

Introduction

During World War II, the U.S. Department of Defense established a military barracks outside of Klamath Falls, Oregon, for the care of sick Marines. After the war, the facility became a technical college. Eventually, the facility was demolished to make way for a residential subdivision. Improper disposal practices during demolition left large amounts of asbestos in the soil at the site, posing a threat to human health.

Collaboration among EPA, the Oregon Department of Environmental Quality (DEQ), contractors and other stakeholders in the community resulted in the successful cleanup and continued use of the site. A focus by EPA, DEQ, Klamath County and EPA contractors on the use of local labor and resources resulted in increased skills in the local labor pool and increased spending in the local economy during the cleanup. Workers trained through EPA's Superfund Job Training Initiative (SuperJTI) built marketable skills and many also secured employment during the cleanup. Today, the residential community has been restored, and features such as septic systems, landscaping and roads have been replaced and restored. Vacant homes are being put on the market as they are ready, and a few have recently sold. Planning is underway for a community park memorializing the site's history.

Superfund site restoration and reuse can revitalize local economies with jobs, new businesses, tax revenues and local spending. This case study explores the North Ridge Estates Superfund site's cleanup and reuse, illustrating the beneficial effects of Superfund redevelopment.



Figure 1. View of the site.

Beneficial Effects

The remedial subcontractor hired 90 percent of its labor force locally and completed 95 percent of its subcontracting with local companies, keeping remedial spending in the community.

Training through EPA's SuperJTI program increased participants' skills in the local labor market and created long-term employment opportunities for many.

Several homes have been put on the market already and those remaining will be listed for sale by the end of 2019.

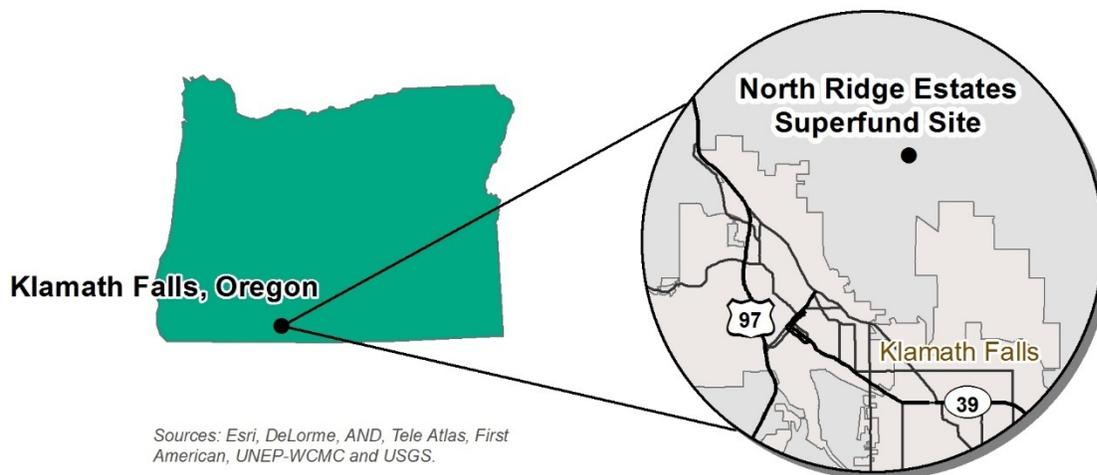


Figure 2. Site location outside of Klamath Falls, Oregon.

Site History

The North Ridge Estates site is a residential subdivision located three miles north of Klamath Falls, Oregon. This case study focuses on operable unit (OU) 1 of the site, the footprint of a former Marine Recuperation Barracks. OU2, which includes contamination at the nearby Kingsley Firing Range, will be investigated in the future and is not discussed in this case study. The site includes privately owned parcels and parcels managed by a court-appointed receiver. According to the 2016 U.S. Census, about 21,000 people live in Klamath Falls.

Site Cleanup and Transformation

During World War II, the U.S. Department of Defense built a barracks on the site for Marines being treated for tropical diseases. Declared surplus property by the U.S. Navy after the war, the state of Oregon acquired the site for use as a vocational college, which would later become the Oregon Institute of Technology. The U.S. General Services Administration acquired the property in 1964. The Melvin Bercot Kenneth Partnership (MBK) subsequently purchased the property. MBK demolished most of the facility's buildings in 1979 and began work on a residential subdivision in 1993. MBK sold residential properties in the subdivision between 1994 and 2002.

Due to improper disposal practices during site demolition, and miles of buried thermal system piping insulation left in place, large amounts of asbestos remained in the soil at the site. Asbestos is a fiber used in many



Figure 3. The former Marine barracks, prior to demolition.



Figure 4. Excavation of contaminated material.



Figure 5. Filling to grade with clean soil.

of the historical construction materials that, when airborne, can be inhaled and potentially cause mesothelioma and long-term respiratory problems.

Due to the magnitude of the contamination, DEQ referred the site to EPA in 2003. EPA began to investigate and define the extent of contamination and perform removal actions. After several studies on the nature of the asbestos debris it was revealed that each year, seasonal freezing and thawing of the ground at the site created frost heave, which exposed more asbestos on the surface. EPA determined that large amounts of widespread contamination remained underground. Based on the recommendation of DEQ and support of the local governments, Oregon used its allowed one-time state nomination to recommend listing the site on the Superfund program's National Priorities List (NPL). EPA listed the site on the NPL in 2011.

In 2014, EPA completed the plan for the remaining cleanup. It included excavating the contaminated materials to frost depth, capping the remaining soil with clean cover soil and vegetation to prevent migration of asbestos to the surface, consolidating excavated material in on-site repositories, and institutional controls and maintenance activities. The cleanup activities took place over three construction seasons from 2016 through 2018.

Throughout the cleanup, EPA worked closely with property owners to plan landscape design, re-planting and restoration of their properties. While most of the mature trees on site had asbestos contamination in their roots and required removal, about 100 existing trees were identified for preservation. More than 1,000 new trees and shrubs were planted.

Long-term management of the site will be transferred to DEQ and will include land use restrictions to prevent disturbance of the cover and prevent potential exposure to any remaining asbestos.

In October 2018, the Klamath Falls community celebrated the construction completion of the site's remedy with EPA, DEQ and cleanup contractors. At the event, state, federal, county, city elected officials, agency managers and staff, and community members toured the site and learned about future use plans.

Efficient Remediation Strategies Save Time and Resources

Throughout the cleanup, contractors EA and North Wind planned remedial activities to help conserve resources. Strategies included:

- Using specialized hose nozzles to control water use, applying water directly where needed to reduce the amount used to the extent possible.
- Keeping trucks inside the excavation area and staging the loading of trucks outside the excavation area to minimize time needed to decontaminate trucks.
- Sourcing clean fill material from a borrow location near the site to minimize road wear and tear and reduce diesel use.



Figure 6. Local, state, tribal and federal partners tour the site.

Beneficial Effects

Superfund cleanups protect human health and the environment and can also contribute to the local economy during and after construction. At the North Ridge Estates cleanup, an emphasis on hiring local labor and subcontracting with local businesses helped to keep cleanup dollars in the area, and established good working relationships between the county, DEQ, EPA and the community. Supporting that effort with training for local residents through EPA's SuperJTI program helped build skills in the local labor pool. Preparing the cleaned-up properties for sale and purchase will help to boost the local tax base.

Subcontracting with Local Companies¹

From the start, employing local residents and contracting with local businesses was a priority for all of the parties involved in the project. Use of local labor and support of the SuperJTI program was encouraged and considered during the search for a remediation subcontractor, though this was not a contract or bid requirement. EA Engineering, Science and Technology Inc. (EA), the remedial action construction contractor and North Wind Inc., the excavation and restoration subcontractor, put this priority into practice. Eighty percent of subcontractor dollars managed by EA went to companies in Oregon and Washington. North Wind used over 90 percent of local labor and subcontractors in its work, paying about \$4.5 million in local salaries and benefits over the three-year construction period.

This local focus created many diverse opportunities – Superfund remediation is supported by a range of businesses, from technical expertise such as asbestos abatement, to services such as hotel facilities for project staff. Employing local residents and businesses provides cost savings and economic benefits, including reduced travel costs for outside contractors, direct economic impacts such as employee compensation and utilities, indirect impacts of spending as dollars spent on local businesses recirculate in the community, and the induced economic effect created when employees and business owners spend their income in the community.



Figure 7. Installing new home decks at the site.



Figure 8. Collecting clean fill from the nearby borrow area.

¹ See the Technical Appendix for a full list of local vendors.

Technical Support

The cleanup required many types of technical expertise and services, including land surveying, wildlife biology, archaeological surveying, GPS systems consulting, septic system design, indoor air sampling and geotechnical expertise as well as community involvement and medical care services.

Vic Russell

Based in La Pine, Oregon, this company did much of the work developing the nearby borrow pit. Their work included screening, sorting and hauling clean material from the borrow area, paving roads and driveways, constructing septic systems, and leading the concrete work.

Rabe Consulting

This team of botanists, wildlife biologists and environmental scientists provided tree health inspections for older trees and newly installed trees/plants, and bird surveys to maintain project compliance with the Migratory Bird Treaty Act.

Rhine-Cross Surveying

Serving clients in Oregon, California and Washington, this civil engineering, surveying and planning company provided survey quality-control checks for grades, locations and site boundaries.

EcoSolar and Electric

Serving southern Oregon, this company specializes in solar installations and provided electrician support for the cleanup.

Adkins Engineering

Based in Klamath Falls and serving Southern Oregon and Northern California, this company supported soil geotechnical services, surveying, as-built documentation and structural engineering services.

ProLawn Services

Located in Medford, Oregon, this company provided hydroseeding services and soil conditioning consultation.

Washburn Building Products

Located in Klamath Falls, this company provided deck reconstruction and home maintenance services.

NetCompliance Environmental Services

Based in Vancouver, Washington, and serving the Pacific Northwest and beyond, this company provided asbestos technical and air monitoring services.



Figure 9. Planting trees and shrubs at the site.



Figure 10. Worker in personal protective gear.



Figure 11. Placing protective liners and replacing home decks.



United Mechanical Contractors

Located in Klamath Falls, this company provided HVAC system services.

Services

A wide variety of additional services support complex cleanups, including security services, snow plowing, cleaning services, safety training, septic system maintenance and employee lodging.

Running Y Ranch Resort

Located about 20 minutes from the site, this full-service resort provided housing for project staff and residents relocated during cleanup.

Klamath Moving & Storage

A local agent of the national moving company Mayflower Transit, this company provided moving services for the relocation of site residents.

Wet N Wild Sprinklers Inc.

Active in the area for over 20 years, this company provided landscape installation services at the site and planted more than 1,000 trees and shrubs.

Ezell-Suty Fuel

Located in Klamath Falls, this company provided on-site fueling and lubricant services for all construction equipment.

Sitech Oregon

This company provided construction GPS grading technical support, services and equipment.

Modoc Services

Located in Klamath Falls, Modoc provided sanitation services and septic pumping.

Supplies

Remedial contractors were also able to procure project supplies – fuel, equipment rental, concrete, fencing – from the local area.

Knife River Corporation

The Klamath Falls location of this construction materials and services company provided gravel, sand and concrete for the project.

Bully Fence

This Klamath Falls company provided fencing and gates for the site.

Power Pac Rentals

Locally owned for over 35 years, this company provided small equipment rental for the cleanup.

PetersonCat

Located in Klamath Falls and Medford, this company provided the heavy equipment rentals and mechanical and maintenance services.

Superfund Job Training Initiative

EPA's Superfund Job Training Initiative, or SuperJTI, was an important part of training local labor to participate in cleanup work. SuperJTI supports job readiness programs in communities affected by nearby Superfund sites and encourages the employment of trainees at local site cleanups.

In 2016 and 2017, EPA, DEQ, the Klamath County Chamber of Commerce, Klamath Community College, EA and North Wind partnered to provide local job seekers with new skills, certifications and hands-on training in construction and cleanup through the program. The two-cycle SuperJTI program trained 32 residents living in or near Klamath Falls. Trainees built marketable skills for a successful career in environmental remediation.

Each cycle consisted of two phases: outreach, recruitment and screening followed by training and job placement. Outreach through local media and advertising, followed by public information sessions, recruited applicants to participate in program tryouts. Following selection, trainees completed a four-week training program on subjects such as interpersonal communication and courses recommended by North Wind. Trainees earned six certifications, including 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER), 10-hour OSHA Construction, and Asbestos Operations and Maintenance Class III.

Following the program, many trainees took positions working with North Wind on site. Participants will continue to benefit from participation in the program. After the cleanup, North Wind is sending five workers willing to travel to other North Wind projects located throughout the United States.

Training local residents to work on Superfund cleanups provides benefits to businesses, residents and local economies. Contractors save on travel costs with a local pool of trained workers and can build goodwill with area communities. Residents learn about cleanups, build marketable skills and employment potential, and play an active role in the protection and restoration of their communities. Communities gain increased job opportunities for residents, increased skills in the local labor pool, and an increased tax base. These benefits can continue long after Superfund cleanup ends, as residents continue to use their skills and contribute in their communities.



Figure 12. SuperJTI program tryouts.

80%

of SuperJTI trainees nationwide have been placed in jobs



Figure 13. SuperJTI participants in training.



Figure 14. Remediation worker on site.

New Memorial Park

Prior to cleanup, a small park on site featured a memorial stone marking the former location of the Marine Barracks. The site cleanup and restoration construction required the memorial to be removed and that location is now a stormwater retention pond. A new permanent park is planned in another location on site to feature the memorial stone as well as a historical marker commemorating the original location of Oregon Technical Institute, information on the Superfund cleanup, and a pavilion. Construction of the pavilion and memorials is being overseen by DEQ and will start in 2019.



Figure 15 (Above). Conceptual view of the park.



Figure 16 (Left). Plan view of the park.

Property Values and Tax Revenues

Cleanup of the site and restoration of the properties for residential use will restore a vibrant community asset and increase the local tax base. Under a 2006 settlement between subdivision homeowners, MBK, and the United States, MBK agreed to compensate homeowners to allow them to relocate to new, permanent residences. As a result, 18 homes, a warehouse, and additional vacant parcels were vacated and held by a court appointed receiver. Only four homes in the core neighborhood remained occupied more than 10 years after the settlement.

With remedy construction complete, a phased approach to selling the properties in receivership has begun. Deed restrictions have been filed by DEQ and the receivership to implement the site's required land use controls. Several homes have been put on the market already and those remaining will be listed for sale by the end of 2019. Site stakeholders report that houses in the surrounding area are in high demand, and that the few properties on site that have been listed in the past several years have quickly received multiple offers.

The current full value of these properties is not yet known. The sale of the receivership properties to private owners is expected to generate millions of dollars and to be a benefit to Klamath County. Under the receivership, the site properties are currently taxed at one-third of the standard tax rate. Once they are sold it is expected that the county assessor will re-evaluate the tax rate. Increased property tax revenues will support local government and public services.

Conclusion

Collaboration and cooperation among EPA, DEQ, the local government, and contractors was vital to the successful cleanup and beneficial reuse of the North Ridge Estate Superfund site. The carefully designed and implemented cleanup protects public health and allows for the continued residential use of the neighborhood. A focus on hiring local employees and contractors for remedial work provided an economic benefit to the Klamath Falls community that will continue into the future. This once-contaminated area is now on its way to once again supporting a vibrant residential community.

Local Workers Housing

To maintain the upkeep of receivership properties during cleanup, the receiver negotiated an occupancy agreement with North Wind to house the workers in exchange for assistance with repairs and maintenance.

"People were concerned about the stigma effect of the Superfund label, but I have gotten lots of calls from people who are interested in properties at the site and would buy right away. There is a market out there and lenders will lend."

– Dan Silver, Receiver



Figure 17. Restored residential property with new driveway.

For more information about EPA's Superfund Redevelopment Initiative, visit:
<https://www.epa.gov/superfund-redevelopment-initiative>.



In May 2017, EPA established a task force to restore the Superfund program to its rightful place at the center of the Agency's core mission to protect health and the environment.

epa.gov/superfund/superfund-task-force



www.epa.gov

Reuse and the Benefit to Community North Ridge Estates Superfund Site

Technical Appendix

Property Values and Local Tax Revenue Generated from Property Taxes

Current county assessments do not reflect the value of the North Ridge Estates site properties once on the market. The sale of the receivership properties to private owners is expected to generate millions of dollars. However, to track future changes in the land and improvements, EPA obtained data on the most recently assessed values for property parcels at the North Ridge Estates Superfund site in October 2018 through property records accessible through Klamath County’s online property appraisal database.^{2,3} EPA also obtained 2017 property tax information for the site parcels.

Table 1. Property Value and Tax Summary for Taxes Payable in 2017

Parcel #	Land Value	Improvement Value	Total Market Value of Land and Improvements (2018)	Total Property Tax (2017)
R-3809-015D0-01000-000	\$114,350.00	\$236,670.00	\$351,020.00	\$3,929.84
R-3809-015A0-00307-000	\$97,570.00	\$116,200.00	\$213,770.00	\$2,393.26
R-3809-015D0-00900-000	\$0.00	\$31,050.00	\$31,050.00	\$347.62
R-3809-015D0-03500-000	\$0.00	\$41,660.00	\$41,660.00	\$466.40
R-3809-015D0-03400-000	\$0.00	\$41,370.00	\$41,370.00	\$463.16
R-3809-015D0-01200-000	\$0.00	\$38,350.00	\$38,350.00	\$429.35
R-3809-015D0-00800-000	\$0.00	\$46,130.00	\$46,130.00	\$516.45
R-3809-015D0-03300-000	\$0.00	\$33,900.00	\$33,900.00	\$379.53
R-3809-015D0-00700-000	\$0.00	\$25,250.00	\$25,250.00	\$282.69
R-3809-015D0-00600-000	\$0.00	\$43,100.00	\$43,100.00	\$482.53
R-3809-015D0-03200-000	\$1,228.00	\$0.00	\$1,228.00	\$13.75
R-3809-015D0-03100-000	\$1,228.00	\$0.00	\$1,228.00	\$13.75
R-3809-015D0-00500-000	\$0.00	\$31,980.00	\$31,980.00	\$358.03
R-3809-015D0-03000-000	\$1,228.00	\$0.00	\$1,228.00	\$13.75
R-3809-015D0-02900-000	\$0.00	\$44,650.00	\$44,650.00	\$499.88
R-3809-015A0-01700-000	\$1,116.00	\$0.00	\$1,116.00	\$12.49
R-3809-015C0-00100-000	\$0.00	\$39,440.00	\$39,440.00	\$441.55
R-3809-015C0-00200-000	\$0.00	\$40,220.00	\$40,220.00	\$450.28
R-3809-015C0-00300-000	\$0.00	\$30,250.00	\$30,250.00	\$338.66
R-3809-015D0-03800-000	\$1,228.00	\$0.00	\$1,228.00	\$13.75
R-3809-015D0-03700-000	\$1,228.00	\$0.00	\$1,228.00	\$13.75

² Parcels listed here include those located 50 percent or more within the OU1 boundary shown in Exhibit 1-2 of the 2011 Record of Decision. Some residential parcels within the North Ridge Estates development fall outside of this boundary and are not included in the total.

³ Klamath County’s online property appraisal database available at <https://kcgis.maps.arcgis.com/home/index.html>.

Parcel #	Land Value	Improvement Value	Total Market Value of Land and Improvements (2018)	Total Property Tax (2017)
R-3809-015D0-03600-000	\$1,228.00	\$0.00	\$1,228.00	\$13.75
R-3809-015D0-01500-000	\$0.00	\$36,340.00	\$36,340.00	\$406.84
R-3809-015D0-01600-000	\$0.00	\$179,830.00	\$179,830.00	\$2,013.29
R-3809-015D0-01300-000	\$1,320.00	\$0.00	\$1,320.00	\$14.78
R-3809-015D0-01400-000	\$0.00	\$37,200.00	\$37,200.00	\$416.47
R-3809-015B0-00400-000	\$0.00	\$53,330.00	\$53,330.00	\$597.06
R-3809-015B0-00500-000	\$0.00	\$37,950.00	\$37,950.00	\$424.87
R-3809-015B0-00600-000	\$0.00	\$35,200.00	\$35,200.00	\$394.08
R-3809-015A0-01800-000	\$0.00	\$37,460.00	\$37,460.00	\$419.38
R-3809-015A0-00304-000	\$1,230.00	\$950.00	\$2,180.00	\$24.41
Total:	\$222,954.00	\$1,258,480.00	\$1,481,434.00	\$16,585.39

List of Local Subcontractors

Prepared by EPA contractor EA Engineering, Science, and Technology, Inc. (EA), the list on the following pages includes the names of subcontractors engaged by EA and North Wind for work at the site. In addition, PetersonCat is a local vendor mentioned by Ken Valder of North Wind.



NORTH RIDGE ESTATES SUPERFUND SITE

KLAMATH FALLS, OR

REMEDIAL
ACTION 

SUBCONTRACTOR/ VENDOR	SERVICES	LOCATION
EA SUBCONTRACTORS		
Adkins Consulting Engineering	Surveying	Klamath Falls, OR
AmeriGas Propane LP	Propane for Vacant Homes	Klamath Falls, OR
Andrea Rabe	Wildlife Biologist	Klamath Falls, OR
Argus Pacific Inc.	Safety Training	Seattle, WA
Boeger & Associates, LLC	Septic System Consulting	Eugene, OR
Bully Fence	Gate Repair and Installation	Klamath Falls, OR
Capitol Asset & Pavement Services	Pavement/Road Assessment	Salem, OR
Cascade Insulation Inc.	Cleaning Services	Klamath Falls, OR
Cimarron Inn	Employee lodging	Klamath Falls, OR
Consolidated Safety Service	Indoor Air Sampling	Corvallis, OR
Cross Town Movers	Moving Residents for Relocations	Medford, OR
Day Appraisal Company Inc.	Property Appraisals	Beaverton, OR
Ed Staub & Son's Petroleum	Heating Oil for Vacant Homes	Klamath Falls, OR
EPG, Inc.	Archeologist Consulting	Portland, OR
HDR Environmental Operations	Community Involvement Support	Sacramento, CA
J & K Deese Excavation LLC	Tree Cutting Services	Klamath Falls, OR
John T. Greene	Snow Plowing	Klamath Falls, OR
Klamath Movers	Moving Residents for Relocations	Klamath Falls, OR
LabCor Inc	Asbestos Laboratory Services	Seattle, WA
Laura Little	Relocation Housing	Klamath Falls, OR
Libby Security Services LLC	Security Services	Klamath Falls, OR
Northwest Geotechnical	Geotechnical Analysis for Site Soil	Wilsonville, OR
North Wind Inc.	Excavation and Restoration	Idaho Falls, ID
OPI of Oregon Inc.	Rental Copier	Klamath Falls, OR
Pacific Stewardship LLC	Timber Assessment	Bend, OR
Randy Arts	Septic Service Provider	Sutherlin, OR
Rhine-Cross Group LLC	Surveying	Klamath Falls, OR
Risk Strategies LLC	Risk Management Consulting	Bellingham, WA
Running Y Ranch Resort	Employee lodging	Klamath Falls, OR
Shasta View Tree Care LLC	Arborist	Klamath Falls, OR
Stacy and Dennis IT Solutions	IT Equipment and Support	Klamath Falls, OR
TLP Inc.	Basin Immediate Care for Physicals	Klamath Falls, OR
United Mechanical	HVAC Repair and Installation	Klamath Falls, OR
Washburn Building Products	Maintenance and Furniture Rental	Klamath Falls, OR
Waste Management	Dumpster for Relocation Effort	Klamath Falls, OR
Wet N Wild Sprinklers Inc.	Landscape Installation	Klamath Falls, OR

NORTH WIND SUBCONTRACTORS		
Abatix	PPE, hazmat, and decon supplies	Auburn, WA
Accent Signs	Project sign	Richland, WA
American Sanitation	Portalet service	Klamath Falls, OR
AmeriGas	Residential propane tank service	Klamath Falls, OR
Asante Physicians	Employee physicals	Medford, OR
Atkins Consulting Engineering, LLP	Professional land surveying	Klamath Falls, OR
Basin Tire Services	Tires	Klamath Falls, OR
Barton Laser Leveling, Inc.	GPS systems - technical consultant	Hermiston, OR
Bully Fencing	Fencing and gates	Klamath Falls, OR
Cat Rental Store	Heavy equipment rental	Klamath Falls / Medford, OR
Central Hose & Fittings	Dust control supplies	Pasco, WA
City of Klamath Falls	Water hydrant meter rental	Klamath Falls, OR
Dry Creek Landfill	PPE disposal	Medford, OR
Ecosolar and Electric	Electrician support	Klamath Falls, OR
Ezell Suty Fuel	Diesel fuel	Klamath Falls, OR
Ferguson	Culvert piping	Klamath Falls, OR
Fleetpride	Miscellaneous	Klamath Falls, OR
Heaton Steel and Supply	Miscellaneous	Klamath Falls, OR
Klamath Basin Equipment	Traffic control signage	Klamath Falls, OR
Klamath County Solid Waste	Landfill	Klamath Falls, OR
Knife River Materials	Gravel, sand, and concrete supplier	Klamath Falls, OR
JW Kerns	Miscellaneous	Klamath Falls, OR
Migizi Group Inc.	CIH services	Bothell, WA
Minnell and Sherrill	Miscellaneous	Klamath Falls, OR
Modoc Services, Inc.	Septic tank pump out	Klamath Falls, OR
NetCompliance Environ. Services, LLC	Air monitoring & asbestos abatement	Vancouver, WA
Norco	Safety/Miscellaneous	Klamath Falls, OR
NW Lining & Geotextile Products Inc.	Geosynthetic supplier	Kent, WA
Old Castle Precast	Pre-cast concrete	Medford, OR
OPI	Copy machine rental and service	Klamath Falls, OR
Power Pac Rental	Small equipment rental	Klamath Falls, OR
ProLawns	Hydroseeding and irrigation systems	Medford, OR
Quality Electric	Electrical	Klamath Falls, OR
Running Y Ranch Resort	Employee lodging	Klamath Falls, OR
Sitech	GPS/Survey equipment and support	Salem, OR
Smart 'N Kleen	Residential cleaning	Klamath Falls, OR
Tom Garee	Snow plowing	Klamath Falls, OR
United Mechanical	HVAC	Klamath Falls, OR
Vic Russell Construction	Paving, Concrete, and Backfill	LaPine, OR
Washburn Building	Deck construction and residential repair	Klamath Falls, OR