

# Welcome to Portland State University



**This document is posted for convenience only and is not incorporated into the Request for Proposals.**

# School of Business Administration Expansion and Renovation

# Agenda

Welcome and Introductions

SBA Vision and Objectives.....Mark Fujii

Review of RFP Document.....Cate Antisdel

Project Overview..... Mark Fujii

Job Walk..... Mark Fujii

# DESIGN VISION

Serves the broad needs of all students, staff, and the **business community** in a building that **reflects** and operates in harmony with one of the world's most livable and sustainable cities.

# DESIGN OBJECTIVES

- Adaptable and flexible
- Unified
- **Reflects Pacific NW values:** elegant, respectful of the earth, in harmony with the urban landscape, pioneering, elemental, rustic simplicity, unadorned
- Welcoming, inviting, engaging, inspiring, compelling
- Demonstrates and exemplifies the collaborative and open culture of business today

# DESIGN OBJECTIVES (cont.)

- Quality education while **exceeding student and staff expectations** for career, community, food services, data, childcare support (cognizant of current and future target markets)
- Distinct design reflective of **core ethos** (change, build, serve, sustainability, leadership, innovation, community engagement)
- Stretches students aspirations by **Inspiring** and building confidence to achieve at a higher level
- Users feel safe and secure during all hours
- Connects the inside to nature

# SUSTAINABILITY VISION

Incorporates **best in class** sustainability design, construction and operational practices as a means to reduce operating costs, increase flexibility for future needs, demonstrate the business case for sustainability, and profoundly reducing the ecological impact of the building's lifecycle.

# SUSTAINABILITY OBJECTIVES

- Platinum LEED
- Demonstrates the business model for sustainability
- Educate inhabitants in how to “live” in a sustainable building
- Healthy environment for inhabitants
- **Visible indicators** tell inhabitants the story about energy and water use
- Provides opportunity for students to study the business case for sustainability



# SUSTAINABILITY OBJECTIVES

## (cont.)

- On-site waste water treatment
- Leverage opportunities from green street (Montgomery)
- Maximize use of renewable energy with **goal of net-zero** carbon footprint
- Zero potable water used for non-potable use (toilet flushing, irrigation, exterior cleaning, etc.)
- Zero waste in operations
- Reduce and to the degree possible eliminate toxic materials in construction process (or, “maximize reliance on Healthy Building Materials”)

# SUSTAINABILITY OBJECTIVES

## (cont.)

- Maximize use of local materials that are either recycled or from rapidly renewable sources
- To the degree possible, replicate pre-development ecological function of the site

# INFRASTRUCTURE OBJECTIVES

- Demolition
- Abatement
- Accessibility Improvements
- Seismic Stabilization
- Upgrade Connecting Bridges
- Window Replacement and Other Exterior Envelope Upgrades
- Interior Partition Replacement and Remodels Incidental to Other Construction.
- Floor Coverings
- Roof Repair and/or Replacement

## INFRASTRUCTURE OBJECT. (cont.)

- Painting & Other Finishes
- Elevator Modernization and/or replacement
- Fire Protection System Upgrade
- Plumbing Upgrade including drain piping, water piping and fixtures.
- HVAC System Upgrades including replacement of ductboard & upgrade of HVAC terminal units
- Electrical Distribution Upgrade including generator
- Lighting Upgrade including lighting control system.
- Fire Detection and Alarm Upgrade

# AIM/ ASSEWORKS CPPM MODULE

- CM/GC Contractor to process all RFI's, submittals, issues, billings, change order proposals and directives through PSU's Aim CPPM (Capital Planning & Project Module) system administered through Assetworks.
- Access to the system will be granted to the CM/GC Contractor.
- PSU will provide training and technical support to the CM/GC Contractor.
- Training for this system shall be an allowable reimbursable expense from the CM/GC Contractor.

# CONTRACT HIGHLIGHTS

- If the CM/GC is to self-perform some of the trade work, the CM/GC must bid competitively with trade subcontractors for that work. In such cases, bids must be delivered to a specified location at PSU three hours prior to the bid opening for that portion of the work.
- Implement an accounting system for effective fiscal control, including monthly cost estimate and monthly project status report with budget recommendations.

# SCHEDULE MILESTONES

- January 23, 2014      Programming Complete
- April 28, 2014      Schematic Design Complete
- July 30, 2014      Design Development Complete
- September 7, 2014      Complete Bidding Docs for Early Site  
Work/Foundation Package
- October 7, 2014      Complete Bidding Documents for Structural  
Package
- November 7, 2014      Construction Documents Complete
- July 29, 2016      Construction Complete

## **TIMELINE**

October 28, 2013	Advertisement of Request for Proposals
<b>October 31, 2013 @ 9:30 AM local time</b>	<b>Pre-proposal Conference</b>
<b>November 5, 2013 @ 2:00 PM local time</b>	<b>Pre-proposal Conference</b>
<b>ATTENDANCE AT ONE OF THE TWO PRE-PROPOSAL CONFERENCES IS MANDATORY</b>	
November 8, 2013 @ 5:00 PM local time	Applicant questions due, solicitation protest deadline
November 13, 2013	Final addendum published if needed
<b>November 19 @ 5:00 PM local time</b>	<b>Proposals Due</b> **Note delivery address in Section 1.4

### **The following are proposed timelines and are subject to change without notice:**

November 25, 2013	Notice of Intent to Award or notification of the most qualified applicants, and assignment of interview appointments
December 19, 2013	Finalist interviews if needed
December 23, 2013	Notice of Intent to Award issued to apparent successful proposer
December 31, 2013	Selection protest period ends
January 6, 2014	PSU finalizes Agreement



## **ADDENDA**

All addenda to this RFP shall be posted to the OUS website. An email will be sent out to those on the sign in sheet notifying them of newly posted addenda. It is the proposer's responsibility to check the OUS website to make sure they have seen all published addenda.

## **QUESTIONS**

All questions regarding this RFP must be emailed to

[proposals@pdx.edu](mailto:proposals@pdx.edu)

They will be answered via addendum.

## **EVALUATION CRITERIA**

Firm Background – 10 points

Key Personnel – 20 points

Firm Experience with Higher Education, Project Understanding – 20 points

Firm Experience with Schools of Business, Project Understanding – 5 points

Firm Experience with CM/GC Work – 10 points

Experience with LEED, SEED, Sustainable Construction Processes – 15 points

Scheduling Methodology – 15 points

Site Safety and Logistics Plan – 10 points

Proposed Fees – 25 points

BIM and Closeout Proficiency – 10 points

Equity and Diversity Plan – 20 points

Contingency Funds – 15 points

### **Firm Background – 10 points**

Company history, annual volume, financial/bonding capacity for this project, stability in the market place, strengths and weaknesses, special capabilities for this Project, CCB license number.

### **Key Personnel – 20 points**

Names and relationships of management individuals committed to this Project, their specific experience on similar work, specific job experience with the CM/GC process and OUS or other large public contracting agencies' contracting rules, length and place of employment for three years, responsibility on this Project, primary office locations, time commitment during the preconstruction and construction phases.

### **Firm Experience with Higher Education, Project Understanding – 20 points**

Experience with similar Higher Education projects, especially where the building was renovated while occupied due to their lack of flex space.

### **Firm Experience with Schools of Business, Project Understanding – 5 points**

Experience with similar Schools of Business, experience with CM/GC work. Provide a list of CM/GC contracting jobs and number of years of CM/GC experience.

### **Firm Experience with CM/GC Work – 10 points**

Experience with CM/GC work. Provide a list of the jobs and dates in which your firm acted as a CM/GC.

### **Experience with LEED, SEED, Sustainable Construction Processes – 15 points**

Experience with LEED, Living Buildings, Net Zero Buildings or other advanced sustainable processes.

### **Scheduling Methodology – 15 points**

How will you will forecast and achieve project milestones including preparation of temporary spaces for building occupants, final move into the completed building, and temporary facilities to keep occupants warm during the winter while the steam system is being revised and comfortable during the summer when the chilled water system is being modified?

### **Site Safety and Logistics Plan – 10 points**

How will you keep construction workers, students, faculty, staff and visitors to campus safe while minimizing impact to the day to day operations of the campus?

## **Proposed Fees – 25 points**

**Preconstruction Services Fee:** Maximum not to exceed pre-construction amount for this Project paid on a cost reimbursement basis up to max. Provide a detailed explanation of the services to be provided during this phase including resource allocation, primary office location, general plan, staff assignments, and approximate hours of effort associated with each task. **(3 points)**

**CM/GC Fee:** Percentage of the Estimated Cost of the Work for this Project (assumed, for this purpose to be \$44 million). Fee includes services specified in the CM/GC Agreement Article 8 and Appendices 4.1, 4.4, 4.5, and 4.6. Includes OUS General Conditions. Excludes preconstruction services and any services the CM/GC intends to submit a bid to self-perform. Describe cost elements you consider to be outside this fee. **(12 points)**

**CM/GC Cost of General Conditions:** Maximum not-to-exceed amount for the Cost of General Conditions for the project. Provide proposed rental equipment rates and proposed hourly rates of personnel assigned on project. Fee includes on-site supervision and facilities specified in Appendix 4.4. Proposals for these professional services at no cost or clearly understated costs may be rejected. Describe any other site management costs you consider to be outside this fee. **(6 points)**

Complete the attached Appendix 4.12, CM/GC Division 1 Expenses Worksheet to show above allocations.

**GL Insurance Rates:** Provide your firm's General Liability Insurance Rates. (2 points)

**Bond Rates:** Provide your payment and performance bond rates. (2 points)

The proposer with the lowest fee or fee % in the categories mentioned above will receive full points, higher cost proposers will receive proportionally lower points according to the formula:

**$[1 - (\text{proposer's fee or fee \%} - \text{low proposer's bid}) / \text{proposer's fee or fee \%}] \times \text{possible points.}$**

### **BIM and Closeout Proficiency – 10 points**

Describe how you will receive the BIM model from the Architect and keep it seamlessly up-to-date throughout the course of the project closeout and turnover to the Owner.

### **Equity and Diversity Plan –20 points**

PSU aspires to achieve a **20% utilization** of MWESB participation on this Project (based on total Agreement value). This criterion to be evaluated by a separate MWESB Committee.

**MWESB utilization:** List State of Oregon MWESB certification numbers for your company or any MWESB subcontractors, partners, or suppliers that you will utilize on this Project team, as well as any self-identified firms. Include specific role on the Project and anticipated % of MWESB utilization. Provide examples of past MWESB utilization performance, include number and dollar amount of subcontracts awarded, utilization percentages or other performance indicators. **(10 points)**

**Workforce diversity and community involvement:** State your firms' nondiscrimination policies and practices, hiring strategies, workforce diversity plans, and outreach plans that ensure a diverse workforce. Include the diversity of your current workforce and what steps are taken to provide employment and promotional opportunities for women and minorities. Include community activities that promote workforce diversity, such as job fairs and youth outreach events. **(10 points)**

### **Contingency Funds – 15 points**

Describe your firm's philosophy in establishing managing contingency funds. Discuss how your firm sets contingencies, how they are used throughout the Project, and your approach to reducing contingencies during the progress of the construction. Provide examples of successfully managing contingency funds on similar CM/GC projects.

### **Optional Reference Check – 10 points**

Provide six (6) professional references from similar projects, including the project name, the name of the design team, members for whom this reference is relevant and contact name and phone number. At least two of the references shall be subcontractors, two shall be owners and two shall be architects. Information from references may be utilized for the evaluation of any of the above criteria. References may only be checked and scored for interviewed firms. Reference checks to be performed by a Selection Committee designee.

### **Optional Interview – 50 points**

Interviews may be conducted to allow the proposer to expand on each of the above categories.

## **RESPONDING TO THE RFP**

Submission must include:

1. One (1) CD containing a PDF (Portable Document Format) version of the written proposal.
2. Eight (8) paper copies of the proposal.
3. Prequalification statement listed in Part A of this RFP.
4. CM/GC Division 1 Expenses Worksheet
5. All items above submitted in a sealed envelope that includes contractor name and project name.

Deliver proposals to:

Portland State University

Contracting and Procurement Services

Attn: Cate Antisdell

SBA Expansion & Renovation CM/GC RFP

1600 SW Fourth Avenue, Suite 260

Portland OR 97201

Mailing address is listed in the RFP but delivery is recommended.



## **RESPONDING TO THE RFP**

Submission must:

1. Include name, address, email and phone number for the main proposal contact person
2. Include page numbers and firm name on each page.
3. Respond with same order and headings as in Section 2.2.
4. Max 30 pages (15 double-sided). 11x17 Sheets count as 2 pages. Only the first 30 pages will be considered.
5. Be in font size of 10 or more.
6. Be stapled in the corner and printed on recycled paper.

## **EVALUATION & SELECTION**

Proposals will be evaluated and scored by qualified reviewers.

Top scoring firms may be invited to interview with the Committee. All proposers will be notified at this time whether they have been selected for an interview.

References may be checked on firms to be interviewed at this time.

After interviews, interview and references scores are to be added to proposal scores.

A Notice of Intent to Award will be issued to the proposer with the highest cumulative points.

## **APPENDICES**

- 4.1 SAMPLE CM/GC AGREEMENT
- 4.2 SUPPLEMENTAL GENERAL CONDITIONS
- 4.3 OUS GENERAL CONDITIONS
- 4.4 PSU CAMPUS MAP
- 4.5 DIVISION 1
- 4.6 BID FORM
- 4.7 BID BOND
- 4.8 PERFORMANCE BOND
- 4.9 PAYMENT BOND
- 4.10 PRELIMINARY PROJECT SCHEDULE
- 4.11 CM/GC FEE CONTENTS
- 4.12 CM/GC DIV 1 EXPENSES WORKSHEET
- 4.13 CM/GC DIV 1 EXPENSES
- 4.14 LEED REQUIREMENTS
- 4.15 ASBESTOS SURVEY FOR SBA
- 4.16 ASBESTOS SURVEY FOR ED
- 4.17 JAN 2011 ZGF REPORT
- 4.18 4/3/08 FACILITY CONDITION ANALYSIS FOR SBA BY ISES
- 4.19 4/3/08 FACILITY CONDITION ANALYSIS FOR ED BY ISES
- 4.20 CURRENT FLOOR PLANS
- 4.21 DRAWINGS
  - 4.21.1 ORIGINAL SBA DESIGN DRAWINGS
  - 4.21.2 ORIGINAL ED DESIGN DRAWINGS
- 4.22 PSU DATA AND CABLING STANDARDS
- 4.23 GEOTECH REPORT OF LH
- 4.24 GEOTECH REPORT OF ASRC
- 4.25 SBA BUILDING DESIGN AND SUSTAINABILITY VISIONS

# Portland State

UNIVERSITY

School of Business Administration

January 2011



CONTEXT



Site from Northeast



View from Site of the Urban Center Plaza



Site from Northwest



THE SITE

# PROGRAM ANALYSIS

## PROGRAM SUMMARY

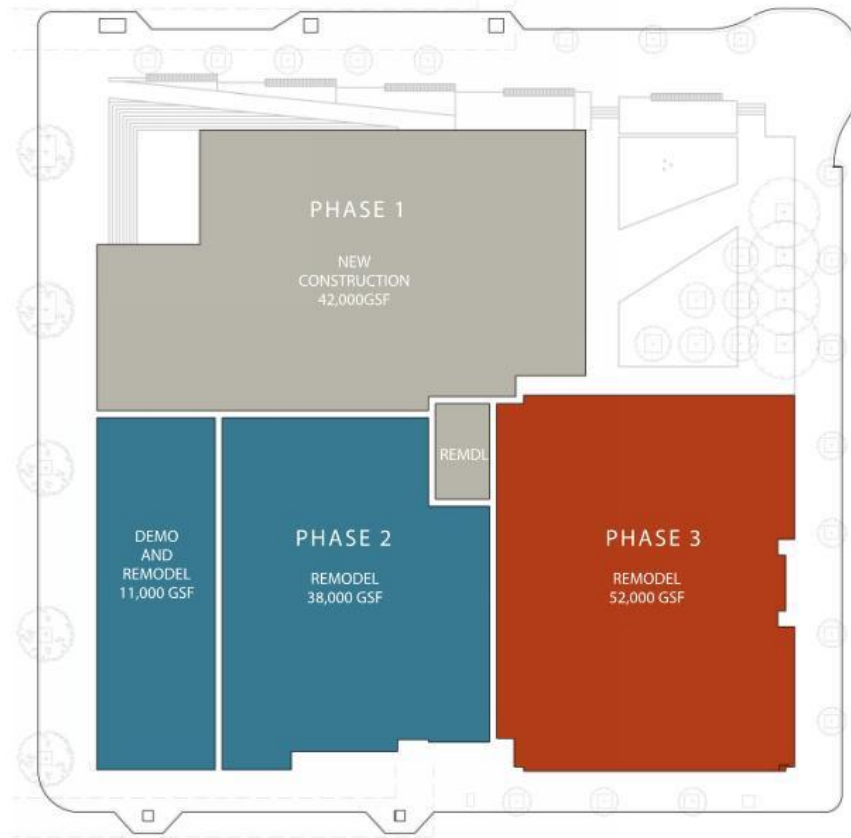
Area	Space	Existing	New	Renovation	Final
<b>Instructional - Business School</b>		10,514		4,820	26,920
	150 Seat Auditorium (1)		4,500		
	75 Seat Tiered Classrooms (4)		4,200	4,200	
	50 Seat Tiered Classrooms (7)		2,800	8,400	
<b>Instructional Support</b>		4,102		4,380	8,910
	Lobby/ Event Space		4,550		
<b>Academic Offices / Support</b>		7,924		13,344	13,344
	Food Industry Leadership Center (FILC)	1,669	2,135		2,135
	International Programs	393			
	Center for Global Leadership and Sustainability (CGLS)		1,500		1,500
	Center for Real Estate		1,500		1,500
	Outreach Center - Entrepreneurial Center (business outreach and business programs)		1,285		1,285
	Shared Center			1,915	1,915
	Graduate Programs Office (Incids, Masters in International Management)	596		3,940	3,940
	Masters in International Management	1,158			
	Office of the Dean	1,791		3,485	3,485
	Undergraduate Programs Office	1,439		3,840	3,840
	Faculty Services	1,636		1,900	1,900
	Lab Network Services	931		1,170	1,170
	Student Areas	1,777		6,035	6,435
	Large Project Rooms		2,400		
<b>General</b>		0		800	800
<b>Program Departmental Net Square Footage</b>		33,930	24,870	58,209	83,079
<b>Program Total Net Square Footage</b>			29,844	69,851	99,695
<b>Flex Space/Future program space</b>				4,529	4,529
<b>Remodel of existing building and utilities at connection to Phase 1</b>			-		
<b>Total built GSF</b>			<b>42,363</b>	<b>104,837</b>	<b>147,200</b>

Note:  
 This tabulation represents the assessed program needs as of the date of printing. Ongoing refinement of all project criteria is required in order to bring the actual program within the proposed project budget.

The new addition accommodates grand special event spaces that are the public face of the school.

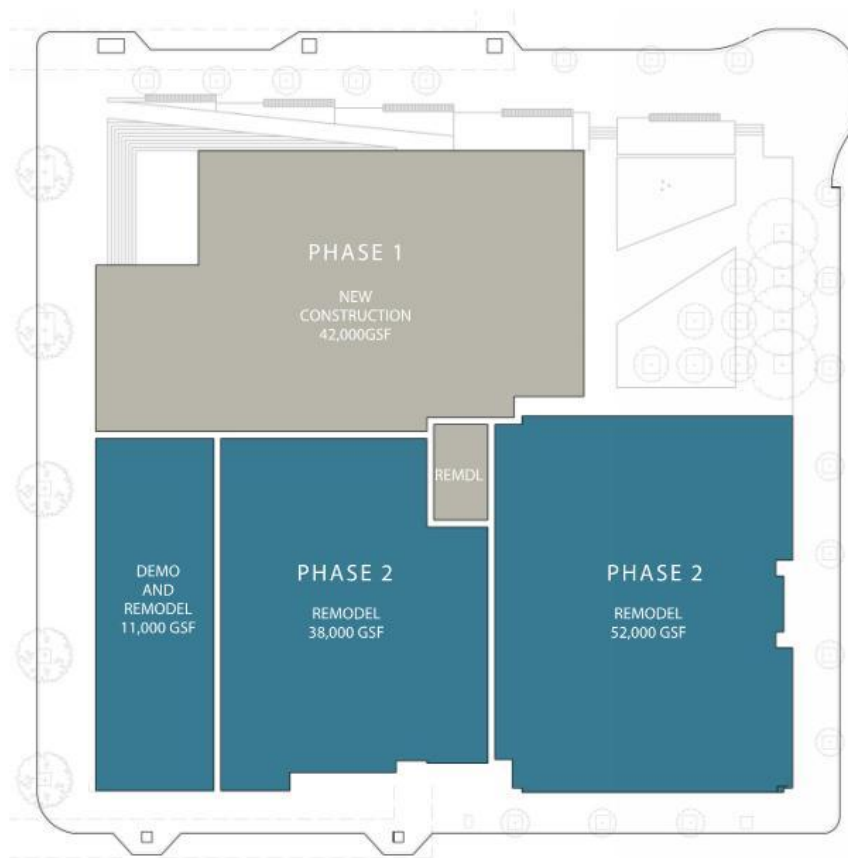
The addition is also an ideal location for the auditorium and tiered classrooms because the structure can be built to accommodate large column free spans and taller floor to floor heights at certain levels.

The centers are ideally located in the new addition with space for adjacent centers with some shared facilities and a direct connection with the special event spaces.



#### PHASING OPTION ONE

The addition on the north side of the site can be built first with relatively minor impacts to the existing building. This allows the remodel of the existing building to be postponed until the School of Education relocates and allows the School to continue partial occupancy of the existing building while construction is finished.



#### PHASING OPTION TWO

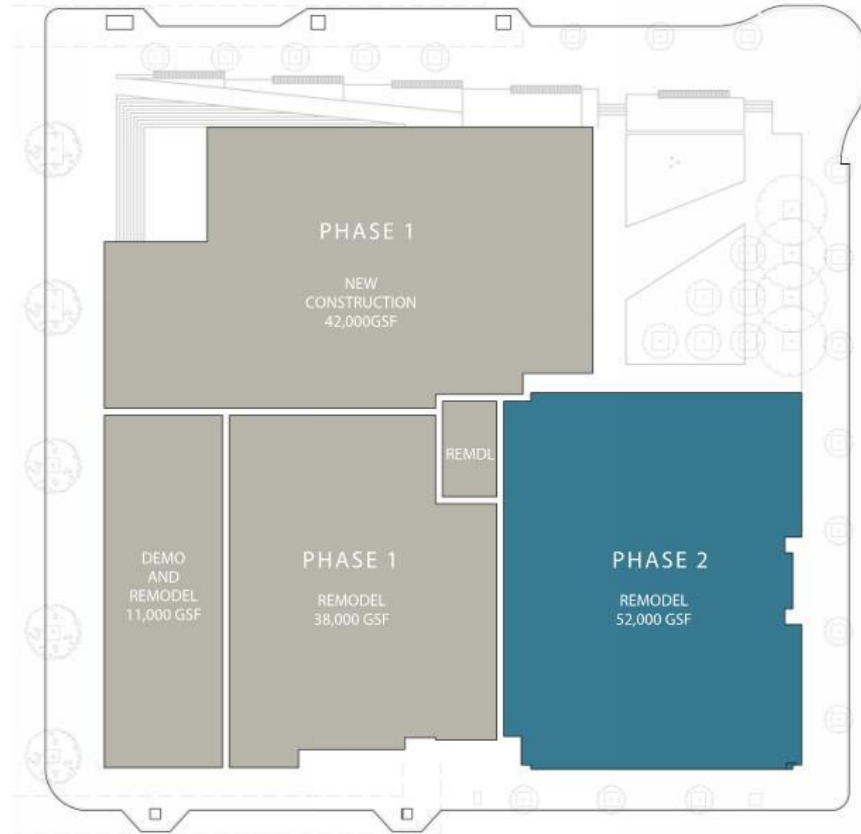
This phasing scenario builds the addition first without impacting the existing building program. The entire existing building would be remodeled and would require the School to temporarily relocate during construction.



### PHASING OPTION THREE- RECOMMENDED

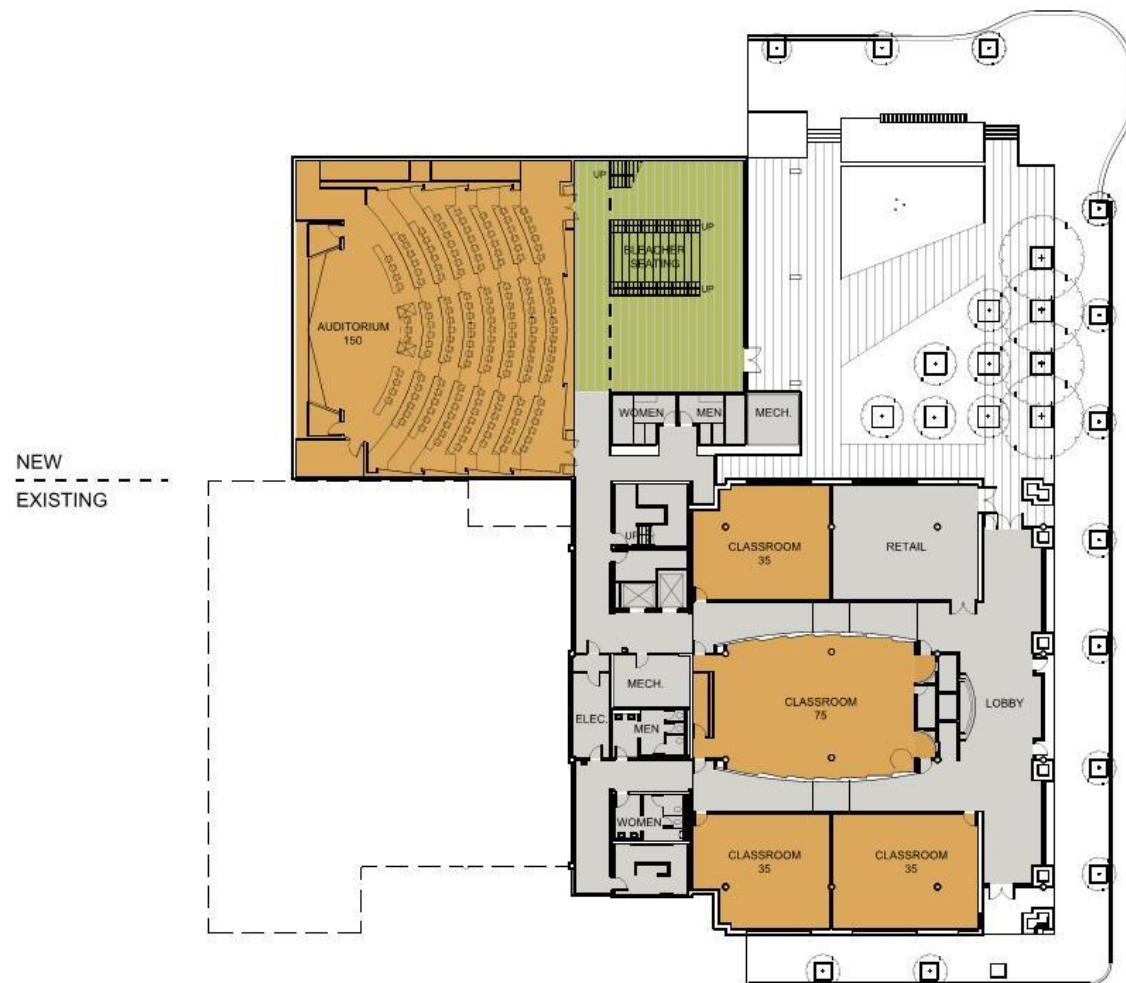
The recommended option is to build the addition and remodel the adjacent portion of the existing building at the same time. This allows greater flexibility for interior reconfiguration of spaces and allows the exterior architectural expression to signify one School under a single roof.

Plans call for the west end of the existing School of Education side of the building to be demolished and rebuilt with a larger structural bay to allow for large classrooms. This option allows for an economy of new construction to happen at the same time.



**LEVEL ONE**

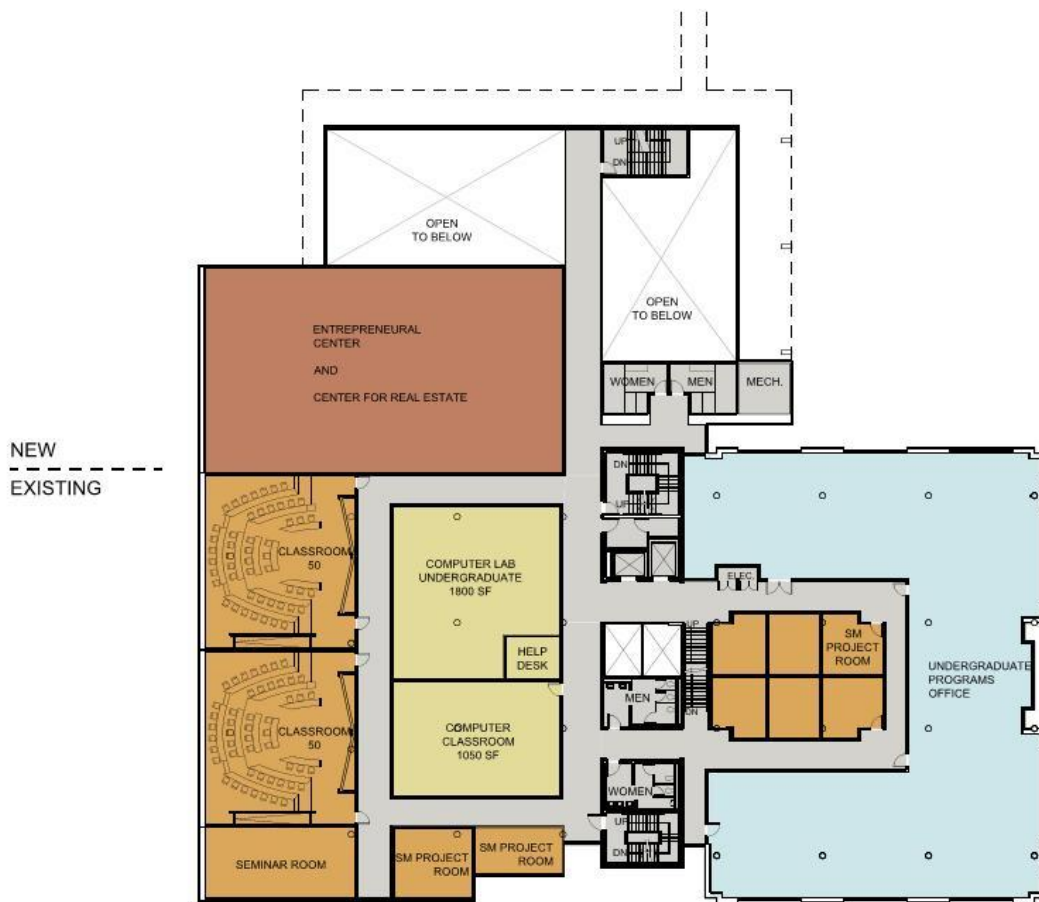
The main building entry is diagonally across the street from the Urban Center Plaza. The entry opens to a three story atrium with a grand staircase that will serve as informal auditorium seating and a prefunction area for the large auditorium on this level. Potential retail on the southeast corner of the entry plaza would activate the edge of the plaza with access to outdoor seating.



NEW  
EXISTING

- lobby/event
- instructional
- faculty offices
- other offices
- centers
- computers





**LEVEL THREE**

Level three is focused on undergraduate uses including computer labs, classrooms and the undergraduate office. In addition, two centers are located in the new addition, overlooking the Special Event space.

- lobby/event
- instructional
- faculty offices
- other offices
- centers
- computers

### LEVEL FOUR

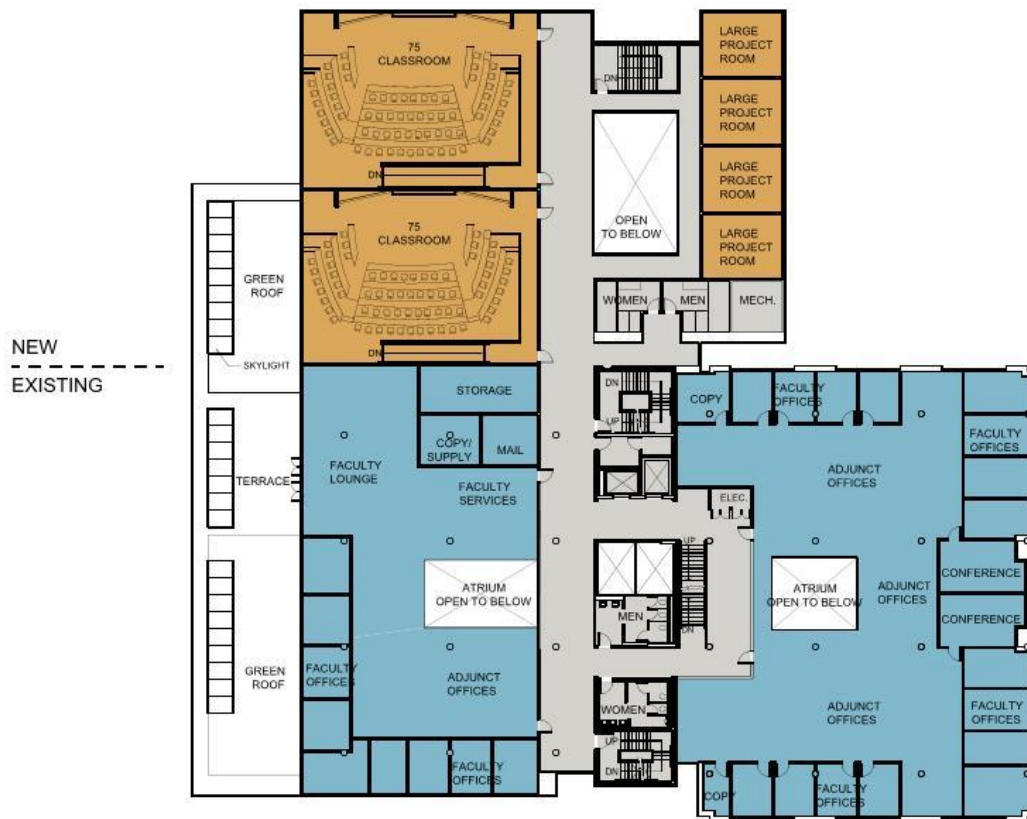
Level four contains large classrooms, project rooms that overlook the plaza and the Urban Center Plaza, Graduate Programs and computer services. Level four is where three upper level atriums begin. This floor is dedicated to more quiet, less public student spaces.

The existing sky bridge currently accesses the fourth level. The portion on the site will be removed and replaced with a smaller bridge access on the north side of the addition.



NEW  
---  
EXISTING





**LEVEL FIVE**

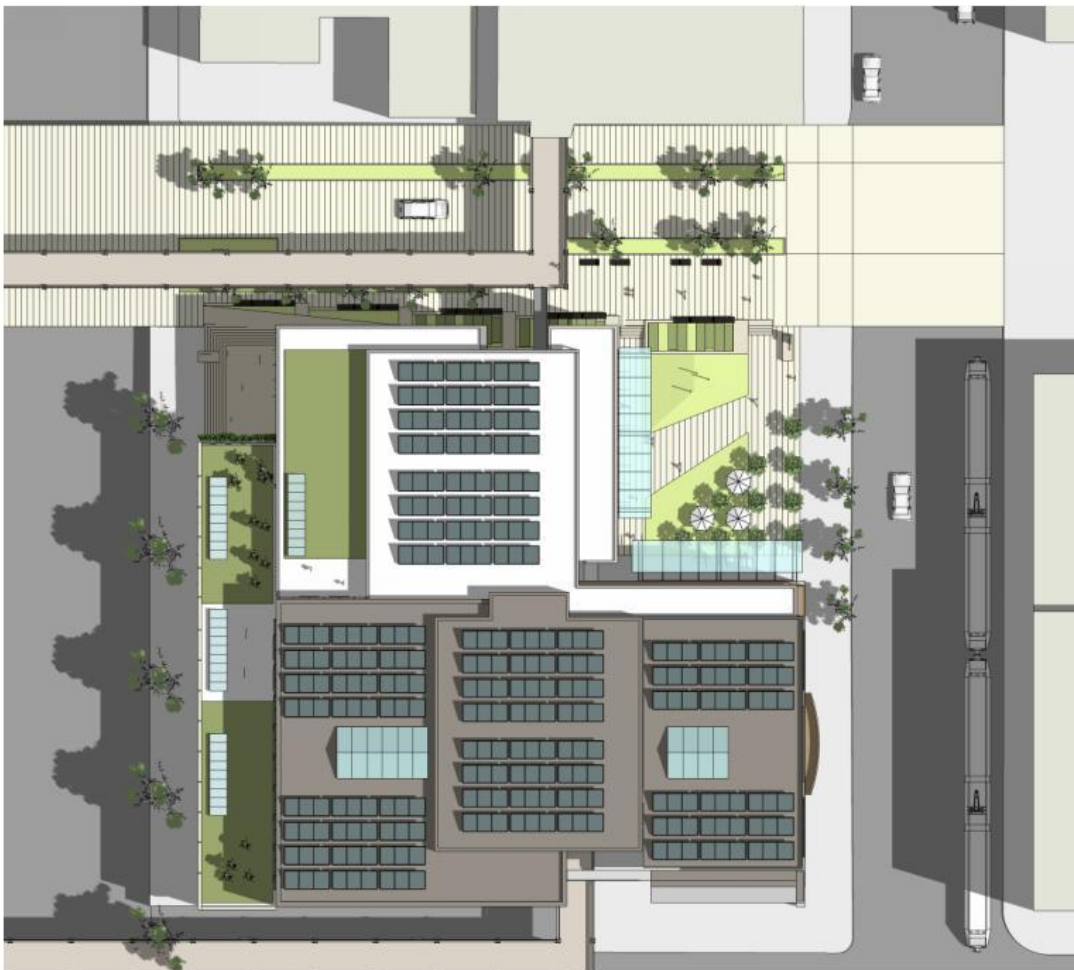
Level five is dedicated to faculty offices as well as classrooms. There are 3 separate openings in the floor, crowned by skylights that direct natural light into the core of the building. This level houses faculty services and a green roof terrace dedicated to faculty use.

- lobby/event
- instructional
- faculty offices
- other offices
- centers
- computers

**LEVEL SIX**

The new addition stops at Level Five and is crowned with a clerestory for the atrium, green roof, and a faculty terrace. The existing floor plate will be occupied by faculty offices and the Office of the Dean.





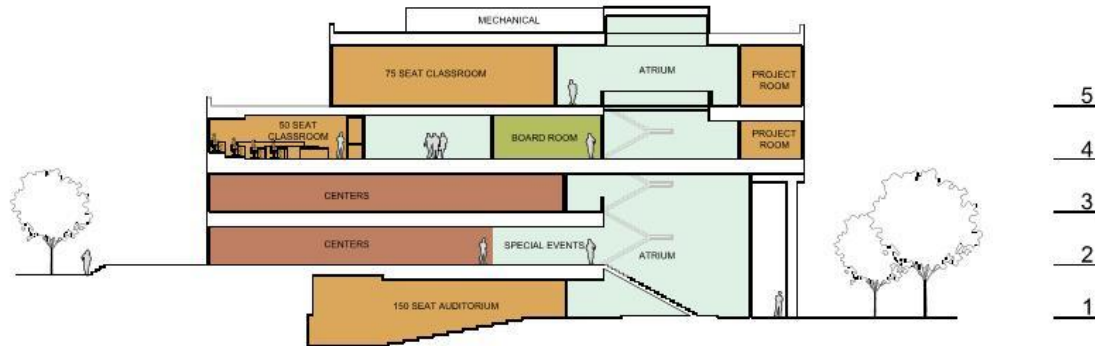
#### VIEW OF ROOF AND SITE

The roof space will be covered with mechanical equipment penthouses, photovoltaic panels, skylights, and greenroofs, as appropriate. This illustration indicates potential uses for the roof which will be further developed in Schematic Design.

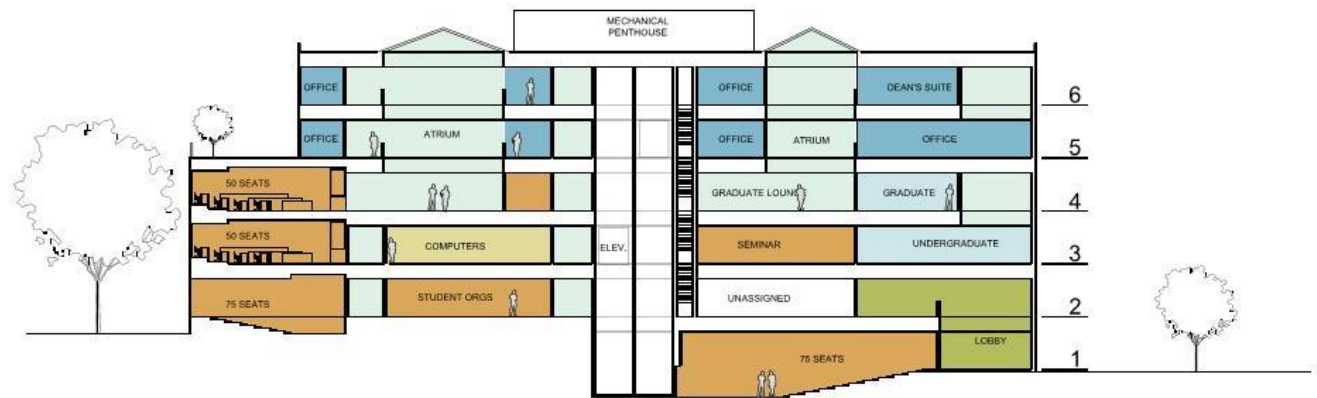


CONCEPTS

SITE SECTIONS



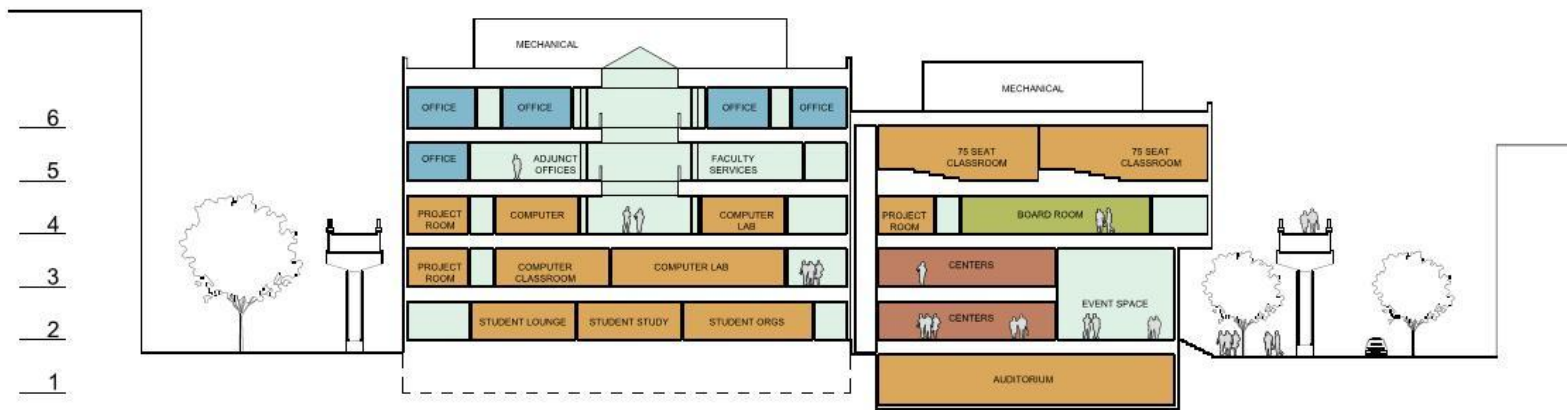
A



B

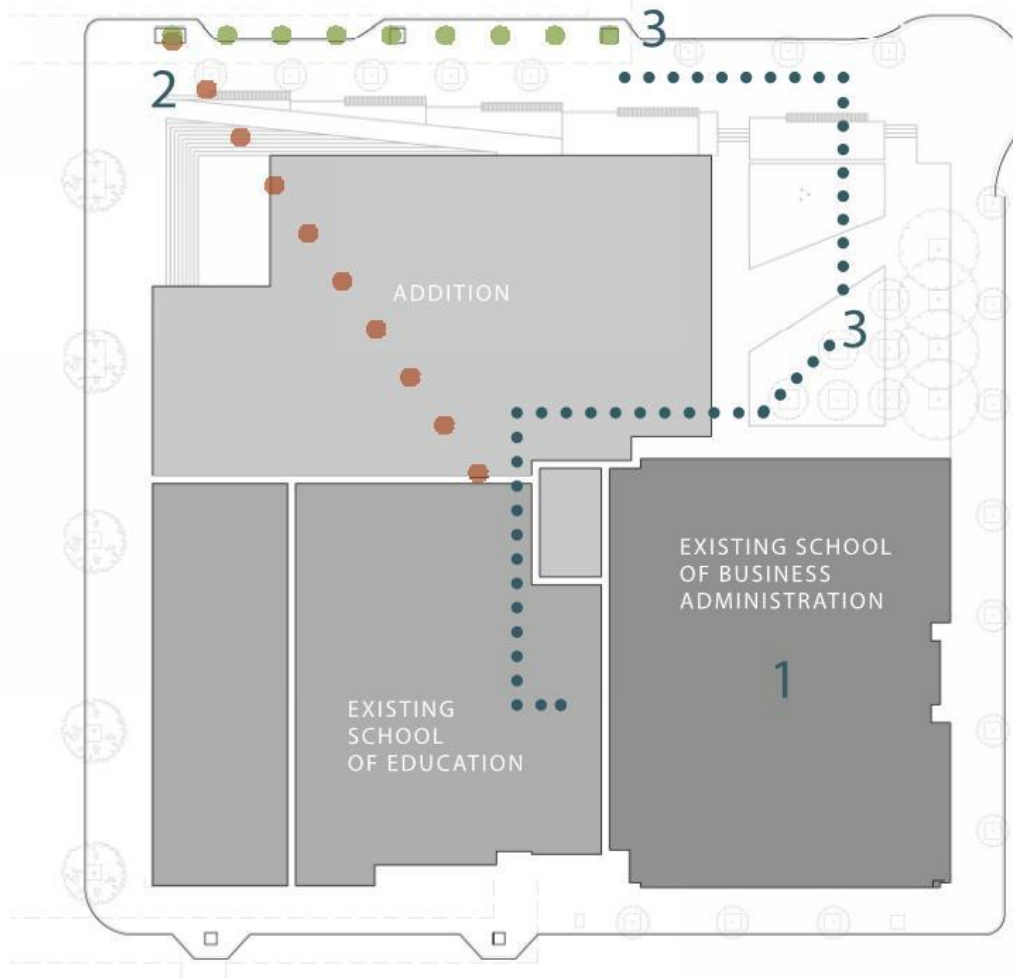
- lobby/event
- instructional
- faculty offices
- other offices
- centers
- computers

SITE SECTIONS



C

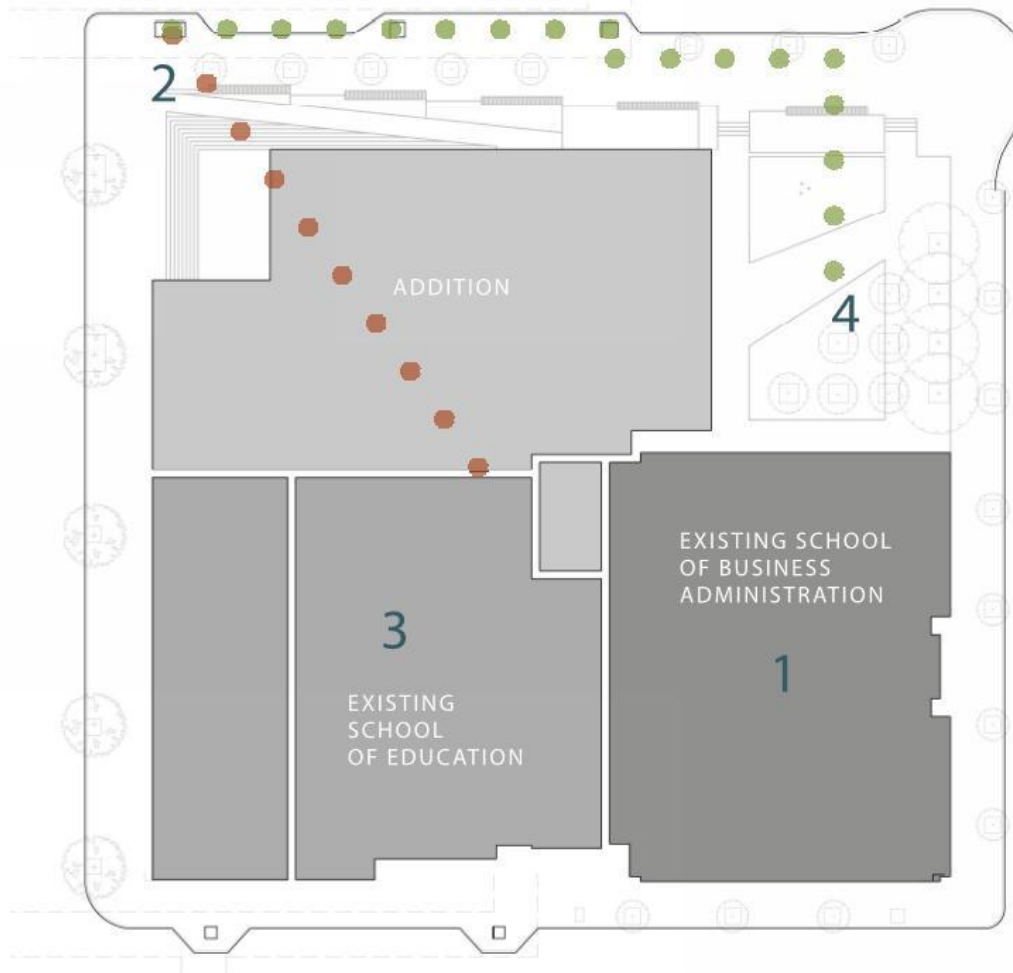
- lobby/event
- instructional
- faculty offices
- other offices
- centers
- computers



#### CAMPUS UTILITIES- PHASING OPTION ONE

1. Rent or run a temporary chiller and/or boiler
2. Remove and cap buried CHW and steam lines.
3. Drop CHW and steam lines from skybridge and route through a utilidor to existing vault then to new School of Business Administration.

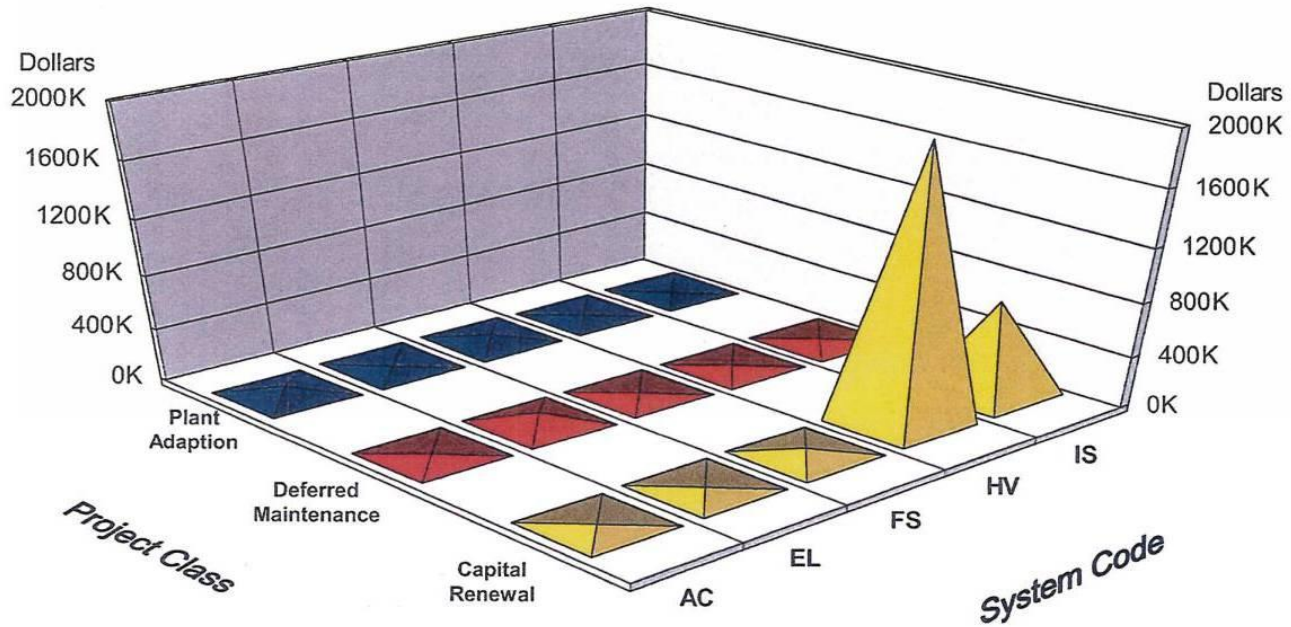




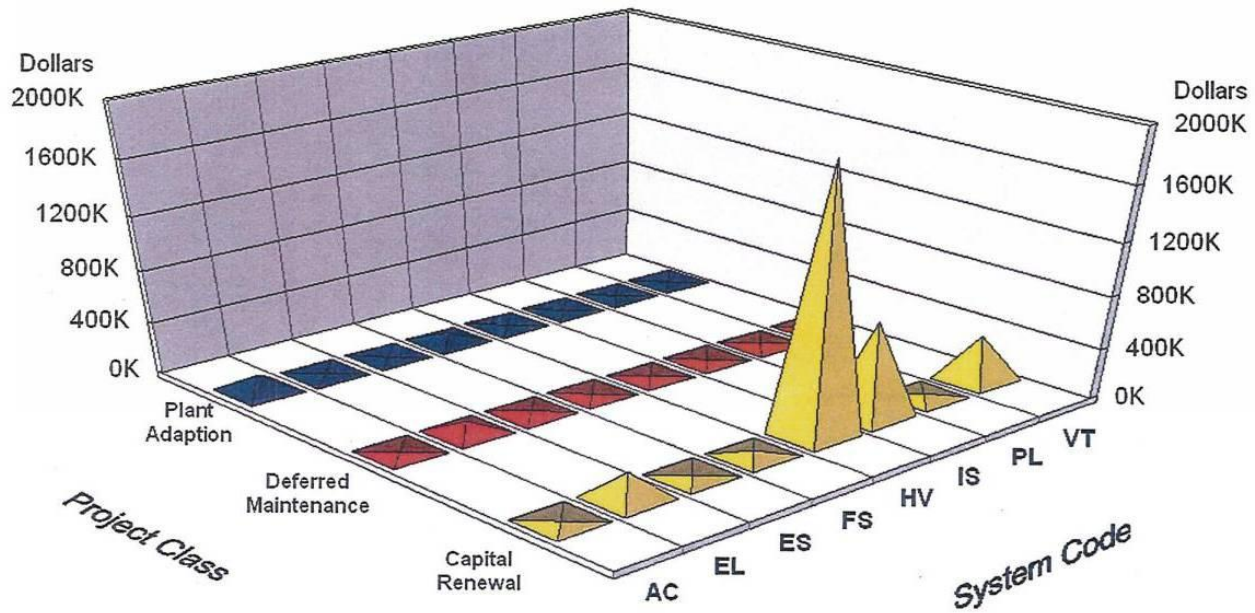
#### STAND ALONE SYSTEM- PHASING

1. Rent or run a temporary chiller and/or boiler
2. Remove and cap buried CHW and steam lines.
3. Install new boiler and chiller at the School of Education and connect with existing School of Business. Build addition and remodel the School of Education.
4. University extends to vault.

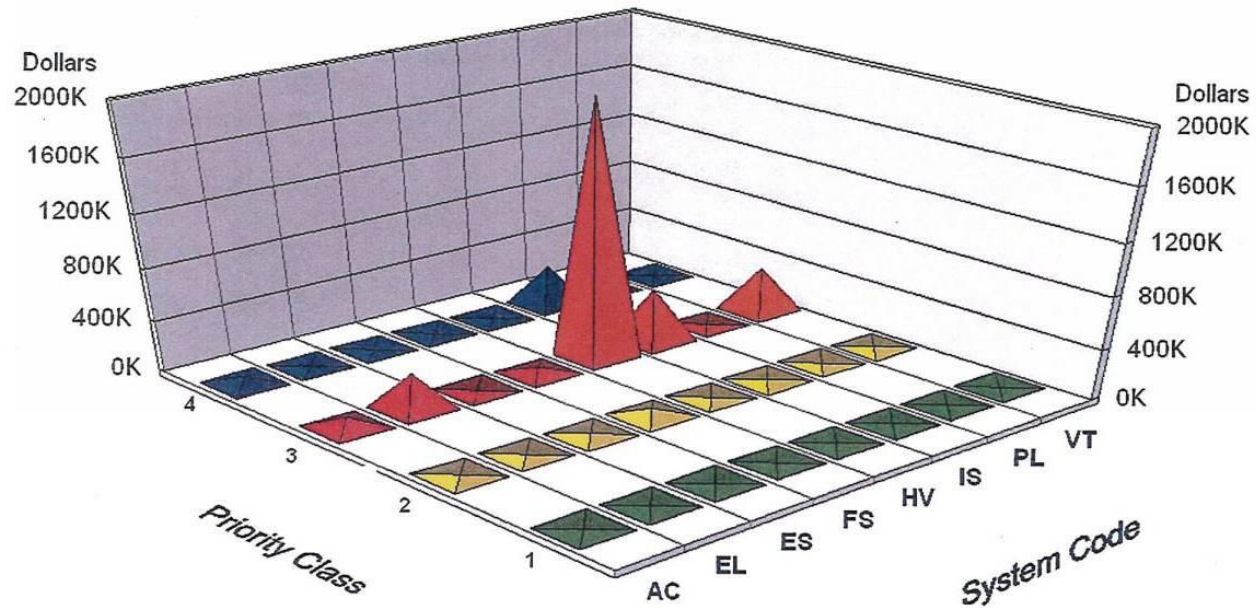
**FACILITY CONDITION ANALYSIS**  
**System Code by Project Class**  
**BA : SCHOOL OF BUSINESS ADMINISTRATION**



**FACILITY CONDITION ANALYSIS**  
**System Code by Project Class**  
 ED : GRADUATE SCHOOL OF EDUCATION



**FACILITY CONDITION ANALYSIS**  
**System Code by Priority Class**  
**ED : GRADUATE SCHOOL OF EDUCATION**





SAMPLE ID #	MATERIAL DESCRIPTION	SAMPLE LOCATION	MATERIAL LOCATION	ASB. % AND TYPE	APPROX. QUANTITY	CONDITION
SBA-01-FT-1	Floor Tile, 12" x 12" Brown Granite, and Tan Mastic	SBA - C614	-	ND	-	-
SBA-01-FT-2	Floor Tile, 12" x 12" Brown Granite, and Tan Mastic	SBA - C314	-	ND	-	-
SBA-01-FT-3	Floor Tile, 12" x 12" Brown Granite, and Tan Mastic	SBA - C214	-	ND	-	-
SBA-04-CT-1	Ceiling Tile, 2' x 6' (2' x 2' Pattern), Gouged w/ Pinholes	SBA - C414	-	ND	-	-
SBA-04-CT-2	Ceiling Tile, 2' x 6' (2' x 2' Pattern), Gouged w/ Pinholes	SBA - C314	-	ND	-	-
SBA-04-CT-3	Ceiling Tile, 2' x 6' (2' x 2' Pattern), Gouged w/ Pinholes	SBA - C114	-	ND	-	-
SBA-03-CB-1	Cove Base, 4" Off-White, and Yellow Adhesive	SBA - C614	-	ND	-	-
SBA-02-CM-1	Carpet Mastic, Yellow	SBA - 694	-	ND	-	-
SBA-05-PL-1	Plaster, Wall	SBA - C614	-	ND	-	-
SBA-05-PL-2	Plaster, Wall	SBA - C514	-	ND	-	-
SBA-05-PL-3	Plaster, Wall	SBA - C414	-	ND	-	-
SBA-05-PL-4	Plaster, Wall	SBA - 390	-	ND	-	-
SBA-05-PL-5	Plaster, Wall	SBA - C214	-	ND	-	-

ND – Non-Detected

Appendix A - Page 1

SAMPLE ID #	MATERIAL DESCRIPTION	SAMPLE LOCATION	MATERIAL LOCATION	ASB. % AND TYPE	APPROX. QUANTITY	CONDITION
SBA-05-PL-6	Plaster, Wall	SBA - C114	-	ND	-	-
SBA-05-PL-7	Plaster, Wall	SBA - C110	-	ND	-	-
SBA-06-SU-1	Sink Undercoating, Black	SBA - 640	-	ND	-	-
SBA-07-ST-1	Stair Tread, Black	SBA - S604	-	ND	-	-
ED-SBA-19-TSI-1	Pipe Insulation Encapsulant on Fibrous Insulated Pipe	ED/SBA - Roof, Interior of SE Fan Unit	-	ND	-	-
ED-SBA-19-TSI-2	Pipe Insulation Encapsulant on Fibrous Insulated Pipe	ED/SBA - Roof, Interior of SE Fan Unit	-	ND	-	-
ED-SBA-19-TSI-3	Pipe Insulation Encapsulant on Fibrous Insulated Pipe	ED/SBA - Roof, Interior of SE Fan Unit	-	ND	-	-
ED-SBA-18-DSC-1	Duct Seam Compound, Grey	ED/SBA - Roof	-	ND	-	-
ED-SBA-20-DSC-1	HVAC Compound, Grey	ED/SBA - Roof, Center	ED/SBA - Roof	3% Chrysotile	Partially Inaccessible Not Quantified	Good

ND – Non-Detected

Appendix A - Page 2

SAMPLE ID #	MATERIAL DESCRIPTION	SAMPLE LOCATION	MATERIAL LOCATION	ASB. % AND TYPE	APPROX. QUANTITY	CONDITION
ED-01-FT-1	Floor Tile, 12" x 12" Brown Granite Pattern, and Yellow Mastic	ED - C601	-	ND	-	-
ED-01-FT-2	Floor Tile, 12" x 12" Brown Granite Pattern, and Yellow Mastic	ED - C401	-	ND	-	-
ED-02-CT-1	Ceiling Tile, 2' x 6', (2' x 2' Pattern) Gouged w/ Pinholes	ED - C601	-	ND	-	-
ED-02-CT-2	Ceiling Tile, 2' x 6', (2' x 2' Pattern) Gouged w/ Pinholes	ED - L402	-	ND	-	-
ED-03-CB-1	Cove Base, 4" Off-White, and Grey Adhesive	ED - C601	-	ND	-	-
ED-05-CM-1	Carpet Mastic, Tan	ED - 604	-	ND	-	-
ED-06-CT-1	Ceiling Tile, 36" x 60" Gouged w/ Pinholes	ED - 603	-	ND	-	-
ED-07-FT-1	Floor Tile, 12" x 12" Brown w/ Dark Brown and White Specks, and Black Mastic	ED - C605	ED - 204A, 204B, 204C, 204D, 204E, 204F, 210, 222, 302A, V301, V302, 314A, 310E, 310F, 408, 408A, 412, 412A, 414A, 414, 506F, 506G, C505, C503, 504F, 504B, C504, 504C, 506Q, C506, C509, C507, 506K, 506L, 602G, C605, 602E, 602D, C603, V601, 604A, V603, 602J, 608, 602, C607	Trace Chrysotile Tile  5% Chrysotile Mastic	8,420 sq. ft.	Good
ED-08-SU-1	Sink Undercoating, Black	ED - 604A	Throughout Building	2% Chrysotile Mastic	~14 Sinks	Good

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SAMPLE ID #	MATERIAL DESCRIPTION	SAMPLE LOCATION	MATERIAL LOCATION	ASB. % AND TYPE	APPROX. QUANTITY	CONDITION
ED-09-CB-1	Cove Base, 4" Dark Beige, and Brown Adhesive	ED - 602	-	ND	-	-
ED-10-PL-1	Plaster, Wall	ED - 602	-	ND	-	-
ED-10-PL-2	Plaster, Wall	ED - C501	-	ND	-	-
ED-10-PL-3	Plaster, Wall	ED - L402	-	ND	-	-
ED-10-PL-4	Plaster, Wall	ED - C301	-	ND	-	-
ED-10-PL-5	Plaster, Wall	ED - C201	-	ND	-	-
ED-10-PL-6	Plaster, Wall	ED - 701	-	ND	-	-
ED-10-PL-7	Plaster, Wall	ED - S701	-	ND	-	-
ED-11-FT-1	Floor Tile, 12" x 12" Beige Specked, and Black Mastic	ED - 502	-	ND	-	-
ED-12-CB-1	Cove Base, 4" Grey-Brown, and Tan Adhesive	ED - 502	-	ND	-	-
ED-13-FT-1	Floor Tile, 12" x 12" Light Brown w/ Cream Specks, and Black Mastic	ED - 402	-	ND	-	-
ED-14-SV-1	Sheet Vinyl, Brown Pebble Pattern	ED - 414B	ED - 414B, 416 & 104A	70% Chrysotile	480 sq. ft.	Good
ED-15-DST-1	Duct Seam Tape, White	ED - 104A	-	ND	-	-

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SAMPLE ID #	MATERIAL DESCRIPTION	SAMPLE LOCATION	MATERIAL LOCATION	ASB. % AND TYPE	APPROX. QUANTITY	CONDITION
ED-16-TSI-1	Rigid Pipe Insulation	ED - 104A	-	ND	-	-
ED-16-TSI-2	Rigid Pipe Insulation	ED - 104A	-	ND	-	-
ED-16-TSI-3	Rigid Pipe Insulation	ED - 104A	-	ND	-	-
ED-17-TSI-1	Pipe Fitting Insulation	ED - 104	-	ND	-	-
ED-17-TSI-2	Pipe Fitting Insulation	ED - 104	-	ND	-	-
ED-17-TSI-3	Pipe Fitting Insulation	ED - 104	-	ND	-	-
ED-21-CT-1	Ceiling Tile, 2' x 2' Gouged w/ Pinholes	ED - L601	-	ND	-	-
ED-SBA-18-DSC-1	Duct Seam Compound, Grey	ED/SBA - Roof	-	ND	-	-
ED-SBA-19-TSI-1	Pipe Insulation Encapsulant on Fibrous Insulated Pipe	ED/SBA - Roof, Interior of SE Fan Unit	-	ND	-	-
ED-SBA-19-TSI-2	Pipe Insulation Encapsulant on Fibrous Insulated Pipe	ED/SBA - Roof, Interior of SE Fan Unit	-	ND	-	-
ED-SBA-19-TSI-3	Pipe Insulation Encapsulant on Fibrous Insulated Pipe	ED/SBA - Roof, Interior of SE Fan Unit	-	ND	-	-
ED-SBA-20-DSC-1	HVAC Compound, Grey	ED/SBA - Roof, Center	ED/SBA - Roof	3% Chrysotile	Partially Inaccessible Not Quantified	Good

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# Portland State

UNIVERSITY

School of Business Administration

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