ADDENDUM #3 – OCTOBER 14, 2025

RE: **EASTSIDE FIRE STATION**
Seismic Grant Upgrade REBID
Project #22.22.2

FROM: HGE ARCHITECTS, Inc.
333 South 4th Street
Coos Bay, Oregon 97420
541-269-1166

TO: Prospective Bidders

This Addendum forms a part of the Contract Documents and modifies the original Documents dated September 2025, as noted below. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

This Addendum consists of **ONE (1)** page(s) together with the following attachments:

- **Hazardous Materials Inspection, Arcadia Environmental, revised October 13, 2025**

INFORMATION:

1. See attached Hazardous Materials Inspection Report revised to include approximate square foot quantities of asbestos-containing materials, per request from potential bidder.

CHANGES TO PROJECT MANUAL: None.

CHANGES TO DRAWINGS: None.

SUBSTITUTION APPROVALS: None.

END OF ADDENDUM #3

HGE Architects, Inc
Attn: Dominic Librie
333 South 4th St
Coos Bay, Oregon 97420

June 16, 2025
Addendum October 3, 2025

Re: AE 25052699 CBFD Eastside Station 3 Hazardous Materials Inspection Addendum

You contracted for the asbestos survey of the Eastside Fire Station 3 located at 365 D St, Coos Bay, OR 97420. The inspection was conducted on June 3, 2025 by Ken Newman, an AHERA certified asbestos building inspector. This inspection was performed to identify any possible asbestos containing building materials prior to seismic upgrades of the building.

The structure is a 2 story building with a flat roof (2 levels) with PVC material, the siding is concrete with brick and wooden windows. The foundation is slab on grade. There is a large garage for fire trucks with an office, a rest room and a boiler room. There are no suspect materials in the garage. To the west of the garage is a large office to the front of the building with a walk in safe, the walls are mixed sheet rock and plaster, the ceiling is tile with mastic. The hallway between the two sections and behind the front office has tile and sheet flooring, stucco walls and ceilings, the hallway behind the office has a restroom, storage room and a small office. There are stairs in the hall leading to the second floor. There is a main room with 3 bunk rooms to the front, a kitchen and a second large room and a full bathroom off the second room. The kitchen has sheet flooring, the rest of the upstairs has carpet over tile.

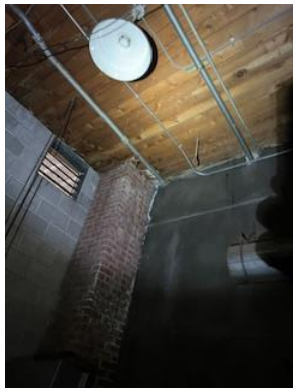
The survey was conducted according to EPA regulations in CFR 763. Subpart E and OSHA standards 29 CFR 1910 and 29 CFR 1926. No walls, ceilings or floors were penetrated to asses' areas not visible during a normal inspection. No inaccessible areas were breached during this inspection unless otherwise noted. The inspection follows the AHERA guidelines for material description only, samples taken are based on the inspector's experience, OSHA guidelines and general protocols. The ACM (asbestos containing materials) classifications are SM (surfacing materials) TSI (thermal systems insulation) and MBM (miscellaneous building materials), their conditions will be described and they will be characterized as Friable or Non-friable, any volumes will be estimates only and not recommended for bidding purposes. All samples will be sent to a NVLAP (national voluntary laboratory accreditation program) Laboratory for analysis. Bulk samples will generally be analyzed by method PLM EPA 600/R-93/116 unless a different method is requested or required (consult lab report).

16 asbestos samples were taken during the inspection from the interior and exterior of the building.

Sample #	Description	Condition	ACM %	Friable/NON
SVF 1	Front Entrance - Sheet Vinyl Flooring			
	- Green Sheet Vinyl	Good	Non-detect	N/A
	- Black Mastic	Good	Non-detect	N/A
FT 2	Floor Tile – Hall w/Mastic Approx. 252			
	- Brown Floor Tile	Good	4% Chrysotile	Friable
	- Black Mastic	Good	Non-detect	N/A
STM 3	Stair Tread Mastic			
	- Brown Mastic	Good	Non-detect	N/A
FT 4	Main Office Floor Tile – Green w/Mastic	Approx. 396		
	- Green Floor Tile	Good	4% Chrysotile	Friable
	- Black Mastic	Good	Non-detect	N/A
FT 5	Main Office Floor Tile – Cream w/Mastic	See above sample 4 for SF		
	- Cream Floor Tile	Good	4% Chrysotile	Friable
	- Black Mastic	Good	< 1% Chrysotile	Non-friable
SRW 6	Sheetrock Wall – Main Office			
	- White Sheetrock	Good	Non-detect	N/A
	- White Joint Compound	Good	Non-detect	N/A
TBM 7	Toeboard Mastic – Main Office			
	- Brown Mastic	Good	Non-detect	N/A
CM 8	Concrete Mastic – Main Office			
	- Black Mastic	Good	Non-detect	N/A
WP 9	Wall Plaster on Sheetrock – Main Office			
	- White Plaster	Good	Non-detect	N/A

CT 10	Ceiling Tile w/Mastic – Main Office			
	- Brown Tile	Good	Non-detect	N/A
	- Brown Mastic	Good	Non-detect	N/A
FT 11	Floor Tile, Brown – Under Carpet	Approx. 890		
	- Yellow Mastic	Good	Non-detect	N/A
	- Brown Floor Tile	Good	3% Chrysotile	Friable
	- Black Mastic	Good	Non-detect	N/A
KFS 12	Kitchen Floor Sheeting – on Plywood			
	- White Sheeting	Good	Non-detect	N/A
TBM 13	Toeboard Mastic – Brown			
	- Brown Mastic	Good	Non-detect	N/A
SRW 14	Sheetrock w/Texture – South Wall			
	- White Sheetrock	Good	Non-detect	N/A
	- White Texture	Good	Non-detect	N/A
BM 15	Brick Mortar – Near Front Entrance			
	- Grey Mortar	Good	Non-detect	N/A
WP 16	Window Putty – West Windows	1 Window = Approx. 10 LF		
	- Grey Putty	Good	2% Chrysotile	Friable

Volumes of Asbestos Containing Material varies and is unknown until carpeting is removed, additional investigation is required to verify locations of positive materials

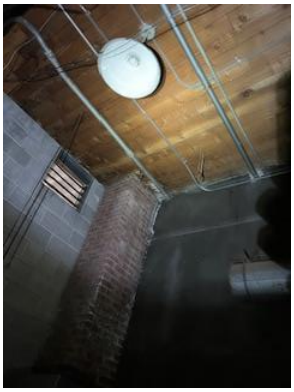

Boiler Rm Chimney


Boiler

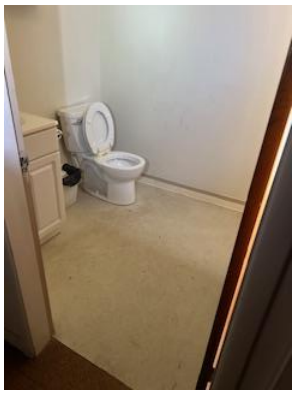

Garage Office


Garage Rest room


Garage

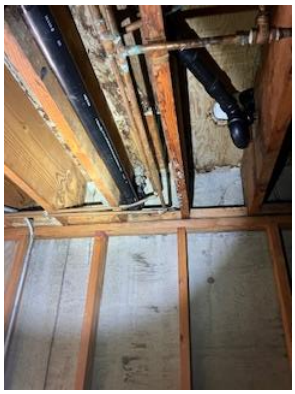

Garage boler room

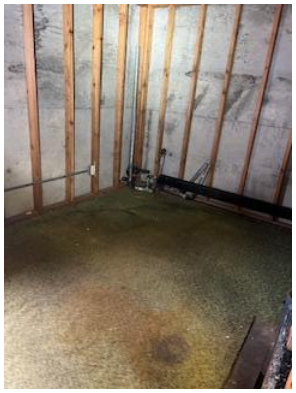
front of garage


Rest room 1

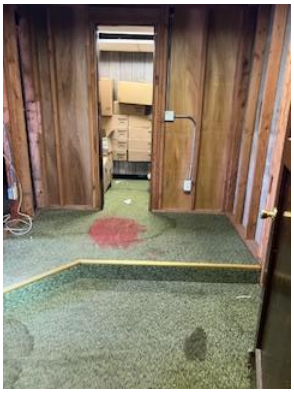

Rest room 2


Heating Pipes


Heating Pipes


Storage Room 1


Storage room 2


storage room entrance

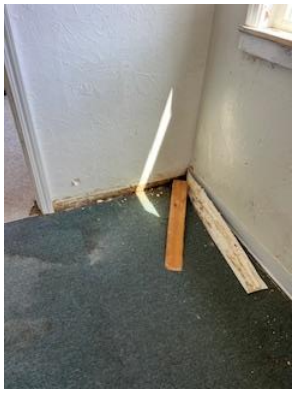

Small office


Deep sink


Stair tred


Hall tile flooring


Hall & stairs


Front office toeboard


Safe


Front office ceiling tile


Front office wall


Front office flooring


front office


upstairs bunk room


upstairs window sill

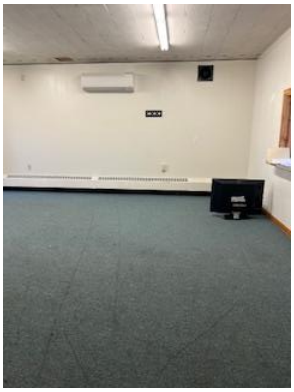

Upstairs bunk room


upstairs bunkroom


Bunkroom wall sample


upstairs bunk room

Upstirs ceiling tile



Upstairs main room

upstairs flooring

Propane tanks

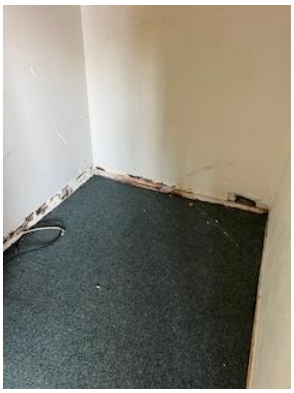
UST HOT fill cap

UST HOT location

Upstairs bathroom

Upstairs bathroom

Upstairs room 2



Room 2 closet

Room 2

Garage doors

The building is an older structure with various upgrades over the years all suspect asbestos containing materials discovered were sampled, the materials positive for asbestos are floor tiles, and original window putty. One sample of floor mastic has trace Asbestos (<1%), it is recommended that all mastic removed with the floor tiles should be treated as ACM unless tested again to verify it is not ACM.

Lead Paint

1 Lead sample was taken from the building during the inspection from the exterior for analysis.

Samples #	Location	% By weight	Lead
MBS 11	Main Building Exterior Siding	0.275 %	NO

Lead Exposure Limits
Paint
0.5% by weight HUD definition of lead-based paint
1.0 mg/cm2
5000 ppm

Due to the age of the building paint is frequently suspect for Lead, however, the use of the building is an indication the paint has been kept up to date and in good condition. The majority of the areas normally suspect for Lead Based Paint have been changed over time to include window sills and trim, door trim and exterior accent paints. The garage has limited paint as well, that paint was inspected and deemed to not be suspect.

The Lead sample results indicate the paint sampled is non-Lead Based and can be handled under normal demolition practices remodeling practices.

Addendum:

The roof was inspected and found to be PVC roofing over foam insulation padding on plywood. There are no suspect materials of the roof and the roof may be renovated at the owner's discretion.




If there are any suspect materials discovered during the remodel process all work must stop and a licensed asbestos building inspector contacted for identification.

If any questions or concerns arise regarding this report, please feel free to contact our office for clarification.

Inspector:	Ken Newman, AHERA/ASHERA Inspector # IRO-25-4997B Lead OHA Inspector# 2869 --Indv--I Arcadia Environmental Inc. OR CCB LBPR 211305 PO Box 1290 Coos Bay OR 97420 541-808-3880/541-404-9919
Laboratory:	SanAir Technologies Laboratory 10501 Trade Ct, Suite 100 N. Chesterfield, VA 23236 804-897-1177
Structure:	Eastside Fire Station 3 365 D St Coos Bay, OR 97420
Customer:	HGE Architects, Inc Attn: Dominic Librie 333 South 4th St Coos Bay, Oregon 97420 541.269.1166 ext. 0249
Dates:	Inspection, 03 June 2025 Report, 16 June 2025 Addendum, 03 October 2025

Respectfully,

Ken Newman
AHERA/ASHERA Inspector
Arcadia Environmental Inc

THIS IS TO CERTIFY THAT

KEN NEWMAN

HAS SUCCESSFULLY COMPLETED THE TRAINING COURSE

for

ONLINE AHERA ASBESTOS INSPECTOR REFRESHER

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

PBS
AN APEX COMPANY

Course Date: 02/27/2025

Course Location: Online

Certificate: IRO-25-4997B

For verification of the authenticity of this certificate contact:
PBS Engineering and Environmental Inc.
4412 S Corbett Avenue
Portland, OR 97239
503.248.1939

CCB #SRA0615 4-Hr Training

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

Expiration Date: 02/27/2026

David Kahn

David Kahn, Instructor

State of Oregon
Oregon Health Authority

Kenneth A. Newman

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

Inspector

Certification Number:	2869--Indv--I
Issuance Date:	5/7/2024
Expiration Date:	5/7/2027

STATE OF OREGON 1859

Oregon Health Authority

AE 25052699, 365 D St, Coos Bay, OR 97420