



Where Life is Sweet

July 17, 2026



Building Condition Assessment

Hermiston Carnegie Library





**Hermiston Carnegie Library
Building Condition Assessment**

Table of Contents

Introduction/Executive Summary.....	3
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Appendix

Architectural Summary - Slaybaugh Architecure & Consulting.....	4
Architectural Photos.....	18
Structural Summary - Walker Structural Engineering	26
Mechanical, Electrical, Plumbing, and Information and Communications Technology (ICT) Observations - Morrison-Maierle	31
Hazardous Materials Survey Report - APEX	40

Introduction/Executive Summary

The City of Hermiston is evaluating the condition and future improvement needs of the Hermiston Carnegie Library, originally constructed in 1918 with funding from Andrew Carnegie's national library program. The building served as Hermiston's public library until 1986 and has since been used for city offices and temporary library services. A north-side addition was constructed in the 1950s or 1960s.

A building condition assessment was completed on June 10, 2026, with hazardous material testing completed on June 24, 2026. The assessment team included Wenaha Group as project manager, Slaybaugh Architecture & Consulting as architect, Walker Structural Engineering, Morrison-Maierle for mechanical, electrical, and plumbing engineering, and Apex for hazardous materials testing.

Overall, the Carnegie Library is in good condition and has been well maintained by the City. The recent roof replacement was an important step in protecting the building and helping preserve it for future use. While the building remains sound, the assessment identified several areas that will need further review, repair, or modernization before long-term use decisions are made.

Key Building Concerns

Key building concerns include damaged or missing lath and plaster, water damage at roof eaves and fascia, non-operable wood windows, areas that do not meet current ADA standards, and the need for additional investigation of attic ventilation and a previous roof leak area to confirm that framing has not been damaged. The assessment also noted a minor beam deflection and lack of shear wall in the 1950s–1960s addition, as well as downspouts that do not connect to stormwater drainage.

Hazardous materials were also identified. Testing found asbestos in flooring mastic and plaster finish in the basement mechanical room, along with lead in paint samples throughout the building. These materials do not necessarily prevent future use or renovation, but they will need to be addressed through proper planning, cost estimating, and abatement procedures as building improvements are considered.

Mechanical, plumbing, electrical, life safety, and technology systems will also need attention. The assessment noted galvanized water and sewer piping subject to further deterioration, a domestic water supply that may limit the number of plumbing fixtures, and a water heater that has exceeded its useful life. Electrical concerns include a main panelboard at capacity, fluorescent lighting that is not energy efficient, lack of dedicated egress lighting, lighting controls that do not meet current energy code, no fire sprinklers, an obsolete fire alarm system, and disorganized IT and security cabling.

Summary

The Hermiston Carnegie Library appears to be a viable building for continued public use, but improvements will be needed to address accessibility, structural, building envelope, hazardous material, plumbing, electrical, life safety, and technology deficiencies. The assessment provides a basis for developing budget options and prioritizing improvements that protect the historic building while supporting safe, functional, and code-conscious future use.



July 2, 2026

Hermiston Carnegie Library Building Condition Assessment

Project Description

The Carnegie Library, erected in 1918, is a one-story wood-framed building clad in stucco. This building stands at the corner of East Gladys and NW 2nd Street and originally was 50' wide by 25' deep. Built in the Mission Revival style, the rectangular building has a simple gable roof with painted wood corbels along with parapeted gable ends, a central entry gable parapet on the front façade with an arched pediment above the doors, arched windows set within the rusticated stucco walls with tear-drop medallions at the windowsills, and circular windows in each gable end at the attic level. "PUBLIC LIBRARY" is etched into the wood trim over the front entry doors. The concrete-formed daylight basement has simple rectangular windows aligning with the main level's tall 8 over 12 double-hung windows complete with fan lights. The roofing material is architectural shingle which has been replaced in the last 5 years. There is a narrow stucco-clad chimney on the north side of the building with simple coping at the cap. Though unknown if the color is original, the painted trim at the windows, doors, eaves and parapets is a muted red, evoking the red-tile detailing commonly found in Mission-style buildings.

In the 1950-60s, a 30' x 32' addition was built on the rear (north side) of the 1918 building. The addition is single story, painted concrete masonry unit (CMU) block with a low-sloped gable roof. The foundation and crawl space are made from standard 8" high block while the remainder of the walls are 4" high blocks in a running bond pattern. The gable end (north end) is wood framed and divided into 4 panels on each side, 6 are infilled with textured glazing, the other two are blocked out in wood for privacy in the restroom. The east side of the addition has 5 small metal sliding windows. The soffits have exposed beams, 4' on center, all painted muted red.

The 1918 portion of the building has a wood framed vestibule with windows, and one open room on the main floor. Walls are lath and plaster, with coved ceiling edges. Flooring is carpet and vinyl. The basement has been heavily modified and has two rooms with closets and a mechanical room.

The 1950-60s addition is an open room with two single-occupancy restrooms on the east side. The main floor ceiling is open to structure, with exposed painted wood center beam and joists. Walls are painted masonry and drywall. The ceiling is painted with acoustic tile, and the flooring is carpet and vinyl.

This building was used as a library until 1986 when the current Hermiston Public Library was completed.

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Purpose of Facility Condition Assessment (FCA)

1. **Evaluate Building Health:** FCAs help identify existing deficiencies, potential risks, and the overall health of the building. This includes assessing structural elements, mechanical systems, electrical systems, plumbing, and other critical components.
2. **Prioritize Maintenance and Repairs:** By identifying issues and ranking them based on severity, FCAs enable facility managers to prioritize maintenance and repairs. This ensures that critical problems are addressed promptly, preventing minor issues from escalating into major, costly repairs.
3. **Budgeting and Financial Planning:** FCAs provide data that is essential for creating accurate budgets. Understanding the condition of the facility allows for better allocation of resources, ensuring that funds are available for necessary repairs and upgrades.
4. **Long-Term Capital Planning:** For long-term capital planning, FCAs offer insights into the life expectancy of building systems and components. This helps in forecasting future capital expenditures, allowing for strategic planning and phased investments.
5. **Compliance and Risk Management:** Regular FCAs ensure that facilities comply with building codes, safety regulations, and other legal requirements. Identifying risks early on can help mitigate potential liabilities, protecting both the facility and its occupants.
6. **Support for Decision-Making:** Facility managers, stakeholders, and owners use FCA reports to make informed decisions about whether to renovate, repurpose, or even decommission a facility. This data-driven approach ensures that decisions are based on a thorough understanding of the building's condition.

Use of Facility Condition Assessment

1. **Maintenance Scheduling:** FCAs guide the scheduling of routine maintenance activities. By understanding when certain systems or components are likely to fail, maintenance can be planned proactively rather than reactively.
2. **Asset Management:** FCAs contribute to effective asset management by providing a comprehensive inventory of the facility's components, their condition, and expected lifespan. This helps in tracking and managing the facility's assets over time.
3. **Capital Planning and Project Management:** The data from FCAs is used to plan and manage capital projects. Whether it's a large-scale renovation or a system replacement, FCAs ensure that these projects are justified, properly scoped, and funded.
4. **Resource Allocation:** Facility managers use FCA data to allocate resources efficiently. By focusing on the areas that require the most attention, they can ensure that the facility remains operational and safe for its occupants.
5. **Benchmarking:** FCAs can be used to compare the condition of different facilities within an organization, helping to identify best practices and areas where improvements are needed.

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Property Review and Condition Outline *(suggested outline)*

1. Site Review

- a. Site Information
- b. Topography
- c. Zoning Review
- d. Utilities
- e. Vehicular Access and Parking
- f. Pedestrian Access
- g. Landscaping
- h. Site Features

2. Architectural Review

- a. Foundation
- b. Framing System
- c. Roofing
- d. Exterior Building Finishes
- e. Windows
- f. Exterior Doors
- g. Building Entrance
- h. Vestibule
- i. Main Floor
- j. Addition
- k. Restrooms
- l. Basement

3. Mechanical System Review *(by others)*

- a. Heating and Air Conditioning
- b. Ventilation
- c. Controls

4. Electrical System Review *(by others)*

- a. Electrical Service and Distribution
- b. Lighting
- c. Fire Detection
- d. Security System
- e. Telecom, Data, and CATV System

5. Plumbing System Review *(by others)*

- a. Building Water System
- b. Waste and Vent System
- c. Fire Protection

6. Environmental Conditions *(by others)*

- a. Asbestos-Containing Materials
- b. Lead-Based Paints
- c. Mold
- d. Cultural Resources

7. Recommendations

- a. Further Investigation
- b. Immediate Needs
- c. Short Term Needs
- d. Long Term Needs
- e. Preservation Treatments

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Property Review and Condition Assessment

1. Site Review *(this section is not fully compiled, just providing info that I have)*
 - a. Site Information per County Assessor - construction date should be updated in records.
 - Owner: City of Hermiston
 - Tax Map: Township 4N, Range 28, Section 11, C, B
 - Tax Lot: 01800
 - Address: 215 E Gladys Ave, Hermiston, OR 97838
 - Land Area: 20,077 SF
 - Building: Built Date 1930: 9,210 SF

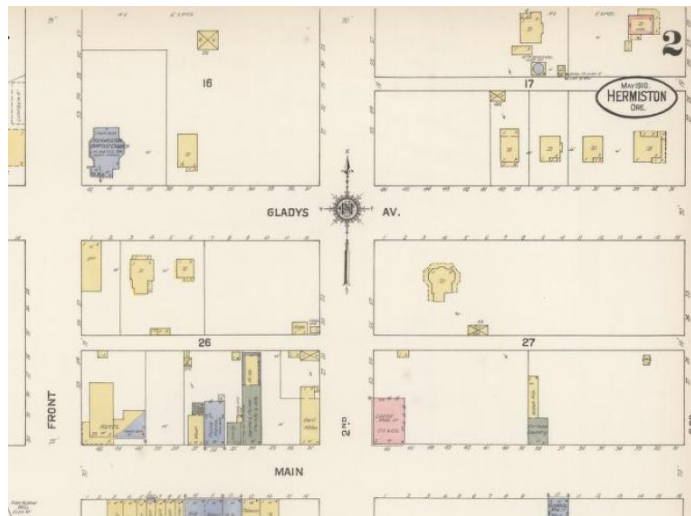


Figure 1: 1910 Sanborn Insurance Map



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Figure 2: 2025 Google Areal Map

- b. Topography
 - The site is elevated approximately 3' above the street, maintained with a concrete retaining wall with raised pilasters at the stair openings.
 - The site is relatively level with a slight dip towards the NW corner where the grade slopes down to meet street level for the vehicular driveway access.
- c. Zoning Review
 - 157.042 Downtown Commercial Overlay Zone (DCO)
 - Uses:
 - All uses and accessory uses permitted in Central Commercial Zone (C-1) are allowed
 - Residential uses are permitted on upper stories and ground floors when not located within storefront spaces
 - Setback requirements:
 - Front yard: 20' minimum from foundation where abutting a residential use (N/A)
 - Side yard: 20' minimum from foundation where abutting a residential use (N/A)
 - Rear yard: 25' minimum from foundation where abutting a residential use (N/A)
 - Height: 45' maximum
 - Design Standards:
 - Primary entrances shall be protected from weather by an awning or recessed building entry
 - Lighting shall be provided for building entrances, parking areas and pathways
 - Off-street parking is not allowed between building and the street to which they are oriented
 - Ground floor windows shall be provided along 30% of the ground floor street facing elevations
 - Site Plan Review: *(text in italics is copied from city code)*
 - *The applicant shall complete a building permit application as provided by the city and provide a site plan, landscape plan and building elevations.*
 - *Where the applicant's development site abuts existing curb and gutter, sidewalks in conformance with city standards are required to be constructed to the extent curb and gutter exist at the time of application.*
 - *The applicant shall be required to participate in a future improvement district to construct and dedicate all public facilities, such as water, wastewater, drainage, curb, gutter, sidewalk and street right-of-way adjacent to the*

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development in conformance with city standards and provide easements or deeds to the city for all public facilities.

- *Where it has been determined that the extension of public facilities is required, all costs related to the extension shall be borne by the developer.*
- *Where the improvement installed by a developer shall benefit other properties, a mutually agreeable settlement shall be arrived at between the city and the developer prior to installing the improvements.*
- *The developer shall provide proof of review and approval by all affected and/or county agencies, such as the Department of Transportation or County Planning Department.*
- Off-Street Parking Requirements:
 - *Surface parking shall not exceed 110% of the minimum parking required when parking is provided on site.*
 - *Off-street parking shall be provided in accordance with § [157.176](#).*
 - Commercial Club/Lounge: spaces to meet combined uses.
 - Library: 1 space/400 SF + 1 space/2 employees
 - Meeting Room: 1 space/4 seats
 - Retail Store: 1 space/200 SF
 - ADA: 1 accessible space/50 spaces
- 157.144 Historic Buildings
 - The Carnegie Building does have a local historic designation.
 - The following Special Provisions would be applicable to this building:
 - *Prior to undertaking remodeling, rehabilitation or structural alteration which affects the external appearance of a building or site listed in division (A) above, the owner of the building or site or his authorized agent shall be required to obtain a conditional use permit, subject to provisions in 157.205 through 157.210.*
 - *Prior to granting a permit to demolish a historical structure listed in division (A) above, the Planning Commission shall review the request, taking into consideration the state of repair, and reasonableness of the cost of rehabilitation or repair and the historic value of the property. If the Commission determines that the building cannot be repaired at a reasonable cost, constitutes an immediate danger to the public health or safety or a delay in demolition will pose an undue economic hardship upon the owner and that these factors outweigh the value to the public of preserving the*

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structure, the Commission shall recommend the city issue the demolition permit.

- *If preservation of the structure is feasible, the Commission may delay the issuance of the permit for up to 120 days while the owner is informed of state and federal rehabilitation incentives and/or a buyer who is willing to preserve the building can be found. In rendering its decision, the Commission shall seek the recommendation of the Hermiston Heritage Association on the matter. At the end of the 120-day period, the Commission shall review the application for a demolition permit. If no reasonable alternative to demolition is available, the Commission shall recommend that the city issue the permit without further delay. If, in the opinion of the Commission, there is a reasonable alternative, the permit shall be denied.*

d. Utilities

- There are above ground utility boxes on the rear (north) of the addition that are in good condition. Refer to images HCL_Site_11 and HCL_Site_12.
- We did not assess the existing utilities. It is suggested to request a utility locate.

e. Vehicular Access and Parking

- Street parking: there are approximately 4 diagonal stalls on Gladys and space for 6 parallel vehicles on 2nd Street is in decent condition, maintained by the City of Hermiston
- Off-street parking: there are approximately 7 asphalt-paved 90-degree stalls on the north side of the building in decent condition. These should be restriped with a designated accessible stall.
- Shared parking: there is a shared asphalt-paved parking lot with the Hermiston Public Library across the alley to the north of the building with approximately 74 stalls, with at least 4 designated accessible.
- We did not assess the condition of the street parking, the parking lot or the compliance of the ADA stalls.

f. Pedestrian Access

- Access via concrete stairs from the concrete sidewalk along Gladys Ave to the central building entry is in decent condition. There are signs of aging and concrete deterioration which could affect ADA compliance. There are pipe handrails on both sides of the stairs. Refer to images HCL_Site_03 and HCL_Site_04.
- Access via concrete stairs from the concrete sidewalk along 2nd Street to the basement access is in decent condition. The walk at the top of the stairs is fairly new and in good condition. There are no handrails on these stairs. Refer to image HCL_Site_08.

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- Access via a concrete ramp and stairs from the parking area at the rear of the building is deteriorated and needs to be replaced to comply with ADA. There are guardrails on each side of the ramp. Refer to image HCL_Site_12.
- We did not fully assess the condition of these stairs or for the compliance of ADA requirements.

g. Landscaping

- Site is landscaped with mature trees and shrubs around the building and a well-kept lawn. Refer to images HCL_Site_01, 02, 05, 07, 10.
- The sprinklers should be adjusted to avoid contact with the building. Refer to images HCL_Ext_15 and HCL_Ext_16.

h. Site Features

- There is a 2.5' - 4' high concrete retaining wall along Gladys and 2nd Street. There are apparent patches in the sidewalk and portions of the wall. Refer to images HCL_Site_01, 03, 05, 06, 07, 08.
- The NW corner of the retaining wall is in dire need of repair due to excessive water intrusion. Refer to image HCL_Site_06.
- The north corner of the retaining wall as it dies into the driveway entrance needs minor repair. The protective bollard needs to be reset into the concrete foundation. Refer to image HCL_Site_09.

2. Architectural Review

a. Foundation

- Refer to Structural Review for assessment of structural foundation components.

b. Framing System

- Refer to Structural Review for assessment of structural framing system components.

c. Roof System

- Refer to Structural Review for assessment of structural framing components.
- The original building has a simple gable roof with parapets on the east and west ends.
- We understand that the roof material was recently replaced with architectural composition shingles over exterior grade rigid insulation, all of which are in good condition. Refer to images HCL_Ext_32, 33, 34.
- The parapets have metal coping in good condition.
- There are crickets at the entry parapet to prevent further water intrusion at the junction of the wall and roof.

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- It is understood that there is an attic access panel on the roof upslope of the chimney. We were unable to open it to assess the condition of the attic. It is highly recommended to retain access for visual inspection of the attic cavity. Refer to image HCL_Ext_32.
 - There is a single stucco-clad chimney at the NW side of the roof with a simple decorative cap. It is unknown if the chimney is still functional. The exterior is in decent condition. Refer to images HCL_Ext_26 and 32.
 - There are gutters on the building in select locations which are in good condition. The downspouts should have extensions on the ends to direct the rainwater away from the foundation and base of the building. Refer to images HCL_Ext_12, 17, 20.
- d. Exterior Building Finishes
- The original portion of the building is wood framed with rusticated stucco cladding. Overall, the stucco is in decent condition but should be cleaned. There are a few areas that have been repaired or need repair. Refer to images HCL_Ext_10, 12, 13, 27.
 - The wood trim around the windows, doors, roof corbels, and entry pediment are all still original and in decent condition. The painted wood would benefit from a new coat of paint, with some minor repair work. Refer to images HCL_Ext_03, 04, 05, 07, 08.
 - The addition is built out of CMU which is painted to match the stucco color. The walls appear to be in good condition but could use a fresh coat of paint. Refer to images HCL_Ext_15, 18, 21.
- e. Windows
- There were sets of two arched windows set within the rusticated stucco walls with tear-drop medallions at the windowsills on all sides of the original building prior to the addition at the rear. Currently, the north elevation has a single arched window on the west of the addition and a single arched window on the east of the addition that has been changed out to a door. Refer to images HCL_Ext_01, 09, 12, 26, 28, 29.
 - The windows are tall original single-pane divided light 8 over 12 double-hung units with integral fan lights above. Where the door was installed at the rear of the building, the fan light was separated from the window and remains above the metal door. We can provide more detailed information on the condition of each window if desired. We did not find any broken panes. Most windows did appear to be painted shut.
 - The concrete-formed daylight basement has simple rectangular windows aligning with the main level's windows on all sides of the building, except where the addition stands. All are still original 4 vertical light windows except the two on the east elevation that have been changed out with vinyl units. Most need repair due to weather and sprinklers hitting them. One on the west



side even has a weed growing out of it, a true sign of too much water. Refer to images HCL_Ext_11, 14, 30.

- The basement window on the north side of the building that is now in the basement exit stairs should be replaced with tempered glazing. Refer to image HCL_Ext_14.
- Both gable ends have a single circular window in them at the attic level. These appear to be fixed units in good condition. Refer to images HCL_Ext_09 and 29.
- It is recommended to have a window restoration specialist assess the original windows and provide a complete list of repairs to make each window functional again. For additional weather and temperature control, it is suggested to install interior storm windows.
- The rear addition has a combination of fixed plate gable end windows on the north side and aluminum sliders on the east side. The windows are all single-pane and should be replaced with double-pane, thermally broken window units. Refer to images HCL_Ext_18, 19, 21.

f. Exterior Doors

- The original main entrance double doors have been replaced with a single fully glazed metal door and small fixed sidelight. This door is in good condition. Refer to image HCL_Ext_02.
- The rear door is a solid metal door in good condition. Refer to image HCL_Ext_28. However, the threshold is too high to meet ADA and has been modified to provide a slope.
- There is a solid metal door to the basement via a recessed stairs at the east side of the building. This door is in poor condition and should be replaced. Refer to image HCL_Int_Rm_B05_03.
- There are no doors in the addition.

g. Building Entrance

- The central entry on the front (south) façade has an arched pediment above the doors under a gable parapet with metal coping, all in good condition. Refer to image HCL_Ext_02.
- “PUBLIC LIBRARY” is etched into the crosshead wood trim over the front entry door and is in good condition. There is circular motif in the center of the pediment reflecting the circular windows in the gable ends. The exterior trim of the pediment needs minor repairs at the horizontal surfaces due to water intrusion. Refer to images HCL_Ext_05, 06.
- The wooden base blocks of the door casing need repair and some trim pieces replaced. Refer to images HCL_Ext_03, 04.

h. Vestibule

- The entry vestibule is an 8' x 8' wood-clad room with wood paneled ceiling. All wood finishes are painted and in good condition.

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- The vestibule serves as an entry point to the main space on the first floor, up three carpeted stairs on the left, and to the full-height basement, down 14 carpeted stairs on the right. The carpet is aged, but in decent condition.
- The stairs to the first floor are compliant in their rise and run but need a compliant handrail on the left side.
- The stairs to the basement have three winder steps that are not ADA-compliant. Most jurisdictions will grandfather in an existing condition such as this, but this will need to be confirmed with the local building official. Both handrails need to be replaced to meet ADA requirements.
- There is a set of 12-lite wood doors from the vestibule to the first-floor commons area. These appear to be original and are in good condition. They are only 30" wide each, but because they are swinging doors without latches, they may be approved by the local building official for egress.
- Refer to images HCL_Int_Rm_01_01, 02, 03, 04 and HCL_Int_Rm_02_06.
- The exterior facing walls on the east and west of the vestibule have tackboard installed between the wood panels. Refer to image HCL_Int_Rm_02_05.

i. Main Floor

- Originally, the main floor was one big open space, but over time it was divided into two rooms. Refer to images HCL_Int_Rm_02_01, 02, 03, 04, 05, 06.
- The partial height partition wall is on the left of the vestibule creating a private room (Room 03). HCL_Int_Rm_03_01.
- The flooring is a combination of original wood, carpeting, and vinyl in high traffic areas. The carpet and vinyl are well worn and should be replaced.
- The walls are lath and plaster showing signs of aging and building settling with cracks. There was an apparent roof leak on the south side at the entry parapet (which has been repaired at the roof level), although the plaster has been seriously damaged and needs to be repaired and replaced in some areas. Refer to images HCL_Int_Rm_02_04.0, 04.1, 04.2.
- There are built-in bookshelves along the west and east walls. Refer to images HCL_Int_Rm_02_03 and HCL_Int_Rm_03_03.
- The ceiling is coffered on all sides with a chair rail at the spring point of the arch.
- All original light fixtures have been removed. The current fluorescent tube fixtures should be replaced, preferable with style-appropriate fixtures with LED bulbs for energy code compliance.
- There is portion of base trim missing under the right window on the east wall. Refer to image HCL_Int_Rm_02_03.1.



j. Addition

- The addition is a single level rectangular room at the rear of the original building. The exterior wall of the original structure has been removed for a 20' wide opening between the two spaces.
- The walls are composed of exposed CMU with wood framed windows in the gable end. There are no apparent cracks or control joints in the CMU, although the entire west wall is covered with built-in bookshelves.
- The low-slope gable roof has open structure in the inside, exposing the wood beams and gypsum board ceiling. There is one post in the center of the room.
- In the NE corner, there are two restrooms framed out into the main space. The north wall of the restroom has upper and lower wood cabinets, in decent condition.
- The flooring is carpeted, which is in decent condition given its age, but should likely be replaced soon.
- The light fixtures are fluorescent tube which should be replaced to meet energy code compliance requirements.

k. Restrooms

- The walls framing the two restrooms are wood stud, extending to the ceiling structure, with 12x12 acoustic tiles directly applied, all good condition.
- The walls have 4' high fiber-reinforced paneling (FRP) on all four sides, all good condition.
- The flooring is vinyl in decent condition.
- The floor-mounted toilet and wall-mounted sinks are ADA compliant in their shape and size, although their clear spaces where currently installed do not meet current ADA code requirements. The grab bars also do not comply with the current ADA code.
- Both rooms have a small wall-mounted mirror above the sink with a wall sconce above that. There is paper towel dispenser to the side of the sink.
- Refer to images HCL_Int_Rm_05_01 and HCL_Int_Rm_06_01.

l. Basement

- The basement was recently remodeled into two main rooms on either side of the stairway, the left room (Room B01) also has two individual offices on the far-left wall (Rooms B03 and B04). These spaces are finished with new gypsum board walls and ceilings, vinyl plank flooring, flush wood doors, and ceiling mounted fluorescent tube lighting. All materials are in great condition. Refer to images HCL_Int_Rm_Boo_01, HCL_Int_Rm_B01_01, 02.1, 02.1, HCL_Int_Rm_B02_01, 02, HCL_Int_Rm_B03_01, HCL_Int_Rm_B04_01.
- Adjacent to the stairs from the main entry, is a door to the unfinished portion of the basement housing the mechanical and electrical systems. There is also an exit hallway to the exterior west side of the building. Refer to images HCL_Int_Rm_B05_01, 02, 03.

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- The mechanical room is B06, see images HCL_Int_Rm_B06_01, 02.
- The electrical room is B07, which has access to the crawl space under the addition. Refer to images HCL_Int_Rm_B07_01, 02, 03, 04, 05.

8. Recommendations

- a. Further Investigation
 - Attic framing and ventilation conditions.
 - Wood window inventory and repair recommendations to retain functionality.
- b. Immediate Needs
 - Redirection of landscape sprinklers away from the building and basement windows.
 - Repair damaged and missing lath and plaster in the main area above the entry vestibule.
- c. Short Term Needs
 - Signage for ADA access to the building on the North side via the shared parking lot.
- d. Long Term Needs
 - ADA compliance updates to the site and building. Where alterations to the existing building are being proposed which affect the accessibility to or in the area of primary function (ie the main level), the Oregon Structural Specialty Code (OSSC) requires that toilet facilities and drinking fountains serving the area of primary function be upgraded to meet current code requirements with costs up to 25% of the total cost of the alterations to those areas.
 - Most jurisdictions require an Architectural Barrier Building Survey along with an Architectural Barrier Removal Implementation Plan. We will confirm the requirements with the City of Hermiston before we approach Phase 2 of this project.
 - The standard Architectural Barrier removal process is as follows: ADA van-accessible parking stall, access to building (ADA ramp & guardrails), access path to restroom, ADA restroom itself.
 - Main floor lighting replacement for energy code compliance and aesthetics.
 - Main floor cosmetic upgrades to flooring and casework.
- e. Preservation Treatments
 - National Park Service provides guidance to historic building owners and building managers on the treatment of historic buildings:
<https://www.nps.gov/orgs/1739/secretary-standards-treatment-historic-properties.htm>

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- National Park Service offers technical preservation briefs for preservation, maintenance and repair of historic buildings:
<https://www.nps.gov/orgs/1739/preservation-by-topic.htm>

Attachments:

1. Appendix 1 Site Photos
2. Appendix 2 Exterior Building Photos
3. Appendix 3 Interior Building Photos

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HCL_Site_01



HCL_Site_02



HCL_Site_03



HCL_Site_04



HCL_Site_05



HCL_Site_06



HCL_Site_07



HCL_Site_08



HCL_Site_09



HCL_Site_10



HCL_Site_11

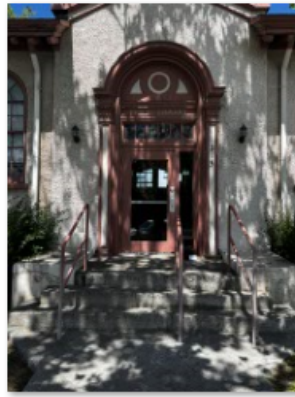


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HCL_Ext_02



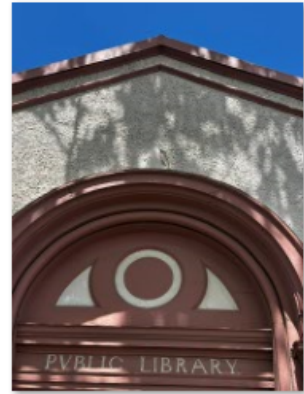
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HCL_Ext_04



HCL_Ext_05



HCL_Ext_06



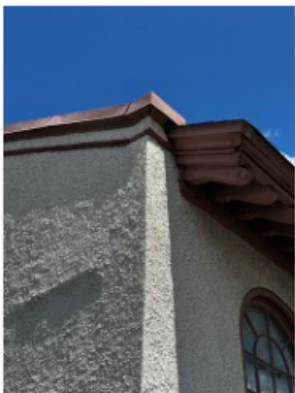
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HCL_Ext_08



HCL_Ext_09



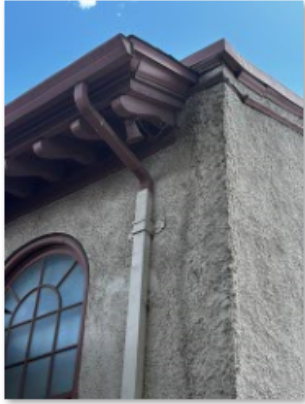
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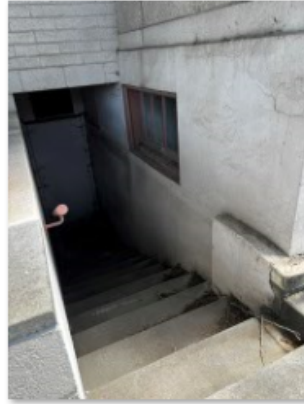
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HCL_Ext_12



HCL_Ext_13



HCL_Ext_14



HCL_Ext_15



HCL_Ext_16



HCL_Ext_17



HCL_Ext_18



HCL_Ext_19



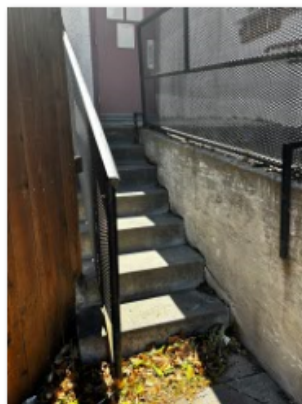
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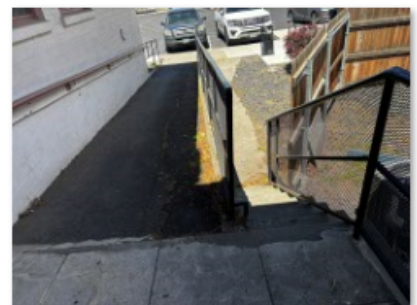
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HCL_Ext_22



HCL_Ext_23



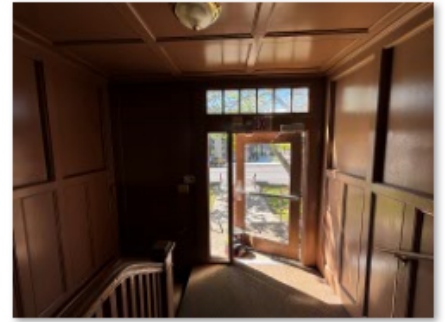
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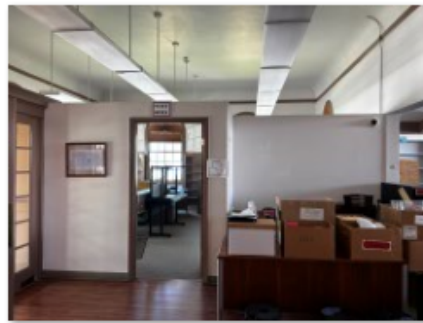
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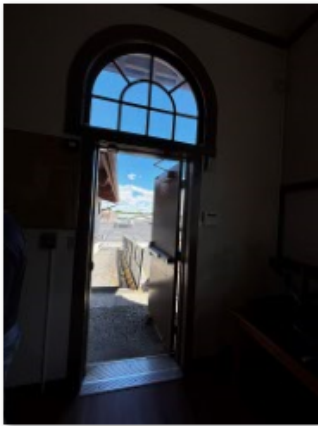
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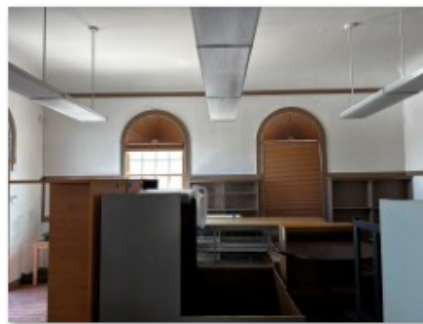
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HCL Int Rm 02 02.2



HCL Int Rm 02 03.0



HCL Int Rm 02 03.1





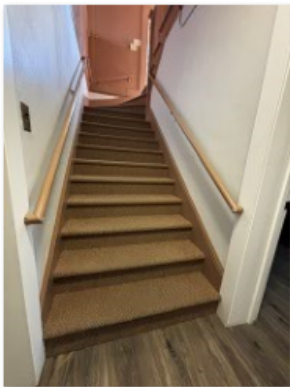
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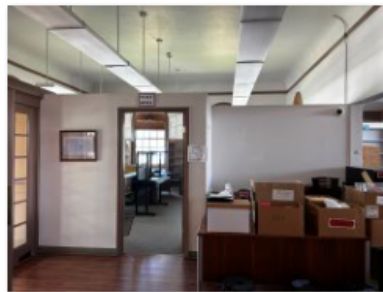
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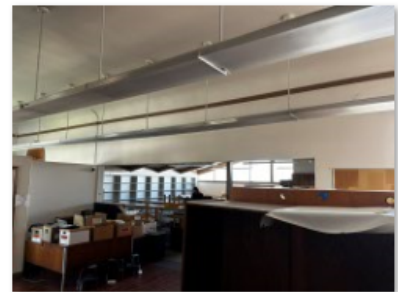
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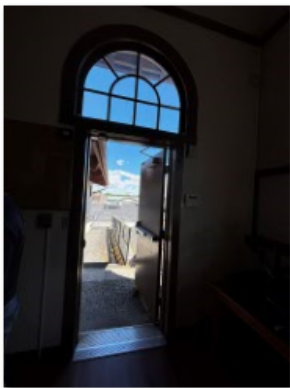
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HCL Int Rm 02 02.2



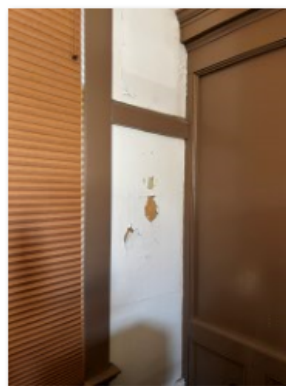
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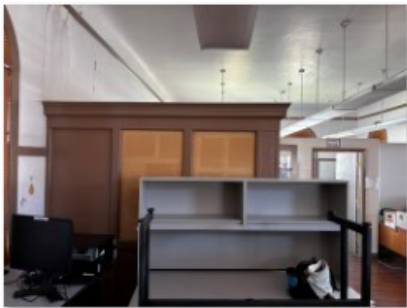


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HCL_Int_Rm_02_04.2





HCL_Int_Rm_02_05



HCL_Int_Rm_02_06



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HCL_Int_Rm_03_02



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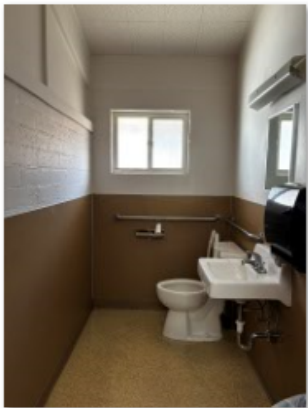
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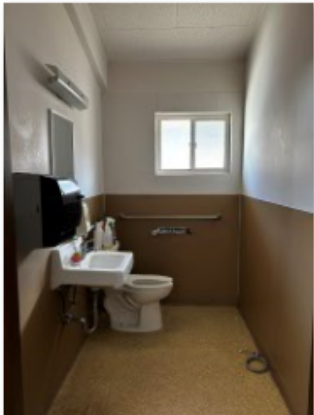
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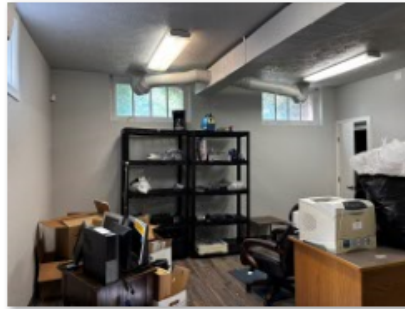
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HCL_Int_Rm_06_01



HCL_Int_Rm_B00_01



HCL_Int_Rm_B01_01



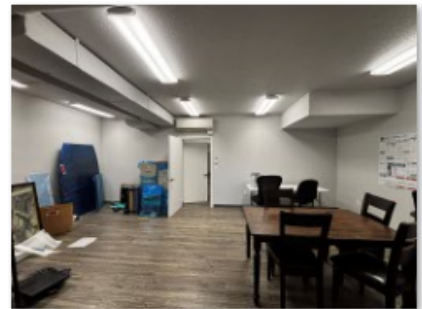
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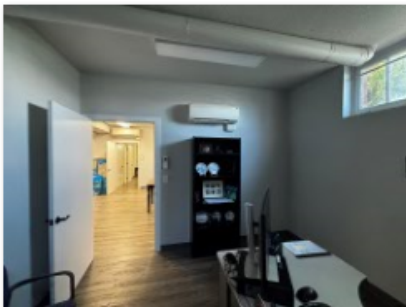
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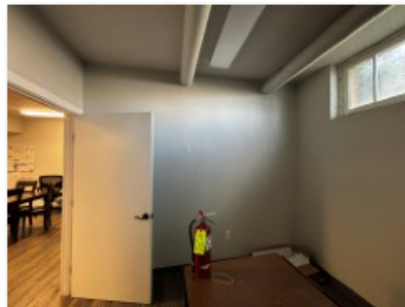
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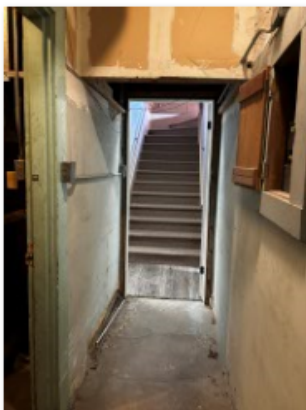
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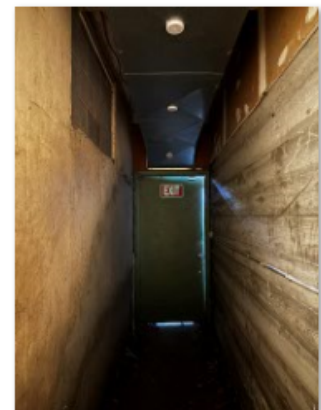
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HCL_Int_Rm_B05_01



HCL_Int_Rm_B05_02



HCL_Int_Rm_B05_03

Appendix 3 Interior Building Photos
Page 4



HCL_Int_Rm_B06_01



HCL_Int_Rm_B06_02



HCL_Int_Rm_B07_01



HCL_Int_Rm_B07_02



HCL_Int_Rm_B07_03



HCL_Int_Rm_B07_04



HCL_Int_Rm_B07_05

STRUCTURAL INVESTIGATION REPORT

Date: July 7, 2026
To: Cassie Hibbert, Wenaha Group
Project: Carnegie Library Structural Investigation
WSE Job No.: 26074

Introduction and Scope:

On June 10, 2026, Walker Structural Engineering conducted a site visit to the Carnegie Library located at 215 E Gladys Avenue in Hermiston, Oregon. The purpose of the site visit was to review the general condition of the existing structure with respect to potential improvements to the building's shell and interior for a future tenant. The following report includes our assessment based on visual observations noted during our site visit as existing drawings for the original structure and addition were not available for review.

Observations & Evaluation:

The existing structure was completed in two phases with the original 2,500-sf two-story (including basement) section completed in 1918 and the later, 960-sf single-story addition on the North side completed in the 1950's-60's. Roof framing at the original building structure consists of hand-built trusses spanning North-South to approximately 13' tall 2x6 bearing walls supported on a perimeter 8" concrete basement wall. Full width 2" x 13 1/2" floor framing at 16" oc also spans North-South between perimeter basement walls. Connections of the wall and floor framing to the concrete basement wall were not viewable at the time of our inspection. The 1960's addition was constructed with 4x12 rafters at 6' on center supported by a 6x12 ridge beam and an 8" CMU bearing wall at the perimeter on the East, West and lower wall of the North side. Floor framing consists of (4) bays of 2x8 joists at 16" oc spanning East-West between perimeter walls and (3) lines of triple 2x8's with 6x6 posts/footings at 7' oc. The ridge beam is supported on a large girder (size unknown) at the original building's North exterior wall line which was likely installed during the 1960's renovation. Wall reinforcing for both the concrete and CMU walls is unknown as existing plans are not available, however we anticipate reinforcing occurs in the walls of the addition but not the original structure.

Roof and floor framing on both portions of the existing building appeared in good condition (where viewable) with no noticeable sagging or deflection (creep) commonly viewable in older structures and especially those that support large, stacking loads from book shelving. Perimeter concrete basement walls also appeared to be in good condition considering their age, with limited visible cracking observed in these and the 8" CMU exterior walls at the '60's addition. Although much of the existing structure showed limited signs of damage, several concerning items were noted during our investigation:

1. Visible water damage to the wall plaster from a roof leak above the main entry at the roof intersection was observed. When the plaster was removed the wall framing appeared adequate but only the upper 1/3 was visible. We understand this leak has been repaired. (Ref Photo 1)
2. The roof girder referenced above supporting the ridge beam loading from the '60's addition as well as roof framing from the original building is sagging with a viewable crack in the sheet rock. The beam sags approximately 1/2" and based

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on the beam's span is within allowable deflection tolerance of the current Building Code. This is most likely due to long term deflection of the girder and can be repaired. (Ref Photo 2)

3. Multiple downspouts terminate at the base of the perimeter walls and are not connected to a storm drainage system to divert water away from foundation. (Ref Photo 3)
4. Water damage was viewable on the West CMU stem wall of the '60's addition adjacent to the basement entry. No gutter system exists at this eave and this appears to be a low area where water could accumulate. (Ref Photo 4)
5. Potential water damage (dry rot) appears on the wood fascia at both the South and West eaves as the exterior paint is peeling revealing wood that has darkened. (Ref Photo 5)
6. The upper wall section of the North wall of the addition is glazing with no shear wall sections to transfer force from the roof diaphragm to the CMU wall. (Ref Photo 6)

Conclusions & Recommendations:

We understand the City of Hermiston will potentially lease the existing library structure to a new tenant, possibly a history museum, art center, community learning center, or amateur radio club meeting and storage space. With the existing floor system supporting very heavy loading from book shelving, any of these end users would be able to utilize the space without retrofit of the existing floor framing. Additionally, with the initial use of the building as a library and therefore a very high level occupancy, a reclassification to an occupancy level above that initially permitted with required upgrades to the structure won't be required by the Building Department.

Based on our findings referenced above, we recommend the following upgrades occur regardless of tenant to preserve the historical structure from potential damage:

1. Install storm drainage system to divert storm water away from building foundation. If not diverted, storm water will erode quality of perimeter concrete and CMU stem walls and lead to settlement of the foundation and cracks in the exterior walls.
2. Expose wall framing where roof leak occurred to ensure both framing and sill plate are undamaged. Further, review of framing to wall connections, both floor and wall, should be reviewed by a Structural Engineer to ensure proper load transfer.
3. Replace damaged wood where required at eave sections and repaint all damaged areas.
4. Install small shear wall sections at both the East and West ends (between window sections) of the North wall of the addition for proper shear transfer to existing CMU walls.

Observations, conclusions, and recommendations contained in this report are based on our best engineering judgement. Concealed problems with the construction of the building or general structural deficiencies may exist and cannot be revealed through our review. Walker Structural Engineering can in no way guarantee the condition of the existing construction of the structure.

Please see the following pages for select photographs taken on site during our investigation. Please feel free to contact our office if you have any questions.

Sincerely,



Jon L. Walker, S.E., P.E.
Principal



Carnegie Library Investigation Photos



← Water damage at
exterior wall @ main entry
Photo 1

Crack in sheet
rock @ Roof
Girder →
Photo 2



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← Improper downspout termination

Photo 3

Water damage @
Existing CMU Stem
Wall →

Photo 4





← Water damage @
Existing Eave
Photo 5

Glazing at upper
section of North
wall→
Photo 6





City of Hermiston

Facility Assessments Carnegie Library

Prepared by:
Morrison-Maierle
7/7/2026

Bend Office
360 SW Bond St
Suite #220
Bend, OR 97702

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Table of Contents

PROJECT DESCRIPTION 3

Carnegie Library 4

Main Building 4

 Mechanical 4

 Plumbing 5

 Fire Protection 6

 Electrical..... 6

 Information and Communications Technology (ICT) 9

PROJECT DESCRIPTION

This narrative provides a high-level overview of the condition of major Mechanical (HVAC), Electrical, Plumbing, Fire Protection, and Information, Communication, and Technology Systems at the facility based on visual inspection and existing documentation. Recommendations for improvement, based on industry standard design practices, have been provided for consideration.

Hermiston Carnegie Library, located at 215 E Gladys Ave, Hermiston, OR 97838, was constructed in 1918, with an addition on the north side of the building in the 1950-60s. The total square footage of the building is approximately 3,000 sq ft, including the basement. The building has been used as government office space for some time and is currently vacant.



Carnegie Library

Main Building

MECHANICAL

Individual Air Handling Equipment

Observations

The building is heated and cooled by two different systems.

The main floor of the building is heated and cooled by two individual forced air natural gas furnaces, with a direct expansion (DX) cooling coil. The furnaces appear to be new within the last 5 years, and are in good working condition. Each furnace has multiple zone controllers associated with a thermostat that vary the airflow to each zone based on the demand. Some zone controllers appear to have been dismantled, and are not in working order. The associated DX condensing units are located on grade, adjacent to the building in a mechanical yard, and appeared to be in good working condition and adequate airflow requirements.

There is a very old wall-mounted air-conditioning unit that is located in the larger open space within the building. This wall-mounted unit does not appear to be in working condition.

The basement is heated and cooled by a multi-zone heat pump split system. Individual, wall-mounted, fancoils are in each occupied space and are connected to one outdoor heat pump condensing unit. Each fancoil has an associated thermostat to control the temperature in the individual occupied space. The heat pump split system appears to have been installed within the last 5 years and is in good working order.

Recommendations

The existing air handling equipment and fancoils in the building should have many years (10-15) of operation left, pending adequate maintenance. It is recommended that an approved service tech verifies that the units are operating as designed, filters are changed, and gas combustion is within the correct range. Outdoor condensing units should be cleaned of any debris in or around the units, and the condenser coils should be cleaned professionally. Repair any refrigerant piping insulation damaged by the sun and weather. Remove the antiquated wall-mount air conditioning unit in the large open space and replace the window.

Ventilation

Observations

From observation, ventilation is provided to the space via natural ventilation through the doors and operable windows. No mechanical ventilation was observed.

Recommendations

There appears to be an old ventilation duct system with a wall-mounted exterior louver that is routed to the basement mechanical room, where the furnaces are located. This duct could be connected to each furnace to provide some mechanical ventilation for the upstairs space. Downstairs, a small energy recovery ventilator should be installed to

[HVAC Controls](#)

Observations

The existing controls in the building are stand-alone, programmable thermostats connected to associated equipment. The controls are fairly new, and match industry standards, and appear to have been replaced during the last HVAC improvements. No building-wide controls management system was observed.

Recommendations

The current control system is modern and operational. A simple building management system could be installed to help monitor space temperatures and adjust schedules remotely, matching other facilities managed by the City of Hermiston.

PLUMBING

[Plumbing Piping](#)

Observations

The domestic plumbing piping within the building appears to be original and consists of a mix of copper and galvanized piping. The domestic water main was observed to be $\frac{3}{4}$ " water main, located in the basement mechanical room. The domestic water piping was observed to be accessible, located in the basement ceiling, and in the crawlspace below the main floor.

Drain, waste, and vent piping also appear to be original to the building. The sanitary sewer was observed to exit the building to the south towards E Gladys Ave. No damage was observed with the drain, waste, and vent piping, and it appeared to be in good condition.

Recommendations

Replace existing galvanized plumbing piping with new copper or PEX piping, to prevent the deterioration or future leaking of piping. Adjust domestic water piping as necessary to accommodate any new layouts within the space. The existing domestic water main may be too small to accommodate any additional plumbing fixtures, and would potentially need to be replaced out to the street, depending on future plumbing fixture requirements.

[Plumbing Fixtures](#)

Observations

There were two restrooms on the main floor that had plumbing fixtures. One restroom was non-operational and was closed for maintenance. The other restroom had a lavatory with a manual faucet, and a flush tank toilet. It was unclear if these plumbing fixtures met current ADA

standards. There were two hose bibbs observed outside of the building. A modern drinking fountain with a bottle filler is installed between the two restrooms and was observed to be in good working order.

Recommendations

Replace existing plumbing fixtures with modern, ADA (if required) accessible fixtures.

Plumbing Equipment**Observations**

There is an existing 10-gallon electric domestic water heater installed in the basement mechanical room. The domestic water heater appears to have exceeded the end of its useful life. No hot water recirculation piping or pump was observed.

Recommendations

Replace the domestic water heater with a new 55-gallon electric or natural gas water heater. Install a small hot water recirculation pump and piping to ensure hot water can arrive at hand-washing sinks within 10 seconds.

FIRE PROTECTION**Observations**

There was no fire protection observed within the building.

Recommendations

If the building is remodeled or spaces change, fire protection may need to be added to the building, depending on building code requirements.

ELECTRICAL**Power****Observations**

The building's electrical infrastructure reflects multiple generations of additions and modifications, resulting in a system that is functional but lacks the clarity, documentation, and modern protections expected in current code-compliant installations.

The primary electrical distribution consists of an older 1Ph-240V service identified as Meter #24560 feeding a 30-pole panelboard located in the basement. The panelboard shows signs of age, including inconsistent labeling, mixed breaker manufacturers, and handwritten circuit descriptions that do not appear to match current room usage. A second 1Ph-240V service is also present in the utility yard and is confirmed to serve the Senior Center parking lot, which is a freestanding installation located next to the utility transformers on the north side of the old library.



This service appears to be dedicated to parking lot lighting and is not electrically tied to the library building itself.

Branch circuits appear to be operational, but many lack modern AFCI/GFCI protection where required by today's NEC. Grounding and bonding connections are partially visible and appear intact, but the grounding electrode conductor routing is obscured by building finishes and older conduit runs. No immediate thermal damage or overloading indicators were observed, but the age of the equipment suggests that components are well beyond their intended service life.

The capacity assessment is based on the 12-month peak demand data requested from the City to support future renovation planning. The recorded peak demand for Meter #24560 is 13.22 kW, indicating relatively light loading for a building of this type. While this suggests available capacity from a demand standpoint, the physical condition and configuration of the distribution equipment impose limitations on renovation without modification to existing 30-pole panelboard.

The existing main panelboard is fully utilized, with no available breaker spaces and no provisions for future expansion. Several circuits appear to have been modified or repurposed over time, and the panel contains a mix of breaker types and vintages. Labeling is inconsistent, and some circuits are either unlabeled or labeled inaccurately relative to current room usage. This condition is typical of older civic buildings where incremental additions have consumed all available panel capacity over time.

Recommendations

Because the panel is at full capacity, any renovation, new equipment loads, or code-driven circuit additions will require installation of a new subpanel. This will also necessitate circuit reorganization and modifications, including relocating selected branch circuits from the existing panel to the new subpanel to free up space and improve overall system clarity.

Lighting

Observations

The lighting system consists primarily of older fluorescent troffers and surface-mounted fixtures, many of which appear to be original to earlier remodel phases. No LED retrofits or high-efficiency luminaires were observed. The lighting quality varies significantly between spaces: some areas are over-lit with cool-white, fluorescent lamps, while others have noticeably dim or uneven illumination due to lamp degradation or ballast issues.

In addition to general lighting deficiencies, several areas of the building lack dedicated egress lighting and have missing or non-functional exit signs, which are required for safe occupant evacuation and will need to be addressed as part of any renovation.

Lighting controls are limited to basic manual wall switches, with no occupancy sensors, daylight harvesting, or multi-level switching. This is typical of buildings constructed or renovated prior to

modern energy codes but will not meet current Oregon Energy Efficiency Specialty Code (OEESC) requirements if any lighting work is undertaken.

Recommendations

For these reasons, it is recommended that the existing lighting system be fully replaced with new LED luminaires, exit signs, egress lighting and modern controls. A complete LED upgrade will significantly reduce energy consumption, improve lighting quality and uniformity, enhance color rendering, reduce long-term maintenance, and ensure full compliance with current lighting power density and control requirements per OEESC. This approach will also allow the design team to implement a contemporary control strategy that improves both energy performance and occupant comfort.

Fire Alarm

Observations

The building contains a legacy Notifier fire alarm control panel dating back to the early 1990s. The panel includes AC power indication, trouble and alarm LEDs, and a set of sealed lead-acid batteries that appear to be relatively new but are supporting an otherwise obsolete system. Documentation inside the enclosure includes a 1993 Oregon permit sticker and original wiring diagrams, but no recent inspection tags or updated as-built drawings were visible.

Notification appliances appear to be a mix of older 120V horn/strobes and DC devices. Many of these devices predate current NFPA 72 candela requirements and ADA visibility standards. Initiating devices (smoke detectors, pull stations) are likely of similar vintage and may be beyond their recommended service life.

Replacement parts for this generation of Notifier equipment are limited or discontinued, meaning repairs often rely on refurbished components or aftermarket substitutes. This introduces reliability concerns and complicates long-term maintenance.

Overall, the fire alarm system is operational but obsolete, and modernization should be strongly considered, especially if the building undergoes any renovation that triggers fire alarm upgrades under OSSC or NFPA 72.

Recommendations

Given the age, condition, and limited capabilities of the existing fire alarm system, a full replacement is recommended. A new, addressable fire alarm system should be installed to provide modern detection, improved troubleshooting, and enhanced reliability. This upgrade will allow the building to implement code-compliant notification appliances, updated smoke detection, proper supervisory functions, and integration with future building improvements. A complete system replacement will also ensure compliance with OSSC and NFPA 72, support coordinated egress upgrades, and provide a maintainable platform for the facility's long-term operation. This work should be developed as part of a coordinated fire alarm modernization plan that aligns with the library's renovation scope and life-safety requirements.



INFORMATION AND COMMUNICATIONS TECHNOLOGY (ICT)

Structured Cabling

Observations

The building's ICT infrastructure consists of a mixture of unmanaged switches, legacy CAT5/CAT5e cabling, 50-pair copper terminations, and fiber jumpers that have been added over many years without a structured approach. The closer inspection shows multiple TRENDnet switches mounted directly to a plywood backboard, with patch cords and horizontal cabling intermixed, unbundled, and routed without strain relief or labeling.

The 50-pair block feeding the library MDF is active but lacks documentation, and fiber terminations appear functional but are not housed in a proper enclosure. Overall, the system is operational but disorganized, difficult to maintain, and not aligned with modern structured cabling standards.

Recommendations

It is recommended that the entire ICT system be modernized with new CAT6 or better horizontal cabling, properly mounted patch panels, labeled terminations, and managed switches installed in a wall-mounted rack or cabinet. A structured cabling upgrade will improve reliability, support higher bandwidth, and provide a maintainable foundation for future technology needs. This work should be developed as part of a coordinated ICT upgrade scope that aligns with the library's long-term operational requirements

Security

Observations

The building's security system is centered around an older NetworX NX-8V2 intrusion panel with legacy wiring and limited documentation. The wiring is routed inconsistently, with aged conductors entering the panel from multiple directions and no clear labeling or device mapping. The system appears to provide only basic intrusion detection, alarm horn and does not integrate with modern access control, network-based monitoring, or centralized management. Given the age of the panel, the lack of documentation, and the absence of scalable or network-capable components, the system is not suitable for long-term use.

Recommendations

It is recommended that the existing intrusion system be replaced with a modern, IP-based security platform that supports centralized monitoring, updated sensors, optional access control integration, and proper documentation. A new system will provide improved reliability, maintainability, and security performance consistent with current expectations for public facilities, owner's standards and should be developed as part of a coordinated security system modernization plan aligned with the library's operational needs.

Limited Pre-Renovation Hazardous Materials Survey Report

Carnegie Library
215 E Gladys Avenue
Hermiston, Oregon 97838

Prepared for:
Wenaha Group
505 S 336th Street Ste 630
Federal Way, Washington 98003

June 2026
APEX Project 26008220



TABLE OF CONTENTS

1 BACKGROUND.....	2
2 ASBESTOS SUMMARY	2
2.1 Asbestos Regulations	2
3 LEAD SUMMARY	3
3.1 Lead-Containing Paint Regulations.....	4
3.1.1 Disposal.....	4

APPENDICES

APPENDIX A: Hazardous Materials Sampling Information

PLM Bulk Sample Laboratory Data Sheets
PLM Chain of Custody Documentation
Lead Bulk Sample Laboratory Data Sheets
Lead Chain of Custody Documentation

APPENDIX B: Certifications

Inspector Certifications

1 BACKGROUND

On June 24, 2026, Apex Companies, LLC, by and through its wholly owned subsidiary PBS Engineering and Environmental LLC (Apex), performed a limited pre-renovation hazardous materials survey of the Carnegie Library located at 215 E Gladys Avenue in Hermiston, Oregon. The survey was requested by Wenaha Group in anticipation of renovation.

The purpose of the survey was to locate, identify, and quantify accessible friable and non-friable hazardous building materials for removal prior to renovation.

The survey is also intended to satisfy Occupational Safety and Health Administration (OSHA) hazard communication requirements as well as requirements by the Department of Environmental Quality (DEQ) to perform an asbestos inspection prior to renovation or demolition activities under Oregon Administrative Rule (OAR) 340-248-0270.

2 ASBESTOS SUMMARY

The building was inspected by an Apex Asbestos Hazard Emergency Response Act (AHERA) accredited inspector to determine the presence, location, and approximate quantity of asbestos-containing materials (ACMs). 48 bulk samples of building materials, suspected of containing asbestos, were collected and submitted under chain of custody EMC Labs of Phoenix, Arizona, for polarized light microscopy (PLM) analysis. The following materials were found to contain asbestos:

- Yellow and black mastic on ground floor under flooring systems
- Plaster finish coat in basement mechanical area

(+) Tested Positive, (P) Presumed Positive, (SF) Square Feet, (LF) Linear Feet, (EA) Each, (NQ) Not Quantified, Cubic Feet (CF)

See sample inventory for specific results.

<u>Results</u>	<u>Material Description</u>	<u>Location</u>	<u>Details</u>
(+) 5%	Yellow and Black Mastic	Ground Floor - Throughout	2,500 SF
(+) <1%	Plaster Finish Coat/Paint	Basement Mechanical Room – Residual Plaster	Not Quantified – Residual Pieces

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

2.1 Asbestos Regulations

DEQ, Environmental Protection Agency (EPA), and OSHA regulations require proper removal and handling of ACM by licensed and trained asbestos abatement contractors prior to building renovations or demolition.

EPA, DEQ, and OSHA all define ACM as any material containing more than 1% asbestos. Although materials equal to or less than 1% are not considered by regulatory agencies to be an ACM, they still have some asbestos content, and Oregon OSHA has specific requirements for situations in which workers may encounter,



disturb, or remove materials containing any level of asbestos. For the sake of hazard communication, these materials are included in the asbestos-containing materials section of this report.

In 1995, Oregon OSHA adopted 29 Code of Federal Regulations (CFR) Part 1926.1101 governing asbestos under OAR 437-003-1926.1101. The regulation has made significant changes in work procedures and how asbestos materials are managed. OSHA believes that the single biggest risk of asbestos exposure is to workers who unknowingly or improperly disturb ACM. Hazard communication, training, personal protection, work practices, exposure monitoring, and recordkeeping are all major components of the regulation.

DEQ's OAR 340, Division 248 also covers asbestos abatement requirements, removal notifications, licensing, and certifications for contractors.

For more information regarding the removal of asbestos-containing materials, please refer to the following:

1. Oregon Occupational Safety and Health Administration, OAR 437-003-1926.1101
2. Department of Environmental Quality, OAR-340, Division 248

3 LEAD SUMMARY

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

6 paint chip samples were collected from representative building components from the Carnegie Library and submitted under chain of custody to EMC Labs of Phoenix, Arizona, for analysis of lead content flame atomic absorption spectrometry using EPA Method 7420. The concentration of lead in the samples range from 280 parts per million (ppm) to 87,800 ppm.

See the lead sample inventory section for representative building components and corresponding results.

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

Paint Color	Room Equivalent (Room #)	Building Component Type	Substrate	Result % by Weight	Result ppm	BRL/LCP/LBP
White	Main Entry	Wall	Plaster	0.270	2700	LCP
Seafoam	Mechanical Room	Door Frame	Wood	0.436	4360	LCP
Dark Brown	Ground Floor Office	Door Frame	Wood	<0.01	BRL	BRL
Light Brown	Main Entry	Wall Panel	Wood	0.028	280	LCP
White	Exterior at Ramp	Wall	Brick	0.056	560	LCP
Red	Exterior West	Window Frame	Wood	8.78	87800	LBP

3.1 Lead-Containing Paint Regulations

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

In 1993, Oregon OSHA adopted the federal OSHA Lead Standard for the Construction Industry Title 29 CFR 1926.62 under Oregon Administrative Rule 437 Division 3 1926.62. This standard outlines worker exposure limits, personal protection requirements, and employer responsibility for exposure assessment, training, housekeeping, and recordkeeping. OSHA's lead standard applies to all work where employees may be exposed to lead in construction, alteration, or repair activities. This includes demolition or renovation of structures where lead-containing materials are present.

3.1.1 Disposal

Under OAR Chapter 340 Divisions 93-97, waste characterization should be performed via Toxicity Characteristic Leaching Procedure (TCLP) in accordance with EPA Method 1311 or Total Lead Analysis prior to disposal. Refer to OAR Hazardous Waste and Solid Waste Regulations for proper disposal of lead-containing demolition waste.

This report is not suitable as a bid document or an asbestos abatement design. The purpose of this report is risk hazard communication only.

Tayvin Trujillo



APPENDIX A

Hazardous Materials Sampling Information

PLM Bulk Sample Laboratory Data Sheets

PLM Bulk Sample Chain of Custody Documentation

AA Lead Paint Chip Laboratory Data Sheets

AA Lead Paint Chip Chain of Custody Documentation



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Laboratory Report

0353249

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP# 101926-0

Client: APEX Job# / P.O. #: 26008220
Address: 400 BRADLEY BLVD. SUITE 106 Date Received: 06/26/2026
RICHLAND, WA 99352 Date Analyzed: 07/01/2026
Collected: 06/24/2026 Date Reported: 07/01/2026
Project Name: CARNEGIE LIBRARY HERMISTON Submitted By: TAYVIN TRUJILLO
Address: Collected By:
EPA Method: App.E to Sub.E of 40 CFR Part 763 and EPA/600/R-93/116

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0353249-001 0001	SE MAIN ENTRY	LAYER 1 Carpet, Brown w/ Multi-color	No	None Detected	Synthetic Fiber 85% Carbonates Non-Fibrous Binder/Filler 15%
		LAYER 2 Mastic, Yellow/ Black Note: Difficult to separate adjacent layer	Yes	Chrysotile 2%	Cellulose Fiber 1% Synthetic Fiber 1% Carbonates Quartz Non-Fibrous Binder/Filler 96%
		LAYER 3 Wood, Brown	No	None Detected	Cellulose Fiber 98% Carbonates Non-Fibrous Binder/Filler 2%
0353249-002 0002	DESCENDING STAIRS AT MAIN ENTRY	LAYER 1 Carpet, Brown w/ Multi-color Note: No Wood Present	No	None Detected	Synthetic Fiber 85% Carbonates Non-Fibrous Binder/Filler 15%
		LAYER 2 Mastic, Yellow	No	None Detected	Cellulose Fiber <1% Carbonates Quartz Non-Fibrous Binder/Filler 99%



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Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0353249-003 0003	NW OFFICE AREA AT REGISTER	LAYER 1 Carpet, Brown w/ Multi-color	No	None Detected	Synthetic Fiber 85% Carbonates Non-Fibrous Binder/Filler 15%
		LAYER 2 Mastic, Yellow/ Black Note: Difficult to separate adjacent layer	Yes	Chrysotile 2%	Cellulose Fiber 1% Synthetic Fiber 1% Carbonates Quartz Non-Fibrous Binder/Filler 96%
		LAYER 3 Wood, Brown	No	None Detected	Cellulose Fiber 98% Carbonates Non-Fibrous Binder/Filler 2%
0353249-004 0004	LARGE FLOOR AREA NEAR REAR ENTRANCE	LAYER 1 Carpet, Red Note: No Wood Present	No	None Detected	Synthetic Fiber 85% Carbonates Non-Fibrous Binder/Filler 15%
		LAYER 2 Mastic, Yellow/ Brown Note: Difficult to separate adjacent layer	No	None Detected	Cellulose Fiber 3% Carbonates Quartz Non-Fibrous Binder/Filler 97%
0353249-005 0005	LARGE FLOOR AREA NEAR REAR ENTRANCE	LAYER 1 Carpet, Red Note: No Wood Present	No	None Detected	Synthetic Fiber 85% Carbonates Non-Fibrous Binder/Filler 15%
		LAYER 2 Mastic, Yellow/ Black	Yes	Chrysotile 2%	Cellulose Fiber 3% Carbonates Quartz Non-Fibrous Binder/Filler 95%



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Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0353249-006 0006	MAIN ENTRY	LAYER 1 Carpet, Red	No	None Detected	Synthetic Fiber 85% Carbonates Non-Fibrous Binder/Filler 15%
		LAYER 2 Mastic, Yellow/ Black Note: Difficult to separate adjacent layer	Yes	Chrysotile 5%	Carbonates Quartz Non-Fibrous Binder/Filler 95%
		LAYER 3 Wood, Green	No	None Detected	Cellulose Fiber 95% Carbonates Non-Fibrous Binder/Filler 5%
0353249-007 0007	ABOVE MAIN ENTRY	LAYER 1 Plaster-Scratch Coat, Gray	No	None Detected	Quartz Gypsum Non-Fibrous Binder/Filler 100%
		LAYER 2 Plaster-Finish Coat, White	No	None Detected	Carbonates Quartz Non-Fibrous Binder/Filler 100%
0353249-008 0008	ABOVE MAIN ENTRY	LAYER 1 Plaster-Scratch Coat, Gray	No	None Detected	Cellulose Fiber <1% Quartz Gypsum Non-Fibrous Binder/Filler 99%
		LAYER 2 Plaster-Finish Coat, White	No	None Detected	Carbonates Quartz Non-Fibrous Binder/Filler 100%

Page 3 of 15



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Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0353249-009 0009	BASEMENT MECHANICAL ROOM HALLWAY	Plaster-Scratch Coat, Gray	No	None Detected	Hair 1% Quartz Gypsum Non-Fibrous Binder/Filler 99%
0353249-010 0010	BASEMENT MECHANICAL ROOM HALLWAY	LAYER 1 Plaster-Scratch Coat, Gray	No	None Detected	Hair <1% Quartz Gypsum Non-Fibrous Binder/Filler 99%
		LAYER 2 Plaster-Finish Coat, White	No	None Detected	Gypsum Quartz Non-Fibrous Binder/Filler 100%
0353249-011 0011	BASEMENT MECHANICAL ROOM HALLWAY	LAYER 1 Plaster-Scratch Coat, Gray	No	None Detected	Hair <1% Quartz Gypsum Non-Fibrous Binder/Filler 99%
		LAYER 2 Plaster-Finish Coat/ Paint, White Note: Layer is mainly Paint	Yes	Chrysotile <1%	Carbonates Quartz Non-Fibrous Binder/Filler 99%



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Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0353249-012 0012	ENTRY	LAYER 1 4" Covebase, Gray	No	None Detected	Carbonates Quartz Non-Fibrous Binder/Filler 100%
		LAYER 2 Mastic, Yellow	No	None Detected	Carbonates Quartz Non-Fibrous Binder/Filler 100%
0353249-013 0013	REAR ENTRY	LAYER 1 4" Covebase, Gray	No	None Detected	Carbonates Quartz Non-Fibrous Binder/Filler 100%
		LAYER 2 Mastic, Yellow	No	None Detected	Carbonates Quartz Non-Fibrous Binder/Filler 100%
0353249-014 0014	OFFICE AREA	LAYER 1 4" Covebase, Gray	No	None Detected	Carbonates Quartz Non-Fibrous Binder/Filler 100%
		LAYER 2 Mastic, Yellow	No	None Detected	Carbonates Quartz Non-Fibrous Binder/Filler 100%



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Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0353249-015 0015	OFFICE AREA	LAYER 1 Gypsum Board, White/ Brown	No	None Detected	Cellulose Fiber 10% Gypsum Carbonates Non-Fibrous Binder/Filler 90%
		LAYER 2 Joint Compound, White	No	None Detected	Carbonates Perlite Non-Fibrous Binder/Filler 100%
		LAYER 3 Heavy Texture, White	No	None Detected	Carbonates Perlite Non-Fibrous Binder/Filler 100%
0353249-016 0016	OFFICE	LAYER 1 Gypsum Board, White/ Brown Note: No Joint Compound Present in Sample	No	None Detected	Cellulose Fiber 10% Gypsum Carbonates Non-Fibrous Binder/Filler 90%
		LAYER 2 Heavy Texture, White	No	None Detected	Carbonates Quartz Non-Fibrous Binder/Filler 100%



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Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0353249-017 0017	BASEMENT WEST OFFICE SE	LAYER 1 Gypsum Board, White/ Brown	No	None Detected	Cellulose Fiber 10% Gypsum Carbonates Non-Fibrous Binder/Filler 90%
		LAYER 2 Joint Compound, White	No	None Detected	Cellulose Fiber <1% Carbonates Perlite Non-Fibrous Binder/Filler 99%
		LAYER 3 Heavy Texture, White	No	None Detected	Carbonates Perlite Non-Fibrous Binder/Filler 100%
0353249-018 0018	BASEMENT WEST OFFICE NE	LAYER 1 Gypsum Board, White/ Brown	No	None Detected	Cellulose Fiber 10% Gypsum Carbonates Non-Fibrous Binder/Filler 90%
		LAYER 2 Joint Compound, White	No	None Detected	Cellulose Fiber <1% Carbonates Perlite Non-Fibrous Binder/Filler 99%
		LAYER 3 Heavy Texture, White	No	None Detected	Carbonates Perlite Non-Fibrous Binder/Filler 100%



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Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0353249-019 0019	BASEMENT EAST OFFICE SW	LAYER 1 Gypsum Board, White/ Brown	No	None Detected	Cellulose Fiber 10% Gypsum Carbonates Non-Fibrous Binder/Filler 90%
		LAYER 2 Joint Compound, White	No	None Detected	Cellulose Fiber 1% Carbonates Perlite Non-Fibrous Binder/Filler 99%
		LAYER 3 Heavy Texture, White	No	None Detected	Carbonates Perlite Non-Fibrous Binder/Filler 100%
0353249-020 0020		1'x1' Multi-dot Ceiling Tile, White/ Tan	No	None Detected	Cellulose Fiber 85% Carbonates Gypsum Non-Fibrous Binder/Filler 15%
0353249-021 0021		1'x1' Multi-dot Ceiling Tile, White/ Tan	No	None Detected	Cellulose Fiber 85% Carbonates Gypsum Non-Fibrous Binder/Filler 15%
0353249-022 0022		1'x1' Multi-dot Ceiling Tile, White/ Tan	No	None Detected	Cellulose Fiber 85% Carbonates Gypsum Non-Fibrous Binder/Filler 15%



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Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0353249-023 0023	NORTH SUPPORT COLUMN NEAR SHELVES	Residual Mastic, Tan/ Brown	No	None Detected	Cellulose Fiber <1% Carbonates Quartz Non-Fibrous Binder/Filler 99%
0353249-024 0024	NORTH SUPPORT COLUMN NEAR SHELVES	Residual Mastic, Tan/ Brown	No	None Detected	Carbonates Quartz Non-Fibrous Binder/Filler 100%
0353249-025 0025	PUBLIC RESTROOM	LAYER 1 4" Covebase, Brown	No	None Detected	Carbonates Quartz Non-Fibrous Binder/Filler 100%
		LAYER 2 Mastic, Brown	No	None Detected	Cellulose Fiber 1% Carbonates Quartz Non-Fibrous Binder/Filler 99%
0353249-026 0026	PUBLIC RESTROOM	LAYER 1 4" Covebase, Brown	No	None Detected	Carbonates Quartz Non-Fibrous Binder/Filler 100%
		LAYER 2 Mastic, Brown	No	None Detected	Cellulose Fiber 1% Synthetic Fiber <1% Carbonates Quartz Non-Fibrous Binder/Filler 98%



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Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0353249-027 0027	EMPLOYEE RESTROOM	LAYER 1 4" Covebase, Brown	No	None Detected	Carbonates Quartz Non-Fibrous Binder/Filler 100%
		LAYER 2 Mastic, Brown	No	None Detected	Carbonates Quartz Non-Fibrous Binder/Filler 100%
0353249-028 0028	PUBLIC RESTROOM	LAYER 1 Sheet Floor, Tan Mottled	No	None Detected	Cellulose Fiber 15% Fibrous Glass 3% Synthetic Fiber 2% Carbonates Quartz Non-Fibrous Binder/Filler 80%
		LAYER 2 Mastic/ Wood, Yellow Note: Difficult to separate adjacent layers	No	None Detected	Cellulose Fiber 3% Synthetic Fiber <1% Carbonates Quartz Non-Fibrous Binder/Filler 96%
0353249-029 0029	PUBLIC RESTROOM	LAYER 1 Sheet Floor, Tan Mottled	No	None Detected	Cellulose Fiber 15% Fibrous Glass 3% Synthetic Fiber 2% Carbonates Quartz Non-Fibrous Binder/Filler 80%
		LAYER 2 Mastic/ Wood, Yellow Note: Difficult to separate adjacent layers	No	None Detected	Cellulose Fiber 10% Carbonates Quartz Non-Fibrous Binder/Filler 90%



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Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0353249-030 0030	EMPLOYEE RESTROOM	LAYER 1 Sheet Floor, Tan Mottled	No	None Detected	Cellulose Fiber 15% Fibrous Glass 3% Synthetic Fiber 2% Carbonates Quartz Non-Fibrous Binder/Filler 80%
		LAYER 2 Mastic/ Wood, Yellow Note: Difficult to separate adjacent layers	No	None Detected	Cellulose Fiber 10% Carbonates Quartz Non-Fibrous Binder/Filler 90%
0353249-031 0031	EMPLOYEE RESTROOM	LAYER 1 FRP, Tan	No	None Detected	Cellulose Fiber 85% Gypsum Non-Fibrous Binder/Filler 15%
		LAYER 2 Mastic, Brown	No	None Detected	Cellulose Fiber <1% Silicone Carbonates Non-Fibrous Binder/Filler 99%
0353249-032 0032	PUBLIC RESTROOM	LAYER 1 FRP, Tan	No	None Detected	Cellulose Fiber 85% Gypsum Non-Fibrous Binder/Filler 15%
		LAYER 2 Mastic, Brown	No	None Detected	Cellulose Fiber 1% Silicone Carbonates Non-Fibrous Binder/Filler 99%



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0353249-033 0033	PUBLIC RESTROOM	LAYER 1 FRP, Tan	No	None Detected	Cellulose Fiber 85% Gypsum Non-Fibrous Binder/Filler 15%
		LAYER 2 Mastic, Brown	No	None Detected	Cellulose Fiber 1% Silicone Carbonates Non-Fibrous Binder/Filler 99%
0353249-034 0034	BASEMENT MECHANICAL ROOM HALLWAY	Sealant, White	No	None Detected	Carbonates Quartz Non-Fibrous Binder/Filler 100%
0353249-035 0035	BASEMENT MECHANICAL ROOM HALLWAY	Sealant, White	No	None Detected	Carbonates Quartz Non-Fibrous Binder/Filler 100%
0353249-036 0036	BASEMENT MECHANICAL ROOM HALLWAY	Sealant, White	No	None Detected	Carbonates Quartz Non-Fibrous Binder/Filler 100%



EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0353249

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP# 101926-0

Client: APEX Job# / P.O. #: 26008220
Address: 400 BRADLEY BLVD. SUITE 106 Date Received: 06/26/2026
RICHLAND, WA 99352 Date Analyzed: 07/01/2026
Collected: 06/24/2026 Date Reported: 07/01/2026
Project Name: CARNEGIE LIBRARY HERMISTON Submitted By: TAYVIN TRUJILLO
Address: Collected By:
EPA Method: App.E to Sub.E of 40 CFR Part 763 and EPA/600/R-93/116

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0353249-037 0037	MECHANICAL ROOM NORTH STORAGE	LAYER 1 CMU, Gray	No	None Detected	Gypsum Quartz Non-Fibrous Binder/Filler 100%
		LAYER 2 Mortar, Lt. Gray	No	None Detected	Gypsum Quartz Non-Fibrous Binder/Filler 100%
0353249-038 0038	MECHANICAL ROOM NORTH STORAGE	LAYER 1 CMU, Gray	No	None Detected	Gypsum Quartz Non-Fibrous Binder/Filler 100%
		LAYER 2 Mortar, Lt. Gray	No	None Detected	Quartz Gypsum Non-Fibrous Binder/Filler 100%
0353249-039 0039	MECHANICAL ROOM NORTH STORAGE	LAYER 1 CMU, Gray	No	None Detected	Gypsum Quartz Non-Fibrous Binder/Filler 100%
		LAYER 2 Mortar, Lt. Gray	No	None Detected	Quartz Gypsum Non-Fibrous Binder/Filler 100%



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Laboratory Report
0353249

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP# 101926-0

Client: APEX Job# / P.O. #: 26008220
Address: 400 BRADLEY BLVD. SUITE 106 Date Received: 06/26/2026
RICHLAND, WA 99352 Date Analyzed: 07/01/2026
Collected: 06/24/2026 Date Reported: 07/01/2026
Project Name: CARNEGIE LIBRARY HERMISTON Submitted By: TAYVIN TRUJILLO
Address: Collected By:
EPA Method: App.E to Sub.E of 40 CFR Part 763 and EPA/600/R-93/116

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0353249-040 0040	BASEMENT NW ACCESS HALLWAY	Cement on Wall Penetration, Gray	No	None Detected	Quartz Gypsum Non-Fibrous Binder/Filler 100%
0353249-041 0041	BASEMENT NW ACCESS HALLWAY	Cement on Wall Penetration, Gray	No	None Detected	Quartz Gypsum Non-Fibrous Binder/Filler 100%
0353249-042 0042	BASEMENT NW ACCESS HALLWAY	Cement on Wall Penetration, Gray	No	None Detected	Quartz Gypsum Non-Fibrous Binder/Filler 100%
0353249-043 0043	EXTERIOR-REAR ENTRY	Aggregate Wall Texture/ Paint, White/ Off White/ Gray Note: Layer is mainly Paint	No	None Detected	Carbonates Quartz Non-Fibrous Binder/Filler 100%
0353249-044 0044	EXTERIOR E	Aggregate Wall Texture/ Paint, White/ Off White/ Gray Note: Layer is mainly Paint	No	None Detected	Carbonates Quartz Non-Fibrous Binder/Filler 100%
0353249-045 0045	EXTERIOR S	Aggregate Wall Texture/ Paint, White/ Off White/ Gray Note: Layer is mainly Paint	No	None Detected	Carbonates Quartz Non-Fibrous Binder/Filler 100%



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Laboratory Report
0353249

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP# 101926-0

Client:	APEX	Job# / P.O. #:	26008220
Address:	400 BRADLEY BLVD. SUITE 106	Date Received:	06/26/2026
	RICHLAND, WA 99352	Date Analyzed:	07/01/2026
Collected:	06/24/2026	Date Reported:	07/01/2026
Project Name:	CARNEGIE LIBRARY HERMISTON	Submitted By:	TAYVIN TRUJILLO
Address:		Collected By:	
		EPA Method:	App.E to Sub.E of 40 CFR Part 763 and EPA/600/R-93/116

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0353249-046 0046	EXTERIOR S	Window Glazing, White	No	None Detected	Carbonates Quartz Non-Fibrous Binder/Filler 100%
0353249-047 0047	EXTERIOR S	Window Glazing, White	No	None Detected	Carbonates Quartz Non-Fibrous Binder/Filler 100%
0353249-048 0048	EXTERIOR W	Window Glazing, White	No	None Detected	Carbonates Quartz Non-Fibrous Binder/Filler 100%



Analyst - Matt Kettler



Signatory - Lab Director - Kurt Kettler

Distinctly stratified, easily separable layers of samples are analyzed as subsamples of the whole and are reported separately for each discernible layer. All analyses are derived from calibrated visual estimate and measured in area percent unless otherwise noted. The report applies to the standards or procedures identified and to the sample(s) tested. The test results are not necessarily indicative or representative of the qualities of the lot from which the sample was taken or of apparently identical or similar products, nor do they represent an ongoing quality assurance program unless so noted. This report is for the exclusive use of the addressed client and will not be reproduced wholly or in part for advertising or other purposes over our signature or in connection with our name without special written permission. The report shall not be reproduced except in full, without written approval by our laboratory. The samples not destroyed in testing are retained a maximum of sixty days. The laboratory measurement of uncertainty for the test method is approximately less than 1 by area percent. Accredited by the National Institute of Standards and Technology, Voluntary Laboratory Accreditation Program for selected test method(s) for asbestos. The Client/Customer supplies the following information for this report: The Project Name, Address, Collection Date/Time, Sample Collector, Job/PO Number, Client Sample Identification and Sample Location. The accreditation or any reports generated by this laboratory in no way constitutes or implies product certification, approval, or endorsement by the National Institute of Standards and Technology. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government.



CHAIN OF CUSTODY

EMC Labs, Inc.

9830 S. 51st St., Ste B-109

Phoenix, AZ 85044

(480) 940-5294 Fax (480) 893-1726

LAB#:	353249
TAT:	3-Days
Rec'd:	JUN 26 AM

COMPANY NAME: Apex Companies
 Address: 400 Bradley Boulevard Suite 106
 Richland, Washington 99352
 CONTACT: Tayvin Trujillo
 Phone/Fax: 509.778.0641
 Email: Tayvin.Trujillo@ApexCos.com

BILL TO: (If Different Location)

Now Accepting: VISA - MASTERCARD

Price Quoted: \$ ____ / Sample \$ ____ / Layers

COMPLETE ITEMS 1-4: (Failure to complete any items may cause a delay in processing or analyzing your samples)**1. TURNAROUND TIME:** [Same Day Rush] [1 Day] [2 Days] 3-4-5 Days [6-10 Days]****Prior confirmation of turnaround time is required

****Additional charges for rush analysis (please call marketing department for pricing details)

****Laboratory analysis may be subject to delay if credit terms are not met**2. TYPE OF ANALYSIS:** [Bulk-Asbestos PLM] [Air-PCM] [Lead] [Point Count] [Fungi: AOC, W-C, Bulk, Swab, Tape]**3. DISPOSAL INSTRUCTIONS:** [Dispose of samples at EMC] / [Return samples to me at my expense]

(If you do not indicate preference, EMC will dispose of samples 30 days from analysis.)

4. Project Name: Carnegie Library Hermiston	
P.O. Number:	Project Number: 26008220

EMC SAMPLE #	CLIENT SAMPLE #	DATE & TIME SAMPLED	LOCATION/MATERIAL TYPE	Samples Accepted Yes / No	AIR SAMPLE INFO / COMMENTS ON OFF FLOW RATE
1	0001	6/24/26	See attached Sample Sheet	N	
2	0002			N	
3	0003			N	
4	0004			N	
5	0005			N	
6	0006			N	
7	0007			N	
8	0008			N	
9	0009			N	
10	0010			N	
11	0011			N	
12	0012			N	
13	0013			N	
14	0014			N	
15	0015			N	

SPECIAL INSTRUCTIONS:

Sample Collector: (Print) Tayvin Trujillo

(Signature)

Relinquished by: Tayvin Trujillo Date/Time: 6/25/26

Received by: Doreen Calam Date/Time: 6/26/26

Relinquished by: Doreen Calam Date/Time: 6/26/26

Received by: JY Date/Time: JUN 26 2026

Relinquished by: Date/Time:

Received by: Date/Time:

** In the event of any dispute between the above parties for these services or otherwise, parties agree that jurisdiction and venue will be in Phoenix, Arizona and prevailing party will be entitled to attorney's fees and court costs.

Rev. 09/01/08



CHAIN OF CUSTODY

EMC Labs, Inc.
9830 S. 51st St., Ste B-109
Phoenix, AZ 85044
(480) 940-5294 Fax (480) 893-1726

LAB#: 353249
TAT: 3 DAYS
Rec'd:

COMPANY NAME: Apex Companies
Address: 400 Bradley Boulevard Suite 106
Richland, Washington 99352
CONTACT: Tayvin Trujillo
Phone/Fax: 509.778.0641
Email: Tayvin.Trujillo@ApexCos.com

BILL TO: (If Different Location)

Now Accepting: **VISA – MASTERCARD**

Price Quoted: \$ _____ / Sample \$ _____ / Layers

COMPLETE ITEMS 1-4: (Failure to complete any items may cause a delay in processing or analyzing your samples)**1. TURNAROUND TIME:** [Same Day Rush] [1 Day] [2 Days] (3-4-5 Days) [6-10 Days]****Prior confirmation of turnaround time is required

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(If you do not indicate preference, EMC will dispose of samples 30 days from analysis.)

4. Project Name: _____**P.O. Number:** _____**Project Number:** _____

EMC SAMPLE #	CLIENT SAMPLE #	DATE & TIME SAMPLED	LOCATION/MATERIAL TYPE	Samples Accepted Yes / No	AIR SAMPLE INFO / COMMENTS		
					ON	OFF	FLOW RATE
16	0016	}	}	Y N			
17	0017			Y N			
18	0018			Y N			
19	0019			Y N			
20	0020			Y N			
21	0021			Y N			
22	0022			Y N			
23	0023			Y N			
24	0024			Y N			
25	0025			Y N			
26	0026			Y N			
27	0027			Y N			
28	0028			Y N			
29	0029			Y N			
30	0030			Y N			

SPECIAL INSTRUCTIONS: _____

Sample Collector: (Print) _____

(Signature) _____

Relinquished by: _____ Date/Time: _____ Received by: Doreen Celam Date/Time: 6/26/26Relinquished by: Doreen Celam Date/Time: 6/26/26 Received by: _____ Date/Time: JUN 26 2026

Relinquished by: _____ Date/Time: _____ Received by: _____ Date/Time: _____

** In the event of any dispute between the above parties for these services or otherwise, parties agree that jurisdiction and venue will be in Phoenix, Arizona and prevailing party will be entitled to attorney's fees and court costs.

Rev. 09/01/08



CHAIN OF CUSTODY

EMC Labs, Inc.
9830 S. 51st St., Ste B-109
Phoenix, AZ 85044
(480) 940-5294 Fax (480) 893-1726

LAB#: 353249

TAT: 3-Days

Rec'd:

COMPANY NAME: Apex Companies
Address: 400 Bradley Boulevard Suite 106
Richland, Washington 99352
CONTACT: Tayvin Trujillo
Phone/Fax: 509.778.0641
Email: Tayvin.Trujillo@ApexCos.com

BILL TO: (If Different Location)

Now Accepting: VISA – MASTERCARD

Price Quoted: \$ _____ / Sample \$ _____ / Layers

COMPLETE ITEMS 1-4: (Failure to complete any items may cause a delay in processing or analyzing your samples)**1. TURNAROUND TIME:** [Same Day Rush] [1 Day] [2 Days] (3) 4-5 Days [6-10 Days]****Prior confirmation of turnaround time is required

****Additional charges for rush analysis (please call marketing department for pricing details)

****Laboratory analysis may be subject to delay if credit terms are not met

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(If you do not indicate preference, EMC will dispose of samples 30 days from analysis.)

4. Project Name: _____**P.O. Number:** _____**Project Number:** _____

EMC SAMPLE #	CLIENT SAMPLE #	DATE & TIME SAMPLED	LOCATION/MATERIAL TYPE	Samples Accepted Yes / No	AIR SAMPLE INFO / COMMENTS		
					ON	OFF	FLOW RATE
31	0031			Y N			
32	0032			Y N			
33	0033			Y N			
34	0034			Y N			
35	0035			Y N			
36	0036			Y N			
37	0037			Y N			
38	0038			Y N			
39	0039			Y N			
40	0040			Y N			
41	0041			Y N			
42	0042			Y N			
43	0043			Y N			
44	0044			Y N			
45	0045			Y N			

SPECIAL INSTRUCTIONS:

Sample Collector: (Print) _____ (Signature) _____

Relinquished by: _____ Date/Time: _____ Received by: Doreen Celap Date/Time: 6/26/2026Relinquished by: Doreen Celap Date/Time: 6/26/2026 Received by: _____ Date/Time: JUN 26 2026

Relinquished by: _____ Date/Time: _____ Received by: _____ Date/Time: _____

** In the event of any dispute between the above parties for these services or otherwise, parties agree that jurisdiction and venue will be in Phoenix, Arizona and prevailing party will be entitled to attorney's fees and court costs.

Rev. 09/01/08





Client: Wenaha Group

Project Name: Carnegie Library Hermiston

Project No. _____ - _____ - 2 6 0 0 8 2 2 0 **Task** 0 0 0 1 **Phase** _____
(Client Identifier) (Practice Identifier) (Project No.)

Samples **delivered** undamaged to office by: _____ Sign: _____ Date: _____ Time: _____

Samples **received** at office undamaged by: Doreen Celap Sign: Doreen Celap Date: 6/20/20 Time: _____

Lab: EMC Labs
(specify)

Turnaround time (check one):

☐ Rush (4 hr) ☐ Rush (EOD)

☐ 24 hours ☐ 48 hours

☒ 3 days ☐ 5 days

☐ **Archive (A):** Archived Sample (No analysis. Sample marked on form and removed from bag, enter sample data only.)

☐ **Progressive (P):** Progressive Analysis (Analyze to **first positive** for each sample group # indicated in first column.)

Email Results to: Tayvin.Trujillo@ApexCos.com

A/P#	SAMPLE #	MAT. CODE	LOCATION	DESCRIPTION
1	0 0 0 1		SE of main entry	Brown w/multi carpet/yellow mastic/black mastic/wood
2	0 0 0 2		Descending stairs at main entry	Brown w/multi carpet/yellow mastic/wood
3	0 0 0 3		NW office area at register	Brown w/multi carpet/yellow mastic/black mastic/wood
4	0 0 0 4		Large floor register near rear entrance	Red carpet/yellow mastic/brown mastic/wood
5	0 0 0 5		Large floor register near rear entrance	Red carpet/yellow mastic/brown mastic/wood
6	0 0 0 6		Main entry double doors	Red carpet/yellow mastic/brown mastic/wood
7	0 0 0 7		Above main entry at damage	Plaster
8	0 0 0 8		Above main entry at damage	Plaster
9	0 0 0 9		Basement mechanical room hallway at damage	Plaster
10	0 0 1 0		Basement mechanical room hallway at damage	Plaster
11	0 0 1 1		Basement mechanical room hallway at damage	Plaster
12	0 0 1 2		Entry double doors	4" gray covebase/yellow mastic
13	0 0 1 3		Rear entry doors	4" gray covebase/yellow mastic
14	0 0 1 4		Office area behind door	4"gray covebase/yellow mastic
15	0 0 1 5		Office area behind door	GYPJC w/heavy texture
16	0 0 1 6		Office NE corner	GYPJC w/heavy texture
17	0 0 1 7		Basement west office SE corner	GYPJC w/heavy texture
18	0 0 1 8		Basement west office NE corner	GYPJC w/heavy texture
19	0 0 1 9		Basement east office SW	GYPJC w/heavy texture
20	0 0 2 0		West wall at shelves	Mechanically attached 1'x1' multi-dot ceiling tiles
21	0 0 2 1		West wall at shelves	Mechanically attached 1'x1' multi-dot ceiling tiles
22	0 0 2 2		West wall at shelves	Mechanically attached 1'x1' multi-dot ceiling tiles
23	0 0 2 3		North support column near shelves	Residual tan and brown mastic
24	0 0 2 4		North support column near shelves	Residual tan and brown mastic
25	0 0 2 5		Public restroom	4" brown covebase/brown mastic





353249

Asbestos Bulk Sample Field Form

Client: Wenaha GroupProject Name: Carnegie Library HermistonProject No. _____ - _____ - 2 6 0 0 8 2 2 0 Task 0 0 0 1 Phase _____
(Client Identifier) (Practice Identifier) (Project No.)Samples **delivered** undamaged to office by: _____ Sign: _____ Date: _____ Time: _____Samples **received** at office undamaged by: Doreen Celano Sign: Doreen Celano Date: 6/24/24 Time: _____Lab: EMC Labs

Turnaround time (check one):

☐ Rush (4 hr) ☐ Rush (EOD)☐ 24 hours ☐ 48 hours☒ 3 days ☐ 5 days☐ **Archive (A)**: Archived Sample (No analysis. Sample marked on form and removed from bag, enter sample data only.)☐ **Progressive (P)**: Progressive Analysis (Analyze to first positive for each sample group # indicated in first column.)Email Results to: Tayvin.Trujillo@ApexCos.com

A/P#	SAMPLE #	MAT. CODE	LOCATION	DESCRIPTION
<u>26</u>	<u>0 0 2 6</u>		Public restroom	4" brown covebase/brown mastic
<u>27</u>	<u>0 0 2 7</u>		Employee restroom	4" brown covebase/brown mastic
<u>28</u>	<u>0 0 2 8</u>		Public restroom	Tan mottled sheetfloor/tan mastic/wood
<u>29</u>	<u>0 0 2 9</u>		Public restroom	Tan mottled sheetfloor/tan mastic/wood
<u>30</u>	<u>0 0 3 0</u>		Employee restroom	Tan mottled sheetfloor/tan mastic/wood
<u>31</u>	<u>0 0 3 1</u>		Employee restroom	Tan FRP/brown mastic
<u>32</u>	<u>0 0 3 2</u>		Public restroom	Tan FRP/brown mastic
<u>33</u>	<u>0 0 3 3</u>		Public restroom	Tan FRP/brown mastic
<u>34</u>	<u>0 0 3 4</u>		Basement mechanical room hallway door	White sealant on edge of LVP
<u>35</u>	<u>0 0 3 5</u>		Basement mechanical room hallway door	White sealant on edge of LVP
<u>36</u>	<u>0 0 3 6</u>		Basement mechanical room hallway door	White sealant on edge of LVP
<u>37</u>	<u>0 0 3 7</u>		Mechanical room north storage wall	CMU & mortar
<u>38</u>	<u>0 0 3 8</u>		Mechanical room north storage wall	CMU & mortar
<u>39</u>	<u>0 0 3 9</u>		Mechanical room north storage wall	CMU & mortar
<u>40</u>	<u>0 0 4 0</u>		Basement NW access door hallway wall	Cement on wall penetration
<u>41</u>	<u>0 0 4 1</u>		Basement NW access door hallway wall	Cement on wall penetration
<u>42</u>	<u>0 0 4 2</u>		Basement NW access door hallway wall	Cement on wall penetration
<u>43</u>	<u>0 0 4 3</u>		Exterior wall at rear entry door	Aggregate wall texture
<u>44</u>	<u>0 0 4 4</u>		Exterior E wall at S fence	Aggregate wall texture
<u>45</u>	<u>0 0 4 5</u>		Exterior S wall at W corner	Aggregate wall texture
<u>46</u>	<u>0 0 4 6</u>		Exterior S wall at E window	Window glazing
<u>47</u>	<u>0 0 4 7</u>		Exterior S wall at W window	Window glazing
<u>48</u>	<u>0 0 4 8</u>		Exterior W wall at window	Window glazing





9830 South 51st Street, Suite B-109 / PHOENIX, ARIZONA 85044 / 480-940-5294 or 800-362-3373 / FAX 480-893-1726
emclab@emclabs.com

LEAD (Pb) IN PAINT CHIP SAMPLES
EMC SOP METHOD #L01/1 EPA SW-846 METHOD 7420

EMC LAB #: L116164			DATE RECEIVED: 06/26/2026		
CLIENT: Apex Companies			REPORT DATE: 07/01/2026		
			DATE OF ANALYSIS: 06/30/2026		
CLIENT ADDRESS: 400 Bradley Boulevard Suite 106 Richland, Washington 99352			P.O. NO.:		
PROJECT NAME: Carnegie Library Hermiston			PROJECT NO.: 26008220		
EMC # L116164-	SAMPLE DATE /26	CLIENT SAMPLE #	DESCRIPTION	REPORTING LIMIT (%Pb by weight)	%Pb BY WEIGHT
1	06/24	1001	White Paint/Plaster/Wall/SE Main Entry	0.010	0.270
2	06/24	1002	Seafoam/Wood/Door Frame/Mech Rm	0.010	0.436
3	06/24	1003	Dark Brown/Wood/Door Frame/Office Area Entry	0.010	BRL
4	06/24	1004	Lt. Brown/Wood/Wall Panel/Entry Way South	0.010	0.028
5	06/24	1005	White/Brick/Wall/Exterior East @ Range	0.010	0.056
6	06/24	1006	Red/Wood/Window Frame/Exterior West Wall	0.100	8.78 ^

^ = Dilution Factor Changed * = Excessive Substrate May Bias Sample Results BRL = Below Reportable Limits # = Very Small Amount Of Sample Submitted, May Affect Result

This report applies to the standards or procedures identified and to the samples tested only. The test results are not necessarily indicative or representative of the qualities of the lot from which the sample was taken or of apparently identical or similar products, nor do they represent an ongoing quality assurance program unless so noted. Unless otherwise noted, all quality control analyses for the samples noted above were within acceptable limits.

Where it is noted that a sample with excessive substrate was submitted for laboratory analysis, such analysis may be biased. The lead content of such sample may, in actuality, be greater than reported. EMC makes no warranty, express or implied, as to the accuracy of the analysis of samples noted to have been submitted with excessive substrate. Resampling is recommended in such situations to verify original laboratory results. EMC Labs, Inc. (ID 101586) is accredited by the AIHA Laboratory Accreditation Programs, LLC (AIHA LAP, LLC) in the Environmental Lead accreditation program(s) for Paint, Settled Dust by Wipe, Soil and Airborne Dust Fields of Testing as documented by the Scope of Accreditation Certificate and associated Scope. AIHA LAP, LLC accreditation complies with the ISO/IEC Standard 17025:2017 requirements. The customer provides the Project number, name, address, sampling date, identification, and description. EMC Labs, Inc. is an EPA Recognized Testing Lab. The calculation of Measurement of Uncertainty is available upon request.

These reports are for the exclusive use of the addressed client and are rendered upon the condition that they will not be reproduced wholly or in part for advertising or other purposes over our signature or in connection with our name without special written permission. Samples not destroyed in testing are retained a maximum of sixty (60) days.

ANALYST: 
 Jason Thompson

QA COORDINATOR: 
 Kurt Kettler

Ver. 11/30/08 Revision 08/14/2021

Page 1 of 1



CHAIN OF CUSTODY

EMC Labs, Inc.
9830 S. 51st St., Ste B-109
Phoenix, AZ 85044
(480) 940-5294 Fax (480) 893-1726

LAB#: U116164
TAT: 3 Day
Rec'd: 6/26/26

COMPANY NAME: Apex Companies
Address: 400 Bradley Boulevard Suite 106
Richland, Washington 99352
CONTACT: Tayvin Trujillo
Phone/Fax: 509.778.0641
Email: Tayvin.Trujillo@ApexCos.com

BILL TO: (If Different Location)

Now Accepting: **VISA - MASTERCARD**

Price Quoted: \$ _____ / Sample \$ _____ / Layers

COMPLETE ITEMS 1-4: (Failure to complete any items may cause a delay in processing or analyzing your samples)**1. TURNAROUND TIME:** [Same Day Rush] [1 Day] [2 Days] (3-4-5 Days) [6-10 Days]****Prior confirmation of turnaround time is required

****Additional charges for rush analysis (please call marketing department for pricing details)

****Laboratory analysis may be subject to delay if credit terms are not met

2. TYPE OF ANALYSIS: [Bulk-Asbestos PLM] [Air-PCM] (Lead) [Point Count] [Fungi: AOC, W-C, Bulk, Swab, Tape]**3. DISPOSAL INSTRUCTIONS:** (Dispose of samples at EMC) / [Return samples to me at my expense]

(If you do not indicate preference, EMC will dispose of samples 30 days from analysis.)

4. Project Name: Carnegie Library Hermiston

P.O. Number: _____

Project Number: 26008220

EMC SAMPLE #	CLIENT SAMPLE #	DATE & TIME SAMPLED	LOCATION/MATERIAL TYPE	Samples Accepted Yes / No	AIR SAMPLE INFO / COMMENTS ON OFF FLOW RATE		
<u>1</u>	<u>1001</u>	<u>6/24/26</u>	<u>White paint / plaster / wall / SE main entry</u>	<u>Y N</u>			
<u>2</u>	<u>1002</u>		<u>Seafoam / wood / door frame / mech rm</u>	<u>Y N</u>			
<u>3</u>	<u>1003</u>		<u>Drk Brwn / wood / door frame / office area entry</u>	<u>Y N</u>			
<u>4</u>	<u>1004</u>		<u>Lt. Brwn / wood / wall panel / entryway South</u>	<u>Y N</u>			
<u>5</u>	<u>1005</u>		<u>White / brick / wall / exterior east @ ramp</u>	<u>Y N</u>			
<u>6</u>	<u>1006</u>		<u>Red / wood / window frame / exterior west hall</u>	<u>Y N</u>			
				<u>Y N</u>			
				<u>Y N</u>			
				<u>Y N</u>			
				<u>Y N</u>			
				<u>Y N</u>			
				<u>Y N</u>			
				<u>Y N</u>			
				<u>Y N</u>			
				<u>Y N</u>			

SPECIAL INSTRUCTIONS:Sample Collector: (Print) Tayvin Trujillo (Signature) _____Relinquished by: Tayvin Trujillo Date/Time: 6/24/26 Received by: JB Date/Time: 6/26/26Relinquished by: JB Date/Time: 6/26/26 Received by: JB Date/Time: 6/26/26

Relinquished by: _____ Date/Time: _____ Received by: _____ Date/Time: _____

** In the event of any dispute between the above parties for these services or otherwise, parties agree that jurisdiction and venue will be in Phoenix, Arizona and prevailing party will be entitled to attorney's fees and court costs.

Rev. 09/01/08



APPENDIX B

Certifications

Inspector Certifications



THIS IS TO CERTIFY THAT

TAYVIN TRUJILLO

HAS SUCCESSFULLY COMPLETED THE TRAINING COURSE

for

ONLINE AHERA ASBESTOS INSPECTOR REFRESHER

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

Course Date: 10/03/2025

Course Location: Online

Certificate: IRO-25-4074C

For verification of the authenticity of this certificate contact:

Apex Companies, LLC, by and through its wholly owned
subsidiary PBS Engineering and Environmental LLC (Apex)
4412 S Corbett Avenue, Portland, OR 97239
503.248.1939

<https://apexcos.com/what-we-do/health-safety/training/>



CCB #SRA0615 4-Hr Training

4-Hour Online AHERA Inspector Refresher
Training; AHERA is the Asbestos Hazard
Emergency Response Act enacting Title II
of Toxic Substance Control Act (TSCA)

Expiration Date: 10/03/2026

David Kahn

David Kahn, Instructor



State of Oregon Oregon Health Authority

Tayvin Trujillo

is certified by the Oregon Health Authority to conduct
Lead-Based Paint Activities in the State of Oregon

Risk Assessor

Certification Number : LA-2604-03 - Indv - R

Issuance Date : 04/14/2026

Expiration Date : 04/14/2029

