

HARNEY COUNTY

U.S. EPA BROWNFIELD GRANTS COMMUNITY MEETING

May 29, 2024





Meeting Agenda

1. Introductions
2. Coalition Assessment Grant Updates
3. Lincoln School Cleanup Project
4. Open Discussion/Questions



Introductions

- Harney County
 - Judge Bill Hart
 - Lt. Roxane Worley



- Oregon Dept. of Environmental Quality
 - Kara Master, Brownfields Coordinator/Project Manager
- U.S. Environmental Protection Agency
 - Margaret Olson, Oregon Brownfields Coordinator





Coalition Assessment Grant Update

FY2020 EPA Brownfield Coalition Assessment Grant

- Original Grant Award - \$600,000
- Activities completed under Assessment Grant:

Phase I Environmental Site Assessments (ESAs) Completed	Phase II ESAs Completed (including asbestos/lead-based paint surveys)	Cleanup Planning/ Analysis of Brownfields Cleanup Alternatives (ABCA)
11	8	1 (Lincoln School)



Coalition Assessment Grant Update

FY2020 EPA Brownfield Coalition Assessment Grant

- Current Balance Remaining - ~\$86,000
- Grant expires July 31, 2024
- Extension request to U.S. EPA - awaiting approval

- Activities underway:

Site Name	Site Address	Activities to be conducted	Projected Timeframe for completion
Burns Downtown Building	506 N Broadway Ave, Burns	Asbestos, ABCA	August 2024
Burns Armory (former)	618 S Fairview Ave, Burns	Asbestos, ABCA	September 2024
Lincoln School AST	550 N Court Ave, Burns	Phase II	July 2024



Burns Downtown Building

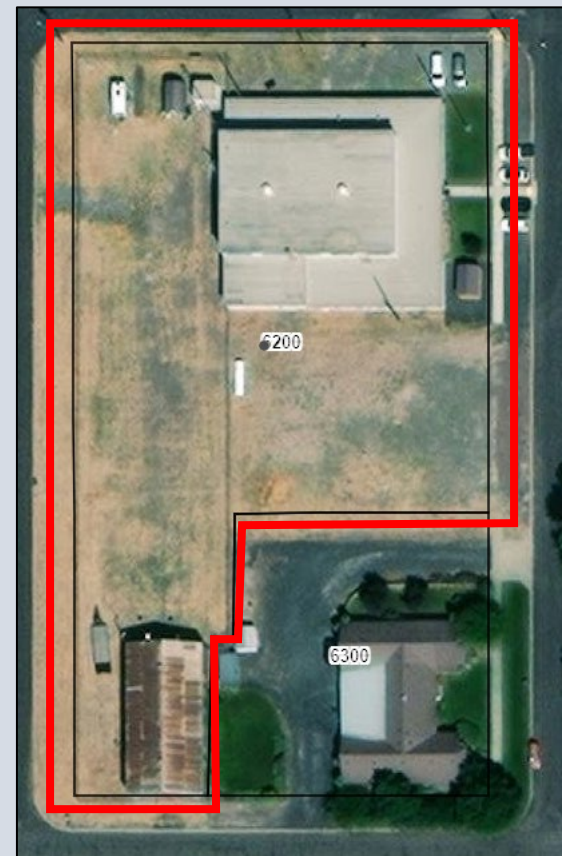
- 506 N Broadway Ave
- Burns Paiute Tribe renovating building
- Asbestos in roofing materials
- Roof leaking
- Limited asbestos sampling to address data gap
- Prepare ABCA for cleanup options (e.g., asbestos abatement)





Former Burns Armory

- 618 S Fairview Ave
- Former Oregon Military Dept. armory
- Burns Paiute Tribe plan to renovate building
- Asbestos-containing materials (ACMs) & lead-based paint (LBP) present
- Limited asbestos sampling to address data gap
- Prepare ABCA for cleanup options (ACM & LBP abatement; remove bird droppings in shed)





LINCOLN SCHOOL CLEANUP PROJECT



FY2023 EPA Brownfield Cleanup Grant



Cleanup Grant Overview

FY2023 EPA Brownfield Cleanup Grant

- November 2022 - Brownfield Grant Application submitted
- May 2023 - EPA Announced Successful Applicants
- October 2023 - Grant Work Plan finalized
- November 2023 - EPA Grant Awarded
 - Grant Award amount - \$500,000
- December 2023 - Intergovernmental Agreement w/ DEQ



Cleanup Grant Tasks, Objective, Goal

- Grant Work Plan Tasks:
 1. Project Management & Reporting
 2. Community Engagement
 3. Cleanup Activities
- **Objective** – adaptive reuse of the underutilized property into a modern justice center to provide services to residents
- **Goal** – cleanup the Lincoln School property through removal of hazardous substances and petroleum
 - Minimize potential for exposure to site workers and community during cleanup work



Lincoln School Project Location

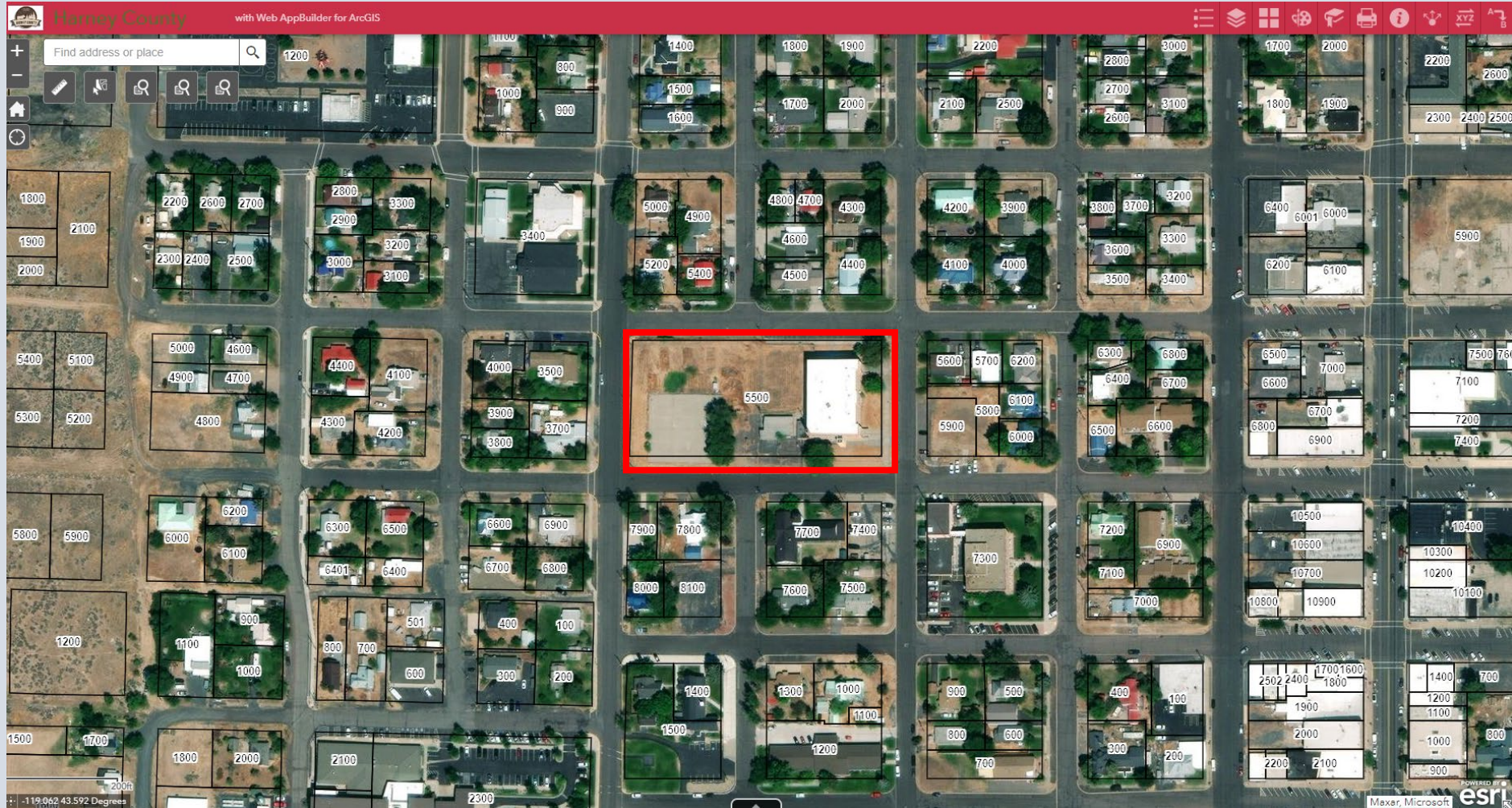


Image courtesy of: Harney County GIS



Site History



- 1928 - Lincoln School originally built
- The school property is a 1.99-acre parcel, improved with the 28,374 square-foot school building
- 1964 - Harney County School District acquires site
- 1965 - School was renovated and renamed Lincoln Junior High
- 2003 - School used for school district offices
- ~2021 - School district offices moved out of building
- 2022 - Harney County acquires the site



Project Background

- September 2021 – asbestos and LBP survey conducted
 - Several ACMs and lead-painted surfaces identified
- August 2022 – updated Phase I ESA Report
- October 2022 – draft ABCA prepared
 - Alternatives selected:
 - Heating Oil AST Removal and cleanup
 - Full Abatement of ACMs
 - Mixed Removal and Encapsulation of LBP





Asbestos-Containing Materials

- Asbestos-Containing Material - means a material containing more than one-percent asbestos
- ACMs to be abated during cleanup:

Lincoln School Building (all quantities are approximate):

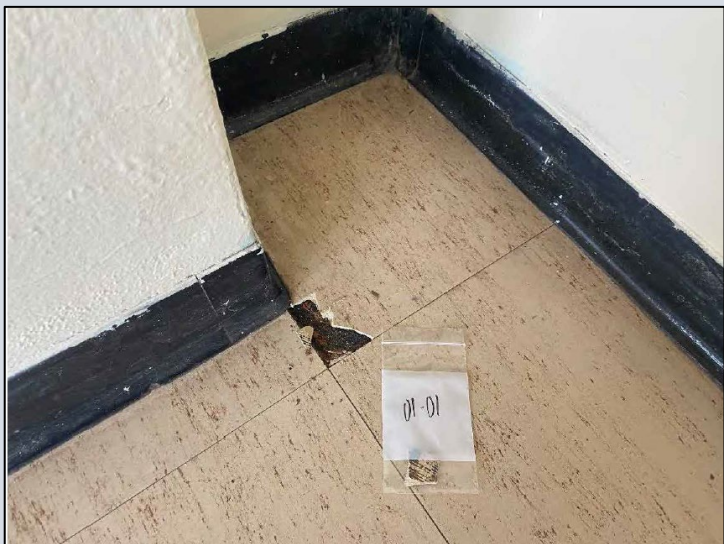
- 3,800 square feet of various vinyl floor tile and black mastic.
- 50 linear feet of roof penetration mastic.
- 19,000 square feet of non-asbestos drywall with 2% asbestos-containing white joint compound.
- 100 square feet of boiler TSI (significantly degraded in some areas, including the Boiler Room).
- 950 linear feet of variously sized TSI piping.
- 900 linear feet of exterior window caulk.
- 500 square feet of linoleum.

Lincoln School Shop:

- No ACM identified.



Asbestos-Containing Materials



← ACM floor tile
(room 215/
auditorium)

ACM Insulation
(boiler) →



← ACM window
caulk (exterior)

ACM floor tile
(boys locker
room) →





What Should You Expect?

Asbestos-Containing Materials

- Abatement activities will be conducted by DEQ-licensed asbestos abatement contractors
- Asbestos signage and danger tape
- Waste bags with danger markings
- Appropriately certified workers in personal protective equipment (PPE), may include:
 - Tyvek suits
 - Shoe covers
 - Gloves
 - Respirators
 - Hard hats
 - Safety glasses

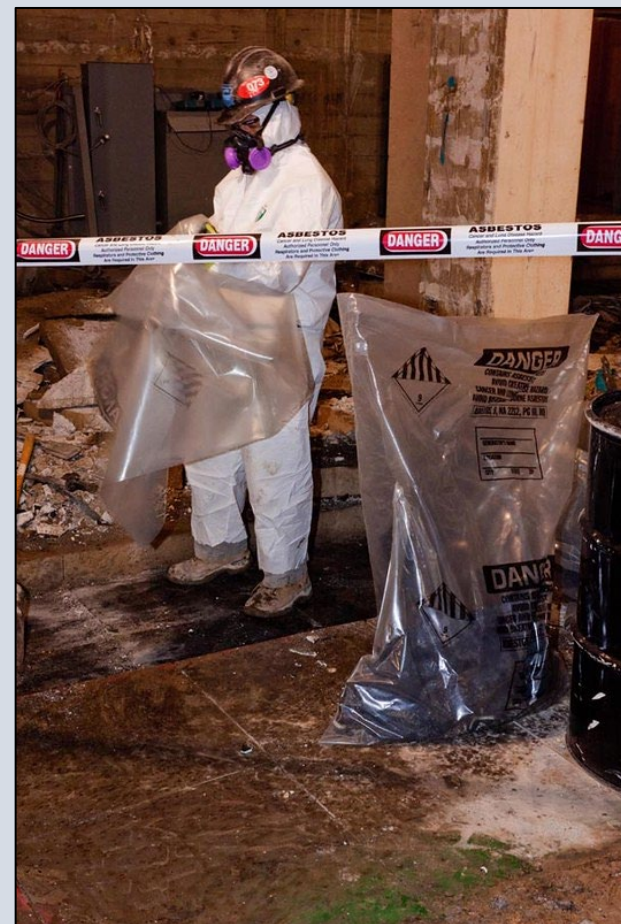


Photo credit: Oregon DOT



What Should You Expect?

Asbestos-Containing Materials

- Dust control
- Plastic sheeting and barriers
- HEPA machines/vacuums
- Air monitoring stations
- Lined solid waste dumpsters
- Waste bags and dumpsters must be within the work zone when debris is being added
- NO pieces or chunks of building debris outside of the asbestos abatement area





Lead-Based Paint

- Lead-Based Paint (LBP) - paint with lead levels that equal or exceed one milligram per square centimeter (mg/cm²), or equal or exceed 0.5 percent by weight

Lincoln School Building (all quantities are approximate):

- 1,000 square feet of light gray paint on the interior walls of room 201.
- 1,200 square feet of gray paint on the interior walls of the auditorium.

Lincoln School Shop:

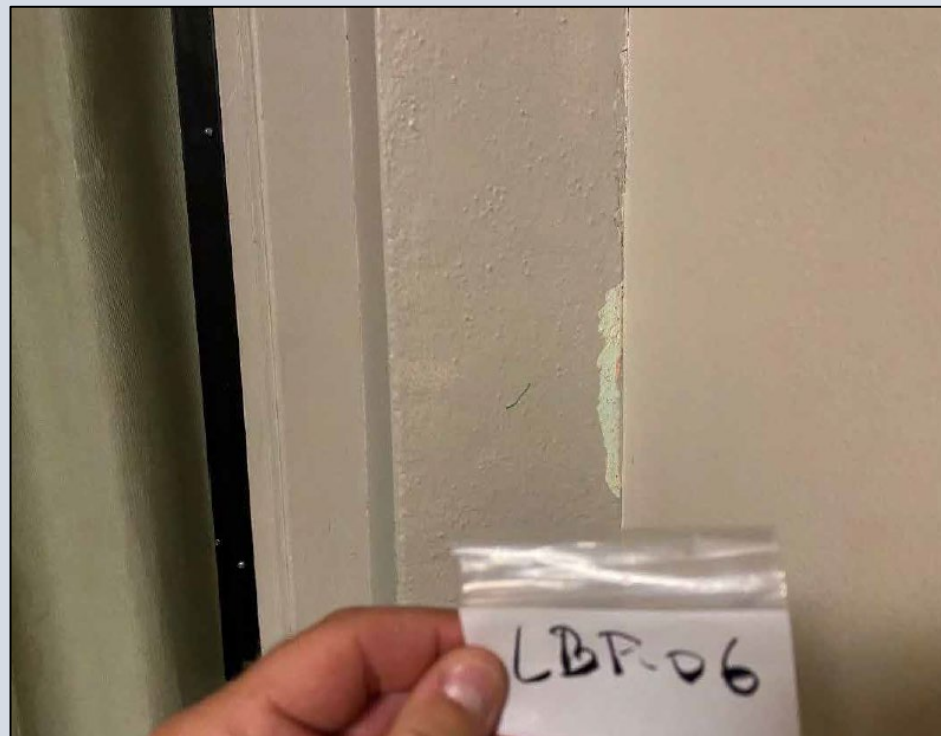
- No LBP identified.



Lead-Based Paint

← LBP (Room 201)

LBP (Auditorium)





What Should You Expect?

Lead-Based Paint

- PPE similar to ACM abatement
- Removal of LBP may include a chemical solution applied to the interior painted surfaces or demolition of the walls, if in poor condition
- Dust control
- Plastic sheeting
- Caution tape or barrier
- Debris will be appropriately contained and packaged for disposal





Heating Oil AST





Lincoln School – Phase II ESA

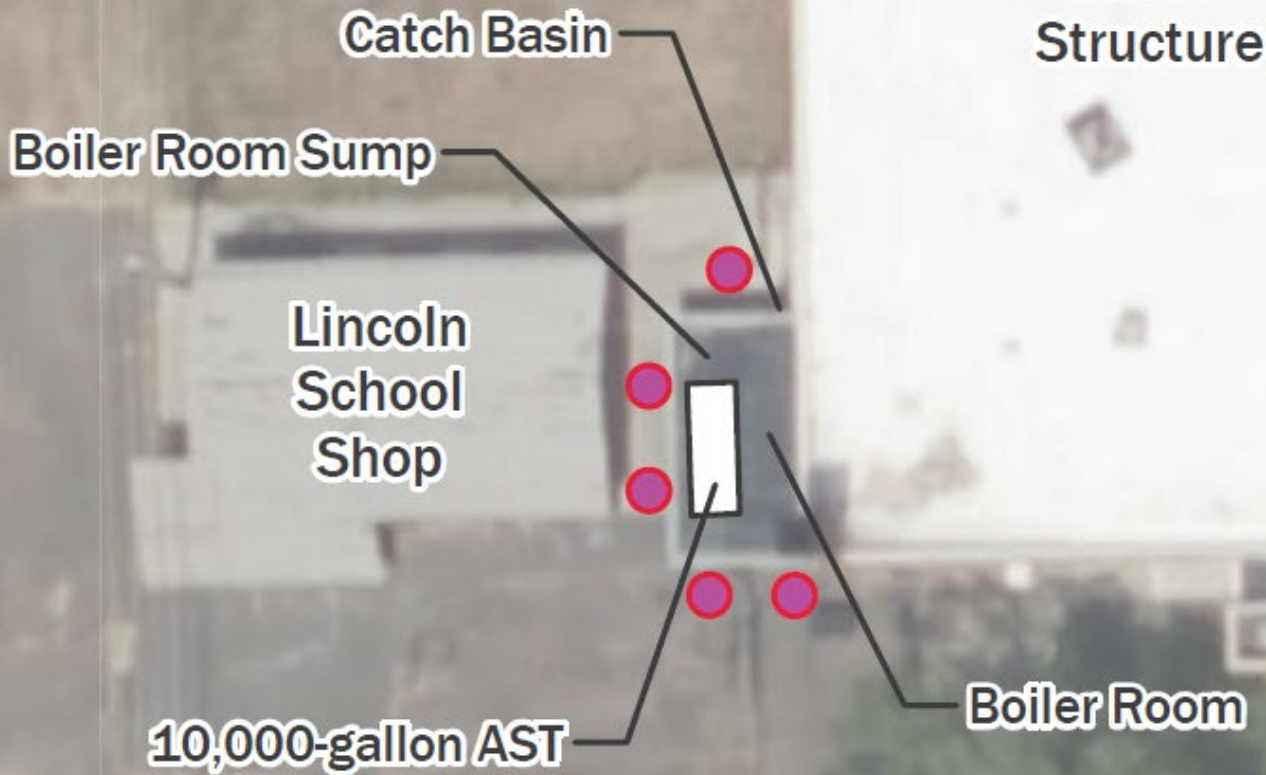
Above-ground Storage Tank





Lincoln School – Phase II ESA

5500





What Should You Expect?

Above-ground Storage Tank

- Utility notifications
- Utilities marked
- Drill rig mobilized to site
- Soil borings advanced
- Collection of soil and groundwater samples
- Loud noises during operation of the drill rig
- Project team wearing PPE





Completed Activities to Date

- January 2024 – Project scoping activities begin
- February 2024 – Site visit conducted
 - Additional samples of suspect building materials collected for asbestos analysis
- April 2024 – Consultation requests submitted to State Historic Preservation Office and Tribes
- May 2024 – draft ABCA finalized
 - Community Involvement Plan and Brownfields Project Brochure completed
 - 1st Community Meeting conducted



Lincoln School Project Schedule

Spring 2024

- Site cleanup plan finalized
- Contractor selection begins
- 1st in-person community meeting

Summer 2024

- Selection of contractors finalized
- Site cleanup work begins
- AST investigation

Late Fall 2024

- Site cleanup is completed
- Cleanup report submitted
- 2nd in-person community meeting

*Cleanup project grant activities anticipated to be complete during winter



Lincoln School Project Information

- Project records repository
 - County Courthouse
 - Oregon Records Management Solution: [Lincoln School \(former\)](#)
- Cleanup Project website:
<https://harneycountyor.gov/lincoln-cleanup-project/>

- QR code:





Lincoln School Project Contacts

- Technical Questions or Concerns:
 - Kara Master, Oregon DEQ
kara.e.master@deq.oregon.gov
(503) 686-3903
 - Chris Clough, Maul Foster & Alongi
cclough@maulfoster.com
(503) 330-7781
- Community Liaison:
 - Lt. Roxane Worley, Harney County Jail Commander
roxane.worley@harneycountyor.gov



Open Discussion

Questions?

THANK YOU!

