



Prepared for the Town of Mt. Crested Butte, Colorado

Condition Assessment of Town Hall & Maintenance Facility

August 17, 2023

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Jeffrey Smith
Capital Projects Manager
Town of Mount Crested Butte (Client)
P.O. Box 5800
911 Gothic Road
Mt. Crested Butte, Colorado 81225

Re: Condition Assessment Report
Town Hall Building & Town Maintenance Facility
911 & 913 Gothic Road, Mount Crested Butte, Colorado
Walker Consultants Project No. 23-008747.00

Dear Mr. Smith:

Walker Consultants is pleased to submit for your review this report summarizing our condition assessment of the Town Hall Building & Town Maintenance Facility.

Introduction

The two-story Town Hall Building and multi-story Town Maintenance Facility are in the Town of Mount Crested Butte, at an elevation of approximately 9,376 feet above sea level, in the Gunnison National Forest and Elk Mountain range region of western Colorado. The Town Hall building was originally constructed in 1978 and was later renovated in 1982 to convert the existing garage into the Town Council chambers, when the adjacent Maintenance Facility (then known as the town Fire Station), which includes multiple garage levels for large municipal vehicles was added as an additional structure on the site.

The Town Hall Building currently provides offices for 23 employees and includes approximately 5,825 square feet of usable space and is constructed of wood-framed walls and roof trusses. The exterior is clad with painted wood siding on fiber cement board sheathing.

The Town Maintenance Facility includes approximately 5,339 square feet of space, with two elevated parking decks which serve as garage bays for parking large municipal vehicles and storage, as well as a small apartment, a workout space, and mechanical rooms.



Photo 1: Overview, from adjacent Gothic Road, of the Town Hall Building in Mt. Crested Butte, CO.

The Town Maintenance Facility is constructed of structural steel framing with composite concrete floor decks, and wood-framed stud walls and wood roof trusses, with exterior cladding comprised of wood siding on gypsum sheathing.



Photo 2: Overview, looking south along Gothic Road, of the Town Maintenance Facility in Mt. Crested Butte, CO.

Based upon the Request for Proposals for Town Hall Assessment document, Walker understands that the Town had requested an assessment of the existing buildings for a potential, future renovation to better serve the existing and future needs of the Town.

As stated in the RFP, the Town's primary objectives for this assessment include the following:

- Identification of deficient building elements, including, but not limited to, structural, foundation, and mechanical/electrical/plumbing (MEP) system defects or deficiencies that include substandard or non-compliant with 2015 IBC*, with a focus on health and safety.
- Identification of environmental hazards, including, but not limited to, pests, lead-based paint, and mold.
- Provide recommendations for repair or replacement of substandard building elements.

*Walker notes that the 2015 International Existing Building Code (IEBC) will more likely apply, rather than the 2015 IBC, depending on the extent and scope of future exterior restoration or interior renovation projects on the existing Town buildings. Select, applicable code requirements are discussed further within the Recommendations & Conclusions section of this report. A comprehensive code compliance audit or code study was not conducted as a part of our condition assessment.

Executive Summary

The Town Hall Building and Town Maintenance Facility maintained by the Town of Mount Crested Butte appeared to be generally in good to fair condition. Walker generally observed various indications of extensive, exterior cladding assembly deterioration after 45 years of service, which is considered consistent with harsh winters in a high elevation, rugged Colorado environment.

Typically, deterioration on wood-framed buildings of this type will occur due to a combination of structural and environmental factors, including settlement, differential movement, material aging, exposure to moisture, wind, high UV at higher elevations, and exposure to snow typical of this region. Deterioration of the primary waterproofing systems (i.e. building exterior cladding assemblies) will continue to allow moisture and pest infiltration, which may eventually result in structural deterioration, especially within the wood-framed assemblies.

Within the structural steel-framed Town Maintenance facility, the concrete composite deck materials are most susceptible to deterioration, due to exposure to de-icing chemicals and freeze-thaw cycling, which can damage and cause deterioration of the concrete slabs (and their embedded reinforcing steel) in these climates. Depending on Town Maintenance building continued use and renovation options selected, additional measures to ensure structural performance and durability may be required.

Additionally, due to the unknown scope and extent of interior renovations, more specific cost information related to interior finishes could not be provided at this time.

Opinion of Probable Repair Cost Summary

Walker's opinion of probable cost for the recommended projects and approximated timelines is shown below.

Town Hall

- Year 1 – Town Hall Immediate Cladding & Roof Repairs: \$
- Year 1 – Allowance to re-slope sewer lateral between Maintenance and Town Hall Buildings': \$
- Year 1-5 - Town Hall Exterior Cladding & Window Replacement: \$
- Year 6-10 – Replace Town Hall domestic water heater: \$
- Year 10+ - Replace Town Hall furnaces: \$
- Year 10+ - Town Hall Roof Replacement: \$

Maintenance Facility

- Year 1-5: Maintenance Building Exterior Cladding & Window Replacement: \$
- Year 6-10: Maintenance Building Roof Replacement: \$
- Year 6-10 – Replace Maintenance Building unit heaters: \$
- Year 6-10 – Replace Maintenance Building domestic water heater: \$
- Year 10+ - Replace Maintenance Building unit heater: \$

A detailed description, including breakdown of probable project repair costs and other allowances (including consultant fees) is presented in the following summary table.

* Project estimated totals (shown above and in the table in bold) include 20% contractor general conditions and mobilization, and a 20% project contingency, which typically is used to cover miscellaneous and currently unknown costs associated with unique project conditions, inflation, contractor access – such as scaffolding and site mobilization logistics (which may vary for each project on site conditions, safety regulations, weather, and other client-mandated requirements). These numbers do not include estimates for performance and payment bonds or taxes. If engaged for design services, Walker can assist in providing cost estimate updates, based on Client-approved project selections and other applicable local, city, or state project requirements (such as ACM abatement). Walker notes that many factors can affect pricing of exterior cladding and window system selections, including material and coating durability, thermal performance, and overall system transitional detailing considerations.

Walker also included consultant fee estimates within the totals shown in bold for our design and project management services associated with exterior envelope projects. Walker will provide a specific proposal and fee once the scope has been identified in each project year. Each consultant fee estimate represents the development of construction documents suitable for permitting, bidding assistance, and construction project management, including critical mock-up and submittal reviews, and periodic site visits to inspect the work, ensuring general compliance with design documents throughout the projects.

THE TOWN OF MT. CRESTED BUTTE IS NESTLED AMONG THE BREATHTAKING ELK MOUNTAINS
IN WESTERN COLORADO. WITH THE TOWN LOCATED AT 9,375 FEET ABOVE SEA LEVEL, THE
NAMESAKE MOUNTAIN RISES JUST ABOVE THE TOWN TO A HEIGHT OF 12,162 FEET. THIS
UNIQUE SETTING AFFORDS SOME OF THE MOST BREATHTAKING VISTAS IN COLORADO.

[Excerpt from Town Website Description](#)

Document Review

Walker reviewed and referenced several sets of documents provided by the Town, including one set of documents titled, “Firestation Town Complex”, dated July 14, 1978, and a second set of documents titled “C.B.F.P.D. Firestation”, dated March 14, 1982. The 1978 documents generally include the structural and enclosure systems of the current Town Hall Building, and the 1982 documents include the structural and enclosure systems associated with the Town Maintenance Facility. Specific differences between each building’s exterior wall assemblies are highlighted on the following page, adjacent to screenshots from the original building architectural/structural drawings. Walker notes the following specific items, based on their relative impacts to overall exterior wall performance:

- ❖ Both buildings appear to include a vapor barrier on the warm side of the assembly (behind interior drywall at both walls and soffits of both buildings), which is appropriate for buildings located in very cold climates (Climate Zone 7, per current IECC requirements). This vapor barrier should be maintained (or replaced, as needed) in the event of any interior renovation to prevent vapor drive issues within the wall assembly.
- ❖ Both buildings include wood siding as exterior cladding and metal roofing assemblies with 30-lb. builder’s felt over the Celotex wall and plywood roof sheathing.

- ❖ The Town Hall Building appears to include ½-inch Celotex as an exterior wall sheathing product, which may potentially indicate that the existing material is asbestos-containing fiberboard sheathing. This material would most likely be impacted and disturbed during any future exterior cladding replacement project, which would warrant asbestos abatement as a part of any such project. Drawings for this building typically show 10-inches of batt insulation at the roof level and 6-inches of batt insulation at exterior walls.
- ❖ The Town Hall Maintenance Facility includes 5/8-inch-thick exterior gypsum sheathing behind the existing wood siding rather than the Celotex indicated for the Town Hall Building. Drawings for this building generally indicate R-38 insulation within the roof assembly and R-19 insulation at the exterior wall assembly.

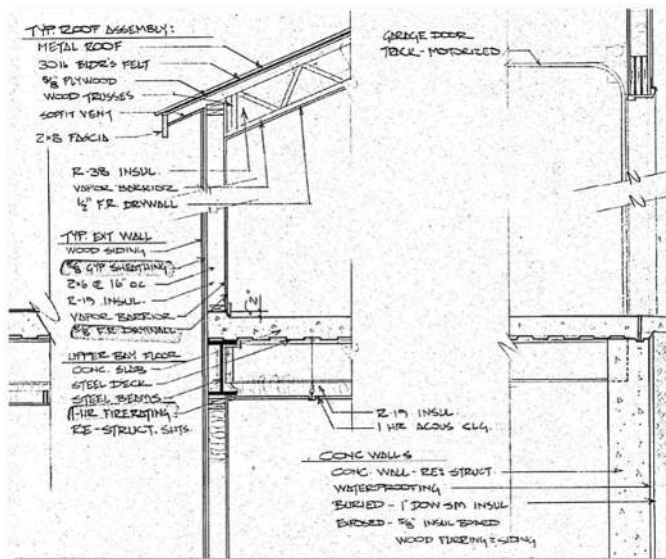


Photo 3: Wall Section 2 on Sheet A6, from 1982 Drawing Set, for the Town Hall Maintenance Facility.

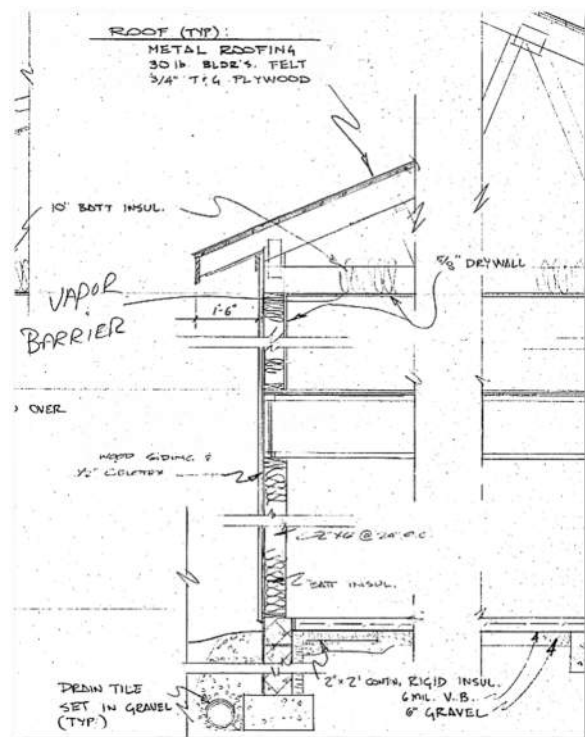
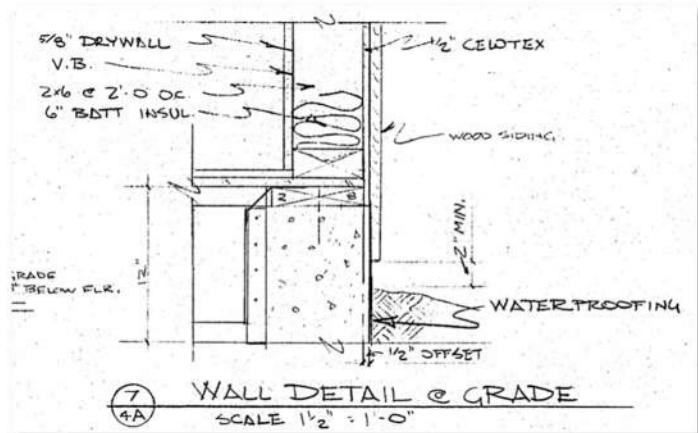


Photo 4: Wall Section 5 on Sheet 5A, from 1978 Drawing Set for the Town Hall Building.

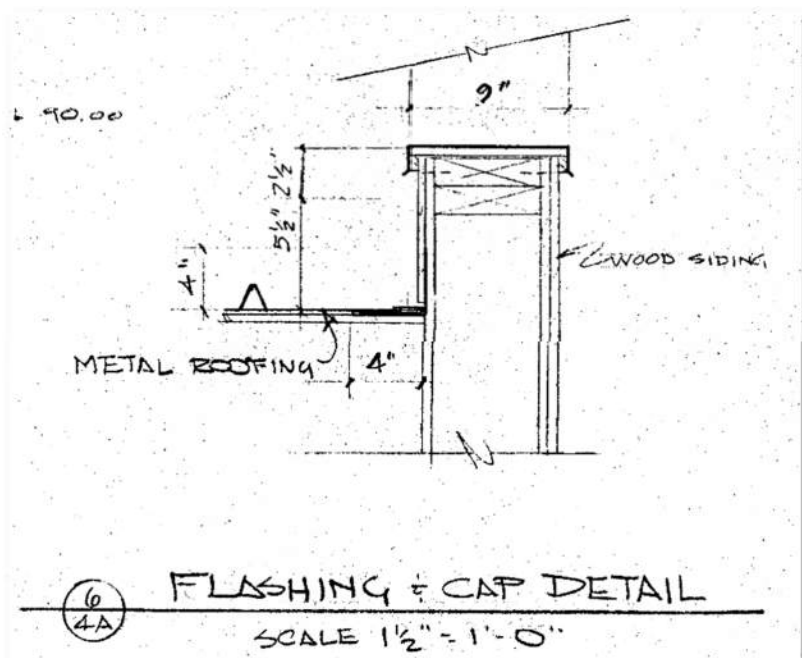
Additional details reviewed included the base wall condition at exterior wall of the Town Hall Building, shown at right, and the metal cap flashing at the roof of the Town Hall Building, shown and discussed on the next page.

Detail 7 on Sheet 4A (Wall Detail at Grade) for the Town Hall Building (1978 Set) indicates a potential pathway for water and pests to enter the building interior through defects or gaps in deteriorated wood siding at the base of existing exterior walls. Additionally, this detail indicates a generic leader for “waterproofing” to be applied to the exterior of the below-grade wall; however, no material was indicated in the drawings or other details, and this material was not able to be verified at the site.

Detail 6 on Sheet 4A (Flashing & Cap Detail) for the Town Hall Building (1978 Set) indicates a potential location where water infiltration may occur during heavy snow events when snow and ice accumulate or drift across the existing metal roof and may potentially enter at interfaces between vertical wall cladding and metal cap flashings (also known as copings) if the waterproofing layer does not extend under the coping and tie into the wall waterproofing layer. Discontinuities at these locations may lead to leaks and deterioration of structural materials at these transitions.



Photos 5 & 6: Wall Details 7 (above) and 6 (below), from 1978 Drawing Set for the Town Hall Building.



Town Hall Building - Observations

Exterior Cladding Assemblies

Walker observed widespread evidence of exterior wood siding deterioration, including warping and gaps between siding panels, and extensive deterioration and delamination of exterior paint finishes. However, no active water infiltration was reported during our assessment and only minor, localized water stains were observed within the basement level (break room) and first floor (police department office) levels at “popcorn” ceiling drywall finishes. These stains were reported by management to have been related to previous water infiltration which appeared to have been remediated or had otherwise not worsened and resulted in further damages or displacement of existing drywall.

Walker observed several examples of loose, damaged, or displaced wood siding panels, the majority of which were located at cladding transitions (such as at vertical metal flashing interfaces) and at various base wall conditions.

Photo 7 (top right): Typical overview of existing wood siding at Gothic Road (south-facing) elevations, with widespread paint deterioration observed.

Photo 8 (center right): Localized displacement of wood siding adjacent to steep-sloped roof flashing (*see arrow*).

Photo 9 (bottom right): Localized gaps and rough edges between wood siding panels (*see arrows*).

Photo 10 (below): Displaced wood siding panel at cladding transition near the Town Hall front entrance, with deteriorated paint finishes and warped wood materials.



Window & Door Assemblies

Walker noted that window and door assemblies at the Town Hall Building were generally in good, working condition, although Walker did not attempt to operate all fenestration hardware during our site visit. Walker observed isolated wood sill damage and typical wood trim and paint deterioration at the northeast corner of the building (below Town Council meeting room windows). Window units included both horizontal slider units, as well as fixed and awning style units on the basement level (at these offices, management reported that these larger window units had been re-purposed from a different building at an unknown date). No reports of water infiltration at building windows were provided during our on-site assessment, and no evidence of previous stains or water damage was observed. Walker notes that any interior renovation may trigger additional requirements for window hardware, based on ADA accessibility regulations, as applicable to the project.



Photo 11, 12 and 13 (Left to Right): North-facing Town Hall building elevation with existing wood-framed horizontal slider window (note deteriorated wood siding beneath roof cap flashing); severely deteriorated wood sill plate and paint below window assembly; overview of south-facing building elevation, with metal-framed horizontal slider windows (at right).

Interior Finishes

Walker reviewed interior finishes related to the performance of exterior enclosure or structural systems. Walker observed two locations (one each on the basement level and first floor level) where drywall “popcorn” ceiling finishes included dark stains, presumably from previous water infiltration or plumbing leaks. Walker did note one location within the existing, basement level server room where R-19 batt insulation within the



Photo 14 (above): Interior view of exterior wall assembly, with R-19 batt insulation, with some darkened/separated facer material.

Photo 15 (far left): Dark stain at ceiling to wall interface within police department office (below main roof).

Photo 16 (left): Overview of typical interior Town Hall painted drywall finishes and trim.



exterior stud wall assembly was visible, and which also appeared to include some areas of dark stains and separation of the paper facer. Walker did not observe displacement or cracks at existing interior drywall finishes that would typically be indicative of foundation settlement or building lateral movement.

Structural System

The Town Hall Building included a wood-framed structural system, including 2x6 wood stud framed walls, and wood trusses at the sloped roof level. Generally, where exposed structural members were readily visible, these components were observed to be in good condition, with no evidence of water stains, damage, distress, or deterioration. Walker did not observe evidence of exterior cladding separations or wall displacement or damages within the building that would normally be indicative of structural movement.

Management reported that, during heavy snowstorms, the Town Hall roof is shoveled frequently to prevent ice damming at roof perimeters and overloading of the roof areas.



Photo 17 (above, left): Overview of wood-framed roof trusses and underside of roof plywood sheathing, in good condition.

Photo 18 (above, right): Overview of north elevation, with re-purposed windows installed at lower level office spaces. Isolated paint distress at wood cladding finishes visible.



Photo 19 (at left): Interior stairwell drywall and carpet finishes, leading from upper level to lower level of Town Hall.

Mechanical Systems

Two *Lennox* natural gas-fired furnaces in the 1st-floor mechanical room provide mechanical heating and ventilation. Mechanical cooling is not provided for this building. Unit heating capacities are assumed to be 103,000 Btuh (output) and 124,000 Btuh (output). Air supply and return ductwork consist of rectangular or circular metal trunk lines with exterior insulation and flexible circular ducts from the trunk lines to the supply/return registers. Fresh air is ducted to the furnace returns. An electric baseboard heater is installed in the main entrance vestibule. The furnaces appear to have been replaced within the last 10 years and are in good condition. The remaining mechanical equipment appears original to construction and was observed to be in fair condition with no reported issues.



Photo 20: Overview of Town Hall Building mechanical equipment and piping connections within first floor mechanical room.

Electrical Systems

Electrical service consists of two separately metered 200-ampere single-phase services presumably fed from the pad-mounted transformer located adjacent to the southwest corner of the Maintenance Facility building. Two 200-ampere circuit breaker service disconnects, mounted on the north exterior wall, feed 200-ampere main-lug-only distribution panels in the building. The distribution panels are in the 2nd-floor police area and the 1st-floor mechanical room. A 100-ampere sub-panel in the meeting room is fed from the 1st-floor mechanical room panel. Interior lighting consists of fluorescent tube fixtures controlled by wall-mounted light switches. Exterior lighting consists of wall-mounted area lights near building entrances. A backup generator is not provided. The electrical systems appear to be in good condition with no reported issues.



Photo 21: Overview of Town Hall Building electrical service disconnects located on the north exterior wall.

Plumbing Systems

Plumbing systems consist of domestic water distribution and sanitary waste piping systems. Domestic water enters the building in the 1st-floor mechanical room. The main shutoff valve, meter, and pressure-reducing valve are in the mechanical room behind the furnace. Domestic water piping was observed to be copper. A booster pump is not provided and does not appear to be needed to maintain adequate pressure



Photo 22: Domestic water main shutoff valve and meter within first floor mechanical room of Town Hall Building.

in the domestic water distribution system. Small, residential-type electric heaters provide domestic hot water to the bathrooms and kitchen.

The sanitary waste system consists primarily of cast iron piping with some PVC noted at wall stubs. The sanitary piping discharges into a lift station in the 1st-floor mechanical room. A 1-hp ejector pump in the sump pit discharges waste to the municipal sewer system through a 4" ductile iron pipe.

Town Hall Maintenance Facility - Observations

Exterior Cladding Assemblies

Walker observed widespread evidence of exterior wood siding deterioration, including warping and gaps between siding panels, and general deterioration of exterior paint finishes. However, no active water infiltration was reported during our assessment.

Walker observed several examples of loose, damaged, or displaced wood siding panels, the majority of which were located at cladding transitions (such as at vertical metal flashing interfaces) and at various base wall conditions.



Photo 23 (above, left): Overview of the Town Maintenance Facility from Gothic Road, with roll-up doors, fixed window units, and wood siding.



Photo 24 (above, right): Overview of Town Maintenance Facility, looking east.

Window & Door Assemblies

Walker noted that window and door assemblies at the Town Hall Maintenance Facility were generally in good, working condition, although Walker did not attempt to operate all fenestration hardware during our site visit. Windows at the Maintenance Facility were typically wood framed and included both horizontal slider and casement units. No reports of water infiltration at building windows were provided during our on-site assessment. Walker observed one isolated location (within the Town apartment) where the wood frame included dark staining due either to previous moisture infiltration or condensation (or both), although no active water leaks were reported by the tenant.



Photo 22: Stain at interior of existing wood window frame, within Town apartment unit.

Interior Finishes

Walker reviewed interior finishes related to the performance of exterior enclosure or structural systems. Walker noted that the drop ceiling within the lower bay of the Maintenance Facility included several dark stained ceiling tiles, possibly from previous water infiltration at the upper, elevated parking bay level. Walker also observed several cracks within the upper, elevated parking deck slab, and noted that this slab included reinforced concrete on a metal deck, supported by structural steel beams (according to existing building drawings). Where visible within the lower parking bay, exposed structural steel framing was in good condition. The apartment tenant and Town personnel reported that water infiltration had previously occurred due to a washing machine leak within the upper, elevated parking bay level, but that no active leaks were occurring at the time of our site visit.

Photo 25 (at right): Interior view of the upper bay of the Town Maintenance Facility, with elevated fixed window assembly and double-height interior garage space on elevated composite deck.

Photo 26 (right, below): Interior view of the lower bay of the Town Maintenance facility, with stained ceiling tile finishes visible.

Photo 27 (below): Previous water stains visible at interior wood sill finishes, at interior hallway adjacent to upper garage bay.



Structural System

The Town Hall Building included steel structural framing and composite metal decks, with wood stud framed walls and wood trusses at the sloped roof level. The building also includes a concrete retaining wall cast against waterproofing and grade (located beneath the concrete apron pavement off Gothic Road). Generally, where exposed structural members were readily visible and appeared to be in good condition, with no evidence of distress or deterioration.



Photo 28: Overview, including visible slab cracks, at upper garage bay of Town Maintenance Facility.

Walker observed several isolated cracks and spalls at the upper bay elevated slab.

Mechanical Systems

Space heating is provided by ceiling-mounted unit heaters in the lower- and upper-level garage bays and ceiling-mounted radiant heat panels in the gymnasium, apartment, hallways, and stairwells. Ventilation is limited to bathroom exhaust fans serving the gymnasium and apartment bathrooms. The unit heaters are also intended to be air movement fans in the upper and lower garage bay areas. The mechanical equipment appears original to construction and was observed to be in fair condition with no reported issues.

Electrical Systems

Electrical service consists of three separately metered 200-ampere single-phase services fed from the pad-mounted transformer located adjacent to the southwest corner of the building. A Square D 600-ampere, single-phase "I-Line" panelboard with three, 200-ampere circuit breakers installed is utilized as the service entrance device. Each 200-ampere circuit breaker feeds a 200-ampere distribution panel in the building. Interior lighting consists of fluorescent tube fixtures controlled by wall-mounted light switches. Exterior lighting consists of wall-mounted area lights near building entrances. A backup generator is not provided. The electrical systems appear to be in good condition with no reported issues.

Plumbing Systems

This buildings' domestic water is supplied from the Town Hall Building. Per the provided construction drawings, a 1½" pipe from the Town Hall building provides domestic water to the Maintenance Building. Domestic water piping was observed to be copper. A backflow preventer is provided. Small, residential-type electric heaters provide domestic hot water to the bathrooms and kitchen. There were no reported issues with the domestic water system.

Similar to the domestic water system, the sanitary system is routed from the Maintenance Building to the lift station in the Town Hall Building. The sanitary waste system consists primarily of cast iron piping with some PVC noted at wall stubs. It was reported that a sag in the sanitary lateral between the Maintenance and Town Hall Buildings is the cause of occasional blockage in the sanitary line. There were no other reported issues with the sanitary system.

Discussion & Recommendations

Walker understands that the Town is considering capital projects for both the Town Hall Building and Maintenance Facility, and that potentially fully relocating the Police department offices to the Maintenance Facility may provide additional space within the Town Hall Building for a complete re-configuration, including the creation of collaboration/conference spaces and more offices for additional staff.

The Town requested this condition assessment to understand the remaining useful life of the subject buildings, and to review any existing defects or deficiencies within the existing enclosure or structural systems that may require repairs or replacement within the next five to ten years.

Exterior Cladding Assemblies

Exterior cladding assemblies at the subject buildings were generally in poor condition, and based upon the observed, widespread deterioration, the exterior siding materials at both buildings appeared to have reached the end of their useful life. In addition, continued deterioration of the exterior wall assemblies and the resultant discontinuities in the building envelope construction (especially at base building conditions) will likely continue to exacerbate the on-going pest infiltration issues.

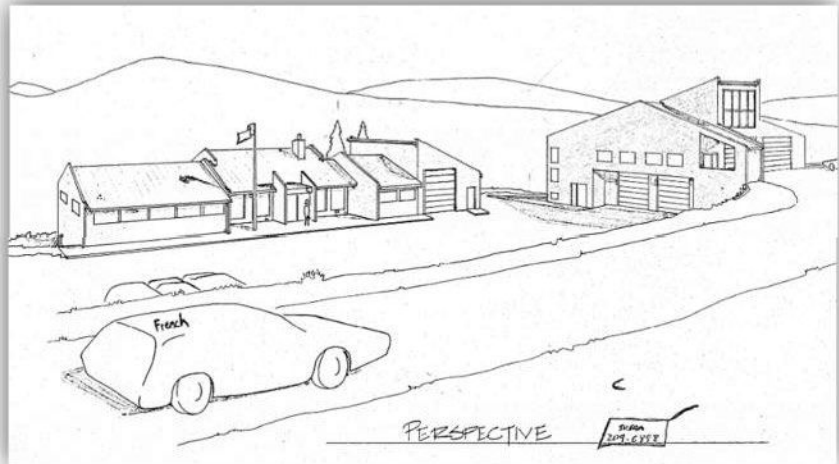


Photo 29: Perspective sketch of Town Hall Building (left) and Town Maintenance Facility (right) from 1982 drawing set.

Based on the extent of observed cladding assembly deterioration, we recommend that the Town budget for exterior cladding replacement within the next two to three years to protect the existing structures and provide continued office functionality for the Town and its various municipal departments. The Town may wish to consider several types of cladding materials, such as metal panels, insulated metal panels, or fiber cement siding (rather than simply replacement of the wood siding in-kind) to prolong the expected useful life (EUL) of a replacement cladding assembly and finishes.

An exterior cladding replacement project may result in additional abatement requirements, due to the original construction materials, which potentially include an asbestos fiber cement exterior sheathing product in the assembly. Further destructive testing would be required to verify the presence of hazardous materials which can affect the scope and extent of abatement, if required.

Window & Door Assemblies

Window and door assemblies at the subject buildings were generally in fair condition, depending on building location and wall exposure.

Walker recommends that the Town consider replacing the existing window assemblies, either in conjunction with the proposed cladding replacement project, or within the next 5 to 7 years. The existing windows at the Town Building and Maintenance Facility are currently 45 years old, and though no water infiltration is currently reported, the windows will continue to exhibit signs of worsening deterioration and leakage, especially once the flexible window materials (such as internal weatherstrips) within the wood framed IGU assemblies reach the end of their useful lives. Typically, windows begin to experience water infiltration and other localized component failures after approximately 35 or more years in service.

Although an age was not provided for the refurbished windows on the basement levels which were reportedly repurposed from a nearby transit center, the weatherstripping and other components will continue to deteriorate on these units, although they may not degrade as rapidly or result in localized water infiltration or other failures within the next 5 to 7 years, depending on their actual age.

A window replacement project will typically require peripheral improvements or upgrades during window installation, including a components and cladding wind load analysis per current building codes, as well as compliance with energy code requirements for new glazing/fenestrations, and limited waterproofing/flashing detailing during installation of the new units, which is more cost-effective and easier to implement during a siding replacement project.

Interior Finishes

Interior finishes at the subject buildings were generally in good to fair condition. Although Walker was informed that a spatial reconfiguration of the existing Town Hall Building is currently under consideration, we do not have enough information to provide recommendations related to interior finishes, until decisions have been made regarding eventual renovation or cladding replacement project scopes of work. Walker would be pleased to provide additional recommendations, where pertinent to maintaining the existing enclosure or structural systems, upon further review of project intent and other finalized selections.

Although Walker did not perform a detailed ADA assessment, it is understood that any interior renovation project would ultimately require ADA compliance within most renovated interior finishes, fixtures, and other operable building hardware and infrastructure (such as stairs, ramps, doorways, etc.).

Walker also notes that any interior renovation should require replacement of any removed, damaged, or deteriorated interior vapor barrier, as damage or removal of this material would substantially change the hygrothermal performance of the wall assembly which could result in condensation issues within the exterior wall assemblies.

Structural Systems

Structural systems at the subject buildings were generally in good condition, with no observed defects or deficiencies as of the time of writing of this report.

One condition, the existing cracks and spalls at the elevated composite deck of the upper bay of the Town Maintenance facility, was considered fair. If not addressed or repaired, cracks and spalls within a composite deck assembly can provide direct pathways for moisture and de-icing salts to potentially corrode the structural steel deck and other steel reinforcement and structural framing. If the upper bay remains in use as a garage (including frequent access by vehicles during the winter months), Walker recommends consideration of concrete slab repairs (i.e. crack rout and seal and concrete patching), as well as application of a heavy-duty traffic-bearing membrane to protect this elevated structure from continued damage or deterioration.

Currently, recommendations for the project are limited to cladding replacement and other minor repairs. Cladding replacement is classified as an Alteration Level 1, per the 2015 IEBC. The code states: "Level 1 alterations include the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose." If a future project scope were to include space reconfiguration, door or window removal/addition, or additional equipment, the Alteration Level would increase to 2. If the work area were to increase to over 50% of the building area, the Alteration Level would increase to 3. A project classified as Alteration Level 1 requires that the new materials and alterations meet code but does not require areas or materials outside the scope of work be upgraded. In relation to cladding replacement, the cladding and attachment would be required to meet current 2015 IBC code requirements, but the substructure would not be required to be replaced provided the cladding is of similar geometry and weight. It is acknowledged that the wind loads have likely increased from when the structure was built and additional fastening and/or intermediate/secondary support framing may be required.

Conclusions

Based on the observations performed, it is our opinion that both the existing Town Hall Building and Maintenance Facility are considered safe to use and access in their current condition and function as a town office and maintenance building. The exterior siding is exhibiting evidence of advanced wood aging and deterioration which will likely warrant complete cladding replacement in future, to maintain the condition of the existing structures and ensure continuous functionality of the town's management and law enforcement services.

Walker did not observe any unsafe conditions, such as overhead debris hazards, or evidence of building movement, at the time of our assessment.

We understand that the Town wishes to consider several options for renovation and reconfiguration of the interior spaces, to both separate the functionality of the Town and Police Department staffs and to modernize, re-configure and expand the existing spaces for each group.

Walker recommends budgeting for an exterior cladding and window replacement project within the next five years, to extend the life expectancy of the existing structures. However, we have also provided a minimal repair budget for within the next year or two, to repair isolated exterior wall and roof deficiencies or defects identified within this report. Walker recommends consideration of a single project approach, to ensure a cohesive aesthetic and more

durable building enclosure system. The Client should consider the following contributing factors to overall project cost:

- Several critical design factors will directly impact both cost and schedule for an exterior cladding and window replacement project, including both material product selection and availability, Client-permitted contractor schedule, access, and site logistics, and total quantity of materials ordered. Walker's estimated cost information is informed by recently completed projects performed on similarly commercial structures. Based on available building drawings, abatement will likely be required for any exterior wall or window replacement project, due to disturbance of the exterior asbestos-containing material (Celotex sheathing). Refer to Terracon's report for additional information related to asbestos testing and applicable standards.
- Material selection for exterior cladding replacement should consider the cold climate, high winds, and UV exposure of the mountain region, as well as continuity and durability of coating or surface finishes. Interior renovations should assume replacement of the interior vapor barrier behind all interior drywall, to ensure condensation does not occur within wall insulation. Hygrothermal analysis (WUFI) should be considered during any cladding replacement (and interior renovation) if wall assembly configurations will be modified.
- Although the existing window assemblies are in fair condition, Walker recommends consideration of window and door replacement during exterior cladding replacement, to ensure thermal and watertightness performance of the entire building enclosure, and to ensure continuity, durability, and performance at the primary, exterior air-vapor barrier and at all window-to-wall flashing transitions. Additionally, as the windows reach the end of their useful life and water infiltration begins to occur, postponed replacement could result in future damages to the new cladding assemblies, or to newly renovated interior finishes.
- Exterior cladding replacement directly correlates to building air and watertightness, and building perimeter flashings are critical barriers which prevent water infiltration from occurring and prohibits pests from infiltrating at landscaped areas immediately adjacent to building walls. Refer to Terracon's report for additional information related to pest remediation industry standards.

The above identified scope of work will need to be incorporated into complete construction documents, including technical specifications and repair drawings, prepared by a qualified design team approved the Client and applicable State review board. Construction documents should incorporate considerations for exterior wall watertightness, including compliance with IECC and IEBC, as well as repair details for project-specific conditions, such as durable roof-to-wall transitions. Technical specifications should incorporate consideration of a permeable air-vapor barrier to prevent condensation within the wall assembly, as well as specific Contractor mock-up requirements for all phases of the work to ensure Client approval of cladding materials, colors, and finishes.

Walker notes that the 2015 International Existing Building Code (IEBC) will more likely apply to re-cladding/window replacement, rather than the 2015 IBC, depending on the extent and scope of future exterior restoration or interior renovation projects on the existing Town buildings. However, a comprehensive code compliance audit or code study was not conducted as a part of our condition assessment as the scope of repairs/renovations is not known at this time.

Closing

Walker is proud to present the Town of Mount Crested Butte with the observations and recommendations presented in this report and our experts would be pleased to be given the opportunity to continue to work to assist the Town in restoring their existing structures.

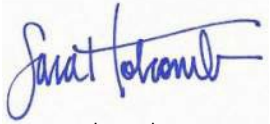
This report contains the professional observations and opinions of Walker Consultants within a reasonable degree of engineering certainty based on the conditions visually observed as of the date of our site visit, the information available in the public domain, the information made available at the time of our evaluation, our education, training, and experience with similar projects. The information presented in this report represents a summary of results of our limited visual investigation to date. Should additional information become available, we request that it be brought to our attention as soon as possible so that we may fully address it, if related to the content of this report.

Further information is necessary to develop the scope of cladding replacement project, in accordance with the applicable building codes, as described in this preliminary letter report. This report was created for the exclusive use of the Client and may not be assigned without written consent from Walker Consultants. Use of this report by others shall be at their own risk.

Walker Consultants appreciates the opportunity to continue to assist the Town of Mount Crested Butte and be a part of future repair and restoration efforts. If there are any questions regarding the findings, recommendations, and/or opinion of probable costs outlined in this report, please do not hesitate to contact us.

Sincerely,

WALKER CONSULTANTS



Sara Holcomb, P.E.
Senior Restoration Consultant

Enclosures Sources
 Limitations
 Appendix A – Environmental Hazard Test Report (Terracon – Subconsultant)

TOWN HALL BUILDING ASSESSMENT – SOURCES:

Source 1:

Document: Asbestos Inspection Report

Date: August, 2022

Preparer: Western State Environmental Testing (WSET)

Source 2:

Document: Fire Station Town Complex

Date: May 4, 1978 (Revised: June 09, 1979 and July 14, 1978)

Preparer (Preliminary Design): Merrick & Company

Preparer (Structural Design): Zeiler – Pennock, Inc.

Source 3:

Document: Fire Station Town Complex – Steel Work Fabrication Drawings

Date: September 13, 1978

Preparer: R.M. Taylor

Source 4:

Document: Fire Station Site Plan Drawings

Date: March 14, 1982

Preparer: Sunlit Design Architects

Source 5:

Document: Town Hall Building Expansion Plans – Building Floorplans/Exterior

Date: Unknown – Not Documented

Preparer: Unknown – Not Documented

Limitations

This report contains the professional opinions of Walker Consultants based on the conditions observed as of the date of our site visit and documents made available to us by the Town of Mount Crested Butte (Client). This report is believed to be accurate within the limitations of the stated methods for obtaining information.

We have provided our opinion of probable costs from visual observations, limited testing, and field survey work. The opinion of probable repair costs is based on available information at the time of our assessment and from our experience with similar projects. There is no warranty to the accuracy of such cost opinions as compared to bids or actual costs. This condition appraisal and the recommendations therein are to be used by Client with additional fiscal and technical judgment.

It should be noted that our recommendations are conceptual in nature and do not represent changes to the original design intent of the structure. As a result, this report does not provide specific repair details or methods, construction contract documents, material specifications, or details to develop the construction cost from a contractor.

Based on the agreed scope of services, the assessment was based on certain assumptions made on the existing conditions. Some of these assumptions cannot be verified without expanding the scope of services or performing more invasive procedures on the structure. More detailed and invasive testing may be provided by Walker Consultants as an additional service upon written request from Client.

The recommended repair concepts outlined represents current generally accepted technology. This report does not provide any kind of guarantee or warranty on our findings and recommendations. Our assessment was based on and limited to the agreed scope of work. We do not intend to suggest or imply that our observation has discovered or disclosed latent conditions or has considered all possible improvement or repair concepts.

A review of the facility for Building Code compliance and compliance with the Americans with Disabilities Act (ADA) requirements was not part of the scope of this project. However, it should be noted that whenever significant repair, rehabilitation or restoration is undertaken in an existing structure, ADA design requirements may become applicable if there are currently unmet ADA requirements.

Similarly, we have not reviewed or evaluated the presence of, or the subsequent mitigation of all hazardous materials including, but not limited to, asbestos and PCB, except for as stated herein and within our subconsultant's report.

This report was created for the use of Client and may not be assigned without written consent from Walker Consultants. Use of this report by others is at their own risk. Failure to make repairs recommended in this report in a timely manner using appropriate measures for safety of workers and persons using the facility could increase the risks to users of the facility. Client assumes all liability for personal injury and property damage caused by current conditions in the facility or by construction, means, methods and safety measures implemented during facility repairs. Client shall indemnify or hold Walker Consultants harmless from liability and expense including reasonable attorney's fees, incurred by Walker Consultants as a result of Client's failure to implement repairs or to conduct repairs in a safe and prudent manner.

Appendix B: Terracon Environmental Report

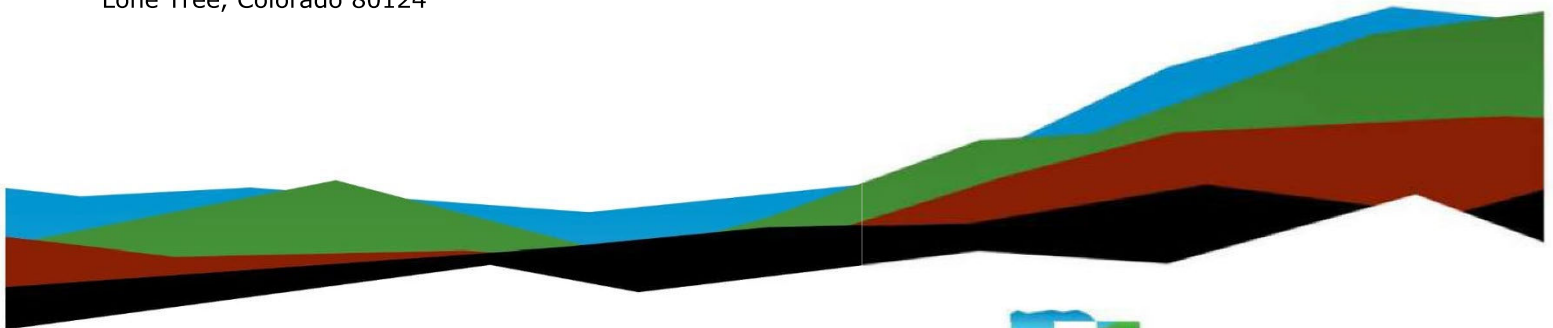
Environmental Assessment Report

Mt. Crested Butte Town Hall and
Maintenance Building, 911 and 913 Gothic
Road, Mt. Crested Butte, CO 81225

July 10, 2023 | Terracon Project No. 25227461

Prepared for:

Walker Consultants, Inc.
10375 Park Meadows Drive, Suite 425
Lone Tree, Colorado 80124



Nationwide
Terracon.com

- Facilities
- Environmental
- Geotechnical
- Materials



10625 W. I-70 Frontage Rd N, Ste 3
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July 10, 2023

Walker Consultants, Inc.
10375 Park Meadows Drive, Suite 425
Lone Tree, Colorado 80124

Attn: Ms. Sara Holcomb, PE
E: SHolcomb@walkerconsultants.com
P: (202) 215-2012
Re: Environmental Assessment Report
Mt. Crested Butte Town Hall and Maintenance Building
911 and 913 Gothic Road, Mt. Crested Butte, Colorado 81225
Terracon Project No. 25227461

Dear Ms. Holcomb:

Terracon Consultants, Inc. (Terracon) is pleased to submit the attached report for the above-referenced site to Walker Consultants, Inc. The purpose of this report is to present the results of the environmental assessment performed on June 12 and 13, 2023 at the Town Hall and Town Maintenance Building in Mt. Crested Butte, Colorado. Terracon reviewed the existing asbestos report and performed a lead paint, moisture, and biological assessment including mold and rodent infiltration. This survey was conducted in general accordance with our proposal (P2525227461) dated October 19, 2022. We understand that this assessment was requested as part of an architectural consulting services contract assessing the buildings for future uses including potential renovations.

Terracon appreciates the opportunity to provide this service to Walker Consultants, Inc.. If you have any questions regarding this report, please contact the undersigned at 303-423-3300.

Sincerely,

Terracon Consultants, Inc.

Colorado Asbestos Consulting Business License No. ACF-14838

Prepared By:

A handwritten signature in blue ink that reads 'Brandy Howard'.

Brandy Howard, PE, CIH, CSP
Group Manager – Asbestos & IH

Reviewed By:

A handwritten signature in blue ink that reads 'Michael S. Crandall'.

Michael S. Crandall, MS, CIH
Senior Engineering Consultant

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Executive Summary

Terracon Consultants, Inc. (Terracon) conducted an asbestos survey, limited lead-containing paint (LCP) screening, and microbial assessment of the buildings located at 911 and 913 Gothic Road in Mt. Crested Butte, Colorado. The scope of Terracon's survey included both interior and exterior building finishes in general accordance with Terracon Proposal No. P25227461 dated October 19, 2022.

Asbestos Summary

Terracon reviewed the "WSET Inspection Report" dated August 30, 2022 by Western States Environmental Testing (WSET) as part of this project. The report did not find any asbestos-containing materials. The report appeared to take an adequate number of samples for the materials sampled; however, several suspect materials did not appear to be sampled, and the report does not meet the minimum reporting standards required by the Colorado Department of Public Health and Environment, which require a drawing depicting all sampling locations. The building specifications also indicated a potentially asbestos-containing material was used in the cladding of the buildings which should be investigated during the next phase of work to assist with pricing the re-cladding of the buildings.

Limited Lead Paint Screening Summary

On June 12 and 13, 2023, a total of 135 tests (assays) were collected on painted surfaces inside and outside of the building using an X-ray fluorescence (XRF) analyzer. None of XRF readings indicated the presence of lead in the paint tested beyond the calibration samples. In general, the interior paints were in intact condition; however, exterior paint on the cladding was peeling and appeared to be the result of weathering.

Microbial Assessment

No visible evidence of ongoing internal water intrusion issues was observed during the site visit. Exterior sheathing does appear to be impacted by water damage in some locations and does have gaps that are subject to further impacts via the weather. Evidence of previous roof leaks was observed on the ceiling in various locations in both the Town Hall and Maintenance buildings. Small amounts of suspected visible mold were observed on the bare drywall paper in the basement mechanical room of the town hall. All these conditions appear to be from past water infiltration events and not an ongoing issue. The building materials in all locations were dry where verification was possible. The lower garage ceiling in the maintenance building was reportedly impacted by a previous plumbing leak which has been addressed.

The drywall in the maintenance room of the Town Hall should be removed and replaced during renovations to the building. Impacted ceiling tile and ceiling materials from previous water intrusion events should also be replaced during renovations. A previous mold remediation project in the basement break-room area was reported by staff to have been caused by snow not being removed from the roof and infiltrating from the roof during melt-off. No visual evidence of an ongoing issue was noted in the break room at the time of the investigation. There was evidence of condensation issues

on the upper floor windows on the west side of the Maintenance Building. The roof, exterior cladding, and windows are being evaluated by Walker Consultants, Inc.

Evidence of rodent infiltration was observed during the site visit. This includes observation of rodent feces in several areas of the building, primarily in the basement, and rodent traps set out in various locations. Several potential pathways were observed during the site visit including open vents, conduit, and gaps in the building cladding system. Snakes have also been noted to be found indoors by staff members, this may also be a potential indicator of rodent infiltration and infestation.

Please see the report Section 4.3 for recommendations related to the microbial assessment.

1.0 Introduction

1.1 Project Objective

We understand this environmental assessment was requested as part of an assessment of the building to determine the future use of the building. Terracon performed this assessment at the same time as the Client did their site assessments.

Terracon's scope was limited to reviewing the existing asbestos report data, performing a lead-paint screening, and performing a visual assessment for biological hazards including water infiltration, mold, and rodent infiltration.

1.2 Building Description

The Mt. Crested Butte Town Hall and Maintenance Building are at 911 and 913 Gothic Road in Mt. Crested Butte, Colorado. The Town Hall was constructed in 1979 with two levels and encompasses approximately 5,825 square feet. It has undergone at least two large-scale renovations including enclosing the garage and turning it into the City Council Chambers and renovating the basement to add in offices. The Maintenance Building was reportedly built in the early 1980s with four levels and encompasses approximately 5,339 square feet. The basement level had also been renovated, converting it from a training room into a gym area. The second level apartment was not original to the construction. There are two levels (first and third level) with garage bays which are used by Police, Maintenance, and Parks Departments that appear to be in the same configuration as the original provided drawings.

Access was provided to Terracon to all areas except the apartment during the assessment.

2.0 Asbestos Review

2.1 Field Activities

The cursory asbestos review was conducted by Brandy Howard, PE, CIH, CSP, an Asbestos Hazard and Emergency Response Act (AHERA)-accredited and State of Colorado-certified asbestos inspector (Accreditation No. 20743). Copies of the asbestos inspector certifications are attached in Appendix E. The review was conducted to confirm general accordance with the sample collection protocols established in U.S. Environmental Protection Agency (USEPA) Title 40 Code of Federal Regulations (CFR) Part 763, Subpart E, Section 763.86 (AHERA) and Colorado Department of Public Health and Environment (CDPHE) Regulation 8 – Part B – Asbestos. As part of the review, the Client provide a previous report performed by Western States Environmental Testing (WSET). A copy of the report is included in in Appendix A.

2.2 Findings and Recommendations – Asbestos

Terracon reviewed the “WSET Inspection Report” dated August 30, 2022 as part of this project. The report did not find any asbestos-containing materials. The report appeared to contain an adequate number of samples for the materials sampled; however, several suspect materials within the building observed by Terracon during the walk-through had not been sampled, and the report does not meet the minimum reporting standards required by the CDPHE. The CDPHE Regulation 8 requires a drawing depicting all sampling locations, which was not provided with the report. Specific items noted as not sampled during the building walk-through include the acoustic ceiling texture (popcorn) throughout the top floor of town hall building, ceiling wallboard systems in both buildings, concrete masonry unit (CMU) block sealant in the town hall basement, multiple types of ceiling tiles in both buildings, and multiple flooring materials, including linoleum. The building specifications also indicated that a potentially asbestos-containing material (Celotex) was used in the cladding of the buildings which should be investigated during the next phase of work to assist with pricing the re-cladding of the buildings.

3.0 Lead Paint Screening

3.1 Field Activities

The initial paint screening was conducted on June 12 and 13, 2023, by Brandy Howard, PE, CIH, CSP, State of Colorado-certified lead paint inspector/risk assessor (Accreditation No. 20768). Copies of the lead paint inspector/risk assessor certifications are attached in Appendix E.

The lead-containing paint (LCP) screening was conducted to provide the client with information to help comply with the Occupational Safety and Health Administration (OSHA) requirements for evaluating the potential for lead-in-air content during disturbance of painted materials. The LCP testing was not performed to the Housing and Urban Development (HUD) “Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing”, USEPA regulation 40 CFR 745, Amendment to Final Rule: Lead; Requirements for Lead-Based Paint Activities in Target Housing and Child-Occupied Facilities; Certification Requirement and Work Practice Standards for Individuals and Firms, or State of Colorado Regulation No. 19, “Lead-Based Paint Abatement” since these guidelines and regulation do not apply to municipal facilities, such as this site.

3.1.1 Visual Assessment

Terracon visually assessed the interior and exterior of the building to identify suspect LCP. Painted or coated surfaces that appear similar throughout in terms of color, texture, substrate, and date of application are treated as a homogeneous material for paint assessment purposes. Painted or coated surfaces were visually assessed for evidence of distress, flaking, or peeling. Substrates are classified as brick, masonry block, concrete, drywall, metal, plaster, or wood. A component is defined as a particular item, such as doors, radiators, walls, etc.

3.1.2 XRF Analysis

X-ray fluorescence (XRF) testing was performed using the SciAps Model X-550 XRF (Serial Number 00725). A listing of all sampling locations and their associated results can be found in Appendix B.

3.2 Regulatory Overview – Lead Paint

The LCP screening was performed in general accordance with the procedures prescribed in the USEPA's work practice standards for conducting lead paint testing (40 CFR 745.227). Lead is regulated by the EPA and OSHA at the federal level and by CDPHE at the state level.

The Resource Conservation and Recovery Act (RCRA) gave the USEPA authority to regulate the waste status of demolition and renovation debris, including lead-containing materials. Specific notification and testing requirements must be addressed prior to transporting, treating, storing, or disposing of hazardous wastes. Lead-containing wastes are considered hazardous waste under RCRA if Toxicity Characteristic Leaching Procedure (TCLP) sample results exceed 5 milligrams per liter (mg/L). EPA exempts from most RCRA requirements those generators whose combined hazardous waste generation is less than 100 kilograms (kg) per month.

Detectable lead quantities may constitute a lead dust hazard during renovation or demolition activities. Personnel performing renovation or demolition activities that may disturb painted components with concentrations of lead above the designated analytical detection limit should comply with all current OSHA regulations to minimize employee exposure. OSHA regulates construction activities that disturb lead-containing material regardless of the concentration. Currently, any proposed renovation or demolition is subject to the OSHA construction regulations (29 CFR 1926.62 – Lead).

Contractors and employers are required to comply with 29 CFR 1926.62. Construction work covered by OSHA standards includes any repair or renovation activities or other activities that disturb in-place lead-containing materials but does not include routine cleaning and repainting where there is insignificant damage, wear, or corrosion of existing lead-containing coatings or substrates. Employers must assure that no employee will be exposed to lead at concentrations greater than 50 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) averaged over an eight-hour period without adequate protection. The OSHA Standards also establish an action level of $30 \mu\text{g}/\text{m}^3$, which if exceeded, triggers the requirement for medical monitoring.

The OSHA standard does not define the amount of lead in paint that constitutes lead containing paint. A negative exposure assessment per trigger task should be conducted to determine if actual airborne levels are below the required OSHA action and permissible levels.

3.3 Findings and Recommendations – Lead-Containing Paint

On June 12 and 13, 2023, a total of 135 tests (assays) were collected on surfaces inside and outside of the building using an XRF. None of test readings detected the presence of lead. Calibration checks were performed at the beginning and end of each testing session, using the protocols established by HUD and the instrument manufacturer.

In general, the interior paints were in intact condition; however, exterior paint on the cladding was peeling and appeared to be the result of weathering. Further information about testing combinations can be found in Appendix B. A figure showing sampling locations is included in Appendix C.

LCP is not required to be removed prior to renovation/demolition activities. All contractors disturbing LCP are required to comply with OSHA 29 CFR 1926.62. Lead wastes must be recycled or disposed of properly in accordance with federal, state, or local regulations.

4.0 Microbial Assessment

4.1 Field Activities

Terracon performed a visual assessment of the buildings to identify common moisture and microbial impacts that should be considered during a renovation to the buildings. This included looking for obvious signs of water intrusion, mold, and rodent infiltration. No samples were collected of suspected microbial growth. The assessment was conducted by Brandy Howard, PE, CIH, CSP on June 12 and 13, 2023.

4.2 Observations

No visible evidence of ongoing internal water intrusion issues were observed during the site visit. Exterior sheathing does appear to be impacted by water damage in some locations (see photo 18 in Appendix D) and is open to the weather in some areas. Evidence of previous roof leaks were observed on the ceiling in various locations in both the Town Hall and Maintenance buildings. Small amounts of suspected visible mold were observed on the bare drywall paper in the basement mechanical room of the town hall (See photos 15, 16 and 17 Appendix D). All these conditions appear to be from past water infiltration events and not an ongoing issue. The building materials in all locations were dry where verification was possible. No verification of the ceiling tiles in lower garage was conducted as these tiles were greater than 20 feet from the ground surface. The lower garage ceiling in the maintenance building was reportedly impacted by a previous plumbing leak which has been addressed.

The drywall in the maintenance room of the Town Hall should be removed and replaced during renovations to the building. Impacted ceiling tile and ceiling materials from previous water intrusion events should also be replaced during renovations. A previous mold remediation project in the basement break-room area was reported by staff to have been caused by snow not being removed from the roof and infiltrating from the roof during melt-off. No visual evidence of an ongoing issue was noted in the break room at the time of the investigation. There was evidence of condensation issues with the windows on the upper floor on the west side of the Maintenance Building. The roof, exterior cladding, and windows are being evaluated by Walker Consultants, Inc.

Evidence of rodent infiltration was observed during the site visit. This includes observation of rodent feces in several areas of the building, primarily in the basement, and rodent traps set out in various locations. Several potential pathways were observed during the site visit including open vents, conduit, and gaps in the building cladding system (Selected photos are included in Appendix D).

Snakes have also been noted to be found indoors by staff members, this may also be a potential indicator of rodent infiltration and infestation.

4.3 Recommendations

The small areas of noted mold growth in the mechanical room of the Town Hall should be remediated as part of the renovation. There was less than 10 square feet of visually impacted material. There were also a few ceiling tiles and a small section of the ceiling in an office that had visible signs of previous water infiltration with no visible mold. Consider replacing these materials as part of the renovation.

The Maintenance Building lower garage had many water-damaged ceiling tiles. Since the source of water infiltration was addressed, consider replacing the affected ceiling tiles.

The exclusion and control of rodents from buildings is important due to the potential of human health risks associated with rodents and due to the damage they can do to buildings. The recommendations and suggestions provided here are summarized from the National Park Service (NPS) *Rodent Exclusion Manual*¹ available online. One of the most critical elements of rodent prevention is to keep them from entering the buildings in the first place.

Mice only require about a quarter-inch hole to enter a building. Several potential pathways were observed during the site visit including open vents, conduit, and gaps in the building cladding system. Exclusion (through sealing available pathways), trapping, and periodic inspections will be required on an ongoing basis and should be incorporated into routine building maintenance tasks. Additionally, securing food sources for rodents in rodent-proof containers may help not attract rodents into the buildings.

In the short term, the easiest opportunities to assist with rodent exclusion involve filling cracks with caulking, expansive foaming products, wire mesh, and steel wool. Longer-term mitigation techniques include having an 18- to 24-inch buffer along the exterior of the buildings, removing tree limbs near roof lines (which can help rodents access openings along the roof), adjusting doors and weather stripping to ensure there are no gaps at the thresholds exceeding a quarter inch, and installing auto-closers on all exterior doors.

The roof, exterior cladding, and windows are being evaluated by Walker Consultants, Inc. under a separate report. Their recommendations should be followed to prevent water infiltration (and rodent infiltration) into the building from gaps and other deficiencies in the cladding that were observed onsite.

¹ Badzik, B., C. L. J. DiSalvo, D. E. Buttke, and M. F. Chase; 2014. Rodent Exclusion Manual, Mechanical Rodent Proofing Techniques: a training manual for National Park Service Employees. Natural Resource Report September 2014. National Park Service, Fort Collins, Colorado.

5.0 Limitations/General Comments

Terracon did not perform sampling that required demolition or destructive activities such as knocking holes in walls, dismantling of equipment or removal of protective coverings. Reasonable efforts to access suspect materials within known areas of restricted access (e.g., crawl spaces) were made; however, confined spaces or areas that may pose a health or safety risk to Terracon personnel were not sampled. Sampling did not include suspect materials that could not be safely reached with available ladders/man-lifts.

This asbestos review, limited LCP screening, and microbial assessment were conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale. The results, findings, conclusions, and recommendations expressed in this report are based on conditions observed during our survey of the building. The information contained in this report is relevant to the date on which this survey was performed and should not be relied upon to represent conditions at a later date. This report has been prepared on behalf of and exclusively for use by Walker Consultants, Inc. for specific application to their project as discussed. This report is not a bidding document. Contractors or consultants reviewing this report must draw their own conclusions regarding further investigation or remediation deemed necessary. Terracon does not warrant the work of regulatory agencies, laboratories, or other third parties supplying information that may have been used in the preparation of this report. No warranty, express or implied is made.

Appendix A

Previous Asbestos Report



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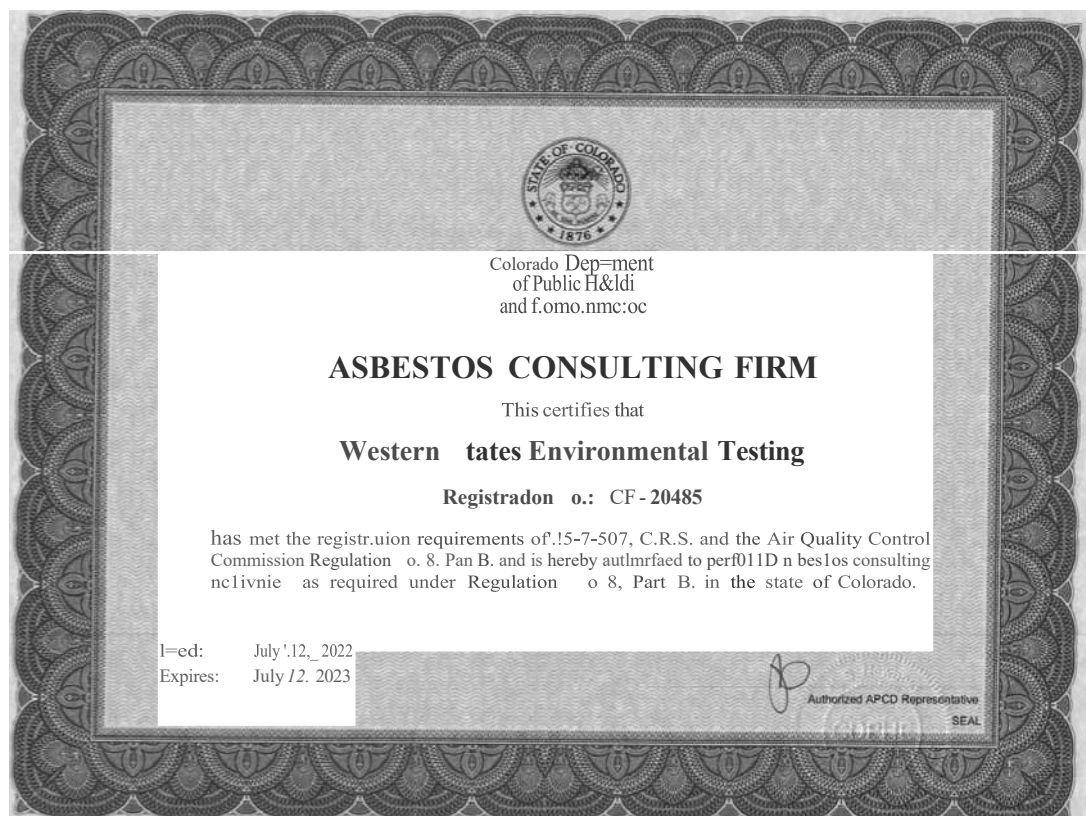
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NVLAP Lab Code 101896-0
AIHA LAP, LLC. LAB ID 101533

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Client: 00000000 000000 00000000000000 00000000
Client Project/P.O.: 000
Client Project Description: 000 0 000 000000 000 000 00000000 00000000 00 000000
Date Samples Received: 0000000000 000 0000
Analysis Type: 000 00000000000000 0 000000 00000000 0000
Turnaround: 00000000
Date Samples Analyzed: 0000000000 000 0000

NA = Not Analyzed
NR = Not Received
ND = None Detected
TR = Trace; <1 % Visual Estimate
Trem-Act = Tremolite-Actinolite

Laboratory Sample ID Client Sample Number	L R	Physical Description	Sub Part (%)	Asbestos Content		Non- Asbestos Fibrous Components (%)	Non- Fibrous Components (%)
				Mineral	Visual Estimate (%)		
535417 - WSET156-1	A	Light gray/tan drywall	15		ND	30	70
	B	Off white compound w/ white paint	40		ND	0	100
	C	Off white compound w/ white paint	45		ND	0	100
535417 - WSET156-2	A	Off white compound w/ beige paint	5		ND	0	100
	B	Light pink/tan drywall	95		ND	10	90
535417 - WSET156-3	A	Off white compound w/ white paint	2		ND	0	100
	B	Light pink/tan drywall	98		ND	10	90
535417 - WSET156-4	A	Off white compound w/ light beige/multi-colored paint	4		ND	0	100
	B	Light pink/tan drywall	96		ND	10	90
535417 - WSET156-5	A	Off white compound w/ light beige/multi-colored paint	4		ND	0	100
	B	Light pink/tan drywall	96		ND	10	90
535417 - WSET156-6	A	Off white compound w/ light beige/multi-colored paint	3		ND	0	100
	B	Gray/tan drywall	97		ND	10	90
535417 - WSET156-7	A	Off white compound w/ beige/multi-colored paint	4		ND	0	100
	B	Light pink/tan drywall	96		ND	10	90

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.



NVLAP Lab Code 101896-0
AIHA LAP, LLC. LAB ID 101533

RES Job Number: 000 00000000
Client: 0000000 000000 0000000000000 00000000
Client Project/P.O.: 000
Client Project Description: 000 0 000 000000 000 000 0000000 0000000 00 00000
Date Samples Received: 0000000000 000 0000
Analysis Type: 000 0000000000000 0 00000 00000000 0000
Turnaround: 00000000
Date Samples Analyzed: 0000000000 000 0000

NA = Not Analyzed
NR = Not Received
ND = None Detected
TR = Trace; <1 % Visual Estimate
Trem-Act = Tremolite-Actinolite

Laboratory Sample ID Client Sample Number	L R	Physical Description	Sub Part (%)	Asbestos Content		Non- Asbestos Fibrous Components (%)	Non- Fibrous Components (%)
				Mineral	Visual Estimate (%)		
535417 - WSET156-8	A	Colorless/multi-colored resinous material	2		ND	0	100
	B	Green/multi-colored carpet w/ black resinous backing material	98		ND	45	55
535417 - WSET156-9	A	Colorless/multi-colored resinous material	2		ND	0	100
	B	Beige/multi-colored carpet w/ black resinous backing material	98		ND	45	55
535417 - WSET156-10	A	Off white compound w/ white/multi-colored paint	3		ND	0	100
	B	Gray/tan drywall	97		ND	10	90
535417 - WSET156-11	A	Off white compound w/ white/multi-colored paint	3		ND	0	100
	B	Gray/tan drywall	97		ND	10	90
535417 - WSET156-12	A	Off white compound w/ white/multi-colored paint	2		ND	0	100
	B	Gray/tan drywall	98		ND	10	90
535417 - WSET156-13	A	White/light gray ceiling tile	100		ND	60	40
535417 - WSET156-14	A	White/light gray ceiling tile	100		ND	60	40
535417 - WSET156-15	A	Gray/multi-colored paint w/ a trace of off white foam texture	2		ND	0	100
	B	Light pink/tan drywall	98		ND	10	90

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.



NVLAP Lab Code 101896-0
AIHA LAP, LLC. LAB ID 101533

RES Job Number: 000 00000000
Client: 00000000 000000 00000000000000 00000000
Client Project/P.O.: 000
Client Project Description: 000 0 000 000000 000 000 00000000 00000000 00 000000
Date Samples Received: 0000000000 000 0000
Analysis Type: 000 00000000000000 0 000000 00000000 0000
Turnaround: 00000000
Date Samples Analyzed: 0000000000 000 0000

NA = Not Analyzed
NR = Not Received
ND = None Detected
TR = Trace; <1 % Visual Estimate
Trem-Act = Tremolite-Actinolite

Laboratory Sample ID Client Sample Number	L #	Physical Description	Sub Part (%)	Asbestos Content		Non- Asbestos Fibrous Components (%)	Non- Fibrous Components (%)
				Mineral	Visual Estimate (%)		
535417 - WSET156-16	A	Cream/multi-colored paint w/ a trace of off white foam texture	2		ND	0	100
	B	Light pink/tan drywall	98		ND	10	90
535417 - WSET156-17	A	Light pink/tan drywall	2		ND	10	90
	B	Cream/multi-colored paint w/ a trace of off white foam texture	98		ND	0	100
535417 - WSET156-18	A	Off white/tan drywall w/ cream/white paint	100		ND	10	90
535417 - WSET156-19	A	Off white fibrous woven material	3		ND	90	10
	B	Off white compound w/ cream/white paint	17		ND	0	100
	C	Off white/tan drywall	80		ND	10	90
535417 - WSET156-20	A	Light pink/tan drywall w/ cream paint	100		ND	10	90
535417 - WSET156-21	A	Off white compound w/ beige paint	3		ND	0	100
	B	Gray/tan drywall	97		ND	10	90
535417 - WSET156-22	A	Off white compound w/ beige paint	3		ND	0	100
	B	Gray/tan drywall	97		ND	10	90

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.



NVLAP Lab Code 101896-0
AIHA LAP, LLC. LAB ID 101533

RES Job Number: 000 00000000
Client: 00000000 000000 00000000000000 00000000
Client Project/P.O.: 000
Client Project Description: 000 0 000 000000 000 000 00000000 00000000 00 000000
Date Samples Received: 0000000000 000 0000
Analysis Type: 000 00000000000000 0 000000 00000000 0000
Turnaround: 00000000
Date Samples Analyzed: 0000000000 000 0000

NA = Not Analyzed
NR = Not Received
ND = None Detected
TR = Trace; <1 % Visual Estimate
Trem-Act = Tremolite-Actinolite

Laboratory Sample ID Client Sample Number	L R	Physical Description	Sub Part (%)	Asbestos Content		Non- Asbestos Fibrous Components (%)	Non- Fibrous Components (%)
				Mineral	Visual Estimate (%)		
535417 - WSET156-23	A	Off white compound w/ beige paint	3		ND	0	100
	B	Light gray/tan drywall	97		ND	10	90
535417 - WSET156-24	A	Orange adhesive	1		ND	0	100
	B	Gray/multi-colored carpet w/ off white resinous material	99		ND	85	15
535417 - WSET156-25	A	Orange adhesive	2		ND	0	100
	B	Gray/multi-colored carpet w/ off white resinous material	98		ND	85	15
535417 - WSET156-26	A	Orange/cream adhesive	3		ND	0	100
	B	Purple/multi-colored carpet	97		ND	85	15
535417 - WSET156-27	A	Orange/cream adhesive	2		ND	0	100
	B	Purple/multi-colored carpet	98		ND	85	15
535417 - WSET156-28	A	Black fibrous tar	100		ND	35	65
535417 - WSET156-29	A	Black fibrous tar w/ black tar	100		ND	35	65
535417 - WSET156-30	A	Off white compound w/ beige paint	1		ND	0	100
	B	White/tan drywall w/ off white paint	99		ND	10	90

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.



NVLAP Lab Code 101896-0
AIHA LAP, LLC. LAB ID 101533

RES Job Number: 000 00000000
Client: 0000000 000000 0000000000000 00000000
Client Project/P.O.: 000
Client Project Description: 000 0 000 000000 000 000 0000000 0000000 00 000000
Date Samples Received: 0000000000 000 0000
Analysis Type: 000 0000000000000 0 000000 00000000 0000
Turnaround: 00000000
Date Samples Analyzed: 0000000000 000 0000

NA = Not Analyzed
NR = Not Received
ND = None Detected
TR = Trace; <1 % Visual Estimate
Trem-Act = Tremolite-Actinolite

Laboratory Sample ID Client Sample Number	L R	Physical Description	Sub Part (%)	Asbestos Content		Non- Asbestos Fibrous Components (%)	Non- Fibrous Components (%)
				Mineral	Visual Estimate (%)		
535417 - WSET156-31		A White compound w/ beige paint	2		ND	0	100
		B White/tan drywall	98		ND	10	90
535417 - WSET156-32		A White compound w/ beige paint	3		ND	0	100
		B White/tan drywall	97		ND	10	90
535417 - WSET156-33		A Cream tape	3		ND	95	5
		B Off white joint compound	5		ND	0	100
		C Off white compound w/ gray paint	5		ND	0	100
		D Light gray/tan drywall	87		ND	20	80
535417 - WSET156-34		A Light pink/tan drywall w/ gray/white paint	100		ND	10	90
535417 - WSET156-35		A Light pink/tan drywall w/ beige/white paint	100		ND	10	90
535417 - WSET156-36		A Off white compound w/ gray/white paint	3		ND	0	100
		B Light pink/tan drywall	97		ND	10	90
535417 - WSET156-37		A Off white compound w/ light cream paint	3		ND	0	100
		B Light pink/tan drywall	97		ND	10	90

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.



NVLAP Lab Code 101896-0
AIHA LAP, LLC. LAB ID 101533

RES Job Number: 000 00000000
Client: 0000000 000000 0000000000000 0000000
Client Project/P.O.: 000
Client Project Description: 000 0 000 000000 000 000 0000000 0000000 00 00000
Date Samples Received: 0000000000 000 0000
Analysis Type: 000 0000000000000 0 00000 00000000 0000
Turnaround: 00000000
Date Samples Analyzed: 0000000000 000 0000

NA = Not Analyzed
NR = Not Received
ND = None Detected
TR = Trace; <1 % Visual Estimate
Trem-Act = Tremolite-Actinolite

Laboratory Sample ID Client Sample Number	L R	Physical Description	Sub Part (%)	Asbestos Content		Non- Asbestos Fibrous Components (%)	Non- Fibrous Components (%)
				Mineral	Visual Estimate (%)		
535417 - WSET156-38	A	Gray/tan drywall	5		ND	10	90
	B	Off white compound	95		ND	0	100
535417 - WSET156-39	A	Off white compound w/ cream paint	5		ND	0	100
	B	Off white/tan drywall	95		ND	20	80
535417 - WSET156-40	A	Off white compound w/ cream paint	3		ND	0	100
	B	White/tan drywall	97		ND	10	90
535417 - WSET156-41	A	Off white compound w/ cream paint	2		ND	0	100
	B	White/tan drywall	98		ND	10	90
535417 - WSET156-42	A	White/light gray ceiling tile	100		ND	60	40
535417 - WSET156-43	A	White/light gray ceiling tile	100		ND	60	40
535417 - WSET156-44	A	Light pink/tan drywall w/ gray paint	100		ND	10	90
535417 - WSET156-45	A	Light pink/tan drywall	100		ND	10	90
535417 - WSET156-46	A	Light pink/tan drywall w/ gray paint	100		ND	10	90
535417 - WSET156-47	A	Tan fibrous material	100		ND	85	15
535417 - WSET156-48	A	Tan fibrous material	100		ND	85	15

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.

Ryan Shilling
Analyst

Appendix B

Lead Sample Summary

XRF Field Data Sheet

Project: Crested Butte Haz Mat Assessment

Address: 911 Gothic Road, Mt. Crested Butte, CO

XRF Serial Number: 00725 SciAps X550 Pb

Inspector's Name: Brandy Howard

Date: 6/12/23 & 6/13/23

Project No.: 25227461

Location: Town Hall

Scan #	Result	Material	Material	Material	Material	Material
1-6	PASS	Calibration				
7	0.0	Office Door	Door	Wood	Clear	I
8	0.0	Wall	Wall	DW	White	F
9	0.0	Ceiling	Ceiling	DW	White	I
10	0.0	Wall	Wall	DW	Beige	I
11	0.0	Chair rail	Wood	DW	Clear	I
12	0.0	Wall	DW	DW	White	I
13	0.0	Door Jam	Jam	Metal	Beige	I
14	0.0	Wood Paneling	Paneling	Wood	Wood	I
15	0.0	Wall	Wall	DW	White	I
16	0.0	Wood chair rail	CR	Wood	Clear	I
17	0.0	Wall	Wall	DW	Purple	I
18	0.0	Wall	Wall	DW	White	I
19	0.0	Door jam	Metal	Metal	Beige	F
20	0.0	Ceramic FT	Ceramic	Ceramic	Red	I
21	0.0	Front doors Inside	Metal	Metal	White	F
22	0.0	Vestibule	Wood	Wood	Brown	I
23	0.0	Vestibule	Wood	Wood	White	I
24	0.0	Women's Restroom	Metal	Metal	White	I
25	0.0	Women's Restroom	Porcelain	Porcelain	White	I
26	0.0	Women's Restroom	Metal	Metal	Green	I
27	0.0	Women's Restroom	Wall	DW	White	I
28	0.0	Meeting Room Walls	Wall	DW	White	I
29	0.0	Meeting Room	Ceramic Tile	Ceramic	Pink	I
30	0.0	Meeting Room - Ext door on inside	Door	Door	White	I
31	0.0	Stairwell	Wall	DW	White	I
32	0.0	Stairwell	Baseboard	Wood	Clear	I
33	0.0	Concrete floor, Basement	Concrete	Concrete	Green	p
34	0.0	Concrete floor, Basement	Concrete	Concrete	Yellow	F
35	0.0	Ceiling	Ceiling	DW	Blue	I
36	0.0	Walls, Basement	Wall	DW	Beige	I
37	0.0	Storage ceiling	DW	DW	White	I
38	0.0	Storage wall	DW	DW	Lt yellow	I
39	0.0	Mechanical Room	Door	Metal	White	F
40	0.0	Mechanical door jam	Door jam	Metal	White	F
41	0.0	Mechanical door jam	Door jam	Metal	Gray	I
42	0.0	Beige wall paint bathroom basement	Wall	DW	Beige	I
43	0.0	Bathroom Basement	Floor	DW	Blue Gray	I
44	0.0	Wall Paint	Wall	DW	Blue Gray	I
45	0.0	Wall Paint	Wall	DW	Beige	I
46	0.0	Wall Paint	Wall	DW	Lt yellow	I
47	0.0	Wall Paint	Wall	DW	Lt yellow	I
48	0.0	Ceiling Paint	Ceiling	DW	White	I

XRF Field Data Sheet

Project: Crested Butte Haz Mat Assessment
 Address: 911 Gothic Road, Mt. Crested Butte, CO
 XRF Serial Number: 00725 SciAps X550 Pb
 Inspector's Name: Brandy Howard

Date: 6/12/23 & 6/13/23
 Project No.: 25227461
 Location: Town Hall

Sample ID	Material	Location	Material	Material	Material	Material
49	0.0	Wall Paint	Wall	DW	Beige	I
50	0.0	Basement Floor	Floor	Concrete	Green	I
51	0.0	Off white wall paint	Wall	DW	Off white	I
52	0.0	Ceiling Paint	Ceiling	DW	Blue	I
53	0.0	Off white wall paint	Wall	DW	Off white	I
54-55	PASS	Calibration				
56-57	PASS	Calibration				
58	0.0	Gray ext paint on wood SW corner	Siding	Wood	Gray	I
59	0.0	Brown ext window frame paint	Window frame	Wood	Brown	I
60	0.0	Rust colored metal trim	Siding	Metal	Rust	I
61	0.0	Brown ext metal frame windows	Window frame	Metal	Brown	I
62	0.0	Gray ext paint	Siding	Wood	Gray	I
63	0.0	Gray ext paint	Siding	Wood	Gray	I
64	0.0	Black vinyl door	Door	Vinyl	Black	I
65	0.0	Brown wood trim	Window Trim	Wood	Brown	I
66	0.0	Black door jam metal	Door Jam	Metal	Black	I
67	0.0	Gray metal window frame	Window frame	Metal	Gray	I
68	0.0	Brown wood trim	Window Trim	Wood	Brown	I
69	0.0	Gray ext paint on wood	Siding	Wood	Gray	F
70	0.0	Brown wood window trim	Window trim	Wood	Brown	F
71	0.0	Gray ext paint on wood	Siding	Wood	Gray	F
72	0.0	Gray ext paint on wood	Siding	Wood	Gray	F
73	0.0	Gray ext paint on wood	Siding	Wood	Gray	F
74	0.0	Metal rust colored wane-coat	Siding	Metal	Rust	I
75	0.0	Gray wood ext paint	Siding	Wood	Gray	F
76	0.0	White paint on front door	Door	Wood	White	I
77-78	PASS	Calibration				

XRF Field Data Sheet

Project: Crested Butte Haz Mat Assessment

Date: 6/13/23

Address: 913 Gothic Road, Mt. Crested Butte, CO

Project No.: 25227461

XRF Serial Number: 00725 SciAps X550 Pb

Location: Maintenance Building

Inspector's Name: Brandy Howard

3 r o Z en	3 r o Z en	3 r o Z en	3 r o Z en	3 r o Z en	3 r o Z en	3 r o Z en
77-78	PASS	Calibration				
79	0.0	Balustrade - concrete		Concrete	Yellow	I
80	0.0	Brown wood garage door trim	Door	Wood	Brown	F
81	0.0	Exterior wall	Siding	Wood	Gray	F
82	0.0	Metal exterior door paint	Door	Metal	Brown	F
83	0.0	Window trim	Window trim	Wood	Brown	p
84	0.0	Exterior wall	Siding	Wood	Gray	F
85	0.0	Exterior wall	Siding	Wood	Gray	p
86	0.0	Brown metal ext door	Door	Metal	Brown	I
87	0.0	Exterior wall - foam near bottom	Siding	Foam	Gray	p
88	0.0	Window Trim	Window trim	Wood	Brown	p
89	0.0	Door	Door	Metal	Brown	I
90	0.0	Door Trim	Door trim	Metal	Brown	F
91	0.0	Door Trim	Door trim	Wood	Brown	F
92	0.0	balustrade	balustrade	Concrete	Red/Brown	p
93	0.0	Garage door trim	Door trim	Wood	Brown	F
94	0.0	White garage door	Garage door	Fiberglass	Clear	I
95	0.0	Gray ext paint on wood	Siding	Wood	Gray	p
96/97	PASS	Calibration				
98/99	PASS	Pre Cal Checks				
100	0.0	Beige wall paint in garage bay	Wall	DW	Beige	p
101	0.0	Beige concrete paint wall in garage Bay	Wall	Concrete	Beige	p
102	0.0	Beige pt on concrete	Wall	Concrete	Beige	p
103	0.0	Clear lacquer on doorway	Door	Wood	Clear	I
104	0.0	Lt yellow DW paint	Wall	DW	Lt yellow	I
105	0.0	Interior brown paint on door	Door	Wood	Brown	I
106	0.0	White paint on DW	Wall	DW	White	I
107	0.0	Clear lacquer stair hand rail	Stair rail	Wood	Clear	F
108	0.0	White DW paint high	Wall	DW	White	I
109	0.0	White DW paint low	Wall	DW	White	I
110	0.0	DW white paint	Wall	DW	White	I
111	0.0	DW white paint	Wall	DW	White	I
112	0.0	DW white paint	Wall	DW	White	I
113	0.0	Door paint interior white metal	Door	Metal	White	I
114	0.0	Window trim wood clear	Window trim	Wood	Clear	I
115	0.0	Window trim wood clear	Window trim	Wood	Clear	I
116	0.0	Door trim wood clear	Door trim	Wood	Clear	I
117	0.0	Window trim wood clear	Window trim	Wood	Clear	F
118	0.0	DW stairwell	Wall	DW	Lt yellow	I
119	0.0	Upper Bay Hallway	Wall	DW	Lt yellow	I
120	0.0	Upper Bay Hallway	Wall	DW	Lt yellow	I
121	0.0	Clear lacquer on wood windows interior	Windows	Wood	Clear	I
122	0.0	Brown metal interior of doors to outside	Doors	Metal	Brown	I
123	0.0	Clear lacquer on doors to Upper Bay	Doors	Wood	Clear	I

XRF Field Data Sheet

Project: Crested Butte Haz Mat Assessment

Date: 6/13/23

Address: 913 Gothic Road, Mt. Crested Butte, CO

Project No.: 25227461

XRF Serial Number: 00725 SciAps X550 Pb

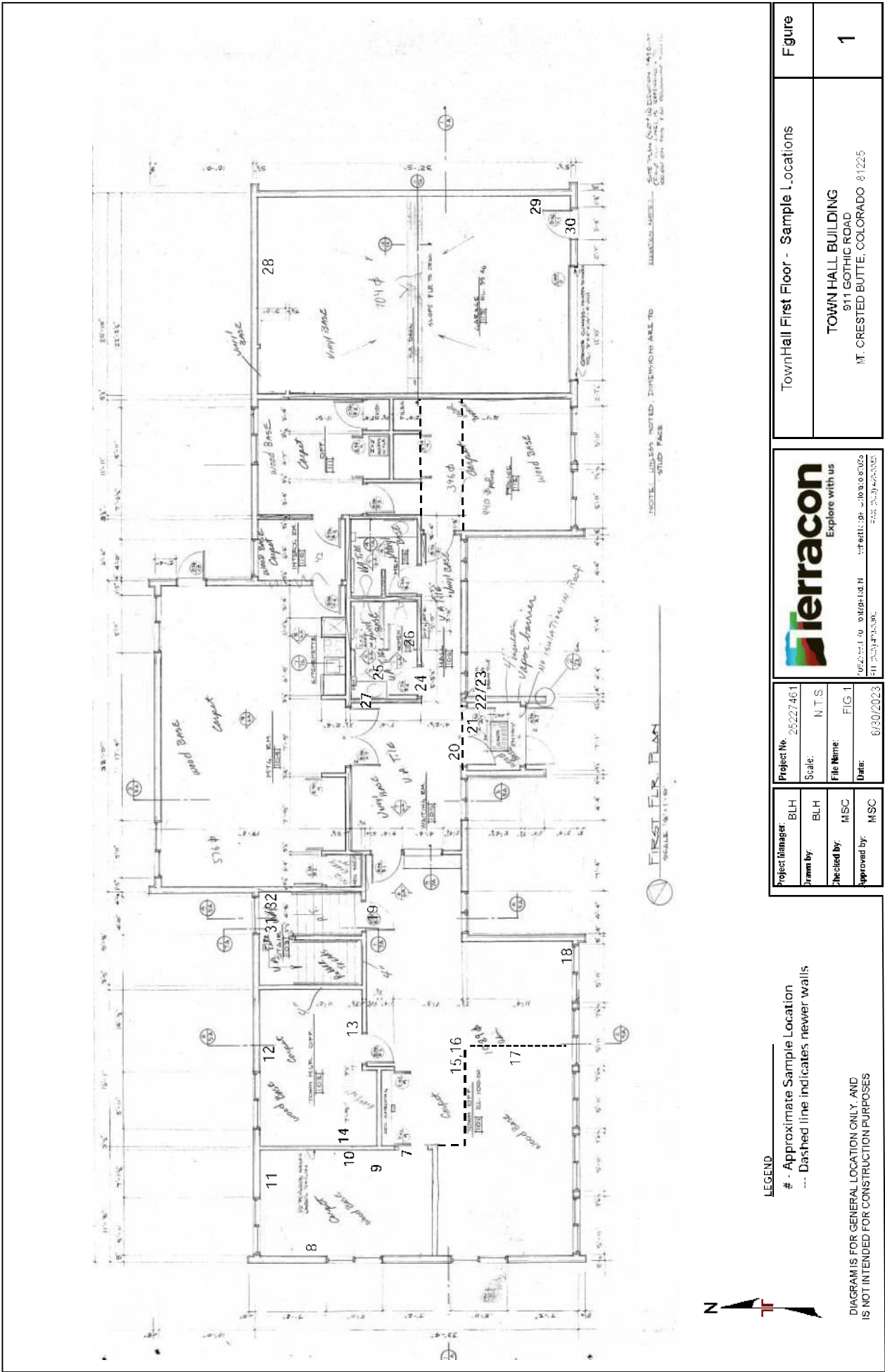
Location: Maintenance Building

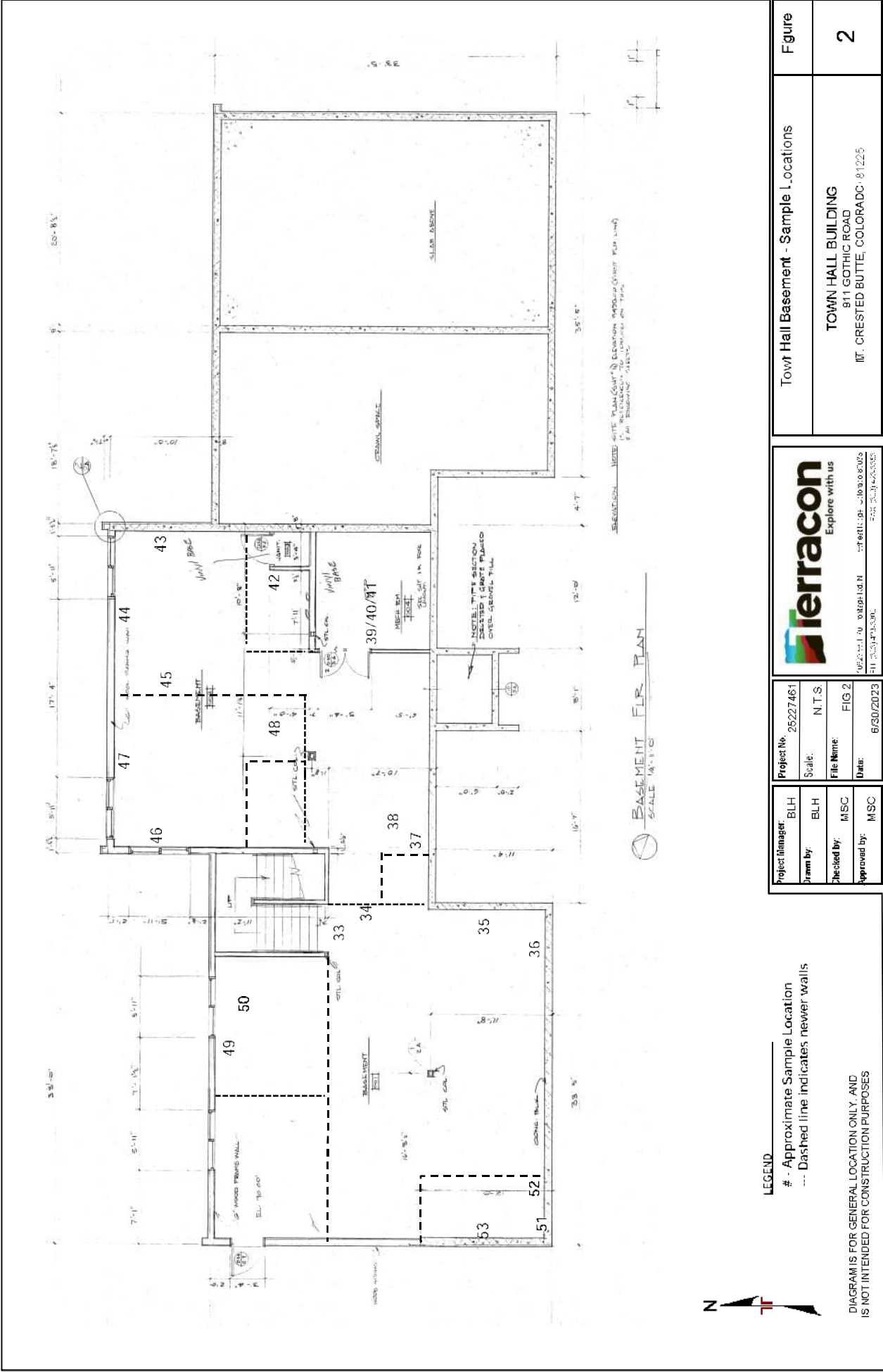
Inspector's Name: Brandy Howard

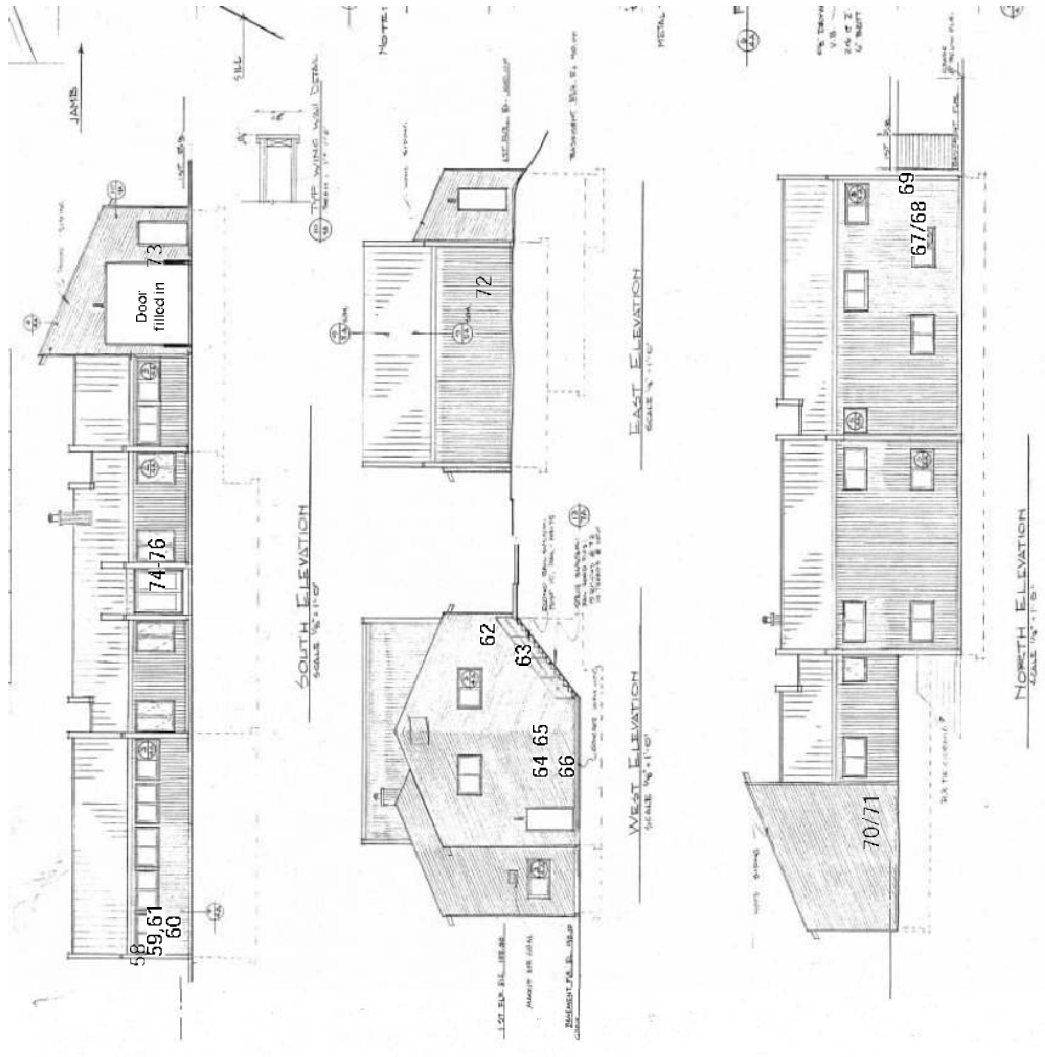
Count	Conc.	Material	Sample	Material	Color	Result
124	0.0	White paint on DW	Wall	DW	White	F
125	0.0	White paint on DW	Wall	DW	White	F
126	0.0	White paint on wood built-ins	Cabinet	Wood	White	F
127	0.0	White paint on wood built-ins	Cabinet	Wood	White	F
128	0.0	White paint on wood built-ins	Cabinet	Wood	White	F
129	0.0	White paint on inside of garage door	Garage door	Fiberglass	White	I
130	0.0	White paint on inside of garage door	Garage door	Fiberglass	White	F
131-135	PASS	Post Calibration				

Appendix C

Figures







LEGEND

- Approximate Sample Location

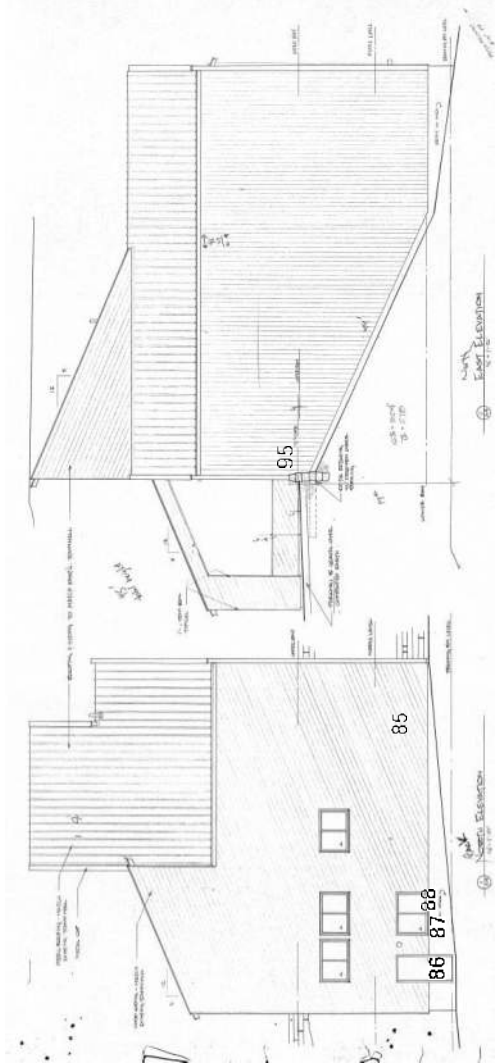
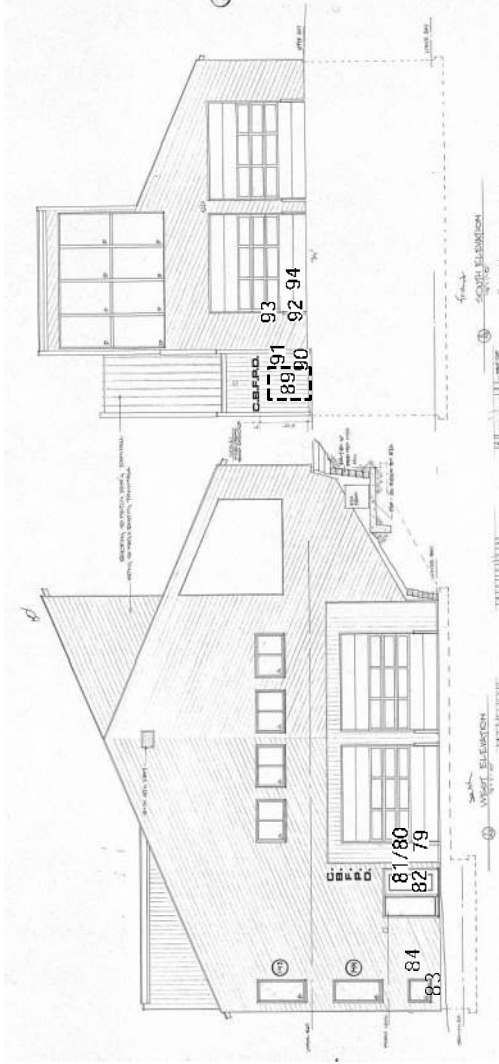
DIAGRAM IS FOR GENERAL LOCATION ONLY. AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Manager:	BLH	Project No:	25227481
Drawn by:	BLH	Scale:	N.T.S.
Checked by:	MSC	File Name:	FIG 3
Approved by:	MSC	Date:	6/30/2023



1052-111-00 01000000 N 010000000
 11 000000000 010000000

Town Hall Exterior - Sample Locations	Figure
TOWN HALL BUILDING 911 GOTHIC ROAD MT. CRESTED BUTTE, COLORADO 812 25	3



LEGEND

- Approximate Sample Location

DIAGRAM IS FOR GENERAL LOCATION ONLY. AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Manager:	BLH	Project No:	25227461
Drawn by:	BLH	Scale:	N.T.S.
Checked by:	MSC	File Name:	FIG 5
Approved by:	MSC	Date:	6/30/2023



1052111.00 - 01 Sept 14 N - 07 Feb 19 - 10/30/2023
 111 25227461.00 - 07 Feb 19 - 10/30/2023

Maintenance Building Exterior - Sample Locations	Figure
MAINTENANCE BUILDING 913 GOTHIC ROAD MT. CRESTED BUTTE, COLORADO 81225	5

Appendix D

Selected Photographs



Photo #1 Front (south) elevation of the Town Hall Building



Photo #2 Front (west) elevation of the Maintenance Building



Photo #3 West elevation of the Town Hall Building



Photo #4 East elevation of the Town Hall Building



Photo #5 Western part of the South elevation Town Hall Building



Photo #6 Middle part of the South elevation – Town Hall Building



Photo #7 Eastern part of the South Elevation
– Town Hall Building



Photo #8 North elevation of the Maintenance
Building



Photo #9 East elevation of the Maintenance
Building



Photo #10 South elevation of the Maintenance
Building



Photo #11 Small amounts of visible mold
growth on drywall paper in the
mechanical room of Town Hall
Building

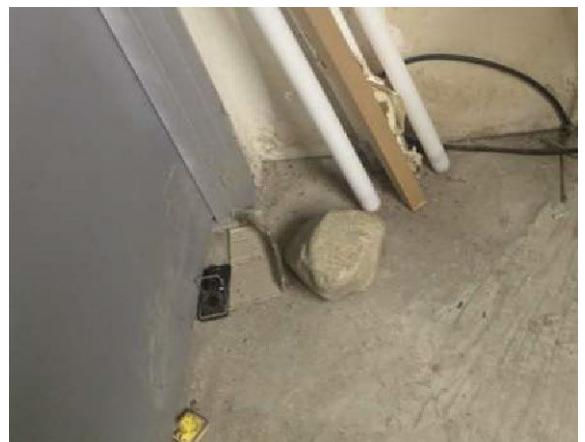


Photo #12 Rodent feces and mouse traps in
mechanical room of Town Hall
Building

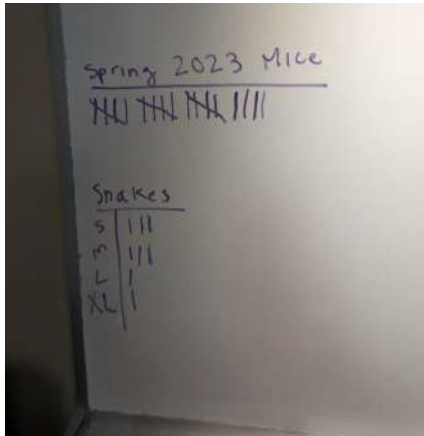


Photo #13 Spring mice and snake tally as recorded by building staff in the Town Hall Building



Photo #14 Breakroom wall that was remediated for mold following a roof/water infiltration event



Photo #15 Evidence of prior roof leak in one of the offices in Town Hall Building



Photo #16 Evidence of prior roof leak in the town council chambers, Town Hall Building

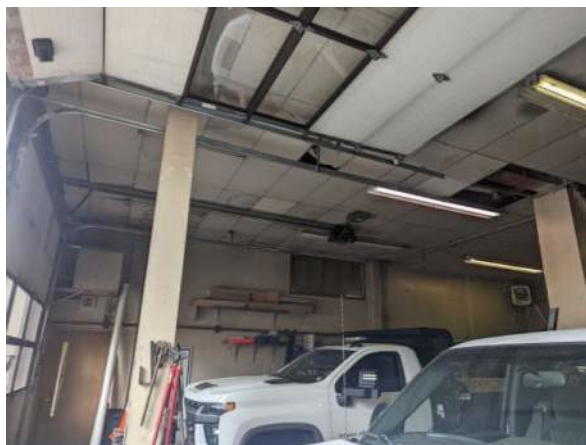


Photo #17 Evidence of previous water leaks in the lower Maintenance Building garage



Photo #18 Gaps greater than 1/4 inch along the bottom of the wall – Town Hall Building



Photo #19 Vents with greater than $\frac{1}{4}$ gaps on Town Hall Building



Photo #20 Gaps in cladding that exceed $\frac{1}{4}$ inch, Town Hall building



Photo #21 Uncovered vents on North elevation of Maintenance Building – also cover for rodents up against



Photo #22 Gaps in cladding on east elevation of Maintenance Building

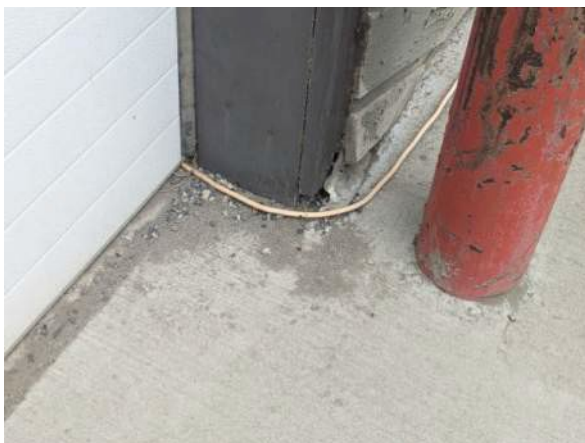


Photo #23 Gaps on South elevation of Maintenance building greater than $\frac{1}{4}$ inch



Photo #24 Evidence of condensation on windows on top floor of Maintenance Building

Appendix E

Credentials



Colorado Department
of Public Health
and Environment

Asbestos Consulting FIRM

This certifies that

Terracon Consultants, Inc.

Registration No.: A.CF-14838

; as required by the registration requirements of 25-7-507, C.R.S. and the Air Quality Control Commission Regulation No. 8, Part B; and is hereby authorized to perform asbestos consulting activities as required by regulation No. 8, Part B, in the state of Colorado.

-- Issued: March 22, 2023
-- Expires: March 30, 2024

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Colorado Department
of Public Health
and Environment

Lead Evaluation Firm Certificate

This certifies that

Terracon Consultants, Inc.

LEF No.: 10759

has met the requirements of 25-7-1104, C.R.S. and Air Quality
Control Commission Regulation No. 19, and is hereby certified by
the state of Colorado to perform lead-based paint evaluation
activities in the state of Colorado.

Issued: December 21, 2022

Expires: December 21, 2023


Authorized APCD Representative

SEAL



Colorado Department
of Public Health
and Environment

ASBESTOS CERTIFICATION*

This certifies that

Brandy Howard

Certification No.: 20743

has met the requirements of 25-7-507, C.R.S. and Air Quality Control
Commission Regulation No. 8, Part B, and is hereby certified by the
state of Colorado in the following discipline:

Inspector/Management Planner*

Issued: November 04, 2022

Expires: November 19, 2023

** This certificate is valid only with the possession of a
current Division-approved training course certification
in the discipline specified above.*

Authorized APD Representative
SEAL



CHC Training
Environmental Compliance Certification Experts

www.chctraining.com
303.412.6360
855.60.CERTIFY

1775 W. 55th Avenue
Denver, Colorado 80221
United States of America

CERTIFICATE OF ACHIEVEMENT

This certificate is awarded to:

BRANDY HOWARD

20743

In recognition of satisfactory completion of the EPA-approved annual asbestos refresher training in accordance with the Model Accreditation Plan (MAP) (40 CFR Part 763, Subpart E, Appendix C), AHERA of the Toxic Substances Control Act (TSCA), and Colorado Regulation No. 8 entitled:

BUILDING INSPECTOR/ MANAGEMENT PLANNER

COURSE COMPLETION:

SEPTEMBER 7, 2022

EXPIRATION DATE:

SEPTEMBER 7, 2023

COURSE HOURS:

8.0



Verify this Certificate

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CEO & Training Program Manager

Credential License ID:

58026991



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Instructor

CHC Training Certificate No.:

R22-1381-AIMP-CO-LR-COVID19



Renew this Certificate



Colorado Department
of Public Health
and Environment

LEAD-BASED PAINT CERTIFICATION*

This certifies that

Brandy Howard

Certification No.: 20678

has met the requirements of 25-7-1104, C.R.S. and Air Quality Control
Commission Regulation No. 19, and is hereby certified by the state of
Colorado in the following discipline:

Inspector/Risk Assessor*

Issued: October 05, 2022

Expires: October 05, 2025

** This certificate is valid only with the possession of a valid
lead-based paint training certificate in the discipline specified
above, issued by either a Colorado approved training provider,
an EPA approved training provider, or a training provider
approved by another EPA authorized program.*


Authorized APCD Representative

SEAL



CHC Training
Environmental Compliance Certification Experts

Colorado State Approval No. 16236

www.chctraining.com
303.412.6360
855.60.CERTIFY

1775 W. 55th Avenue
Denver, Colorado 80221
United States of America

CERTIFICATE OF ACHIEVEMENT

This certificate is awarded to:

BRANDY HOWARD

10446 Humboldt St., Northglenn, CO 80233

Has successfully completed the required training hours for the refresher course entitled:

LEAD-BASED PAINT INSPECTOR

For the purposes of accreditation under Colorado Regulation No. 19, Residential Lead-based Paint Hazard Reduction Act of 1992 (Title X), and other standards developed by the EPA pursuant to Title IV of TSCA.

COURSE COMPLETION:

APRIL 21, 2022

EXPIRATION DATE:

APRIL 21, 2025

COURSE HOURS:

8.0



Verify this Certificate


CEO & Training Program Manager

Credential License ID:
50066977




Instructor

CHC Training Certificate No.:
R22-0053-LI-CO Live-Remote-COVID-19



Renew this Certificate



CHC Training
Environmental Compliance Certification Experts

Colorado State Approval No. 16236

www.chctraining.com
303.412.6360
855.60.CERTIFY

1775 W. 55th Avenue
Denver, Colorado 80221
United States of America

CERTIFICATE OF ACHIEVEMENT

This certificate is awarded to:

BRANDY HOWARD

10446 Humboldt St., Northglenn, CO 80233

Has successfully completed the required training hours for the refresher course entitled:

LEAD-BASED PAINT RISK ASSESSOR

For the purposes of accreditation under Colorado Regulation No. 19, Residential Lead-based Paint Hazard Reduction Act of 1992 (Title X), and other standards developed by the EPA pursuant to Title IV of TSCA.

COURSE COMPLETION:

APRIL 22, 2022

EXPIRATION DATE:

APRIL 22, 2025

COURSE HOURS:

8.0



Verify this Certificate


CEO & Training Program Manager

Credential License ID:
50143951




Instructor

CHC Training Certificate No.:
R22-0063-LRA-CO Live-Remote-COVID-19



Renew this Certificate