

Construction errors cited by employee

by MICHAEL P. JONES
Post Correspondent

A construction supervisor, who will be testifying in arbitration proceedings concerning the \$1.4 million addition to Welches Grade School, said that improper fill material is responsible for problems that have plagued the project.

The cost, as well as the blame for the construction problems, may be resolved in the coming arbitration proceedings.

The arbitration is between the Welches School District and Glynbrook Construction Company of Salem. At issue is an estimated \$100,000, which includes liquidated damages and change orders in the project, both of which were attributed to construction problems.

The next round in the arbitrations will involve the district and Havalick Construction, a Scappoose-based excavation firm that cleared and prepared the site for the new three-wing addition. In dispute is \$29,000 that is being withheld from the firm by the district.

The district is withholding the money because organic fill materials such as grass, roots, logs, branches and stumps, were left in the area where cement slabs for the addition was poured. It is feared that settling problems could develop in the future as a result of this improper fill.

The third proceeding could involve a Portland-based architectural firm, Richard L. Gessford & Associates. They were hired by the district to draw the plans for the new structure.

Later, the district and Gessford signed another contract that made him responsible for administering a \$256,000 contingency fund. Duties included such things as hiring the contractors and approving change orders.

Any of the parties involved—Glynbrook, Havalick, any of the subcontractors, or even the school district—could still file claims against Gessford.

Emil T. Fahrenkrug, a former construction superintendent for Glynbrook who serves in a similar capacity with another company now, first revealed the problems to the community. He contends the school's problem is being caused by the improper organic fill and adds there were soil tests that should have been taken but were not.

The soil tests, according to both Fahrenkrug and Gary Yeaman, Clackamas County building inspector, were to be taken on every eight inches of fill added to the building site. These tests would have revealed that unacceptable amounts of organic material was present in the fill, according to Yeaman.

SETTLING DENIED

According to Leon Hamblin, vice president of Gessford and Associates, no fill problems exist. "No one says there is anything wrong with the fill. They have taken some tests and no settling has been proved and no settling will take place," Hamblin said.

Fahrenkrug arrived on the job in the early fall of 1980 as a replacement for the original job superintendent.

At that particular point the slab for "A" wing had been poured and

workers were in the process of plastering the walls. The "C" wing slab had also been poured and framing had just begun. No slab or wall construction had yet begun on the "B" wing structure.

During an interview taped on March 26 of last year at Fahrenkrug's home in Almsville, he said he first learned of the problems with the organic fill almost as soon as he took over as superintendent.

He said that LeRoy Gossen, of Gossen Excavation, called his attention to some improper fill he discovered while digging out footings for "B" wing. He discovered wood ashes, sticks, roots, stumps and other organic materials that had not been removed from the site.

Fahrenkrug said he showed the organic material to Leon Hamblin, vice president of Gessford and Associates. Hamblin reportedly instructed him to have the footing dug down until solid ground was reached.

However, a few feet down Gossen struck a solid object. When dug out he uncovered a stump that was two feet in diameter and 10 to 18 inches long.

Beneath the stump was the remainder of a burn pile. This was at a depth of five and a half feet below where the footing was intended to be "in engineered fill."

Before forms were set, Fahrenkrug said he had Carlson Testing Inc. of Tigard conduct compaction tests in this area to determine the severity of the problem. While these tests were taking place, work on the footings continued and more of the same type of "rubbish" was discovered.

"The recommendation of Carlson Testing was that it (the footing area) should be dug out because it (the fill) wasn't suitable," said Fahrenkrug.

These tests, said Fahrenkrug, were turned over to Yeaman, who claimed they were the only tests he had seen in which testing was done below the first 12 inches.

"Meanwhile the building inspector (Yeaman) is crying and raising hell with me," said Fahrenkrug, "to get those damn inspection reports on the compaction tests, which were supposed to have been taken before they were doing (pouring) those pads."

In August or September of 1980, Fahrenkrug said, plumbers and electricians started in on their underground work in the kitchen area, and they too kept digging into roots and other organic fill.

When a contractor began putting in the sewer line from the office and gymnasium area to connect them to the lift station, the problem became more apparent. An eight-foot-wide trench, which he estimated to be around nine feet deep, revealed more of the same insufficient fill. He said there were pieces of wood, boulders, rocks and what he referred to as "just garbage" present.

As the contractor began covering up the hole, Fahrenkrug said he told them they'd better put in good fill and compact it. He said although he had no jurisdiction over them, he was worried because he was to be the one who was going to pour the floor and place the footings.

Please turn to Page 2.

Rim market considered a success

The Timberline Rim Craft Market went "real well," according to Ann Green, who was co-coordinator of the event along with Marilyn Petersen.

"The beautiful weather really helped us out," Green said.

There was an "even flow of traffic," though overall attendance this weekend may have been down a little from last year. "It's a sign of the times," Green said.

Most of the participants were happy with the number of sales, according to Green. Barbara Wilson and Betty Douthit of Portland sold kites, one of the popular items. Patterson Rock, a Rim resident, also reportedly did well selling watercolor paintings for different artists.

The craft market, an annual event in its third year, gets better every year in Green's opinion. It is also getting easier to organize, she said.

A raffle, registration fees and a raspberry shortcake booth resulted in \$450 being raised for the Rim lodge and swimming pool fund.

Helen Ladd, a Rim resident, caught the eyes of many as she worked on paintings. Ladd is a former buyer and director of social departments for the J. Thayer Company, where she won two na-

tional awards for the store in merchandising and display. She is now retired and spends her time cap-

turing scenes of the Northwest. She developed the Loft Gallery in Beaverton and the Skylight Room

in Hillsboro for the J. Thayer Company, showcases for the works of Northwest artists.



Helen Ladd

Photo by Scott Newton

Aschoff elected Boring board chairman

by GWEN BOGH
Post Correspondent

School board members elected Carl Aschoff to act as chairman for the Boring School District. Supporting him, board member Stu McKenzie said, "I feel Aschoff has the experience from working on the board quite a while." The unanimous approval was reached without hesitation.

Following Aschoff's nomination, the board approved a motion for Stu McKenzie to serve as vice chairman. Linda Shaw took the oath at last week's board meeting as the newest member to the Boring School board. She's a parent and has been an active participant during board meetings. She will serve two years, until June 30, 1984.

Clackamas County board considers testimony on plan

The Board of Clackamas County Commissioners held over a decision on the proposed changes for the Mt. Hood Community Plan until next Monday, July 26.

Dominic Mancini, director of the planning department, said the commissioners tabled making a decision until they have had an opportunity to review the testimony and evidence presented at the hearings.

They have scheduled a work session for 9 a.m. today, July 22, at the Department of Environmental Services building, 902 Abernethy, in Oregon City.

Mancini said it is expected that the

work session will last all day. Once the proposed revisions are adopted, said Mancini, it will be sent back to the planning staff, which will prepare a new planning document. That document will be submitted to the state Land Conservation and Development Commission prior to August 13.

The LCDC will hold a public hearing on the revisions, as well as discuss a number of other issues, which will involve wetlands and riparian systems, both within and outside of the Hoodland Service District. That hearing is tentatively scheduled for August 13.

Those items listed which were adopted included: authorization of one signature on district checks less than \$15,000; authorization of salary payments and payments of claims against the district according to budget, policy and state and federal laws; designation of the second Tuesday of each month at 8 p.m. in the Naas building library as day, time and place of board of directors meetings; and authorization for the county treasurer to invest funds for the district and approval of grant applications for federal funds.

Discussed by members at the board meeting was the probable visit from state officials to evaluate the special education program at the school. Taylor said, "We're anticipating state monitoring of special education this fall." Taylor commended Carolyn Phones for the excellent work she's done with the special education program.

Another concern that faces the board is the problem of holding onto former students' records. Files on individual students must be kept and maintained at the school. "It's a tremendous amount of time the records have to be kept," said Boring. He said in some situations they must be kept 700 years. The possibility of using microfilm may be an alternative to the problem. A cost

estimate may be researched. Three positions were filled on the budget committee. They were Grant Richardson, Bob Boring and Richard Bailey. Applicants for the available positions were required to send a letter to the board stating their qualifications and why they wanted to be on the committee.

Kent & Snow, auditors of Boring School for at least four years (that Faith Wilson, deputy clerk, recalls) have done a good job for the school, according to Taylor, but some saw a need for new auditors. "We need a fresh look at budgeting from new auditors," said Jerry Cannon, budget committee chairman. No action was taken.

McKenzie expressed his views on forming a committee that would be responsible for developing long range goals for the school. Some of the questions which might be addressed, he said, include: "What are the needs of the students? What are the frustrations of the teachers? Does the school as a staff have some goals they are working toward?"

Hoodland Happenings

Celebrity Golf Classic set at Rippling River

THURSDAY, JULY 22
The Clackamas County Bookmobile will be at the Hoodland Plaza Shopping Center today from 4 to 7 p.m.

FRIDAY, JULY 23
The first Celebrity Golf-Tennis Classic will be held today and tomorrow at the Rippling River Resort. The tournament will begin at 10 a.m. today and continue through Sunday, finishing at 5 p.m. The tournament will benefit the Mt. Hood Kiwanis Crippled Children's Camp and the Deaf-Blind People of Oregon Inc. Call the resort at 622-3101 for complete details.

SUNDAY, JULY 25
The Welches Community School aerobic dance class will be held today beginning at 9 a.m. at Welches School in the covered area next to the school playground. Babysitting will

be available for a small fee. Vacation Bible School, sponsored by Hoodland Lutheran Church, begins today at 9:30 a.m. Children age 3 through those in sixth grade are welcome to attend the school from 9:30 a.m. to noon today through Friday, July 30. The Bible School will be held at the Hoodland Women's Club building, and is free. Call 622-3916 for more information.

WEDNESDAY, JULY 29
Aerobic dance class will continue today at Welches School beginning at 9 a.m.

Welches Community School hikes continue throughout the summer with Lou Tipton leading. Meet at the Hoodland Women's Club building to carpool.

To place an event in Hoodland Happenings, contact Dawn Morrison at 622-3538.

Environmentalist praises county for hydro ordinance

An ordinance addressing the siting of hydroelectric and water diversion facilities in Clackamas County was approved July 12 by the Board of County Commissioners.

The commissioners, however, amended the proposed siting standards to prohibit such facilities in open-space management areas, fearing there could be a conflict with the comprehensive plan.

Open space, according to the 1976 Mt. Hood Community Plan, covers such areas as schools, parks, slopes with scenic values in excess of 25 per-

cent, stream corridors, flood plains, wetlands and marshes.

At an earlier hearing Liz Frenkel, representing groups as the Sierra Club, Oregon Wilderness Coalition and Oregon Environmental Council, applauded the county for what she called a "landmark" ordinance.

Frenkel said environmental groups all over the state were watching the progress Clackamas County was making in its attempt to recognize the problems associated with hydroelectric facilities.



A small line formed Sunday afternoon for rides down the new Alpine Slide at Multnomah Ski Bowl.

Staff photo