

OFFICE

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Carpenter told the court the new hire could take on new cases over time and provide continuity for a new deputy district attorney. Calling the loss of the deputy district attorney a "safety issue," Commissioner Rob Raschio asked Treasurer Julie Ellison to look for places in the budget where funds could be shifted to pay for the deputy district attorney position.

Raschio noted that the district attorney's position is paid by the state, but deputy district attorney positions across the state are funded either by grants or through a county budget. He called the system of funding deputy district attorneys with grants "a crazy idea." Jim Sproul noted that Grant County Counsel Ron Yockim may retire soon and the court could consider consolidating the district attorney's office with the county counsel as a way to pay for a deputy district attorney.

Sproul said other Oregon counties combine district attorney and county counsel offices. Raschio asked Ellison to look into Sproul's idea, noting that while it might help solve the question of how to fund a deputy district attorney, it would not solve the problem of funding a victim intervention specialist and special investigator. Grant County Judge Scott Myers, however, noted that Yockim is paid \$2,750 per month, which is not enough to fund a replacement

deputy district attorney. **Emergency shelter** Raschio also pointed out that the VAWA grant provided 0.75 full-time employee funding for the Heart of Grant County director, and the group will need a director to help in its current efforts to build an emergency shelter. The Heart of Grant County, a nonprofit established in 2008 to provide advocacy and support services for victims of domestic violence, sexual assault, dating violence and stalking, moved into a small house in

June 2016 that provided office space and an apartment for emergency shelter service. Prior to that, the only shelter services the organization could provide were at local motels or shelters outside the area. Plans are in the works to build a facility to provide office space and emergency shelter needs. The organization purchased a property in John Day, and a Phase 1 environmental study assessment of the property was conducted using \$3,100 from Business Oregon. The court on Sept. 12 approved a request from Eco-

nomics Development Coordinator Sally Bartlett to submit a pre-application on behalf of Heart of Grant County for a community development block grant from the U.S. Department of Housing and Urban Development. If approved, Heart of Grant County will be invited to submit a formal request. The estimated grant amount is \$980,000, which may not be enough to complete the project, according to board minutes. Cost estimates of \$366 per square foot for the building run to about \$1.2 million.

TIMBER

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market effectively to mass timber, then it could be huge."

Benefits, skepticism

Locke describes himself as a "wood guy." Before joining OFRI, he ran a marketing agency, Pipeline Public Relations, in Portland, serving clients in the construction industry.

Locke is the first director of forest products for OFRI, a position created in 2015 and partially funded by a two-year, \$250,000 Wood Innovation Grant from the U.S. Forest Service. He said the job was a perfect fit.

"They wanted to promote Oregon wood products into commercial construction," Locke said. "That has always made sense to me."

First, Locke said, there are cost savings on construction and installation with mass timber. He explained how each floor panel at Albina Yard was installed in three hours, whereas with steel and concrete it would have taken twice as long to do the job.

Then there is the environmental element. Production of CLT emits 26 percent less greenhouse gases than making steel, and 50 percent less than concrete. Carbon 12, the Portland condo building, also stores up to 577 metric tons of carbon dioxide in the wood — equivalent to taking roughly 105 cars off the road for one year.

CLT was initially developed to create a high-end

use for lumber. Locke said it could also provide a market for small-diameter trees and the wildfire fuels building up in western forests.

Others, however, have tempered expectations. According to University of Washington and Washington State University researchers, the predicted demand for softwood lumber to manufacture CLT panels is still less than 1 percent of the annual Pacific Northwest timber harvest, making it a boutique industry at best.

Doug Heiken, conservation and restoration coordinator for the environmental group Oregon Wild, described CLT as a side product of the timber industry that would not change its overall carbon footprint. He said there is no guarantee wood for mass timber would come from sustainable forestry practices, and not industrial clear-cuts.

"Mass timber isn't really that different from any other timber in that way," Heiken said.

Building codes

The main limiting factor, Locke said, are the international building codes, which are slowly being adapted to catch up to tall wood buildings.

In April, the International Code Council moved to update codes allowing for wood buildings up to 18 stories, although the proposed changes would not be adopted until 2021 at the earliest.

Oregon took the extraordinary step in August of adopting the recommendations under its Statewide Alternate Method — the first state to do so. Locke said mass timber



Contributed photo/Shanna Hall Photography

The new mass plywood plant at Freres Lumber Co. near Lyons.

has passed every required test and is proving to be just as safe as concrete or steel.

Such tests are conducted at the TallWood Design Institute, a collaborative research program of the University of Oregon College of Design and Oregon State University's College of Forestry and College of Engineering.

Iain Macdonald, associate director of the institute, said 20 to 30 professors are working in research and product development, studying fire performance, building physics, environmental impact and economics.

"Urbanization is going to drive a huge demand for housing around the world," Macdonald said. "Our role is to do applied research on this, to put together educational programs for stakeholders like architects, structural engineers and construction companies."

Macdonald acknowledged fears about mass timber, especially regarding fire safety. Fire tests involve roasting panels in a furnace at 1,832 degrees Fahrenheit for up to two hours, and Macdonald said the results so far are promising.

While the surface does char, Macdonald said the interior of the panel remains insulated from the heat. He compared it to throwing a whole log onto a campfire, versus small pieces of kindling.

William Silva, pre-construction manager for Swinerton Builders — the Portland company that built the First Tech's Hillsboro headquarters — said that as product testing and building codes come together fellow builders should get over their fears.

"It's become more than just a progressive concept," Silva said. "I see a lot of developers looking at this as a value proposition."

Peavy Hall

Not everything has gone smoothly for mass timber development in Oregon. Just outside Macdonald's office at the OSU College of Forestry in Corvallis, work is underway on the new Oregon Forest Science Complex that will house the College of Forestry, TallWood Design Institute and replace Peavy Hall on campus. The project is supposed to be a showcase building for the materials, but was hampered earlier this year by a costly and potentially dangerous setback. On March 14, two of seven layers in a third-story CLT panel measuring 30 feet long by 4 feet wide, weighing

a half-ton, delaminated and fell 14 feet onto the second floor below. Panels for Peavy Hall were manufactured by D.R. Johnson.

Nobody was hurt, but the incident did bring construction to a halt while officials investigated what went wrong. Evaluations were conducted by the general contractor, Andersen Construction, as well as D.R. Johnson and APA — The Engineered Wood Association. OSU also hired KPFF Consulting Engineers of Portland as an independent consultant.

They determined D.R. Johnson employees erred when they pre-heated lumber in stacks outside during a period of cold weather before gluing them together into CLT. This caused premature curing of the adhesive, weakening the bond.

Valerie Johnson, president of D.R. Johnson Wood Innovations, said the incident was the product of a "well-intentioned, but unfortunate" change in the manufacturing process. She said the company has added quality control measures, and built a climate-controlled glue layup room in its facility to ensure delamination does not happen again.

"We are confident we have rectified the problem permanently and have an even better production process as a result," Johnson said.

Andersen Construction authorized D.R. Johnson to resume making panels for Peavy Hall, and construction resumed in July.

In its project specifications, OSU stipulates that CLT components for Peavy must be manufactured within 300 miles of Corvallis. D.R. Johnson is the only certified CLT fabricator that meets the requirement.

OSU spokesman Steve Clark said engineers are still determining how many pan-

els already installed at the complex may need to be replaced. The project is divided into three zones, with Zone 3 needing 45 of 71 panels replaced. Analyses are not yet completed for Zones 1 and 2.

"Ultimately there is some expense and delay," Clark said. The 95,000-square-foot complex is now expected to open by January 2020. The total cost is now \$79 million, of which \$30 million comes from state bonds, \$38 million in donations and \$11 million in university funding.

Despite the problem, supporters of CLT do not appear to be fazed. Clark said the university remains "very committed and confident" in the future of CLT. Locke described it as a "blip" in the process. Macdonald said it was an anomaly.

"We really have not heard about this happening on a CLT project around the world," Macdonald said. "It's good that this deviation in the manufacturing process was caught. We're not concerned about the long-term impact."

Rural prosperity

Set in the forested canyon near Lyons, Freres Lumber Co. has pioneered a new form of mass timber to sustain its business and 470 employees.

The company, founded in 1922, debuted its new mass plywood factory in December 2017, a sparkling \$40 million, four-acre facility that manufactures panels using veneer lumber up to 12 feet wide, 48 feet long and 24 inches thick.

Tyler Freres, co-owner and vice president of sales, said the company received patents for its mass plywood panels earlier this year. He believes mass plywood is a more efficient product than CLT, using 20 percent less wood while holding up in every facet of construction.

"This is a truly unique facility," Freres said. "We had to design all the processes ourselves."

Freres, who lives in nearby Stayton, said the prosperity of local schools and communities is tied to the success of the timber industry. Mass timber can be a lifeline, he said, though it will require a more productive approach to thinning federal forests to boost volume.

In the 1970s, Oregon's timber harvest totaled more than 8 billion board-feet, according to the state Office of Economic Analysis. Today, the timber harvest has dropped by more than half that amount, and logging on federal lands is down nearly 90 percent.

"It's been an absolute disaster, losing timber," Freres said.

Freres said mass plywood will be key to supporting his family's business for another 100 years. He said the company receives many inquiries from builders interested in mass plywood.

"The potential is almost limitless," he said.

FUNDRAISER 4 year old Graham McCosker

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Tuesday September 25 doors open at 5pm Pavilion at GC Fair Grounds in John Day, Delux Taco bar dinner donated by the Squeeze in Restaurant, no host bar, Spit Fire Cocktails, and Silent Auction. Graham is fighting cancer and is taking chemo treatments in Portland

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Gordon Larson for Grant County Commissioner

A Vote For Grant County's Future

Gordon is a local rancher, businessman, and retired Oregon State Police Lieutenant. He served for 12 years on the Grant County School District #3 Board of Directors. Let him put that experience to work for Grant County.

Meet the Candidate Nights

Monday, September 24th, 2018, Prairie City Senior Center

Tuesday, September 25th, 2018, Mount Vernon Community Center

Thursday, September 27th, 2018, Dayville Church

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MOVIE SCHEDULE SEPT 21 - SEPT 27

SEARCHING (PG-13) After his 16-year-old daughter goes missing, a father breaks into her laptop to look for clues to find her.

FRI & SAT (4:10) 7:10 9:35
SUNDAY (4:10) 7:10
MON-THURS 7:10

THE PREDATOR (R) When the universe's most lethal hunter returns to Earth, only a ragtag crew of ex-soldiers and a disgruntled science teacher can save the human race.

FRI & SAT (4:20) 7:00 9:30
SUNDAY (4:20) 7:00
MON-THURS 7:00

THE NUN (R) Horror. A priest confronts a malevolent force in the form of a demonic nun.

FRI & SAT (4:20) 7:20 9:40
SUNDAY (4:20) 7:20
MON-THURS 7:20

\$9 Adult, \$7 Senior (60+), Youth