington 98901
efulcrum.net

FULCRUM environmental consulting

Table 1: HBM Abatement Estimate

Material	Unit	Unit Cost	Quantity Estimate	Abatement Estimate
Contractor Mobilization	EA	$2,000	1	$2,000
Asbestos Containing Materials				
Off-white 9-inch vinyl tile and associated black adhesive	SF	$2.50	300	$750.00
Window putty and window glazing	EA	$300	52	$15,600.00
Building putty on soffit	LF	$10	50	$500.00
Exterior building putty	LF	$10	100	$1,000.00
Joint compound associated with gypsum wallboard	SF	$3	1,500	$4,500.00
Roof system (assumed)	SF	$3	3,103	$9,309.00
Underlying materials associated with exterior stucco finish (assumed)	SF	$5	1,800	$9,000.00
Vermiculite insulation associated with CMU block walls (assumed)	SF	$3	2,350	$7,050.00
Vermiculite insulation associated with concrete foundation (assumed)	SF	-	*Unknown*	-
Underground ventilation duct system (assumed)	LF	-	*Unknown*	-
Vapor barrier beneath concrete foundation (assumed)[1]	SF	$5	*Unknown*	-
Thermal system insulation on pipes (assumed)	LF	$15	*Unknown*	-
Hard mudded insulation on fittings (assumed)	EA	$25	*Unknown*	-
Fire door (assumed)	EA	$200	1	$200.00
Terrazzo flooring (assumed)	SF	$30	860	$25,800.00
Vibrational dampener in attic space (assumed)	EA	$500	1	$500.00
Lead Containing Materials				
Selective Demolition Task	EA	$3,000	1	$3,000
Lighting and Electrical Components				
Lamps (2-foot or 4-foot)	EA	283	$2.50	$707.50
CFL	EA	15	$2	$30
Refrigerant Containing Systems				
Roof Mounted HVAC Units	EA	2	$500	$1,000
Inferior HVAC Units	EA	2	$250	$500
Refrigerator	EA	1	$250	$250
Total Abatement Estimate				**$79,946.50**

[1] Estimate includes only the cost of abatement and does not include related demolition tasks and does not include repair or replacement of new building materials.

P. 509.574.0839 F. 509.575.8453
406 North 2nd Street
Yakima, Washington 98901
efulcrum.net

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Table 2: Professional Services Estimate

Material	Unit	Unit Cost	Quantity Estimate	Abatement Estimate
Limited HBM Inspection	EA	$4,400	1	$4,400
Pre-Modernization HBM Inspection	EA	$7,000	1	$7,000
HBM Design Services	EA	$10,000	1	$10,000
HBM Testing and Abatement Phase Management	EA	$20,000	1	$20,000
HBM Professional Services Estimate				**$41,000**

P. 509.574.0839 F. 509.575.8453
406 North 2nd Street
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CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY

Council Meeting	Action Item
4/9/2019	N – 1

Title: Resolution authorizing the Mayor to sign a Washington State Transportation Improvement Board (TIB) Consultant agreement between the City of Selah and HLA Engineering and Land Surveying, Inc. to provide Consulting services for the North First Street Resurfacing Project (FY2020 Overlay Project)

From: Joe Henne, Public Works Director

Action Requested: Approval

Staff Recommendation:

Staff is requesting the City Council authorize the Mayor to a Transportation Improvement Board (TIB) Consultant agreement between the City of Selah and HLA Engineering and Land Surveying Inc., regarding the General Agreement to provide consulting services for the North First Street Resurfacing Project.

Fiscal Impact: $36,150.00 Total, 90% Reimbursed by TIB, $3,615 Total City Funds

Funding Source: 111.000.095.595.30.63.40

Background / Findings & Facts: The City of Selah, with the financial assistance (grant) from the Washington State Transportation Board (TIB), desires to improve North First Street from Fremont Avenue to Goodlander Road, a Length of approximately 0.63 miles. This project will grind 0.17', conduct pavement repair as required and overlay 0.17' on the outside travel lanes only.

Recommended Motion: To authorize the Mayor to sign a Transportation Improvement Board (TIB) Consultant agreement between the City of Selah and HLA Engineering and Land Surveying Inc.

RESOLUTION NO. _____

Resolution authorizing the Mayor to sign a Washington State Transportation Improvement Board Consulting Agreement between the City of Selah and HLA Engineering and Land Surveying, Inc. to provide consultant services for the North First Street Resurfacing Project (FY 2020 Overlay Project).

WHEREAS, the City of Selah has received funding from the Washington State Transportation Improvement Board (TIB) for resurfacing the outside lanes on North First Street from Fremont Avenue to Goodlander Road; and

WHEREAS, the City of Selah currently uses HLA Engineering and Land Surveying, Inc. for professional civil engineering and consulting work; and

WHEREAS, the City of Selah wishes to sign a TIB consulting agreement with HLA for the North First Street Resurfacing project; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON, that the Mayor be authorized to sign a TIB consulting agreement between the City of Selah and HLA Engineering and Land Surveying, Inc. to provide Consultant Services for the North First Street Resurfacing project.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON, this 9th day of April 2019.

_____
Sherry Raymond, Mayor

ATTEST:

_____
Dale E. Novobielski, Clerk/Treasurer

APPROVED AS TO FORM:

_____
Robert F. Noe, City Attorney

Transportation Improvement Board (TIB)

Consultant Agreement

TIB PROJECT NUMBER	PROJECT PHASE *(check one)* ☐ Design ☒ Construction
3-E-182(004)-1	

PROJECT TITLE & WORK DESCRIPTION

City of Selah - North First Street Resurfacing (FY 202 Overlay Project) - HLA Project No. 19026C

The City of Selah, with financial assistance (grant) from the Washington State Transportation Improvement Board (TIB), desires to improve North First Street from Fremont Avenue to Goodlander Road, a length of approximately 0.63 miles. This project will grind 0.17', conduct pavement repair as required, and overlay 0.17' on the outside travel lanes only. No separate geotechnical analysis, or storm drainage will be completed since this project will remain within the limits of the existing gutter line. Permanent pavement markings will not be provided. Unless otherwise directed by and approved by the City and the TIB, the project will be designed in conformance with the TIB grant application (FY 2020 projects).

CONSULTANT NAME & ADDRESS **HLA Engineering and Land Surveying, Inc. 2803 River Road, Yakima, WA 98902**

AGREEMENT TYPE *(check one)*

☐ **LUMP SUM** $_____

☐ **COST PLUS FIXED FEE**

OVERHEAD PROGRESS PAYMENT RATE _____ %

OVERHEAD COST METHOD

- ☐ Actual Cost
- ☐ Actual Cost Not To Exceed _____ %
- ☐ Fixed Rate _____ %

FIXED FEE $_____

☒ **SPECIFIC RATES OF PAY**

- ☒ Negotiated Hourly Rate
- ☐ Provisional Hourly Rate

☐ **COST PER UNIT WORK**

DBE PARTICIPATION	WBE PARTICIPATION
☐ Yes ☒ No _____ %	☐ Yes ☒ No _____ %
COMPLETION DATE	MAXIMUM AMOUNT PAYABLE
12/31/2019	**$36,150**

THIS AGREEMENT, made and entered into this _____ day of _____, _____, between the City of Selah, Washington, hereinafter called the AGENCY, and the above organization hereinafter called the CONSULTANT. The Transportation Improvement Board hereinafter called the TIB, administers the following accounts: Urban Arterial Trust Account funds, Transportation Improvement Account funds, Small City Account funds, and City Hardship Assistance Account funds.

WITNESSETH THAT:

WHEREAS, the AGENCY desires to accomplish the above referenced project, with the aid of TIB funds in conformance with the rules and regulations promulgated by the TIB; and

WHEREAS, the AGENCY does not have sufficient staff to meet the required commitment and therefore deems it advisable and desirable to engage the assistance of a CONSULTANT to provide the necessary services for the PROJECT; and

WHEREAS, the CONSULTANT represents that he/she is in compliance with the Washington State Statutes relating to professional registration, if applicable, and has signified a willingness to furnish Consulting services to the AGENCY,

NOW THEREFORE, in consideration of the terms, conditions, covenants and performance contained herein, or attached and incorporated and made a part hereof, the parties hereto agree as follows:

I
GENERAL DESCRIPTION OF WORK

The work under this AGREEMENT shall consist of the above described work and services as herein defined and necessary to accomplish the completed work for this PROJECT. The CONSULTANT shall furnish all services, labor and related equipment necessary to conduct and complete the work as designated elsewhere in this AGREEMENT.

II
SCOPE OF WORK

The Scope of Work and project level of effort for this project is detailed in Exhibit B attached hereto, and by this reference made a part of this AGREEMENT.

III
GENERAL REQUIREMENTS

All aspects of coordination of the work of this AGREEMENT, with outside agencies, groups or individuals shall receive advance approval by the AGENCY. Necessary contacts and meetings with agencies, groups or individuals shall be coordinated through the AGENCY.

The CONSULTANT shall attend coordination, progress and presentation meetings with the AGENCY or such Federal, Community, State, City or County officials, groups or individuals as may be requested by the AGENCY. The AGENCY will provide the CONSULTANT sufficient notice prior to meetings requiring CONSULTANT participation. The minimum number of hours or days notice required shall be agreed to between the AGENCY and the CONSULTANT and shown in Exhibit B attached hereto and made part of this AGREEMENT. The CONSULTANT shall prepare a monthly progress report, in a form approved by the AGENCY, that will outline in written and graphical form the various phases and the order of performance of the work in sufficient detail so that the progress of the work can easily be evaluated. Goals for Disadvantaged Business Enterprises (DBE), Minority Business Enterprises (MBE), and Women-owned Business Enterprises (WBE) if required shall be shown in the heading of this Agreement.

The original copies of all reports, PS&E, and other data furnished to the CONSULTANT by the AGENCY shall be returned. All designs, drawings, specifications, documents, and other work products prepared by the CONSULTANT prior to completion or termination of this AGREEMENT are instruments of service for the PROJECT and are property of the AGENCY. Reuse by the AGENCY or by others acting through or on behalf of the AGENCY of any such instruments of service, not occurring as a part of this PROJECT, shall be without liability of legal exposure to the CONSULTANT.

IV
TIME FOR BEGINNING AND COMPLETION

The CONSULTANT shall not begin any work under the terms of this AGREEMENT until authorized in writing by the AGENCY. All work under this AGREEMENT shall be completed by the date shown in the heading of this AGREEMENT under completion date.

The established completion time shall not be extended because of any delays attributable to the CONSULTANT, but may be extended by the AGENCY, in the event of a delay attributable to the AGENCY, or because of unavoidable delays caused by an act of GOD or governmental actions or other conditions beyond the control of the CONSULTANT. A prior supplemental agreement issued by the AGENCY is required to extend the established completion time.

V
PAYMENT

The CONSULTANT shall be paid by the AGENCY for completed work and services rendered under this AGREEMENT as provided in Exhibit C attached hereto, and by this reference made part of this AGREEMENT. Such payment shall be full compensation for work performed or services rendered and for all labor, materials, supplies, equipment, and incidentals necessary to complete the work specified in Section II, Scope of Work.

VI
SUBCONTRACTING

The AGENCY permits subcontracts for those items of work as shown in Exhibit G to this Agreement. Compensation for this subconsultant work shall be based on the cost factors shown on Exhibit G, attached hereto and by this reference made a part of this AGREEMENT.

The work of the subconsultant shall not exceed its maximum amount payable unless a prior written approval has been issued by the AGENCY.

All reimbursable direct labor, overhead, direct non-salary costs and fixed fee costs for the subconsultant shall be substantiated in the same manner as outlined in Section V. All subcontracts exceeding $10,000 in cost shall contain all applicable provisions of this AGREEMENT.

The CONSULTANT shall not subcontract for the performance of any work under this AGREEMENT without prior written permission of the AGENCY. No permission for subcontracting shall create, between the AGENCY and subcontractor, any contract or any other relationship.

VII
EMPLOYMENT

The CONSULTANT warrants that he/she has not employed or retained any company or person, other than a bona fide employee working solely for the CONSULTANT, to solicit or secure this contract, and that it has not paid or agreed to pay any company or person, other than a bona fide employee working solely for the CONSULTANT, any fee, commission, percentage, brokerage fee, gift, or any other consideration, contingent upon or resulting from the award or making of this contract. For breach or violation of this warrant, the AGENCY shall have the right to annul this AGREEMENT without liability, or in its discretion, to deduct from the AGREEMENT price or consideration or otherwise recover the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.

Any and all employees of the CONSULTANT or other persons while engaged in the performance of any work or services required of the CONSULTANT under this AGREEMENT, shall be considered employees of the CONSULTANT only and not of the AGENCY, and any and all claims that may or might arise under any Worker's Compensation Act on behalf of said employees or other persons while so engaged, and any and all claims made by a third party as a consequence of any act or omission on the part of the CONSULTANTs employees or other persons while so engaged on any of the work or services provided to be rendered herein, shall be the sole obligation and responsibility of the CONSULTANT.

The CONSULTANT shall not engage, on a full or part time basis, or other basis, during the period of the contract, any professional or technical personnel who are, or have been, at any time during the period of the contract, in the employ of the STATE, or the AGENCY, except regularly retired employees, without written consent of the public employer of such person.

VIII
NONDISCRIMINATION

The CONSULTANT agrees not to discriminate against any client, employee or applicant for employment or for services because of race, creed, color, national origin, marital status, sex, age or handicap except for a bona fide occupational qualification with regard to, but not limited to the following: employment upgrading, demotion or transfer, recruitment or any recruitment advertising, layoffs or terminations, rates of pay or other forms of compensation, selection for training, rendition of services. The CONSULTANT understands and agrees that if it violates this provision, this AGREEMENT may be terminated by the AGENCY and further that the CONSULTANT shall be barred from performing any services for the AGENCY now or in the future unless a showing is made satisfactory to the AGENCY that discriminatory practices have terminated and that recurrence of such action is unlikely.

During the performance of this AGREEMENT, the CONSULTANT, for itself, its assignees, and successors in interest agrees as follows:

A. COMPLIANCE WITH REGULATIONS: The CONSULTANT shall comply with the Regulations relative to nondiscrimination in the same manner as in Federally-assisted programs of the Department of Transportation, Title 49, Code of Federal Regulations, Part 21, as they may be amended from time

to time, (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this AGREEMENT.

B. NONDISCRIMINATION: The CONSULTANT, with regard to the work performed by it during the AGREEMENT, shall not discriminate on the grounds of race, creed, color, sex, age, marital status, national origin or handicap except for a bona fide occupational qualification in the selection and retention of subconsultants, including procurements of materials and leases of equipment. The CONSULTANT shall not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the contract covers a program set forth in Appendix II of the Regulations.

C. SOLICITATIONS FOR SUBCONSULTANTS, INCLUDING PROCUREMENTS OF MATERIALS AND EQUIPMENT: In all solicitations either by competitive bidding or negotiation made by the CONSULTANT for work to be performed under a subcontract, including procurements of materials or leases of equipment, each potential subconsultant or supplier shall be notified by the CONSULTANT of the CONSULTANTs obligations under this AGREEMENT and the Regulations relative to nondiscrimination on the grounds of race, creed, color, sex, age, marital status, national origin and handicap.

D. INFORMATION AND REPORTS: The CONSULTANT shall provide all information and reports required by the Regulations, or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the AGENCY or TIB to be pertinent to ascertain compliance with such Regulations or directives. Where any information required of the CONSULTANT is in the exclusive possession of another who fails or refuses to furnish this information the CONSULTANT shall so certify to the AGENCY, or the TIB as appropriate, and shall set forth what efforts it has made to obtain the information.

E. SANCTIONS FOR NONCOMPLIANCE: In the event of the CONSULTANTs noncompliance with the nondiscrimination provisions of this AGREEMENT, the AGENCY shall impose such sanctions as it or the Transportation Improvement Board may determine to be appropriate, including, but not limited to:

1. Withholding of payments to the CONSULTANT under the AGREEMENT until the CONSULTANT complies, and/or
2. Cancellation, termination or suspension of the AGREEMENT, in whole or in part.

F. INCORPORATION OF PROVISIONS: The CONSULTANT shall include the provisions of paragraphs (A) through (G) in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Regulations or directives issued pursuant thereto. The CONSULTANT shall take such action with respect to any subconsultant or procurement as the AGENCY or the Transportation Improvement Board may direct as a means of enforcing such provisions including sanctions for noncompliance; provided, however, that, in the event a CONSULTANT becomes involved in, or is threatened with, litigation with a subconsultant or supplier as a result of such direction, the CONSULTANT may request the AGENCY to enter into such litigation to protect the interests of the AGENCY, and in addition, the CONSULTANT may request the TIB to enter into such litigation to protect the interests of the TIB.

G. UNFAIR EMPLOYMENT PRACTICES: The CONSULTANT shall comply with RCW 49.60.180 prohibiting unfair employment practices and the Executive Orders numbered E.O.70-01 and E.O.66-03 of the Governor of the State of Washington.

IX
TERMINATION OF AGREEMENT

The right is reserved by the AGENCY to terminate this AGREEMENT at any time upon ten days written notice to the CONSULTANT.

In the event this AGREEMENT is terminated by the AGENCY other than for fault on the part of the CONSULTANT, a final payment shall be made to the CONSULTANT as shown in Exhibit F for the type of AGREEMENT used.

No payment shall be made for any work completed after ten days following receipt by the CONSULTANT of the Notice of Termination. If the accumulated payment made to the CONSULTANT prior to Notice of Termination exceeds the total amount that would be due computed as set forth herein above, then no final payment shall be due and the CONSULTANT shall immediately reimburse the AGENCY for any excess paid.

In the event the services of the CONSULTANT are terminated by the AGENCY for fault on the part of the CONSULTANT, the above formula for payment shall not apply. In such an event, the amount to be paid shall be determined by the AGENCY with consideration given to the actual costs incurred by the CONSULTANT in performing the work to the date of termination, the amount of work originally required which was satisfactorily completed to date of termination, whether that work is in a form or a type which is usable to the AGENCY at the time of termination; the cost to the AGENCY of employing another firm to complete the work required and the time which maybe required to do so, and other factors which affect the value to the AGENCY of the work performed at the time of termination. Under no circumstances shall payment made under this subsection exceed the amount which would have been made using the formula set forth in the previous paragraph.

If it is determined for any reason that the CONSULTANT was not in default or that the CONSULTANTs failure to perform is without it or its employees fault or negligence, the termination shall be deemed to be a termination for the convenience of the AGENCY in accordance with the provision of this AGREEMENT.

In the event of the death of any member, partner or officer of the CONSULTANT or any of its supervisory personnel assigned to the project, or, dissolution of the partnership, termination of the corporation, or disaffiliation of the principally involved employee, the surviving members of the CONSULTANT hereby agree to complete the work under the terms of this AGREEMENT, if requested to do so by the AGENCY. The subsection shall not be a bar to renegotiation of the AGREEMENT between the surviving members of the CONSULTANT and the AGENCY, if the AGENCY so chooses.

In the event of the death of any of the parties listed in the previous paragraph, should the surviving members of the CONSULTANT, with the AGENCYs concurrence, desire to terminate this AGREEMENT, payment shall be made as set forth in the second paragraph of this section.

In the event this AGREEMENT is terminated prior to completion, the original copies of all reports and other data, PS&E materials furnished to the CONSULTANT by the AGENCY and documents prepared by the CONSULTANT prior to said termination, shall become and remain the property of the AGENCY and may be used by it without restriction. Such unrestricted use, not occurring as a part of this PROJECT, shall be without liability or legal exposure to the CONSULTANT.

Payment for any part of the work by the AGENCY shall not constitute a waiver by the AGENCY of any remedies of any type it may have against the CONSULTANT for any breach of this AGREEMENT by the CONSULTANT, or for failure of the CONSULTANT to perform work required of it by the AGENCY. Forbearance of any rights under the AGREEMENT will not constitute waiver of entitlement to

exercise those rights with respect to any future act or omission by the CONSULTANT.

X
CHANGES OF WORK

The CONSULTANT shall make such changes and revisions in the complete work of this AGREEMENT as necessary to correct errors appearing therein, when required to do so by the AGENCY, without additional compensation thereof. Should the AGENCY find it desirable for its own purposes to have previously satisfactorily completed work or parts thereof changed or revised, the CONSULTANT shall make such revisions as directed by the AGENCY. This work shall be considered as Extra Work and will be paid for as herein provided under Section XIV.

XI
DISPUTES

Any dispute concerning questions of fact in connection with the work not disposed of by AGREEMENT between the CONSULTANT and the AGENCY shall be referred for determination to the Director of Public Works or AGENCY Engineer, whose decision in the matter shall be final and binding on the parties of this AGREEMENT, provided however, that if an action is brought challenging the Director of Public Works or AGENCY Engineer's decision, that decision shall be subject to the scope of judicial review provided under Washington Case Law.

XII
VENUE, APPLICABLE LAW AND PERSONAL JURISDICTION

In the event that either party deems it necessary to institute legal action or proceedings to enforce any right or obligation under this AGREEMENT, the parties hereto agree that any such action shall be initiated in the Superior Court of the State of Washington, situated in the county the AGENCY is located in. The parties hereto agree that all questions shall be resolved by application of Washington law and that the parties to such action shall have the right of appeal from such decisions of the Superior court in accordance with the laws of the State of Washington. The CONSULTANT hereby consents to the personal jurisdiction of the Superior Court of the State of Washington, situated in the county the AGENCY is located in.

XIII
LEGAL RELATIONS AND INSURANCE

The CONSULTANT shall comply with all Federal, State, and local laws and ordinances applicable to the work to be done under this AGREEMENT. This AGREEMENT shall be interpreted and construed in accord with the laws of Washington.

The CONSULTANT shall indemnify and hold the AGENCY and the STATE of Washington, and their officers and employees harmless from and shall process and defend at its own expense all claims, demands, or suits at law or equity arising in whole or in part from the CONSULTANT's negligence or breach of any of its obligations under this AGREEMENT; provided that nothing herein shall require a CONSULTANT to indemnify the AGENCY and the STATE against and hold harmless the AGENCY and the STATE from claims, demands or suits based solely upon the conduct of the AGENCY and the STATE, their agents, officers and employees and provided further that if the claims or suits are caused by or result from the concurrent negligence of (a) the CONSULTANT's agents or employees and (b) the AGENCY and the STATE, their agents, officers and employees, this indemnity provision with respect to (1) claims or suits based upon such negligence, (2) the costs to the AGENCY and the STATE of defending such claims and suits, etc. shall be valid and enforceable only to the extent of the CONSULTANT's negligence or the negligence of the CONSULTANT's agents or employees.

The CONSULTANT's relation to the AGENCY shall be at all times as an independent contractor.

The CONSULTANT specifically assumes potential liability for actions brought by the CONSULTANT's own employees against the AGENCY and, solely for the purpose of this indemnification and defense, the CONSULTANT specifically waives any immunity under the state industrial insurance law, Title 51 RCW. The CONSULTANT recognizes that this waiver was specifically entered into pursuant to the provisions of RCW 4.24.115 and was the subject of mutual negotiation.

Unless otherwise specified in the AGREEMENT, the AGENCY shall be responsible for administration of construction contracts, if any, on the project. Subject to the processing of an acceptable, supplemental agreement, the CONSULTANT shall provide on-call assistance to the AGENCY during contract administration. By providing such assistance, the CONSULTANT shall assume no responsibility for: proper construction techniques, job site safety, or any construction contractor's failure to perform its work in accordance with the contract documents.

The CONSULTANT shall obtain and keep in force during the terms of the AGREEMENT, or as otherwise required, the following insurance with companies or through sources approved by the State Insurance Commissioner pursuant to RCW 48.

Insurance Coverage

A. Worker's compensation and employer's liability insurance as required by the STATE.

B. General commercial liability insurance in an amount not less than a single limit of one million and 00/100 Dollars ($1,000,000.00) for bodily injury, including death and property damage per occurrence.

Excepting the Worker's Compensation insurance and any professional liability insurance secured by the CONSULTANT, the AGENCY will be named on all certificates of insurance as an additional insured. The CONSULTANT shall furnish the AGENCY with verification of insurance and endorsements required by this AGREEMENT. The AGENCY reserves the right to require complete, certified copies of all required insurance policies at any time.

All insurance shall be obtained from an insurance company authorized to do business in the State of Washington. The CONSULTANT shall submit a verification of insurance as outlined above within 14 days of the execution of this AGREEMENT to the AGENCY. No cancellation of the foregoing policies shall be effective without thirty (30) days prior notice to the AGENCY.

The CONSULTANT's professional liability to the AGENCY shall be limited to the amount payable under this AGREEMENT or one million dollars, whichever is the greater unless modified by Exhibit H. In no case shall the CONSULTANT's professional liability to third parties be limited in any way.

The AGENCY will pay no progress payments under Section V until the CONSULTANT has fully complied with this section. This remedy is not exclusive; and the AGENCY and the STATE may take such other action as is available to them under other provisions of this AGREEMENT, or otherwise in law.

XIV
EXTRA WORK

A. The AGENCY may at any time, by written order, make changes within the general scope of the AGREEMENT in the services to be performed.

B. If any such change causes an increase or decrease in the estimated cost of, or the time required for, performance of any part of the work under this AGREEMENT, whether or not changed by the order, or otherwise affects any other terms and conditions of the AGREEMENT, the AGENCY shall make an equitable adjustment in the (1) maximum amount payable; (2) delivery or completion schedule, or both; and (3) other affected terms and shall modify the AGREEMENT accordingly.

C. The CONSULTANT must submit any proposal for adjustment (hereafter referred to as proposal) under this clause within 30 days from the date of receipt of the written order. However, if the AGENCY decides that the facts justify it, the AGENCY may receive and act upon a proposal submitted before final payment of the AGREEMENT.

D. Failure to agree to any adjustment shall be a dispute under the disputes clause. However nothing in this clause shall excuse the CONSULTANT from proceeding with the AGREEMENT as changed.

E. Notwithstanding the terms and condition of paragraphs (a) and (b) above, the maximum amount payable for this AGREEMENT, shall not be increased or considered to be increased except by specific written supplement to this AGREEMENT.

XV
ENDORSEMENT OF PLANS

The CONSULTANT shall place his endorsement on all plans, estimates or any other engineering data furnished by him.

XVI
TIB AND AGENCY REVIEW

The AGENCY and TIB shall have the right to participate in the review or examination of the work in progress.

XVII
CERTIFICATION OF THE CONSULTANT AND THE AGENCY

Attached hereto as Exhibit A-1, are the Certifications of the Consultant and the Agency.

XVIII
COMPLETE AGREEMENT

This document and referenced attachments contains all covenants, stipulations and provisions agreed upon by the parties. No agent, or representative of either party has authority to make, and the parties shall not be bound by or be liable for, any statement, representation, promise or agreement not set forth herein. No changes, amendments, or modifications of the terms hereof shall be valid unless reduced to writing and signed by the parties as an amendment to this AGREEMENT.

XIX
EXECUTION AND ACCEPTANCE

This AGREEMENT may be simultaneously executed in several counterparts, each of which shall be deemed to be an original having identical legal effect. The CONSULTANT does hereby ratify and adopt all statements, representations, warranties, covenants, and agreements contained in the proposal, and the supporting materials submitted by the CONSULTANT, and does hereby accept the AGREEMENT and agrees to all of the terms and conditions thereof.

In witness whereof the parties hereto have executed this AGREEMENT as of the day and year first above written.

By  By _____

Consultant HLA Engineering and Land Surveying, Inc. City of Selah

EXHIBIT A-1
Certification of Consultant

Project No.	City/County
3-E-182(004)-1	**City of Selah**

I hereby certify that I am Michael T. Battle a duly authorized representative of the firm of HLA Engineering and Land Surveying, Inc. whose address is 2803 River Road, Yakima, WA, 98902 and that neither I nor the above firm I here represent has:

(a) Employed or retained for a commission, percentage, brokerage, contingent fee or other consideration, any firm or person (other than a bona fide employee working solely for me or the above CONSULTANT) to solicit or secure this contract.

(b) Agreed, as an express or implied condition for obtaining this contract, to employ or retain the services of a firm or person in connection with carrying out the contract.

(c) Paid, or agreed to pay, to any firm, organization or person (other than a bona fide employee working solely for me or the above CONSULTANT) any fee, contribution, donation or consideration of any kind for, or in connection with procuring or carrying out the contract; except as here expressly stated (if any):

I further certify that the firm I hereby represent is authorized to do business in the State of Washington and that the firm is in full compliance with requirements of the Board of Professional Registration.

I acknowledge that this certificate is to be available to the Transportation Improvement Board (TIB), in connection with this contract involving participation of TIB funds and is subject to applicable State and Federal laws, both criminal and civil.

3/19/2019
Date

Michael T. Battle
Signature

Certification of Agency Official

I hereby certify that I am the AGENCY Official of the City of Selah, Washington and that the above consulting firm or his/her representative has not been required, directly or indirectly as an express or implied condition in connection with obtaining or carrying out this contract to:

(a) Employ or retain, or agree to employ or retain, any firm or person, or

(b) Pay or agree to pay to any firm, person or organization, any fee, contribution, donation or consideration of any kind, except as here expressly stated (if any).

I acknowledge that this certificate is to be available to the TIB, in connection with this contract involving participation of TIB funds and is subject to applicable State and Federal laws, both criminal and civil.

Date

Signature

EXHIBIT B-1
Scope of Work

Project. No.

3-E-182(004)-1

Describe the Scope of Work

A. Furnish a qualified resident engineer who shall be on the jobsite at all times that significant work is in progress, whose duty shall be to provide surveillance of project construction for compliance with plans and specifications. It is anticipated the construction contract duration will be no more than 20 days.

B. Provide geometric control, including construction staking (as needed).

C. Prepare daily progress reports on the project.

D. Consult and advise the AGENCY during construction and make final review, and report of the completed work with representatives of the AGENCY.

E. Review acceptance sampling and testing for construction materials.

F. Perform measurement and computation of pay items.

G. Review Contractor's submission of samples and shop drawings, where applicable.

H. Recommend Contractor progress payments to the AGENCY.

I. Prepare proposed contract change orders when applicable.

J. Prepare and furnish reproducible record drawings and field notes of completed work in accordance with project field records.

K. Prepare administrative documents to the appropriate agencies which have jurisdiction over funding, design, and construction of this project.

L. Perform monitoring of the Contractor's compliance with the contract documents labor standards; review of Statements of Intent to Pay Prevailing Wages and Affidavits of Wages Paid.

Documents to be Furnished by the Consultant

A. Monthly Progress Pay Estimates
B. Resident Engineer's Reports
C. Survey Construction Staking Notes
D. Materials Testing Reports
E. Construction Contractor Labor Documents (Intents and Affidavits)
F. Project Record Drawings
G. Project Closeout Documentation

EXHIBIT C-3
Payment
(Negotiated Hourly Rate)

The CONSULTANT shall be paid by the AGENCY for completed work and services under this AGREEMENT as provided hereinafter. Such payment shall be full compensation for work performed or services rendered and for all labor, materials, supplies, equipment, and incidentals necessary to complete the work.

1. Hourly Rates

The CONSULTANT shall be paid by the AGENCY for work done, based upon the negotiated hourly rates shown in Exhibits D and E attached hereto and by this reference made part of this AGREEMENT. The rates listed shall be applicable for the first 12-month period and shall be subject to negotiation for the following 12-month period upon request of the CONSULTANT or the AGENCY. The rates are inclusive of direct salaries, payroll additives, overhead, and fee.

In the event renegotiation of the hourly rates is conducted, the AGENCY reserves the right to audit for any change in the overhead rate currently in use by the CONSULTANT and modify the hourly rates to be paid to the CONSULTANT subsequent to the renegotiation accordingly. Any changes in the CONSULTANT's fixed hourly rates may include salary or overhead adjustments.

2. Direct Nonsalary Costs

Direct nonsalary costs will be reimbursed at the actual cost to the CONSULTANT. These charges may include, but are not limited to the following items: travel, printing, long distance telephone, supplies, computer charges, and fees of subconsultants. Air or train travel will only be reimbursed to economy class levels unless otherwise approved by the AGENCY. The billing for nonsalary cost, directly identifiable with the PROJECT, shall be an itemized listing of the charges supported by the original bills, invoices, expense accounts, and miscellaneous supporting data retained by the CONSULTANT. Copies of the original supporting documents shall be supplied to the AGENCY upon request. All above charges must be necessary for the services provided under this AGREEMENT.

3. Maximum Amount

The maximum amount payable for completion of work under this AGREEMENT shall not exceed the amount shown in the heading of this AGREEMENT. No minimum amount payable is guaranteed under this AGREEMENT. This does not include payment for extra work as stipulated in Section XIV, Extra Work.

4. Monthly Progress Payments

Progress payments may be claimed on a monthly basis for all costs authorized in 1 and 2 above. The monthly invoices shall be supported by detailed statements for hours expended at the rates established in Exhibits D and E, including names and classifications of all employees, and invoices for all direct expenses.

5. Inspection of Cost Records

The CONSULTANT and his/her subconsultants shall keep available for inspection by representatives of the AGENCY, and/or TIB, for a period of three years after final payment, the cost records and accounts pertaining to this AGREEMENT, and all items related to or bearing upon these records with the following exception: if any litigation, claim, or audit is started before the three-year period, the records shall be retained until all litigation, claims, or audit findings involving the records have been resolved. The three-year period begins when the CONSULTANT receives final payment.

6. Final Payment

Final payment of any balance due the CONSULTANT of the gross earned will be made promptly upon its verification by the AGENCY after the completion of the work under this AGREEMENT, contingent upon receipt of all PS&E, plans, maps, notes, reports, and other related documents which are required to be furnished under this AGREEMENT. Acceptance of such final payment by the CONSULTANT shall constitute a release of claims of any nature which the CONSULTANT may have against the AGENCY, unless such claims are specifically reserved in writing and transmitted to the AGENCY by the CONSULTANT prior to its acceptance. Said final payment shall not, however, be a bar to any claims that the AGENCY may have against the CONSULTANT or to any remedies the AGENCY may pursue with respect to such claims.

The rates and total price of the original contract and any additions or changes thereto shall be adjusted to exclude any significant sums by which the AGENCY determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates or overhead rates, supplied to the AGENCY by the CONSULTANT.

EXHIBIT D-1
Consultant Fee Determination Summary Sheet
(Lump Sum, Cost Plus Fixed Fee, Cost per Unit of Work)

Prepared by	Date
HLA Engineering and Land Surveying, Inc. 2803 River Road, Yakima, WA 98902	3/15/2019

Project

City of Selah - North First Street Resurfacing (FY 2020 Overlay Project) – 19026C

Direct Salary Cost (DSC)

Classification	Man Hours		Rate		Cost
Senior Principal Engineer	4	x	$208.00	=	$832.00
Licensed Professional Engineer	24	x	$170.00	=	$4,080.00
Resident Engineer	180	x	$116.00	=	$20,880.00
Licensed Land Surveyor	4	x	$155.00	=	$620.00
Surveyor	18	x	$116.00	=	$2,088.00
Contract Administrator	40	x	$128.00	=	$5,120.00
Engineering Technician	25	x	$81.00	=	$2,025.00
Word Processing Technician	4	x	$81.00	=	$324.00
				TOTAL DSC	$35,969.00
REIMBURSABLES					
				Mileage (313 miles x $0.58/mile)	$181.54
GRAND TOTAL					$36,150.54

EXHIBIT F-1
Payment Upon Termination of Agreement by the Agency Other than for Fault of the Consultant

(Refer to Agreement, Section IX)

Lump Sum Contracts

A final payment shall be made to the CONSULTANT which when added to any payments previously made shall total the same percentage of the Lump Sum Amount as the work completed at the time of termination is to the total work required for the PROJECT. In addition, the CONSULTANT shall be paid for any authorized extra work completed.

Cost Plus Fixed Fee Contracts

A final payment shall be made to the CONSULTANT which when added to any payments previously made, shall total the actual costs plus the same percentage of the fixed fee as the work completed at the time of termination is to the total work required for the PROJECT. In addition, the CONSULTANT shall be paid for any authorized extra work completed.

Specific Rates of Pay Contracts

A final payment shall be made to the CONSULTANT for actual hours charged at the time of termination of this AGREEMENT plus and direct nonsalary costs incurred at the time of termination of this AGREEMENT.

Cost Per Unit of Work Contracts

A final payment shall be made to the CONSULTANT for actual units of work completed at the time of termination of this AGREEMENT.

CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY

Council Meeting	Action Item
4/9/2019	O – 1

Title: Ordinance amending Selah Municipal Code Section 3.02.030, Containers, to Provide for Exemptions; Providing for Severability; and, Establishing an Effective Date.

From: Jeff Peters, Community Development Supervisor

Action Requested: Approval

Staff Recommendation:

Approval of the accompanying ordinance.

Board/Commission Recommendation: Not Applicable

Fiscal Impact: None

Funding Source: None

Background / Findings & Facts: Since adoption of Ordinance 2027 in 2017 pertaining to the screening of refuse containers/dumpsters, the City of Selah Community Development Department has identified that the City's existing code Section 3.02.030, Containers, does not adequately provide an exemption for screening of refuse/dumpsters of existing businesses and property owners who have their dumpsters located or accessed upon or thru an alley/public right-of-way and/or have insufficient space to construct a dumpster/refuse enclosure that can be serviced by the city's refuse provider. Therefore, the city administration has requested that identified ordinance be amended to address these issues.

Recommended Motion: I recommend that the City Council pass the attached ordinance amending Selah Municipal Code Title 3.02.020 Containers.

ORDINANCE NO. _____

AN ORDINANCE AMENDING SELAH MUNICIPAL CODE SECTION 3.02.030, CONTAINERS, TO PROVIDE FOR EXEMPTIONS; PROVIDING FOR SEVERABILITY; AND, ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of Selah Community Development Department has identified that the City's existing code Section 3.02.030, Containers, does not adequately provide an exemption for screening of refuse/dumpsters of existing businesses and property owners who have their dumpsters located or accessed upon or thru an alley/public right-of-way and/or have insufficient space to construct a dumpster/refuse enclosure that can be serviced by the city's refuse provider;

WHEREAS, the Department, therefore, is recommending adoption of an amendment to Section 3.02.030 to address the same; and,

WHEREAS, the City Council of the City of Selah deems it to be in the public interest and for the general health, safety and welfare of the citizens of the City that the amendment to SMC 3.02.030 be adopted;

NOW THEREFORE IT IS HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF SELAH:

Section 1. Section 3.02.030 of the Selah Municipal Code Amended.

Selah Municipal Code Section 3.02.030 is hereby amended to read as follows:

3.02.030 Containers.

No commercial refuse, garbage, rubbish, or recyclable material shall be disposed of within the city except by depositing same into a privately owned thirty-gallon container, a container provided by the contractor, which shall be a three-piece stackable recycling bin set, or such other container that may be provided by the contractor. Notwithstanding the foregoing, a person may deliver his/her/its recyclable materials to a recycling center, or may deliver his/her/its garbage or rubbish to a county landfill, but the minimum garbage charge shall be charged each month whether or not the service is used.

(1) The recycling bins shall be placed at the appropriate pick-up site on the schedule established by the contractor. Pick-up sites shall be at the curbside or in the alley, as designated by the

contractor. However, the contractor shall collect the recycling bins from the doorstep (or similar location) of any resident known to the contractor to have significant physical difficulty in placing the bins at curbside. The one-and-one-half-yard and two-yard bins shall be placed on a hard level surface, i.e., either blacktop or cement, which has a minimum width of four feet, a minimum length of seven feet, and a minimum thickness of three inches.

(2) The lids on all containers shall be kept closed at all times except when being filled or emptied. Containers shall not be filled above the top edge. For each container filled above its top edge, there shall be an additional charge for an additional container of the same size.

(3) Commercial refuse, rubbish, garbage, recyclable materials and other waste matter shall not be thrown, littered, or placed on any premises, street or alley, public or private property, or allowed to remain there by the owner, occupant or person in control of the premises.

(4) Tree branches shall not exceed five feet in length and shall be securely tied in bundles.

(5) No person shall deposit refuse, garbage, or rubbish in a container owned, controlled or possessed by another person without prior permission.

(6) Commercial establishments shall ensure that commercial and industrial refuse is deposited into containers and/or commercial/industrial bins screened from view, outside of the city right-of-way, within the commercial establishment's building envelope, and in conformity with City setback requirements. The enclosure used for screening of commercial and industrial containers/bins shall conform to the following:

(A) One side of the container/bin shall remain accessible for refuse removal and shall be screened by a solid gate with a minimum height of five feet. The gate shall be maintained in good working order and shall remain closed except when necessary to access the bin.

(B) Any side of a container/bin that is not used for access and is visible from a public right-of-way shall be screened from view by a solid wall with a minimum height of six feet. The wall shall be architecturally compatible with other buildings and structures on the site.

(C) Alternative screening methods may be permitted with the approval of the administrative official.

(D) Exemptions. The below exemptions only apply to existing businesses/properties and/or buildings. New construction or redevelopment of an existing property or building are required to comply with the provisions of SMC 10.08.170 (1– 3). Existing business and/or property owners who require exemption from the provisions of SMC 3.02.030 (6) (A– C) shall submit a letter to the City Administrator requesting relief from the provisions of the city's refuse ordinances, the specific exemption applied for, and any supporting evidence. Submittal of a request for exemption does not guarantee relief from the provisions of the ordinances, and the Administrative Official may grant partial relief or require installation of alternative screening methods as provided for in SMC 3.02.030 (6) (C).

1. Existing businesses or properties which have historically been allowed by the City of Selah to locate and access their refuse dumpster from within the city's alleys/public right-of-way;

2. Existing businesses or properties which have insufficient space to construct a dumpster enclosure outside of an existing alley/public right-of-way; and

3. Existing businesses or properties that have been identified by the City's refuse provider as containing insufficient space to access a refuse dumpster if a dumpster enclosure was constructed.

(7) Commercial bins are not allowed in residential zones, except for multifamily dwellings consisting of three or more units under one roof. Two duplexes on the same lot will be allowed to have a commercial bin provided the bin is screened from view and is located within the allowable building envelope and does not violate the setbacks.

(8) All garbage containers placed for collection and disposal or removal of its contents on city right-of-way shall be placed no more than twenty-four hours prior to seven a.m. on the day scheduled for collection, and all such containers must be removed from the collection location and off of city right-of-way no later than twenty-four hours after seven a.m. of the day the garbage and recyclable materials were collected unless reasonable cause can be shown by the user of said garbage container for exceeding the time provided herein.

Section 2. Severability/Validity. The provisions of this ordinance are declared separate and severable. If any section, paragraph, subsection, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this ordinance. The City Council hereby declares that they would have passed this ordinance and each section, paragraph, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, paragraphs, clauses or phrases were

unconstitutional or invalid.

Section 3. Effective Date. This ordinance shall be in full force and effect 5 days after its passage and publication as required by law.

Done this 9th day of April, 2019.

_____
Sherry Raymond, Mayor

ATTEST:

_____
Dale E. Novobielski, Clerk-Treasurer

APPROVED AS TO FORM:

_____
Robert Noe, City Attorney

ORDINANCE NO. _____

CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY

Council Meeting	Action Item
4/9/2019	O – 2

Title: Ordinance amending Selah Municipal Code Chapter 6.60, Public Disturbance Noises, to Provide for Exemptions; Providing for Severability; and, Establishing an Effective Date.

From: Jeff Peters, Community Development Supervisor

Action Requested: Approval

Staff Recommendation: Approval of the accompanying ordinance.

Fiscal Impact: None

Funding Source: None

Background / Findings & Facts: Since adoption of Ordinance 1176 in 1994 pertaining to the public disturbance and noises, the City of Selah Public Works Department has identified that it would be advantageous to allow city street construction, resurfacing, and utility projects to occur between the hours of seven p.m. to seven a.m. to avoid peak traffic congestion times, detours, road closures, and increase pedestrian safety. The department has also identified that the present ordinance does not allow for these types of construction activities to occur during the night time hours, nor does the ordinance provide for an exemption for government agencies. Therefore, the city Public Works Department is requesting that the identified ordinance be amended to add an exemption which allows for street construction, resurfacing, and utility work during night time hours provided the night time construction is to avoid peak traffic congestion, detours, road closures, and increase pedestrian safety.

Recommended Motion: I recommend that the City Council pass the attached ordinance amending Selah Municipal Code Chapter 6.60 Public Disturbance Noises.

ORDINANCE NO. _____

AN ORDINANCE AMENDING SELAH MUNICIPAL CODE CHAPTER 6.60, PUBLIC DISTURBANCE NOISES, TO PROVIDE FOR EXEMPTIONS; PROVIDING FOR SEVERABILITY; AND, ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of Selah Public Works Department has identified that it would be advantageous to allow city street construction, resurfacing, and utility projects to occur between the hours of seven p.m. to seven a.m. to avoid peak traffic congestion times, detours, road closures, and increase pedestrian safety; and

WHEREAS, the City's existing code Chapter 6.60, Public Disturbance Noises, does not currently provide an exemption or allowance for construction noise generated during the night time hours; and

WHEREAS, the Department, believes that the public noise disturbances generated by the limited duration construction projects outweighs the purpose of Selah Municipal Code Chapter 6.60, as allowing construction at night will greatly reduce the impacts to the traveling public and citizens of the City of Selah during the day time hours; and,

WHEREAS, the Department, therefore, is recommending adoption of an amendment to Chapter 6.60 to address the same; and,

WHEREAS, the City Council of the City of Selah deems it to be in the public interest and for the general health, safety and welfare of the citizens of the City that the amendment to SMC Chapter 6.60 be adopted;

NOW THEREFORE IT IS HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF SELAH:

Section 1. Chapter 6.60 of the Selah Municipal Code Amended.

Selah, Municipal Code Chapter 6.60 is hereby amended to read as follows:

Chapter 6.60
PUBLIC DISTURBANCE NOISES

Sections:

6.60.010 Purpose.

The purpose of this chapter is to control noise in a manner, which promotes commerce; the use, value and enjoyment of property; sleep and repose; and the quality of the environment. (Ord. 1176 § 1, 1994.)

6.60.020 Content of sound.

The content of the sound shall not be considered in determining whether a violation of this chapter has occurred. (Ord. 1176 § 1, 1994.)

6.60.030 Public disturbance noises.

It is unlawful for any person to cause or make, or for any person to cause in possession of property to allow to originate from the property, sound which is a public disturbance noise. Public disturbance noises include the following sound or combinations of sounds:

(a) Loud and raucous, or frequent, repetitive or continuous sounds made by any horn or siren attached to a motor vehicle, except such sounds that are made to warn of danger or that are specifically permitted or required by law;

(b) Loud and raucous, or frequent, repetitive or continuous sounds created by musical instruments, audio sound systems, band sessions, or other devices capable of producing, amplifying or reproducing sound which unreasonably disturbs or interferes with the peace, comfort and repose of another and can be clearly heard by a person of normal hearing at a distance of fifty feet or more from the property from which the sound originates;

(c) Yelling, shouting, hooting, whistling or singing on or near city streets, particularly between the hours of eleven p.m. and seven a.m., or at any other time and place which unreasonably disturbs or interferes with the peace, comfort and repose of another;

(d) The creation of frequent, repetitive or continuous sounds in connection with the starting, operation, repair, rebuilding or testing of any motor vehicle or internal combustion engine within a residential district, so as to unreasonably disturb or interfere with the peace, comfort and repose of another;

(e) Sound from a motor vehicle audio system, such as a radio, tape player or compact disc player, which is operated at such a volume that it can be clearly heard by a person of normal hearing at a distance of fifty feet or more from the vehicle itself;

(f) Sound from portable audio equipment, such as a radio, tape player or compact disc player, which is operated at such a volume that it can be clearly heard by a person of normal hearing at a distance of fifty feet or more from the source of the sound. (Ord. 1176 § 1, 1994.)

6.60.040 Exceptions.

The provisions of this chapter shall not apply to:

(a) Regularly scheduled community events, such as public concerts, or public ceremonies; and

(b) Regularly scheduled parades held in the city; and

(c) Preparation for sporting events, public concerts or public ceremonies.

(d) City of Selah public works projects (including work by outside agencies) that involve street construction, resurfacing, and utility work that the City Public Works Director deems are in the best interest of the city to conduct during the night time hours of 7 p.m. to 7 a.m. to avoid peak traffic congestion, detours, road closures, and increase pedestrian safety.

6.60.050 Violation – Penalty.

Any person, company or organization violating any of the provisions of this chapter is guilty of a misdemeanor and upon conviction shall be punished by imprisonment not to exceed ninety days and/or a fine not to exceed one thousand dollars. (Ord. 1998 § 1, 2016; Ord. 1176 § 2, 1994.)

6.60.060 Severability.

If any section, sentence, clause or phrase of this chapter should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not

affect the validity or constitutionality of any other section, sentence, clause or phrase of this chapter. (Ord. 1176 § 3, 1994.)

Section 2. Severability/Validity. The provisions of this ordinance are declared separate and severable. If any section, paragraph, subsection, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this ordinance. The City Council hereby declares that they would have passed this ordinance and each section, paragraph, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, paragraphs, clauses or phrases were unconstitutional or invalid.

Section 3. Effective Date. This ordinance shall be in full force and effect 5 days after its passage and publication as required by law.

Done this 9th day of April, 2019.

_____
Sherry Raymond, Mayor

ATTEST:

_____
Dale E. Novobielski, Clerk-Treasurer

APPROVED AS TO FORM:

_____
Robert F. Noe, City Attorney

ORDINANCE NO. _____

CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY

Council Meeting	Action Item
4/9/2019	O – 3

Title: Ordinance Amending the 2019 Budget for the Expenditure of Lodging Taxes

From: Dale Novobielski, Clerk/Treasurer

Action Requested: Approval

Staff Recommendation: Approve Ordinance.

Board/Commission Recommendation: Approval

Fiscal Impact: $ 7,450

Funding Source: Fund 121 Tourism

Background / Findings & Facts: To amend the 2019 budget for an allocation of Lodging taxes approved by the Lodging Tax Advisory Committee.

Recommended Motion: I move to approve an Ordinance amending the 2019 budget for an alloction of Lodging Taxes.

Record of all prior actions taken by the City Council and/or a City Board, City Committee, Planning Commission, or the Hearing Examiner (where applicable)

Date:	Action Taken:
2/25/2019	The Lodging Tax Advisory Committee approved a request by Selah Community Days Association for $7,450 of Lodging Taxes for the support of the Community Days celebration.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE 2019 BUDGET FOR LODGING TAX EXPENDITURES

WHEREAS, the City desires an adustment to the 2019 Budget for the allocation of Lodging Taxes to support the Selah Independence Day celebration;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON, does ordain as follows: that the Clerk-Treasurer be authorized to amend the 2019 Budget as follows:

121 Tourism

121.000.057.557.30.41.07	Selah Community Days – Misc.	$	7,450
121.000.008.508.10.00.00	New Ending Reserved Cash & Investments	$	24,666

PASSED AND ORDAINED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON this 9th day of April 2019.

_____
Sherry Raymond, Mayor

ATTEST:

_____
Dale E. Novobielski, Clerk-Treasurer

APPROVED AS TO FORM:

_____
Robert Noe, City Attorney

LODGING AND TOURISM COMMITTEE

CITY OF SELAH

REQUEST FOR FUNDS APPLICATION

APPLICANT INFORMATION

NAME OF ORGANIZATION: Selah Community Days Association

Physical Address: PO Box 783 Selah WA 98942

Form of organization: Charitable

Website: www.selahdays.com

Agency Tax ID: #47-3182079

UBI: 601789022

CONTACT PERSON:

Name: Barb Petrea

Phone: 509-930-0432

Email: selahcommunitydays@gmail.com

Fax: N/A

PROPOSED FUNDING

Can you operate this project with reduced funding? No

Priority #1: $11,450 Priority #2: $5,500

Will there be admission charged for this activity? NO

If yes, how much per person? $_____

ACTIVITY INFORMATION

Please describe the activity or organization. For festivals or events, include the name, dates of operation and expected number of participants. For operations, include the expected number of visitors.

Selah community days festival will take place May 17th - 19th, 2019. The Selah Community days association (SCDA) exists to promote our community of Selah and it's quality of life to our residents and to the neighboring communities. We participate in 18+ parades around WA State (9 Lower Valley + Sea Fair, Issaquah, Olympia, Cashmere, and more).

Continued from above:

During the festival we have several traditional events transpiring that directly affect the youth of Selah and our community. Many of these events like Miss Selah Pageant 4/19/19 (approx. 300), Hobo Feed 5/16/19 (750), Selah Chamber Potato Feed 5/17/19 (500). Cruz Nite 5/17/19 (700), the Lions 5K Glow Run 5/18/19 (500), over the 4 days we will have many other community driven events that bring in people from all over the valley. The carnival rides (3500), the parade (3000), and several stage celebrations happening including the little miss/mini Miss Selah and the Veterans Celebration. The monies received from LTAC help us start the float renovation needed each year as well as get us started with basic marketing costs.

We are also a travelling SELAH billboard with our beautiful new float and trailer.

Requested Funding

Please complete the following regarding funding for your event.

Can you operate this project without LTAC Funds? YES
Priority 1 - Full amount requested: $11,450
Priority 2 – Partial amount requested: $5,500
Will there be admission charged for this activity? Yes, varies

Please provide estimates the number of people traveling out of town to your event:

Away from their place of resident or business and staying overnight in paid accommodations:

We will use the lodging tax revenue to help market to those that will be coming in to be vendors during our 4 day event as well as marketing to those that are travelling from all over Washington State to participate in the 2 hour parade. We will need extra marketing this year with the new venue change. We also anticipate more than normal participation in events with people coming back home to celebrate Selah's Centennial birthday.

To a place 50 miles, one way, from their place of residence or business for the day or overnight:

A lot of our vendors travel in from out of the area and stay in local hotels. A large part of the vendors are from the Seattle area.

From another country or state outside of their place of residence or business:

We do have some vendors that will be coming from Oregon.

Coordination and Collaboration

Please provide information about any other organizations or agencies involved in this project/activity and how this project directly contributes to the Selah LTAC Plan.

We work with almost every Selah entity during community days.

The vendor spots are open to all local clubs/charities to help them reach their fundraising goals. The Civic Center is full all weekend with groups performing or hosting community events. Example: Selah Covanent Church

runs the Hobo Feed, Selah Chamber runs the Potato Feed, The Pancake Feed will be run by a new group this year, the Boy Scouts and Young Life help park cars. The Lions Club is hosting a 5K Glow Run which is bringing in people from all over. The Selah Downtown Association will be sponsoring events happening on stage Friday night at the park while the car show is being held in the parking which is co-sponsored by DC Bound.

This is a time that people come home to be with families and friends to celebrate their town. Last year the hotel rooms were tough to come by with all the activities happening around our community.

We also offer scholarships for our Royalty after they have ended their season representing Selah. During the year they are traveling around to different parades, luncheons, and community activities. This year they have spent over 25 hours at the Ponderosa playing games and sharing their young energy with the residents, they spear headed a food drive to help Northwest Harvest, they partnered with Tree Top to help with their Foster Kids party as well as a variety of hours helping at community events like national Nite Out and the Christmast celebration in Selah. These events have kept Selah's name out in the minds of many neighboring communities as a city that cares and shows it.

This year with the new venue we will have additional costs not normally associated with this event. We will need to rent a stage and 2 extra-large generators. The funds will be exceptionally helpful to offset this expense that we normally will not have and allow us to keep doing business as usual.

BUDGET

Income: If you are anticipating receiving partial funding for this activity from another source, please list the source, approximate amount and the status of funding.

Amount	Source	Confirmed	Dates Available	Notes
10,000	Carnival Ride Sales	Amount Fluctuates	May 19, 2019	
2000	Vendor Booth	Amount Fluctuates	April 2019	
2000	Sponsor logo renewal	Yes	April 2019	
3000	Vendor Food Sales	Amount Fluctuates	May 19, 2019	
Total Income: $17,000				
What percentage of your project does your request for city funds represent? 35%				

Expense: Please estimate your expected expenses for this event.

Activity	LTAC Funds	Other Funds	Total
Personnel (salaries):	0	0	0
Administration:	0	$500.00	$500.00
Marking/Promotion:	$2000.00	$3000.00	$5000.00
Direct Sales Activities:	0	0	0
Minor Equipment:	$1450.00	$2000.00	$3450.00
Travel:	$3000.00	$500.00	$3500.00
Contract Services:	$5000.00	$5600.00	$10,600.00
Other Activities:		$9350.00	$9350.00
Total Cost:	$11,450.00	$20,950.00	$32,400.00

THE APPLICANT HEREBY CERTIFIES AND AFFIRMS: 1. THAT IT DOES NOT NOW, NOR WILL IT DURING THE PERFORMANCE OF ANY CONTRACT ARISING FROM THIS APPLICATION, UNLAWFULLY DISCRIMINATE AGAINST ANY EMPLOYEE, APPLICANT FOR EMPLOYMENT, CLIENT, CUSTOMER, OR OTHER PERSON WHO MIGHT BENEFIT FROM SAID CONTRACT, BY REASON OF AGE, RACE, COLOR, ETHNICITY, SEX, RELIGION, CREED, PLACE OF BIRTH, OR DEGREE OF HANDICAP. 2. THAT IT WILL ABIDE BY ALL RELEVANT LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS AND 3. THAT IT HAS READ THE INFORMATION CONTAINED IN PAGES 1, 2, AND 3 AND UNDERSTANDS AND WILL COMPLY WITH ALL PROVISIONS THEREOF.

Certified By (Signature): Barbara Petrea

Print or type name: Barbara Petrea

Title: President SCDA

Date: 3/5/19

FOR LTAC BOARD USE ONLY

Chairperson Signature: [signature]

Date: 2/25/19

Accepted/Denied: ACCEPTED AS DESCRIBED BELOW

Reason:

Amount Approved: $7450 TO BE USED ON MARKETING/PROMOTION MINOR EQUIPMENT NEEDS AND CONTRACT SERVICES

CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY

Council Meeting	Informational Item
4/9/2019	Q – 4a

Title: Planning Commission Minutes from March 5, 2019

From: Brandy Tucker – Planning & Community Development, Building Specialist

Action Requested: Informational - No action needed

Staff Recommendation:

N/A

Board/Commission Recommendation: Not Applicable

Fiscal Impact: N/A

Funding Source: N/A

Background / Findings & Facts: N/A

City of Selah
Planning Commission Minutes
Of
March 5, 2019

A. Call to Order

Vice Chair Torkelson calls the meeting to order at 5:29 pm.

B. Roll Call

Members Present:	Commissioners: Morehead, Huber, Goodall and Torkelson
Members Absent:	Chairman Smith
Staff Present:	Jeff Peters, City Planner, Brandy Tucker, Minutes Secretary
Guest:	Ted Pooler

C. Agenda Changes : None

D. Communications

1. Oral - None

2. Written - None

E. Approval of Minutes

1. ***Approval of minutes from February 19, 2019***

Commissioner Morehead motions to approve the minutes.

Commissioner Goodall seconds.

Minutes are approved with a voice vote of 4-0.

F. Public Hearings

1. Old Business -
   Sewer rate study session discussion by Ted Pooler. Meeting turned over for presentation. (see attached for power point presentation and material provided to commissioners and public).

2. New Business -
   Short Plat & Short Plat Exemption from Chuck Johnson – proposing to subdivide two parcels into 4 separate lots. Public Hearing set for April 2nd
   Short Plat amendment for David Van Alstine – Public Hearing April 16th

G. General Business

1. Old Business - None

2. New Business - None

H. Reports/Announcements

1. Chairman -
2. Commissioners -
3. Staff - None

I. Adjournment

Commissioner Goodall motions to adjourn.

Commissioner Huber seconds.

Vice Chair Torkelson adjourns the meeting at 6:53 p.m. with a voice vote of 4-0.

Vice Chairman ~~Smith~~ Torkelson

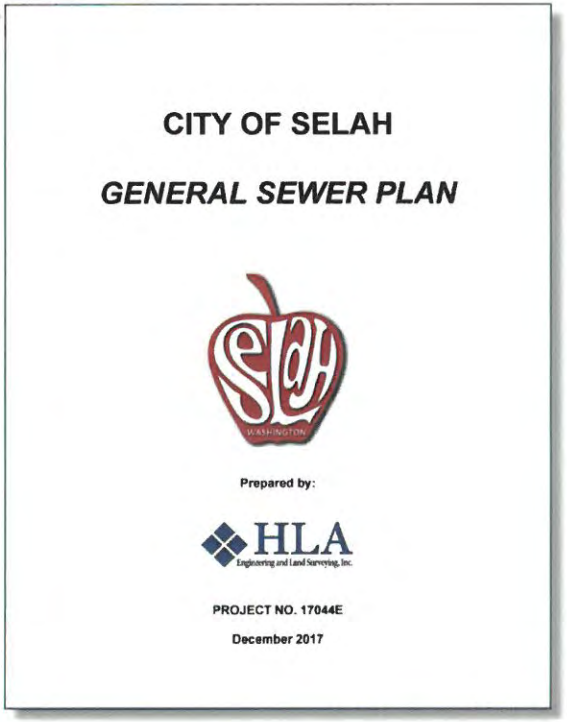
CITY OF SELAH
SEWER CONNECT FEES

PUBLIC MEETING DISCUSSION

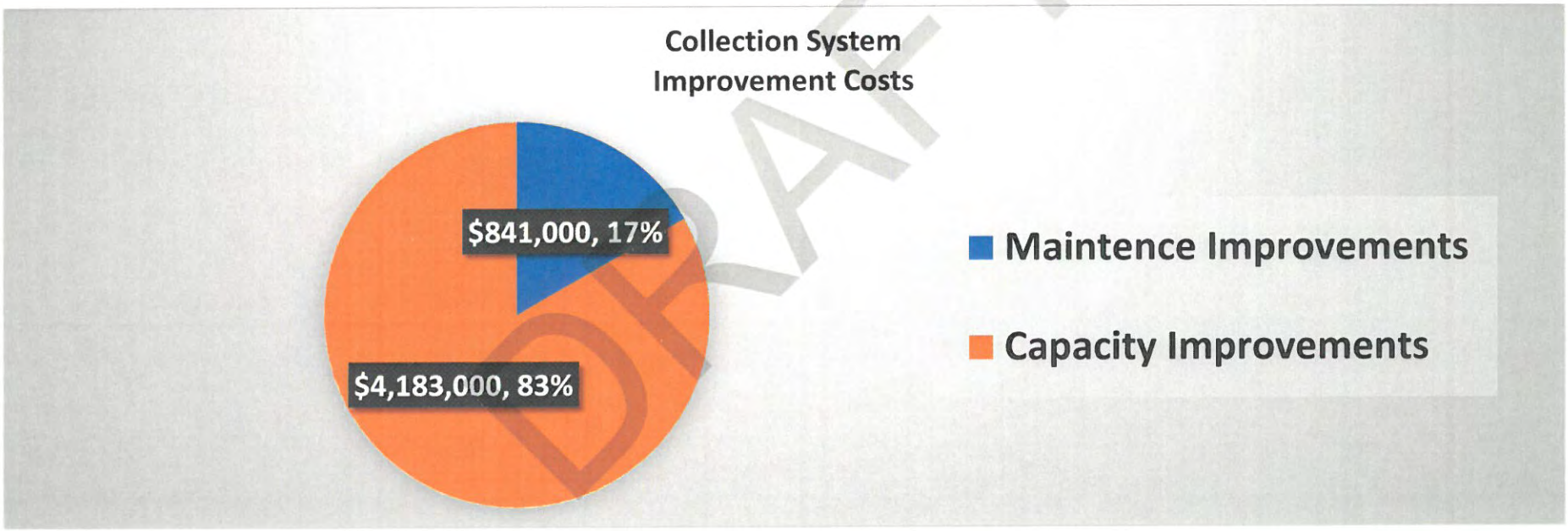
MARCH 5, 2019

BACKGROUND

- Examined sewer collection and treatment needs
- Developed capital improvement plan
- Considered both maintenance and capacity improvements
- Prepared a long-term financial plan



COLLECTION SYSTEM IMPROVEMENTS



TREATMENT FACILITY UPGRADES

- EPA Cost Range: $8 to $24 per gallon per day of capacity
- Estimated Selah WWTP Cost: $15 per gallon per day of capacity
- Growth-Related Capacity: 1.92 million gallons per day maximum month
- Estimated cost of WWTP improvements: $28,800,000

ESTIMATED FUTURE CONNECTIONS

- Additional growth-related flow: 1.6 million gallons per day average flow
- Average flow per connection: 300 gallons per day
- Estimated number of connections
  - 1,600,000 gallons per day/300 gallons per day per connection = 5,333 new connections
  - Since one ERU = 300 gallons per day, we are adding 5,333 ERUs

PROPOSED CONNECTION FEE

- Total Estimated Costs of Improvements to Serve Growth

  Collection System Improvements = $4,183,000

  Treatment Facility Upgrades = $28,800,000

  TOTAL ESTIMATED COST = $32,983,000

- Proposed Connection Fee
  - $32,983,000/5,333 ERUs = $6,185 per ERU

PROPOSED IMPLEMENTATION

Year	Proposed Fee
2019	$4,000
2020	$4,500
2021	$5,000
2022	$5,500
2023	$6,000
2024	$6,500

City of Selah

Public Information Meeting

SEWER RATE ANALYSIS
SEWER CONNECTION FEES

Prepared by

HLA
Engineering and Land Surveying, Inc.

March 5, 2019

City of Selah
Public Information Meeting

SEWER RATE ANALYSIS
SEWER CONNECTION FEES

March 5, 2019

Background

HLA prepared the City of Selah General Sewer Plan to guide the expansion of the City of Selah's wastewater collection, treatment, and disposal facilities. The existing collection system was reviewed and evaluated for its capacity to meet existing and future flow demands. Deficient pipelines and high maintenance areas identified by City Public Works staff were prioritized to develop a capital improvement plan. Means of financing the recommended improvements were considered and a long-term financial plan was developed to determine revenue needs.

Long-Term Financial Plan

The long-term financial plan for the City of Selah Fund 415 Sewer and Fund 465 Sewer Reserve Fund was developed based on the following:

- Past revenues and expenditures were updated through 2017, so the previous trends could be reviewed and considered. 2018 revenues and expenditures are taken from the 2018 budget.

- Existing annual sewer system expenses are assumed to increase by 3% annually.

- Maintenance- and capacity-related collection system improvements recommended in the General Sewer Plan are as proposed in Table 7-3 (copy attached) and as shown on the attached Figure 7-1. Adjustments to the schedule may be needed to coordinate construction with street improvements and developer extension of service into new areas.

- Maintenance-related improvements were assumed to be paid by user charge revenue. Existing users have been using the system, so having them pay for maintenance is reasonable.

- Capacity-related improvements are assumed to be paid for using connection fees. New users require additional capacity and upgrades needed to support growth should be paid for by the new connections.

- Connection fee revenue is estimated from the growth rates and service area population. Though growth could result in 30 to 35 new connections annually, the financial model used a conservative connection rate of 20 additional connections per year. Connection fees are also assumed to increase at the same percentage as the charges for service to account for inflation of collection system improvement costs.

- Connection fees are transferred to the sewer reserve fund each year to pay for future growth-related improvements.

- The analysis includes yearly transfers out for street maintenance ($20,000 per year), and public works equipment reserve ($40,000 per year), which is consistent with City practices during the last five years.

- A future treatment plant improvement project will be needed to address long-term capacity needs and possible regulatory requirements. Though the scope of the project has not been specifically identified, the connection fee calculations consider the cost of treatment plant improvements. However, no specific project is included in the schedule of improvements, but sewer fund reserves are allowed to build for this future project.

The City raised sewer rates 5% in 2019, with the understanding that future rate increases may be needed. Based on the proposed financial plan, revenue increases of 5% in 2020, followed by 3% per year thereafter, are recommended. These rate increases will generate revenue for operation and maintenance of the existing system and will pay for maintenance-related improvements.

Connection fees are used to pay for growth-related improvements and reduce the burden on the existing system users. The method used to determine the connection fee is discussed below.

Proposed Connection Fee

Adjusting sewer connection fees was recommended as a method to pay for the improvements to the existing infrastructure as a result of growth-related impacts. This money could be set aside so the improvements would be funded and constructed when the capacity of various system components is reached. An advantage to this approach is that when new users connect to the system, they would contribute to the cost of improvements to the existing system regardless of where the improvements are needed. Furthermore, existing system users do not pay the cost for system upgrades to serve new users, revenue is collected at the time a connection is made, and collected fees can be set aside in a reserve fund for future use.

Two parameters are needed to calculate the connection fee – the estimated cost of system improvements, and the number of connections served by those improvements. Improvement costs include both collection system and treatment costs to serve full build-out of the City and UGA. Capacity-related collection system deficiencies at full build-out are shown on the attached Figure 4-3. Determining the necessary treatment facility upgrades is more complicated, but the cost can be estimated based on the increase in flow at full buildout. The resulting estimated costs of system improvements to serve growth are as follows:

Collection System Improvements	$4,183,000
Treatment Facility Upgrades	$28,800,000
Total Estimated Cost	$32,983,000

The estimated number of future connections within the City and UGA are directly related to the full buildout flows. Therefore, the number of future connections can be calculated as follows:

Estimated additional flow from full build-out = 1,600,000 gallons per day
Divided by the average flow per connection = 300 gallons per day

Equals the number of future connections = 5,333 connections

By dividing the total estimated cost for system upgrades to serve City and UGA build-out of $32,983,000 by the 5,333 future connections, yields a connection fee of $6,185. In the General Sewer Plan, average daily flow from an equivalent residential unit (ERU) was estimated at 300 gallon per day. Since a variety of land uses were considered in the General Sewer Plan, using the number of ERUs, rather than connections is more equitable. Therefore, the connection fee would be based on ERUs at $6,185 per ERU.

It is recommended the City adopt a sewer connection fee of $6,185 to be set aside in a reserve fund for improving the existing system components needed to meet the demands imposed on the system by future growth. The connection fee would be charged based on equivalent residential units ($6,185 per ERU) and would be in addition to the Sewage System Plant Investment Fee.

Proposed Implementation

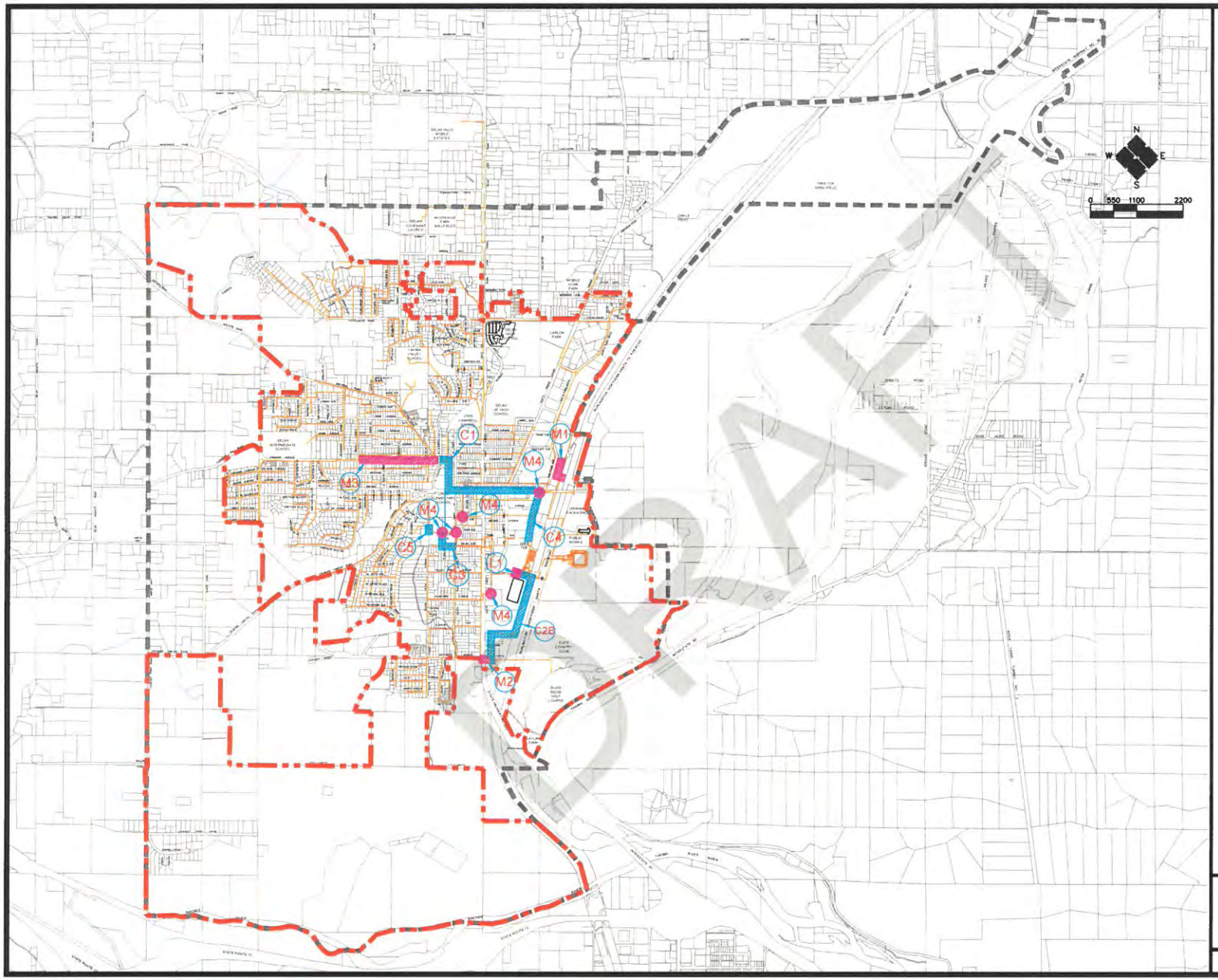
The long-range financial plan allows some flexibility in the implementation of the proposed connection fee. Phased implementation is proposed in the following table:

Year	Proposed Fee
2019	$4,000
2020	$4,500
2021	$5,000
2022	$5,500
2023	$6,000
2024	$6,500

TABLE 7-3 SCHEDULE OF RECOMMENDED MAINTENANCE AND CAPACITY RELATED IMPROVEMENTS

Improvement No.	Improvement Description	Estimated Cost in 2017 Dollars	Completion Year	Estimated Improvement Costs in Dollars	Funding Source
C3	630 LF of new 12-inch sewer beginning in Wixson Park heading south to Selah Avenue traveling east to South Third Street	$133,000	2019	$141,000	City
M2	Connect new 15-inch sewer to existing sewer under South First Street at Southern Avenue to collection system	$72,000	2019	$76,000	City
M4	Replacement of 5 manholes	$35,000	2019	$35,000	City
C4	New 21-inch sewer from Naches Avenue and Railroad Avenue south to Third Avenue	$390,000	2019	$414,000	City
C5	New 10-inch sewer West of Wixson Park Southwest of Lince Elementary School	$48,000	2020	$54,000	City
C1	New 10-inch, 12-inch, and 15-inch sewer starting at Fremont Avenue and North Fourth Street (end of M3 project), to Third Avenue, south to Naches Avenue, and east until intersection of Naches Avenue and Railroad Avenue	$1,000,000	2020	$1,093,000	City
M1	New 15-inch Industrial Pretreatment Sewer in Railroad Avenue	$238,000	2021	$268,000	City
C2B	New 15-inch sewer at the intersection of Eleventh Avenue and an alley east of South First Street north to Tenth Avenue and east towards the Burlington Northern Santa Fe (BNSF) Railroad right-of-way traveling north to the wastewater treatment plant	$791,000	2027	$1,063,000	City
M3	Install 1,920 LF of 10-inch sewer beginning at Tenth Street and Fremont Avenue continuing down Fremont Avenue to the manhole at North Fourth Street. Install six manholes along Fremont Avenue	$365,000	2025	$462,000	City
L1	Lift Station Improvements – Refurbish and increase capacity of the South Lift Station	$627,000	2029	$894,000	City
		$3,699,000		$4,500,000	

These recommended improvements are shown on Figure 7-1 – Collection System Recommended Maintenance and Capacity Related Improvements.



CITY OF SELAH

General Sewer Plan Update

COLLECTION SYSTEM RECOMMENDED MAINTENANCE AND CAPACITY RELATED IMPROVEMENTS

LEGEND

- EXISTING RETAIL SERVICE AREA BOUNDARY (CITY LIMITS)
- FUTURE RETAIL SERVICE AREA BOUNDARY (UGA)
- 1 — AREA NUMBER CORRESPONDING TO TEXT DISCUSSION
- RECOMMENDED CAPACITY IMPROVEMENT
- RECOMMENDED MAINTENANCE IMPROVEMENT
- MANHOLE REPLACEMENT/INSTALLATION
- EXISTING SEWER LINE
- EXISTING LIFT STATION

HLA Engineering and Land Surveying, Inc.
2803 River Road
Yakima, WA 98902
509.966.7000
Fax 509.965.3800
www.hlacivil.com

12-13-17
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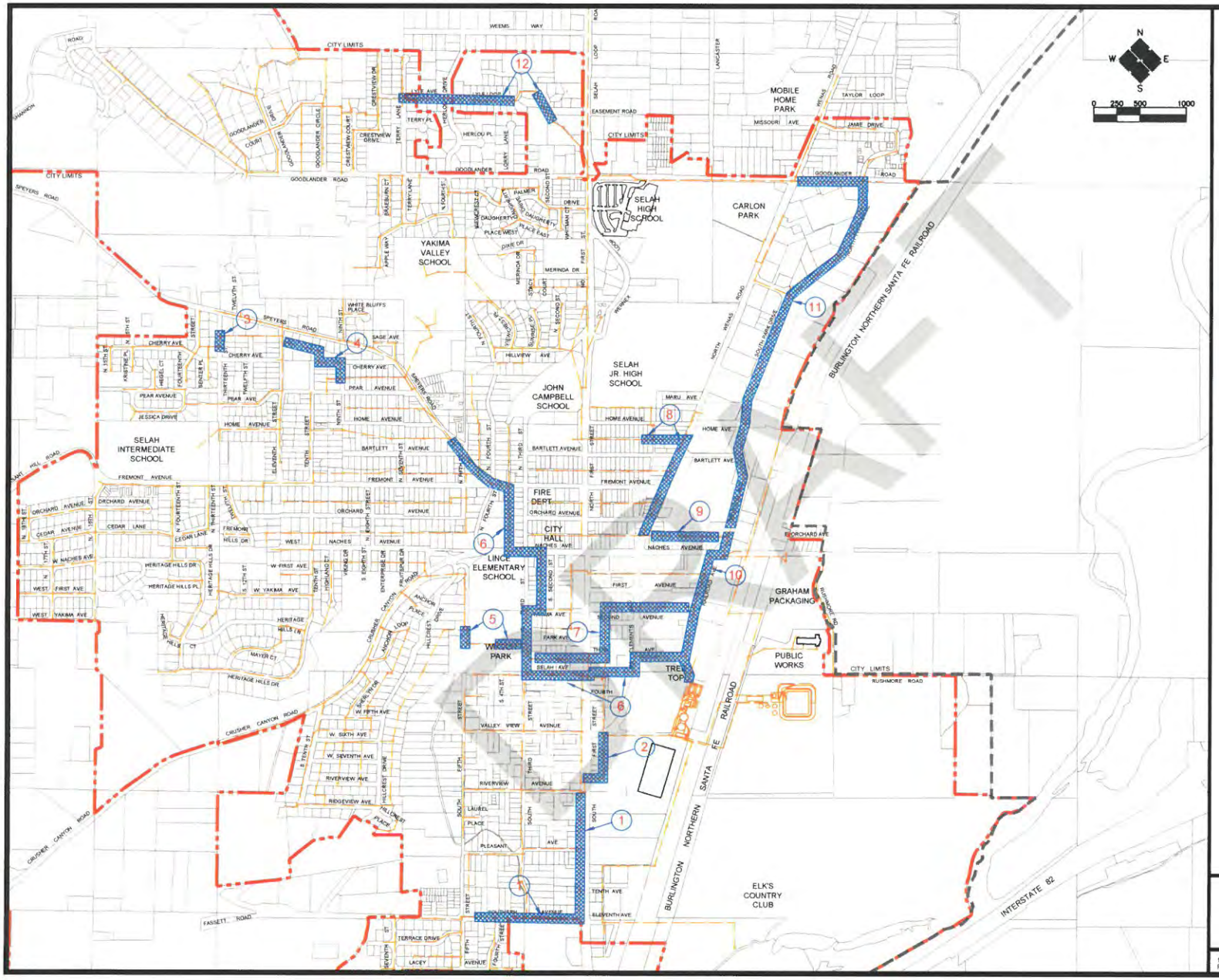
FIGURE 7-1



CITY OF SELAH

General Sewer Plan Update

EXISTING COLLECTION SYSTEM DEFICIENCIES AT PROJECTED ULTIMATE BUILD-OUT

LEGEND

- EXISTING RETAIL SERVICE AREA BOUNDARY (CITY LIMITS)
- FUTURE RETAIL SERVICE AREA BOUNDARY (UGA)
- (1) AREA NUMBER CORRESPONDING TO TEXT DISCUSSION
- UNDER CAPACITY
- EXISTING SEWER LINE

NOTE:
SEE FIGURE 3-2 FOR ADDITIONAL OPERATION AND MAINTENANCE RELATED SYSTEM DEFICIENCIES.

HLA Engineering and Land Surveying, Inc.
2803 River Road
Yakima, WA 98902
509.966.7000
Fax 509.965.3800
www.hlacivil.com

12-13-17
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FIGURE 4-3

CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY

Council Meeting	Informational Item
4/9/2019	Q – 4b

Title: Lodging Tax Advisory Committee Minutes – February 25, 2019

From: Monica Lake, Executive Assistant

Action Requested: Informational - No action needed

Staff Recommendation:

N/A

Board/Commission Recommendation: Not Applicable

Fiscal Impact: N/A

Funding Source: N/A

Background / Findings & Facts: Informational only

City of Selah
Lodging Tax Advisory Committee Meeting
Monday, February 25, 2019
Selah City Council Chambers

A. CALL TO ORDER

Chairman John Tierney called the meeting to order at 11:00am.

B. ROLL CALL

Members Present: John Tierney; Shelly Monson; Tina Garner; Bill Harris

Members Absent: Jean Brown

Staff Present: Treesa Morales, Recreation Manager; Monica Lake, Executive Assistant

C. APPROVAL OF MINUTES

1. Minutes from Board Meeting December 3, 2018

Board Member Harris moved, and Board Member Garner seconded, to approve the December 3, 2018 Minutes. By voice vote, approval was unanimous.

D. GENERAL BUSINESS

1. Application from Yakima Valley Tourism

Stephanie Gangle, Yakima Valley Tourism, addressed the Board. She handed out copies of the 2019 travel guide and talked about the various line items on the application, outlining what each would provide and what the City could expect to receive from each.

Board Member Brown joined the meeting.

Chairman Tierney thanked Ms. Gangle for her presentation but explained that the committee took action at their December 3, 2018 meeting to approve the three thousand dollar Sports Tourism Contract and splitting the cost of line item 1A with the Selah Downtown Association, but voted not to fund line items 1B, 1C, and 1D, which she had just presented.

2. Application from Selah Community Days

Barb Petrea, Selah Community Days Association President, addressed the Board. She explained the reason for the increased funding request due to relocation of the event to Carlon Park due to construction of the new aquatic center and at Lince School.

Discussion followed on where the carnival would be located, where the stage would be placed and where those watching could be seated, parking for those attending the event, the continuation of the normal events at the Civic Center, the reversal of the parade route, the ability to increase the number of vendors,

having a fireworks display, coordinating with the School District, and how much of the lodging tax budget the board wished to allot to one applicant.

Board Member Harris moved, and Board Member Brown seconded, to allot seven thousand, four hundred and fifty dollars of LTAC funds to Selah Community Days. By voice vote, approval was unanimous.

3. 2019 Events
   a. 2019 Hot Rods on First Street
   b. 4th of July Event

Recreation Manager Morales shared the brochure for the Hot Rods event, explaining that the idea is to get people moving along the course and through local businesses by doing things like a poker walk, and that they are hoping to get a 1919 car in honor of the Centennial. She added that they've advertised the event in Cruisin' magazine and have already gotten people signing up. She remarked that the 4th of July event is also well underway, and then presented the board with a revised application for LTAC funds, highlighting the changes.

Discussion followed on whether the Centennial celebration would be submitting an application for funding, what the event would entail, the board's decision to adopt the updated application, and the base race changes such as dropping the special website in favor of the City's website for registration and promotion, and to use the money from that special website for additional advertising so that participation isn't partially reliant on the Japanese soldiers being here at that time.

E. BOARD MEMBER REPORTS

Board Member Garner had no report.

Board Member Monson had no report.

Board Member Brown had no report.

Board Member Harris had no report.

Chairman Tierney had no report.

Recreation Manager Morales had no report.

F. ADJOURNMENT

Board Member Harris moved, and Board Member Brown seconded, to adjourn the meeting. By voice vote approval was unanimous.

The meeting was adjourned at 12:12pm.