Boys and Girls Club of the Hi-Line

Preliminary Architectural Report

Havre, Montana

Montana CDBG Program - Spring 2016
prepared for the City of Havre, Montana

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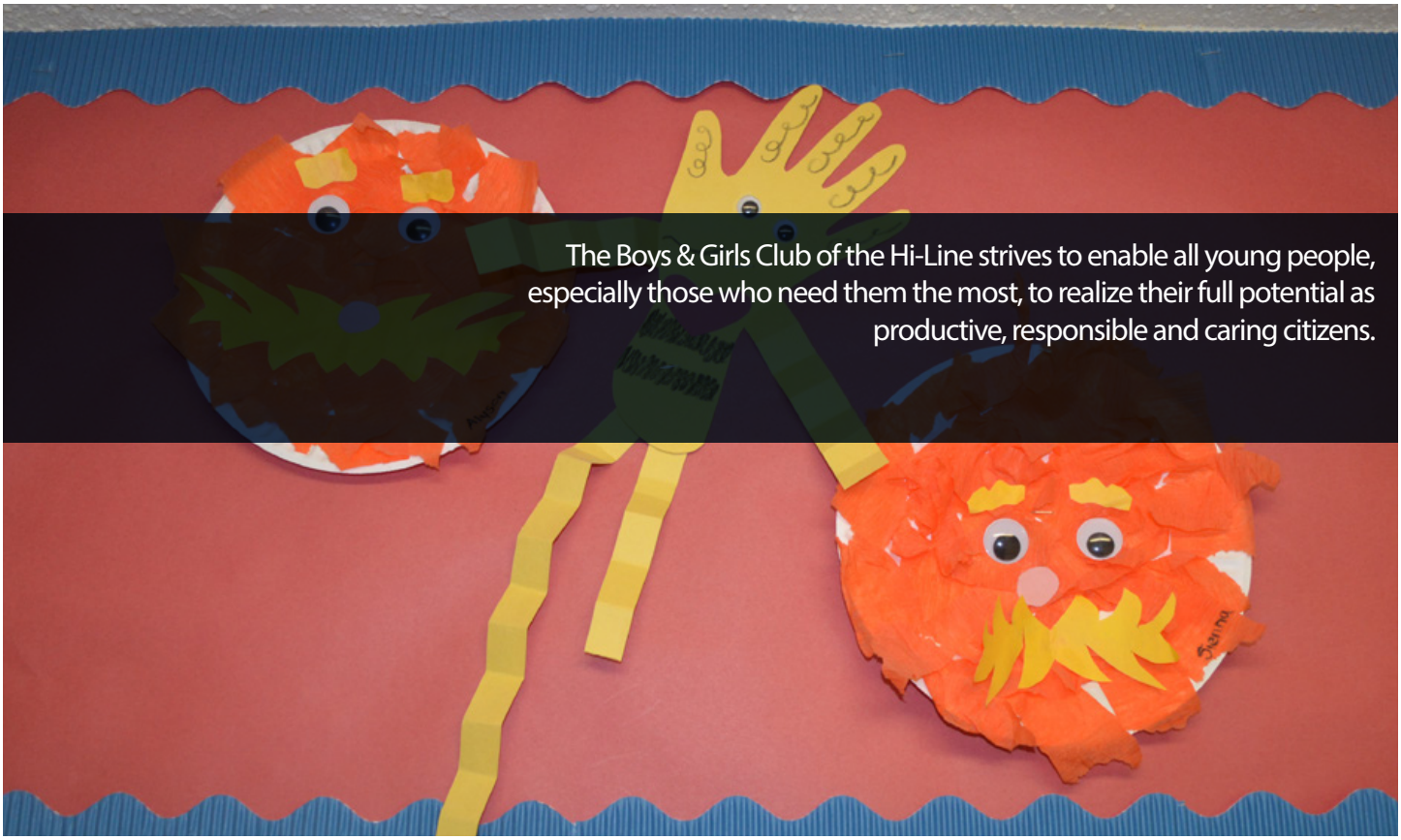
The Boys & Girls Club of the Hi-Line strives to enable all young people, especially those who need them the most, to realize their full potential as productive, responsible and caring citizens.

Boys and Girls Club of the Hi-Line

The Havre community has a long history of supporting the youth in the area. The HELP Committee (the Havre Encourages Long Range Prevention Committee) began in 1979 and in 2002 included the Boys and Girls Club of the Hi-Line. Their mission is: **To organize concerted efforts to recognize and constructively address the region's needs related to the prevention and education of alcohol, tobacco, drug abuse and youth violence; and to inspire and enable all young people to realize their full potential as productive, responsible, and caring citizens.**

The Club and the HELP Committee provide invaluable programs and opportunities to youth. Teen programming, after school activities, multiple meals, cooking classes, anti-drug use messaging, and many other activities are available to area youth. The Club fills an incalculable need in the community by being a safe place for kids to be after school, and serves a variety of ages. Their location in a former elementary school allows them to provide different functions and rooms for different age groups.

The HELP Committee and Boys & Girls Club of the Hi-Line is composed of two separate, but closely connected programs. The HELP Committee has been providing prevention services in our community since 1979 and continues to offer a variety of prevention programs throughout north central Montana. The Boys & Girls Club of the Hi-Line was started in July of 2002 and provides youth development, education and recreation activities for youth ages 6-18.

The three main programming areas at the Club are educational, recreational and youth development. Below is a list of some of the daily activities offered at the Club:

- Recreational activities – pool, air hockey, foosball and other traditional games room activities are enhanced with ongoing "games room challenges" designed to promote cooperation and teamwork.
- Fitness activities – members are able to participate in organized physical fitness activities and free play time in the gym and in our outdoor area. We have also incorporated "fitness gaming" into the games room. Club members can play games on the X-box only if they are pedaling the stationary bike to power their controller, or they can play on the 3-kick machine which works on fitness, coordination and agility.
- Education – the education center is available for members to receive assistance with their homework, get tutoring in math or reading, and to engage in education based games and programs. There is an incentive program, the power hour store, that rewards their efforts.
- STEM education – The center is dedicated to science, technology, engineering and math. Club members take part in hands-on activities that get them excited about the sciences and reinforce the concepts they are learning at school.
- Performing arts – One center is dedicated to the performing arts, dance music, acting and other activities are available on a daily basis.
- Nutrition - members receive a free supper and snack daily (and free lunch during the summer) and are able to participate in activities that promote healthy lifestyles. The Healthy habits curriculum is taught to members on an ongoing basis. Cooking classes for teens in the student portion of the kitchen are also offered.
- Technology – the computer lab has 20 computers available for kids to participate in classes on basic program skills (word processing etc.), digital photography, web design and other computer skills as well as allowing time to play fun educational games.
- Teen Programming - members in grades 7-12 are able to attend the teen center. This center allows teens the opportunity to "hang out" in a safe environment, as well as participate in activities that teach job skills, financial literacy, and leadership.
- SMART Moves – Boys & Girls Clubs of America's nationally recognized program for education youth about the harmful effects of alcohol tobacco and other drugs is offered several times a year to different age groups.

The Boys and Girls Club works proactively with the following community partners:

Montana State University - Northern, Havre Public Schools, Havre Public Schools Bus System, Hill County Health Department, Montana Tobacco Use Prevention Program, Buckle Up Montana, Juvenile Detention Alternatives Initiative, Youth Reporting Center, Tobacco Compliance Programs, and Partners in Prevention.

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PAR Outline Reference

Describe and document the need for the project and the problems to be solved.

i.A.

Describe concerns and deficiencies, compliance issues, and relevant regulations such as the International Building Code, (and other codes as listed in "Special Requirements Concerning Code and Standards Enforcement" in Chapter V of the Application Guidelines), asbestos, lead-based paint, handicapped accessibility, zoning ordinances, and other federal, state, local, or tribal requirements concerning the existing facility(ies). Attach pertinent correspondence to or from appropriate federal, state, and local regulatory agencies, especially information that provides documentation of health and safety concerns and deficiencies.

The health and safety of children is paramount to the Club's mission, identity, and all of the services they provide. And, indeed, this mission cannot be met unless the building, spaces, and environment are also healthy and safe. These ideas were taken very seriously throughout the analysis and alternate selection, and are at the core of all proposed work and decision-making. Health and safety were examined from a technical/ traditional building analysis point of view, as well as examining the environments created for the Club's diverse activities and students. A variety of facility deficiencies, of varying degrees of urgency, were found throughout the building. Identified items are outlined in the "Alternates" section of this document, and later prioritized in the cost estimate.

The need for a fire alarm system throughout the building, and a re-roof of the south wing of the building are the two issues directly affecting life-safety. The former is imperative in terms of getting all staff and students safely out of the building in event of an emergency and is required by the 2012 International Building Code. The latter is imperative in terms of preventing collapse, as a large portion of the roof recently collapsed (fortunately during the night), and in terms of avoiding structural damage and mold caused from leaks. Inspections by the design team, building managers, and professional roofers agree that significant damage will occur if the building weathers another winter without a new roof. While emergency egress lighting was identified as an issue, it is not required by the Building Code and was recommended to be added as areas are remodeled, rather than building-wide as one project.

Many other health and safety deficiencies were identified. In particular, the Gymnasium space posed health and safety risks due to lack of temperature control/warmth, water damage, deteriorating finishes, and metal windows with sharp edges that opened into the playing area at a child's eye height. Replacement of old wiring and an outdated electrical panel were strongly recommended by the Engineering team. The Building Committee also described a condition where water (from on and off-site) collects at the drop off area and creates a large dangerous icy area. Grading, curb replacement and controlling roof runoff at the west wing were recommended to reduce the severity of this issue. Discussions and investigation regarding the safety of the pick-up/drop-off process of students were also undertaken and added to the list of deficiencies and/or potential work required on this building. Big picture issues such as building security (i.e. card readers at doors, CCTV systems, and even active shooter events) were discussed, examined in depth, and determined not to be urgent enough needs to be included on the list of proposed work.

Environmental health is also of great concern and is necessary as asbestos and lead-based paint occur in isolated areas throughout the building. The hazardous material inspection determined that lead levels were extremely low and not of concern for this project. Some floor tiles, floor mastics, and window sealant used contain asbestos to levels required to be abated. The boiler room also contains asbestos observed to be in good condition. The A/E team and Building Committee decided that it best served the students and provided the best value to abate asbestos-containing areas as they are renovated, rather than an overall abatement project as none of the observed materials proposed immediate danger and an abatement plan is in place for the building. The full Building Materials Site Assessment Report of Findings is provided in the Appendix of this document. The report covers the area addressed and abated in a recent addition/renovation of a portion of the building, and as materials are consistent throughout the building, it is reasonably inferred to contain similar materials. Testing for areas affected by construction will be initiated at the beginning of the design process.

Accessibility significantly affects health and safety as well. Providing a fully accessible building and site are paramount to meeting the Club's missions to be inclusive and serve low-to-moderate income families. Overall the building is highly accessible due to the recent renovation, which provided an entrance ramp, automated doors, accessible restrooms, and other required features. Likewise, the Club recently raised the funds to design a fully accessible playground now under construction. However, direct access to the accessible playground is lacking, as it occurs in only one place (through the Teen Center). A centrally located accessible route was recommended to bridge this gap.

Due to the nature of the services of the Club, safety and propriety between adults and children is emphasized. In this regard, the building has a major deficiency as no private restroom for staff is provided. The committee placed a high priority on providing this all too important separation. In addition, the Club provides its services to Hi-Line students during the critical hours between when children are released from school and when their parents return from work. These few hours inherently put children at risk, but the Club provides a healthy and safe place for them to do homework, socialize, play, have a healthy snack, and receive positive adult mentorship.

Aspects of emotional health and physical comfort were also examined in depth and determined to have importance to the organization and students. Building deficiencies included the need to replace boilers, lack of thermal controls, need for lighting to be replaced, replacement of windows in the Teen Center (for daylighting, thermal comfort and building longevity), and a renovation of the Staff Office area. Each of these items affect the long-term life and usability of the building. Likewise, each item affects the experience of students, staff and families. This experience is integral to providing a place where Club staff can effectively do their jobs, and kids can feel safe enough to learn, grow, and trust.

i.A.2. FACILITY OPERATION AND MAINTENANCE

Describe O&M concerns regarding the existing facility(ies) with an emphasis on those with the greatest financial and operational impact. If the high cost of maintaining the existing facility(ies) is related to a proposal to modify or replace the existing facility, describe and document these concerns and potential cost savings.

As with many older buildings, operations and maintenance (O/M) are of particular importance to the Club as O/M represents the major portion of their expenditures, and their primary capital investment needs are related to building longevity. The impact of O/M on their budget is more dramatic than a typical building, as the Club purchased their existing facility from the School District for $1.00 in 2001 and has no need for significant expansion beyond the current facility.

The former elementary school building was constructed in the 1930s, and has several meaningful deferred maintenance and O/M issues. Portions of the building have been updated as funds have allowed; however, several items have reached a high priority of need based on life safety as well as O/M, such as the need for the roof to be replaced on the south wing. Other Items such as the need for new boilers, temperature controls, new lighting, electrical panel replacement, and runoff mitigation at the entry affect energy bills, building performance, student health, safety, and organizational effectiveness. Please see the Appendix for the full Mechanical Engineer's and Electrical Engineer's reports with full descriptions of issues and their relative urgency.

A significant need and vivid example of how O/M issues affect the Club is the ineffective heater in the gym. The failing heater and lack of modern ventilation and air conditioning equipment have severely diminished the Club's ability, and students' desire, to use the Gym. To not fully utilize this major component of the building and resource for their programs takes away from the Club's mission to promote healthy physical and social activities, and eliminates a constructive healthy learning space.

Another example of a small but high-impact issue is the need for replacing windows in the Teen Center. Teens are profoundly in need of the Club's services, and have different activity needs than the grade school children. In addition, teen outreach is demanded of the Boys and Girls Club although they have no funding to conduct specifically teen programs. Through their great staff and leadership, creativity, and perseverance they have continued to provide services to teens in their own Teen Center. The teens have two large adjoining rooms slightly separated from other activities. However, the aged windows in this area cause the space to be extremely hot in the summer

and extremely cold in the winter. Anyone familiar with the intense weather on the Hi-Line can attest that this is not conducive to learning or fun. A simple window replacement could greatly improve the experience and appeal of the Teen Center and help the Club reach a critical at-risk population of teenage students.

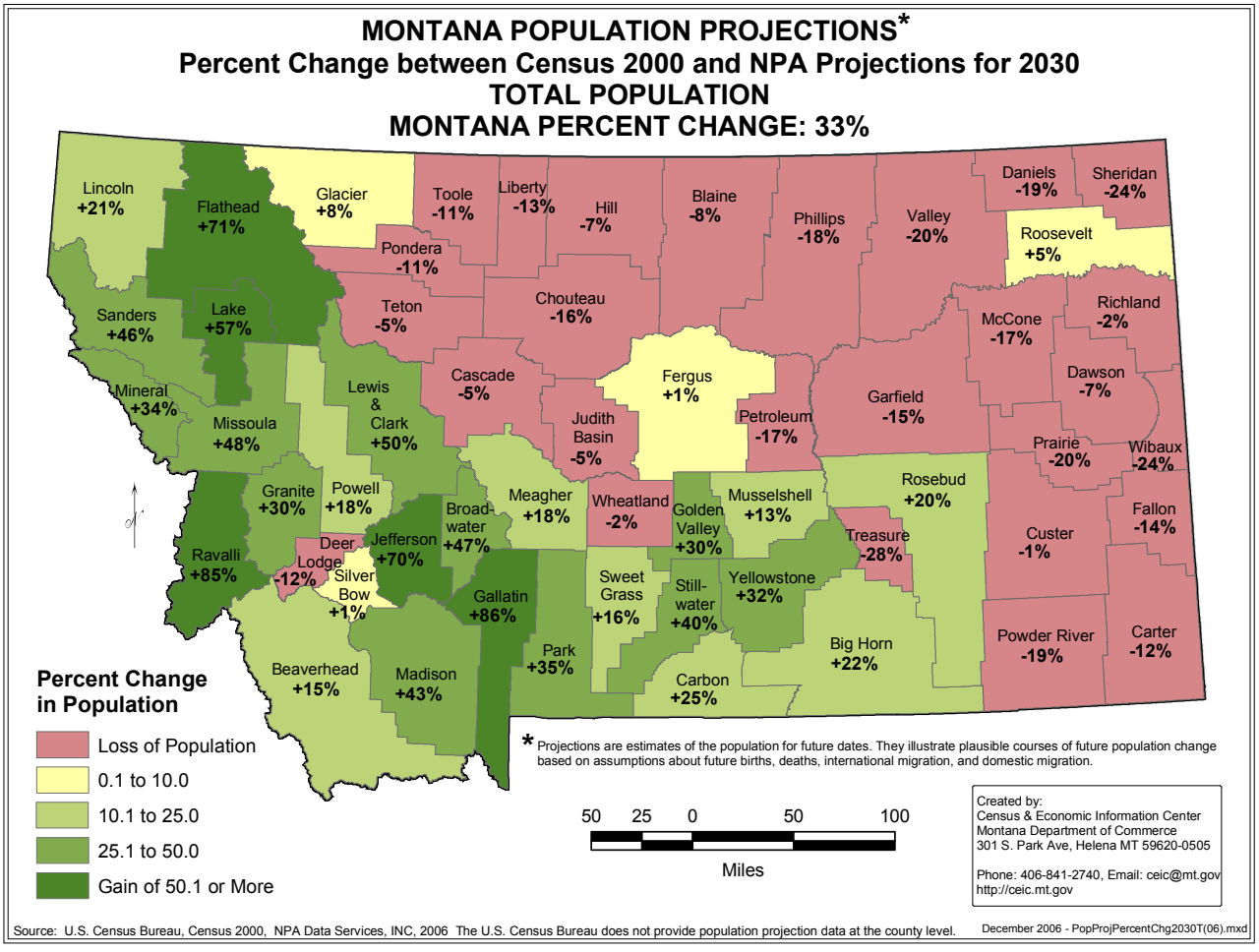
The Committee also focused intently on the value of projects and how to have the biggest impact with each dollar invested. This ethic arose from understanding their limited fund raising base, knowledge gained from recent successful construction projects, a blunt assessment of what is needed versus what may be wanted, the commitment to be responsible with donor and grant funds, and the desire to accomplish projects efficiently so that more good may be accomplished. In addition, the fact that the Club inhabits the building for such a low fee precludes new construction as a viable option, and makes operations and maintenance their number one capital investment priority.

i.A.3. GROWTH

Describe the facility's capacity to meet projected growth needs from the completion of construction through the anticipated useful life of the building. Discuss any potential for future expansion, if applicable, or any consideration given to designing for phased construction or incremental expansion of the facility in the future. Provide both the number of current users served by the facility(ies) and the projected number of users to be served by the proposed project upon completion.

According to the United States Census Bureau, Hill County's population is projected to continue to decrease, currently estimated at 16,596. Populations have gone down due to agricultural consolidation and productivity, resulting in less small farms and labor, a prevalent condition throughout Northern Montana. It should also be noted that the projected change in population will have an even bigger impact on the viability and need for this proposed project because the project serves the low-to-moderate income people, which constitute a large portion of the Hill County population and the adjacent counties shown below. It is essential that services such as the Boys and Girls Club of the Hi-Line that benefit these populations do not disappear.

The existing facility, if properly maintained and renovated, may comfortably serve the needs of the community and local children for many years to come. The building is in generally good condition and is large enough to withstand program growth, and the site is large enough to accommodate a medium sized addition if required. The organization is at a stable size and staffing level that has resulted in success on many levels and an incredible level of service to local children. The intent of these renovations is not to increase the size of the



organization, but to provide a viable long-term home that allows the Club to keep thriving. The significant amount of community partners keeps participation at a high level across the community and all income levels. The School District helps to bus kids to and from the Club, coordinates with their homework assistance program, and helps advocate for this safe and healthy place for kids to spend their most at-risk hours (between 3:00 pm and 5:00 pm). The Boys and Girls Club of the Hi-Line is the second largest in the State of Montana, which means its effect in the community and per-capita participation are incredibly high. The Club is now Havre's premier youth development organization, and is well regarded around the state, providing services to over 700 kids every year - roughly 24% of the area's youth and children. The Club's vision is to maintain the staff, mission, and presence that have made them so successful, and grow within their means.

The Boys and Girls Club facility will be planned to meet projected growth needs (depending on the alternative selected). Future expansion will be considered, especially if new construction, to allow for additional programs or events. This can be achieved through the design of the building; for example, mechanical and electrical systems could be sized larger than what is immediately needed, or space for additional furnaces or panels could be included. Any building or building additions could be designed in "bays" that would facilitate an additional bay or wing being constructed at a later date. Hill County and the Hi-Line community have a long history of supporting and investing in these facilities which will allow for growth and capacity when needed.

Who we serve: 2015

In 2015, the Club enrolled 673 members.

The ages of those enrolled youth:	6-8	243
	9-12	309
	13+	121

The ethnicity of those youth:	African American	5 (.74%)
	Asian	2 (.3%)
	Hispanic/Latino	11 (1.63%)
	Multi-Racial	30 (4.46%)
	Native American	80 (11.89%)
	White	545 (80.98%)

The number of youth from single-parent households: 209 (31%)

The number of youth who qualify for free/reduced lunch: 352 (52.3%)

The number of youth who have been members of the Club for over 2 years: 356 (52.8%)

The number of youth who attend regularly during the school year: 301/372 = 80.9%

Average daily attendance for school year: 187

Average daily attendance for summer: 161

Number of meals served in 2015: 26,897

Number of snacks served in 2015: 14,389


BOBCATS

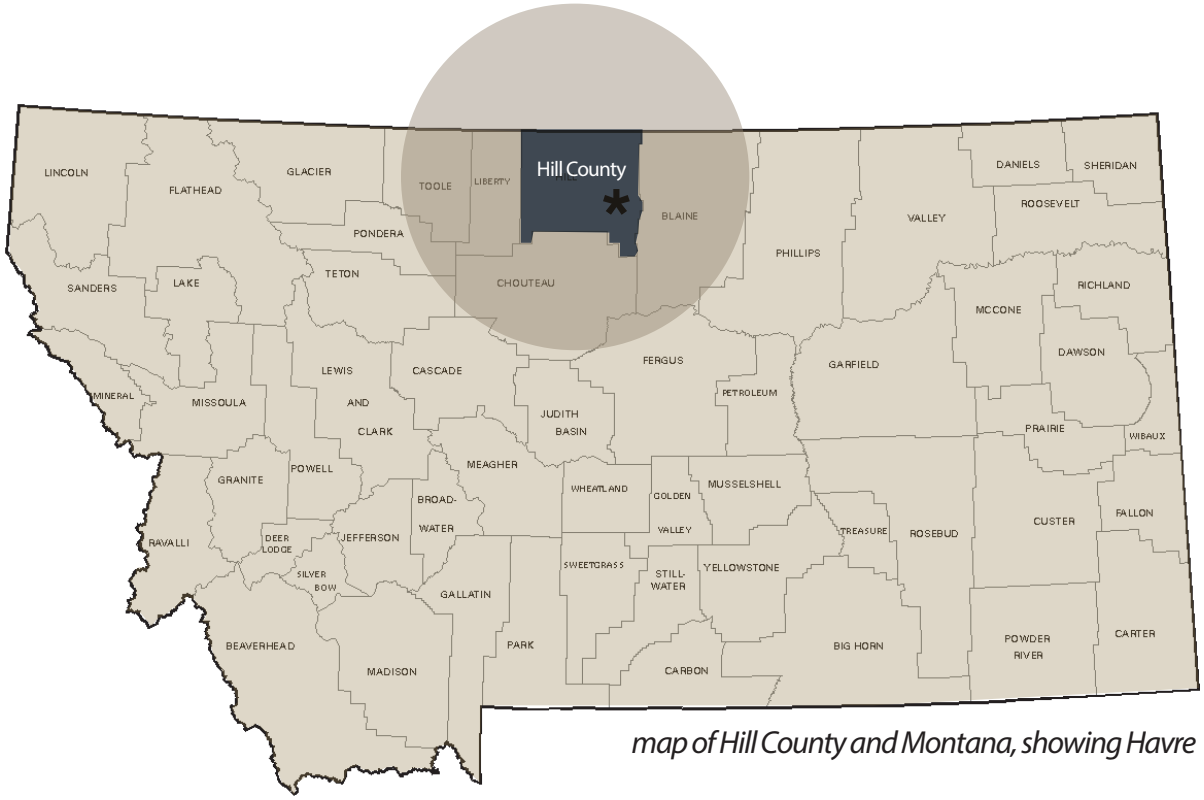
Identify the planning and service area, including both the existing location and the potential, alternate locations of the facility. Using narrative and drawings, describe the planning and service area and alternate building(s) or sites under review or consideration. The description should include the following information:

PAR Outline Reference

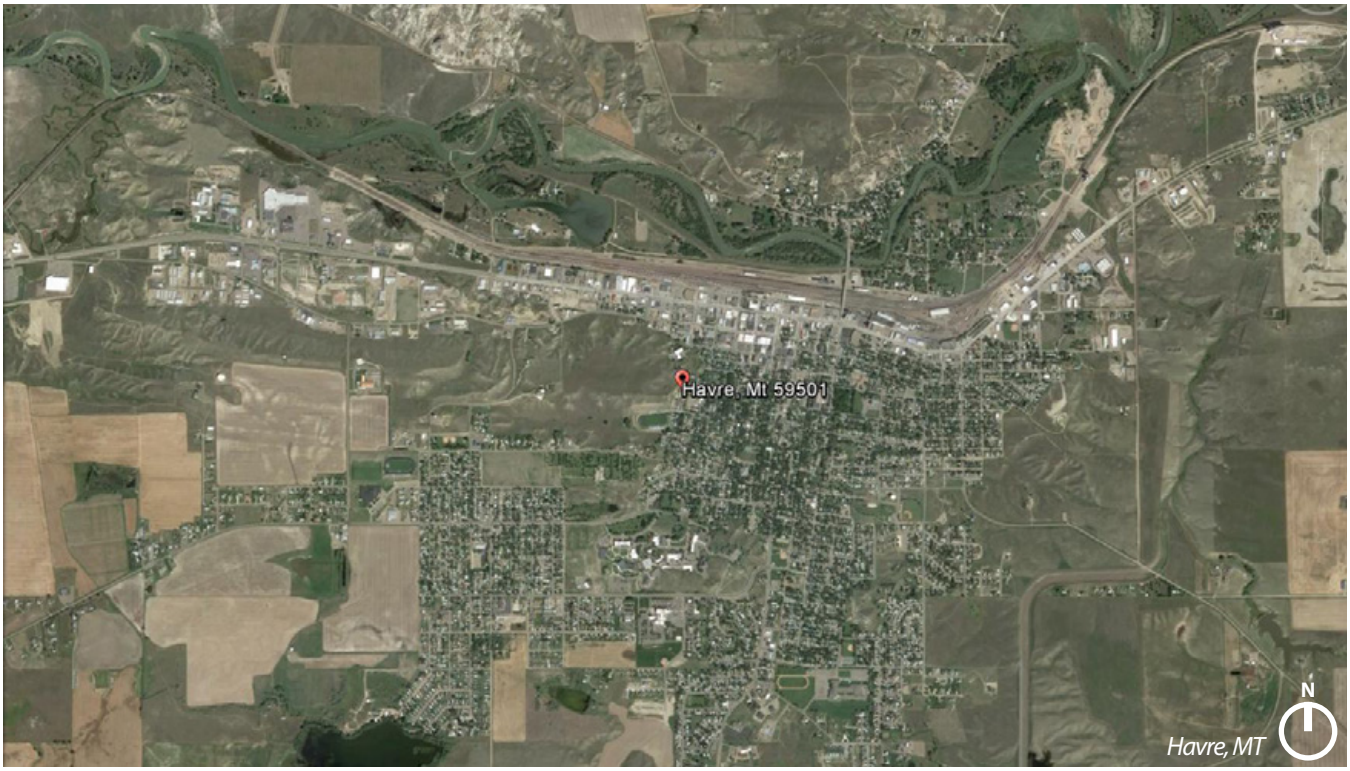
i.B.

i.B.1. LOCATION

Indicate legal and natural boundaries, major obstacles, environmental constraints, etc. using maps, photographs, and sketches of the planning area or alternative sites, as applicable.



map of Hill County and Montana, showing Havre



i.B.2. GROWTH AREAS AND PROJECTED POPULATION TRENDS

Provide information on the location and significance of important land resources (farmland, range land, forestland, wetlands, and 100 year floodplains, including stream crossings), historic sites, endangered species or critical habitats, etc., using maps, photographs, studies and narrative, as applicable.

Havre was incorporated in north central Montana in 1893. It was founded primarily to serve as a major railroad service center for the Great Northern Railway (built by James J. Hill) with its location midway between Seattle and Minneapolis-St. Paul. A statue of Hill stands near the Havre Amtrak station to commemorate the key contributions his railroad has made to Havre's and Montana's history.

Originally named Bullhook Bottoms, the town met in a series of meetings to determine a new name. The original settlers were given the final decision, and due to a strong French influence, the town was renamed Havre.

Simon Pepin (1840–1914), the "Father of Havre", was born in Quebec and emigrated to Montana in 1863, where he became a contractor, furnishing supplies for the construction of Fort Custer, Fort Assinniboine, and Fort Maginnis. Pepin purchased ranch land near Fort Assinniboine. When James J. Hill built the Great Northern Railway across northern Montana, he built locomotive shops on property Pepin owned at the site of Havre. Pepin became a major contributor to Havre's economic growth through his cattle, real estate, and banking enterprises.

Havre is the eighth-largest city in Montana, and the largest city in the Montana section of the Hi-Line. With the nearest larger city, Great Falls, about 120 miles (190 km) to the south, Havre serves as a medical and business center for the Montana section of the Hi-Line. U.S. Highway 87 has its northern terminus at Havre. U.S. Highway 2, running east-west, is the city's main street. The largest employers are Northern Montana Hospital, Montana State University – Northern, and the Burlington Northern and Santa Fe Railway (BNSF). Throughout much of the twentieth century, BNSF was the most prominent employer in the city, but the company scaled back its workforce in Havre in the 1990s. The Milk River (tributary of the Missouri River) runs through the town, and the Bear's Paw Mountains can be seen to the south.

Small grids of purple squares can be seen in some of the sidewalks downtown. These are skylights for an underground mall built in the city at least a hundred years ago. Throughout its history, this underground area has been host to a brothel, a Chinese laundromat, a saloon, a drugstore, at least three opium dens, and rooms used for smuggling alcohol during Prohibition. When fire destroyed Havre's business district in 1904, legitimate above-ground businesses joined the illicit businesses operating in the underground while the new brick buildings were built in the streets above. The underground area, now designated "Havre Beneath the Streets", currently operates as a tourist attraction.

The Wahkpa Chu'gn buffalo jump, or bison kill, is located behind the Holiday Village Shopping Center near the northwest corner of Havre. Over 2,000 years old, it is one of the largest and best preserved buffalo jumps anywhere. In prehistoric times, Native Americans would drive bison over the edge of the cliff, killing or severely injuring the animals. Afterwards, the Native Americans skinned the animals and preserved the meat. The buffalo jump is now an archaeological site and a small tourist attraction.

The buffalo jump is located at the southern edge of the Havre Badlands, a badlands formation that runs alongside the Milk River to the west of the city. Small fossils, including seashells and petrified wood, can be found in the limestone sediment in this area.

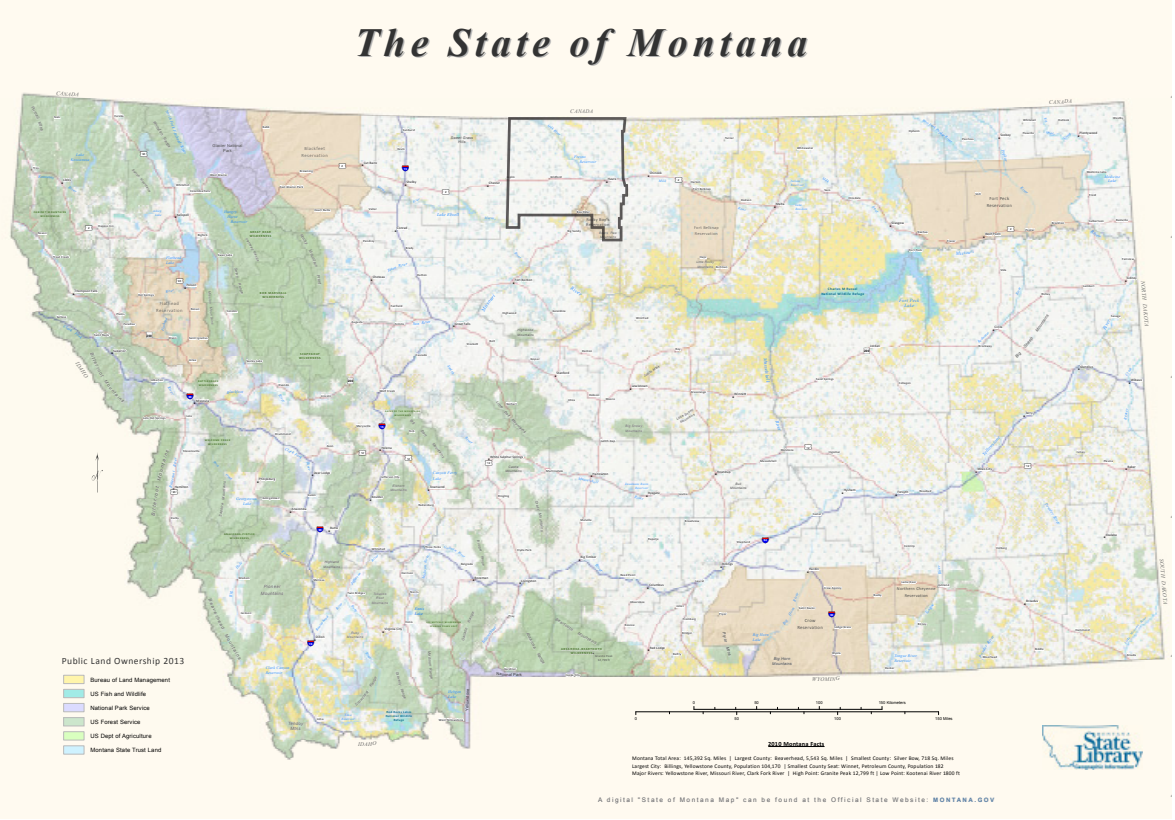
Six miles (9.7 km) southwest of Havre is Fort Assinniboine, which served as one of Montana's principal military posts from 1879 through the Prohibition era. The fort was one of many used by the United States to protect against potential attacks from Native Americans and to block incursions from Canada. At its peak, the fort housed and employed 489 soldiers in 104 buildings.

Also near Havre is the Bear's Paw Battlefield site of the Battle of Bear Paw, where the Nez Perce were attacked and defeated by the U.S. Cavalry. Chief Joseph surrendered to the Cavalry and made a famous speech ending with the line, "From where the sun now stands, I will fight no more forever." (wikipedia)

See following pages for land resources, etc. See appendix for floodplain map.

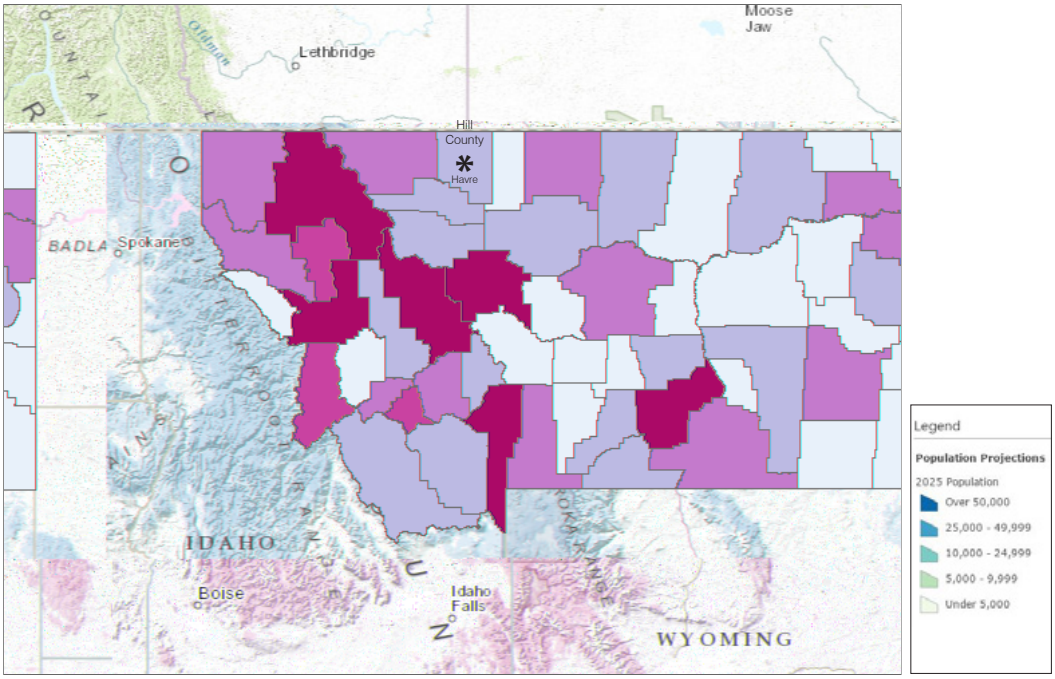
i.B.2. GROWTH AREAS AND PROJECTED POPULATION TRENDS

Provide information on the location and significance of important land resources (farmland, range land, forestland, wetlands, and 100 year floodplains, including stream crossings), historic sites, endangered species or critical habitats, etc., using maps, photographs, studies and narrative, as applicable.



County Population Projections - 2025

County Population Projections 2014 - 2060



Esri, DeLorme, FAO, USGS, NOAA, EPA, NPS

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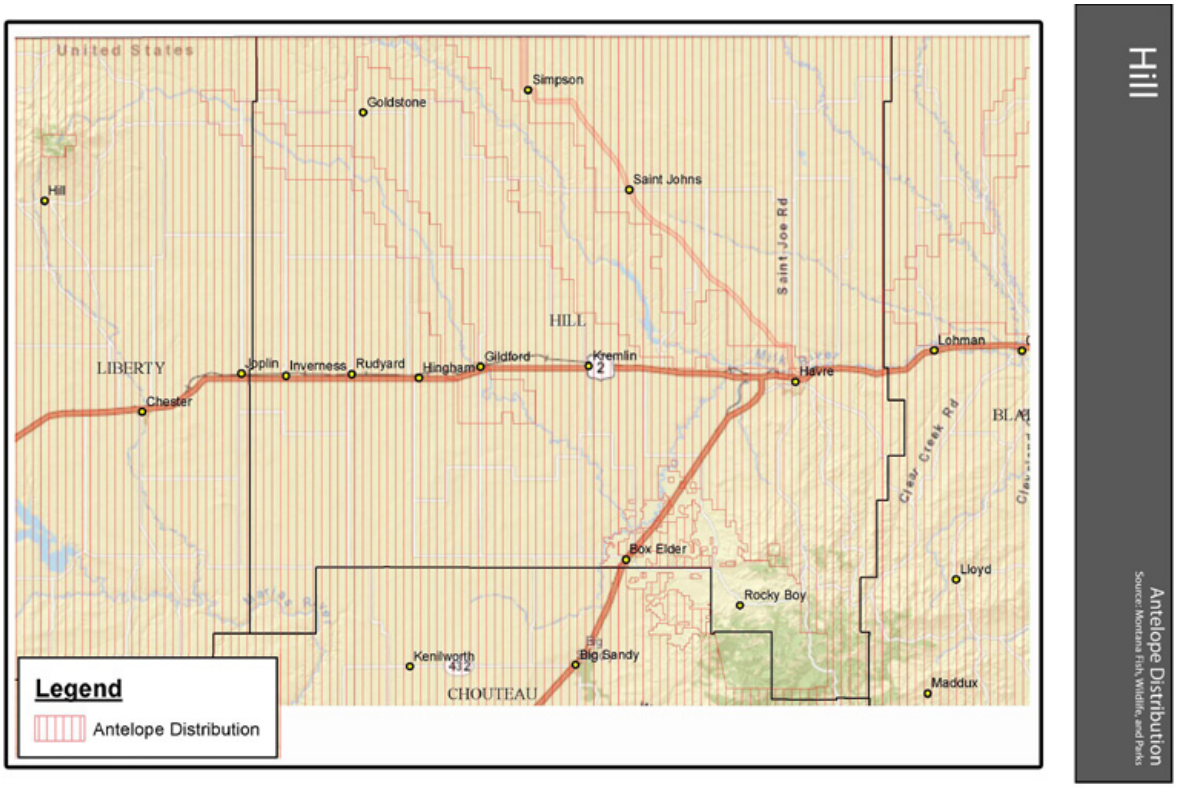

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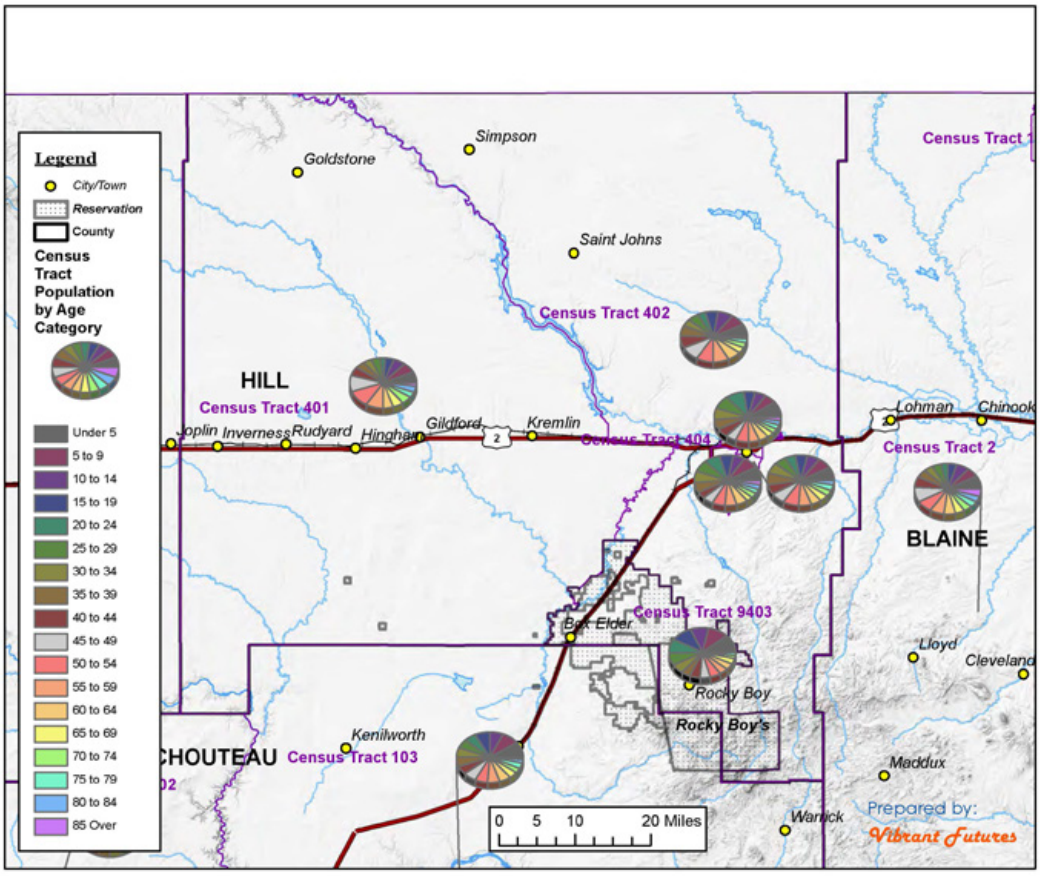
Antelope Distribution

Source: Montana Fish, Wildlife, and Parks



HILL

Census Tract Population by Age Category (2010)

Source: United States Census Bureau

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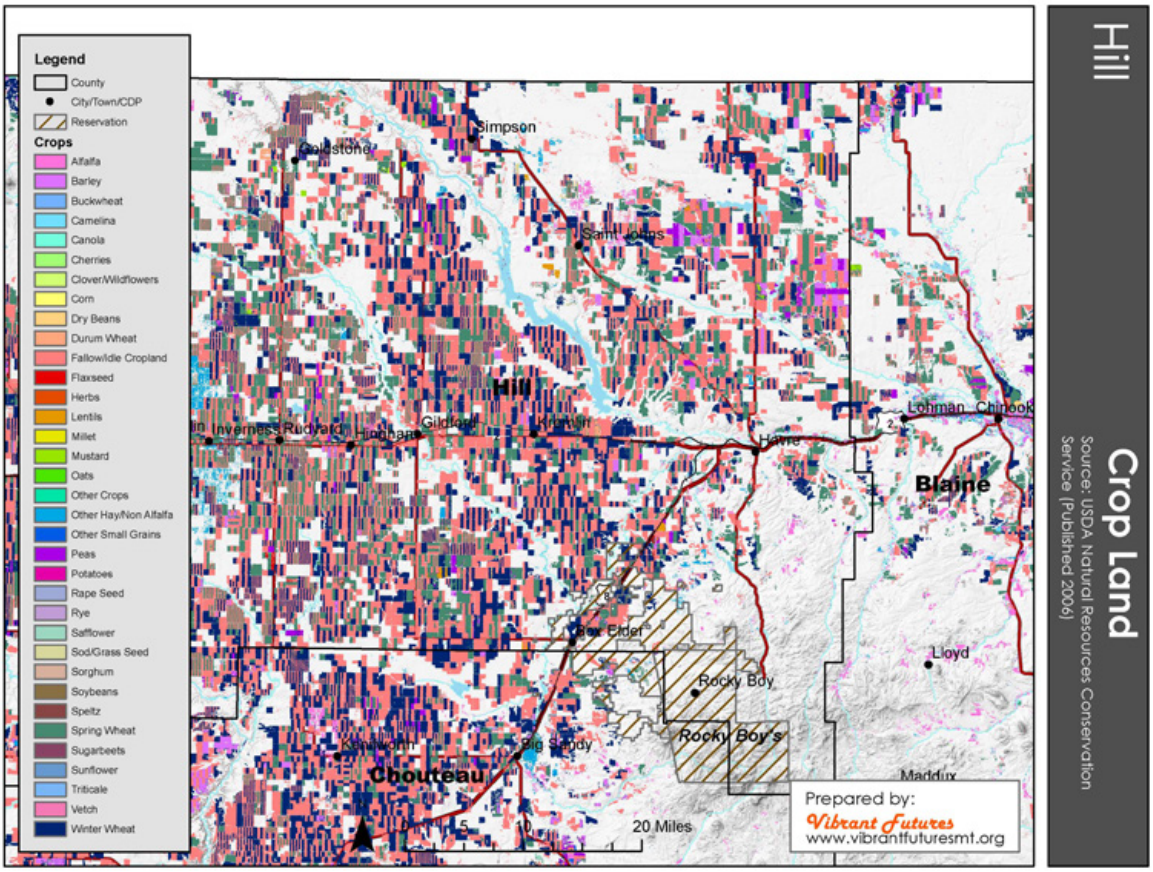

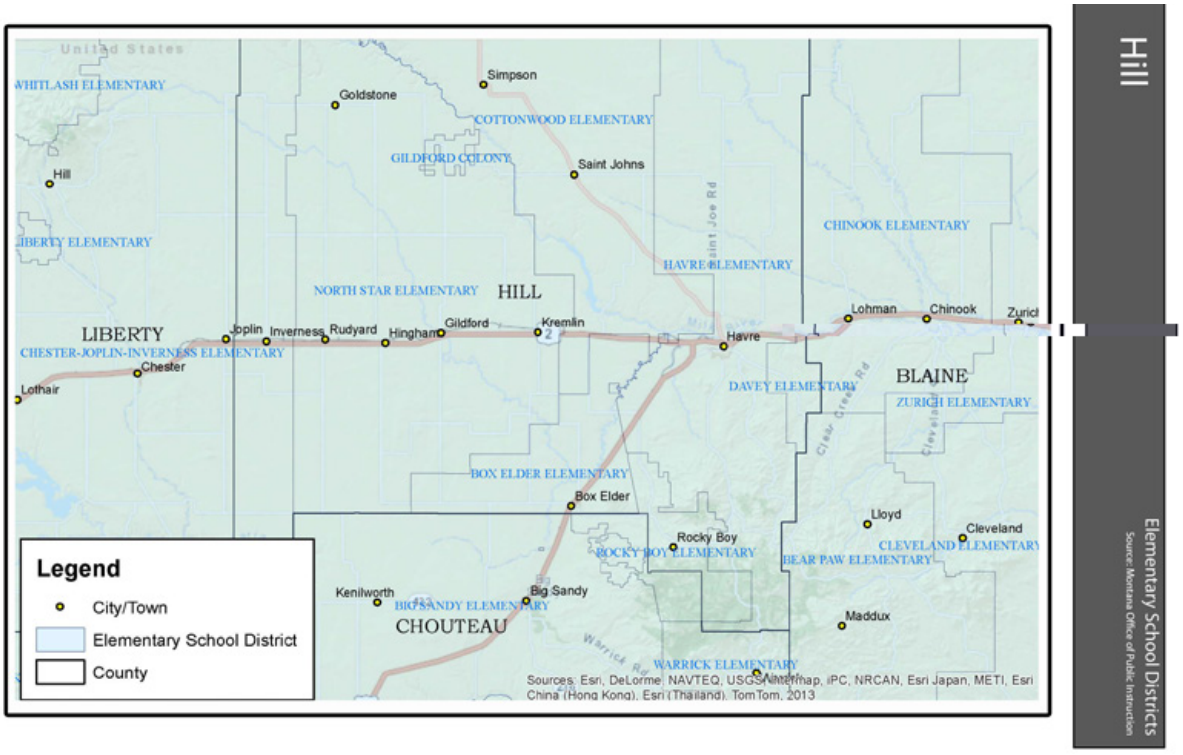

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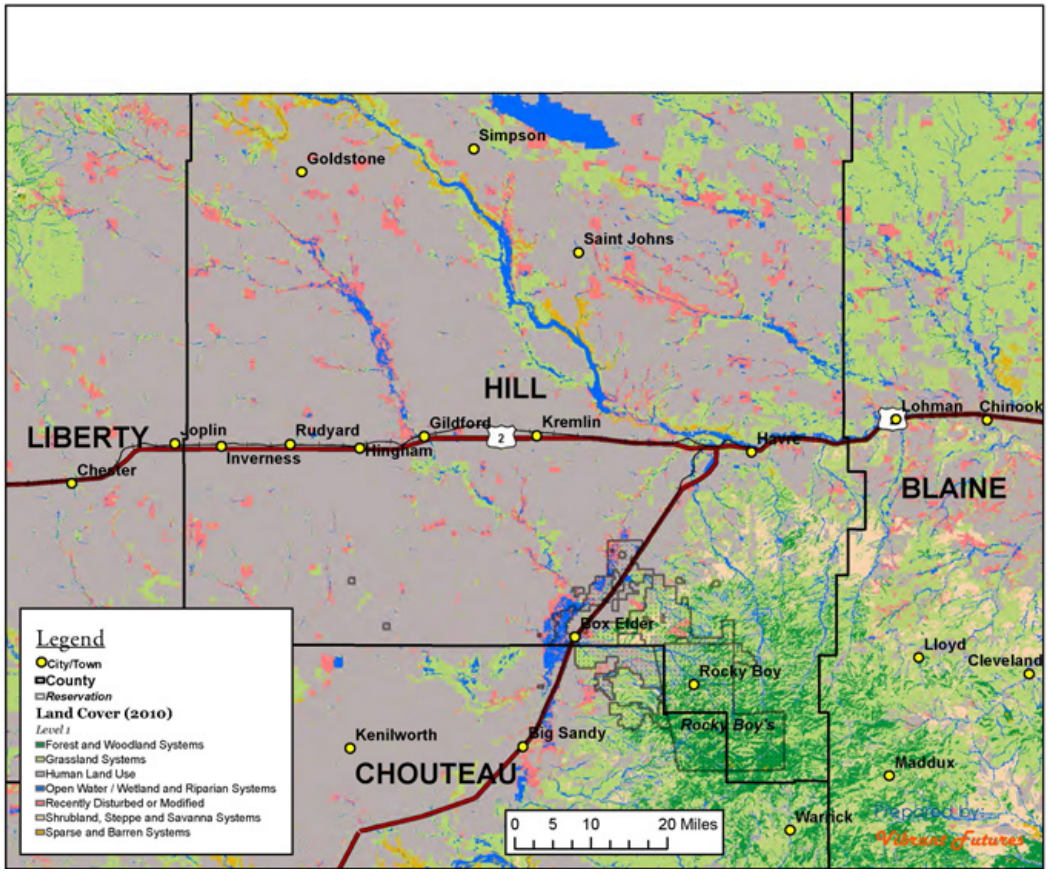

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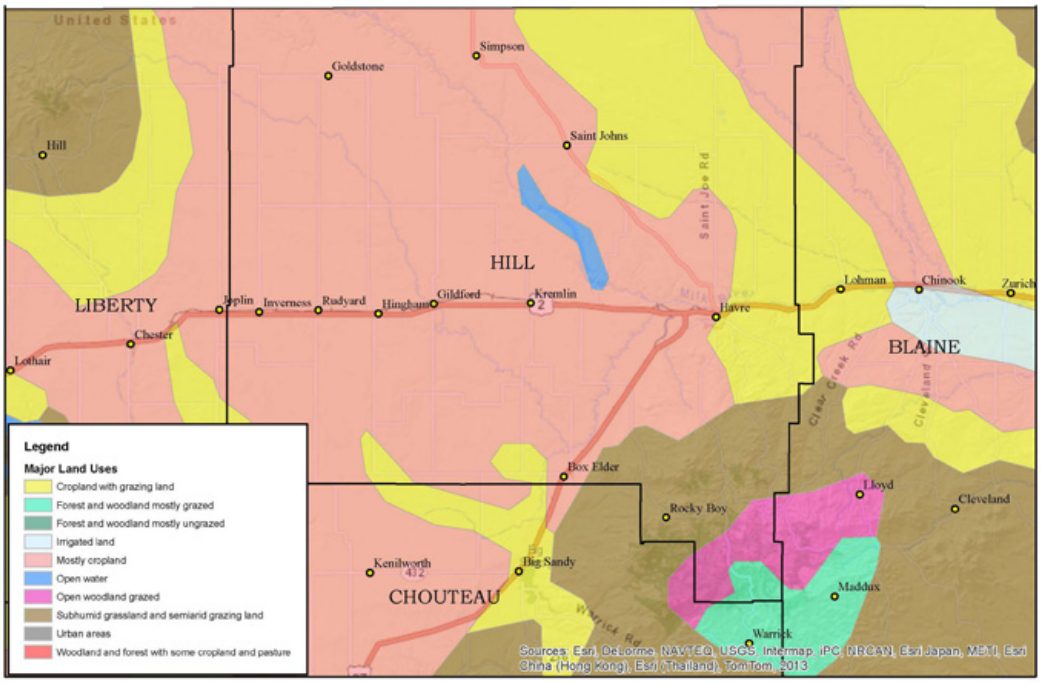
Land Cover (L1)

Source: Montana Natural Heritage Program



Hill

Major Land Use

Source: Montana Geographic Information Clearinghouse

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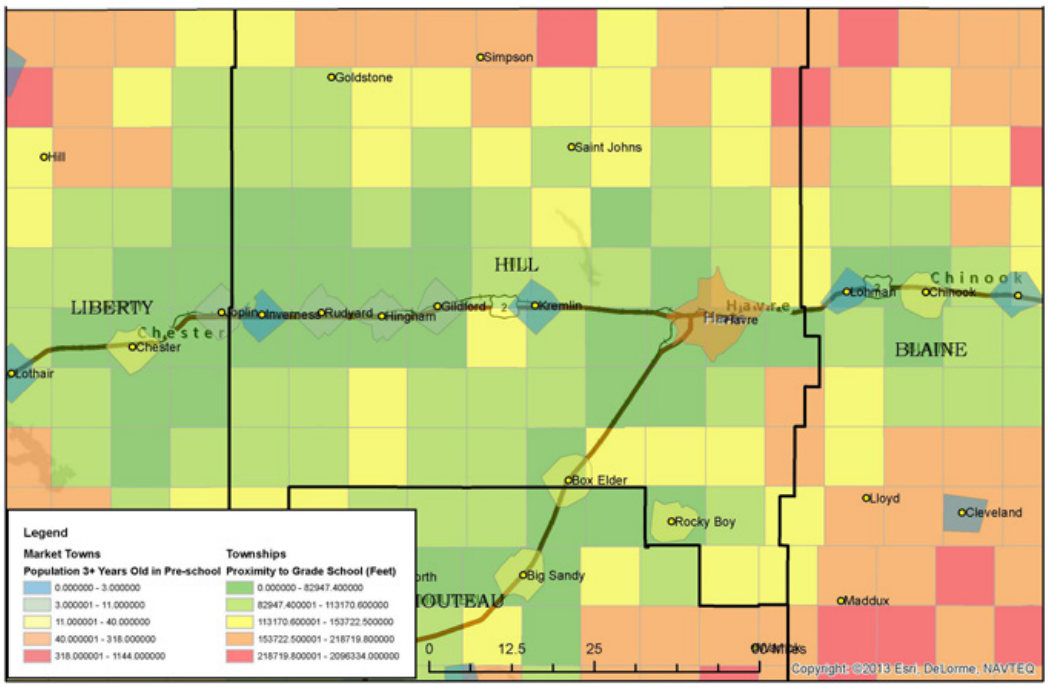

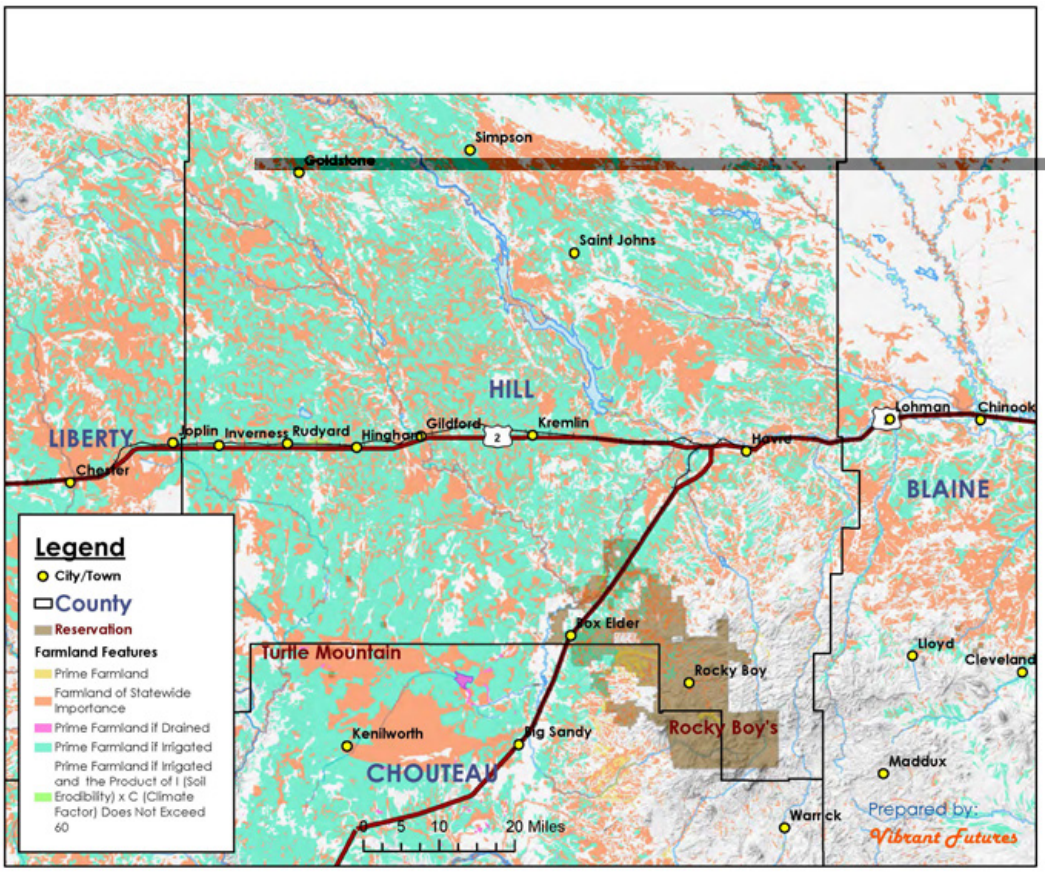

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Hill County, Montana

People QuickFacts	Hill County	Montana
Population, 2014 estimate	16,596	1,023,579
Population, 2010 (April 1) estimates base	16,096	989,417
Population, percent change - April 1, 2010 to July 1, 2014	3.1%	3.5%
Population, 2010	16,096	989,415
Persons under 5 years, percent, 2014	8.5%	6.0%
Persons under 18 years, percent, 2014	27.0%	22.0%
Persons 65 years and over, percent, 2014	14.1%	16.7%
Female persons, percent, 2014	49.6%	49.8%
White alone, percent, 2014 (a)	72.7%	89.4%
Black or African American alone, percent, 2014 (a)	0.6%	0.6%
American Indian and Alaska Native alone, percent, 2014 (a)	22.7%	6.6%
Asian alone, percent, 2014 (a)	0.6%	0.8%
Native Hawaiian and Other Pacific Islander alone, percent, 2014 (a)	0.1%	0.1%
Two or More Races, percent, 2014	3.4%	2.6%
Hispanic or Latino, percent, 2014 (b)	3.3%	3.5%
White alone, not Hispanic or Latino, percent, 2014	70.9%	86.7%
Living in same house 1 year & over, percent, 2009-2013	88.0%	83.6%
Foreign born persons, percent, 2009-2013	1.6%	2.0%
Language other than English spoken at home, pct age 5+, 2009-2013	6.2%	4.4%
High school graduate or higher, percent of persons age 25+, 2009-2013	91.6%	92.1%
Bachelor's degree or higher, percent of persons age 25+, 2009-2013	22.6%	28.7%
Veterans, 2009-2013	1,353	94,404
Mean travel time to work (minutes), workers age 16+, 2009-2013	14.5	18.0
Housing units, 2014	7,217	491,531
Homeownership rate, 2009-2013	67.8%	68.3%
Housing units in multi-unit structures, percent, 2009-2013	16.7%	16.8%
Median value of owner-occupied housing units, 2009-2013	$122,600	$184,200
Households, 2009-2013	6,139	405,525
Persons per household, 2009-2013	2.58	2.39
Per capita money income in past 12 months (2013 dollars), 2009-2013	$21,376	$25,373
Median household income, 2009-2013	$43,726	$46,230
Persons below poverty level, percent, 2009-2013	18.9%	15.2%

Business QuickFacts	Hill County	Montana
Private nonfarm establishments, 2013	536	36,529[2]
Private nonfarm employment, 2013	5,444	350,196[2]
Private nonfarm employment, percent change, 2012-2013	1.5%	1.8%[2]
Nonemployer establishments, 2013	909	84,251
Total number of firms, 2007	1,197	114,398
Black-owned firms, percent, 2007	F	0.2%
American Indian- and Alaska Native-owned firms, percent, 2007	9.4%	2.0%
Asian-owned firms, percent, 2007	S	0.6%
Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	F	S
Hispanic-owned firms, percent, 2007	F	1.0%
Women-owned firms, percent, 2007	28.7%	24.6%
Manufacturers shipments, 2007 ($1000)	0[1]	10,638,145
Merchant wholesaler sales, 2007 ($1000)	190,161	8,202,782
Retail sales, 2007 ($1000)	231,140	14,686,854
Retail sales per capita, 2007	$14,015	$15,343
Accommodation and food services sales, 2007 ($1000)	23,819	2,079,426
Building permits, 2014	3	3,884

Geography QuickFacts	Hill County	Montana
Land area in square miles, 2010	2,898.96	145,545.80
Persons per square mile, 2010	5.6	6.8
FIPS Code	041	30
Metropolitan or Micropolitan Statistical Area	None	

1: Counties with 500 employees or less are excluded.
2: Includes data not distributed by county.

(a) Includes persons reporting only one race.
(b) Hispanics may be of any race, so also are included in applicable race categories.

D: Suppressed to avoid disclosure of confidential information
F: Fewer than 25 firms
FN: Footnote on this item for this area in place of data
NA: Not available
S: Suppressed; does not meet publication standards
X: Not applicable
Z: Value greater than zero but less than half unit of measure shown

Source U.S. Census Bureau: State and County QuickFacts. Data derived from Population Estimates, American Community Survey, Census of Population and Housing, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits
Last Revised: Wednesday, 02-Dec-2015 09:58:59 EST

i.B.2. GROWTH AREAS AND PROJECTED POPULATION TRENDS

Provide information on the location and significance of important land resources (farmland, range land, forestland, wetlands, and 100 year floodplains, including stream crossings), historic sites, endangered species or critical habitats, etc., using maps, photographs, studies and narrative, as applicable.

Havre (city), Montana

People QuickFacts	Havre	Montana
Population, 2014 estimate	9,792	1,023,579
Population, 2010 (April 1) estimates base	9,442	989,417
Population, percent change - April 1, 2010 to July 1, 2014	3.7%	3.5%
Population, 2010	9,310	989,415
Persons under 5 years, percent, 2010	8.0%	6.3%
Persons under 18 years, percent, 2010	25.1%	22.6%
Persons 65 years and over, percent, 2010	13.4%	14.8%
Female persons, percent, 2010	50.2%	49.8%
White alone, percent, 2010 (a)	81.6%	89.4%
Black or African American alone, percent, 2010 (a)	0.4%	0.4%
American Indian and Alaska Native alone, percent, 2010 (a)	13.0%	6.3%
Asian alone, percent, 2010 (a)	0.6%	0.6%
Native Hawaiian and Other Pacific Islander alone, percent, 2010 (a)	0.1%	0.1%
Two or More Races, percent, 2010	4.0%	2.5%
Hispanic or Latino, percent, 2010 (b)	2.5%	2.9%
White alone, not Hispanic or Latino, percent, 2010	80.6%	87.8%
Living in same house 1 year & over, percent, 2009-2013	85.5%	83.6%
Foreign born persons, percent, 2009-2013	1.4%	2.0%
Language other than English spoken at home, pct age 5+, 2009-2013	2.3%	4.4%
High school graduate or higher, percent of persons age 25+, 2009-2013	93.5%	92.1%
Bachelor's degree or higher, percent of persons age 25+, 2009-2013	25.8%	28.7%
Veterans, 2009-2013	879	94,404
Mean travel time to work (minutes), workers age 16+, 2009-2013	12.4	18.0
Housing units, 2010	4,285	482,825
Homeownership rate, 2009-2013	66.1%	68.3%
Housing units in multi-unit structures, percent, 2009-2013	25.2%	16.8%
Median value of owner-occupied housing units, 2009-2013	$131,400	$184,200
Households, 2009-2013	3,924	405,525
Persons per household, 2009-2013	2.34	2.39
Per capita money income in past 12 months (2013 dollars), 2009-2013	$22,427	$25,373
Median household income, 2009-2013	$42,789	$46,230
Persons below poverty level, percent, 2009-2013	17.7%	15.2%
Business QuickFacts	**Havre**	**Montana**
Total number of firms, 2007	721	114,398
Black-owned firms, percent, 2007	F	0.2%
American Indian- and Alaska Native-owned firms, percent, 2007	7.2%	2.0%
Asian-owned firms, percent, 2007	S	0.6%
Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	F	S
Hispanic-owned firms, percent, 2007	F	1.0%
Women-owned firms, percent, 2007	32.7%	24.6%
Manufacturers shipments, 2007 ($1000)	0[1]	10,638,145
M		

PAR Outline Reference

i.C. Evaluate the condition of existing facility(ies). Describe the existing facilities including at least the following information:

i.C.1. HISTORY

Provide a brief history of the facilit(ies), including when the structure was constructed, major improvements implemented in the past, and any past problems.

The Boys and Girls Club of the Hi-Line is currently housed in a former elementary school constructed in the 1930's. The facility is a one-story brick-masonry structure with "flat" roofs and some notable historic architectural details. The building occupies an entire City block, of which the building, playground, and parking lot each cover approximately one-third. Minor improvements and small additions occurred over the years. Most significantly and recently, the School District in filled the large classroom glass areas and replaced them with smaller energy efficient windows; the Club successfully fund raised and built an extensive renovation/addition that provided a beautiful accessible entry, a large lobby/reception/coat/pickup area, a multipurpose room for events and meals, a new commercial kitchen, and new accessible bathrooms; and the Club successfully fund raised and built relationships to enlarge their playground to make it fully accessible and provide play equipment that encourages healthy activity and group play, along with vegetable gardens, fruit trees, and native edible plants.

As outlined in the Health and Safety section of this report, the major past problem in need of remedy is a re-roof on the south wing of the building. A large portion of the ceiling/roof in the Teen Center collapsed due to water damage in 2015 and was temporarily repaired. A full re-roof with appropriate materials and detailing is recommended prior to another winter, as significant damage and risk could occur.

The second largest historical issue is related to water runoff. While the site is now drained appropriately it receives large amounts of water from uphill properties throughout the winter and spring, and during storm events. Just uphill from the Club is Blue Pony Stadium, which encompasses a large coulee drainage area, contains a large parking area, and the School District also piles their removed snow there in the winter. These conditions create a significant amount of off-site water for the Club to deal with. A new drainage swale addresses some of the issue at the west and north sides of the building. However, the bulk of the water runs to the south and east of the building where the problem is compounded by the fact that the asphalt in the street has been built up so much that only an inch or two of the curb remains. This results in water coming onto the property and collecting, unfortunately, at the entrance ramp where busses drop kids off. Thus leading to an unpleasant and somewhat dangerous series of conditions, particularly in winter. While the Club cannot address the off-site issues put upon them, they can build a new curb and do some minor work to diminish its impact and increase safety.

i.C.2. CONDITION OF FACILITY(IES)

Describe present condition and any problems such as code deficiencies, general structural decay, presence of asbestos, mold or moisture, lead based paint, subsidence issues, overcrowding, or handicapped accessibility. Describe the adequacy or capacity of the existing facility(ies) to meet existing and long-term needs.

Condition of Facilities	Description
Code deficiencies	Extensive review of the 2012 International Existing Building Code, the 2012 International Building Code, and the 2012 International Energy Conservation Code resulted in the following scopes of work mandated for a renovation of the building: A new fire-alarm system is required throughout the building Emergency lighting to be provided in any area renovated All replaced windows to meet current IECC standards All replaced mechanical and electrical work to meet current Code standards
General structural decay	In general the structure is in good condition and is built and maintained to last for several more decades. However, in the isolated areas affected by water damage due to failing roofing on the south wing, minor structural repairs will be required along with re-roofing.
Presence of asbestos, mold, or moisture	A recent hazardous material inspection determined that some floor tiles, floor mastics, and window sealant used contain asbestos to levels required to be abated. The boiler room also contains asbestos observed to be in good condition. The full Building Materials Site Assessment Report of Findings is provided in the Appendix of this document. The report covers the area addressed and abated in a recent addition/renovation of a portion of the building, and as materials are consistent throughout the building, it is reasonably assumed that similar conditions exist. A full hazardous materials survey of all affected areas will be procured at the beginning of the Design phase. No significant mold and moisture problems were observed. Minor mold and moisture mitigation will be required at isolated areas of the failing roof at the south wing.
Lead-based paint	A recent hazardous material inspection determined that lead levels were extremely low and not of concern for this project.
Subsidence issues	No subsidence issues were observed in the facility, which appears to be in good and stable condition.
Overcrowding	Overcrowding was not identified as a significant issue for the Club. Options for minor expansion exist, but large scale expansion would require a large organization shift in services, staffing level, and a new building. These shifts were discussed and not desired by the Club.
Handicapped Accessibility	The facility has very good accessibility for a building of its vintage. The remaining gap in accessibility is being bridged through the ongoing accessible playground project.


AWESOME

i.C.2. CONDITION OF FACILITY(IES)

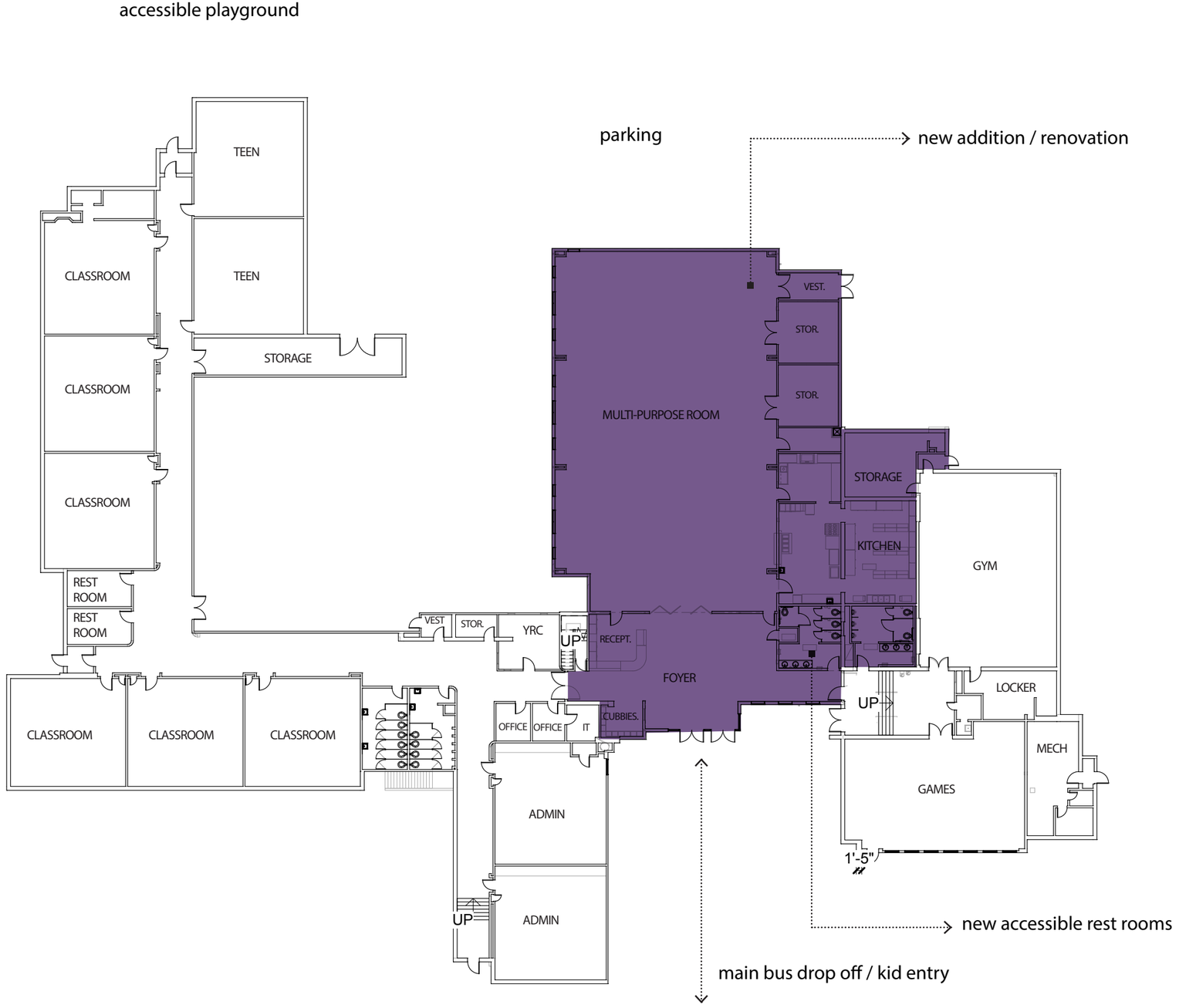
Describe present condition and any problems such as code deficiencies, general structural decay, presence of asbestos, mold or moisture, lead based paint, subsidence issues, overcrowding, or handicapped accessibility. Describe the adequacy or capacity of the existing facility(ies) to meet existing and long-term needs.

GENERAL FACILITY INFORMATION

This PAR explores the options and necessary renovation or new construction necessary for the Havre Boys and Girls Club of the Hi-Line.

SMA Architects was commissioned by the Town of Havre to assist them in evaluating potential needs for the Boys and Girls Club of the Hi-Line PARs. SMA worked with the Havre Boys and Girls Club of the Hi-Line Board throughout the PAR process. The following information was generated by SMA's meetings with the stakeholder group.

Architectural Site Plan



Existing First Floor

ii.A.1. DESCRIPTION OF ALTERNATIVE SOLUTIONS - OVERVIEW

1. IF PROPOSING REHABILITATION OF ALTERATION OF EXISTING BUILDINGS - Describe existing buildings within the community that could be modified or rehabilitated to accommodate the proposed facility or need.

Describe the potential benefits and possible deficiencies with each alternative design, building, or site considered, including code compliance issues, floor space, handicapped accessibility, and potential for long term expansion, as applicable.

Alternative Selection Process Synopsis:
Due to the unique nature of this project, the team chose to conduct a two-part alternative selection process. The first round selected a general course of action i.e. Do we leave the building "as is", renovate it, renovate another existing building, or build new? Due to the size and population of Havre, Montana, there are few existing buildings within the community that could be modified or rehabilitated to suit the needs of the Boys and Girls Club. Alternative 1 considers the possibility that nothing may be done to the existing building. In that case, the situation and building condition would remain as it is now. The second round (because the Committee elected to renovate) is comprised of individual renovation tasks, which were then ranked in order of importance. Both rounds alternate rankings are included in this report, and the renovation tasks are outlined in depth in the cost estimate portion of this report.

The first round consisted of the ranking of three distinctly different ways to meet the Club's needs for their facility and to provide services: Leaving the building "as-is", renovating the existing facility, and building a new facility. These three alternatives were discussed and ranked by the Building Committee. Renovating another existing building was ruled out as a viable alternative due to the lack of available appropriate buildings. The Committee used a scoring matrix comprised of the listed criteria from CDBG, and additional criteria defined by the Committee to meet organizational needs. Each item was discussed, debated, and scored by all members of the Committee.

The second round of alternate selections arose from the Committee decision to proceed with Alternative 2 and renovate their existing building. The items ranked were identified in multiple meetings with the Building Committee, from the Engineers' Reports, from the Architect's investigation, and from volunteer's in-depth knowledge of the building and its issues. From this, individual scopes of work were defined and then ranked in order of importance, beginning with life-safety issues. Next, high-priority/high-impact/high-value renovations were ranked in their order of importance to building longevity and improvement to the student environment. The value of each task (impact per dollar invested) was also weighed in all decisions.

This multi-layered, multi-faceted selection of alternates resulted in thoughtful, responsible choices based on due-diligence, fiscal responsibility, and providing the best environment possible for students.


example of outdated rest room facilities (non-ADA compliant)

PAR Outline Reference

i.B.

Alternative 1 [first round]

Alternative 1 - Existing Havre Boys and Girls Club of the Hi-Line
Location Description: 500 1st Street, Havre, MT 59501
Legal Description: KEN-WRIGHT HILLS FIRST ADD, S08, T32 N, R16 E, BLOCK 003, BLK 3
Total Land Area: 2.438 acre lot, 24,597 sq ft building constructed in 1950, addition constructed in 2015; owned by the Havre Boys and Girls Club of the Hi-Line.

Alternative #1 explores the impact of <u>not</u> procuring CDBG funds for capital improvements and the impact on the building and the Club.

Alternative 2 [first round]

Alternative 2 - Existing Havre Boys and Girls Club of the Hi-Line - Renovation
Location Description: 500 1st Street, Havre, MT 59501
Legal Description: KEN-WRIGHT HILLS FIRST ADD, S08, T32 N, R16 E, BLOCK 003, BLK 3
Total Land Area: 2.438 acre lot, 24,597 sq ft building constructed in 1950, addition constructed in 2015; owned by the Havre Boys and Girls Club of the Hi-Line.

Alternative #2 examines the feasibility and viability of performing the renovation tasks identified and their appropriateness for the Club and building. Renovations were discussed in terms of their impact on health and safety, providing a quality environment for staff and students, long-term value for the building, protection of past investments, effect on existing partnerships, value/impact of financial investment, and organizational capacity. Extensive examination by the A/E team, interviews with maintenance staff and volunteers, and meetings with the Building Committee identified items throughout the building in need of repair, renovation or re-building for life-safety and building-longevity reasons.

Alternative 3 [first round]

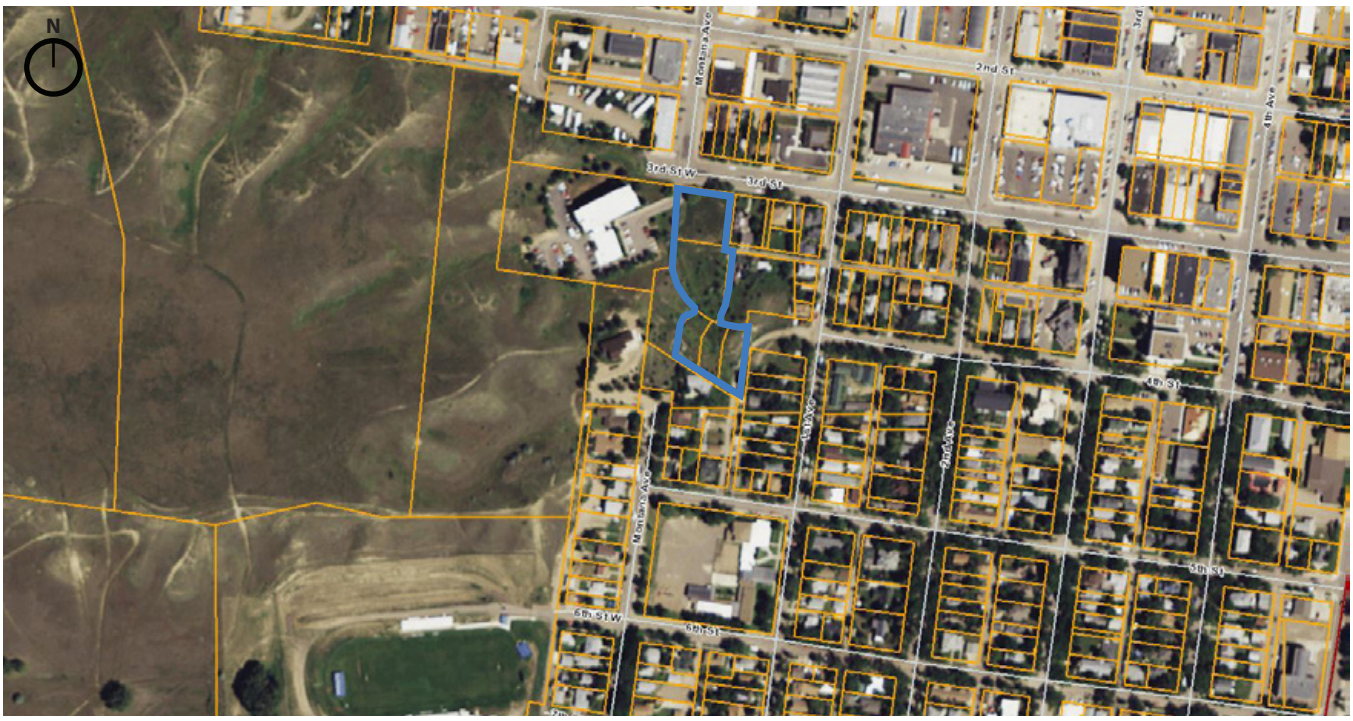
Alternative 3 - New Construction

Location Description: 1A-West of 5th Avenue & North of 11th Street - Havre, MT 59729

Legal Description: ANNEXATION PLAT (GUSSENHOVEN), S08, T32 N, R16 E, BLOCK 009, Lot 007, LTS 7,8,9 PLUS 10 X 90' OF ABANDONED ALLEY AND 45 X 150' OF ABANDONED MT AVE

Total Land Area: 1.605 acres. Not currently owned by the Boys and Girls Club of the City of Havre.

Alternative #3 weighs the advantages and disadvantages of procuring a new site and building a new Club building from the ground up.



Alternative 4 [first round]

Alternative 4 - Vacant Building Renovation

Alternative #4 examined the opportunity for renovating an existing vacant building for Club purposes. Due to the lack of available appropriate buildings and the prohibitive costs to alter the ill-fitting buildings available, this alternate was not scored by the Committee.

Alternatives [first round ranking]

Preferred Alternative Criteria (max. of five points)	Alternative 1 no work	Alternative 2 renovation	Alternative 3 new
Site availability	5	5	2
Square footage requirements	5	5	5
Site geometry and topography	4	4	3
Property acquisition at reasonable price	5	5	1
Adequate water supply	5	5	5
Adequate wastewater disposal	5	5	5
Public services such as emergency medical, fire protection, law enforcement, and solid waste pickup	5	5	5
Compatible adjacent and nearby land uses, safety and security, traffic; address hazards such as utility corridors or high traffic or other public safety hazards	4	4	3
Access to paved streets and sidewalks for automobiles, emergency vehicles, deliveries, public transit, bicycles, and pedestrians	4	4	3
Site conditions or (environmental or geologic) hazards presenting increased construction or operational costs such as expansive soils, high ground water, rock outcroppings, etc.	5	5	3
Handicapped accessibility (ADA and HUD 504)	3	4	5
Location with respect to significant aircraft routes or runway protection zones deemed hazardous by FAA	5	5	3
Location with respect to 100-year floodway of floodplain storm water system as determined by FEMA maps	5	5	3
Local, state, tribal, and federal statutory and code (IBC) requirements	5	5	3

Other pertinent design requirements (from the Club)			
Proximity to the center of Havre	**5**	**5**	**3**
Ability to maintain partnerships	**4**	**5**	**3**
Amenities to fully serve students and meet mission	**3**	**5**	**5**
Student / parent access (bus, walk, vehicle)	**3**	**4**	**3**
Timeline	**5**	**4**	**2**
Community Presence and Outreach	**3**	**5**	**1**
Value of resources invested in building (past and proposed)	**4**	**5**	**1**
Economic feasibility	**3**	**5**	**1**
total (from both pages)	**95**	**104**	**68**

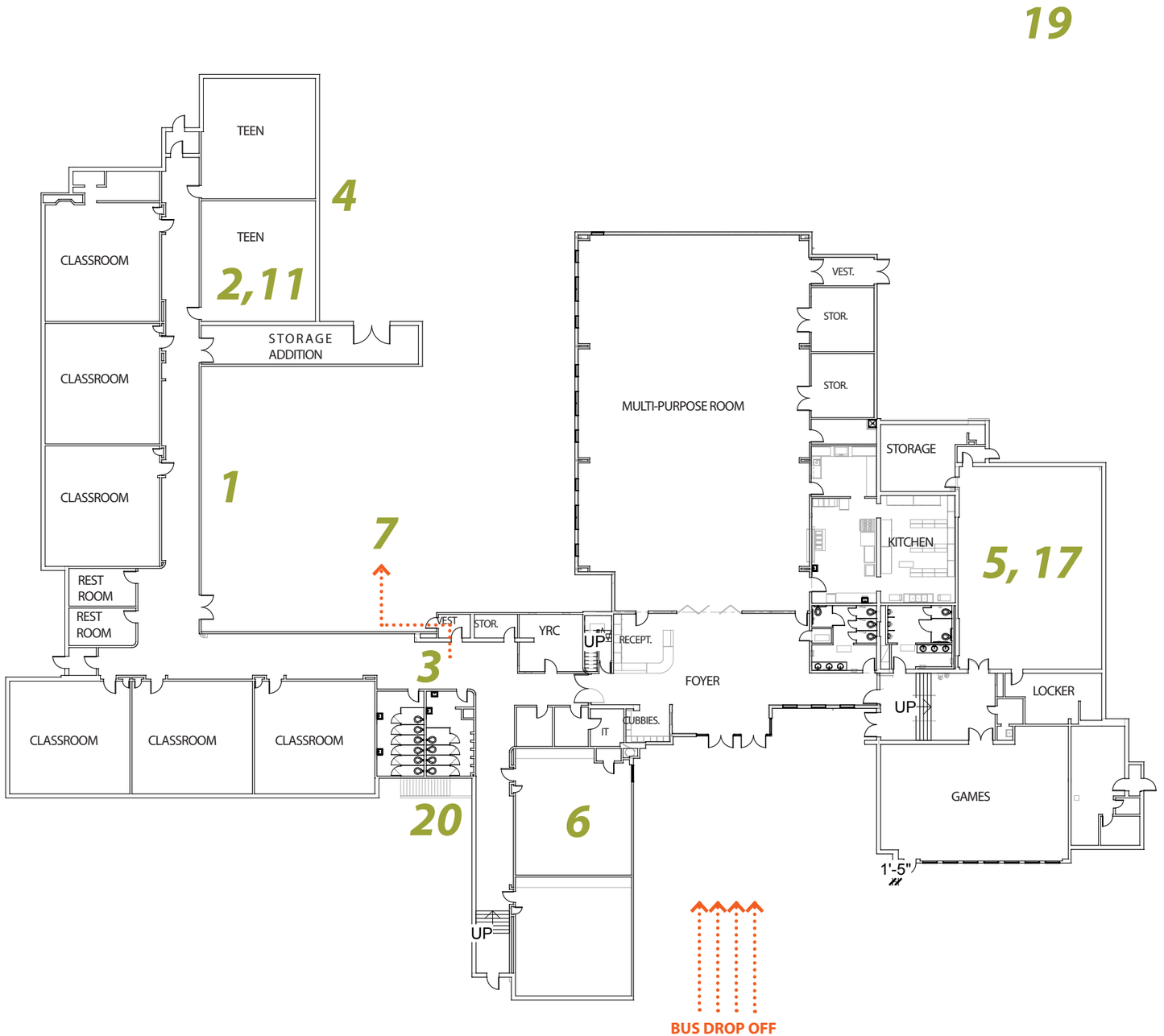
ii.A.1. DESCRIPTION OF ALTERNATIVE SOLUTIONS - RENOVATIONS

1. IF PROPOSING REHABILITATION OF ALTERATION OF EXISTING BUILDINGS - Describe existing buildings within the community that could be modified or rehabilitated to accommodate the proposed facility or need.

Describe the potential benefits and possible deficiencies with each alternative design, building, or site considered, including code compliance issues, floor space, handicapped accessibility, and potential for long term expansion, as applicable.

Upon selecting First Round Alternative #2 as the appropriate course of action, a second round of decision making occurred. This selection process consisted of ranking items identified in multiple meetings with the Building Committee, from the Engineers' Reports, from the Architect's investigation, and from volunteer's in-depth knowledge of the building and its issues. From this, individual scopes of work were defined and then ranked in order of importance, beginning with life-safety issues. Next, high-priority/high-impact/high-value renovations were ranked in their order of importance to building longevity and improvement to the student environment. The value of each task (impact per dollar invested) was also weighed in all decisions.

Item	Description
1	Re-roof STEM / Power Hour Building Portion
2	Renovate Teen Center
3	Renovate rest rooms
4	Replace windows in Teen Center
5	Renovate gymnasium (doesn't include locker room / storage)
6	Renovate administration wing
7	Provide accessible routes to playground
8	Replace outdated electrical panel
9	Add Lighting controls throughout
10	Replace lighting in Teen Center
11	Add emergency lighting throughout
12	Add fire alarm system throughout
13	Replace boiler
14a	New heating system throughout (VRV)
14b	New heating system throughout (RTU)
14c	New heating system throughout (Four Pipe Fan Coil Units)
15	Improve entrance drainage
16	Improve drop off area
17	Replace HVU in gym area
18	New Direct Digital Control system
19	Parking lot paving
20	Staff Rest Room



PAR Outline Reference

ii.A.

ii.A.1. DESCRIPTION OF ALTERNATIVE SOLUTIONS - EXISTING

1. IF PROPOSING REHABILITATION OF ALTERATION OF EXISTING BUILDINGS - Describe existing buildings within the community that could be modified or rehabilitated to accommodate the proposed facility or need.

Describe the potential benefits and possible deficiencies with each alternative design, building, or site considered, including code compliance issues, floor space, handicapped accessibility, and potential for long term expansion, as applicable.

Re-roof STEM / Power Hour space
Remove the existing roofing and insulation. Replace with new insulation that meets energy standards. The roof will be replaced with a new roofing membrane system, with new flashing and trim. Any roof drainage issues will be mitigated.

ii.A.1. DESCRIPTION OF ALTERNATIVE SOLUTIONS - EXISTING

PAR Outline Reference
ii.A.

1. IF PROPOSING REHABILITATION OF ALTERATION OF EXISTING BUILDINGS - Describe existing buildings within the community that could be modified or rehabilitated to accommodate the proposed facility or need.

Describe the potential benefits and possible deficiencies with each alternative design, building, or site considered, including code compliance issues, floor space, handicapped accessibility, and potential for long term expansion, as applicable.

Renovate Teen Center
Study the needs of the stakeholders and provide updated, modern spaces for teens and programs. Update finishes with new, easy to clean / durable carpet, paint, counters, etc. Install new energy efficient lighting and emergency lighting. Remove the existing windows and install new energy efficient windows.

PAR Outline Reference

ii.A.

ii.A.1. DESCRIPTION OF ALTERNATIVE SOLUTIONS - EXISTING

1. IF PROPOSING REHABILITATION OF ALTERATION OF EXISTING BUILDINGS - Describe existing buildings within the community that could be modified or rehabilitated to accommodate the proposed facility or need.

Describe the potential benefits and possible deficiencies with each alternative design, building, or site considered, including code compliance issues, floor space, handicapped accessibility, and potential for long term expansion, as applicable.

Renovate Restrooms

Remove the existing fixtures, finishes, partitions, and walls and create new ADA accessible rest rooms. Use new durable, easy to clean finishes. Update heating and cooling, replace windows as required.

ii.A.1. DESCRIPTION OF ALTERNATIVE SOLUTIONS - EXISTING

PAR Outline Reference
ii.A.

1. IF PROPOSING REHABILITATION OF ALTERATION OF EXISTING BUILDINGS - Describe existing buildings within the community that could be modified or rehabilitated to accommodate the proposed facility or need.

Describe the potential benefits and possible deficiencies with each alternative design, building, or site considered, including code compliance issues, floor space, handicapped accessibility, and potential for long term expansion, as applicable.

Replace Teen Center Windows
The Teen Center windows need replacement. If the general renovation of the Teen Center is not proceeded with, but the budget allows for the window replacement, then the windows could be a separate project. New energy efficient windows, flashing, sealant, etc. would be installed.

PAR Outline Reference

ii.A.

ii.A.1. DESCRIPTION OF ALTERNATIVE SOLUTIONS - EXISTING

1. IF PROPOSING REHABILITATION OF ALTERATION OF EXISTING BUILDINGS - Describe existing buildings within the community that could be modified or rehabilitated to accommodate the proposed facility or need.

Describe the potential benefits and possible deficiencies with each alternative design, building, or site considered, including code compliance issues, floor space, handicapped accessibility, and potential for long term expansion, as applicable.

Renovate Gym
Remove the existing fixtures, finishes, panels, windows, wall base, accessories, etc, and replace with new. New energy efficient windows, durable finishes, protective wall coverings, lighting, and water damage repairs will be included. Refinishing the gym floor as required, install new access / egress doors and hardware.

ii.A.1. DESCRIPTION OF ALTERNATIVE SOLUTIONS - EXISTING

PAR Outline Reference
ii.A.

1. IF PROPOSING REHABILITATION OF ALTERATION OF EXISTING BUILDINGS - Describe existing buildings within the community that could be modified or rehabilitated to accommodate the proposed facility or need.

Describe the potential benefits and possible deficiencies with each alternative design, building, or site considered, including code compliance issues, floor space, handicapped accessibility, and potential for long term expansion, as applicable.

Renovate Administration Space
Create offices for staff members in the existing space. Provide appropriate support space, including conference, break room, storage, central printer location, supplies, etc. Spaces should be professional, light, and connected to the exterior where possible; the mission of the Boys and Girls Club should be reinforced by the space. New lighting and support services to upgraded as well.

PAR Outline Reference

ii.A.

ii.A.1. DESCRIPTION OF ALTERNATIVE SOLUTIONS - EXISTING

1. IF PROPOSING REHABILITATION OF ALTERATION OF EXISTING BUILDINGS - Describe existing buildings within the community that could be modified or rehabilitated to accommodate the proposed facility or need.

Describe the potential benefits and possible deficiencies with each alternative design, building, or site considered, including code compliance issues, floor space, handicapped accessibility, and potential for long term expansion, as applicable.

Site Improvements
Provide accessible routes to the playground. The new playground is accessible, but there are challenges with accessing it from the building.

ii.A.1. DESCRIPTION OF ALTERNATIVE SOLUTIONS - EXISTING

PAR Outline Reference
ii.A.

1. IF PROPOSING REHABILITATION OF ALTERATION OF EXISTING BUILDINGS - Describe existing buildings within the community that could be modified or rehabilitated to accommodate the proposed facility or need.

Describe the potential benefits and possible deficiencies with each alternative design, building, or site considered, including code compliance issues, floor space, handicapped accessibility, and potential for long term expansion, as applicable.

Overall Building Upgrades
Update electrical panel(s), add lighting controls for energy efficiency, new fire alarm throughout, new Teen Center lighting, new emergency lighting throughout, replace boiler, select new heating system to apply throughout building, and provide new heating system controls (DDC).

PAR Outline Reference

ii.A.

ii.A.1. DESCRIPTION OF ALTERNATIVE SOLUTIONS - EXISTING

1. IF PROPOSING REHABILITATION OF ALTERATION OF EXISTING BUILDINGS - Describe existing buildings within the community that could be modified or rehabilitated to accommodate the proposed facility or need.

Describe the potential benefits and possible deficiencies with each alternative design, building, or site considered, including code compliance issues, floor space, handicapped accessibility, and potential for long term expansion, as applicable.

Improve Entrance Drainage
Adjust entrance drainage near the drop off area.

ii.A.1. DESCRIPTION OF ALTERNATIVE SOLUTIONS - EXISTING

PAR Outline Reference
ii.A.

1. IF PROPOSING REHABILITATION OF ALTERATION OF EXISTING BUILDINGS - Describe existing buildings within the community that could be modified or rehabilitated to accommodate the proposed facility or need.

Describe the potential benefits and possible deficiencies with each alternative design, building, or site considered, including code compliance issues, floor space, handicapped accessibility, and potential for long term expansion, as applicable.

Improve Drop off Area
Study timing, impact, flow, sidewalk conditions in order to improve drop off.

PAR Outline Reference

ii.A.

ii.A.1. DESCRIPTION OF ALTERNATIVE SOLUTIONS - EXISTING

1. IF PROPOSING REHABILITATION OF ALTERATION OF EXISTING BUILDINGS - Describe existing buildings within the community that could be modified or rehabilitated to accommodate the proposed facility or need.

Describe the potential benefits and possible deficiencies with each alternative design, building, or site considered, including code compliance issues, floor space, handicapped accessibility, and potential for long term expansion, as applicable.

Replace HVU in Gym
Replace mechanical unit in gym per mechanical report recommendations

ii.A.1. DESCRIPTION OF ALTERNATIVE SOLUTIONS - EXISTING

PAR Outline Reference
ii.A.

1. IF PROPOSING REHABILITATION OF ALTERATION OF EXISTING BUILDINGS - Describe existing buildings within the community that could be modified or rehabilitated to accommodate the proposed facility or need.

Describe the potential benefits and possible deficiencies with each alternative design, building, or site considered, including code compliance issues, floor space, handicapped accessibility, and potential for long term expansion, as applicable.

Parking Lot Paving
Improve surfacing, re-striping, accessible parking spots, signage, and drainage.

PAR Outline Reference

ii.A.

ii.A.1. DESCRIPTION OF ALTERNATIVE SOLUTIONS - EXISTING

1. IF PROPOSING REHABILITATION OF ALTERATION OF EXISTING BUILDINGS - Describe existing buildings within the community that could be modified or rehabilitated to accommodate the proposed facility or need.

Describe the potential benefits and possible deficiencies with each alternative design, building, or site considered, including code compliance issues, floor space, handicapped accessibility, and potential for long term expansion, as applicable.

Staff Rest Room
Provide an accessible rest room for staff use, adjacent to the administrative area.

ii.A.2. DESCRIPTION OF ALTERNATIVE SOLUTIONS - NEW CONSTRUCTION

PAR Outline Reference ii.A.

2. IF PROPOSING NEW CONSTRUCTION - if proposing new construction describe alternative building sites considered for new construction, any existing structures on the site(s), potential for long-term expansion, proximity to other services, environmental constraints, etc.

The following Alternative consists of new construction on an available piece of land with room for expansion. A land parcel has been identified, but for the alternative to be pursued will depend on cost and availability.

PAR Outline Reference

ii.B.

ii.B. REGULATORY COMPLIANCE AND PERMITS

Describe issues that need to be addressed concerning compliance (for either a new building or a rehabilitated building) with appropriate regulations such as the International Building Code and other relevant codes, zoning issues, asbestos, lead-based paint, permits, handicapped accessibility (American Disabilities Act and HUD 504 regulations), designated 100-year flood plains, and other applicable federal, state, local or tribal requirements.

1. Existing Zoning:
Alternative 1 - No work - pre-existing building / site and use in the City of Havre, Montana.
Alternative 2 - Renovation - pre-existing building / site and use in the City of Havre, Montana.
Alternative 3 - New Construction on a site to be selected. Land is within the City of Havre, Montana.

2. Existing Regulatory Authority: the State of Montana will permit and administer compliance with the current International Building Code (IBC), Fire Code, and associated current mechanical and electrical codes.

3. The proposed Boys and Girls Club of the Hi-Line building is classified as an 2012 IBC Group E Education occupancy and any potential new building would also be classified as an E Education occupancy.

4. The provisions of the 2012 IBC for a Group E Education occupancy would be followed throughout a renovation of an existing building.

5. Accessibility Requirements: Accessibility issues based on the current conditions will be mitigated and improved. In addition to the provisions of the IBC, the Americans with Disabilities Act per ANSI A117.1 will be followed where it does not conflict with the IBC. New construction accessibility requirements would be incorporated into the design.

6. Hazardous Materials: (see following appendix regarding the presence of asbestos and lead paint in any selected existing building materials.) These materials will be identified and removed as outlined per the permitting process by the State of Montana Building Codes Bureau.

7. Commercial kitchen requirements and regulations do not apply.

8. No Tribal requirements apply.

See appendix for floodplain map and correspondence from regulatory agencies.

ii.C. LAND ACQUISITION ISSUES

PAR Outline Reference ii.C.

Identify sites to be purchased or leased and any easements needed, if applicable. Specify whether these properties are currently owned, to be purchased or leased, and whether options have been obtained, contingent upon receipt of funding.

All of the alternate sites would need to be purchased or leased; none are currently owned by the Havre Boys and Girls Club of the Hi-Line. As the preferred alternative is determined, an option will be obtained contingent on receipt of funding. Setbacks / easements are not anticipated to be a challenge for the project.

Applicable Easements / Setbacks are per zoning:
Alternative 1 - No work. No easements would apply due to pre-existing conditions.
Alternative 2 - Renovation, pre-existing building / site and use in the City of Havre, Montana.
Alternative 3 - New Construction on a site to be selected in the City of Havre, Montana.

PAR Outline Reference

ii.D.

ii.D. ENVIRONMENTAL CONSIDERATIONS

For the alternative selected for the project, discuss the following:

1. POTENTIAL ENVIRONMENTAL IMPACTS - The information described in the completed Uniform Environmental Checklist (found in the Uniform Application for Montana Housing Loan, Grant, & Tax Credit Programs) is the basis for discussing environmental resources in the area that might be impacted or that might impact the proposed facility. The Uniform Environmental Checklist must be attached as part of the PAR.

If there has been a previous environmental assessment completed for the project, please include a copy of that assessment in addition to the completed Uniform Environmental Checklist.

With the exception of coastal zones and coastal barriers, possible impacts on each environmental issue must be investigated and discussed.

2. MITIGATION - Evaluate appropriate short and long-term measures to mitigate each potentially adverse impact.

Describe the mitigation measure(s) necessary to minimize potentially adverse impacts upon identified environmental resources. Projects contemplating the renovation of existing structures should thoroughly discuss mitigation measures to address any existing hazards, such as asbestos and lead-based paint where identified, in accordance with federal and state requirements.

3. CORRESPONDENCE - Include any environmentally-related correspondence and agency comments (e.g. comments from the State Historic Preservation Office) as required by the Uniform Environmental Checklist, found in the Uniform Application for Montana Housing Loan, Grant, & Tax Credit Programs.

4. EXHIBITS / MAPS - Include any exhibits, maps or drawings as applicable to describe potential environmental impacts.

No previous environmental checklist or assessment has been conducted.

See appendix for environmental correspondence with regulatory agencies.

Environmental checklist continues on next page.

SECTION D --- UNIFORM ENVIRONMENTAL CHECKLIST

IMPORTANT: As soon as the Applicant decides to submit an application for federal funds, e.g., HOME, CDBG, etc., it must cease all activities for the project, regardless of the source of funds to be used to fund the activities, except for activities that are considered "Exempt" . Activities may not proceed until the applicable environmental clearance has been achieved and the Grantee receives a letter.

Please complete this section of the application to determine if there are any potential environmental impacts to your project. If awarded funds, CDBG and HOME will require an Environmental Review prior to release of funds.

At the application stage, you may not know the exact impacts of and mitigation measures for all the environmental issues. The Uniform Environmental Checklist provides a tool for applicants to initially evaluate the environmental circumstances that may affect the proposed projects and raises the applicant's awareness of possible problems. Environmental issues may result in additional project costs and time for project completion. Identification of these issues at the application state helps determine the amount of funds needed for the project and allows to early discussion of ways to mitigate concerns.

Again, we do not expect applicants to have completed an Environmental Review or Assessment before application; however, if funds are awarded the applicant must have the capacity to conduct an Environmental Review prior to release of funds. If the applicant is a certified Community Housing Development Organization (CHDO), the unit of local government in whose jurisdiction the project is located, must complete the Environmental Review or Assessment.

Enter the name of the applicant's Environmental Certifying Officer who will ultimately complete the project's environmental review and the name of the individual and title that completed this form.

Applicants must evaluate the potential impact of their project on its location as well as the impact of the location on the project. For example, a proposed housing rehabilitation project may impact certain historic structures, or the existence of a floodplain could impact the location of a proposed affordable housing development.

Following are descriptions for the five codes listed on the form:

N - No Impact Anticipated;
NA - Not Applicible to This Project;
B - Potentially Beneficial Impact;
A - Potential Adverse Impact;
P - Agency Approval or Permits Required; and
M - Mitigation Actions Required.

List the appropriate code(s) in the "key" boxes that most accurately describe the impact. In some cases, it may be appropriate for the applicant to list more than one code for a single item. For example, of a potentially adverse impact has been identified, an agency approval or permit may also be required.

The applicant must describe impacts in the "comments" section on this form. Please identity the sources of information that were consulted to assess the potential impact.

Sources of information must be included and can include studies, plans, documents or the persons, organizations or agencies contacted. (Note: The "Comments and Sources of Information" boxes will expand as you type in the information.)

Where a potential adverse impact is projected, the applicant must provide:
1. a brief description of any reasonable alternatives and a justification of the proposed alternative; and

2. list possible short and long-term measures to mitigate the potential adverse impact.

In most cases, applicants will be able to simply provide a brief response directly on the form. If a longer response is required, the applicant can type it on a separate sheet and attach it to the form.

UNIFORM ENVIRONMENTAL CHECKLIST

Boys and Girls Club of the Hi-Line

Name of Environmental Certifying Officer and Title

Name of Person Preparing this Form and Title

Becky Lawson, AIT - Schlenker & McKittrick Architects, P.C. [SMA]

Key Letter: **N** - No Impact **NA** - Not Applicable **B** - Potentailly Beneficial
A - Potentially Adverse **P** - Approval/Permits Required **M** - Mitigation Required

PHYSICAL ENVIRONMENT

Key		
N	1.	**Soil Suitability, Topographic and/or Geologic Constraints (e.g., soil slump, steep slopes, subsidence, seismic activity.**
		Comments and Source of Information: Project is a renovation in an existing building in the City of Havre. There are no known soil, topographic, or geologic issues.
N	2.	**Hazardous Facilities (e.g., power lines, hazardous waste sites, acciptable distance from explosive and flammable hazards including chemical/petrochemical storage tanks, underground fuel storage tanks, and related facilities such as natural gas storage facilities & propane storage tanks).**
		Comments and Source of Information: Project is a renovation in an existing building in the City of Havre. There are no known hazardous facilities in the area.
N	3.	**Effects of Project on Surrounding Air Quality or Any Kind of Effects of Existing Air Quality on Project (e.g., dust, odors, emissions)**
		Comments and Source of Information: Project is a renovation in an existing building in the City of Havre. No effect on air quality is anticipated due to the size, scale, and proposed use (educational facility) for the project.
N	4.	**Groundwater Resources & Aquifers (e.g., quantity, quality, distribution, depth to groundwater, sole source aquifers)**
		Comments and Source of Information: Project is a renovation in an existing building in the City of Havre. There are no known groundwater resources present.
N	5.	**Surface Water/Water Quality, Quantity & Distribution (e.g., streams, lakes, storm runoff, irrigation systems, canals)**
		Comments and Source of Information: Project is a renovation in an existing building in the City of Havre. There are no known surface water conditions nearby.
N	6.	**Floodplains & Floodplain Management (Identify any floodplains within one mile of the boundary of the project.)**
		Comments and Source of Information: Project is a renovation onto an existing building in the City of Havre. See the appendix for the flood plain map showing the location of the project.
N	7.	**Wetlands Protection (Identify any wetlans within one mile of the boundary of the project.)**
		Comments and Source of Information: Project is a renovation in an existing building in the City of Havre. No known wetlands are located nearby.
N	8.	**Agricultural Lands, Production, & Farmland Protection (e.g., grazing, forestry, cropland, prime or unique agricultural lands)**
		Comments and Source of Information: Project is a renovation in an existing building in the City of Havre. The area is already developed and no agricultural lands are adjacent to the project.

Key Letter: **N** - No Impact/ Not Applicable **B** - Potentailly Beneficial **A** - Potentially Adverse
P - Approval/Permits Required **M** - Mitigation Required

Key **N**	9.	**Vegitation & Wildlife Species & Habitats, Including Fish (e.g., terrestrial, avian and aquatic life and habitats)**
		Comments and Source of Information: Project is a renovation in an existing building in the City of Havre. The area is already developed and no vegetation or wlidlife habitats are adjacent to the project.
Key **N**	10.	**Unique, Endangered, Fragile, or Limited Environmental Resources, Including Endangered Species (e.g., plants, fish or wildlife)**
		Comments and Source of Information: Comments and Source of Information: Project is a renovation in an existing building in the City of Havre. The area is already developed and no environmental resources are adjacent to the project.
Key **N**	11.	**Unique Natural Features (e.g., geologic features)**
		Comments and Source of Information: Comments and Source of Information: Project is a renovation in an existing building in the City of Havre. There are no unique natural features present.
Key **N**	12.	**Access to, and Quality of, Recreational & Wilderness Activities, Public Lands and waterways, and Public Open Space.**
		Comments and Source of Information: Comments and Source of Information: Project is a renovation in an existing building in the City of Havre. The area is already developed and no vegetation or wlidlife habitats are adjacent to the project.
HUMAN POPULATION		
Key **B**	1.	**Visual Quality - Coherence, Diversity, Compatibility of Use and Scale, Aesthetics**
		Comments and Source of Information: Comments and Source of Information: Project is a renovation onto an existing building in the City of Havre. The scale of the existing building is appropriate for the rest of the town and its location is compatible with the proposed use.The building is a former elementary school.
Key **N**	2.	**Nuisances (e.g., glare, fumes)**
		Comments and Source of Information: Comments and Source of Information: Project is a renovation in an existing building in the City of Havre.The area is already developed and no nuisances are expected due to the building's use as a senior center.
Key **N**	3.	**Noise - suitable separation between noise sensitive actinities (such as residential areas) and major noise sources (aircraft, highways & railroads)**
		Comments and Source of Information: Comments and Source of Information: Project is a renovation onto an existing building in the City of Havre. The area is already developed and no nuisances are expected due to the building's use as a educational facility.
Key **N**	4.	**Historic Properties, Cultural, and Archaeological Resources**
		Comments and Source of Information: Project is a renovation in an existing building in the City of Havre. The scale of the existing building is appropriate for the rest of the town and its location is compatible with the proposed use.The building is not considered to be historic (see SHPO correspondence in appendix.).
Key **B**	5.	**Changes in Demographic (population) Characteristics (e.g., quantity, distribution, density)**
		Comments and Source of Information: Project is a renovation in an existing building in the City of Havre. The project will positively affect the demographic characteristics by encouraging children and community members to interact and stay in the heart of Havre.
Key **N**	6.	**General Housing Conditions - Quality, Quantity, Affordability**
		Comments and Source of Information: Project is a renovation in an existing building in the City of Havre. It will not affect the general housing conditions of Havre.
Key **N**	7.	**Displacement or Relocation of Businesses or Residents**
		Comments and Source of Information: Project is a renovation in an existing building in the City of Havre. No residents or businesses will be affected or displaced.
Key **B**	8.	**Public Health and Safety**
		Comments and Source of Information: Project is a renovation in an existing building in the City of Havre. Its location in the heart of Havre will encourage encourages kids to stay involved and provides positive after school activities.
Key **N**	9.	**Lead Based Paint, Asbestos an/or Mold**
		Comments and Source of Information: Project is a renovation in an existing building in the City of Havre. Any leadbased paint, asbestos, and or mold will be mitigated during construction if required per DEQ rules and regulations.

Key Letter: **N** - No Impact/ Not Applicable **B** - Potentailly Beneficial **A** - Potentially Adverse
P - Approval/Permits Required **M** - Mitigation Required

Key		
B	10.	**Local Employment & Income Patterns - Quantity and Distribution of Employment, Economic Impact**
		Comments and Source of Information: Project is a renovation in an existing building in the City of Havre. It will encourage users to remain in Havre. The project may create jobs based on its operational needs and the services it may provide.
B	11.	**Local & State Tax Base & Revenue**
		Comments and Source of Information: Project is a renovation in an existing building in the City of Havre. It will encourage users to remain in Havre. The project may create jobs based on its operational needs and the services it may provide.
B	12.	**Education Facilities - Schools, Colleges, Universities**
		Comments and Source of Information: Project is a renovation in an existing building in the City of Havre. The project may allow for additional programs between educators and kids.
N	13.	**Commercial and Industrial Facilities - Production & Activity, Growth or Decline**
		Comments and Source of Information: Project is a renovation in an existing building in the City of Havre. No commercial and industrial facilities will be affected.
B	14.	**Health Care - Medical Services**
		Comments and Source of Information: Project is a renovation in an existing building in the City of Havre. The project is located near existing medical services. The facility will also provide space for visiting health professionals to conduct clinics and workshops.
B	15.	**Social Services - Governmental Services (e.g., demand on)**
		Comments and Source of Information: Project is a renovation in an existing building in the City of Havre. The educational facility provides access to government services for low to moderate income families.
B	16.	**Social Structures & Mores (Standards of Social Conduct/Social Conventions)**
		Comments and Source of Information: Project is a renovation in an existing building in the City of Havre. The educational facility provides access to cultural events, meetings, and diversity events for low to moderate income families
B	17.	**Land Use Compatibility (e.g., growth, land use change, development activity, adjacent land uses and potential conflicts)**
		Comments and Source of Information: Project is a renovation in an existing building in the City of Havre. The adjacent land is taken up by residences. There are no anticipated land use conflicts.
B	18.	**Energey Resources - Consumption and Conservation**
		Comments and Source of Information: Project is a renovation in an existing building in the City of Havre. Utilizating an existing building that has already used energy and resources to construct conserves more energy than a complete new construction project would require.
N	19.	**Solid Waste Management**
		Comments and Source of Information: Project is a renovation in an existing building in the City of Havre. No affect is anticipated on solid waste management.
N	20.	**Wastewater Treatment - Sewage System**
		Comments and Source of Information: Project is a renovation in an existing building in the City of Havre. No affect is anticipated on wastewater treatment or sewage systems.
B	21.	**Storm Water - Surface Drainage**
		Comments and Source of Information: Project is a renovation in an existing building in the City of Havre. Surface drainage will be improved at the front of the facility.
N	22.	**Community Water Supply**
		Comments and Source of Information: Project is a renovation in an existing building in the City of Havre. No affect is anticipated on the community water supply.

Key Letter: **N** - No Impact/ Not Applicable **B** - Potentailly Beneficial **A** - Potentially Adverse
P - Approval/Permits Required **M** - Mitigation Required

Key		
N	23.	**Public Safety - Police**
		Comments and Source of Information: Project is a renovation in an existing building in the City of Havre. No affect is anticipated on public safety.
N	24.	**Fire Protection - Hazards**
		Comments and Source of Information: Project is a renovation in an existing building in the City of Havre. No affect is anticipated on solid waste management.
B	25.	**Emergency Medical Services**
		Comments and Source of Information: Project is a renovation in an existing building in the City of Havre. The center will also provide space for visiting health professionals to conduct clinics and workshops.
B	26.	**Parks, Playgrounds & Open Space**
		Comments and Source of Information: Project is a renovation in an existing building in the City of Havre. By keeping the center and its services in Havre and re-using an existing building, open space is maintained and development is concentrated.
B	27.	**Cultural facilites, Cultural Uniqueness & Diversity**
		Comments and Source of Information: Project is a renovation in an existing building in the City of Havre. The center will also provide space for programs, activities, clinics and workshops. The center will encourage children to be active in their community and therefore be more accessible to cultural activities.
N	28.	**Transportation Networks and Trafic Flow Conflicts (e.g., rail,: auto incuding local traffic; airport runway clear zones - avoidance of incompatible land use in airport runway clear zones)**
		Comments and Source of Information: Project is a renovation in an existing building in the City of Havre and is not located near the airport.
B	29.	**Consistency with Local Ordinances, Resolution, or Plans (e.g., conformance with local comprehensive plans, zoning, or capital improvement plans)**
		Comments and Source of Information: Project is a renovation in an existing building in the City of Havre. By using an existing building in Havre, the project complies with zoning and local comprehensive plans.
N	30.	**Is there a Regulatory Action on Private Property Rights as a Result of this Project? (Consider options that reduce, minimize, or eliminate the regulation of private property rights.)**
		Comments and Source of Information: Project is a renovation in an existing building in the City of Havre. No regulatory action is known or anticipated.

end of environmental checklist

PAR Outline Reference

ii.E.

ii.E. CONSTRUCTION PROBLEMS

Describe potential concerns such as geological constraints, limited access, underground storage tanks, high water table, asbestos, lead-based paint, contaminated soil, noise, odors, or other conditions that may affect costs of construction or long-term operation of the proposed (new or rehabilitated) facility.

A factor that may affect the costs of the renovated or proposed facility would be the location of the project in Havre. This factor may increase the contractor's general conditions amount during the course of construction (this number is incorporated into the bid amount). The contractor will most likely have to plan on traveling to Havre or staying at hotels in Havre during the course of construction, and their bid may reflect this.

PAR Outline Reference

ii.F.

ii.F. COST ESTIMATES FOR EACH ALTERNATIVE

For each alternative considered, include both:

1. Project Costs (i.e. Administrative, financial, engineering, architecture, and construction costs) and

Project cost estimates continue on the following pages for Alternatives 2 and 3. Since Alternative 1 consists of no work, it is not shown.

2. Projected Annual Operation and Maintenance Costs

- in responding to items 1 and 2 for PUBLIC FACILITIES projects, consult the Uniform Application for Montana Public Facility Projects; and Appendix F for Special Requirements for Projects involving Non-Profit Agencies or For-Profit Organizations for other Public Agencies of the CDBG Application Guidelines, Section C, Financial Analysis of the Uniform Application for Montana Housing Loan, Grant,& Tax Credit Programs, provides a form to compute annual operation and maintenance costs that would be useful for Public Facilities projects as well as housing proposals.

For all the Alternatives (Renovation and Addition, new construction), the annual operation and maintenance costs will include the following categories (and would appropriately scale with the size and scope of each alternate):

i. Overhead Operational Cost Categories - Indirect

1. Insurance
   - a. Property
   - b. Risk
   - c. Umbrella
2. Power and Light
3. Communication / Internet
4. Water and Sewer
5. Property Taxes
6. Other

ii. Overhead Operational Costs Categories – Direct

1. Labor
2. Food and expendable costs
3. Maintenance
4. Repairs
5. Other (i.e. furniture, fixtures, etc.)

For new construction alternatives, increases would consist of sizable debt to be taken on to cover the significant cost of new construction. These costs would be on top of the outlined categories above.

Boys and Girls Club Preliminary Architectural Report Opinion of Probable Cost - April 2016

Items below listed in order of priority as determined by A/E Team and Boys & Girls Club Building Committee

Cost below includes contractor Overhead & Profit of 15%

	FUNCTION	EST. UNITS	UNIT	COST			TOTAL (min.)		TOTAL (max.)	NOTES
1	**Urgent Needs (Building Longevity & Life Safety)**									
2	Add Fire Alarm System Throughout Entire Building	1	LS	$ 45,000.00	-	$ 51,750.00	$ 45,000.00	-	$ 51,750.00	
3	Re-Roof STEM/Power Hour Portion of Building	9,735	SF	$ 9.50		$ 10.88	$ 92,483.98	-	$ 105,956.95	
4	Demo Existing Built-up Asphalt Roof and Insulation Removal/ Disposal									
5	Demo Existing Tar and Gravel roof removal									
6	Demo Existing Roof Sheathing Removal and Disposal									
7	Demo Existing Roof Edge Flashing Removal and Disposal									
8	(N) Rigid Insulation, membrane roofing									
9	(N) Roof Sheathing									
10	(N) Roof pipeboots									
11	(N) Roof Edge Flashings									
12						**Urgent Needs Subtotal**	**$ 137,483.98**	**-**	**$ 157,706.95**	2
13										
14	**Priority Needs (Building Longevity & Programs)**									
15	Renovation of Gym (Total)	2,285	SF	$ 63.79		$ 70.17	$ 145,759.20	-	$ 160,335.12	
16	Architectural Demolition (FRP Panels, Windows, Wall Base)									
17	Architectural Renovations (Wall/Ceiling/Base Repairs, Floor Refinish, Wall Pads)									
18	Window Replacement (operation change to awning, water repairs)									
19	Mechanical Renovations									
20	Electrical Renovations									
21	Improve Site Drainage at Entrance	1	LS	-		-	$ 4,804.25	-	$ 5,284.68	
22	Associated Concrete Demolition									
23	(N) Curb (higher)									
24	(N) Gutter and Downspouts Along Administration Wing									
25	(N) Trench Drain Across Walks									
26	Staff Rest Room Renovation	50	SF	$ 123.51		$ 135.86	$ 6,175.50	-	$ 6,793.05	
27	Demolition									
28	Ceiling Finish Repair and Repaint									
29	(N) Bathroom Fixtures (Lavatory and Sink)									
30	(N) Bathroom Accessories (TP holder, grab bars, soap dispenser, mirror, etc.)									
31	(N) Walls (Tile Wainscot, Tile Backer Board, Mold/Moisture Resistant GWB)									
32	(N) Tile Flooring and Underlayment									
33	(N) Mechanical (Heating, Ventilation, Fan, Plumbing)									
34	(N) Lighting									
35	Replace Windows in Teen Center Area	14	EA	$ 242.86		$ 267.14	$ 3,400.00	-	$ 3,740.00	
36	Emergency Lighting Throughout Building	1	LS	-		-	$ 18,400.00	-	$ 20,240.00	
37						**Priority Needs Subtotal**	**$ 178,538.95**	**-**	**$ 196,392.85**	2
38										
39						**Subtotal**	**$ 316,022.93**	**-**	**$ 354,099.80**	
40	Contractor General Conditions (10%)	1	LS	$ -		$ -	$ 31,602.29	-	$ 35,409.98	1
41	Contractor Bond (0.05%)	1	LS	$ -		$ -	$ 1,580.11	-	$ 1,770.50	
42	Building Permit and Fees	1	LS	$ 3,131.25	-	$ 3,600.94	$ 3,131.25	-	$ 3,600.94	
43						**Subtotal Base Opinion of Probable Urgent and Priority Needs Construction Cost Range**	**$ 352,336.58**	**-**	**$ 394,881.21**	
44						**Base Opinion of Probable Urgent and Priority Needs Construction Cost Mean**	**$373,608.90**			
45										
46	**Misc. Additional Project Costs**									
47	Architectural, Structural, Mechanical, Electrical Fees						$ 38,757.02	-	$ 43,436.93	
48	Misc. Additional Project costs (printing, travel, etc)						$ 1,500.00	-	$ 2,000.00	
49	Asbestos / Lead Paint evaluation						$ 1,000.00	-	$ 1,150.00	
50	Asbestos / Lead Paint mitigation (as required)						$ 5,000.00	-	$ 5,750.00	
51	Design Contingency (5%)						$ 17,616.83	-	$ 19,744.06	
52	Construction Contingency (10%)						$ 35,233.66	-	$ 39,488.12	
	Construction Inflation to Spring of 2017 (5%)						$ 156.56	-	$ 180.05	
53	Grant Administration (5%,						$ 17,616.83	-	$ 19,744.06	
54										
55						**TOTAL Opinion of Probable Urgent and Priority Needs Project Cost Range**	**$ 469,217.49**	**-**	**$ 526,374.44**	
56						**TOTAL Opinion of Probable Urgent and Priority Needs Project Cost Mean**	**$497,795.96**			
57										
58	**1. Contractor General conditions increase from 8% (typical) to account for travel expenses to Havre, MT.**									
59	**2. Items Included as "Urgent" and "Priority" needs also reflect the maximum amount of construction achievable for the stipulated budget. It is recommended that Additive Alternates be included in the final Construction Documents. It is anticipated that Additive Alternates will begin being defined with items described on Line 26 (and lower) on this worksheet, and may include a number of items described on the "Long-term Needs" worksheet below.**									
60	***Note: The costs outlined above are to be used for preliminary budgeting purposes only. The square foot costs are based on assumptions of elements not entirely defined at the time of developing this opinion of probable cost. The assumptions made and used for this cost estimate were derived by preliminary planning efforts and collaboration with Boys and Girls Club stakeholders.									
61	**Long-Terms Needs (Building Longevity & Programs)**									
62	Lighting Controls Throughout Building	29,500.00	SF	$ 1.00	-	$ 1.15	$ 29,500.00	-	$ 33,925.00	
63	Renovate Administration Wing (including lighting)	2,100.00	SF	$ 28.85	-	$ 31.74	$ 60,595.00	-	$ 66,654.50	
64	Renovate Teen Center (including lighting)	3,300.00	SF	$ 15.06	-	$ 16.57	$ 49,698.75	-	$ 54,668.63	
65	Parking Lot Paving	19,001.00	SF	$ 3.08	-	$ 3.39	$ 58,523.08	-	$ 64,375.39	
66	Improve Drop Off Area	1.00	LS	$ 3.08	-	$ 3.39	$ 26,080.50	-	$ 28,688.55	
67	Replace Outdated Electrical Panel	1.00	LS	$ 8,000.00	-	$ 8,800.00	$ 8,000.00	-	$ 8,800.00	
68	Boiler Replacement	1.00	LS	$ 735,000.00	-	$ 808,500.00	$ 735,000.00	-	$ 808,500.00	
69	(N) Boilers									
70	(N) Heating and Ventilation System (most expensive option proposed by Mech.)									
71	(N) Direct Digital Control System									
72						**Long-Term Needs Subtotal**	**$ 967,397.33**	**-**	**$ 1,065,612.06**	2
73										
74	Contractor General Conditions (10%)	1	LS	$ -		$ -	$ 96,739.73	-	$ 106,561.21	
75	Contractor Bond (0.05%)	1	LS	$ -		$ -	$ 4,836.99	-	$ 5,328.06	
76	Building Permit and Fees	1	LS	$ 5,608.75	-	$ 6,450.06	$ 5,608.75	-	$ 6,450.06	
77						**Subtotal Base Opinion of Probable Long-Term Needs Construction Cost Range**	**$ 1,074,582.80**	**-**	**$ 1,183,951.39**	
78						**Base Opinion of Probable Long-Term Needs Construction Cost Mean**	**$1,129,267.10**			
79										
80	**Misc. Additional Project Costs**									
81	Architectural, Structural, Mechanical, Electrical Fees						$ 118,204.11	-	$ 130,234.65	
82	Misc. Additional Project costs (printing, travel, etc)						$ 1,500.00	-	$ 2,000.00	
83	Asbestos / Lead Paint evaluation						$ 1,000.00	-	$ 1,150.00	
84	Asbestos / Lead Paint mitigation (as required)						$ 10,000.00	-	$ 11,500.00	
85	Design Contingency (5%)						$ 53,729.14	-	$ 59,197.57	
86	Construction Contingency (10%)						$ 107,458.28	-	$ 118,395.14	
87	Construction Inflation to Spring of 2017 (5%)						$ 53,729.14	-	$ 59,197.57	
88										
89						**TOTAL Opinion of Probable Long-Term Needs Cost Range**	**$ 1,420,203.47**	**-**	**$ 1,565,626.32**	
90						**TOTAL Opinion of Probable Long-Term Needs Cost Mean**	**$1,492,914.90**			
91						**TOTAL Opinion of Probable Urgent, Priority, and Long-Term Needs Cost Range**	**$ 1,889,420.96**	**-**	**$ 2,092,000.76**	
92						**TOTAL Opinion of Probable Urgent, Priority, and Long-Term Needs Cost Mean**	**$1,990,710.86**			

PAR Outline Reference

ii.F.

SMA ARCHITECTS

Boys and Girls Club Preliminary Architectural Report Opinion of Probable Cost - April 2016

New Construction

Cost below includes contractor Overhead & Profit of 15%

	FUNCTION	#	UNIT	TOTAL UNITS		COST RANGE			TOTAL (min.)		TOTAL (max.)	Notes
	Common / Admin Spaces											
1	Reception / Primary Waiting	1	200	200	SF	$ 175.00	-	$ 201.25	$ 35,000.00	-	$ 40,250.00	
2	Lobby	1	400	400	SF	$ 175.00	-	$ 201.25	$ 70,000.00	-	$ 80,500.00	
3	Medium Conference Room	1	250	250	SF	$ 175.00	-	$ 201.25	$ 43,750.00	-	$ 50,312.50	
4	Small Conference Room	1	150	150	SF	$ 175.00	-	$ 201.25	$ 26,250.00	-	$ 30,187.50	
5	Large Conference Room	1	800	800	SF	$ 175.00	-	$ 201.25	$ 140,000.00	-	$ 161,000.00	
6	Staff Rest Rooms	2	75	150	SF	$ 225.00	-	$ 258.75	$ 33,750.00		$ 38,812.50	
7	Visitor Rest Rooms	2	75	150	SF	$ 225.00	-	$ 258.75	$ 33,750.00	-	$ 38,812.50	
8	Custodial	1	50	50	SF	$ 150.00	-	$ 172.50	$ 7,500.00	-	$ 8,625.00	
9	General Storage	1	200	200	SF	$ 100.00	-	$ 115.00	$ 20,000.00	-	$ 23,000.00	
10	Staff Break Area	1	200	200	SF	$ 150.00	-	$ 172.50	$ 30,000.00	-	$ 34,500.00	
11	Entry Vestibule	2	100	200	SF	$ 120.00	-	$ 138.00	$ 24,000.00	-	$ 27,600.00	
12	Mail / Copy / Fax Area	1	150	150	SF	$ 120.00	-	$ 138.00	$ 18,000.00	-	$ 20,700.00	
13	Offices	10	120	1200	SF	$ 150.00	-	$ 172.50	$ 180,000.00	-	$ 207,000.00	
14	Mechanical Room	1	300	300	SF	$ 151.00	-	$ 173.65	$ 45,300.00	-	$ 52,095.00	
15	**Program Spaces**											
16	Classrooms	10	900	9000	SF	$ 175.00	-	$ 201.25	$ 1,575,000.00	-	$ 1,811,250.00	
17	Storage	1	200	200	SF	$ 120.00	-	$ 138.00	$ 24,000.00	-	$ 27,600.00	
18	Commerical Kitchen	1	1200	1200	SF	$ 250.00	-	$ 287.50	$ 300,000.00	-	$ 345,000.00	
19	Multipurpose Room and associated spaces	1	5975	5975	SF	$ 150.00	-	$ 172.50	$ 896,250.00	-	$ 1,030,687.50	
20	Gym	1	1900	1900	SF	$ 200.00	-	$ 230.00	$ 380,000.00	-	$ 437,000.00	
21	**New Net Square Footage**			**22,675**	SF							
22	**New Gross Square Footage**			**32393**	SF							
23	**New Design Contingency (10%)**			**3,239.29**	SF	$ 120.00	-	$ 138.00	$ 388,714.29	-	$ 447,021.43	
24	**New Total Square Feet**			**35,632**	SF				**$ 4,271,264.29**	-	**$ 4,911,953.93**	
25	Site Paving (4") for parking, driveways, etc. (87 parking spots - 1.00/300 sq. ft. gross floor area)		4,200		SY	$ 18	-	$ 20	$ 75,600	-	$ 84,000	
26	Site Paving Crushed Base Course		2,100		CY	$ 35	-	$ 35	$ 73,500	-	$ 73,920	
27	Concrete Curb & Gutter		10,000		SF	$ 20	-	$ 22	$ 200,000	-	$ 220,000	
28	Site Concrete Paving		15,000		SF	$ 8	-	$ 9	$ 120,000	-	$ 132,000	
29	New Landscaping Allowance		1		SF	$ 75,000	-	$ 82,500	$ 75,000	-	$ 82,500	
30	ADA Site Signage		4		SF	$ 500	-	$ 550	$ 2,000	-	$ 2,200	
31	Parking striping		1		LS	$ 50,000	-	$ 55,000	$ 50,000	-	$ 55,000	
32	ADA door actuators		4		SF	$ 1,500	-	$ 1,650	$ 6,000	-	$ 6,600	
33	Site Demolition		1		SF	$ 20,000	-	$ 22,000	$ 20,000	-	$ 22,000	
34	Site Grading		1		SF	$ 30,000	-	$ 33,000	$ 30,000	-	$ 33,000	
35	New Utilities (electrical, plumbing) to New Building		1		SF	$ 50,000	-	$ 55,000	$ 50,000	-	$ 55,000	
36	Parking Lot Lighting		12		SF	$ 4,000	-	$ 4,400	$ 48,000	-	$ 52,800	
37	Exterior Site Signage Allowance		2		SF	$ 5,000	-	$ 5,500	$ 10,000	-	$ 11,000	
38								**Site Development**	**$ 760,100.00**	-	**$ 830,020.00**	
39								**Subtotal**	**$ 5,031,364.29**	-	**$ 5,741,973.93**	
40	Contractor General Conditions (10%)	1	LS	$ -		$ -	-	-	$ 503,136.43	-	$ 574,197.39	
41	Contractor Bond (0.05%)	1	LS	$ -		$ -	-	-	$ 25,156.82	-	$ 28,709.87	
42	Building Permit and Fees	1	LS	$ 1.00	-	$ 10,000.00	-	$ 15,000	$ 10,000.00	-	$ 15,000.00	
43								**Subtotal Base Opinion of Probable Construction Cost Range**	**$ 6,319,757.54**	-	**$ 7,174,901.19**	
44								**Base Opinion of Probable Construction Cost Mean**	**$6,747,329.36**			
45												
46	**Misc. Additional Project Costs**											
47	Architectural, Structural, Mechanical, Electrical Fees						$ -	-	$ 947,963.63			
48	Misc. Additional Project costs (printing, travel, etc)						$ -	-	$ 5,000.00			
49	Design Contingency (5%)						$ -	-	$ 315,987.88			
50	Construction Contingency (10%)						$ -	-	$ 631,975.75			
51	Construction Inflation to Spring of 2017 (5%)						$ -	-	$ 315,987.88			
52	Geotechnical Report								$ 5,000.00			
53	Land Purchase - to be determined								$ -			
54	Furniture - to be determined								$ -			
55												
56								**TOTAL Opinion of Probable Project Cost Range**	**$8,541,672.67**	-	**$ 9,391,816.33**	
57								**TOTAL Opinion of Probable Project Cost Mean**	**$8,966,744.50**			
58												
59												

60 ***Note: The costs outlined above are to be used for preliminary budgeting purposes only. The square foot costs are based on assumptions of elements not entirely defined at the time of developing this opinion of probable cost. The assumptions made and used for this cost estimate were derived by preliminary planning efforts and collaboration with stakeholders.

iii.A. ANALYSIS OF ALTERNATIVE SOLUTIONS

Provide an analysis of why the perferred alternative (design, building, or location) was selected over other alternatives.

iii.A.

Alternative 1 - no work

Alternative 2 - Renovation

Alternative 3 - New Construction

As previously indicated, through two rounds of ranking, Alternative 2 (renovation) was selected. From there, specific items were studied and ranked by the user in order of priority. The analysis and ranking of the specific items was conducted though meetings and conferences, based on the life and safety priorities of the owner. See the following pages for the second round of ranking.

Re-roof STEM / Power Hour space
Remove the existing roofing and insulation. Replace with new insulation that meets energy standards. The roof will be replaced with a new roofing membrane system, with new flashing and trim. Any roof drainage issues will be mitigated.

Add emergency lighting throughout
Provide lighting so that the building is safe in the instance of an emergency that could affect power, etc.

New Fire Alarm throughout
Implement a building wide fire alarm to increase safety.

iii.A. ANALYSIS OF ALTERNATIVE SOLUTIONS

Provide an analysis of why the preferred alternative (design, building, or location) was selected over other alternatives.

By studying the categories determined by working with Havre Boys and Girls Club of the Hi-Line's priorities (in the preceding matrix), the analysis of the alternatives shows that other benefits, such as community visibility and access to services, are considered vital. Cost was also a concern, particularly since the Havre Boys and Girls Club of the Hi-Line is dependant on community support, county support, and donations. Area compatibility as a factor is important to study so that they would end up in an area that would support their mission and needs. The community visibility and potential for a positive affect on the nearby neighborhood have also been studied in regards to the types of surrounding businesses, entities, etc. Of the alternatives identified that would solve the outlined needs, the Preferred Alternative is determined to be the use of this existing building by the Boys and Girls Club of the Hi-Line.
The Havre Boys and Girls Club Staff and Board of Directors, SMA and MKK Engineering have analyzed the alternatives and determined the following (in no particular order). A color key to the ranking is to the left.

URGENT NEED
PRIORITY NEED
NEED
FUTURE NEED

PAR Outline Reference iii.A.

Item	Description	Selection status and supporting commentary (all comments refer to findings in alternative analysis)
1	Re-roof STEM / Power Hour Building Portion	high priority, most important! ASAP!
2	Renovate Teen Center	nice to have in the future... the hope is to attract more teens. There may be more funding for this age group in the future. Goal is to increase teen attendance.
3	Renovate rest rooms	not a super high priority.
4	Replace windows in Teen Center	need to be replaced for efficiency - room is too hot in the summer. Single pane glass is always breaking, needing to be replaced. Windows are more urgent than the renovation.
5	Renovate gymnasium (doesn't include locker room / storage)	high priority for need list (over teen center and admin). crumbling walls. Temporarily patched for now. Higher priority over teen renovation.
6	Renovate administration wing	getting by for now - future.
7	Provide accessible routes to playground	will be taken care of outside CDBG grant.
8	Replace old electrical panel	low priority
9	Add Lighting controls throughout	priority - code requirement.
10	Replace lighting in Teen Center	do this as a portion of the teen center renovation - not on its own.
11	Add emergency lighting throughout	low priority - code requirement. The part of the building that is used after hours has it (the addition).
12	Add fire alarm system throughout	high priority - code requirement.
13	Replace boiler	Wait to address boilers until other items are worked on.
14a	New heating system throughout (VRV)	Wait to address boilers until other items are worked on.
14b	New heating system throughout (RTU)	Wait to address boilers until other items are worked on.
14c	New heating system throughout (Four Pipe Fan Coil Units)	Wait to address boilers until other items are worked on.
15	Improve entrance drainage	needs to be addressed - medium priority. 2nd on need list.
16	Improve drop off area	getting by for now - future. Should be looked at for options.
17	Replace HVU in gym area	If the gym is remodeled, it should be replaced.
18	New Direct Digital Control system	Wait to address boilers until other items are worked on.
19	Parking lot paving	Nice to have, not a high priority at this time.
20	Staff Rest Room	The staff bathroom is a high priority need. Single use.

Alternatives [second round ranking]

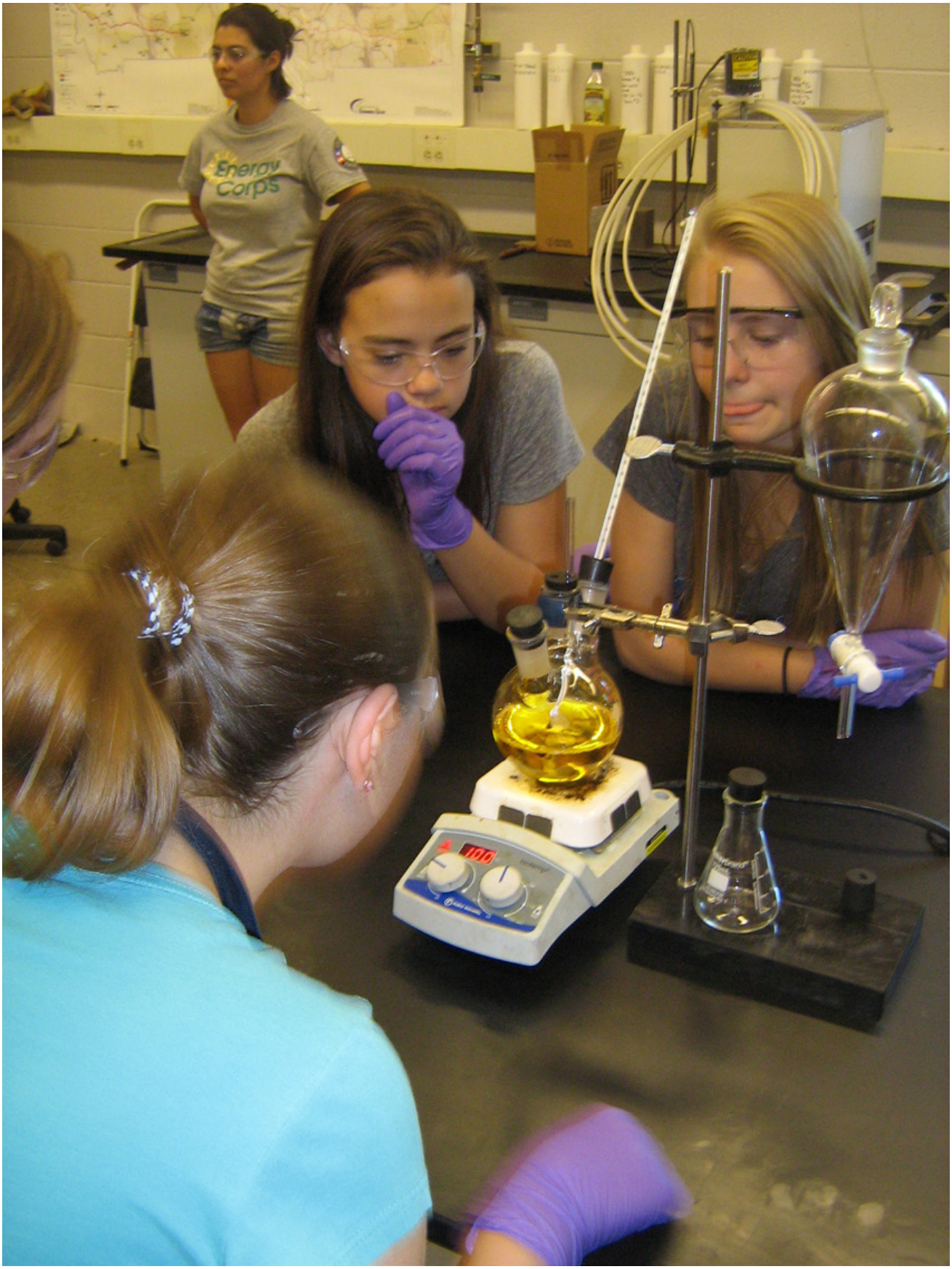
iii.B. SITE LOCATION AND CHARACTERISTICS

Discuss the site location of any current or proposed facilities, and why the preferred alternative was selected over other alternatives.

PAR Outline Reference
iii.B.

Per iii.A. the Alternative 2 (with the options listed as urgent need) is recommended as the Preferred Alternative for renovation to meet the needs of the Havre Boys and Girls Club of the Hi-Line.

This alternative is in the city limits of Havre, Montana and has existing city water and sewer services, including gas and electricity.


Energy Corps

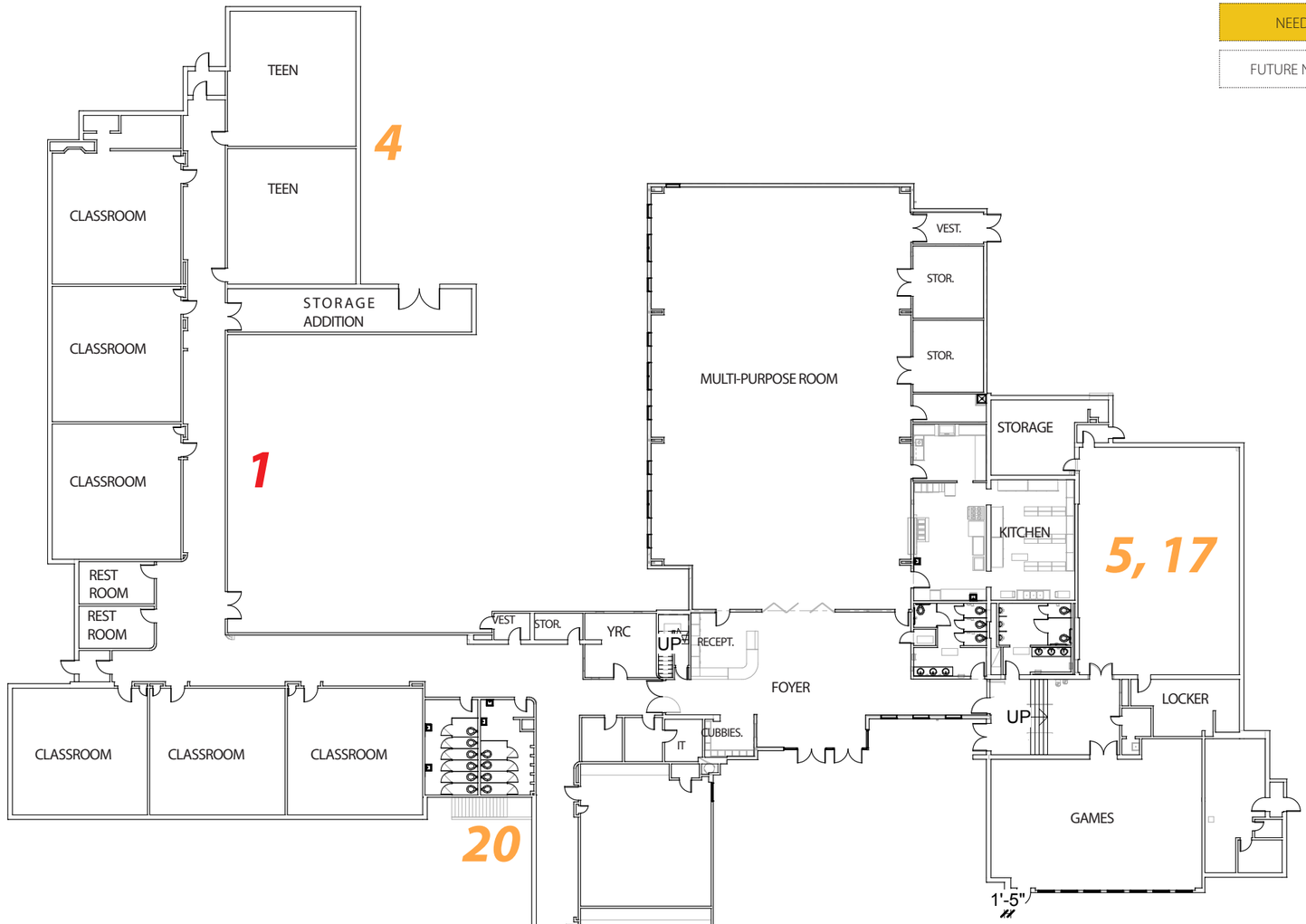
iii.C ARCHITECTURAL PLANS

Provide preliminary architectural plans (including a proposed floor plan) for the proposed (new or rehabilitated) facility.

The plans identify the locations of the proposed work. Much of the work is building wide; however, the areas of visible renovation would include the gym, the staff rest room, window replacement, reroof, etc.

URGENT NEED
PRIORITY NEED
NEED
FUTURE NEED

PAR Outline Reference
iii.C



11,12,
mechanical, electrical, or building-wide in nature

PAR Outline Reference

iii.D.

iii.D. OPERATIONAL REQUIREMENTS

Discuss the expertise required to operate the facility and any unique operational requirements or benefits of the facility and describe why the preferred alternative was selected over other alternatives.

The Facility Operation and Maintenance outlined and the program articulate some of the O & M issues and some of the Health and Safety issues are also applicable. Based on the proposed project, it is not anticipated that extensive expertise will be required to operate the Boys and Girls Club of the Hi-Line once the renovation project is completed.

It fact, it is anticipated that when the entire project construction is completed that the expertise level required will diminish compared to similar existing facilities.

The proposed renovations would have minimal impact on existing service facilities, but would have a major impact on the Boys and Girls Club of the Hi-Line's community impact and accessibility.

In summary, we believe that this project has the potential of making the future operational needs of the Boys and Girls Club of the Hi-Line more consistent, accessible, efficient, and safe for the users and stakeholders and serve as a model for other Boys and Girls Clubs . Operation and maintenance would be as projected previously.

PAR Outline Reference

iii.E.

iii.E. PROJECT COST SUMMARY / PROJECT COST ESTIMATE

Provide an itemized estimate of the project cost based on the anticipated period of construction including administrative, development, and construction, land and utilities, legal, engineering, interest, equipment, contingencies, refinancing, and other costs associated with the proposed project. See 'II.F COST ESTIMATES FOR EACH ALTERNATIVE' above.

FOR PUBLIC FACILITIES projects, consult the Uniform Application for Montana Housing Loan, Grant,& Tax Credit Programs, and the CDBG website discussing special requirements for projects involving non-profit agencies or for profit organizations or other public agencies. Section C, Financial Analysis, Part V of the Uniform Application for Montana Housing Loan, Grant,& Tax Credit Programs provides a form to compute annual operation and maintenance costs that would be useful for both Public Facilities and Housing projects.

See next page for project cost estimate

- To the best of our knowledge, there are no annual costs of purchasing or replacing equipment necessary to the function of the facility.
- To the best of our knowledge, there is no existing debt on the existing Boys and Girls Club of the Hi-Line.
- Proposed project funding would consist of a potential CDBG grant and funding that has been outlined by the Boys and Girls Club of the Hi-Line, Inc.

Boys and Girls Club Preliminary Architectural Report Opinion of Probable Cost - April 2016

Items below listed in order of priority as determined by A/E Team and Boys & Girls Club Building Committee

Cost below includes contractor Overhead & Profit of 15%

	FUNCTION	EST. UNITS	UNIT	COST			TOTAL (min.)		TOTAL (max.)	NOTES
1	**Urgent Needs (Building Longevity & Life Safety)**									
2	Add Fire Alarm System Throughout Entire Building	1	LS	$ 45,000.00	-	$ 51,750.00	$ 45,000.00	-	$ 51,750.00	
3	Re-Roof STEM/Power Hour Portion of Building	9,735	SF	$ 9.50		$ 10.88	$ 92,483.98	-	$ 105,956.95	
4	Demo Existing Built-up Asphalt Roof and Insulation Removal/ Disposal									
5	Demo Existing Tar and Gravel roof removal									
6	Demo Existing Roof Sheathing Removal and Disposal									
7	Demo Existing Roof Edge Flashing Removal and Disposal									
8	(N) Rigid Insulation, membrane roofing									
9	(N) Roof Sheathing									
10	(N) Roof pipeboots									
11	(N) Roof Edge Flashings									
12						**Urgent Needs Subtotal**	$ 137,483.98	-	$ 157,706.95	2
13										
14	**Priority Needs (Building Longevity & Programs)**									
15	Renovation of Gym (Total)	2,285	SF	$ 63.79		$ 70.17	$ 145,759.20	-	$ 160,335.12	
16	Architectural Demolition (FRP Panels, Windows, Wall Base)									
17	Architectural Renovations (Wall/Ceiling/Base Repairs, Floor Refinish, Wall Pads)									
18	Window Replacement (operation change to awning, water repairs)									
19	Mechanical Renovations									
20	Electrical Renovations									
21	Improve Site Drainage at Entrance	1	LS	-		-	$ 4,804.25	-	$ 5,284.68	
22	Associated Concrete Demolition									
23	(N) Curb (higher)									
24	(N) Gutter and Downspouts Along Administration Wing									
25	(N) Trench Drain Across Walks									
26	Staff Rest Room Renovation	50	SF	$ 123.51		$ 135.86	$ 6,175.50	-	$ 6,793.05	
27	Demolition									
28	Ceiling Finish Repair and Repaint									
29	(N) Bathroom Fixtures (Lavatory and Sink)									
30	(N) Bathroom Accessories (TP holder, grab bars, soap dispenser, mirror, etc.)									
31	(N) Walls (Tile Wainscot, Tile Backer Board, Mold/Moisture Resistant GWB)									
32	(N) Tile Flooring and Underlayment									
33	(N) Mechanical (Heating, Ventilation, Fan, Plumbing)									
34	(N) Lighting									
35	Replace Windows in Teen Center Area	14	EA	$ 242.86		$ 267.14	$ 3,400.00	-	$ 3,740.00	
36	Emergency Lighting Throughout Building	1	LS	-		-	$ 18,400.00	-	$ 20,240.00	
37						**Priority Needs Subtotal**	$ 178,538.95	-	$ 196,392.85	2
38										
39						**Subtotal**	$ 316,022.93	-	$ 354,099.80	
40	Contractor General Conditions (10%)	1	LS	$ -		$ -	$ 31,602.29	-	$ 35,409.98	1
41	Contractor Bond (0.05%)	1	LS	$ -		$ -	$ 1,580.11	-	$ 1,770.50	
42	Building Permit and Fees	1	LS	$ 3,131.25	-	$ 3,600.94	$ 3,131.25	-	$ 3,600.94	
43	**Subtotal Base Opinion of Probable Urgent and Priority Needs Construction Cost Range**						$ 352,336.58	-	$ 394,881.21	
44	**Base Opinion of Probable Urgent and Priority Needs Construction Cost Mean**						$373,608.90			
45										
46	**Misc. Additional Project Costs**									
47	Architectural, Structural, Mechanical, Electrical Fees						$ 38,757.02	-	$ 43,436.93	
48	Misc. Additional Project costs (printing, travel, etc)						$ 1,500.00	-	$ 2,000.00	
49	Asbestos / Lead Paint evaluation						$ 1,000.00	-	$ 1,150.00	
50	Asbestos / Lead Paint mitigation (as required)						$ 5,000.00	-	$ 5,750.00	
51	Design Contingency (5%)						$ 17,616.83	-	$ 19,744.06	
52	Construction Contingency (10%)						$ 35,233.66	-	$ 39,488.12	
	Construction Inflation to Spring of 2017 (5%)						$ 156.56	-	$ 180.05	
53	Grant Administration (5%,						$ 17,616.83	-	$ 19,744.06	
54										
55	**TOTAL Opinion of Probable Urgent and Priority Needs Project Cost Range**						$ 469,217.49	-	$ 526,374.44	
56	**TOTAL Opinion of Probable Urgent and Priority Needs Project Cost Mean**						$497,795.96			
57										
58	**1. Contractor General conditions increase from 8% (typical) to account for travel expenses to Havre, MT.**									
59	**2. Items Included as "Urgent" and "Priority" needs also reflect the maximum amount of construction achievable for the stipulated budget. It is recommended that Additive Alternates be included in the final Construction Documents. It is anticipated that Additive Alternates will begin being defined with items described on Line 26 (and lower) on this worksheet, and may include a number of items described on the "Long-term Needs" worksheet below.**									
60	***Note: The costs outlined above are to be used for preliminary budgeting purposes only. The square foot costs are based on assumptions of elements not entirely defined at the time of developing this opinion of probable cost. The assumptions made and used for this cost estimate were derived by preliminary planning efforts and collaboration with Boys and Girls Club stakeholders.									

61	**Long-Terms Needs (Building Longevity & Programs)**										
62	Lighting Controls Throughout Building	29,500.00	SF	$ 1.00	-	$ 1.15	$ 29,500.00	-	$ 33,925.00		
63	Renovate Administration Wing (including lighting)	2,100.00	SF	$ 28.85	-	$ 31.74	$ 60,595.00	-	$ 66,654.50		
64	Renovate Teen Center (including lighting)	3,300.00	SF	$ 15.06	-	$ 16.57	$ 49,698.75	-	$ 54,668.63		
65	Parking Lot Paving	19,001.00	SF	$ 3.08	-	$ 3.39	$ 58,523.08	-	$ 64,375.39		
66	Improve Drop Off Area	1.00	LS	$ 3.08	-	$ 3.39	$ 26,080.50	-	$ 28,688.55		
67	Replace Outdated Electrical Panel	1.00	LS	$ 8,000.00	-	$ 8,800.00	$ 8,000.00	-	$ 8,800.00		
68	Boiler Replacement	1.00	LS	$ 735,000.00	-	$ 808,500.00	$ 735,000.00	-	$ 808,500.00		
69	(N) Boilers										
70	(N) Heating and Ventilation System (most expensive option proposed by Mech.)										
71	(N) Direct Digital Control System										
72						**Long-Term Needs Subtotal**	**$ 967,397.33**	-	**$ 1,065,612.06**	2	
73											
74	Contractor General Conditions (10%)	1	LS	$ -		$ -	$ 96,739.73	-	$ 106,561.21		
75	Contractor Bond (0.05%)	1	LS	$ -		$ -	$ 4,836.99	-	$ 5,328.06		
76	Building Permit and Fees	1	LS	$ 5,608.75	-	$ 6,450.06	$ 5,608.75	-	$ 6,450.06		
77						**Subtotal Base Opinion of Probable Long-Term Needs Construction Cost Range**	**$ 1,074,582.80**	-	**$ 1,183,951.39**		
78						**Base Opinion of Probable Long-Term Needs Construction Cost Mean**		**$1,129,267.10**			
79											
80	**Misc. Additional Project Costs**										
81	Architectural, Structural, Mechanical, Electrical Fees						$ 118,204.11	-	$ 130,234.65		
82	Misc. Additional Project costs (printing, travel, etc)						$ 1,500.00	-	$ 2,000.00		
83	Asbestos / Lead Paint evaluation						$ 1,000.00	-	$ 1,150.00		
84	Asbestos / Lead Paint mitigation (as required)						$ 10,000.00	-	$ 11,500.00		
85	Design Contingency (5%)						$ 53,729.14	-	$ 59,197.57		
86	Construction Contingency (10%)						$ 107,458.28	-	$ 118,395.14		
87	Construction Inflation to Spring of 2017 (5%)						$ 53,729.14	-	$ 59,197.57		
88											
89						**TOTAL Opinion of Probable Long-Term Needs Cost Range**	**$ 1,420,203.47**	-	**$ 1,565,626.32**		
90						**TOTAL Opinion of Probable Long-Term Needs Cost Mean**		**$1,492,914.90**			

91	**TOTAL Opinion of Probable Urgent, Priority, and Long-Term Needs Cost Range**	**$ 1,889,420.96**	-	**$ 2,092,000.76**
92	**TOTAL Opinion of Probable Urgent, Priority, and Long-Term Needs Cost Mean**		**$1,990,710.86**	

The proposed project would solve ***4 major existing problems:***

1. Improved life-safety for children, employees, visitors, and community users.
2. Improved space and comfort.
3. Improved staff and service spaces
4. Improved building longevity / maintenance

The basic design premise for this proposed project has been ***improved life-safety*** and ***improved physical building longevity*** for both users and stakeholders, meeting the outlined programmed space needs. To accomplish this, renovating the existing building will best serve Havre and Hill County.

By implementing a fire alarm system throughout the entire building - a true life safety improvement - the safety of everyone using the building will be improved. Additionally, the reroofing of the STEM / Power Hour area is critical to avoid building roof area failure. Previous damage from other leaks in the roof will be repaired, and new insulation will help with energy efficiency. Other renovation items include the Gym, which is not used to its full potential now due to water and finishes damage. By updating the Gym, the Club will be able to continue its mission of inspiring and enabling healthy exercise and living amongst its members, particularly in the cold winter months. Improved site drainage at the entrance will reduce the potential for accidents and damage from water run off.

The staff rest room is also a critical portion of the project. Currently, staff use the rest rooms that the children do. The Boys and Girls Club wants to extend the successful space renovation / addition achieved for the program spaces to support its staff. While there is not currently enough funding to renovate the staff space (the Club having chosen another space, the Gym, as having a higher need), being able to provide as simple a concept as a functional, accessible staff rest room is significant to the staff is a huge achievement.

Replacement of the windows in the Teen Center area (the last of the old windows in the building) will improve energy efficiency and even visibility to the exterior. This work is important to the long term investment in the building by the Club. Also, providing emergency lighting throughout the facility that will provide a safe level of lighting in the case of power outages, etc, is another way of dramatically improving the life safety of the students and staff.

The best solution would be to implement the project as outlined previously. The proposed project is well planned and based on the current identified needs, the available and proposed budget, and the long-term community goals for both the Havre Boys and Girls Club of the Hi-Line and the area. In order to fully support children and the greater community of the Hi-Line, a Boys and Girls Club that accommodates children, staff, and community members to the best of their ability is necessary, recommended, and **critical.**

PAR Outline Reference

A

Havre Boys and Girls Club of the Hi-Line

Preliminary Architectural Report

APPENDIX

community support

HAVRE PUBLIC SCHOOLS
P.O. Box 7791 - 425 6th Street
HAVRE, MONTANA 59501

CENTRAL ADMINISTRATION
(406)265-4356
FAX (406) 265-8460

HAVRE HIGH SCHOOL
(406)265-6732
FAX (406) 265-3217

HAVRE MIDDLE SCHOOL
(406)265-9613
FAX (406) 265-4414

SUNNYSIDE INTERMEDIATE
(406) 265-9671

LINCOLN MCKINLEY PRIMARY
(406) 265-9619

HIGHLAND PARK EARLY PRIMARY
(406) 265-5554

TRANSPORTATION DEPARTMENT
(406) 265-9032

May 6, 2016

To Whom It May Concern,

I am writing this letter in support of the Boys & Girls Club of the Hi-Line to receive grant funding. I am a parent, former teacher, and current elementary principal in the city of Havre, Montana. Due to my roles, I have seen firsthand the amazing benefit the club is to our community.

The B&G Club is a safe place for children to go after school and before their parents are home from work. Personally, my daughter attends on a daily basis and is able to complete all of her homework, then enjoy the classes, have a snack, or play outside. For many of our students that struggle with completing homework, I recommend to their parents that they encourage their children to do their homework first, then enjoy time with their friends. Many of the children also eat a light snack or dinner. This is beneficial if they have to go directly to sporting events, or if families are undergoing financial hardships.

The addition and upgrade to the B&G Club have been amazing. There are still significant areas in need of improvement. The roof is leaking, fire alarms and a PA system would also increase the safety of the club for the over 200 students in regular attendance.

Thank you for your consideration of a grant for our deserving Hi-Line Boys & Girls Club.

If you have any questions, please do not hesitate to call me.

Sincerely,

Holly Bitz

Holly Bitz, Principal
Lincoln-McKinley Primary School
(406) 265-9619
bitzh@havre.k12.mt.us

HILL COUNTY ATTORNEY
Gina Dahl
Hill County Courthouse • 315 4th Street
Havre, MT 59501-3923
Telephone 406-265-5481, Ext. 211 • Fax: 406-265-3638
Email: *dahlg@co.hill.mt.us*

Ryan Mickelson
Deputy
mickelsonr@co.hill.mt.us

Carolyn H. Gray
Deputy
grayc@co.hill.mt.us

May 13, 2016

Boys and Girls Club of the Hi-Line
P.O. Box 68
Havre, MT 59501

Re: support for Boys and Girls Club

To Whom It May Concern:

I am writing in support of the Boys & Girls Club of the Hi-Line ("Club") in its effort to obtain grant funds to improve the facility and property. While I don't have children who attend the club, I am aware of its popularity and know that the facility is widely used and the importance of maintaining and updating the property.

The families I speak with about the Club have indicated how much they rely on the Club to provide a safe place for kids after school as well as activities to broaden their interests. The Club is a tremendous help in getting kids to do their homework and gives them extra help if they need it.

In addition to the above, I am also aware of how the Club assists with the criminal justice system. My office prosecutes criminal matters as well as Youth Court cases involving Hill County's juvenile population. One reason this Club is important to this office is that it provides additional options to the Court through the use of the Reporting Center for youth who are currently entangled in the Youth Court system. The Club provides educational activities, recreational programming, and life skills development workshops to promote, encourage and reinforce proactive and acceptable behaviors in youth.

I believe the very existence of the Club works to reduce and prevent criminal recidivism in minors by providing positive activities and experiences to at-risk youth, especially during the key times when criminal/delinquent activity is most likely. I firmly believe having a Boys and Girls Club available to our at-risk youth makes a positive change towards the eradication of juvenile delinquency and helps make our community a safer environment for all.

Sincerely,

Gina Dahl
HILL COUNTY ATTORNEY

February 18, 2016

To Whom It May Concern:

I am writing this letter of support for the Havre Boys and Girls Club. This is a wonderful, safe and amazing place for the young people of our community to go after school so their parents can work and not worry about the kids.

As a business owner, I have many single parents working for me who need to know that their kids are safe and happy after school. The included snacks are one less thing about which the parent does not have to worry and maybe gives a small respite before dinner must be on the table. The homework program assures that homework is started and many times finished before the child is picked up and is an incredible gift to both parent and child. This gives them quality family time in the evening instead of dinner, homework and bed as a nightly routine.

There are many different programs and areas to accommodate the many different interests and ages of the children; while still offering ample supervision to assure the safety of the child. These services are offered to our community children at an affordable cost and in some instances there are scholarships available for families that cannot afford even the nominal fee. In some larger communities, the services are available, but the cost is prohibitive to the families who most need the programs.

We are blessed to have this available in our community and as a business owner as well as a parent and grandparent, I gladly support this great organization and its services in our small area.

Sincerely,

Penney Kaye Bergren
PJs Restaurant and Casino
15 3rd Avenue
Havre, MT 59501
(406) 265-4637

Wednesday, May 4, 2016

To Whom It May Concern,

I am writing this letter on behalf of the Boys' and Girls Club of the Hi-Line. Since the Club has opened their doors here in the community of Havre, I have witnessed a positive impact on the students who attend and also the community of Havre, MT.

The Boys' and Girls' Club of the Hi-Line is a positive place where kids of all ages can attend. They are able to work on their social skills while playing with their friends. The kids are able to complete their homework at the Club and even have assistance available to them if the homework becomes too difficult for them to complete on their own. Kids are able to use the latest technology to further their education, complete their homework, or keep up to date on the current events happening in the world around them. There are many other things the Boys' and Girls' Club of the Hi-Line do to involve students in as well. Some of these activities include plays, art activities, instructional games, and so much more.

Most importantly, the Boys' and Girls' Club of the Hi-Line is a safe place for our kids to be when school isn't in session or parents have to work. To know that kids are able to attend and be a part of a safe environment, give many community members piece of mind.

Sincerely,

Erin Olson
Community Member and Teacher

From the Desk of Jennifer Patrick

18 Lila Drive
Havre, MT 59501
jennpatrick@bresnan.net

Tuesday, May 10, 2016

Boys & Girls Club of the Hi-Line
Attn: Gal Phillips
P.O. Box 68
Havre, MT 59501

Dear Mrs. Phillips:

It is my pleasure to write this letter of support for the Boys and Girls Club of the Hi-Line as they pursue funding to address the Club's aging infrastructure concerns.

Over 200 children participate in Club activities every single day from my community. The Boys and Girls Club of the Hi-Line provides each child, for a low membership fee of $35 per year, a free meal after school, a safe place to go while parents are still working and homework help.

My child is not yet involved with the Club, as my daughter is not quite two years old. I was, however, able to volunteer while going to college and therefore saw first-hand the benefits the Boys and Girls Club of the Hi-Line offers to the children and families of our rural community. Our family continues to support the Boys and Girls Club monetarily because we want to be able to utilize these great services in the future.

The Boys and Girls Club of the Hi-Line strives to enable all young people, especially those who need it most, to realize their full potential as productive, responsible and caring citizens. I fully support the Club as they seek external funding to continue upgrades to this valuable community resource.

Sincerely,

Jennifer Patrick
Community Member

May 9, 2016

To Whom It May Concern;

A large amount of students from my classroom attend the Boys and Girls Club of the Hi-Line. It definitely has a positive impact on the children of the community. It provides a safe environment for children when school is not in session. Children are offered a number of learning opportunities and activities to participate in within a supervised setting. They work on building appropriate social skills through their interactions with other club members and staff members. They are given choices on a variety of activities to partake in which allow them to work individually and with others.

The Boys and Girls Club offers children the opportunity to expand on their educational experience they receive from Havre Public Schools. Ms. Priscilla Presnell is a great resource for children and adults as well. She works with children on their homework and provides additional learning opportunities for them. For example, children spend time reading, practicing math facts and writing spelling words. Ms. Presnell works very closely with educators and staff members employed by Havre Public Schools to ensure that her activities correlate with those the children are experiencing within their classrooms. She contacts teachers and visits their classrooms. She sends out emails to update people on the current happenings at the club.

Havre is fortunate to have the Boys and Girls Club in its community. Without its existence, I am not sure what many of the children in our community would be doing or where they would be spending their time. I am very grateful for the Boys and Girls Club of the Hi-Line.

Respectfully,

Aubrie Kallenberger

Aubrie Kallenberger
1st Grade Teacher
Havre Public Schools

David & Debi Rhines
628 4th Ave
Havre, MT 59501

May 17, 2016

Gal Phillips
Resource Development Director
Boys and Girls Club of the Hi-Line
PO Box 68
Havre, MT 59501

Dear Gal;

The Club plays a vital role in our community by offering a safe place for the community children after school. The positive activities at the club are important to the healthy development of our child and her peers. Having a place that provides a positive atmosphere for our daughter to complete her homework has been very beneficial to us as parents. Having a place which is safe and structurally sound is of equal importance. We gladly support the efforts of the board to continue to make the building a better place, not only now but for future generations.

As local business owners we realize the services provided by the Boys & Girls Club are vital to our community and enhance our local economy by saving low to moderate income households thousands of dollars each year in childcare expenses. It also helps increase workforce availability for our local businesses and decrease costs associated with juvenile criminal activity and poor health habits.

Thank you for all your efforts in regards to the operation of the Boys and Girls Club of the Hi-Line.

Sincerely,

Dave and Deb Rhines

May 23, 2016

Boys and Girls Club of the Hi-Line
PO Box 68
Havre, MT 59501

To Whom It May Concern:

The Havre Chamber of Commerce supports this grant application from the Boys and Girls Club for their facility improvements.

The Chamber has supported the work of the Club over the years from donating $2,000 to their fitness walk in 2003 with funds coming from our 3 on 3 Basketball Tournament to providing students from our Leadership High School Program to help with a mentoring program in 2007.

The Club provides a wonderful asset for our community through the great programs they offer our area youth. The Club has been an awesome partner and resource over the years for the Chamber's Leadership High School program through the use of the facility to offering speakers.

Please give this grant application your consideration as the Boys and Girls Club of the Hi-Line is truly a community asset.

Sincerely,
Debbie Vandeberg
Executive Director
Havre Area Chamber of Commerce

Gal Simanton

From: kathy olson <kathy_olson59501@yahoo.com>
Sent: Tuesday, May 17, 2016 10:07 PM
To: Gal Simanton
Subject: Support Letter

Our son Max started going to the Boys & Girls Club when he was in second grade and he is now in the seventh grade. He had always went to First Lutheran Daycare and they were wonderful, but as children get older they start to out-grow daycare. The Boys & Girls Club has been a wonderful experience for both Max and us, his parents. He could take the school bus directly there and then I picked him up after work. It is a good feeling as a parent to know he was in a good interactive environment. The Boys & Girls Club offers a wide variety of activities for the kids. They can go to the game room, gym, art room and even get help with homework in the Power Hour room. We feel the Power Hour room is one of the best things that the Boys & Girls Club offers. When both parents work, by the time we'd get home, it didn't leave much time after supper. So with Power Hour it was great to have some or all of homework done. It's good to know your child can be having fun, learning, and engaging in a variety of activies. I cannot recall Max ever coming home saying he was "bored" or had nothing to do. Kids are usually hungry when they get home from school, so it's nice that the Boys & Girls Club offers snacks too. The summer program is great as well, giving kids a few hours of great interactive time. Max enjoyed several of the summer programs that are offered. If there was no Boys & Girls Club we would have kept Max in daycare, but I feel there are families whose children for a variety of reasons would be spending after school time & summer hours at home alone. Kids will each get a different experience and enjoy different aspects of the Boys & Girls Club, but no matter what, we feel it would be a good experience. We are very fortunate in this community to have the Boys & Girls Club, we fully endorse this great organizaion.
Larry & Kathy Olson
406-265-1334

656 people reached

Boost Post

Like Comment Share

Gal Phillips, Rose Cloninger and 7 others

Top Comments

2 shares

Write a comment...

Samantha Clawson- Hutchins My family loves to attend the open house events at the club, my four year old can't wait till he is old enough to become a member! It means so much to know that the children in our community have a safe place with caring staff and a nutritious meal. The club membership costs are some of the lowest in the state, with scholarships for those that can't afford it. Havre and the hi-line are so lucky!

Unlike · Reply · Message · 1 · February 12 at 6:36pm

Rachel Dean My kids have been going to the Club since each turned 6. It's great that they have a safe place to play with their friends and learn how to interact in safe, respectful ways. They have also learned the value of saving and doing homework in Power Hour, where both my girls earned enough points to 'buy' lockers! The Club is a special place and I'm proud to support it.

153952168742269/?type=3 Message · 1 · February 12 at 6:04pm

Julie Owens-Sparks My kids love the club! They always have activities planned for all ages! Love power hour it let's us have quality family time at home at night and love that they provide a snack and dinner no one will go home hungary!

Unlike · Reply · Message · 1 · February 12 at 7:02pm

Ann McKnight My granddaughter comes from California in the summer and going to the club allows her to make friends and have something positive to do when I am at work. She stays in touch with her friends during the year and looks forward to coming back each year. Kudos to everyone that makes this possible.

Unlike · Reply · Message · 1 · February 12 at 8:23pm

Keri Ferdinand Woodwick The club is great- it's wonderful to know my grandson has a fun, safe, place to go after school. He loves it and doesn't want to miss a day.

Unlike · Reply · Message · 1 · February 12 at 7:27pm

Pam Hillery 200+ kids a day have a fun, enriching, safe place to be after school. They even get a healthy snack and dinner! I am so thankful that Havre supports its Boys and Girls Club!

Unlike · Reply · Message · 1 · February 12 at 4:30pm

Denise WindyBoy Koda loves the club!!! Activities,snacks,playground and friends ...it's a great place!

Unlike · Reply · Message · 1 · February 12 at 3:54pm

Rose Cloninger The club has been such a wonderful place for all my grandkids. There is 5 that go there now and the youngest can't wait. They all have loved power hour, it sure helps to get homework done so they can do other things later and enjoy family time at home later. They love seeing there friends and love the staff. They are always talking about the club best place in town for kids.

Unlike · Reply · Message · 1 · February 12 at 8:05pm

Write a comment...

PAR Outline Reference

A

environmental checklist agency correspondence

DEQ
Montana Department of Environmental Quality

April 15, 2016

Becky Lawson
SMA Architects
2625 Winne Avenue, Suite 1
Helena, MT 59601

RE: Boys and Girls Club of the Hi-Line Preliminary Architectural Report

Dear Ms.Lawson:

Thank you for the opportunity to comment on the proposed project referenced above.

From your project description the Department of Environmental Quality (DEQ) believes that this project has no impact on resources outside the building that require further DEQ attention. You do mention that if necessary you will follow DEQ requirements for asbestos or lead abatement. I am attaching a fact sheet for water protection that will assist you in determining if you meet thresholds for permitting should the project change. I am also attaching our asbestos brochure for your information.

If after looking at the fact sheets, you determine that your project may require further consultation with Water Protection Bureau staff (406) 444-3080 or our Hazardous Waste Underground Tank Management Bureau at (406) 444-5300.

Sincerely,

Bonnie Lovelace

Bonnie Lovelace
Regulatory Affairs Manager
Director's Office
(406) 444-1760

Encl
REF#: 16-085

Becky Lawson

From: Biggar, Denise <dbiggar@mt.gov>
Sent: Tuesday, March 29, 2016 11:08 AM
To: Becky Lawson
Subject: Remodel of Senior Center - Malta

Follow Up Flag: Follow up
Flag Status: Flagged

Becky,

I have reviewed the plans for the remodel of the Senior Center in Malta. The Department of Natural Resources and Conservation has no comments regarding the project. If you have any questions, give me a call.

Denise Biggar
Regional Manager
DNRC Glasgow Water Resource Office
(406) 228-2561

PAR Outline Reference

A

20160317 12

SMA ARCHITECTS

HELENA
2625 Winne Avenue, Suite 1
Helena, MT 59601 | ph. 406.442.4933
www.architects-sma.com

BOZEMAN
508 North Broadway, Suites A&B
Bozeman, MT 59715 | ph. 406.219.2216
www.architects-sma.com

RECEIVED
MAR 17 2016
BY: SHPO

- PETE
- HUD/CDBG
- SMA = MALTA SENIOR CENTER PH CO

March 2016
Montana State Historic Preservation Office
Attn: Pete Brown
1410 8th Avenue
P.O. Box 201
Helena, MT 59620

Dear Mr. Brown,

As part of the preparation of the environmental checklist in the Preliminary Architectural Report for the Malta Senior Center, we are soliciting comments from state, federal, and local agencies to determine if there are any adverse or potentially adverse impacts for renovation at this site, which is 110 South 1st West, Malta, MT 59538.

Enclosed you will find a map that shows the building location in Malta, a project narrative, and information on the flood plain. For your convenience, we have included space for comments on this letter. Please return to:

SMA Architects
Email: beckyl@architects-sma.com
2625 Winne Avenue, Suite 1
Helena, MT 59601

Thanks for your time and consideration. If you have any questions on the project, please call me at (406) 442-4933. We ask that you return your response by March 28, 2016 by email (preferred) or by mail.

Sincerely,

Becky Lawson
SMA Architects
Email: beckyl@architects-sma.com

I Pete Brown of MT SHPO do not feel there will be any adverse or potentially adverse impacts from this project. Comments optional:

I _____ of _____ do feel there will be adverse or potentially adverse impacts from this project. Comments required:

Pete Brown 3/18/16

Havre Flood Plain Information

* location of the Havre Boys and Girls Club of the Hi-Line

agent or call the National Flood Insurance Prog
638-6620.

APPROXIMATE SCALE IN FEET
1000

B C D E

JOINS PANEL 0480

ZONE X
ZONE X
ZONE AE
ZONE X
ZONE X
ZONE X

5
4
6
7
8
18
25
36

PROFILE BASE LINE
Levee
2483
2482
2481
2480
2479
MILK RIVER
BURLINGTON NORTHERN
RM 11
RM 8
RM 9
RM 10
1ST ST. N
FAS HIGHWAY 232
CITY OF HAVRE

This area protected from the one percent annual chance (100-year) flood by levee, dike, or other structures subject to possible failure or overtopping during larger floods.

1ST ST.
2ND ST.
4TH ST.
6TH ST.
10TH ST.
11ST ST.
14TH ST.
17TH ST.
19TH ST.
20TH ST.

AVENUE
FIRST
SECOND
THIRD
FIFTH
SEVENTH
EIGHTH
NINTH
FOURTEENTH
WILSON
LINCOLN
BOULEVARD
ASSINNIBOINE ST
TENTH STREET
CREEK
BOULEVARD
3RD ST. AVE
2ND ST. AVE
4 AVE
9TH
10TH
11 TH
12TH

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
HILL COUNTY, MONTANA AND INCORPORATED AREAS
PANEL 490 OF 775

PANEL LOCATION

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
UNINCORPORATED AREAS	300153	0490	B

MAP NUMBER
30041C0490 B

EFFECTIVE DATE:
JUNE 3, 1988

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

mechanical, electrical, and environmental assessments

MECHANICAL/PLUMBING

A site investigation was performed by MKK Consulting Engineers, Inc. on March 2, 2016. The following narrative is based on the information obtained during our site visit, as well as, the plans for the 2014 addition and remodel which were made available.

- Existing Building Conditions
    - Heating System
        - The central heating plant consists of 4 cast iron section boilers. The boilers are 25 years old and have a predicted service life of 30-35 years. Three of the boilers look to be in fair condition for their age. Boiler #1 (the lead boiler) shows signs of rust in the boiler venting, probably due to condensation during start up.
        - Space heating is accomplished via an in-floor radiant heating system. Based on the age of the building, the in-floor piping is likely steel. Depending on the regularity and quality of the boiler system water treatment maintenance, over the life of the building, the in-floor piping could be at or near the end of its predicted service life. The Owner indicated several rooms overheat due to faulty equipment or controls.
        - The addition/remodel area is heated and cooled by new Roof Top Units (RTUs). The heating/cooling system serving the additional/remodel is new and in good condition.
    - Ventilation
        - The original areas of the building do not have a ventilation system to provide code required fresh air to the occupied spaces.
        - The addition is served by RTUs that provide code required fresh ventilation air to the additional/remodel area.
    - Air Conditioning
        - The original building is not equipped with air conditioning except for two computer classrooms that have window air conditioning units. The air conditioning units are in poor condition.
        - The addition/remodel area is heated and cooled by new RTUs as noted above.
    - Restrooms
        - The restrooms in the original portion of the building consist of outdated fixtures, and lack ADA accessibility.
    - Kitchen Area
        - The full service kitchen was newly constructed as part of the 2014 addition/remodel. The kitchen equipment and associated HVAC components are new and in good condition.
    - Gym Heating and Ventilation System
        - The Gym is served by a Heating and Ventilation Unit (HVU) installed in the ceiling space above the rest room that is adjacent to the Gym. The HVU is original and near the end if it's predicted service life. The diffusers serving the

Gym are also in poor condition and should be replaced. The owner indicated they have a hard time keeping the Gym above 50°F when it is cold outside.

- Required /Highly Recommended Mechanical Design Solutions

  - The existing cast iron sectional boilers are 25 years old. They have a predicted service life of 30-35 years. The boiler should be scheduled for replacement.
  - The older portion of the building is heated via an in-floor radiant heating system. The piping is original and has reached the end of its predicted service life. When the boiler system is replaced we recommend abandoning the in-floor radiant heat and replacing the heating system with one of the systems identified below. **Estimate Cost = $237,500 (Central Boiler Plant Replacement).**
  - The older portion of the building does not have ventilation or air conditioning. Heating is provided via in-floor radiant heat. To provide a proper indoor environment, ventilation and air conditioning should be added. Since much of the heating system is near the end of its service life, the entire system could be replaced. The following are several system options that could be considered. Each option will provide heating, ventilation and full air conditioning. There is a myriad of other system options and combinations that could be considered, but the following options provide a range of first cost vs. energy performance that are appropriate for the level of detail of this report:
    - Water Cooled Variable Volume (VRV): The primary heating/cooling equipment could be located in the existing boiler room. VRV fan coil units would be provided for each zone or areas of temperature control served by a single thermostat. The system would require a heat recovery ventilator(s) (HRVs) and a fluid cooler on the roof, and a means to get ventilation air to all the occupied spaces. To minimize duct diameters and routing distances, several small HRVs could be utilized. This system would require the least amount of space for duct and pipe routing. The system would provide very good energy performance. **Estimated system cost $640,000 – includes the cost of replacing the central boiler plant and controls.**
    - Packaged Roof Top Units (RTUs): This option would not require replacement of the boilers. New RTUs would be installed to provide heating and cooling. Multiple RTUs would be installed to minimize duct sizes and structural impacts and to provide adequate zoning. This system would have marginal energy performance and would require significant space for duct routing. **Estimated System Cost - $539,000 – includes the cost of replacing the controls.**
    - Four Pipe Fan Coil Units: Heat would be provided by a new boiler plant located in the existing boiler room, and chilled water would be generated by a new air cooled chiller located outdoors at grade or on the roof. Hydronic 4-pipe fan coil

units would be provided for each zone or area of temperature control served by a single thermostat. The system would require heat recovery ventilators (HRVs), and a means to get ventilation air to all the occupied spaces. To minimize duct diameters and routing distances, several small HRVs could be utilized. This system would require the less space for duct and pipe routing than the RTU approach, but more space than the VRV approach. The system would provide good energy performance. **Estimated System cost $650,000 – includes the cost of replacing the central boiler plant and controls.**

- Replace the Heating and Ventilation Unit (HVU) serving the gym: The HVU serving the gym appears to be original and at the end of its predicted service life. During cold weather the users have a difficult time maintaining adequate temperatures for occupying the space. **Estimated cost - $67,300.**

- Future Mechanical Design Solutions

  - Replace pneumatic control system: The existing pneumatic control system is outdated and difficult to calibrate and keep in calibration. When the existing HVAC systems are updated as recommended above, the pneumatic control system should be replaced with a Direct Digital Control (DDC) system. **Estimated costs - $85,000 (the system costs above include replacing controls)**
  - Replace Plumbing fixtures in existing restrooms which have not been remodeled. The existing fixtures are outdated, inefficient, and do not provide ADA accessibility. **Estimated cost - $1,900 / Fixture**.

ELECTRICAL

A site investigation was performed by MKK Consulting Engineers, Inc. on March 2, 2016. The following narrative is based on the information obtained during our visit, as well as, the plans for the 2014 addition and remodel which were made available.

- Existing Building Conditions

    - Electrical Service and Distribution-
        - The building is served with an underground utility with the transformer (120/208V 3 phase), utility meter, 800A main distribution panel with a 400A main breaker, outside on the southwest end of the building. It is configured at 120/208V, 3-phase, 4-wire.
        - There is a panel in the boiler room, panel "K", 400A, 120/208V, 3-phase, 4wire. Panel "K" was manufactured by Westinghouse, which no longer produces electrical equipment. The service panel is past its serviceable life. It is recommended that the service panel be replaced in its entirety.
        - The remainder of the service panels throughout the facility is in good serviceable condition and shall remain intact.

    - Power and Wiring Devices-
        - There were no noticeable deficiencies or complaints from occupants of a shortage of receptacles throughout the facility, this may be an area to revisit during design.

    - Lighting-
        - Throughout the older areas of the facility light fixtures were of 4' fluorescent strips, 4' fluorescent wraparound fixtures and 2x4 lay in fluorescent fixtures, ballasts are unknown in the storage areas, offices, gym and game room. The corridors in the older areas of the facility had 12" round ceiling surface mounted fixtures with CFL bulbs. These fixtures should be replaced with more energy efficient options.
        - Lighting controls in the old areas of the facility are single pole toggle switch type. These should be changed to occupancy sensor wall switches to comply with energy conservation code.

    - Emergency Egress Lighting-
        - There was no visible emergency egress lighting in the old areas of the facility. Wall packs with battery packs shall be installed throughout the old spaces of the facility to comply with current building codes of supplying an average of 1 footcandle of lighting levels along paths of egress.

- Telecommunications-
  - The telecommunications systems appeared to be adequate for the facility and occupants had no complaints. Minimal work is required in the facility.

- Fire Alarm-
  - There was not a fire alarm system, automatic or manual, installed. There shall be a fire alarm systems installed to comply with fire protection code. A new fire alarm system will likely be required if any remodel work is to take place throughout the whole facility.

- Security-
  - There was no security system installed.

- Required/ Highly Recommended Electrical Design Solutions

  - Emergency Egress Lighting-
    - Emergency egress lighting will be powered by integral battery or central inverter system in the case of a utility power failure. Emergency egress lighting will consist of light fixtures located in each public space identified storage, stairwells, and hallways. It will have an average lighting level of 1 footcandle as required by the IBC. The emergency egress lighting will either serve as fixtures being on 24/7, or be controlled within each space with other light fixtures. **Budget Estimate $18,400**

  - Fire Alarm-
    - A new fire alarm system will likely be required for the building remodel. New detecting and annunciating devices will be installed per current building codes. Manual pull stations will be located at all exterior doors as well as doors/stairs leading to and from each level of the building.
    - The fire alarm control panel location will be coordinated with the architect and local fire marshal having jurisdiction. **Budget Estimate $45,000**

- Future Electrical Design Solutions

  - Electrical Service Distribution-
    - Replace the out of serviceable life panel “K” with a new 400A 120/208V, 3-phase, 4-wire panel with a 400A main disconnect. **Budget Estimate $8,000**

- Lighting-
  - New light fixtures will be installed throughout the basement and old areas of the facility. The facility will be retrofitted with more energy efficient light fixtures where appropriate. We will meet or exceed current energy codes for wattage allowed per square foot, and for light fixture controllability throughout the building. Lighting will be controlled via dual-level switching, occupancy sensors, dimmer switches, daylighting sensors (photocells), or any combination of these. Lamping throughout the building will be consistent as possible to make it easier to maintain. **Budget Estimate $171,680**

PAR Outline Reference

A

BUILDING MATERIALS ENVIRONMENTAL SITE ASSESSMENT (ESA) REPORT OF FINDINGS

Boys & Girls Club
500 1st Avenue
Havre, Montana

Prepared for:

Bear Paw Development Corporation
48 Second Avenue, Suite 202
Havre, Montana 5950 1

Prepared by:

NewFields Companies, LLC
1120 Cedar Street
Missoula, Montana 59802

March 26, 2014
Project No. 350.0044.000

NewFields

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1.0 INTRODUCTION

NewFields Companies, LLC (NewFields) completed a building materials site assessment of the Boys & Girls Club property located at 500 1st Avenue in Havre, Hill County, Montana (**Figures 1** and **2**) on February 4 through 6, 2014. NewFields was assisted by personnel from A.L.M. Consulting, LLC (A.L.M.). This assessment was conducted in accordance with the Sampling and Analysis Plan (SAP) for evaluation of Asbestos Containing Building Materials (ACBM) and Lead Based Paint (LBP) prepared by NewFields (NewFields 2013), which was approved by the U.S. Environmental Protection Agency (EPA) in January 2014.

Asbestos and lead based paint inspection was performed in the portion of the building that will be renovated, which was indicated to NewFields in architectural plans provided during the site inspection. Renovation is planned for the offices, main entrance, hallways, classrooms, kitchen, stage, custodial closet, and restrooms. Roofing material and piping systems will be disturbed.

1.1 BACKGROUND AND GENERAL SITE DESCRIPTION

The site was formerly used as a school prior to 2010 when the building was acquired from the Havre Public Schools. The site includes one large building, an asphalt playground, and a small courtyard. The site building faces 1st Avenue to the east. To the north is 5th Street and to the south is 6th Street. Montana Avenue is located west of the site. The site occupies an entire city block, surrounded by private residences. Undeveloped land and a football field are located one-half block to the west of the site across Montana Avenue and behind residences. Commercial properties are located two blocks north of the site. Overall topography in the area gently slopes northeast toward the Milk River.

A previous asbestos inspection was conducted in 1997 under the Asbestos Hazard Emergency Response Act (AHERA), 40 CFR, Part 763 (Maxim 1997). The Boys & Girls Club building, formerly the Devlin Elementary School, was built in the early 1900's. The building is approximately 31,600 square feet (s.f.) in size. It has an operating steam boiler and gas furnace located near the library portion of the building. The building is three stories and has a flat roof. The interior generally consists of plaster or sheetrock walls; floors covered with carpet, polished concrete, sheet vinyl, or vinyl tiles; and ceiling coverings of plaster, hung tiles, or sheetrock (Maxim 1997).

1.2 INVESTIGATION PURPOSE AND APPROACH

The purpose of the Phase II ESA was to evaluate the presence/absence of ACBM and LBP within portions of the Boys & Girls Club facility scheduled for renovation. Laboratory results of building materials samples were compared to the thresholds presented in the Decision Rules column of the Site-Specific Data Quality Objectives in the SAP (NewFields 2013) in order to make decisions regarding abatement actions and/or special waste handling during renovation.

2.0 SITE INVESTIGATION

2.1 BACKGROUND INFORMATION ON LEAD-BASED PAINT

LBP was commonly applied to interior and exterior building surfaces prior to World War II. Up until 1977, lead was still incorporated into paints to some extent. In 1978, the Consumer Product Safety Commission banned the use of high concentrated lead-based paints. Small quantities of lead in paint, up to 600 parts per million lead, are still manufactured today.

Direct exposure to lead through indigestion of paint chips, inhalation through interior dust, or exterior soils can lead to health problems. Exposure can result from construction, renovation, demolition, burning of debris, and damaged or decaying building materials or finishes. Rules and regulations have been developed by the Environmental Protection Agency (EPA), Occupational Safety and Health Administration (OSHA), Department of Health and Urban Development (HUD), and the Consumer Product Safety Commission (CPSC) to protect personal safety in the home and on the job site.

2.1.1 Lead-Based Paint Inspection Findings

A LBP inspection of the Boys & Girls Club building was completed to determine whether LBP would be a concern for the planned renovation project. Field personnel collected paint chip samples in accordance with EPA SW-846 7000B to confirm or deny the presence of lead in paint chip samples prior to building renovations. A total of five paint chip samples were collected during the inspection.

Paint chip samples were obtained from rooms 1, 14, 15, 24, and an exterior awning outside room 13 (**Figure 1**). Analyses for the five samples show that the paint chips contain low concentrations of lead. Results of the total lead analysis in paint chip samples are provided in **Appendix A**.

Based on the results of paint chip samples, lead is not a concern for disposal of building materials from the site. Special considerations for protection of workers involved in the demolition are still warranted under OSHA. General contractors preparing bids to complete interior renovation activities should provide qualifications to complete interior renovations when working with low concentrations of lead-in-paint.

2.2 BACKGROUND INFORMATION ON ASBESTOS

Asbestos is a naturally occurring mineral commonly used in building materials. Asbestos contains long, thin fibers which are durable, chemically resistant, have a high insulation capacity and tensile strength, and are fireproof. These qualities, combined with its relatively low cost, have resulted in the production of an estimated 3,600 different products containing asbestos. Asbestos has been widely used in thermal system insulation for boilers, pipes, and other high temperature applications, as well as tiles, cement products, roofing materials, surfacing materials, and a long list of other common items.

ACBM is not generally considered harmful. When left intact and undisturbed, ACBMs do not pose a significant health risk to people working or living in buildings. However, asbestos in a friable state, can result in a release of fibers into the air, and is a significant health concern. Fibers may become airborne

and pose a risk to human health as ACBM ages and deteriorates, or is disturbed by building renovation or demolition. Inhaled asbestos fibers can become entrapped in the lungs and cause a variety of diseases, including asbestosis and lung cancer.

Since many building materials contain asbestos, renovation and repair activities in commercial structures may cause the movement of asbestos fibers into the air. As a result, asbestos is regulated by several government agencies which oversee the application, removal, and disposal of ACBM, as described above.

Environmental Protection Agency:

EPA provides federal regulations which require public school districts, non-profit schools, commercial or public buildings to be inspected for ACBM by a licensed and accredited individual in accordance with the Asbestos Model Accreditation Plan prior to demolition or renovation work. In addition, during demolition or renovation, schools must comply with the Asbestos National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines. The main goal of NESHAP is to protect the public from exposure to contaminants known to be harmful to human health. These guidelines are intended to minimize the release of asbestos fibers during activities involving handling of asbestos.

Montana Department of Environmental Quality:

Prior to any renovation or demolition activity conducted on or in a commercial or public building, an asbestos survey must be conducted by a Montana-accredited asbestos inspector to determine the presence of asbestos in or on the portion of the facility to be affected. Any material containing greater than one percent (>1%) asbestos impacted by renovation or demolition activities must be removed by Montana-accredited asbestos personnel and properly disposed of at a Class II EPA-approved landfill. All asbestos abatement activities where more than three square feet (>3 square feet) of regulated asbestos-containing materials (RACM) are impacted during renovation or demolition of a building, or portions of a building, must be permitted by the Montana Department of Environmental Quality - Asbestos Control Program (MDEQ-ACP).

Occupational Safety and Health Administration:

OSHA has three standards to protect workers from exposure to asbestos in the work place. For the purposes of this report, only one standard (29 CFR 1926.1101) applies, which covers construction work, alteration, repair, renovation, and demolition of all structures containing ACBM.

ACBM with concentrations of less than one percent (<1%) are not currently regulated by the EPA or the MDEQ-ACP. However, OSHA does not recognize any safe concentrations for asbestos in building materials impacted during construction. Accordingly, OSHA worker protection standards and regulations apply to all ACBM, including materials containing <1% asbestos.

2.2.1 Asbestos Sampling

Asbestos inspection of the Boys & Girls Club building was performed by Dennis McGee (MTA-3790) and Heather Grotbo (MTA-4080), both Montana-accredited asbestos inspectors (**Appendix B**) during the week of February 4 through 6, 2014. The asbestos inspection was conducted in accordance with the Administrative Rules of Montana (ARM) 17.74.354, and in general accordance with the United States Environmental Protection Agency (EPA) – Asbestos Hazards Emergency Response Act (AHERA) regulation 40 CFR 763.85, .86, and .87. The asbestos inspection met current criteria for renovations

and/or demolition under EPA regulation 40 CFR 61, National Emission Standard for Hazardous Air Pollutants (NESHAP).

Prior to beginning the asbestos sampling, NewFields and A.L.M. reviewed renovation plans provided by the project architect, Tony Houtz of CTA Group. Following the review of renovation plans, the inspectors completed an initial walkthrough of the anticipated renovation areas of the Boys & Girls Club to identify interior and exterior building materials that would be altered by renovations. Field notes from the inspection are included in **Appendix C**, and building inspection photographs are included in **Appendix D**.

During the walkthrough, a total of 28 building materials were considered suspect for containing asbestos. In accordance with EPA and MDEQ-ACP sampling guidelines, a total of 86 bulk material samples were collected from suspect materials during the inspection. Material samples were categorized, numbered, and sampled at the frequencies described below.

- **Surfacing Materials (S).** Sampling Frequency: A minimum of 3 samples for surfacing materials of less than 1,000 square feet (sf), a minimum of 5 samples for surfacing materials between 1,000-5,000 sf, and a minimum of 7 samples for surfacing materials greater than 5,000 sf;
- **Thermal System Insulation (T).** Sampling Frequency: A minimum of 3 samples from each homogeneous area of thermal system insulation (TSI);
- **Miscellaneous Material (M).** Sampling Frequency: A minimum of 3 samples from each homogeneous area of miscellaneous material, such as ceiling tile, floor tile, vinyl sheet flooring, cement asbestos board, and roof materials; and,
- **Patching Materials (P).** Sampling Frequency: One sample of patch material where the patch materials are less than 6 square feet in size.

Sample names consisted of a code for the type of material (**Appendix E**), followed by a period, then sequential sample numbers within that type of material. Finally, each sub-sample of a composite was assigned a letter at the end of the sample name. Sampling locations are shown on **Figure 3**.

Bulk material samples were shipped under chain-of-custody to CEI Labs, Inc. (CEI) in Cary, North Carolina for laboratory analysis of asbestos utilizing polarized light microscopy (PLM). A positive-stop analytical approach was used, whereby if one sample within a group of homogeneous samples tested positive for asbestos, the remaining samples within that group were not analyzed and were assumed to contain asbestos. Using this approach, laboratory analysis was performed on 70 of the 86 samples collected for this assessment.

In addition to sampling materials that will be disturbed during renovation, the asbestos inspectors measured asbestos-containing thermal system insulation (TSI) in areas that will be accessed (but not disturbed) during the renovation. All TSI and mudded fittings in the boiler room and interior pipe corridor had been previously identified as ACBM (Maxim 1997), and had been marked with asbestos warning labels. NewFields and A.L.M. inspectors quantified the amounts of these materials (**Appendix C**).

2.2.2 Asbestos Inspection Findings

The asbestos analytical report, including a description of each building material sample, sampling location, and analytical result is provided in **Appendix F**. Sampling locations and results are summarized in **Figure 3**. Based on laboratory results, nine samples from six types of building materials contained greater than one percent (>1%) asbestos, as shown in **Table 1**. Results for the remainder of the building materials were non-detect for asbestos (**Appendix F**).

In accordance with current EPA and MDEQ-ACP asbestos regulations, building materials which contain greater than one percent (>1%) asbestos, were placed into one of the three following NESHAP categories, below, for asbestos abatement considerations:

- **Category I non-friable ACBM**, which includes any asbestos-containing packing, gasket, resilient floor covering, or asphalt roofing product which contains more than one percent (>1%) asbestos;
- **Category II non-friable ACBM**, which includes any material, excluding Category I non-friable ACM, containing more than one percent (>1%) asbestos, that when dry cannot be crumbled, pulverized, or reduced to powder by hand pressure such as cement asbestos board, asbestos-cement pipe, and window glazing materials; or,
- **Regulated Asbestos-Containing Materials (RACM)**, which includes friable materials, Category I non-friable ACBM that will or may be subjected to sanding, grinding, cutting, or abrading and Category II non-friable ACBM which has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by forces acting on it or expected to act upon it during the course of renovations and/or demolition activities.

An additional category would apply to ACBM with concentrations of less than one percent (<1%) for which there are no applicable EPA or the MDEQ-ACP regulations, but where OSHA regulations still apply.

Table 1. Positive Asbestos Sample Results

Sample ID	Building Material Description	Sample Locations	% Asbestos	NESHAP Category	Response Action
F3.1 and F5.1	9-inch VFT, tan with brown and cream streaks, Black Mastic	Rooms 4, 11, and 17	VFT, 3% Mastic, 3%	Category I	Remove
F3.2 and F5.2	9-inch VFT, tan with cream and rust streaks, Black Mastic	Rooms 3, 4, and 6	VFT, 3% Mastic, 3%	Category I	Remove
F3.3 and F5.3	9-inch VFT, gray, Black Mastic	Room 10	VFT, 5% Mastic, 3%	Category I	Remove
F5.5	Black Mastic	Room 5	Mastic, 2%	Category I	Remove
F5.6	Black Mastic	Boiler Room Entrance, Rooms 12 and 23	Mastic, 2%	Category I	Remove
M6.1	Window Glazing	Main Entrance	Glazing, 2%	Category I	Remove

Notes:
NESHAP = National Emissions Standards for Hazardous Air Pollutants
VFT = Vinyl Floor Tile

The following materials were not accessible in the proposed renovation area, and were not sampled. Interior windows panes in the stage area were covered with wainscot material, and exterior window panes were boarded over with wood paneling. There was no access between the roof and the ceiling. Materials in these areas should be assumed to contain asbestos.

In addition to the sampled materials, the certified asbestos inspectors visually identified Cement Asbestos chalk boards, and measured amounts of TSI and mudded fittings previously determined to contain asbestos (Maxim 1997) in the area to be renovated. The inspectors found the following quantities of these materials:

- 10 Cement Asbestos chalk boards in Rooms 16 and 17;
- 240 feet of 4-inch straight-pipe insulation (Air Cell) in the storage space under the stage;
- 8 mudded fittings in the storage space under the stage;
- 840 feet of 2- to 6-inch straight-pipe insulation (Air Cell) in the interior pipe corridor; and
- 24 mudded fittings in the interior pipe corridor.

Prior to renovation activities, the sampled materials listed in **Table 1**, the un-sampled window glazing in the vicinity of the stage, and the bulleted list of ACBM provided above should be abated by a licensed professional under current Federal and State regulations because these materials will be disturbed and/or will pose a significant health risk to workers involved in the renovation.

3.0 ESTIMATED COST FOR ABATEMENT

A cost estimate (**Appendix G**) is attached for abatement of asbestos in the renovation area. A summary of the estimate is provided in **Table 2.** The estimated cost for asbestos abatement is $60,502.20. Material quantities presented in the estimate are based on measurements recorded during the asbestos inspection, and revised renovation plans provided to NewFields during the inspection. Prior to asbestos abatement, exact quantities and scope of work for abatement should be described in detailed bid specifications.

Table 2. Summary of Estimated Abatement Costs

Material	Estimated Abatement Costs
Mobilization	$3,500.00
Vinyl Floor Tile (VFT) over Black Mastic	$9,037.50
Carpet over VFT over Black Mastic	$5,868.75
Carpet over Black Mastic	$5,495.75
Window Glazing	$1,500.00
Cement Asbestos Chalk Boards	$1,000.00
240 linear feet of straight-pipe insulation under stage	$6,000.00
8 mudded fittings under stage	$400.00
840 linear feet of straight-pipe insulation in interior pipe corridor	$21,000.00
24 mudded fittings under in interior pipe corridor	$1,200.00
Asbestos Abatement Costs	**$55,002.00**
10% Contingency	**$5,500.20**
Total Project Costs, including Contingency	**$60,502.20**

4.0 RECOMMENDATIONS

Planned renovation of the Boys & Girls Club will require special considerations for hazardous building materials. Painted surfaces were not found to contain elevated concentrations of lead; however, OSHA does not recognize a safe concentration of lead in paint, and requires certification for contractors handling painted surfaces that contain lead.

The following asbestos-containing materials were identified in the renovation area, and should be abated by accredited personnel prior to renovation:

- Flooring, including vinyl floor tile (VFT), carpet, and black mastic;
- Window glazing;
- Cement Asbestos chalk boards;
- Thermal system insulation (TSI); and
- Mudded fittings.

Amounts of these materials in the renovation area are listed in **Table 2** and **Appendix G**. Detailed bid specifications should be produced to describe asbestos abatement activities. Final visual inspection and air sampling will be required following the asbestos abatement project.

5.0 LIMITATIONS

The accredited asbestos inspectors may have utilized discretionary sampling in situations where samples may not be attainable based on site conditions. Building materials which generally fall into this category typically include TSI and miscellaneous materials.

The opinions and conclusions presented in this report are based on observed site conditions and information reviewed at the time of the inspection. No asbestos or LBP inspection can wholly eliminate uncertainty regarding the potential for these materials in connection with a property. The inspection is intended to reduce, but not eliminate, this uncertainty.

Within the limitations of the agreed-upon scope of work, NewFields and A.L.M. conducted the inspection in a professional manner in accordance with generally accepted practices, using the degree of skill and care ordinarily exercised by environmental consultants under similar circumstances. Due to physical limitations inherent to this inspection or any environmental assessment, NewFields and A.L.M. do not warrant that the site is free of contaminants or that all contaminants have been identified. As such, no absolute determination of environmental risks can be made. No other warranties, expressed or implied, are made.

6.0 REFERENCES

Maxim Technologies, Inc. 1997. Asbestos Containing Building Materials Reinspection Report and Amended Management Plan (AHERA Re-Inspection): Havre Public Schools, Devlin Elementary. December.

NewFields Companies, LLC. 2013. Samplin and Analysis Plan - Phase II Environmental Site Assessment (ESA). Boys and Girls Club. December.

FIGURES

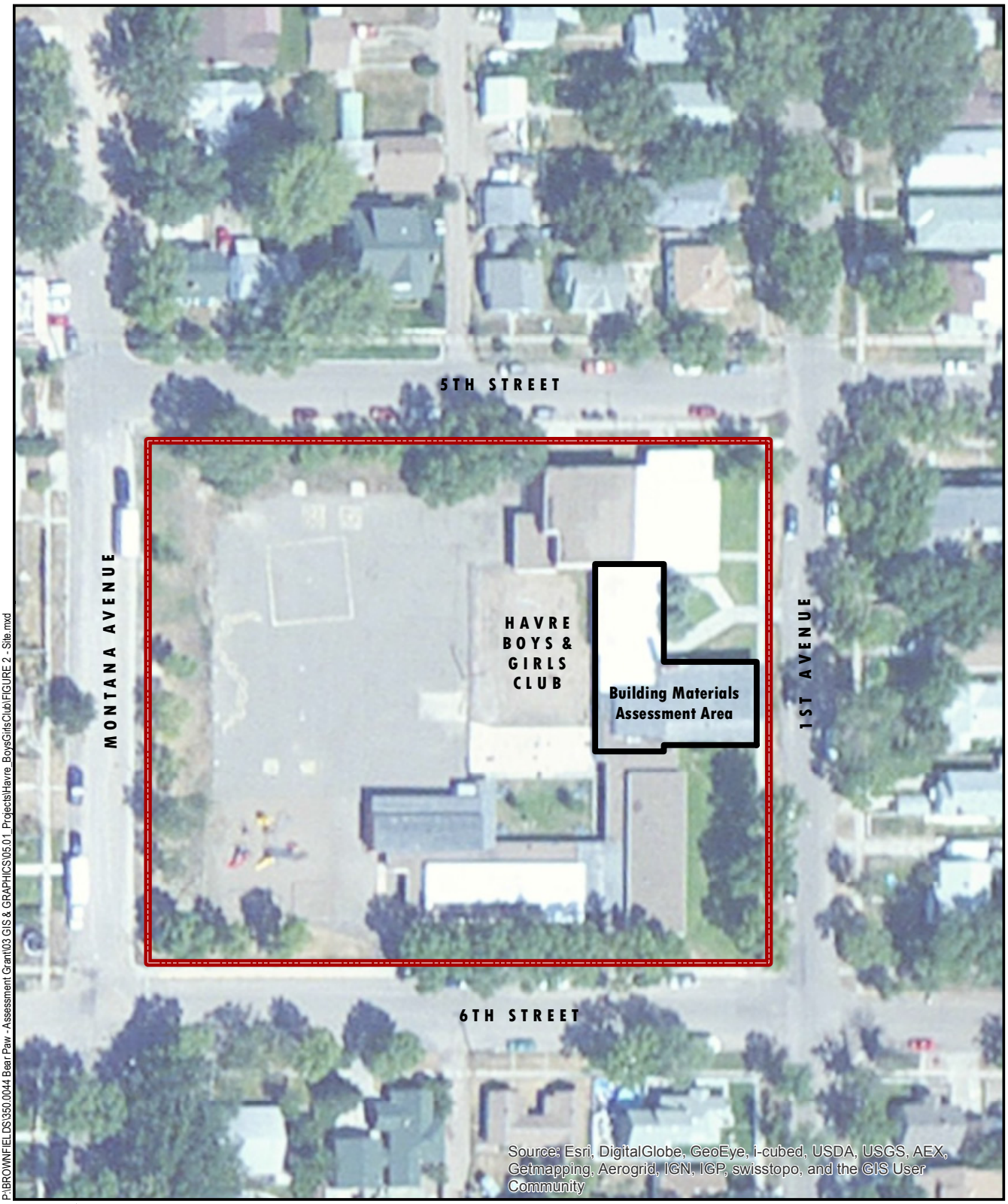
P:\BROWNFIELDS\350.0044 Bear Paw - Assessment Grant\03 GIS & GRAPHICS\05.01_Projects\Havre_BoysGirlsClub\FIGURE 1 - Location.mxd

Source: Montana USGS 100K Topographic Map

0 2
Miles

NewFields

Location Map
Boys and Girls Club
Havre, Montana
FIGURE 1



P:\BROWNFIELDS\350.0044 Bear Paw - Assessment Grant\03 GIS & GRAPHICS\05.01_Projects\Havre_BoysGirlsClub\FIGURE 2 - Site.mxd

0 Feet 80

Approximate Property Boundary

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Site Map
Boys and Girls Club
Havre, Montana
FIGURE 2

P:\BROWNFIELDS\360.0044 Bear Paw - Assessment Grant\03 GIS & GRAPHICS\05.01 Projects\Havre_BoysGirls Club\FIGURE 3 - AsbestosSamples.mxd

A.L.M. CONSULTING, LLC

NewFields

Sample Types:
F - Flooring Material
T - Thermal System Materials
M - Miscellaneous Materials
S - Surface Materials
TL - Lead Based Paint

T2.1C Sample Containing Greater Than (>) 1% Asbestos
M5.3F Sample Containing Less Than (<) 1% Asbestos
TL-05 Lead Sample Location

NOTE: Sample locations approximate

Asbestos Samples
Boys and Girls Club
Havre, Montana
FIGURE 3

APPENDIX A
LEAD-BASED PAINT LABORATORY RESULTS

ASBESTOS LABORATORY REPORT

Prepared for

A.L.M. Consulting, LLC

PROJECT: Boys & Girls Club Hi-Line; 350.0044

CEI LAB CODE: A14-1590

DATE ANALYZED: 02/17/14

DATE REPORTED: 02/17/14

TOTAL SAMPLES ANALYZED: 86

 # SAMPLES >1% ASBESTOS: 9

TEL: 866-481-1412

www.ceilabs.com

CEI LABS

Asbestos Report Summary

By: POLARIZING LIGHT MICROSCOPY

PROJECT: Boys & Girls Club Hi-Line; 350.0044 **CEI LAB CODE:** A14-1590

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

Client ID	Layer	Lab ID	Color	Sample Description	ASBESTOS %
F3.1A		A1646061	Tan	Floor Tile	Chrysotile 3%
F5.1A		A1646062	Black	Mastic	Chrysotile 3%
F3.1B		A1646063		Sample Not Analyzed per COC	
F5.1B		A1646064		Sample Not Analyzed per COC	
F3.1C		A1646065		Sample Not Analyzed per COC	
F5.1C		A1646066		Sample Not Analyzed per COC	
F3.2A		A1646067	Tan	Floor Tile	Chrysotile 3%
F5.2A		A1646068	Black	Mastic	Chrysotile 3%
F3.2B		A1646069		Sample Not Analyzed per COC	
F5.2B		A1646070		Sample Not Analyzed per COC	
F3.2C		A1646071		Sample Not Analyzed per COC	
F5.2C		A1646072		Sample Not Analyzed per COC	
F3.3A		A1646073	Grey	Floor Tile	Chrysotile 5%
F5.3A		A1646074	Black	Mastic	Chrysotile 3%
F3.3B		A1646075		Sample Not Analyzed per COC	
F5.3B		A1646076		Sample Not Analyzed per COC	
F3.3C		A1646077		Sample Not Analyzed per COC	
F5.3C		A1646078		Sample Not Analyzed per COC	
F2.1A		A1646079	White	Floor Tile	None Detected
F5.4A		A1646080	Yellow	Adhesive	None Detected
F2.1B		A1646081	White	Floor Tile	None Detected
F5.4B		A1646082	Yellow	Adhesive	None Detected
F2.1C		A1646083	White	Floor Tile	None Detected
F5.4C		A1646084	Yellow	Adhesive	None Detected
F2.2A		A1646085	Grey	Floor Tile	None Detected
F5.5A		A1646086	Black	Mastic	Chrysotile 2%
F2.2B		A1646087	Grey	Floor Tile	None Detected
F5.5B		A1646088		Sample Not Analyzed per COC	
F2.2C		A1646089	Grey	Floor Tile	None Detected
F5.5C		A1646090		Sample Not Analyzed per COC	
F5.6A		A1646091	Black	Mastic	Chrysotile 2%

Asbestos Report Summary

By: POLARIZING LIGHT MICROSCOPY

PAR Outline Reference: A

PROJECT: Boys & Girls Club Hi-Line; 350.0044 **CEI LAB CODE:** A14-1590

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

Client ID	Layer	Lab ID	Color	Sample Description	ASBESTOS %
F5.6B		A1646092		Sample Not Analyzed per COC	
F5.6C		A1646093		Sample Not Analyzed per COC	
F4.1A		A1646094	Grey	Floor Leveler	None Detected
F6.1A		A1646095	Yellow	Carpet Adhesive	None Detected
F4.1B		A1646096	Grey	Floor Leveler	None Detected
F6.1B		A1646097	Yellow	Carpet Adhesive	None Detected
F4.1C		A1646098	Grey	Floor Leveler	None Detected
F6.1C		A1646099	Yellow	Carpet Adhesive	None Detected
M1.1A		A1646100	White,Tan	Sheetrock/Joint Compound & Tape	None Detected
M1.1B		A1646101	White,Tan	Sheetrock/Joint Compound & Tape	None Detected
M1.1C		A1646102	White,Tan	Sheetrock/Joint Compound & Tape	None Detected
S4.1A		A1646103	White	Popcorn Ceiling Texture	None Detected
S4.1B		A1646104	White	Popcorn Ceiling Texture	None Detected
S4.1C		A1646105	White	Popcorn Ceiling Texture	None Detected
M6.1A		A1646106	Grey	Window Glazing	Chrysotile 2%
M5.1A		A1646107	White,Tan	Ceiling Tile	None Detected
M5.1B		A1646108	White,Tan	Ceiling Tile	None Detected
M5.1C		A1646109	White,Tan	Ceiling Tile	None Detected
S5.1A		A1646110	Tan	Plaster Skim Coat	None Detected
S5.1B		A1646111	White	Plaster Skim Coat	None Detected
S5.1C		A1646112	Tan	Plaster Skim Coat	None Detected
S5.1D		A1646113	White	Plaster Skim Coat	None Detected
S5.1E		A1646114	Tan	Plaster Skim Coat	None Detected
S5.1F		A1646115	Tan	Plaster Skim Coat	None Detected
S5.1G		A1646116	Tan	Plaster Skim Coat	None Detected
M2.1A		A1646117	Yellow	Covebase Adhesive	None Detected
M2.1B		A1646118	Yellow	Covebase Adhesive	None Detected
M2.1C		A1646119	Yellow	Covebase Adhesive	None Detected
M2.2A		A1646120	Tan	Covebase Adhesive	None Detected

PAR Outline Reference
A

Asbestos Report Summary

By: POLARIZING LIGHT MICROSCOPY

PROJECT: Boys & Girls Club Hi-Line; 350.0044 **CEI LAB CODE:** A14-1590

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

Client ID	Layer	Lab ID	Color	Sample Description	ASBESTOS %
M2.2B		A1646121	Tan	Covebase Adhesive	None Detected
M2.2C		A1646122	Tan	Covebase Adhesive	None Detected
M3.1A		A1646123	Brown	Ceiling Tile Adhesive	None Detected
M3.1B		A1646124	Brown	Ceiling Tile Adhesive	None Detected
M3.1C		A1646125	Brown	Ceiling Tile Adhesive	None Detected
M8.1A		A1646126	Tan	Wainscot Adhesive	None Detected
M8.1B		A1646127	Tan	Wainscot Adhesive	None Detected
M8.1C		A1646128	Tan	Wainscot Adhesive	None Detected
M12.1A		A1646129	Red,Grey	Brick/ Mortar	None Detected
M12.1B		A1646130	Red,Grey	Brick/ Mortar	None Detected
M12.1C		A1646131	Red,Grey	Brick/ Mortar	None Detected
M9.1A	Layer 1	A1646132	White,Blue	Ceramic Tile/ Grout	None Detected
	Layer 2	A1646132	Grey	Thin Set	None Detected
M9.1B	Layer 1	A1646133	White,Blue	Ceramic Tile/ Grout	None Detected
	Layer 2	A1646133	Grey	Thin Set	None Detected
M9.1C	Layer 1	A1646134	White,Blue	Ceramic Tile/ Grout	None Detected
M4.1A		A1646135	White,Tan	Ceiling Tile	None Detected
M4.1B		A1646136	White,Tan	Ceiling Tile	None Detected
M4.1C		A1646137	White,Tan	Ceiling Tile	None Detected
M1.2A		A1646138	White,Tan	Sheetrock/Joint Compound & Tape	None Detected
M1.2B		A1646139	White,Tan	Sheetrock/Joint Compound & Tape	None Detected
M1.2C		A1646140	White,Tan	Sheetrock/Joint Compound & Tape	None Detected
M11.1A		A1646141	Tan	Concrete	None Detected
M11.1B		A1646142	Tan	Concrete	None Detected
R1.1A		A1646144	Black,White	Built-Up Roofing	None Detected
R1.1B		A1646145	Black,White	Built-Up Roofing	None Detected
R1.1C		A1646146	Black,White	Built-Up Roofing	None Detected

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

PAR Outline Reference

A

Client: A.L.M. Consulting, LLC
P.O. Box 7886
Helena, MT 59604

CEI Lab Code: A14-1590
Date Received: 02-10-14
Date Analyzed: 02-17-14
Date Reported: 02-17-14

Project: Boys & Girls Club Hi-Line; 350.0044

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous	 Non-Fibrous	ASBESTOS %
F3.1A A1646061	Floor Tile	Heterogeneous Tan Fibrous Bound	22% 75%	Binder Vinyl	**3% Chrysotile**
F5.1A A1646062	Mastic	Heterogeneous Black Fibrous Bound	97%	Tar	**3% Chrysotile**
F3.1B A1646063	Sample Not Analyzed per COC				
F5.1B A1646064	Sample Not Analyzed per COC				
F3.1C A1646065	Sample Not Analyzed per COC				
F5.1C A1646066	Sample Not Analyzed per COC				
F3.2A A1646067	Floor Tile	Heterogeneous Tan Fibrous Bound	22% 75%	Binder Vinyl	**3% Chrysotile**
F5.2A A1646068	Mastic	Heterogeneous Black Fibrous Bound	97%	Tar	**3% Chrysotile**
F3.2B A1646069	Sample Not Analyzed per COC				
F5.2B A1646070	Sample Not Analyzed per COC				
F3.2C A1646071	Sample Not Analyzed per COC				

CEI LABS

ASBESTOS BULK ANALYSIS

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Client: A.L.M. Consulting, LLC
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Helena, MT 59604

CEI Lab Code: A14-1590
Date Received: 02-10-14
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Date Reported: 02-17-14

Project: Boys & Girls Club Hi-Line; 350.0044

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		 Non-Fibrous		ASBESTOS %
F5.2C A1646072	Sample Not Analyzed per COC						
F3.3A A1646073	Floor Tile	Heterogeneous Grey Fibrous Bound			20% 75%	Binder Vinyl	**5% Chrysotile**
F5.3A A1646074	Mastic	Heterogeneous Black Fibrous Bound			97%	Tar	**3% Chrysotile**
F3.3B A1646075	Sample Not Analyzed per COC						
F5.3B A1646076	Sample Not Analyzed per COC						
F3.3C A1646077	Sample Not Analyzed per COC						
F5.3C A1646078	Sample Not Analyzed per COC						
F2.1A A1646079	Floor Tile	Heterogeneous White Non-fibrous Bound			25% 75%	Binder Vinyl	**None Detected**
F5.4A A1646080	Adhesive	Heterogeneous Yellow Non-fibrous Bound	<1%	Cellulose	100%	Mastic	**None Detected**
F2.1B A1646081	Floor Tile	Heterogeneous White Non-fibrous Bound			25% 75%	Binder Vinyl	**None Detected**

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

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Project: Boys & Girls Club Hi-Line; 350.0044

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		 Non-Fibrous		ASBESTOS %
F5.4B A1646082	Adhesive	Heterogeneous Yellow Non-fibrous Bound	<1%	Cellulose	100%	Mastic	**None Detected**
F2.1C A1646083	Floor Tile	Heterogeneous White Non-fibrous Bound			25% 75%	Binder Vinyl	**None Detected**
F5.4C A1646084	Adhesive	Heterogeneous Yellow Non-fibrous Bound	<1%	Cellulose	100%	Mastic	**None Detected**
F2.2A A1646085	Floor Tile	Heterogeneous Grey Non-fibrous Bound			25% 75%	Binder Vinyl	**None Detected**
F5.5A A1646086	Mastic	Heterogeneous Black Fibrous Bound			98%	Tar	**2% Chrysotile**
F2.2B A1646087	Floor Tile	Heterogeneous Grey Non-fibrous Bound			25% 75%	Binder Vinyl	**None Detected**
F5.5B A1646088	Sample Not Analyzed per COC						
F2.2C A1646089	Floor Tile	Heterogeneous Grey Non-fibrous Bound			25% 75%	Binder Vinyl	**None Detected**

PAR Outline Reference
A

ASBESTOS BULK ANALYSIS

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ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		 Non-Fibrous		ASBESTOS %
F5.5C A1646090	Sample Not Analyzed per COC						
F5.6A A1646091	Mastic	Heterogeneous Black Fibrous Bound			98%	Tar	**2% Chrysotile**
F5.6B A1646092	Sample Not Analyzed per COC						
F5.6C A1646093	Sample Not Analyzed per COC						
F4.1A A1646094	Floor Leveler	Heterogeneous Grey Non-fibrous Bound	<1%	Cellulose	75% 25%	Binder Calc Carb	**None Detected**
F6.1A A1646095	Carpet Adhesive	Heterogeneous Yellow Non-fibrous Bound	<1%	Cellulose	100%	Mastic	**None Detected**
F4.1B A1646096	Floor Leveler	Heterogeneous Grey Non-fibrous Bound	<1%	Cellulose	75% 25%	Binder Calc Carb	**None Detected**
F6.1B A1646097	Carpet Adhesive	Heterogeneous Yellow Non-fibrous Bound	<1%	Cellulose	100%	Mastic	**None Detected**
F4.1C A1646098	Floor Leveler	Heterogeneous Grey Non-fibrous Bound	<1%	Cellulose	75% 25%	Binder Calc Carb	**None Detected**

ASBESTOS BULK ANALYSIS

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Project: Boys & Girls Club Hi-Line; 350.0044

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID / Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
F6.1C A1646099	Carpet Adhesive	Heterogeneous Yellow Non-fibrous Bound	<1%	Cellulose	100%	Mastic	**None Detected**
M1.1A A1646100	Sheetrock/Joint Compound & Tape	Heterogeneous White,Tan Fibrous Bound	15%	Cellulose	15% 65% 5%	Binder Gypsum Paint	**None Detected**
M1.1B A1646101	Sheetrock/Joint Compound & Tape	Heterogeneous White,Tan Fibrous Bound	15%	Cellulose	15% 65% 5%	Binder Gypsum Paint	**None Detected**
M1.1C A1646102	Sheetrock/Joint Compound & Tape	Heterogeneous White,Tan Fibrous Bound	15%	Cellulose	15% 65% 5%	Binder Gypsum Paint	**None Detected**
S4.1A A1646103	Popcorn Ceiling Texture	Heterogeneous White Fibrous Bound	<1%	Cellulose	70% 25% 5%	Binder Foam Paint	**None Detected**
S4.1B A1646104	Popcorn Ceiling Texture	Heterogeneous White Fibrous Bound	<1%	Cellulose	70% 25% 5%	Binder Foam Paint	**None Detected**
S4.1C A1646105	Popcorn Ceiling Texture	Heterogeneous White Fibrous Bound	<1%	Cellulose	70% 25% 5%	Binder Foam Paint	**None Detected**

CEI LABS

ASBESTOS BULK ANALYSIS

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Project: Boys & Girls Club Hi-Line; 350.0044

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
M6.1A A1646106	Window Glazing	Heterogeneous Grey Fibrous Bound	<1%	Cellulose	18% 65% 15%	Binder Calc Carb Paint	**2% Chrysotile**
M5.1A A1646107	Ceiling Tile	Heterogeneous White,Tan Fibrous Bound	65% 15%	Cellulose Fiberglass	20% <1%	Binder Paint	**None Detected**
M5.1B A1646108	Ceiling Tile	Heterogeneous White,Tan Fibrous Bound	65% 15%	Cellulose Fiberglass	20% <1%	Binder Paint	**None Detected**
M5.1C A1646109	Ceiling Tile	Heterogeneous White,Tan Fibrous Bound	65% 15%	Cellulose Fiberglass	20% <1%	Binder Paint	**None Detected**
S5.1A A1646110	Plaster Skim Coat	Heterogeneous Tan Fibrous Bound	<1%	Cellulose	55% 35% 10%	Binder Silicates Paint	**None Detected**
S5.1B A1646111	Plaster Skim Coat	Heterogeneous White Fibrous Bound	<1%	Cellulose	35% 65%	Binder Calc Carb	**None Detected**
S5.1C A1646112	Plaster Skim Coat	Heterogeneous Tan Fibrous Bound	<1%	Cellulose	55% 35% 10%	Binder Silicates Paint	**None Detected**

ASBESTOS BULK ANALYSIS

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Project: Boys & Girls Club Hi-Line; 350.0044

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID / Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
S5.1D A1646113	Plaster Skim Coat	Heterogeneous White Fibrous Bound	<1%	Cellulose	35% 65%	Binder Calc Carb	**None Detected**
S5.1E A1646114	Plaster Skim Coat	Heterogeneous Tan Fibrous Bound	<1%	Cellulose	55% 35% 10%	Binder Silicates Paint	**None Detected**
S5.1F A1646115	Plaster Skim Coat	Heterogeneous Tan Fibrous Bound	<1%	Cellulose	55% 35% 10%	Binder Silicates Paint	**None Detected**
S5.1G A1646116	Plaster Skim Coat	Heterogeneous Tan Fibrous Bound	<1%	Cellulose	55% 35% 10%	Binder Silicates Paint	**None Detected**
M2.1A A1646117	Covebase Adhesive	Heterogeneous Yellow Non-fibrous Bound	<1%	Cellulose	100%	Mastic	**None Detected**
M2.1B A1646118	Covebase Adhesive	Heterogeneous Yellow Non-fibrous Bound	<1%	Cellulose	100%	Mastic	**None Detected**
M2.1C A1646119	Covebase Adhesive	Heterogeneous Yellow Non-fibrous Bound	<1%	Cellulose	100%	Mastic	**None Detected**

CEI LABS

ASBESTOS BULK ANALYSIS

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Project: Boys & Girls Club Hi-Line; 350.0044

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID / Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
M2.2A A1646120	Covebase Adhesive	Heterogeneous Tan Non-fibrous Bound	<1%	Cellulose	100%	Mastic	**None Detected**
M2.2B A1646121	Covebase Adhesive	Heterogeneous Tan Non-fibrous Bound	<1%	Cellulose	100%	Mastic	**None Detected**
M2.2C A1646122	Covebase Adhesive	Heterogeneous Tan Non-fibrous Bound	<1%	Cellulose	100%	Mastic	**None Detected**
M3.1A A1646123	Ceiling Tile Adhesive	Heterogeneous Brown Non-fibrous Bound	<1%	Cellulose	100%	Mastic	**None Detected**
M3.1B A1646124	Ceiling Tile Adhesive	Heterogeneous Brown Non-fibrous Bound	<1%	Cellulose	100%	Mastic	**None Detected**
M3.1C A1646125	Ceiling Tile Adhesive	Heterogeneous Brown Non-fibrous Bound	<1%	Cellulose	100%	Mastic	**None Detected**
M8.1A A1646126	Wainscot Adhesive	Heterogeneous Tan Non-fibrous Bound	<1%	Cellulose	100%	Mastic	**None Detected**

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

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Project: Boys & Girls Club Hi-Line; 350.0044

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		 Non-Fibrous		ASBESTOS %
M8.1B A1646127	Wainscot Adhesive	Heterogeneous Tan Non-fibrous Bound	<1%	Cellulose	100%	Mastic	**None Detected**
M8.1C A1646128	Wainscot Adhesive	Heterogeneous Tan Non-fibrous Bound	<1%	Cellulose	100%	Mastic	**None Detected**
M12.1A A1646129	Brick/ Mortar	Heterogeneous Red,Grey Non-fibrous Bound	<1%	Cellulose	55% 45%	Binder Silicates	**None Detected**
M12.1B A1646130	Brick/ Mortar	Heterogeneous Red,Grey Non-fibrous Bound	<1%	Cellulose	55% 45%	Binder Silicates	**None Detected**
M12.1C A1646131	Brick/ Mortar	Heterogeneous Red,Grey Non-fibrous Bound	<1%	Cellulose	55% 45%	Binder Silicates	**None Detected**
M9.1A Layer 1 A1646132	Ceramic Tile/ Grout	Heterogeneous White,Blue Non-fibrous Bound	<1%	Cellulose	65% 35%	Binder Silicates	**None Detected**
Layer 2 A1646132	Thin Set	Heterogeneous Grey Non-fibrous Bound	<1%	Cellulose	65% 35%	Binder Silicates	**None Detected**

CEI LABS

ASBESTOS BULK ANALYSIS

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ASBESTOS BULK PLM, EPA 600 METHOD

Client ID / Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
M9.1B Layer 1 A1646133	Ceramic Tile/ Grout	Heterogeneous White,Blue Non-fibrous Bound	<1%	Cellulose	65% 35%	Binder Silicates	**None Detected**
Layer 2 A1646133	Thin Set	Heterogeneous Grey Non-fibrous Bound	<1%	Cellulose	65% 35%	Binder Silicates	**None Detected**
M9.1C Layer 1 A1646134	Ceramic Tile/ Grout	Heterogeneous White,Blue Non-fibrous Bound	<1%	Cellulose	65% 35%	Binder Silicates	**None Detected**
M4.1A A1646135	Ceiling Tile	Heterogeneous White,Tan Fibrous Bound	65% 10%	Cellulose Fiberglass	10% 15% <1%	Binder Perlite Paint	**None Detected**
M4.1B A1646136	Ceiling Tile	Heterogeneous White,Tan Fibrous Bound	65% 10%	Cellulose Fiberglass	10% 15% <1%	Binder Perlite Paint	**None Detected**
M4.1C A1646137	Ceiling Tile	Heterogeneous White,Tan Fibrous Bound	65% 10%	Cellulose Fiberglass	10% 15% <1%	Binder Perlite Paint	**None Detected**
M1.2A A1646138	Sheetrock/Joint Compound & Tape	Heterogeneous White,Tan Fibrous Bound	15%	Cellulose	20% 65% <1%	Binder Gypsum Paint	**None Detected**

ASBESTOS BULK ANALYSIS

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ASBESTOS BULK PLM, EPA 600 METHOD

Client ID / Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
M1.2B A1646139	Sheetrock/Joint Compound & Tape	Heterogeneous White,Tan Fibrous Bound	15%	Cellulose	20% 65% <1%	Binder Gypsum Paint	**None Detected**
M1.2C A1646140	Sheetrock/Joint Compound & Tape	Heterogeneous White,Tan Fibrous Bound	15%	Cellulose	20% 65% <1%	Binder Gypsum Paint	**None Detected**
M11.1A A1646141	Concrete	Heterogeneous Tan Non-fibrous Bound			65% 35%	Binder Silicates	**None Detected**
M11.1B A1646142	Concrete	Heterogeneous Tan Non-fibrous Bound			65% 35%	Binder Silicates	**None Detected**
R1.1A A1646144	Built-Up Roofing	Heterogeneous Black,White Fibrous Bound	15% 5%	Cellulose Fiberglass	10% 45% 25%	Binder Tar Foam	**None Detected**
R1.1B A1646145	Built-Up Roofing	Heterogeneous Black,White Fibrous Bound	15% 5%	Cellulose Fiberglass	10% 45% 25%	Binder Tar Foam	**None Detected**
R1.1C A1646146	Built-Up Roofing	Heterogeneous Black,White Fibrous Bound	35% 5%	Cellulose Fiberglass	10% 50%	Binder Tar	**None Detected**

LEGEND: Non-Anth = Non-Asbestiform Anthophylite
Non-Trem = Non-Asbestiform Tremolite
Calc Carb = Calcium Carbonate

METHOD: **EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020**

The detection limit for the method is <1% by visual estimation and 0.25% by 400 point counts or 0.1% by 1,000 point counts.

Due to the limitations of the EPA 600 Method, nonfriable organically bound materials (NOBs) such as vinyl floor tiles can be difficult to analyze via polarizing light microscopy (PLM). EPA recommends that all NOBs analyzed by PLM, and found not to contain asbestos, be further analyzed by Transmission Electron Microscopy (TEM). Please note that PLM analysis of dust and soil samples for asbestos is not covered under NVLAP accreditation.

ANALYST: Megan Rumble

APPROVED BY: Tianbao Bai, Ph.D.
Laboratory Director

NVLAP Lab Code 101768-0

CEI LABS
107 New Edition Court, Cary, NC 27511
Tel: 866-481-1412; Fax: 919-481-1442

CHAIN OF CUSTODY

LAB USE ONLY:	
CEI Lab Code:	A14-1590 (86)
CEI Lab I.D. Range:	A1646001- A1646146

COMPANY CONTACT INFORMATION	
Company: A.L.M. Consulting, LLC	Client #: 23625
Address: P.O. Box 7886	Job Contact: Ryan D. McGee
Helena, Montana 59604	Email: rmcgee@bresnan.net
	Tel: 406-461-4037
Project Name: Boys & Girls Club Helena	Fax: 406-449-0382
Project ID #: 350.0044	P.O. #: 350.0044

ASBESTOS	METHOD	TURN AROUND TIME 4 HR*	8 HR*	24 HR	2 DAY	3 DAY	5 DAY
PLM BULK	EPA 600	☐	☐	☐	☐	☐	☒
PLM POINT COUNT (400)	EPA 600	☐	☐	☐	☐	☐	☐
PLM POINT COUNT (1000)	EPA 600	☐	☐	☐	☐	☐	☐
PLM GRAVIMETRIC	EPA 600		☐	☐	☐	☐	☐
PLM GRAV w POINT COUNT	EPA 600		☐	☐	☐	☐	☐
PCM AIR	NIOSH 7400	☐	☐	☐	☐	☐	☐
TEM AIR	AHERA	☐	☐	☐	☐	☐	☐
TEM AIR	NIOSH 7402	☐	☐	☐	☐	☐	☐
TEM BULK	CHATFIELD		☐	☐	☐	☐	☐
TEM DUST WIPE	ASTM D6480-05	☐	☐	☐	☐	☐	☐
TEM DUST MICROVAC	ASTM D5755-09	☐	☐	☐	☐	☐	☐
TEM QUALITATIVE	CEI LABS	☐	☐	☐	☐	☐	☐
OTHER:		☐	☐	☐	☐	☐	☐
LEAD PAINT	**METHOD**	**4 HR****	**8 HR****	**24 HR****	**2 DAY**	**3 DAY**	**5 DAY**
LEAD PAINT	EPA SW846 7000B				☐	☐	☒
LEAD WIPE	EPA SW846 7000B				☐	☐	☐
LEAD SOIL	EPA SW846 7000B				☐	☐	☐
LEAD AIR	NIOSH 7082				☐	☐	☐
OTHER:					☐	☐	☐

REMARKS: * Please do Point Count on samples <1%

* Please Provide Positive STOP

☐ Accept Samples
☐ Reject Samples

Relinquished By:	Date/Time	Received By:	Date/Time
Denny McGee	2/7/14 2:40p	Fed EX Carrier	2/7/14 2:40p
		Laura Miller	2/10/14 9:10a

*Call to confirm RUSH analysis.
**TAT's are not available. Lead samples are subcontracted for analysis to an ELLAP accredited lab.

Samples will be disposed of 30 days after analysis

VERSION CCOC.0713.1/2.LD
Customer COC Page 1

APPENDIX B
Asbestos Inspector Accreditation

Certificate of Satisfactory Completion

Ryan McGee

Address: Po Box 7886 Helena Mt, 59604

has successfully completed course training and accreditation requirements for
the **Montana 4-Hour Asbestos Inspector Refresher Course**
in accordance with Administrative Rules of Montana Title 17, Chapter 74, Subchapter 3.
Certificate Number: **ACM 051313-002**

Training Provider: Abatement Contractors of Montana, LLC
208 Commerce St
Missoula, MT 59808
(406) 549-8489

Approving Agency: Asbestos Control Program
Department of Environmental Quality
P.O. Box 200901
Helena, MT 59620-0901
and U.S. EPA

Course Date: **5/13/2013**

Expiration Date: **5/13/2014**

Mike Foust

Instructor

Certificate of Satisfactory Completion

Dennis McGee

Address: 1400 Topaz Dr, Missoula Mt, 59808

has successfully completed course training and accreditation requirements for
the **Montana 4-Hour Asbestos Inspector Refresher Course**
in accordance with Administrative Rules of Montana Title 17, Chapter 74, Subchapter 3.
Certificate Number: **ACM 051313-001**

Training Provider: Abatement Contractors of Montana, LLC
208 Commerce St
Missoula, MT 59808
(406) 549-8489

Approving Agency: Asbestos Control Program
Department of Environmental Quality
P.O. Box 200901
Helena, MT 59620-0901
and U.S. EPA

Course Date: **5/13/2013**

Expiration Date: **5/13/2014**

Mike Foust

Instructor

PAR Outline Reference

A

Certificate of Satisfactory Completion

Heather Grotbo

Address: 603 S. 3rd St West, Missoula, MT 59801

has successfully completed course training, accreditation requirements, and examination for the **Montana 24-Hour Asbestos Inspector Initial Course** in accordance with Administrative Rules of Montana Title 17, Chapter 74, Subchapter 3.

Certificate Number: **ACM 041812-001**

Training Provider: Abatement Contractors of Montana, LLC
517 Minnesota Ave
Missoula, MT 59802
(406) 549-8489

Approving Agency: Asbestos Control Program
Department of Environmental Quality
P.O. Box 200901
Helena, MT 59620-0901
and U.S. EPA

Course Dates: **4/16/2012 - 4/18/2012**

Examination Date: **4/18/2012**

Expiration Date: **4/18/2013**

Instructor

AMEC Environment & Infrastructure, Inc.

TRAINING COURSE CERTIFICATION

This is to certify that

Heather Grotbo

Has completed training in the course
Hazardous Waste Operations Annual Refresher, 8 Hours
OSHA 1910.120(e)(8)

April 10, 2012
Date of Training

Phoenix, Arizona
Location of Training Materials

amec

Instructor
Chad Barnes, PE (AZ), CHMM
Mountain Group Safety Mgr.
4600 E. Washington Street
Suite 600
Phoenix, AZ 85034-1917

HEATHER C GROTBO
has met the requirements of Montana Administrative Rule 17.74.362 and/or 17.74.363 for accreditation in the following asbestos-type occupation(s) as indicated by an expiration date(s).

MTA-4080

CS MP PD IN 04/18/2013
WK

MT DEQ Asbestos Control Program

APPENDIX C
FIELD NOTES

SUSPECT ACBM – ROOM-BY-ROOM SUMMARY

NewFields

Project: 350.0044 **Date:** 2/4/14

Building Name/No.: Boys & Girls Club (B&G) **Project #:** 350.0044

Building Address: 500 1st Ave. **Inspected by:** HCG/DM.

Havre, MT

Floor: 1 **Room #'s:** 1 (Stage Area) **Size:** _____ **Ceiling Height:** _____

HA #	Suspect Material	Material Description	Friable	Quantity	Comments
	Surfacing (1)	Plaster Skim Coat			
	Surfacing (2)				
	Wall Material (1)	Plaster			*good spot to collect paintchip samples.
	Wall Material (2)	wainscot (floral pattern) adhesive			
	Ceiling Material (1)	Plaster.			
	Ceiling Material (2)				
	Floor Material (1)	Wood			
	Floor Material (2)	rubber tread, cement			
	Floor Material (3)	Covebase - with cream adhesive/mastic			
	Wall Insulation (1)				
	Attic Insulation (1)				
	Window Glazing	boarded over			wainscot on inside/T1-11 on outside.

Notes:

Sheet: _____ of _____

SUSPECT ACBM – ROOM-BY-ROOM SUMMARY

NewFields

Project: Boys & Girls Club
Building Name/No.: B&GC Hiline
Building Address: 500 1st Ave.
Havre MT

Date: 2-4-14
Project #: 350.0044
Inspected by: HCG - DAM

Floor: 1 **Room #'s:** 2 (Intrium Hallway) **Size:** _____ **Ceiling Height:** _____

HA #	Suspect Material	Material Description	Friable	Quantity	Comments
	Surfacing (1)	Plaster Skim Coat			
	Surfacing (2)				
	Wall Material (1)	Plaster			
	Wall Material (2)	Sheet rock, tape, joint			
	Ceiling Material (1)	Popcorn Surfacing			Sheet rock lid → Popcorn blown on surfacing
	Ceiling Material (2)				
	Floor Material (1)	12x12" White w/ gray specs & some dark gray flecs			
	Floor Material (2)	6" Gray cove base with Cream adhesive			
	Floor Material (3)				
	Wall Insulation (1)				
	Attic Insulation (1)				
	Window Glazing				

Notes:

Sheet: _____ of _____

SUSPECT ACBM – ROOM-BY-ROOM SUMMARY

NewFields

Project: 350.0044.
Building Name/No.: Boys & Girls Club
Building Address: 500 1st Ave
Havre, MT
Floor: 1 **Room #'s:** 3 (Krista Solomon's office)

Date: 2/4/14
Project #: 350.0044
Inspected by: H. Grotbo / D. McGee
Size: 275.6ft² **Ceiling Height:** 7'6"

HA #	Suspect Material	Material Description	Friable	Quantity	Comments
	Surfacing (1)	Plaster skim Coat			
	Surfacing (2)				
	Wall Material (1)	Plaster			
	Wall Material (2)				
	Ceiling Material (1)	Plaster			
	Ceiling Material (2)				
	Floor Material (1)	Purple tweed carpet with gold adhesive	NO		
	Floor Material (2)	9x9" VFT; tan w/brown & cream streaks; black mastic	NO		
	Floor Material (3)	4" Gray coebase, cream adhesive			
	Wall Insulation (1)				
	Attic Insulation (1)				
	Window Glazing	rubber / Silicon			

Sheet: 1 of 1

SUSPECT ACBM – ROOM-BY-ROOM SUMMARY

NewFields

Project: B|G C

Building Name/No.: B&GC HiLine

Building Address: 500 1st Ave
Havre, MT

Date: 7-4-14

Project #: 350.0044

Inspected by: HCG + DAM

Floor: 1 **Room #'s:** 4 (Small Restroom) **Size:** **Ceiling Height:**

HA #	Suspect Material	Material Description	Friable	Quantity	Comments
	Surfacing (1)	Plaster Skim Coat			
	Surfacing (2)				
	Wall Material (1)	Plaster			
	Wall Material (2)				
	Ceiling Material (1)	Plaster			
	Ceiling Material (2)				
	Floor Material (1)	9x9" tan VFT w/dark brown-cream streaks;			
	Floor Material (2)	9x9" tan VFT w/cream & rust colored streaks;			
	Floor Material (3)	Dark brown cove base cream adhesive			
	Wall Insulation (1)				
	Attic Insulation (1)				
	Window Glazing				

Notes:

Sheet: _____ of _____

SUSPECT ACBM – ROOM-BY-ROOM SUMMARY

NewFields

Project: B/GC
Building Name/No.: B&GC HiLine
Building Address: 500 1st Ave Havre MT

Date: 2-4-14
Project #: 350.0244
Inspected by: HCG & DAM

Floor: 1 **Room #'s:** 5 (Small Restroom – washroom) Utility Sink **Size:** _____ **Ceiling Height:** _____

HA #	Suspect Material	Material Description	Friable	Quantity	Comments
	Surfacing (1)	Plaster Skim coat			
	Surfacing (2)				
	Wall Material (1)	Plaster			
	Wall Material (2)				
	Ceiling Material (1)	Plaster			
	Ceiling Material (2)				
	Floor Material (1)	12x12" VFT Light gray, Med-gray, dark gray pebble			
	Floor Material (2)	4" Dark brown covebase with cream adhesive			
	Floor Material (3)				
	Wall Insulation (1)				
	Attic Insulation (1)				
	Window Glazing				

Notes:

Sheet: _____ of _____

SUSPECT ACBM – ROOM-BY-ROOM SUMMARY

NewFields

Project: B&GC
Building Name/No.: BGC Hiline
Building Address: 500 1st Ave
Havre MT

Date: 2-4-14
Project #: 350.0044
Inspected by: HC6 & DAM

Floor: 1 **Room #'s:** 6 (small entrance to restrooms) **Size:** **Ceiling Height:**

HA #	Suspect Material	Material Description	Friable	Quantity	Comments
	Surfacing (1)	Plaster Skim Coat			
	Surfacing (2)				
	Wall Material (1)	Plaster			
	Wall Material (2)	Sheetrock, joint, tape			
	Ceiling Material (1)	Plaster			
	Ceiling Material (2)				
	Floor Material (1)	Carpet: blue tweed over 9x9" VFT			gold carpet adhesive
	Floor Material (2)	9x9 VFT			
	Floor Material (3)	covebase			
	Wall Insulation (1)				
	Attic Insulation (1)				
	Window Glazing				

Notes:

Sheet: _____ of _____

SUSPECT ACBM – ROOM-BY-ROOM SUMMARY

NewFields

Project: Boys & Girls Club
Building Name/No.: BGC HiLine
Building Address: 500 1st Ave
Havre MT

Date: 2-4-14
Project #: 350.0044
Inspected by: H.Grotbo / D. McGee

Floor: (1) **Room #'s:** 7 (Fax, Copy, Printer Room) **Size:** **Ceiling Height:**

HA #	Suspect Material	Material Description	Friable	Quantity	Comments
	Surfacing (1)	Plaster Skim Coat			
	Surfacing (2)				
	Wall Material (1)	Plaster			
	Wall Material (2)	Sheet rock, joint, tape			
	Ceiling Material (1)	Plaster			
	Ceiling Material (2)				
	Floor Material (1)	Carpet: blue/gray spec tweed with gold adhesive			
	Floor Material (2)	9x9 VFT Tan with Rust & Cream streaks			
	Floor Material (3)	4" Gray Corebase with Cream adhesive			
	Wall Insulation (1)				
	Attic Insulation (1)				
	Window Glazing				

Notes:

Sheet: _____ of _____

SUSPECT ACBM – ROOM-BY-ROOM SUMMARY

NewFields

Project: Boys & Girls club
Building Name/No.: BGC
Building Address: 500 1st Ave
Havre MT

Date: 2-4-14
Project #: 350.0044
Inspected by: HGG & DAM

Floor: _____ **Room #'s:** 8 (Receptionist Area) **Size:** _____ **Ceiling Height:** _____

HA #	Suspect Material	Material Description	Friable	Quantity	Comments
	Surfacing (1)	Plaster skim coat			
	Surfacing (2)				
	Wall Material (1)	Plaster			
	Wall Material (2)	Sheetrock, joint, tape			
	Ceiling Material (1)	Plaster			
	Ceiling Material (2)				
	Floor Material (1)	Carpet: blue/gray tweed, gold adhesive			
	Floor Material (2)	~~9"x9" VFT Gray~~ ; black mastic			
	Floor Material (3)	4" Gray Covebase, Cream adhesive			
	Wall Insulation (1)				
	Attic Insulation (1)				
	Window Glazing				

Notes:

Sheet: _____ of _____

SUSPECT ACBM – ROOM-BY-ROOM SUMMARY

NewFields

Project: BGC
Building Name/No.: BGC
Building Address: 500 1st Ave Havre MT

Date: 2-4-14
Project #: 350.0044
Inspected by: HCG & DAM

Floor: _____ **Room #'s:** 9 (Storage) **Size:** _____ **Ceiling Height:** _____

HA #	Suspect Material	Material Description	Friable	Quantity	Comments
	Surfacing (1)	Plaster Skim Coat			
	Surfacing (2)				
	Wall Material (1)	Plaster			
	Wall Material (2)	Sheetrock, joint, tape			
	Ceiling Material (1)	Plaster			
	Ceiling Material (2)				
	Floor Material (1)	Carpet: blue/gray tweed gold adhesive			
	Floor Material (2)				
	Floor Material (3)	4" Gray Covebase - cream adhesive			
	Wall Insulation (1)				
	Attic Insulation (1)				
	Window Glazing				

Notes:

Sheet: _____ of _____

SUSPECT ACBM – ROOM-BY-ROOM SUMMARY

NewFields

Project: B & G Club

Building Name/No.: BGC

Building Address: 500 1st Ave
Havre MT

Date: 2-4-14

Project #: 350.0044

Inspected by: HCG & DAM

Floor: _____ **Room #'s:** 10 (office) **Size:** _____ **Ceiling Height:** _____

HA #	Suspect Material	Material Description	Friable	Quantity	Comments
	Surfacing (1)	Plaster Skim Coat			
	Surfacing (2)				
	Wall Material (1)	Plaster			
	Wall Material (2)				
	Ceiling Material (1)	Plaster			
	Ceiling Material (2)				
	Floor Material (1)	Carpet: gray/black streak geometric; gold adhesive			
	Floor Material (2)	9x9" VFT Gray with black mastic			
	Floor Material (3)	4" Gray Covebase with cream adhesive			
	Wall Insulation (1)				
	Attic Insulation (1)				
	Window Glazing				

Notes:

Sheet: _____ of _____

SUSPECT ACBM – ROOM-BY-ROOM SUMMARY

NewFields

Project: BGC
Building Name/No.: BGC
Building Address: 500 1st Ave Havre MT
Floor: **Room #'s:** 11 (Computer room)

Date: 2-4-14
Project #: 350.0044
Inspected by: HCG & DAM
Size: **Ceiling Height:**

HA #	Suspect Material	Material Description	Friable	Quantity	Comments
	Surfacing (1)	Plaster Skim Coat			
	Surfacing (2)				
	Wall Material (1)	Plaster			
	Wall Material (2)	Sheetrock, joint, tape			mainly sheetrock
	Ceiling Material (1)	2x2 Fissure & Pin hole tiles			
	Ceiling Material (2)				
	Floor Material (1)	9x9" VFT tan with dark brown/Cream streaks			
	Floor Material (2)	Carpet Sage tweed, gold adhesive			
	Floor Material (3)	4" Rust colored cove base Cream adhesive			
	Wall Insulation (1)				
	Attic Insulation (1)				
	Window Glazing	rubber / silicone			

Notes:

Sheet: _____ of _____

SUSPECT ACBM – ROOM-BY-ROOM SUMMARY

NewFields

Project: BGC

Building Name/No.: BGC

Building Address: 500 1st Ave. Havre MT

Date: 2-4-14

Project #: 350.0044

Inspected by: HCG & DAM

Floor: 1 **Room #'s:** 12 (Custodial closet) **Size:** _____ **Ceiling Height:** _____

HA #	Suspect Material	Material Description	Friable	Quantity	Comments
	Surfacing (1)	Plaster Skim Coat			
	Surfacing (2)				
	Wall Material (1)	Plaster			
	Wall Material (2)				
	Ceiling Material (1)	Plaster			
	Ceiling Material (2)				
	Floor Material (1)	9x9" VFT tan w/ brown-cream streaks black mastic			
	Floor Material (2)	rust (4") cove base; cream adhesive			
	Floor Material (3)				
	Wall Insulation (1)				
	Attic Insulation (1)				
	Window Glazing				

Notes:

Sheet: _____ of _____

SUSPECT ACBM – ROOM-BY-ROOM SUMMARY

NewFields

Project: BGC
Building Name/No.: BGC
Building Address: 500 1ST AVE HAVRE M.T

Date: 2-4-14
Project #: 350.0044
Inspected by: HCL & DHM

Floor: 1 **Room #'s:** 13 (Entrance Room) **Size:** _____ **Ceiling Height:** _____

HA #	Suspect Material	Material Description	Friable	Quantity	Comments
	Surfacing (1)	Plaster Skim Coat			
	Surfacing (2)				
	Wall Material (1)	Plaster			
	Wall Material (2)				
	Ceiling Material (1)	Plaster			
	Ceiling Material (2)				
	Floor Material (1)	12x12" VFT; white w/2 gray colored specs			
	Floor Material (2)	6" Gray Cove base; cream adhesive			
	Floor Material (3)				
	Wall Insulation (1)				
	Attic Insulation (1)				
	Window Glazing				

Notes:

Sheet: _____ of _____

SUSPECT ACBM – ROOM-BY-ROOM SUMMARY

NewFields

Project: BGC

Building Name/No.: BGC

Building Address: 500 1ST AVE HAVRE MT.

Date: 2-4-14

Project #: 350.0044

Inspected by: HCG & DAM

Floor: 1 **Room #'s:** 14 (Peach Restroom) & 15 (Blue/green) **Size:** **Ceiling Height:**

HA #	Suspect Material	Material Description	Friable	Quantity	Comments
	Surfacing (1)	Plaster Skim Coat			+good place for paint chip sample
	Surfacing (2)				
	Wall Material (1)	~~ceiling~~ tiles & grout ceramic			
	Wall Material (2)				
	Ceiling Material (1)	Plaster			
	Ceiling Material (2)				
	Floor Material (1)	Ceramic tile & grout			
	Floor Material (2)				
	Floor Material (3)				
	Wall Insulation (1)				
	Attic Insulation (1)				
	Window Glazing				

Notes:

Sheet: _____ of _____

SUSPECT ACBM – ROOM-BY-ROOM SUMMARY

NewFields

Project: BGC
Building Name/No.: BGC
Building Address: 500 1st Ave Havre MT.
Floor: 1 **Room #'s:** 16 (Office/Study Lounge)

Date: 2-4-14
Project #: 350.0044
Inspected by: HC, GR, PAM
Size: _____ **Ceiling Height:** _____

HA #	Suspect Material	Material Description	Friable	Quantity	Comments
	Surfacing (1)	Plaster Skim Coat			12" Acoustic Tile
	Surfacing (2)				
	Wall Material (1)	Plaster			
	Wall Material (2)				
	Ceiling Material (1)	Plaster, glass blocks/mortar			
	Ceiling Material (2)				
	Floor Material (1)	Carpet: berry tweed; gold adhesive			over black mastic
	Floor Material (2)				
	Floor Material (3)	4" gray covebase; dark tan adhesive			
	Wall Insulation (1)				
	Attic Insulation (1)				
	Window Glazing	rubber/vinyl windows			
					*CAB: Cement Asbestos board - green chalk-board

Notes:
* Closet has dark tan carpet adhesive got 9x9" Red w/ white streaked VFT; Malachite textured covebase

Sheet: _____ of _____

SUSPECT ACBM – ROOM-BY-ROOM SUMMARY

NewFields

Project: BGC
Building Name/No.: BGC
Building Address: 1500 1ST AVE HAVRE MT.

Date: 3-4-14
Project #: 350.0044
Inspected by: HCG & DAM

Floor: 1 **Room #'s:** 17 (Kitchen) **Size:** **Ceiling Height:**

HA #	Suspect Material	Material Description	Friable	Quantity	Comments
	Surfacing (1)	Plaster Skim Coat			
	Surfacing (2)				
	Wall Material (1)	Sheetrock, joint, tape			
	Wall Material (2)	Plaster, Glass block/mortar			
	Ceiling Material (1)	Plaster			
	Ceiling Material (2)				
	Floor Material (1)	9x9" VFT tan w/brown & cream streaks; black mastic			
	Floor Material (2)	12x12" VFT White w/2 colors of gray streaks; black mastic			
	Floor Material (3)	4" Gray Covebase; dark tan adhesive			
	Wall Insulation (1)				
	Attic Insulation (1)				
	Window Glazing				
					* CAB Chalkboard, cement asbestos boards (green)

Notes:
* Closet has 9x9" VFT same as small restroom -- brown swirl

Sheet: _____ of _____

SUSPECT ACBM – ROOM-BY-ROOM SUMMARY

NewFields

Project: BCG
Building Name/No.: BCG
Building Address: 500 1ST AVE HAVRE MT.

Date: ~~2-7-14~~ 2-4-14
Project #: 350.0044
Inspected by: HCG & DMM

Floor: 1 **Room #'s:** 18 (MUSIC ROOM) **Size:** _____ **Ceiling Height:** _____

HA #	Suspect Material	Material Description	Friable	Quantity	Comments
	Surfacing (1)	Sheetrock, no texture			
	Surfacing (2)				
	Wall Material (1)	Sheetrock, joint, tape			
	Wall Material (2)				
	Ceiling Material (1)	Sheetrock joint tape			
	Ceiling Material (2)				
	Floor Material (1)	Carpet: tan/blue tweed w/ gold mastic			
	Floor Material (2)	tan cove base (4") - cream adhesive			
	Floor Material (3)	9x9VFT brown/tan brown-cream streaks; black mastic			
	Wall Insulation (1)				
	Attic Insulation (1)				
	Window Glazing				

Notes:

Sheet: _____ of _____

SUSPECT ACBM – ROOM-BY-ROOM SUMMARY

NewFields

Project: BGC

Building Name/No.: BGC

Building Address: 500 1ST AVE HAVRE M.T.

Date: 2-4-14

Project #: 350.0044

Inspected by: HCG & DAM

Floor: 1 **Room #'s:** 19 (office) & 20 (Server & Storage) **Size:** **Ceiling Height:**

HA #	Suspect Material	Material Description	Friable	Quantity	Comments
	Surfacing (1)	Sheetrock, slight texture			
	Surfacing (2)				
	Wall Material (1)	Sheetrock, joint, tape			
	Wall Material (2)				
	Ceiling Material (1)	~~Carpet: Sage tweed; gold adhesive~~			
	Ceiling Material (2)	Sheetrock, joint, tape			
	Floor Material (1)	Carpet: Sage tweed; gold adhesive			
	Floor Material (2)	9x9 tan with brown & cream streaks; black mastic			
	Floor Material (3)	4" Brown/Rust covebase cream adhesive			
	Wall Insulation (1)				
	Attic Insulation (1)				
	Window Glazing				

Notes:

Sheet: _____ of _____

SUSPECT ACBM – ROOM-BY-ROOM SUMMARY

NewFields

Project: BGC
Building Name/No.: BGC
Building Address: 500 1ST AVE HAVRE MT.

Date: 2-4-14
Project #: 350.0044
Inspected by: HCG & DAM

Floor: 1 **Room #'s:** 21 (main Entrance / Locker / cubby) **Size:** _____ **Ceiling Height:** _____

HA #	Suspect Material	Material Description	Friable	Quantity	Comments
	Surfacing (1)	Plaster Skim Coat			
	Surfacing (2)				
	Wall Material (1)	Brick & mortar			
	Wall Material (2)	Sheetrock, joint, tape			
	Ceiling Material (1)	Plaster			
	Ceiling Material (2)				
	Floor Material (1)	12" VFT White with 2 gray colored specs, gold adhesive			
	Floor Material (2)	6" Gray Covebase - Cream adhesive			
	Floor Material (3)				
	Wall Insulation (1)				
	Attic Insulation (1)				
	Window Glazing	White window glazing			

Notes:

Sheet: _____ of _____

SUSPECT ACBM – ROOM-BY-ROOM SUMMARY

NewFields

Project: BGC
Building Name/No.: BGC
Building Address: 500 1ST AVE HAVRE M.T.

Date: 2-4-14
Project #: 350.0044
Inspected by: HCG & DAM

Floor: 1 **Room #'s:** 22 (Southhall) & 23 (North hall) **Size:** **Ceiling Height:**

HA #	Suspect Material	Material Description	Friable	Quantity	Comments
	Surfacing (1)	Plaster skim coat			
	Surfacing (2)	Popcorn surfacing			-over plaster
	Wall Material (1)	Plaster			
	Wall Material (2)	Cement/concrete			
	Ceiling Material (1)	~~Plaster~~ Popcorn texture			
	Ceiling Material (2)				
	Floor Material (1)	12x12" VFT: white with 2 colors of gray streaks			
	Floor Material (2)	6" Gray Covebose with cream adhesive			
	Floor Material (3)				
	Wall Insulation (1)				
	Attic Insulation (1)				
	Window Glazing				

Notes:

Sheet: _____ of _____

Notes Havre Boys & Girls Club.

> windows - so wall of stage are boarded over with wood paneling - wainscot on the inside
> 60' of straight pipe visual under stage floor (4 lines Approx 240 linear ft. of pipe.
> The N-S Tunnel from boiler room has diverse debris on the dirt floor - (this area is presently being used for storage)
> No Access between the ceiling Area and roof this space will have to be addressed prior to demo work - insulation - piping ect.
> boiler Rm - old boiler is still in place Asbestos insulation is in good condition. All intersticial spaces were not observed & must be assumed to be Asbestos containing.
> roof materials vary with membrane vs. pebble tar.
> 12" VFT over Blk mastic - main Hallway, Rm 17 Kitchen Rm 5 Bathrooms.
> Carpet over Blk mastic - Rm 1 copy Rm, Rm 8 reception area, Rm 9 storage Rm, Rm 16 - office cubicals
> Carpet over 9" VFT over Blk mastic, Rm 3 office, Rm 10 office, Rm 11 office, Rm 18 music, Rm 19 office, Rm 20 server Rm.
> Rest Rms are ceramic floors wall & Plaster/skim coat
> 9" VFT over Blk mastic - R4 Rest Rm, Rm 12 Janitor, Pantry Rm in kitchen, (2) small closets in Rms 16 & 17.
> (1) window sampled main entry

4,009 Sq. F

(3) vibration collars ceiling mounted heater

Stage	1	780' SqFT	16' ceiling	42 x 18.6	
	2	103' Sq. FT	7' 6" ceiling		
Girls Rm	3	276' Sq. FT	7.6" ceiling	*	
men RR	4	25' Sq. FT	7.5" ceiling	x	
wm RR	5	25' SqFT	7.6" ceiling	x	
mem rm	6	17' SqFT	7.5" ceiling	x	
croix rm	7	107' Sq. FT	7.5" ceiling	x	393
reception	8	180' Sq. FT	7.5" ceiling	x	
upper stage	9	44' Sq. FT	7.6" ceiling	x	
Tim office	10	192' SqFT	7.5" ceiling	x	4009 -
Mag. Entrance	11	230' Sq. FT	7.3" ceilings	x	600 - 393
Jan. Closets	12	67' SqFT	7.5" ceiling	x	
M. E. Exit	13	55 Sq. FT	7.5" ceilings		
Girls Room	14	237 Sq. FT.	7.6 ceiling		
Boys Rm	15	276 Sq. FT	7.6" ceiling		
Preschool Workroom	16	826 Sq. FT	12' ceilings	x	
Activities	17	833' Sq. FT	11.6" ceilings	18.6 x	
music	18	69 Sq. FT	7.9" ceiling	x	
rooms off.	19	78' Sq. FT	8' ceiling	x	
Server Rm	20	77' Sq FT	7.5" ceiling		
main entrance	21	208' Sq. FT	8' ceiling	x	
W. Hall	22	488 SqFT	7'6" ceilings		
S Hall	23	778 SqFT	11.5 7.6" ceilings		
runners		75' L x 7.5 W	- 93" 24" 12"		
Boiler Rm.		730 Sq. FT			
In 24 Storage		297' Sq. FT	8' ceiling		

CEI LABS

107 New Edition Court, Cary, NC 27511
Tel: 866-481-1412; Fax: 919-481-1442

CHAIN OF CUSTODY

LAB USE ONLY:
CEI Lab Code:
CEI Lab I.D. Range:

COMPANY CONTACT INFORMATION	
Company: A.L.M. Consulting, LLC	Client #: 23625
Address: P.O. Box 7886	Job Contact: Ryan D. McGee
Helena, Montana 59604	Email: rmcgee@bresnan.net
	Tel: 406-461-4037
Project Name: Boys & Girls Club Helena	Fax: 406-449-0382
Project ID #: 350.0044	P.O. #: 350.0044

ASBESTOS	METHOD	TURN AROUND TIME 4 HR*	8 HR*	24 HR	2 DAY	3 DAY	5 DAY
PLM BULK	EPA 600	☐	☐	☐	☐	☐	☒
PLM POINT COUNT (400)	EPA 600	☐	☐	☐	☐	☐	☐
PLM POINT COUNT (1000)	EPA 600	☐	☐	☐	☐	☐	☐
PLM GRAVIMETRIC	EPA 600		☐	☐	☐	☐	☐
PLM GRAV w POINT COUNT	EPA 600		☐	☐	☐	☐	☐
PCM AIR	NIOSH 7400	☐	☐	☐	☐	☐	☐
TEM AIR	AHERA	☐	☐	☐	☐	☐	☐
TEM AIR	NIOSH 7402	☐	☐	☐	☐	☐	☐
TEM BULK	CHATFIELD		☐	☐	☐	☐	☐
TEM DUST WIPE	ASTM D6480-05	☐	☐	☐	☐	☐	☐
TEM DUST MICROVAC	ASTM D5755-09	☐	☐	☐	☐	☐	☐
TEM QUALITATIVE	CEI LABS	☐	☐	☐	☐	☐	☐
OTHER:		☐	☐	☐	☐	☐	☐
LEAD PAINT	**METHOD**	**4 HR****	**8 HR****	**24 HR****	**2 DAY**	**3 DAY**	**5 DAY**
LEAD PAINT	EPA SW846 7000B				☐	☐	☒
LEAD WIPE	EPA SW846 7000B				☐	☐	☐
LEAD SOIL	EPA SW846 7000B				☐	☐	☐
LEAD AIR	NIOSH 7082				☐	☐	☐
OTHER:					☐	☐	☐

REMARKS: * Please do Point Count on samples <1%

* Please Provide Positive STOP

☐ Accept Samples
☐ Reject Samples

Relinquished By:	Date/Time	Received By:	Date/Time
Denny McGee		Fed EX Carrier	

*Call to confirm RUSH analysis.
**TAT's are not available. Lead samples are subcontracted for analysis to an ELLAP accredited lab.

Samples will be disposed of 30 days after analysis

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CEI LABS

SAMPLING FORM

COMPANY CONTACT INFORMATION	
Company: A.L.M. Consulting, LLC	Job Contact: Ryan D. McGee
Project Name: Boys & Girls Club - Hiline	Date Sampled: 2-5-14
Project ID #: 350.0044	Tel: 406-461-4037

SAMPLE ID#	DESCRIPTION / LOCATION	VOLUME/ AREA	COMMENTS
F3.1A / F5.1A	9" VFT TAN w/ brown & Cream streaks/		Rm 11 w. wall
	black mastic		
F3.1B / F5.1B	↓		Rm 17 inside pantry
F3.1C / F5.1C	↓		Rm 4 doorway
F3.2A / F5.2A	9" VFT TAN w/ Cream & rust / Black mastic		Rm 4 doorway
F3.2B / F5.2B	↓		Rm 6 doorway
F3.2C / F5.2C	↓		Rm 3 (SE corner)
F3.3A / F5.3A	9" VFT Gray		Rm 10 Doorway
F3.3B / F5.3B	↓		↓ South wall
F3.3C / F5.3C	↓		↓ SE wall
F2.1A / F5.4A	12" VFT white w/ gray streaks; gold adhesive		Boiler Room Entrance
F2.1B / F5.4B	↓		main entrance
F2.1C / F5.4C	↓		Rm 17 closet door
F2.2A / F5.5A	12" VFT Gray w/ light / dark; black mastic		Rm 5
F2.2B / F5.5B	pebble pattern		↓
F2.2C / F5.5C	↓		↓
F5.6A	Black mastic		Boiler Entrance (1st floor)
F5.6B	↓		Custodial closet door Rm 12
F5.6C	↓		Rm 23 NS wall NE wall
F4.1A / F6.1A	Floor leveler - gray; gold carpet adhesive		Rm 6 Doorway
F4.1B / F6.1B	↓		Rm 10 Doorway
F4.1C / F6.1C	↓		Rm 16 SE corner
M1.1 A	Sheetrock; joint; tape		Rm 17 pantry
M1.1B	↓		main entrance E. wall
M1.1C	↓		outside wall Rm 11
S4.1A	Surfacing: Popcorn spray on		Rm 23 Northend
S4.1B	↓		↓ middle m. entrance
S4.1C	↓		↓ Southend
M6.1A	Window Glazing		main entrance W. wall.

16 HA's 46 Samples

CEI LABS

SAMPLING FORM

COMPANY CONTACT INFORMATION	
Company: A.L.M. Consulting, LLC	Job Contact: Ryan D. McGee
Project Name: Boys & Girls Club Hiline	Date Sampled: 2-5-14
Project ID #: 350.0044	Tel: 406-461-4037

SAMPLE ID#	DESCRIPTION / LOCATION	VOLUME/ AREA	COMMENTS
M5.1A	2x2 lay in CT Small fissures/pinholes		RM 11 north ceiling wall
M5.1B	↓		SW ceiling wall
M5.1C	↓		↓ NE ceiling wall
S5.1A	Plaster Skim Coat		main entrance - N. Column
S5.1 B	↓		RM 3 SE wall, near door
S5.1 C	↓		RM 10 NW corner
S5.1 D	↓		RM 12 ceiling
S5.1 E	↓		RM 17 SE corner
S5.1 F	↓		Stairwell @ Stage
S5.1 G	↓		S.W Stage RM 1
M2.1A	Cream Corebase adhesive		RM 3 SE corner
M2.1B	↓		RM 23 E main entrance
M2.1C	↓		RM 11 E. Wall
M2.2A	Tan Corebase adhesive		RM 17 S.W. @ Doorway
M2.2B	↓		RM 17 NW corner
M2.2C	↓		RM 16 S. wall.
M3.1A	12" Adhered. CT glue dots: Brown		RM 17 SE corner
M3.1 B	↓		RM 17 NW corner
M3.1 C	↓		RM 16 S Wall over door
M8.1A	tan wainscot adhesive		RM 1 S.W wall
M8.1B	↓		RM1 SE wall
M8.1C	↓		RM1 S wall middle
M12.1A	Brick & mortar		main entrance Column
M12.1B	↓		outside front entrance
M12.1C	↓		outside back /playground
M9.1A	Ceramic wall tile /grout		RM 15 under Sink W. wall
M9.1B	↓		RM 15 S. wall
M9.1C	↓		RM 14 E. wall

8 HA's
28 Samples

CEI LABS

SAMPLING FORM

COMPANY CONTACT INFORMATION	
Company: A.L.M. Consulting, LLC	Job Contact: Ryan D. McGee
Project Name: Boys & Girls Club HiLine	Date Sampled: 2-6-14
Project ID #: 350.0044	Tel: 406-461-4037

SAMPLE ID#	DESCRIPTION / LOCATION	VOLUME/ AREA	COMMENTS
M4.1A	2x4 Lay in CT small craters/pinholes		NE corner Rm 24
M4.1B	↓		Rm 24 S. wall middle
M4.1C	↓		Rm 24 middle of room.
M1.2A	Sheetrock; joint; tape		Rm 24 NE corner
M1.2B	↓		Rm 24 west wall
M1.2C	↓		Rm 24 S. wall middle.
M11.1A	Concrete		W. wall N. End outside
M11.1B	↓		W. wall S. end outside
M11.1C	↓		E. wall N. end outside
R1.1A	Built up roof, flat		West edge of roof
R1.1B	↓		east edge of roof
R1.1C	↓		pebble tar Rm 24 roof
TL-01	OFF white over tan		Stage S. wall Rm 1
TL-02	Cream over blue paint		Rm 15
TL-03	Cream over pink paint		Rm 14
TL-04	Cream over blue paint		Rm 24 Storage room.
TL-05	gray over teal paint		Outside Rm 13 entrance.

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17 samples
9 HA's - 5 paint chip samples for Total Lead

APPENDIX D
PHOTOGRAPH LOG

Photo 1: Boiler in basement. Asbestos caution labels on exterior of boiler. Asbestos in good condition.

Photo 2: Boiler room with asbestos straight-pipe insulation. Approximately 20 insulated lines are shown.

Photo 3: Warning label on asbestos straight-pipe insulation in boiler room.

Photo 4: Interior pipe corridor with approximately 12 straight pipes of various sizes (2 to 6 inches). Asbestos insulation is in fair condition.

Photo 5: Door to the pipe corridor. Asbestos warning labels on doors.

Photo 6: 9-inch Vinyl Floor Tile (VFT) in small restroom.

Photo 7: Storage space under stage with asbestos straight-pipe insulation. Approximately four pipes are present in fair condition. Folding chairs and files are stored in the room.

Photo 8: Vibration collar on heating unit in stage/gymnasium area. Sample not collected during this investigation, and the material is assumed to contain asbestos.

Photo 9: Ceramic tile in boy's restroom.

Photo 10: Fiberboard found to have non-asbestos adhesive.

APPENDIX E
LIST OF CODES FOR BUILDING MATERIALS

Revised March 2014

Thermal System Insulation

T1	Vermiculite Wall/Attic Insulation
T2	Pipe Joint Insulation
T3	Straight Pipe Insulation
T4	HVAC Vibration Collar
T5	Duct Wrap/Tape Insulation
T6	Tank/Vessel Insulation
T7	Boiler Insulation
T8	Fire Brick/Skim Coat
T9	TSI Patch
T10	Gasket
T11	Sprayed-on Fireproofing
T12	Blown-in Insulation
T13	Chill Seal

Surfacing Materials

S1	Troweled-on Wall Surfacing
S2	Troweled-on Ceiling Surfacing
S3	Sprayed-on Wall Surfacing
S4	Sprayed-on Ceiling Surfacing
S5	Plaster/Skim Coat
S6	Stucco
S7	Surfacing Patch

Flooring Materials

F1	Vinyl Sheet Flooring
F2	12" Vinyl Floor Tile
F3	9" Vinyl Floor Tile
F4	Floor Leveler/Fill
F5	Mastic
F6	Carpet Adhesive
F7	Moisture Barrier/Underlayment
F8	Ceramic Floor Adhesive
F9	Cork Flooring

Miscellaneous Materials

M1	Sheetrock, Joint, & Taping
M2	Cove Base Adhesive
M3	12" x 12" Ceiling Tile/Adhesive
M4	2' x 4' Lay-in Ceiling Panel
M5	Various Types Lay-in Ceiling Panel
M6	Window Glazing/Putty
M7	Interior/Exterior Caulking
M8	Wainscot/Adhesive
M9	Ceramic Wall Adhesive
M10	Transite
M11	Concrete
M12	Brick/Mortar/Grout
M13	Cork Insulation/Mastic
M14	Log Chinking
M15	Formica Adhesive
M16	Moisture Barrier/Underlayment
M17	Electrical Wiring Insulation
M18	Fire Door Materials
M19	Miscellaneous Patch
M20	
M21	
M22	
M23	

Roof Materials

R1	Flat Built-Up
R2	Flashing
R3	Silver Paint
R4	3-Tab Asphalt Shingle/Underlayment
R5	Rolled Asphalt/Underlayment
R6	Roof Tar/Patch
R7	Transite (CAB) Roofing

SUSPECT ASBESTOS-CONTAINING BUILDING MATERIALS
HOMOGENEOUS AREA LIST

A.L.M. Consulting, LLC

AHERA Physical Assessment Categories	
1	Damaged or Significantly Damaged TSI
2	Damaged Friable Surfacing Materials
3	Significantly Damaged Friable Surfacing Materials
4	Damaged or Significantly Damaged Friable Misc. ACBM
5	ACBM with Potential for Damage
6	ACBM with Potential for Significant Damage
7	Any remaining Friable ACBM or Friable Suspect ACBM

AHERA Assessment Condition
Material assessed as Significantly Damaged if: at least 10% or more in a distributed fashion or at least 25% or more localized in one area
Material assessed as Damaged if: less than 10% disturbance or less than 10% localized
Materials assessed as **Good** are materials showing no visible or limited damage or deteriorization

APPENDIX F
ASBESTOS LABORATORY RESULTS

PAR Outline Reference

A

CEI Labs
107 New Edition Court, Cary, NC 27511
Phone: (919) 481-1413 Fax: (919) 481-1442

LABORATORY REPORT
LEAD IN PAINT

Client: **A.L.M. Consulting, LLC**
P.O. Box 7886
Helena, MT 59604

CEI Lab Code: C14-0075
Received: 02-10-14
Analyzed: 02-17-14
Reported: 02-17-14

Project: Boys and Girls Club - Hiline; 350.0044

ANALYSIS METHOD: EPA SW846 7000B

CLIENT ID	CEI LAB ID	PPM (µg/g)	CONCENTRATION % BY WEIGHT
TL-01	CA47466	820	**0.082**
TL-02	CA47467	1000	**0.10**
TL-03	CA47468	2100	**0.21**
TL-04	CA47469	860	**0.086**
TL-05	CA47470	56	**0.0056**

CEI Labs
107 New Edition Court, Cary, NC 27511
Tel: 919-481-1413 Fax: 919-481-1442

Project: Boys and Girls Club - Hiline; 350.0044

Lab Code: C14-0075

ANALYSIS METHOD: EPA SW846 7000B

CLIENT ID	CEI LAB ID	PPM (µg/g)	CONCENTRATION % BY WEIGHT

Reviewed By:

Tianbao Bai, Ph.D.
Laboratory Director

This method has been validated for sample weights of 0.020g or greater. When samples with a weight of less than that are analyzed those results fall outside of the scope of accreditations.
*** The analysis of composite wipe samples as a single samples is not included under AIHA accreditation.**

Minimum reporting limit is 20 µg total lead. Sample results denoted with a "less than" (<) sign contain less than 20.0 µg total lead, based on a 40ml sample volume.

Lead samples are not analyzed by CEI Labs Lead samples are submitted to an AIHA ELLAP accredited laboratory for lead analysis of soil, dust, paint, and TCLP samples.
Laboratory results represent the analysis of samples as submitted by the client. Information regarding sample location, description, area, volume, etc., was provided by the client. Unless notified in writing to return samples, CEI Labs discards client samples after 30 days. This report shall not be reproduced, except in full, without the written consent of CEI Labs.

REGULATORY LIMITS
OSHA Standard: No safe limit.
Consumer Products Safety Standard: Greater than 0.06% lead by weight.
Federal Lead Standard / HUD: 0.5% lead by weight.

LEGEND
µg = microgram
ml = milliliter
ppm = parts per million
Pb = lead
g = grams
wt = weight

End of Report

CEI LABS

107 New Edition Court, Cary, NC 27511
Tel: 866-481-1412; Fax: 919-481-1442

CHAIN OF CUSTODY

LAB USE ONLY:	(5)
CEI Lab Code:	C14-0075
CEI Lab I.D. Range:	CA47466-CA47470

COMPANY CONTACT INFORMATION	
Company: A.L.M. Consulting, LLC	Client #: 23625
Address: P.O. Box 7886	Job Contact: Ryan D. McGee
Helena, Montana 59604	Email: rmcgee@bresnan.net
	Tel: 406-461-4037
Project Name: Boys & Girls Club Hi Line	Fax: 406-449-0382
Project ID #: 350.0044	P.O. #: 350.0044

ASBESTOS	METHOD	TURN AROUND TIME 4 HR*	8 HR*	24 HR	2 DAY	3 DAY	5 DAY
PLM BULK	EPA 600	☐	☐	☐	☐	☐	☒
PLM POINT COUNT (400)	EPA 600	☐	☐	☐	☐	☐	☐
PLM POINT COUNT (1000)	EPA 600	☐	☐	☐	☐	☐	☐
PLM GRAVIMETRIC	EPA 600		☐	☐	☐	☐	☐
PLM GRAV w POINT COUNT	EPA 600		☐	☐	☐	☐	☐
PCM AIR	NIOSH 7400	☐	☐	☐	☐	☐	☐
TEM AIR	AHERA	☐	☐	☐	☐	☐	☐
TEM AIR	NIOSH 7402	☐	☐	☐	☐	☐	☐
TEM BULK	CHATFIELD		☐	☐	☐	☐	☐
TEM DUST WIPE	ASTM D6480-05	☐	☐	☐	☐	☐	☐
TEM DUST MICROVAC	ASTM D5755-09	☐	☐	☐	☐	☐	☐
TEM QUALITATIVE	CEI LABS	☐	☐	☐	☐	☐	☐
OTHER:		☐	☐	☐	☐	☐	☐
LEAD PAINT	**METHOD**	**4 HR****	**8 HR****	**24 HR****	**2 DAY**	**3 DAY**	**5 DAY**
LEAD PAINT	EPA SW846 7000B				☐	☐	☒
LEAD WIPE	EPA SW846 7000B				☐	☐	☐
LEAD SOIL	EPA SW846 7000B				☐	☐	☐
LEAD AIR	NIOSH 7082				☐	☐	☐
OTHER:					☐	☐	☐

REMARKS: * Please do Point Count on samples <1%
* Please Provide Positive STOP

☐ Accept Samples
☐ Reject Samples

Relinquished By:	Date/Time	Received By:	Date/Time
Denny McGee	2/7/14 2:40p	Fed EX Carrier	2/7/14 2:40p
		[illegible] Miller	2/10/14 9:10a

*Call to confirm RUSH analysis.
**TAT's are not available. Lead samples are subcontracted for analysis to an ELLAP accredited lab.

Samples will be disposed of 30 days after analysis

VERSION CCOC.0713.1/2.LD
Customer COC Page 1

©

CEI LABS

C14-0075

SAMPLING FORM

COMPANY CONTACT INFORMATION	
Company: A.L.M. Consulting, LLC	Job Contact: Ryan D. McGee
Project Name: Boys & Girls Club - Hiline	Date Sampled: 2-5-14
Project ID #: 350.0044	Tel: 406-461-4037

SAMPLE ID#	DESCRIPTION / LOCATION	VOLUME/ AREA	COMMENTS
F3.1A / F5.1A	9" VFT Tan w/ brown & Cream streaks /		Rm 11 w. wall
	black mastic		
F3.1B / F5.1B			Rm 17 inside pantry
F3.1C / F5.1C			Rm 4 doorway
F3.2A / F5.2A	9" VFT TAN w/ Cream & rust / Black mastic		Rm 4 doorway
F3.2B / F5.2B			Rm 6 doorway
F3.2C / F5.2C			Rm 3 (SE corner)
F3.3A / F5.3A	9" VFT Gray		Rm 10 Doorway
F3.3B / F5.3B			South wall
F3.3C / F5.3C			SE wall
F2.1A / F5.4A	12" VFT White w/ gray streaks; gold adhesive		Boiler Room Entrance
F2.1B / F5.4B			main entrance.
F2.1C / F5.4C			Rm 17 closet door
F2.2A / F5.5A	12" VFT Gray w/ light / dark; black mastic.		Rm 5
F2.2B / F5.5B	pebble pattern		
F2.2C / F5.5C			
F5.6A	Black mastic		Boiler Entrance. (1st Floor)
F5.6B			Custodial closet door Rm 12
F5.6C			Rm 23 NS Hall NE wall
F4.1A / F6.1A	Floor leveler - gray; gold carpet adhesive		Rm 6 Doorway
F4.1B / F6.1B			Rm 10 Doorway
F4.1C / F6.1C			Rm 16 SE Corner
M1.1 A	Sheetrock; joint; tape		Rm 17 pantry
M1.1B			main entrance E. wall
M1.1C			outside wall Rm 11
S4.1A	Surfacing: Popcorn spray on		Rm 23 Northend
S4.1B			middle m. entrance
S4.1C			Southend
M6.1A	Window Glazing		main entrance W. wall.

16 HA's 46 Samples

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Customer COC Page 2

1 of 3

CEI LABS

C14-0075
SAMPLING FORM

COMPANY CONTACT INFORMATION	
Company: A.L.M. Consulting, LLC	Job Contact: Ryan D. McGee
Project Name: Boys & Girls Club Hiline	Date Sampled: 2-5-14
Project ID #: 350.0044	Tel: 406-461-4037

SAMPLE ID#	DESCRIPTION / LOCATION	VOLUME/ AREA	COMMENTS
M5.1A	2x2 lay in CT Small fissures/pinholes		RM 11 north ceiling wall
M5.1B	↓		SW Ceiling wall
M5.1C	↓		↓ NE Ceiling wall
S5.1A	Plaster Skim Coat		main entrance - N. Column.
S5.1 B	↓		Rm 3 SE wall, near door
S5.1 C	↓		Rm 10 NW corner
S5.1 D	↓		Rm 12 ceiling
S5.1 E	↓		Rm 17 SE corner
S5.1 F	↓		Stairwell @ Stage
S5.1 G	↓		S.W Stage Rm 1
M2.1A	Cream covebase adhesive		Rm 3 SE corner
M2.1B	↓		Rm 23 E main entrance
M2.1C	↓		Rm 11 E. Wall
M2.2A	Tan Covebase adhesive		Rm 17 S.W. @ Doorway
M2.2B	↓		Rm 17 NW corner
M2.2C	↓		Rm 16 S. wall.
M3.1A	12" Adhered CT glue dots: brown		Rm 17 SE corner
M3.1B	↓		Rm 17 NW corner
M3.1C	↓		Rm 16 S Wall over door
M8.1A	tan wainscot adhesive		Rm 1 S.W wall
M8.1B	↓		Rm 1 SE wall
M8.1C	↓		Rm 1 S wall middle
M12.1A	Brick & mortar		main entrance Column
M12.1B	↓		outside front entrance
M12.1C	↓		outside back/playground
M9.1A	Ceramic wall tile/grout		Rm 15 under sink w. wall
M9.1B	↓		Rm 15 S. wall
M9.1C	↓		Rm 14 E. wall

8 HA's
28 Samples

CEI LABS

C14-0075
SAMPLING FORM

COMPANY CONTACT INFORMATION	
Company: A.L.M. Consulting, LLC	Job Contact: Ryan D. McGee
Project Name: Boys & Girls Club Hi Line	Date Sampled: 2-6-14
Project ID #: 350.0044	Tel: 406-461-4037

SAMPLE ID#	DESCRIPTION / LOCATION	VOLUME/ AREA	COMMENTS
M4.1A	2x4 Lay in CT. small craters/pinholes		NE corner Rm 24
M4.1B	↓		Rm 24 S. wall middle.
M4.1C	↓		Rm 24 middle of room.
M1.2A	Sheetrock; joint; tape		Rm 24 NE corner
M1.2B	↓		Rm 24 west wall
M1.2C	↓		Rm 24 S. wall middle.
M11.1A	Concrete		W. wall N. End outside
M11.1B	↓		W. wall S. end outside
M11.1C	↓		E. wall N. end outside
R1.1A	Built up roof, flat		West edge of roof
R1.1B	↓		east edge of roof
R1.1C	↓		pebble tar Rm 24 roof
TL-01	OFF white over tan		Stage S. wall Rm 1
TL-02	Cream over blue paint		Rm 15
TL-03	Cream over pink paint		Rm 14
TL-04	Cream over blue paint		Rm 24 storage room.
TL-05	gray over teal paint		outside Rm 13 entrance.

17 samples
9 HA's - 5 paint chip samples for Total Lead

APPENDIX G
COST ESTIMATE FOR ASBESTOS ABATEMENT

Appendix G
Cost Estimate for Asbestos Abatement
Boys & Girls Club
Havre, Montana

Line Item	Description	Abatement Work Area	Quantity	Unit	Rate	Estimated Cost
		Mobilization				
1	Mobilization		1	lump sum	$3,500.00	$3,500.00
						$3,500.00
		Task 1: Abatement of Floors, Walls, and Window Glazing				
2	Vinyl Floor Tile (VFT) over Black Mastic	Rooms: 4, 5, 12, 13, 17, 16 Closet, Hallways (Rooms 22 and 23)	2,410	square feet	$3.75	$9,037.50
3	Carpet over VFT over Black Mastic	Rooms: 3, 6, 10, 11, 18, 19, 20	939	square feet	$6.25	$5,868.75
4	Carpet over Black Mastic	Rooms: 7, 8, 9, 16	1,157	square feet	$4.75	$5,495.75
5	Window Glazing	Main Entrance/Stage Area	10	lump sum	$150	$1,500.00
6	Cement Asbestos Chalk Boards	Rooms 16 and 17	200	sqaure feet	$5.00	$1,000.00
					Total:	**$22,902.00**
		Task 2: Abatement of Pipe Insulation and Mudded Fittings				
7	Straight-Pipe Insulation, Air Cell	Storage Space Under Stage	240	linear feet	$25	$6,000.00
8	Mudded Fittings	Storage Space Under Stage	8	each	$50	$400.00
9	Straight-Pipe Insulation, Air Cell	Interior Pipe Corridor	840	linear feet	$25	$21,000.00
10	Mudded Fittings	Interior Pipe Corridor	24	each	$50	$1,200.00
					Total:	**$28,600.00**
				Cost Estimate for Pre-renovation Asbestos Abatement		**$55,002.00**
					10% Contingency	**$5,500.20**
		Total Cost Estimate for Pre-renovation Asbestos Abatement, including contingency				**$60,502.20**

Key Assumptions:

1) All quantities are based on limited access during field observations, and are estimated.
2) Assumes the removal of all 9- and 12-inch VFT, carpet, and black mastic in the rooms identified above.
3) Estimate does not include costs associated with final clearance visual and final clearance air sampling services, which would cost approximately $2,500 to $3,500.
4) Project bidding and construction administration will be required. These costs (approx. $3,000) are not included above.

end of Havre Boys and Girls Club of the Hi-Line
Preliminary Architectural Report