

Feasibility Study for
The Town of Glenrock, Wyoming

The Lincoln Building



July 29, 2013

Hein | Bond

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Casper, Wyoming 82601
307-234-3601

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The Goals:

This study is to address several items in the building. They include an evaluation of the existing structure, the identification of hazardous materials, development of a renovation plan based on the identified community needs, a conceptual drawing of the exterior treatment that meets the Secretary of Interior Standards of Rehabilitation, conclusions and recommendations and a time line for completion of the study.

The Process:

Hein|Bond assembled a team of professionals to do the work. KL&A structural engineers, were hired to analyze the structure of the building. Enviro Engineering, a hazardous materials sub-contractor, was added to the team to identify, test and estimate the removal of hazardous materials. Hein|Bond met with the Lincoln Building Committee to develop plans and elevations of the building.

Hein|Bond first met with the Lincoln Building Committee in October 18, 2012. At the next committee meeting held on November 1, 2012, the committee felt it was a important to have a marketing study done to make sure that they had the right use(s) for the building. The study was then put on hold in awaiting the results of the marketing study by Community Builders Inc.. Hein/Bond was contacted to proceed with the building study in late June and informed that it needed to be completed by August 1, 2013. The next meeting was held on July 2, 2013 to review the results of the marketing study and finalize the plans and elevations of the building.

The Results:

The structural and environmental evaluations were completed. KL&A did a walk-thru the building to better understand the conditions of the building's structure. They found that the overall structure is sound and is in good shape. Some of the concrete beams in the basement were damaged and need repair. The building seems to be well suited for the new plan designs for they do not change the occupancy use that effects the structural requirements. Enviro Engineering observed many suspicious materials. Samples of the materials were taken and tested. The results of the suspect materials are enclosed in the report. The cost of the removal was also estimated. A chain of custody was also established.

After the marketing study was completed, Hein|Bond then worked with the Lincoln Building Committee to finalize plans and elevations based on the needs that were discussed at the meetings. The first floor is planned to have commercial/retail on the East elevation and half of the South elevations for good site exposure from the street along with the large storefront openings. The Paleon Museum space will have some storefront at the entry and occupies the interior space to the rear (north) of the building. The rest of the first floor area will be taken up with lobbys, circulation, restrooms, janitor, elevator and stairs.

The biggest obstacle of the project was trying to figure out what would be the best use of the second floor. After much discussion and the completion of the CBI study, it was determined that residential was the best use. Although if the need or opportunity were to arise, would make a nice office level. Either way the occupancy use would not significantly change the code requirements. The large atrium space would be currently glazed in above the existing roof to create a tall dinosaur display space. Another option could make it a solid roof with skylights above the dinosaur displays. This would be equal to the first option in cost with skylights and clerestory windows. A third option is to build out the second story level into residential apartments.

The basement is planned for all types of storage. Most of the basement area is planned for museum storage for the dinosaur bones. The rest of the basement would be rented out as storage to the commercial/retail and residential users in the above floors. The floor is easily accessed by elevator or stairs. The elevator will be oversized to handle the moving of furniture and large bones.

The exterior elevations of the building are to be restored. New storefronts and second story windows modeled after the old, would return the building back to it's original look. The brick, clay tile and sculpted concrete details are to be exposed, repaired and restored. Metal canopies above the entryways and awnings above the storefronts are planned to return the building back to original. The large glazed window area at that atrium dinosaur display area, gives visitors a hint of what's inside.

The roof will have a new design. The existing trusses are to be replace with new ones to re-direct water away from the atrium area. The water is then to be collected in a series of roof drains and then piped internally to the nearest storm sewer. The new roof will have new sheathing and tapered insulation. The parapet walls will also receive a new cap to seal the masonry. A glass roof is to cover the large natural light well to form a atrium display space below. The elevator shaft will extend above the roof to allow for the required clearances for the elevator equipment and hoist beam.

The site includes the building and the eight adjacent lots to the north of it. Parking area for the building is not required, but is an option. The area can be developed at any time in the future for the museum, commercial/retail, and residents. Bus parking can be accommodated with on or off-street parking. A ramp and stairs are planned for each of the two entryways on the north side of the building.

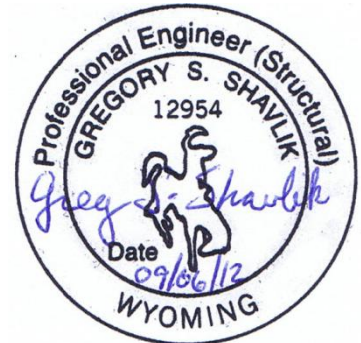
The renovation/restoration will make the building more efficient in energy use and in the building maintenance. The building will be more energy efficient with heavily insulated walls and roof, energy efficient glazing in the storefronts, doors and windows, the use of canopies and awnings and efficient heating, cooling and ventilating equipment. The proper use and selection of materials in the interior and the exterior to require less maintenance and cost.

Structural Assessment of the Bronco Building Glenrock, Wyoming



Submitted to:
Hein-Bond
201 West 14th Street
Casper, Wyoming 82601

by:
Gregory Shavlik, P.E., M.L.S.E.



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September 6, 2012

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INTRODUCTION AND GENERAL DESCRIPTION

The purpose of this report is to document the structural condition of the Bronco Building in Glenrock, Wyoming. The report addresses existing conditions and identifies items that are of structural concern for current occupancy. The report also addressed structural elements that will need to be reviewed or verified if the occupancy type would change.

General Building Description

The Bronco Building, located at 506 West Birch Street in Glenrock, Wyoming consists of a two level structure with a full basement with a footprint of approximately 100 feet by 122 feet. The structure is unreinforced brick masonry exterior walls with wood framed interior bearing walls, upper floor, and roof. The main floor is a cast-in-place concrete pan joist system with interior concrete columns. Concrete foundation walls are located around the perimeter beneath the masonry walls.

Scope of Investigation

The scope of the investigation and the purpose of this assessment report are to evaluate the current condition of the structure for the Bronco Building. The scope also includes the determination of the structural systems to assist with the feasibility of future renovations.

Limitations

No warrantee is expressed or implied regarding the ability of the structure to meet building code standards of any kind.

This report is based on a single site visit by Gregory R. Kinsley, Phd., P.E., Joseph D. Hall, P.E., and Gregory Shavlik, P.E., M.L.S.E. of KL&A on June 27, 2012.

During the site visit, he was able to observe only directly visible or easily accessible structural elements. Hidden or below-grade conditions were not observed, and minimal finishes were removed to allow observation of structure. Specifically, the structure was not visible in the following areas:

- Sub-grade conditions
- The majority of the perimeter foundation footings
- Framing within finishes of current tenant occupied spaces



Outline and Definitions

This report is organized around the major elements of the primary structural system – typically the foundation, floor framing, roof framing, and lateral load resisting system – with each section including a general description, a statement of existing condition, and a description of proposed repairs or stabilization, if any.

To effectively describe the integrity and condition of the buildings components the following definitions are utilized:

Good Condition: A component of the building would be deemed in good condition if it is serving its structural purpose, and has little to no visual defects. Components classified as good condition would require little to no repair, but may require preventative maintenance actions.

Fair Condition: A component of the building would be deemed in fair condition if it is serving its structural purpose, but is showing signs of distress that would necessitate remediation. Rehabilitation of components in fair condition may be necessary for up to 25% of the component or its attachments.

Poor Condition: A component of the building would be deemed in poor condition if it is no longer (or just barely) serving its structural purpose, and is showing signs of distress that necessitate remediation. Rehabilitation of components in poor condition will be necessary for 25% or more of the component or its attachments. Structural failure of the component may be imminent, and pose a safety hazard.

When stabilization is recommended, a priority is assigned as follows:

High priority: The condition represents an immediate life-safety or structural stability hazard, and repair is recommended to be performed as soon as practically possible.

Medium priority: The condition represents a possible life-safety or structural stability hazard if left unattended, and repair is recommended following completion of high priority items.

Low priority: The condition indicates ongoing loss of integrity of the structure, but does not present an immediate or potential life-safety hazard at present. Repair should take place as part of on-going maintenance of the structure as funds become available.

FOUNDATIONS

Structural Element

The foundation system is concrete basement foundation walls around the perimeter of the building that are assumed to bear on concrete spread footings. The interior concrete columns are assumed to bear on isolated concrete pad footings.

The width, depth, and reinforcement of the observed foundations could not be determined without destructive or testing measures.

Existing Condition

Structurally, the portions of the foundation observed were in fair to good condition. Cracking was observed around the perimeter foundation walls at several locations.

Recommended Stabilization

In general, repair of the foundations is low priority. It is suggested that the concrete cracks be repaired.



Visible Foundation Wall at
North Elevation



Example of Visible Cracking in
Foundation Wall

MAIN LEVEL FLOOR FRAMING

Structural Element

The floor at the main level is a concrete pan joist system. The typical concrete joist is 4x12 spanning in the east/west direction at 35" on center (o.c.). Concrete beams 12" deep by varying widths support the joists and frame out openings in the floor. These beams are supported by the foundation walls and concrete columns noted in the Foundation Section of this report.

Existing Condition

The condition of the existing floor framing is dependent on the member type. The joists are in fair condition with visible deterioration and exposed reinforcement at several locations. It appears the reinforcement did not have adequate clearance from the form work when the members were cast. The beam sections appear to be in good condition.

Recommended Stabilization

The damaged concrete should be patched and repaired to extend the life of the structure.



Typical Floor Framing



Damaged Concrete & Exposed Reinforcement in Joist



Damaged Concrete & Exposed Reinforcement in Joist

UPPER FLOOR FRAMING

Structural Element

The upper floor framing is constructed with 2x12 floor joists at 16" on center that span in the east/west direction. Built-up wood beams with (4) four 2x12's support the joists and span in the north/south direction. These beams span to wood columns that are located above the concrete columns in the basement.

Existing Condition

The existing floor framing that was observed is in good condition.

Recommended Stabilization

From the floor framing that could be observed, no stabilization measures are required with current occupancy.



Floor Joist &
Dropped Beam



Joist Blocking



Beam Bearing at
Timber Column

ROOF FRAMING

Structural Element

The roof framing consists of 2x8 rafters at 24" on center that bear on the exterior walls and the corridor interior walls. There are also triple 2x8 built up beams that support the rafters at mid-span between the exterior walls and the corridor walls. Diagonal triple 2x8 built up beams span from the interior corner to the exterior corner of the "U-Shape" area.

Existing Condition

The roof framing above the classroom and garage additions are in good to fair conditions. Water staining was observed throughout the roof framing, however major deterioration was not. It is assumed that the water damage and staining occurred prior to the recent re-roofing project. Therefore, it is assumed that no additional corrective measures are required.

Recommended Stabilization

From the roof framing that could be observed, no stabilization measures are required.



Exposed Roof Rafters and
Ceiling Joists



Diagonal Beam at Corner of
"U-Shape" Area



Joist Blocking

GRAVITY SYSTEM - BEARING WALLS

Structural Element

The gravity system is a combination of unreinforced brick masonry exterior walls and wood bearing walls and a wood post and beam system at the interior.

Existing Condition

The condition of the gravity system appears to be in good condition. There is some visible cracking in the exterior brick walls that are common with an unreinforced wall system.

Recommended Stabilization

From what was observed, there does not appear that any stabilization measures that are required to the gravity system with the current occupancy.

LATERAL LOAD RESISTING SYSTEM

Structural Element

The lateral resisting system is a combination of wood shear walls and unreinforced brick masonry walls.

Existing Condition

From what could be observed of the lateral system, cracking and other indications that the lateral system may be in distress were not observed. Therefore, it is assumed the lateral system is in good condition.

Recommended Stabilization

From what was observed, there does not appear that any stabilization measures are required to the lateral system for the current occupancy.

CONCLUSIONS

This report has identified the general condition of the elements of the primary structural system of the Bronco Building. In summary, the building has survived decades in generally good condition, functioning in its original and varying capacities.

Stabilization requirements have been identified as high, medium, or low priority based on current occupancy. To summarize, the following priorities have been identified:

High Priority Stabilization

- No items are of High Priority

Medium Priority Stabilization

- No items are of Medium Priority

Low Priority Stabilization

- Repair concrete damaged at main level framing to extend the life of the structure
- Repair cracking in unreinforced brick walls

GENERAL RECOMMENDATIONS FOR CURRENT OCCUPANCY

The following recommendations are provided to assist with remediation of structural deficiencies, as well as general maintenance issues and to assist with decreasing the rate deterioration.

Damaged Concrete

Repair damaged concrete at the main level framing to prevent additional deterioration and to assist with extending the life of the structure.

Brick Masonry

Repair cracking in brick walls to prevent water penetration. It suggested that the repairs follow the recommendations of the documents in the Reference section of this report.

FUTURE RENOVATION OR CHANGE IN OCCUPANCY

The following section of this report reviews the structural systems and addresses structural elements that may require additional review and possible structural remediation if the occupancy were to change or if renovations are made.

Foundations

Without original drawings that would provide footing and pad sizes, destructive measures would mostly likely be required to the concrete slab-on-grade in the basement to assist with determining the size of the footings beneath the concrete columns and basement walls.

Main Level

Damaged concrete at the main level framing would have to be repaired. Members would have to be reviewed if the load path or occupancy were changed at any level above.

Upper Level

Floor framing would have to be reviewed with any alterations to occupancies or layout. Such renovations may require strengthening or remediation to the current structural elements.

Roof

If insulation were added to the roof or to the ceiling space below the roof, the roof framing would need to be verified and would most likely require structural remediation measures.

Gravity System

The gravity system will require additional structural review if the occupancy at any level were to change, as well as for any plan or elevation renovations to the building. The level of remediation required to the structure will be dependant the findings from the structural review.

Lateral System

The lateral system will require additional structural review if the occupancy at any level were to change or if renovations are made that to the buildings in reference to plan or elevation. The level of remediation required to the lateral structure system will be dependant the findings from the structural review.

REFERENCES

1. Grimm, Clayford T., "Design for Masonry Volume Change," The Masonry Society, Boulder, CO, 1999.
2. Mack, Robert C., Grimmer, A., "Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings", Preservation Brief 1, National Park Service, U.S. Department of the Interior. 1998.
<http://www.nps.gov/history/hps/tps/briefs/brief01.htm>
3. Mack, Robert C., Speweik, John P., "Repointing Mortar Joints in Masonry Buildings", Preservation Brief 2, National Park Service, U.S. Department of the Interior. 1998.
<http://www.nps.gov/history/hps/tps/briefs/brief02.htm>
4. Weeks, Kay D., and Grimmer, Anne E., "The Secretary of the Interior's Standards for the treatment of historic properties: with guidelines for rehabilitating, restoring, and reconstructing historic buildings", 1995.
<http://www.nps.gov/hps/tps/tax/rhb/index.htm>

Enviro Engineering, Inc.

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Casper, Wyoming 82602
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enviroenginc@yahoo.com

September 13, 2012

HEIN-BOND, LLC.
Attn: Randy Hein
210 West 14th
Casper, WY 82601

Re: EEI #122283
Asbestos Inspection
Glenrock Facility
Bronco Building
Glenrock, Wyoming

Dear Mr. Hein:

As per your request Enviro Engineering, Inc. has completed bulk sampling and analysis of building materials in the above referenced facility. The samples were collected the 27th-7th of August and forwarded to an accredited laboratory for asbestos analysis. The laboratory reports are dated September 11, 2012.

Enclosed, as attachments, are the copies of the laboratory reports, the chain of custody forms, and the sample logs identifying the sample descriptions and locations as prepared by the certified EPA/AHERA building inspector.

Any asbestos samples that test greater than one percent are considered to be regulated materials.

The following is a list of the bulk samples that were analyzed for asbestos using PLM (polarized light microscopy) or visual estimate analysis.

<u>Sample No.</u>	<u>Description/ Location</u>	<u>%ACM</u>
001	Plaster Ceiling Top floor Northeast corner Approx.. 5' from North wall and 12' from East wall	NAD
002	Plaster Ceiling top floor East North/South hallway East wall Far South end 4' from floor	NAD
003	Plaster Ceiling top floor storage room approx. middle of East/West hall East wall where plaster has been demoed	NAD
004	Plaster Ceiling top floor East/West hall ceiling plaster Center of hall above power panel	NAD
005	Plaster Ceiling top floor West wing Southwest apartment #12 North wall of kitchen above outlet	NAD
006	Plaster Ceiling top floor West wing hall West hall approx. 15' from North end approx. 4' from floor	NAD

<u>Sample No.</u>	<u>Description/ Location</u>	<u>%ACM</u>
007	Plaster Ceiling top floor West wing apartment #15 North Wall living room 4' from East and 5' from floor	NAD
008	2x4 Suspended Ceiling tile worm hole top floor northeast Corner of top Floor approx. 4' from North wall 16' from east wall	NAD
009	2x4 Suspended Ceiling tile worm hole Northeast corner of top Floor Approx. 2' from North wall 1' from West wall	NAD
010	2x4 Suspended Ceiling tile worm hole Northeast corner of Top floor Approx. 16' from East wall along South wall	NAD
011	2x4 Suspended Ceiling tile worm hole/fissure Northeast Corner of top floor Approx. 2' from South wall and 16' From East wall	NAD
012	2x4 Suspended Ceiling tile worm hole/fissure Northeast Corner of top floor Approx. 6' from South wall 5' from West wall	NAD
013	2x4 Suspended Ceiling tile worm hole/fissure Northeast Corner of top floor Approx. 1ft from West wall and 10' From north wall	NAD
014	Joint compound, drywall, and tape top floor Northeast Corner top of stair landing far Northwest corner approx. 4' from floor	NAD
015	Joint compound, drywall, and tape top floor Northeast Corner top of landing approx. 2" above suspended ceiling And approx. 12' from West	NAD
016	Joint compound, drywall, and tape top floor apartment #10 Kitchen area ceiling approx. 3' from North wall and approx. 1' from West wall	NAD
017	Ceiling Texture top floor apartment #13 approx. 1' from North wall and 1' from West wall	3%
018	Ceiling Texture top floor apartment #13 approx. 2' from North wall and 1 1/2' from West wall	3%
019	Ceiling Texture top floor apartment #13 approx. Center of Room	3%
020	Electrical wire covering top floor apartment #6 in living room Where electrical wire goes thru ceiling joists (covering itself Was not live electrical)	NAD
021	Roofing tar apartment #2 approx. entrance to roof outside Door,	NAD
022A	Vinyl flooring apartment #2 top floor kitchen	NAD
022B	022A Mastic brown adhesive	NAD
023A	Vinyl flooring apartment #2 top floor kitchen	NAD
023B	023A Mastic brown adhesive	NAD
024A	Vinyl flooring apartment #2 top floor kitchen	NAD
024B	024A Mastic brown adhesive	NAD
025A	Floor tile light gray top floor apartment #2 bathroom floor	6%
025B	025A Mastic black tar like	NAD
026A	Floor tile dark gray top floor apartment #2 bathroom floor	5%
026B	026A Mastic black tar like	NAD
027A	Floor tile dark gray top floor apartment #2 bathroom floor	6%

<u>Sample No.</u>	<u>Description/ Location</u>	<u>%ACM</u>
027B	027A Mastic black tar like	NAD
028A	Vinyl floor top floor apartment #6 bathroom floor sheeting	NAD
028B	028A Mastic brown adhesive	NAD
029A	Vinyl floor top floor apartment #6 bathroom floor sheeting	NAD
030A	Vinyl floor top floor apartment #6 bathroom floor sheeting	NAD
030B	030A Mastic brown adhesive	NAD
031	Flowered sheet vinyl apartment #6 living room top floor	NAD
032	Flowered sheet vinyl top floor apartment #6 living room	NAD
033	Flowered sheet vinyl top floor apartment #6 living room	NAD
034A	Sheet vinyl top floor apartment #9 (same kitchen tile as As apartment #2)	NAD
034B	034A Mastic black	NAD
035	Sheet Vinyl top floor apartment #9 bathroom *no green fibrous layer or mastic present*	NAD
036A	Sheet Vinyl top floor apartment #9 bathroom Apartment #9 East bathroom same flooring as 1 st bathroom	NAD
036B	036A Mastic black	NAD
037	Sheet vinyl apartment #9 top floor bedroom by street South	NAD
038	Sheet vinyl apartment #9 top floor bedroom by street South	NAD
039	Sheet vinyl apartment #9 top floor bedroom by street South	NAD
040A	Basement boiler room #17 South side of boiler at damaged Area	NAD
040B	040A Silver paint	<1%
040C	040A Insulation	40%
041A	Basement boiler room #17 North side of boiler damaged Area	NAD
041B	041A Silver paint	<1%
041C	041A Insulation	40%
042	Basement abandoned pipe (air cell type around pipe)	55%
043	Ceiling texture main level kitchen at North side of building Approx. 2 ½' from East wall and approx. 4' from North Wall	NAD
044	Ceiling texture main level kitchen approx. 2' from West wall And 2 ½' from South wall	NAD
045	Ceiling texture main level room West of kitchen approx. 1 ½' From East wall and approx. 2 ½' from North wall	NAD
046	Ceiling texture main level room West of kitchen approx. 2 ½' South of archways and approx. 3 ½' from West wall	NAD
047	Ceiling texture main level hall West of room West of kitchen Approx. Center of hall just East of light fixture	NAD
048A	12x12 floor tile white with gray and black streaks kitchen Approx. 1' from West edge and approx. 5" from North wall	NAD
048B	048A mastic yellow adhesive	NAD
049A	12x12 floor tile white with gray and black streaks top of Stairs to basement kitchen area approx. 2" from East wall	NAD
049B	049A mastic yellow adhesive	NAD
050	12x12 floor tile white with gray and black streaks rest room Near janitors closet behind door *no mastic present*	NAD

<u>Sample No.</u>	<u>Description/ Location</u>	<u>%ACM</u>
051A	9x9 floor tile tan and green checker pattern-tan just outside West double doors to prep room 10" from South wall	6%
051B	051A mastic Black adhesive	2%
052A	9x9 floor tile tan and green checker pattern-green outside Door to office West of prep room approx. 1' West of door	5%
052B	052A mastic Black adhesive *possible contamination from tile*	<1%
053A	9x9 floor tile tan and green checker pattern-tan outside Door to office West of prep room approx. 1' West of door	6%
053B	053A mastic, Black adhesive	NAD
054A	Sheet vinyl yellow and green pattern just inside North door To office West of prep room between wood pattern sheet Vinyl and 9x9 floor tile samples 51-53 *chrysotile present in tan fibrous material*	20%
054B	054A mastic tan adhesive	NAD
055A	Wood pattern sheet vinyl just inside North door to office West of prep room on top of samples 54 and 51-53 *chrysotile present in tan fibrous material*	20%
055B	055A mastic yellow adhesive	NAD
056	Ceiling texture (like samples 43-47) Prep room approx. 6' from South wall and approx. 6' from East wall	NAD
057	Ceiling texture (like samples 43-47) main museum show Room approx. 6' from West wall and approx. 8' from North Wall	NAD
058	2x4 ceiling tile, worm hole/fissure museum gift shop approx. 7' from South wall And 4' from West wall	NAD
059	2x4 ceiling tile, worm hole/fissure museum gift shop approx. 7' from South wall And 12' from West wall	NAD
060	2x4 ceiling tile worm hole/fissure museum gift shop approx. 7' from South wall and 20' from West wall	NAD
061	Drywall, tape, and joint compound Museum far Northeast Corner of kitchen approx. 3' from floor knock down texture	NAD
062	Drywall, tape, and joint compound Museum Southwest Corner of North portion of room West of kitchen approx. 1 1/2' From floor knock down texture	NAD
063	Drywall, tape, and joint compound Museum Northeast Corner of prep room approx. 1 1/2' from floor orange peel Texture	NAD
064	Drywall, tape, and joint compound Museum Southwest Corner of museum gift shop approx. 4" from floor smooth Texture	NAD
065	Drywall, tape, and joint compound Museum Southwest Corner of main museum approx. 1' from floor orange peel Texture	NAD
066	White ceiling texture South end of top floor class room Approx. East/West Center 2' from North end	3%
067	White ceiling texture South end of top floor class room Approx. East/West Center approx. 6' from North end	3%

<u>Sample No.</u>	<u>Description/ Location</u>	<u>%ACM</u>
088A	Wood pattern floor sheeting west side of main floor Little East/West hall at South end of East North/South hall Approx. 1' from West wall and 6" from South wall	NAD
088B	088A Mastic clear adhesive	NAD
088C	Tile 2 blue vinyl	NAD
089A	Wood pattern floor sheeting west side of main floor North end of East North/South hall approx. 18" from West Wall along North wall	NAD
089B	089A Mastic clear adhesive	NAD
089C	089A Tile 2 Blue vinyl	NAD
090A	Wood pattern floor sheeting west side of main floor North East/West hall 8" from North wall and 4" from West Edge of flooring	NAD
090B	090A Mastic clear adhesive	NAD
090C	090A Tile 2 blue vinyl	NAD

*Office #14 not accessible possible suspect flooring under
Carpet*

*Roofing samples were kept to a minimum as to avoid any possible
leaks caused by sampling due to the fact the building is still
occupied and in working condition.

*Possible suspect pipe wrap behind walls on the main and second
floors.

*Window glazing was not sampled to avoid any possible leaks
caused by sampling due to the fact the building is still occupied and
in working condition.

We thank you for the opportunity to inspect this property. Please contact us if you
have any question concerning this inspection.

Sincerely,



Wm. C. Vandeventer

Enviro Engineering, Inc.

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Casper, Wyoming 82602
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Fax 307-266-2303
enviroenginc@yahoo.com

September 13, 2012

HEIN-BOND, LLC.
Attn: Randy Hein
210 West 14th
Casper, WY 82601

Re: EEI #122282
Asbestos Inspection
Glenrock Facility
Bronco Building
Glenrock, Wyoming

Description:

Enviro Engineering, Inc. has completed the inspection at the above referenced facility. The inspection reports the chain of custody and the lab reports are included as attachments to this invoice.

Inspection & Report	\$1,500.00
118 Samples @\$40.00/sample	<u>\$4,720.00</u>

Total Amount due Enviro Engineering, Inc.	\$6,220.00
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Please remit \$6,220.00 to:

Enviro Engineering, Inc.
P.O. Box 211
Casper, WY 82602

We thank you for the opportunity to provide this service.

Enviro Engineering, Inc.

P.O. Box 211
Casper, Wyoming 82602
307-266-2299
Fax 307-266-2303
enviroenginc@yahoo.com

January 14, 2013

HEIN-BOND, LLC
Attn: Randy Hein
210 West 14th
Casper, WY 82601

Re: Bid Proposal - EEI #122283
Asbestos Abatement/ Cost Estimate
Bronco Building
Glenrock, Wyoming

Dear Mr. Hein:

Enviro Engineering, Inc. proposes to furnish labor, equipment, material, asbestos specific true occurrence type liability insurance and OSHA required personal air monitoring for the referenced project. This project includes the following:

2nd Floor

1. Removal and disposal of floor tile on wood backing in 6 different apartments on the 2nd floor, and approximately 350 square feet of ceiling texture located in three different areas on the 2nd floor of the above referenced facility. The removal will take an estimate of 7 to 10 working days.

Bid Proposal for Item No. 1 \$18,000.00

Main Floor

2. Removal and disposal of approximately 7500 square feet of asbestos containing floor tile, floor tile mastic and sheet vinyl located throughout the main floor of the above referenced facility. Removal will take an estimate of 12 to 15 working days.

Bid Proposal for Item No. 2 \$37,500.00

Basement Area

3. Removal and disposal of asbestos containing thermal system insulation from various piping and boiler unit. Removal will take an estimate of 3 to 5 working days.

Bid Proposal for Item No. 3

\$13,000.00

All work will be performed by AHERA certified supervisors and workers in strict accordance with EPA, OSHA, and Wyoming DEQ regulations.

We thank you for the opportunity to submit this cost estimate. Please indicate your acceptance of this cost estimate by signing below and return one copy to us. Once the cost estimate has been signed a formal bid proposal will be sent with request of signature from authorized personnel.

Sincerely,



Jessica McQuiston

Authorized Signature

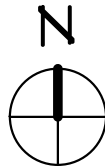
Date



1

Site

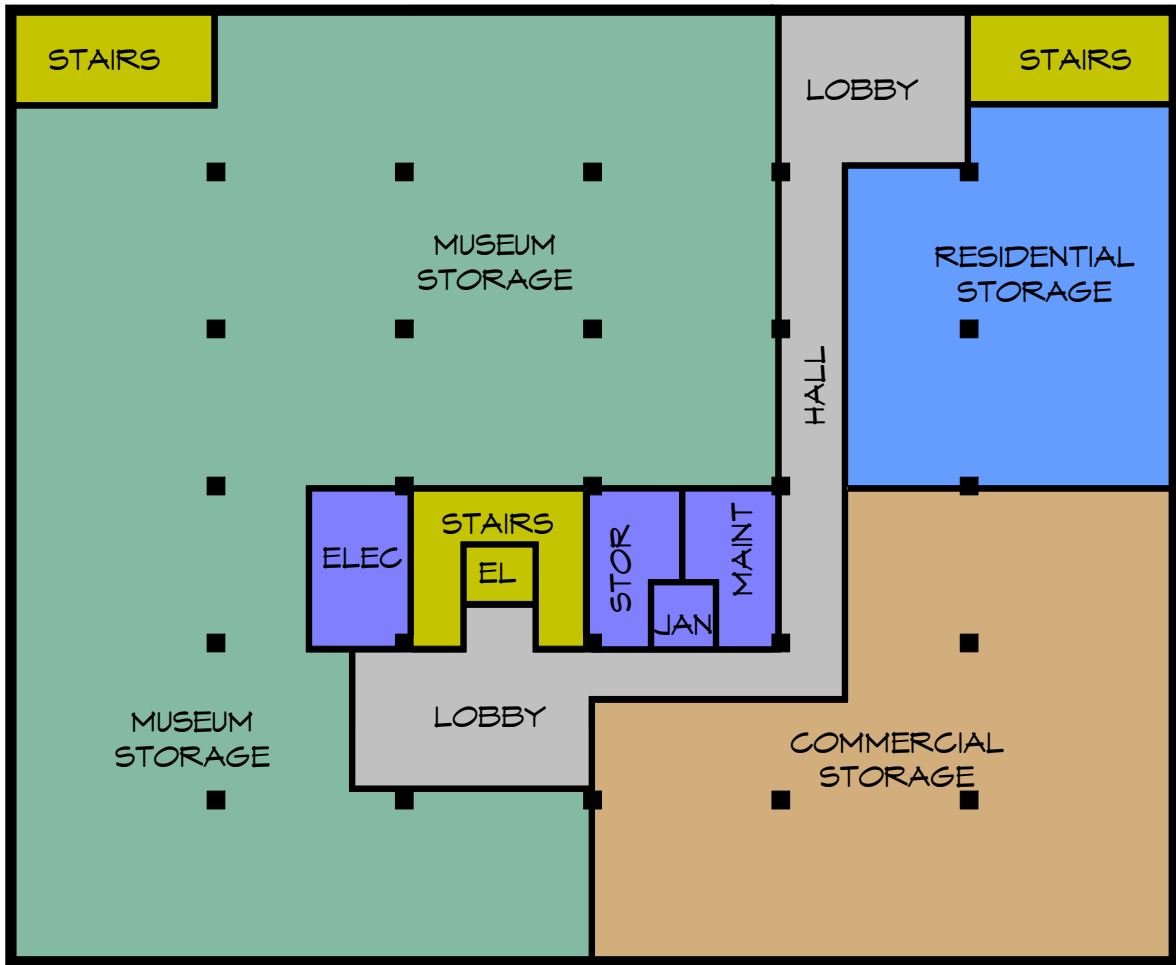
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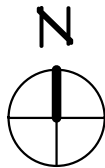
Town of Glenrock Lincoln (Bronco) Building 506 W. Birch St., Glenrock, Wyoming	Hein Bond 210 West 14th Street Casper, Wyoming	Date: 07/23/2013 Drawn By: JLF
	307.234.3601 www.heinbond.com	A2.0

SITE PLAN

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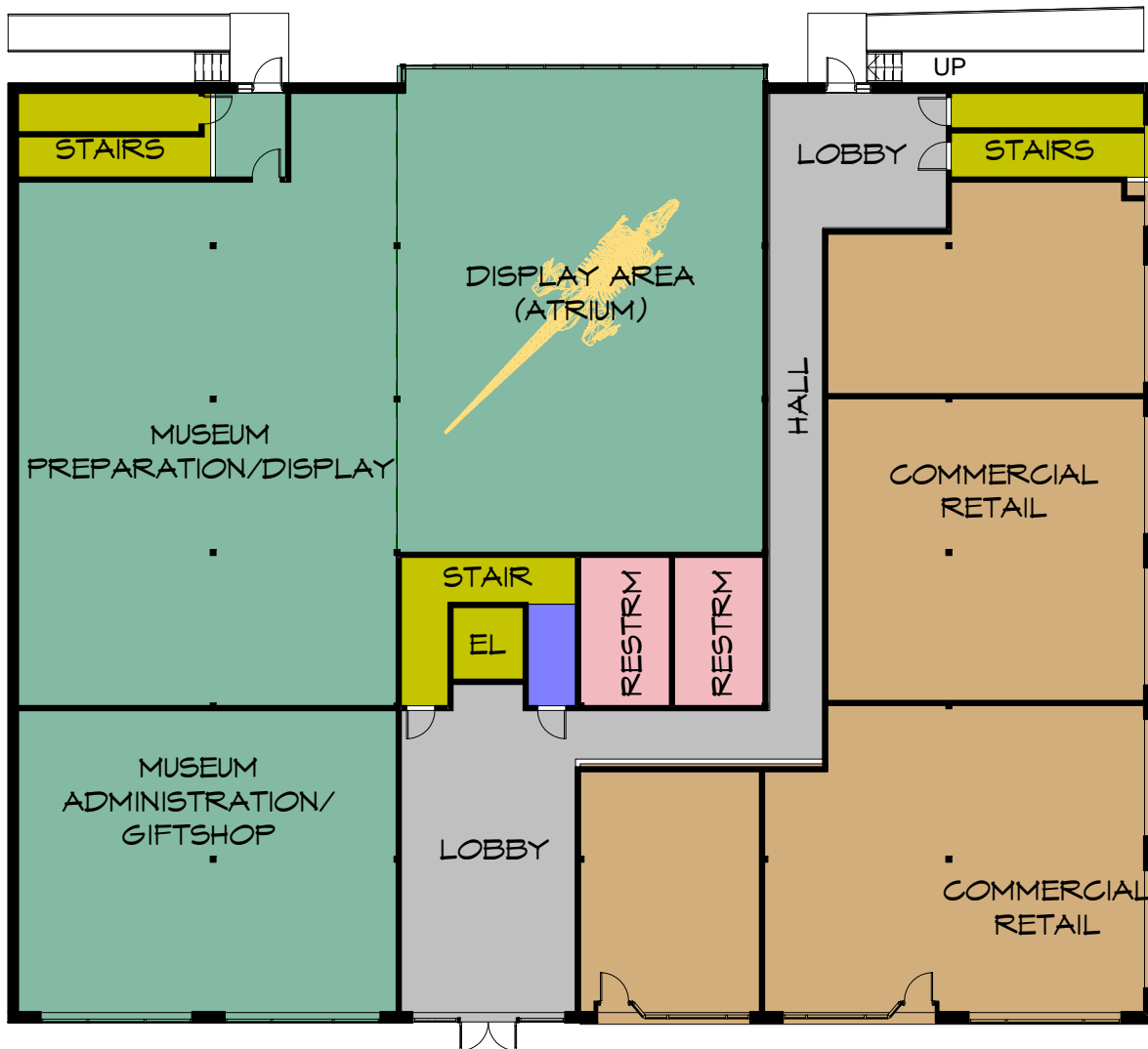


1 BASEMENT
1" = 20'-0"



Town of Glenrock Lincoln (Bronco) Building 506 W. Birch St., Glenrock, Wyoming	Hein Bond 210 West 14th Street Casper, Wyoming	Date: 07/23/2013 Drawn By: JLF
	BASEMENT	A2.1

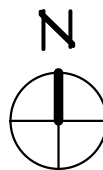
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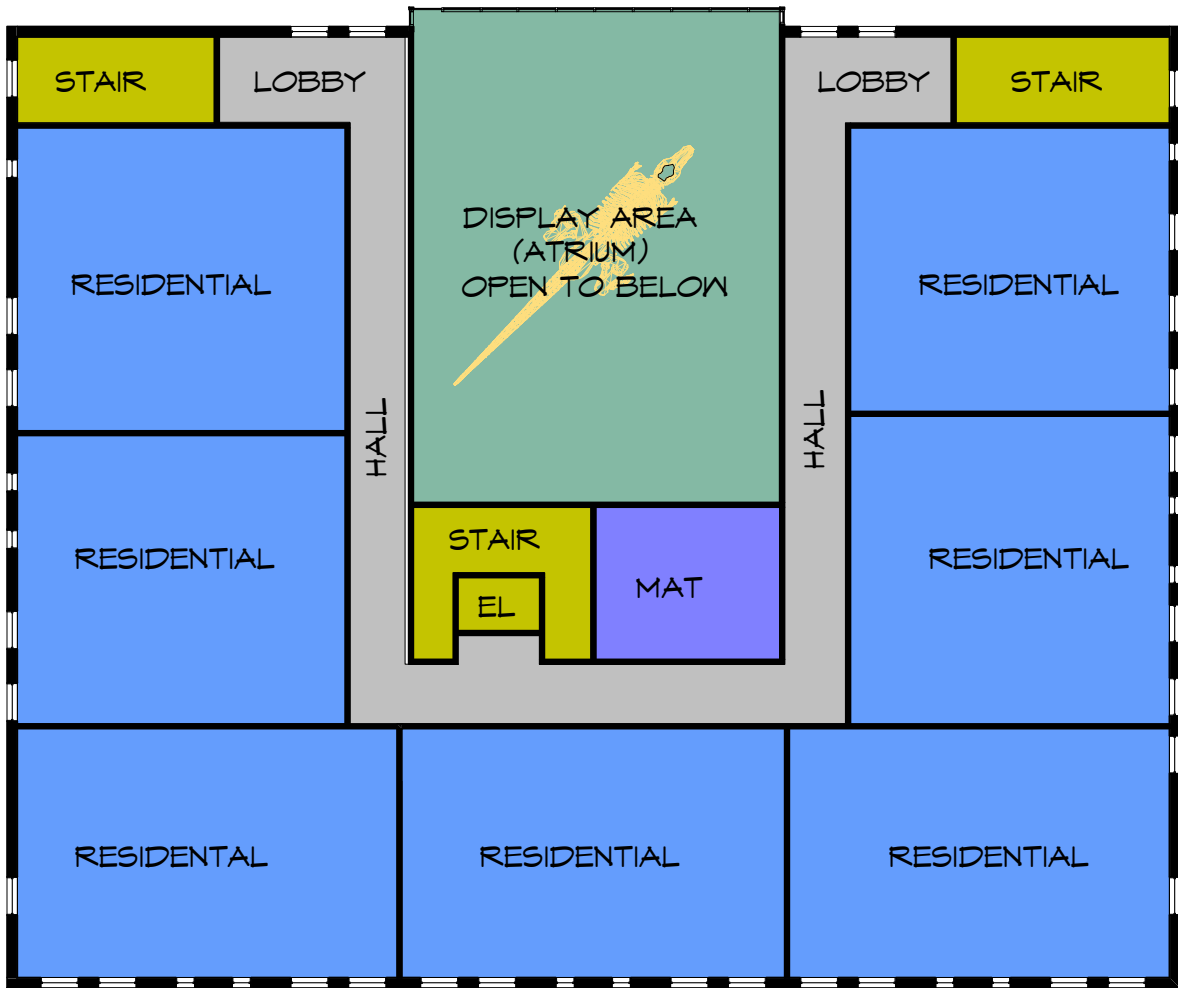
FIRST FLOOR

1" = 20'-0"



Town of Glenrock Lincoln (Bronco) Building 506 W. Birch St., Glenrock, Wyoming	Hein Bond 210 West 14th Street Casper, Wyoming	307.234.3601 www.heinbond.com	Date: 07/23/2013 Drawn By: JLF
	FIRST FLOOR		A2.2

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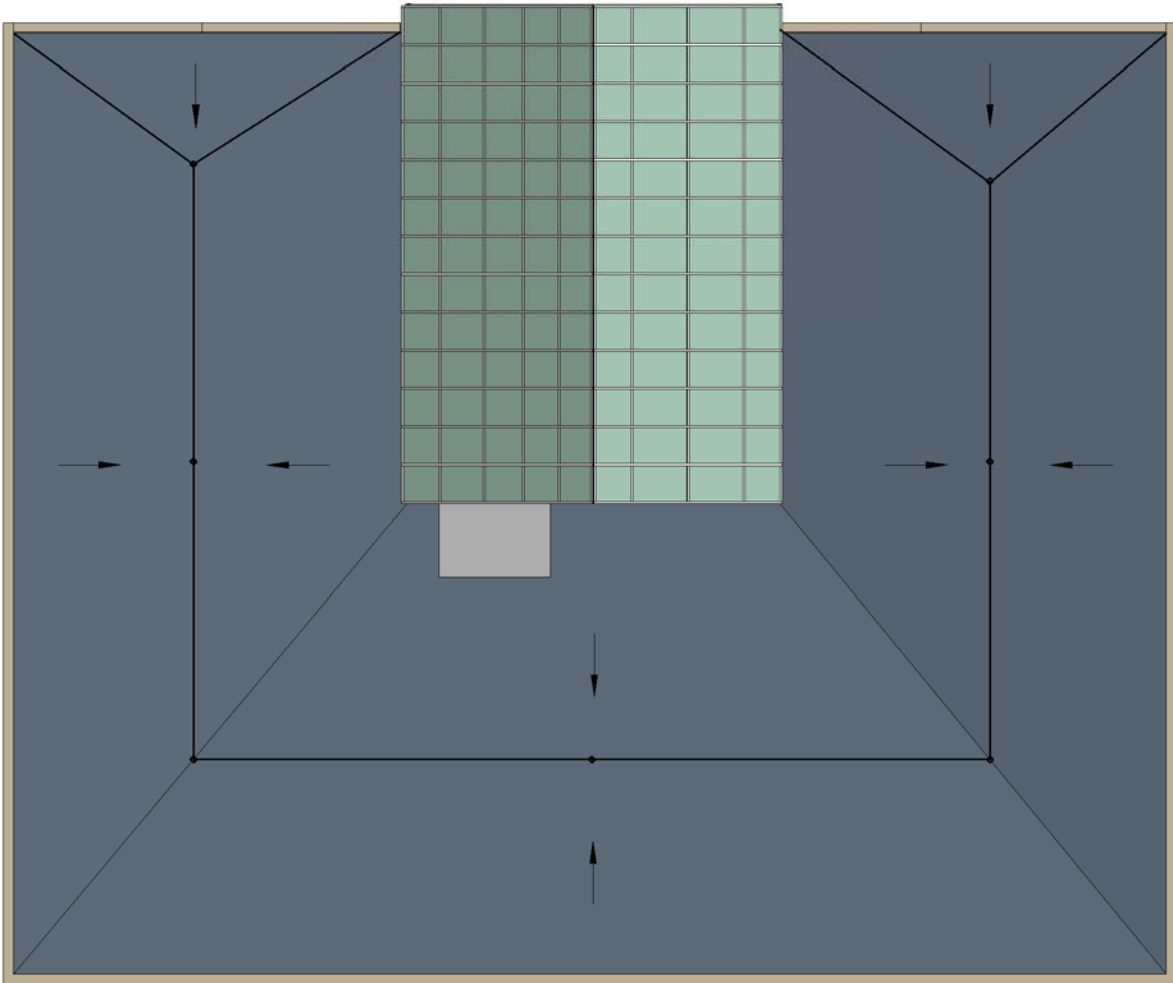
SECOND FLOOR

1" = 20'-0"

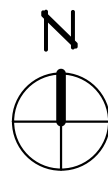


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	SECOND FLOOR		A2.3

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1 ROOF
1" = 20'-0"

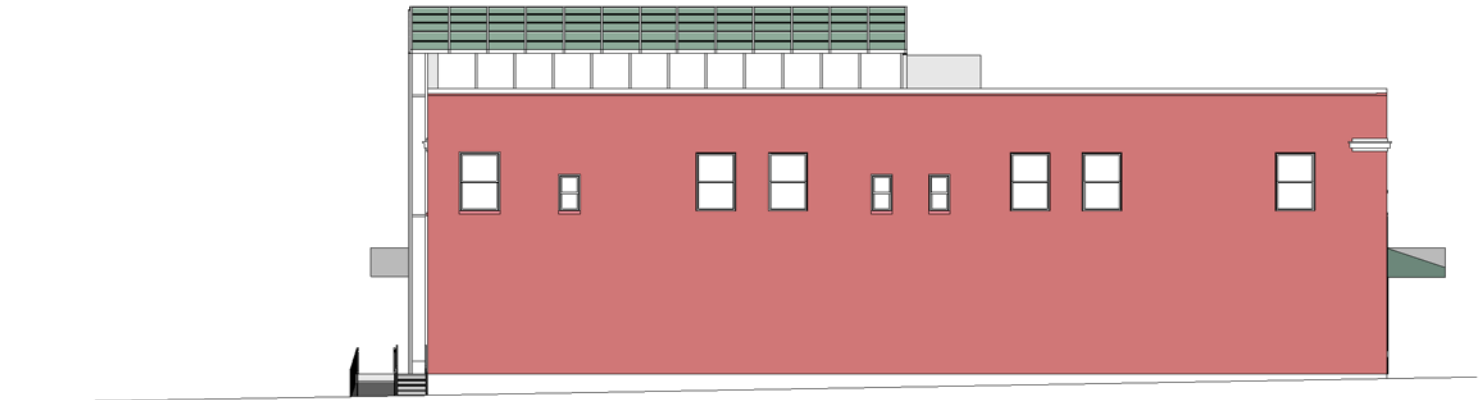


Town of Glenrock Lincoln (Bronco) Building 506 W. Birch St., Glenrock, Wyoming	Hein Bond 210 West 14th Street Casper, Wyoming	307.234.3601 www.heinbond.com	Date: 07/23/2013 Drawn By: JLF
	ROOF PLAN		A2.4

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2 East
1" = 20'-0"



1 West
1" = 20'-0"

Town of Glenrock
Lincoln (Bronco) Building
 506 W. Birch St., Glenrock, Wyoming

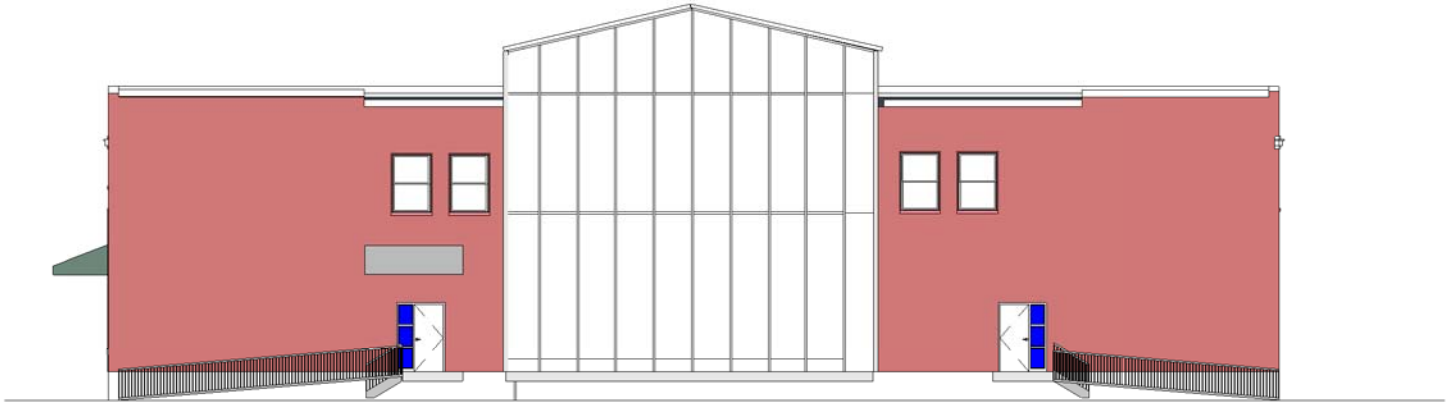
Hein | Bond
 210 West 14th Street
 Casper, Wyoming
 307.234.3801
 www.heinbond.com

ELEVATIONS

Date: 07/23/2013
 Drawn By: JLF

A3.1

Town of Glenrock
Lincoln (Bronco) Building
 506 W. Birch St., Glenrock, Wyoming



1 North
 1" = 20'-0"



2 South
 1" = 20'-0"

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ELEVATIONS

Date: 07/23/2013
 Drawn By: JLF

A3.2



July 26, 2013

ESTIMATED PROJECT BUDGET FOR LINCOLN BUILDING REMODEL

GLENROCK, WYOMING

Estimated Project Costs:

Construction Costs:

Basement Floor:

Demolition: 11,870 sqft X \$3	\$35,610
Foundation & structural repair: 11,870 sqft X \$5	\$59,350
Walls, ceiling & flooring: 11,870 sqft X \$10	\$118,700
Mechanical & Plumbing: 11,870 sqft X \$20	\$237,400
Electrical & Lighting: 11,870 sqft X \$10	\$118,700
Fire sprinkler system: 11,870 sqft X \$5	<u>\$59,350</u>

Sub-Total

\$629,110

First Floor:

Demolition: 11,870 sqft X \$7	\$83,090
Walls, ceiling & flooring: 11,870 sqft X \$35	\$415,450
Mechanical & Plumbing: 11,870 sqft X \$30	\$356,100
Electrical & Lighting: 11,870 sqft X \$25	\$296,750
Fire sprinkler system: 11,870 sqft X \$5	<u>\$59,350</u>

Sub-Total

\$1,210,740

Second Floor:

Demolition:11,870 sqft X \$10	\$118,700
Walls, ceiling, flooring: 11,870 sqft X \$25	\$296,750
Mechanical & Plumbing:11,870 sqft X \$30	\$356,100
Electrical: 11,870 sqft X \$25	\$296,750
Fire sprinkler system:11,870 sqft X 5	<u>\$59,350</u>

Sub-Total **\$1,127,650**

Elevator & Shaft:

Horizontal Circulation:1,040 sqft X \$120	\$150,000
Vertical Circulation: 1,160 sqft X \$80	\$50,000

Sub-Total **\$200,000**

Roof:

Demo, New Roof & Insulation: 9,870 sqft X \$10	\$98,700
New Joists and Sheathing: 9,870 sqft X \$5	\$49,350
Atrium Glass Walls: 1,200 sqft X \$65	\$78,000
Atrium Glass Ceiling & Structure: 2,000 sqft X \$85	<u>\$170,000</u>

Sub-Total **\$396,050**

Exterior Walls, Windows & Doors:

Storefronts, Windows & Doors: (allowance)	\$128,140
Exterior Walls: (tuck point) 3,080 sqft X \$25	\$77,000
Metal Canopies: (allowance)	\$30,000
Awnings: 11 X \$7,500	\$82,500

Sub-Total **\$317,640**

Site Work (stairs and ramps):

Site Concrete	<u>\$30,000</u>
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Sub-Total **\$30,000**

Total Construction Costs:

Basement Floor:	\$629,110
First Floor:	\$1,210,740
Second Floor:	\$1,127,650
Elevator & Shaft	\$200,000
Roof:	\$ 396,050
Exterior Treatment: (walls, Windows & Doors)	\$317,640
North Entries: Stairs & Ramps	\$30,000
Total Construction Costs	\$3,911,190

Owner Costs:

Construction Contingency: (10%)	\$ 391,000
Architectural Fees: (10%)	\$ 391,000
Asbestos Removal	\$70,000
Equipment: (security system)	\$55,000
Reimbursables: (printing, travel, etc.)	\$10,000
Materials Testing:	\$5,000
Construction Permit:	\$5,000
Soils Testing:	<u>\$2,500</u>

Sub-Total **\$929,500**

Sub-Total Construction Costs **\$3,911,190**

Sub-Total Owner Costs **\$929,500**

Total Estimated Project Costs: **\$ 4,840,690**

Optional Project Costs:

Museum Atrium Addition Option:

Foundation & slab:2,000 sqft X \$20	\$40,000
Basement ceiling & Flooring1,824 sqft X 8	\$14,592
Floor Joists, sheathing & flooring: 1,824 sqft X \$10	\$18,240
Mechanical & Plumbing:1,824 sqft X \$30	\$54,720
Electrical: 11,870 sqft X \$25	\$45,600
Fire sprinkler system:11,870 sqft X 5	\$9,120
Atrium Glass Ceiling: 2,000 sqft X \$100	\$200,000
Atrium Glass Walls: 4,480 sqft X \$65	<u>\$291,200</u>

Sub-Total **\$673,472**

Construction Contingency: (10%)	\$ 67,300
Architectural Fees: (10%)	<u>\$ 67,300</u>

Total Museum Atrium Addition Option (ADD) \$808,072

Site Work Option (Parking areas & Landscape):

Site Paving, & Landscaping: 21,000 sqft X \$15	<u>\$315,000</u>
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Sub-Total **\$315,000**

Construction Contingency: (10%)	\$ 31,500
Architectural Fees: (10%)	<u>\$ 31,500</u>

Total Site Work Option (ADD) \$378,000

Second Floor Apartments (Atrium Infill) Option:

Roof Joists, sheathing,roofing & drains 2,000 X 25	\$50,000
Walls, ceiling & flooring: 2,000 sqft X \$35	\$70,000
Floor Joists, sheathing & flooring: 2,000 sqft X \$15	\$30,000
Structural Beams & Columns: 2,000 sqft X \$20	\$40,000
Mechanical & Plumbing:2,000 sqft X \$30	\$60,000
Electrical: 2,000 sqft X \$25	\$50,000
Fire sprinkler system:2,000 sqft X 5	<u>\$10,000</u>

Sub-Total **\$310,000**

Construction Contingency: (10%)	\$ 31,000
Architectural Fees: (10%)	<u>\$ 31,000</u>

Total Second Floor Apartments Option (ADD) \$382,000

* These estimated costs are based on the current conditions and market for July 2013. Market conditions do vary from year to year depending on supply and demand of labor, products and materials. We recommend an increase in the estimated costs of 5% per year.