

Former Prairie Elementary School Cottonwood, Idaho

Asbestos Containing Building Materials Case Study

Presentation to the Washington State Brownfields Conference
May 30, 2019

Alta Science & Engineering, Inc.
Idaho Department of Environmental Quality Brownfields Program

Former Prairie Elementary School

City of Cottonwood, Idaho County

- Hub for Keuterville, Ferdinand & Greencreek
- Population: 921 County Population: 16,272
- Median Household Income: \$42,679
- Area: 8,502 sq.mi. ----- 1.9 persons/sq.mi

Former Prairie Elementary School

Ownership History

- 1956 - Benedictine Sister build St. Josphe's Elementary School
- 1970 - Cottonwood School District #242 Formed
- 1970 - Ownership transferred: Benedictine Sisters to District
- Renamed Prairie Elementary School

Former Prairie Elementary School

Dwindling enrollment & Funding Reductions

- 2010 - Idaho County Free Press: District Proposed Closure
- 2010 - 18-Month Timeline to Move Elementary Students to East Street Middle School
- 2011 - Property vacated and put up for sale

Former Prairie Elementary School



IDEQ Brownfield's Program

- 2013 – District Applies for Brownfields Assessment Due to Concerns of potential Asbestos Containing Materials (ACM)
- 2013 - Phase I Environmental Site Assessment: RECs >>> ACMs
- 2013 - Asbestos Inspection and Lead Paint Sampling Report
- 2013 - Analysis of Brownfields Cleanup Alternatives (ABCA)

Former Prairie Elementary School



IDEQ Brownfield's Program

- 2013 - ACM & Lead-Based Paint Abatement ABCA Cost Range: \$0.00 (Do Nothing) to \$200,000
- Fall 2014 - Assisted IDA-LEW EDC & District in Submitting EPA Brownfields Cleanup Grant Application – Not awarded
- Fall 2015 - Assisted CEDA & District in Submitting EPA Brownfields Cleanup Grant Application – Not awarded
- Fall 2016 - Assisted CEDA, District and CCLR in Once Again Writing EPA Brownfields Cleanup Grant Application – Not Submitted??????

Former Prairie Elementary School

November 2016

“Come hell or high water we’re going to do something with that building,” Forsmann said.

Time for a New Plan

Former Prairie Elementary School

**VISIT THE LAND
REVITALIZATION WEBSITE:**

<https://www.epa.gov/land-revitalization>

Office of Land and Emergency Management's

**LAND REVITALIZATION
PROGRAM**

FY17 Land Revitalization Project

**EPA Region 10, Cottonwood, Idaho Technical
Assistance Project**

January 6, 2017 – June 6, 2017

Asbestos Containing Building Materials Case Study



Former Prairie Elementary School

EPA Region 10, Cottonwood, Idaho Technical Assistance Project

March 14 – 15, 2017 | Facilitated interviews with community leaders, interested parties



Asbestos Containing Building Materials Case Study

LAND REVITALIZATION PROGRAM

Former Prairie Elementary School

EPA Region 10, Cottonwood, Idaho Technical Assistance Project

March 14 – 15, 2017 | Conducted a full Building Assessment and provided report

Prairie Elementary School Building Assessment



Cottonwood, Idaho

March 13, 2017

On behalf of U.S. EPA Office of Brownfields and Land Revitalization
Prepared by Vita Nuova



Project: Prairie Elementary School - Cottonwood, Idaho
Date: March 13, 2017

Building: A
Room #: 4
Function: Classroom

General Information

Dimensions: 39'-8" x 23'-10"
Ceiling Height: ~9.5'
Sprinklers: None

Materials

Walls: CMU Block + Painted Drywall
Floor: Tile / Carpet
Baseboard: Vinyl
Ceiling: Drop ceiling, original ceiling is pitched

Windows

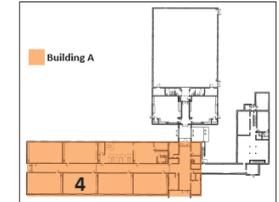
Condition: Original windows

Doors

Condition: Wooden door with small glass window;
worn wood, slightly scratched

Other Notes / Comments:

- Sink to the left of entry door
- Fire alarm with flashing light, call button
- Chalkboards + cork boards
- Loud speaker inset in ceiling
- Indented coat rack section
- Shelving under windows



Lighting / Power / Alarms

Type of lights: Fluorescent recessed
Number of switches: 4
Number of outlets: 29
Phone / Internet: Yes / Yes
Emergency Lighting: n/a
Fire Alarms / Strobes: Yes / Yes

Heating / HVAC

Type: Radiator / Window AC unit

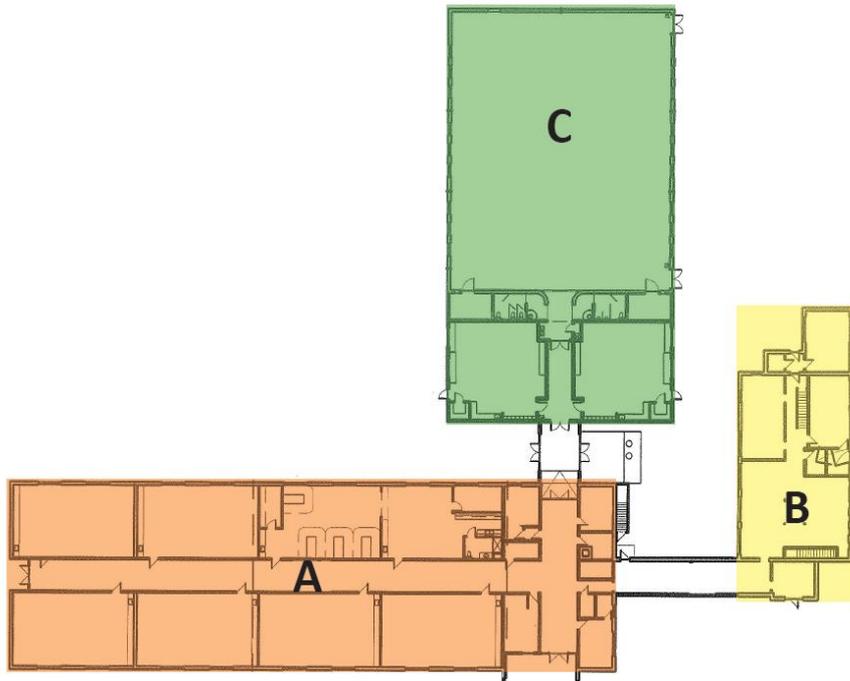


Former Prairie Elementary School

EPA Region 10, Cottonwood, Idaho Technical Assistance Project

March 14 – 15, 2017 | Developed a Best Value Analysis for the Property

Building Assessment Summarized



District plans to retain ownership of the Gym, Classrooms, Bathrooms: Building “C”

- BEST CONDITION:** Building C - Gym, Classrooms and Bathrooms; Newest of the three buildings
- GOOD CONDITION:** Building A - Elementary Classrooms, Offices, Bathrooms; Building is older, heat and water issues, some material issues
- POOR CONDITION:** Building B - Cafeteria, Kitchen, Dorms, Offices; Water damage/standing water in basement



Former Prairie Elementary School



Now What?



- EPA Region 10 & IDEQ Brownfields Staff Brain-Storm
- IDEQ State Response Grant Funding Fund Cleanup
- Alta Science & Engineering, Inc. Develop SOW & Cost

Former Prairie Elementary School



Prairie Elementary School Asbestos Abatement Project

Why Remove the Asbestos?

The Prairie Elementary School asbestos-containing materials were in good condition and did not currently pose a health risk. However, during redevelopment asbestos fibers may be released into the air by the disturbance of asbestos-containing material. In general, exposure may occur only when the asbestos-containing material is disturbed or damaged in some way to release particles and fibers into the air where they can enter into the lungs. This project involves removing the asbestos-containing materials prior to redevelopment, to reduce the burden and risk to potential buyers.

Funding

This project is funded through the Idaho Department of Environmental Quality's (DEQ) Brownfields Program. EPA provides funding to Idaho DEQ to promote the redevelopment of contaminated and/or underutilized properties through addressing real or perceived environmental contamination. The goal is to promote redevelopment and reuse of these properties. The total estimated budget for this project is approximately \$110,000.

Who is Doing the Work?

The asbestos materials are removed by trained and certified contractors working for Idaho DEQ. The abatement activities are expected to take 2-3 weeks and finish in mid-December. Crews will remove, double bag, and transport the asbestos-containing materials to an approved landfill for proper disposal. Crews will clean all surfaces after abatement activities.

Post-Abatement Sampling

Contractors will sample the air after remediation to ensure the abatement activities were successful and that the building is safe for the public to enter.

Project will remove the following materials during abatement:

- 11,700 square feet (ft²) of vinyl floor tile and mastic
- 1,300 ft² of cove base mastic
- 40 steam pipe fittings
- 420 linear feet of pipe insulation
- 30 pipe fittings & insulation
- 2,100 ft² of sheet vinyl
- 150 linear feet of Aircell pipe insulation
- 16 windows containing asbestos putty
- 100 ft² of asbestos-contaminated soils in the crawlspace.
- Mercury thermostat switches.
- 50 ft² of lead based paint from flooring



Asbestos pipe insulation in lunch room building



Asbestos insulation on boiler



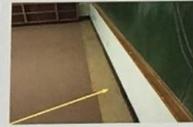
Asbestos pipe insulation in crawlspace



Asbestos floor tile in classrooms



Asbestos sheet vinyl



Asbestos floor tile under carpet



Please do not attempt to enter the building during the abatement activities.

For more Information Contact:

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208-666-4632 or 208-215-5986 steve.gill@idaho.deq.gov
Rene Forsman, Cottonwood School District Superintendent
208-962-3971 rfors@sd242.org

Project Partners:

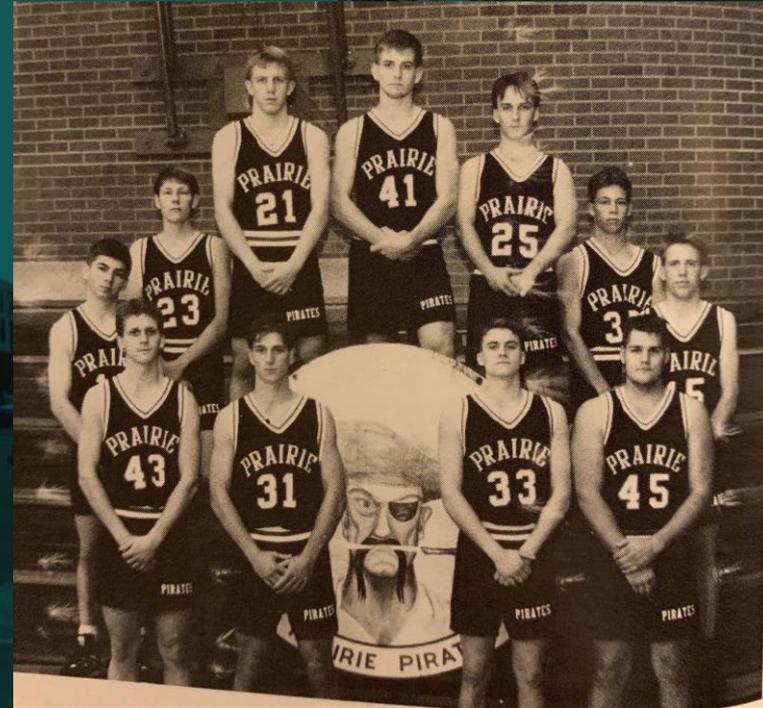


Cottonwood, Idaho

Founded: 1862

Population: 931

School Enrollment: 384



Cottonwood School District



Idaho County Zoning

- There really isn't any . . .



Dog Bark Park Inn

★★★★★ 164 Reviews | #2 of 2 B&Bs / Inns in Cottonwood | Certificate of Excellence

[Hotel website](#) | [E-mail hotel](#) | [\(208\) 314-7977](#) | [2421 Business Loop 95, Cottonwood, ID 83522-5030](#)

[Special Offer](#) [Granola to Go](#)





Prairie Elementary School Asbestos Abatement Project

ASBESTOS PROFESSIONAL

- Inspector
- Management Planner
- Project Designer
- Contractor / supervisor
- Worker
- National Voluntary Laboratory Accreditation Program (NVLAP)



Prairie Elementary School Asbestos Abatement Project

PROJECT FLOW

- **Asbestos Abatement Plan - Specifications**
- **Secure an experienced abatement contractor**
- **Provide oversight and monitoring**
- **Provide clearance air samples (40 CFR 763 Appendix A of Subpart E)**



Prairie Elementary School Asbestos Abatement Project

ABATEMENT TIMELINE

- **3 Weeks**





Photograph 1: ACM 9 inch square floor tile beneath carpet in classrooms.



Photograph 2: ACM 9 inch square floor tile beneath non-ACM 12 inch square tiles and carpet in classrooms.



Photograph 3: ACM 9 inch square floor tile beneath carpets in corridors.



Photograph 4: ACM sheet vinyl underlying non-ACM vinyl in kitchen and lunchroom.



Photograph 5: Mercury switch in lunchroom thermostat.



Photograph 6: ACM Aerocel pipe insulation in lunchroom basement.



Photograph 7: ACM 10 inch pipe insulation associated with boiler.



Photograph 8: ACM window putty on lunch room windows.



Photograph 9: Lead flashing around classroom building roof penetration.



Photograph 10: ACM hot water pipe insulation debris on crawlspace floor.



Photograph 11: Fiberglass insulated straight pipe insulation on crawlspace steam pipes.



Photograph 12: ACM hard mud pipe fitting insulation on fiberglass insulated pipes in crawlspace.



Prairie Elementary School Asbestos Abatement Project

PROJECT REMOVED

- 11,700 square feet (ft²) of vinyl floor tile &
- 1,300 ft² of cove base mastic
- 40 steam pipe fittings
- 420 linear feet of pipe insulation
- 30 pipe fittings & insulation
- 2,100 ft² of sheet vinyl
- 150 linear feet of Aircell pipe insulation
- 16 windows containing asbestos putty
- 100 ft² of asbestos-contaminated soils in the crawlspace.





Prairie Elementary School Asbestos Abatement Project



**Abatement Complete
Main Hallway**



Prairie Elementary School Asbestos Abatement Project



**Abatement Complete
Typical Classroom**



Prairie Elementary School Asbestos Abatement Project



**Abatement Complete
Lunchroom in the
Convent Building**



Prairie Elementary School Asbestos Abatement Project



**Abatement
Completed
District Puts Property
and Building
Up For Sale**



Former Prairie Elementary School

IDEQ Brownfield's Program Costs

- **2013 – Contractor: STRATA**
 - Phase I ESA
 - ACM & Lead-Based Paint Sampling Report
 - ABCA
 - **2018 – Contractor: ALTA Science & Engineering, Inc.**
 - Planning, Outreach, Costing of ACM Abatement \$ 3,250
 - ACM, Lead-Based Paint & Mercury Switch Abatement \$103,500
- IDEQ State Response Grant Funding = \$ 121,494**

Former Prairie Elementary School

Cottonwood eyes rural renaissance

Camas Prairie business owner repurposes old buildings to provide housing for community

By KATHY HEDBERG of the Tribune Oct 28, 2018 Updated Oct 28, 2018



Ryan Uhlenkott of Cottonwood describes the work of transforming a former two-story convent next to the town's former elementary school into apartments.

Tribune/Barry Kough

April 2018, District accepted high bid of \$210,000 from local business owner Ryan Uhlenkott and Boise developer Thomas Mannschreck, both participated in the March 2017 technical needs assessment.

the state...
Meet results. Photo by Becky Higgins.



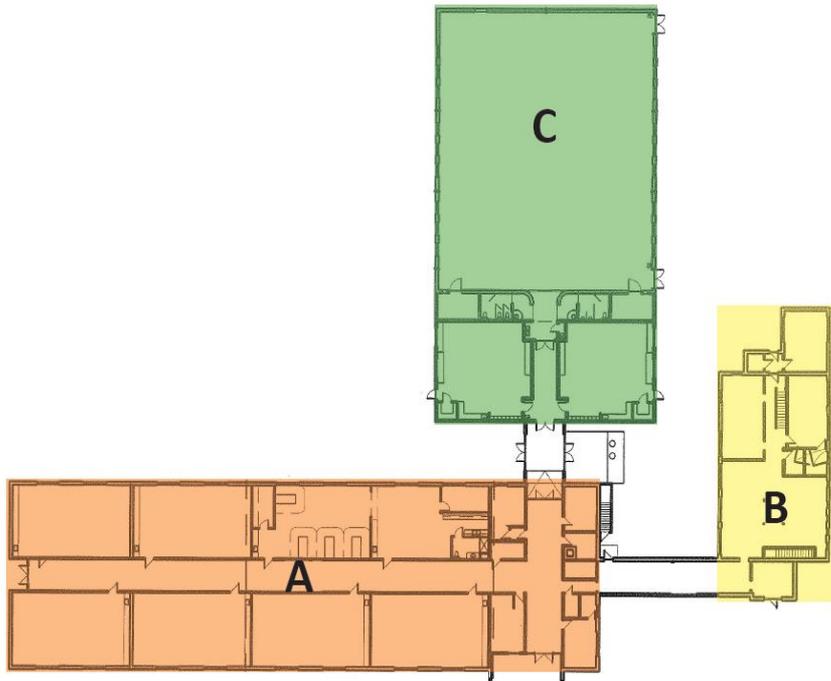
Thomas and Barbara Mannschreck of Boise and Ryan and Heather Uhlenkott of Cottonwood joined together to submit the winning bid to purchase the former Prairie Elementary School buildings and grounds. They are brainstorming ideas for the use of the property and welcome...

Former Prairie Elementary School

EPA Region 10, Cottonwood, Idaho Technical Assistance Project

March 14 – 15, 2017 | Developed a Best Value Analysis for the Property

Building Assessment Summarized



Reuse plans call for the convent building to be remodeled into senior housing called the “Sisters Apartments.” Repurpose of the main school building will begin next fall.

	BEST CONDITION: Building C - Gym, Classrooms and Bathrooms; Newest of the three buildings
	GOOD CONDITION: Building A - Elementary Classrooms, Offices, Bathrooms; Building is older, heat and water issues, some material issues
	POOR CONDITION: Building B - Cafeteria, Kitchen, Dorms, Offices; Water damage/standing water in basement



Former Prairie Elementary School

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Prairie Elementary School Asbestos Abatement Project

PROJECT PARTNERS

- Idaho DEQ – Steve Gill
- Clearwater Economic Development Association – Christine Frei
- School District – Rene Forsmann, Superintendent
- PBS – John Price
- All-SAFE Abatement
- EPA Region 10 – Susan Morales & Terri Griffith
- EPA Land Revitalization Technical Team



Former Prairie Elementary School Cottonwood, Idaho

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Questions?

**Alta Science & Engineering, Inc.
Idaho Department of Environmental Quality Brownfields Program**