



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2015-0287, Version: 1

EVANS CONSTRUCTION AND REMODELING, LLC

A RESOLUTION TO AUTHORIZE A CONTRACT WITH EVANS CONSTRUCTION AND REMODELING, LLC IN THE AMOUNT OF \$24,855.00 FOR COMMUNITY DEVELOPMENT BLOCK GRANT REHABILITATION OF AN ELIGIBLE RESIDENCE LOCATED AT 3295 W. OLD FARMINGTON ROAD

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1. That the City Council of the City of Fayetteville, Arkansas hereby authorizes a contract with Evans Construction and Remodeling, LLC in the amount of \$24,855.00 for Community Development Block Grant rehabilitation of an eligible residence located at 3295 W. Old Farmington Road.

City of Fayetteville Staff Review Form

2015-0287

Legistar File ID

7/7/2015

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Yolanda Fields

6/19/2015

Community Resources /
Development Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Approval of the purchase order for moderate rehabilitation at 3295 W. Old Farmington Rd. as part of the CDBG Housing program.

Budget Impact:

2180.4940.5315.00

CDBG Housing

Account Number

Fund

62123-1506

3295 W. Old Farmington Rd.

Project Number

Project Title

Budgeted Item? Yes

Current Budget \$ 597,818.00

Funds Obligated \$ 8,310.00

Current Balance **\$ 589,508.00**

Does item have a cost? Yes

Item Cost \$ 24,855.00

Budget Adjustment Attached? No

Budget Adjustment

Remaining Budget **\$ 564,653.00**

V20140710

Previous Ordinance or Resolution # _____

Original Contract Number: _____


Approval Date: _____

Comments:



CITY COUNCIL AGENDA MEMO

MEETING OF JULY 7, 2015

TO: Mayor and City Council
THRU: Jeremy Pate, Dir. Development Services
FROM: Yolanda Fields, Community Resources Director 
DATE: June 10, 2015
SUBJECT: Approval of Purchase Order for the Community Resources Division

RECOMMENDATION:

Staff recommends approval of the attached purchase order for the housing project located at 3295 W. Old Farmington Rd.

BACKGROUND:

Community Resources would like to spend \$24,855 to complete a housing project located at 3295 W. Old Farmington Rd.

DISCUSSION:

A Fayetteville homeowner applied for a housing rehabilitation project for their home at 3295 W. Old Farmington Rd. After verifying that the homeowner qualified for the program by being within the low and moderate income population, Community Resources conducted an environmental review of the property, performed an assessment of the property, and completed a dwelling assessment on the property. The housing structure was deemed stable, livable, and eligible for rehabilitation.

In May 2015, the bid for the rehab project was advertised in the local newspaper and emails were sent out to contractors with the bid packet attached.

Only one contractor, Evans Construction & Remodeling, placed a bid on the project. Evans' bid came in at \$24,855 which does fall under the \$24,999.99 limit for housing rehabilitation projects.

BUDGET/STAFF IMPACT:

Project cost is \$24,855

Attachments:

Purchase Order
Bid Invitation Packet
Receipt of Bids and Bids

City of Fayetteville - Purchase Order Request (PO)

(Not a Purchase Order)

All PO Requests shall be scanned to the Purchasing e-mail: Purchasing@fayetteville-ar.gov.
Purchase shall not be made until an actual PO has been issued.

Requisition No.:	Date:	6/10/2015
P.O Number:		
Mail <input type="checkbox"/> YES <input type="checkbox"/> NO	Legistar#:	2015-0287
Taxable <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Expected Delivery Date:	
Quotes Attached <input type="checkbox"/> YES <input type="checkbox"/> NO	ASAP	
Extension:	8260	

Vendor #:		19403		Vendor Name:		Evans Construction & Remodeling LLC	
Address:		1123 Crutcher St.		FOB Point:			
City:		Springdale		State:		AR	
Requester:		Cherrell Lee		Requester's Employee #:		3386	
Zip Code:		72764		Ship to code:			
Account Number		2180.4940.5315.00		Project Sub#		62123.1506	
Inventory #				Fixed Asset #			

Item	Description	Quantity	Unit of Issue	Unit Cost	Extended Cost	Account Number	Requester's Employee #
1	Moderate Rehabilitation at W. Old Farmington Rd.	1		24,855.00	\$24,855.00	2180.4940.5315.00	3386
2				\$0.00	\$0.00		
3				\$0.00	\$0.00		
4				\$0.00	\$0.00		
5				\$0.00	\$0.00		
6				\$0.00	\$0.00		
7				\$0.00	\$0.00		
8				\$0.00	\$0.00		
9				\$0.00	\$0.00		
10				\$0.00	\$0.00		
*	Shipping/Handling		Lot		\$0.00		

Special Instructions:

Subtotal:	\$24,855.00
Tax:	
Total:	<u>\$24,855.00</u>

Approvals:

Mayor: _____ Department Director: _____ Purchasing Manager: _____

Chief Financial Officer: _____ Budget Director: _____ IT Director: _____

Dispatch Manager: _____ Utilities Manager: _____ Other: _____

RECEIPT OF BIDS

OWNER(S): Francisco Rojas

ADDRESS: 3295 W. Old Farmington Rd. PROJECT No: 62123-1506

PROJECT TITLE: Moderate Rehabilitation of a Residential Building

BID CLOSING DAY/DATE/TIME: June 1, 2015, 4:00 P.M.

CONTRACTOR: Evans Construction + Remodeling BID AMOUNT: \$ 24,855

CONTRACTOR: _____ BID AMOUNT: _____

CONTRACTOR: _____ BID AMOUNT: _____

CONTRACTOR: _____ BID AMOUNT: _____

CONTRACTOR: _____ BID AMOUNT: _____

Certified by: [Signature] Date: 1 June 2015

Witness: [Signature] Date: 6/1/2015

Highland Home Builder, Inc.
Bruce Kerr 479-903-0966
Community Resources Spec writer
brucegkerr@netzero.com
Community Resources Division



MODERATE HOUSING REHABILITATION PROJECT

Scope of Project: Replace heating and air equipment. Replace windows and some doors. Electrical and plumbing replairs. New flooring. Add insulation as needed. Paint and trim repairs.

Owner's Name: Francisco Rojas

Phone: 479-422-0924

Project Location: 3295 W Old Farmington Rd, Fayetteville AR

Project #62123-1506

Community Resources Administrator: Kyle Belt Phone: 479-575-8240 Fax: 479-444-3445

Contractors Description of Work:

Minimum requirements for bidder: Proof of current Arkansas Residential Contractor's license (or Commercial Contractor's license if required by law) which is provided by the State of Arkansas Contractors Licensing Board, Certificate of Liability Insurance, and a statement of Completion of EPA/HUD Approved Lead Safety Training if applicable.

GENERAL:

The contractor will be responsible for all aspects of the construction, installation, repairs, and cleanup as stated in the Scope of Work and Specifics at the project location stated above. Each bidder will be responsible for a complete inspection of the property at the project location before submitting bid. Give occupant 24 hour notice before inspection. All the distances, measurements, procedures, and listed materials should be verified before submitting your bid to complete the work. The requirements listed here, in the description of work, are general requirements and it will be the responsibility of the winning bidder to assure the City of Fayetteville that the finished project is in compliance with all applicable codes and standards and achieves the goal of raising the efficiency of the building.

The contractor's duties and responsibilities include, but are not limited to, the following:

- 1) Purchasing of all materials.
- 2) Supervision of all employees and subcontractors.
- 3) Coordination with the City of Fayetteville Community Resources Administrator, the City of Fayetteville Code Compliance Office and owners.
- 4) Project design.
- 5) Clean up and restoration of all lawns, planters, walking and driving surfaces to their original condition.
- 6) Keep job site safe for others and practice safe working practices as required.

SPECIFICS:

A: WINDOWS AND DOORS

- A - 1 Remove all the single pane windows and storm windows from the home.
- A - 2 Install new single hung vinyl windows in the bathrooms and in the laundry room that are Energy Star rated with Low-e. The laundry room window contains lead paint. Use lead safe procedures when removing and dispose properly.
- A - 3 Except for the larger window in the front left bedroom, install in all other bedroom windows vinyl casement windows that meet egress and are Energy Star rated with Low-e.
- A - 4 Install vinyl slider windows in the bedroom window that was excluded in A-3 above and in the living room. The windows should be Energy Star Rated with Low-e.
- A - 5 Caulk all necessary areas around all windows to seal from water and air infiltration.
- A - 6 Remove and replace the rear slider door with a new vinyl sliding door that is Energy Star rated.
- A - 7 Replace the existing front door to a 36 inch wide left hand steel door. The opening will have to have the framing modified to accept the larger door and the vinyl siding on the exterior repaired.

B: TRIM AND PAINT

- B - 1 Replace or add trim if necessary around the new windows and doors.
- B - 2 Make any drywall repairs needed around the new windows and doors.
- B - 3 Paint all trim added to the job. Use paint that matches the existing work as close as possible.
- B - 4 The interior door to the laundry room and the laundry room window has tested positive for lead paint. Repaint the door, jamb, and trim around door and trim left around the window (if any) to cover the lead paint. (See the lead report)

C: INSULATION

- C - 1 Add attic insulation in the attic to bring the R factor to 38 or greater.
- C - 2 Add floor insulation between the floor joist that is R19 in any areas that are not already insulated. Support insulation.
- C - 3 Install vapor barrier. If vapor barrier is present, add any or replace any missing or damaged vapor barrier to the crawlspace.

D: ELECTRICAL

- D - 1 Add or repair fire alarms as needed to meet code.
- D - 2 Add any missing covers to all electrical switches or plugs and any cable outlets.
- D - 3 Add a GFCI outlet in the back master bathroom where there is no outlet now. You will need to add one a new one.
- D - 4 Change out two of the outlets in the kitchen to GFCI outlets and one in the hall bathroom.
- D - 5 Repair the living room light and the hall light so they work. Replace fixtures if necessary.

D – 6 Repair or replace the hall bath fan.

E: FLOORING

- E – 1 Remove all the vinyl flooring and prepare the floors for new vinyl flooring.
- E – 2 Install a vinyl plank strip flooring according to manufacturer instructions. Have the color and pattern approved by the homeowner. Use a product such as the Smartcore flooring available at Lowes or a similar product.
- E – 3 Install all needed transition pieces needed for a finished look.

F: HVAC

- F – 1 Remove the old heating and air unit and outdoor condenser.
- F – 2 Install a new 90 plus efficient natural gas unit with air conditioning. Unit must be Energy Star rated. Install a new thermostat and provide the homeowner with instructions as to its use.
- F – 3 Attach new equipment to existing ductwork. Check that all the ductwork is in good condition and insulated properly and make repairs as needed. Seal any apparent air leaks in the ductwork around the unit or return air.
- F – 4 Provide the proper exhaust venting for the new unit as needed and provide fresh air to the unit as required by code.
- F – 5 Add any missing vent covers inside the home.

G: CLEANUP

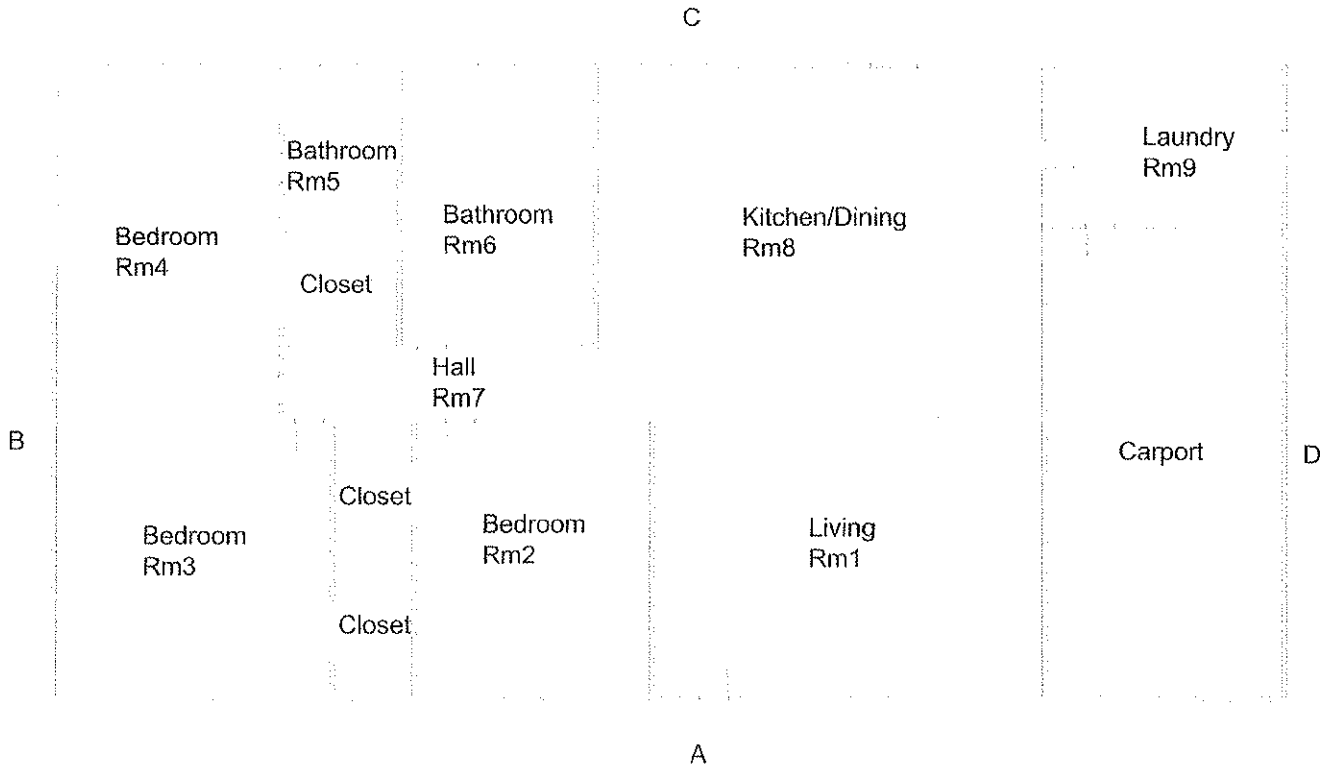
- G - 1 All new, used, and excess construction materials that relate to the job or a change order(s) belongs to the contractor and can be removed from the property by the contractor as needed during the project and shall be removed at completion.
- G - 2 All trash shall be hauled off by contractor and preferably recycled if possible.
- G - 3 All affected areas shall be left broom clean.
- G - 4 If lead paint is present, cleanup will be compliant with EPA/HUD Approved Lead Safety standards.

H: OTHER

- H - 1 All work or materials which are not directly noted in the Scope of Work and Specifics, but are necessary for the proper carrying out of the obvious intentions thereof, are to be understood as implied work and will be provided for by the contractor as if specifically described or drawn.

- H - 2 All work shall be performed in a workmanlike manner according to common construction practices, according to the specifications set forth in the Community Resources Program's General Specification Manual, and with adherence to city, state, and national codes.
- H - 3 Any damage to the dwelling or property caused by the contractor, his/her worker(s) or delivery person, and/or their vehicles during the project shall be repaired to like new conditions.
- H - 4 Where applicable, all plumbing work shall be performed by a Arkansas State licensed plumbing contractor with adherence to the current Arkansas Plumbing Code.
- H - 5 Where applicable, all electrical work shall be performed by a Arkansas State licensed electrical contractor with adherence to the current National Electrical Code.
- H - 6 Where applicable, all HVAC work shall be performed under the supervision of a licensed HVAC contractor with adherence to all codes.

3295 West Old Farmington Road
Fayetteville, AR



SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Mr. Kyle Richard Belt

Inspection Date: 02/13/15 3295 West Old Farmington Road
 Report Date: 2/17/2015 Fayetteville, Arkansas
 Abatement Level: 1.0
 Report No. S#02605 - 02/13/15 10:41
 Total Readings: 136 Actionable: 3
 Job Started: 02/13/15 10:41
 Job Finished: 02/13/15 11:53

Reading			Paint			Lead		
No.	Wall	Structure	Location	Member	Cond	Substrate	Color	(mg/cm ²) Mode
Interior Room 009 Laundry								
126	B	Door	Rgt	Lft jamb	I	Wood	White	1.0 QM
123	D	Window	Ctr	Rgt jamb	I	Wood	White	1.9 QM
124	D	Window	Ctr	Lft jamb	I	Wood	White	1.3 QM
Calibration Readings								
----- End of Readings -----								



STANDARD BID PROPOSAL FORM

PROJECT NUMBER: 62123-1506 **DATE ISSUED:** 05-17-2015

DATE AND TIME OF OPENING: Monday, 4:00 pm, June 1, 2015

OWNER'S NAME: City of Fayetteville

PROJECT ADDRESS: 3295 W. Old Farmington Rd., Fayetteville, AR 72704

ATTENTION

The City has the right to select which of the items listed below will be completed based on the amount of funds available.

*In blanks below please quote price for each item and the total for project at the bottom.

- A) Windows & Doors: 4,185
- B) Trim & Paint: 500
- C) Insulation: 1,720
- D) Electrical: 1,450
- E) Flooring: 6,625
- F) HVAC: 8,825
- G) Cleanup: 550
- H) Other: 1,000

MY TOTAL BID PRICE FOR THIS PROJECT IS \$ 24,855

Upon signing this Bid, the bidder certifies that they have viewed the property, read and agree to the requirements set forth in this bid proposal, including specifications, terms and standard conditions, and pertinent information regarding the articles being bid on, and agree to furnish these articles at the prices stated.

Complete Business Address: _____

Name of Firm: Evans Construction & Remodel Phone # _____

Residential Contractor's License number 0204640515

Street address or P.O. Box 1123 crutcher st

City / State / Zip Code springdale AR 72764

Printed Name: Randall C Evans

Signature: Randall C Evans Title: President



CITY OF FAYETTEVILLE

113 W. Mountain St.
Fayetteville, AR 72701

INVITATION TO BID

Bid# 62123-1506

Community Resources Division
(479) 575-8240

BID#: 62123-1506

DATE ISSUED: 05-17-2015

DATE & TIME OF OPENING: Monday, June 1, 2015 4:00pm

CONTACT: Kyle Belt—(479) 575-8240



INVITATION TO BID

DATE ISSUED: May 17, 2015

RECEIPT OF BIDS: Monday, 4:00 pm, June 1, 2015
Community Resources Division
125 West Mountain Street
Fayetteville, AR 72701

COMMUNITY RESOURCES ADMINISTRATOR:
Kyle Belt
Community Resources Administrator
113 West Mountain Street
Fayetteville, Arkansas 72701
Phone (479) 575-8240

BRIEF SCOPE OF PROJECT: Replace heating and air equipment. Replace windows and some doors. Electrical and plumbing replairs. New flooring. Add insulation as needed. Paint and trim repairs.

PROJECT NUMBER: 62123-1506

PROJECT LOCATION: 3295 W. Old Farmington Rd., Fayetteville, AR 72704

CITY OF FAYETTEVILLE: The City of Fayetteville encourages participation of small, minority and women owned business enterprises in the procurements of goods, services, and construction, either as a general contractor or subcontractor. The City is an affirmative action / equal opportunity employer. Section 55.55 prohibits discrimination against qualified individuals because of their handicapped status.

GENERAL: A copy of the Specifications is available at the Community Resources Division's office.

******* Attention! New Requirements! *******

- **New permitting requirements, please see attached**
- **Any bid of \$20,000 or over must be accompanied by a certified check or bid bond in an amount not less than five percent (5%) of the amount bid.**
- **A one hundred percent (100%) performance and payment bond is required with a contract awarded amount of over \$20,000 and filed with the Washington County Circuit Clerk.**
- **A State of Arkansas Residential Contractor's License is required for ALL bids.**

SPECIAL TERMS AND CONDITIONS

1. All bids shall be submitted in a sealed envelope and must be submitted on forms provided by the city. No employees of the Community Resources Division are allowed to fill out bid sheets for Contractors.
2. The company or contractor name and project # shall be stated on the face of the sealed bid envelope.
3. Bidders shall include all applicable local, state, and federal sales tax in the bid. The responsibility of payment shall remain with the successful bidder.
4. Prices shall include all labor, materials, profit, insurance, etc., to cover the furnishing of the items of the bid.
5. Bids received after the date and time set for receiving bids will not be considered.
6. The Owner reserves the right to accept or reject any and all bids, waive formalities in the bidding and make a bid award deemed to be in the best interest of the Owner. The Owner shall be able to purchase more or less than the quantity indicated subject to availability of funds.
7. The bid price shall remain good and firm for a period of thirty (30) calendar days from bid opening date; however, the prices may remain firm for a longer period of time if mutually agreeable between bidder and the Owner.
8. All products delivered shall comply with applicable standards of quality.
9. Any exceptions to the requirements of the City of Fayetteville must be noted on the Bid Form or on an attached form.
10. In the event of two or more identical low bids, the contract may be awarded arbitrarily or for any reason to any such bidders, at the discretion of the Owner.
- 11. The Contractor is to supply the City with evidence of the following:**
 - 1) Current and valid Certificate of Liability Insurance that includes coverage for**
 - a) Workman's Compensation and Employer Liability in accordance with the laws of the State of Arkansas, b) Commercial General Liability that covers public liability and property damage and c) Automobile Liability, if applicable. All premiums and costs shall be paid by the Contractor. In no way will the Owner be responsible in case of accident.**

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

- 2) Current and valid license from the State of Arkansas Contractors Licensing Board.**
 - 3) EPA/HUD Approved Lead Safety Training Program certification.**
12. Specifications furnished with this invitation are intended to establish a desired quality or performance level, or other minimum dimensions and capacities, which will provide the best product at the lowest possible price. Other than designated brands and/or models approved as equal to designated products shall receive equal consideration.
 13. The City reserves the right to request any additional information it deems necessary from any or all bidders after the submission deadline.
 14. Quality, time and probability of performance may be factors in making an award.
 15. Any ambiguity in any bid as a result of omission, error, lack of clarity or non-compliance by the bidder with specifications, instructions, and all conditions of bidding shall be construed in the light most favorable to the Owner.
 16. Bidders must provide the City with their bids signed by an employee having legal authority to submit bids on behalf of the bidder.
 17. The request for bid is not to be construed as an offer, a contract, or a commitment of any kind; nor does it commit the city to pay for any costs incurred by bidder in preparation of bid.
 18. Bids must be hand delivered or received by mail in the Community Resources Office, 125 West Mountain St. Fayetteville, and AR. 72701, on or before the time of closing listed on the Bid Form. Under no circumstances will faxed bids be allowed.
 19. The successful bidder will be required to enter into a contract with the Owner and shall provide a certificate of insurance to the Community Resources Division within ten (10) days of notice of bid award.
 20. In the event a contract is entered into pursuant to the "Invitation to Bid", the bidder shall not discriminate against any qualified employee or qualified applicant for employment because of race, sex, color, creed, national origin, or ancestry. The bidder must include in any and all subcontracts a provision similar to the above.
 21. The contractor must be prepared to commence work on start date per Notice to Proceed issued by the City Community Resources Division, and must complete the work within Thirty (30) calendar days. Exceptions as noted in the Rehabilitation Contract.
 22. A Maximum of three payments may be made on each Housing Rehabilitation Project. Upon satisfactory completion of 40% of the work and submission of proper documentation, 30% of the contract amount may be released to the contractor with 10% being held as retainer. Upon satisfactory completion of 70% of the work and submission of proper documentation, 60% of

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

the contract amount may be released to the contractor with 10% being held as retainer. Final payment shall be made after satisfactory completion and acceptance of the project. Retainers shall be released with the final payment.

23. A certificate of final inspection by the City of Fayetteville's Building Safety Division must be performed before the release of the final check.
24. Any construction material containing Lead-Based Paint (LBP) shall be removed by workers certified in LBP Interim Controls and with adherence to the current HUD Regulation on LBP Hazards.

Residential Permit Application and Plan Review Requirements

The following shall be the submittal requirements:

- **Completion of the Master Permit application and review before any work starts.**
- **“CDBG” will be entered in the Description of Work field.**
- **Specification sheets will be submitted with the application.**
- **CDBG fee waiver sheet for the application process. (Provided by CDBG Staff)**
- **A site plan of the property drawn to scale will be submitted according to permitting procedures.**
- **A floor plan drawn to scale will be submitted indicating where changes to the structure are to occur. This can be done in two parts as before and after with 8 ½ x 11 plans.**
- **The Master permit must be issued before any other permit may be applied for.**

Highland Home Builder, Inc.

Bruce Kerr 479-903-0966

Community Resources Spec writer

brucegkerr@netzero.com

Community Resources Division



MODERATE HOUSING REHABILITATION PROJECT

Scope of Project: Replace heating and air equipment. Replace windows and some doors. Electrical and plumbing replairs. New flooring. Add insulation as needed. Paint and trim repairs.

Owner's Name: Francisco Rojas

Phone: 479-422-0924

Project Location: 3295 W Old Farmington Rd, Fayetteville AR

Project #62123-1506

Community Resources Administrator: Kyle Belt Phone: 479-575-8240 Fax: 479-444-3445

Contractors Description of Work:

Minimum requirements for bidder: Proof of current Arkansas Residential Contractor's license (or Commercial Contractor's license if required by law) which is provided by the State of Arkansas Contractors Licensing Board, Certificate of Liability Insurance, and a statement of Completion of EPA/HUD Approved Lead Safety Training if applicable.

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- 1) Purchasing of all materials.
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- 3) Coordination with the City of Fayetteville Community Resources Administrator, the City of Fayetteville Code Compliance Office and owners.
- 4) Project design.
- 5) Clean up and restoration of all lawns, planters, walking and driving surfaces to their original condition.
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SPECIFICS:

A: WINDOWS AND DOORS

- A - 1 Remove all the single pane windows and storm windows from the home.
- A - 2 Install new single hung vinyl windows in the bathrooms and in the laundry room that are Energy Star rated with Low-e. The laundry room window contains lead paint. Use lead safe procedures when removing and dispose properly.
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- A - 4 Install vinyl slider windows in the bedroom window that was excluded in A-3 above and in the living room. The windows should be Energy Star Rated with Low-e.
- A - 5 Caulk all necessary areas around all windows to seal from water and air infiltration.
- A - 6 Remove and replace the rear slider door with a new vinyl sliding door that is Energy Star rated.
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B: TRIM AND PAINT

- B - 1 Replace or add trim if necessary around the new windows and doors.
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- B - 4 The interior door to the laundry room and the laundry room window has tested positive for lead paint. Repaint the door, jamb, and trim around door and trim left around the window (if any) to cover the lead paint. (See the lead report)

C: INSULATION

- C - 1 Add attic insulation in the attic to bring the R factor to 38 or greater.
- C - 2 Add floor insulation between the floor joist that is R19 in any areas that are not already insulated. Support insulation.
- C - 3 Install vapor barrier. If vapor barrier is present, add any or replace any missing or damaged vapor barrier to the crawlspace.

D: ELECTRICAL

- D - 1 Add or repair fire alarms as needed to meet code.
- D - 2 Add any missing covers to all electrical switches or plugs and any cable outlets.
- D - 3 Add a GFCI outlet in the back master bathroom where there is no outlet now. You will need to add one a new one.
- D - 4 Change out two of the outlets in the kitchen to GFCI outlets and one in the hall bathroom.
- D - 5 Repair the living room light and the hall light so they work. Replace fixtures if necessary.

D – 6 Repair or replace the hall bath fan.

E: FLOORING

E – 1 Remove all the vinyl flooring and prepare the floors for new vinyl flooring.

E – 2 Install a vinyl plank strip flooring according to manufacturer instructions. Have the color and pattern approved by the homeowner. Use a product such as the Smartcore flooring available at Lowes or a similar product.

E – 3 Install all needed transition pieces needed for a finished look.

F: HVAC

F – 1 Remove the old heating and air unit and outdoor condenser.

F – 2 Install a new 90 plus efficient natural gas unit with air conditioning. Unit must be Energy Star rated. Install a new thermostat and provide the homeowner with instructions as to its use.

F – 3 Attach new equipment to existing ductwork. Check that all the ductwork is in good condition and insulated properly and make repairs as needed. Seal any apparent air leaks in the ductwork around the unit or return air.

F – 4 Provide the proper exhaust venting for the new unit as needed and provide fresh air to the unit as required by code.

F – 5 Add any missing vent covers inside the home.

G: CLEANUP

G - 1 All new, used, and excess construction materials that relate to the job or a change order(s) belongs to the contractor and can be removed from the property by the contractor as needed during the project and shall be removed at completion.

G - 2 All trash shall be hauled off by contractor and preferably recycled if possible.

G - 3 All affected areas shall be left broom clean.

G - 4 If lead paint is present, cleanup will be compliant with EPA/HUD Approved Lead Safety standards.

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- H - 4 Where applicable, all plumbing work shall be performed by a Arkansas State licensed plumbing contractor with adherence to the current Arkansas Plumbing Code.
- H - 5 Where applicable, all electrical work shall be performed by a Arkansas State licensed electrical contractor with adherence to the current National Electrical Code.
- H - 6 Where applicable, all HVAC work shall be performed under the supervision of a licensed HVAC contractor with adherence to all codes.

LEAD TECHNOLOGIES

1922 Sunnyland Road
Mountain View, Arkansas 72560

February 25, 2015

Mr. Kyle Belt
City of Fayetteville
Community Development Division
113 West Mountain Street
Fayetteville, Arkansas 72701

Dear Mr. Belt,

This is a report of the lead-based paint inspection conducted at the residence of Francisco Rojas, 3295 W. Old Farmington Road, Fayetteville, Arkansas. The inspection was conducted on February 13, 2015. The purpose of the inspection was to determine if lead-based paint was present at or above the Department of Housing and Urban Development's (HUD) regulated level of 1.0 mg/cm². Lead-based paint was found on interior of the house in the laundry room on the door and window components. One hundred thirty-six XRF readings were taken with three of the readings at or above the HUD regulated level. Please refer to the summary and sequential report for additional information on specific locations and lead concentrations.

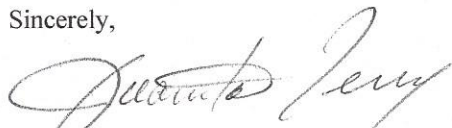
The summary report lists all concentrations that are at or above the HUD regulated level of 1.0 mg/cm². A sequential report lists all XRF readings in the order they were taken. Both reports provide the structure on which the reading was taken, the location, paint condition, substrate, color and concentration. The wall refers to the side of the house (location) that each reading was taken. Example: Exterior wall A is the front entrance side, when looking at the front of the house, then proceed clockwise, wall B being to the left of A and so on. Each room after that is oriented the same, with wall A in the living room being the wall facing the front entrance. Paint condition is classified by intact (good), fair and poor conditions. The mode refers to the sampling method selected for conducting the x-ray fluorescence measurements. A diagram with room identifiers and room numbers is included for reference. The inspection was conducted using the RMD LPA-1 x-ray fluorescence analyzer (XRF), serial number 2605. The XRF was operated in the quick mode for the quantitative measurement of lead in paint.

Frank Terry of Lead Technologies conducted the lead paint inspection. Mr. Terry is an Arkansas certified lead paint inspector (000327) and a certified risk assessor (000328). Lead Technologies is an Arkansas licensed lead paint consultant (000606).


According to HUD and EPA regulations a disclosure statement must be provided to the property owner and any new lessees (tenants) and purchasers of this property prior to becoming obligated under a lease or sales contract. A copy of this report must be made available to the occupants within 15 days. A lead-based paint disclosure is included with this letter, along with the EPA information pamphlet; "Protect Your Family from Lead in Your Home".

If you have any questions concerning this survey report or need additional assistance, please feel free to call us. We appreciate you selecting Lead Technologies to conduct your lead paint inspection.

Sincerely,



Juanita Terry, Vice President
Lead Technologies



State of Arkansas
 Department of Health
 Lead Abatement Consultant

Is a licensed

Having qualified as required by law in accordance with the regulations adopted by the Arkansas Board of Health's Rules Pertaining to Lead-based Paint Activities pursuant to Arkansas Code Annotated §20-27-2401 et seq. relative to abatement of lead-containing material within the state of Arkansas.

License Number: 000326
 Issue Date: June 18, 2014
 Expiry Date: June 30, 2015


John S. Shivers
 Lead-based Paint Program Coordinator


State of Arkansas
 Department of Health
 000328 Frank Terry

Having satisfied the requirements necessary to meet the provisions of ARBANSUR under TSCA Title II and the Arkansas Board of Health's Rules Pertaining to Lead-based Paint Activities and is hereby certified in the State of Arkansas in the discipline of Lead.

Ark. Abatement: 6302015
 Issue Date: June 18, 2014


John S. Shivers
 Lead-based Paint Program Coordinator


State of Arkansas
 Department of Health
 000325 Juanita Terry

Having satisfied the requirements necessary to meet the provisions of ARBANSUR under TSCA Title II and the Arkansas Board of Health's Rules Pertaining to Lead-based Paint Activities and is hereby certified in the State of Arkansas in the discipline of Lead.


Inspector: 6302015
 Issue Date: June 18, 2014

John S. Shivers
 Lead-based Paint Program Coordinator


State of Arkansas
 Department of Health
 000327 Frank Terry

Inspector: 6302015
 Issue Date: June 18, 2014

John S. Shivers
 Lead-based Paint Program Coordinator


State of Arkansas
 Department of Health
 000326 Juanita Terry

Having satisfied the requirements necessary to meet the provisions of ARBANSUR under TSCA Title II and the Arkansas Board of Health's Rules Pertaining to Lead-based Paint Activities and is hereby certified in the State of Arkansas in the discipline of Lead.

Ark. Abatement: 6302015
 Issue Date: June 18, 2014

John S. Shivers
 Lead-based Paint Program Coordinator

Lead-based Paint Disclosure

“A copy of this summary must be provided to new lessees (tenants) and purchasers of this property under Federal Law (24 CFR Part 35 and 40 CFR Part 745) before they become obligated under a lease or sales contract. The complete report must also be provided to new purchasers and it must be made available to new tenants. Landlords (lessors) and sellers are also required to distribute an educational pamphlet approved by the U.S. Environmental Protection Agency and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards.”

LEAD PAINT INSPECTION REPORT

REPORT NUMBER: S#02605 - 02/13/15 10:41

INSPECTION FOR: Mr. Kyle Richard Belt
Community Development Division
113 West Mountain Street
Fayetteville, Arkansas 72701

PERFORMED AT: 3295 West Old Farmington Road
Fayetteville, Arkansas

INSPECTION DATE: 02/13/15

INSTRUMENT TYPE: R M D
MODEL LPA-1
XRF TYPE ANALYZER
Serial Number: 02605

ACTION LEVEL: 1.0 mg/cm²

OPERATOR LICENSE: GL-0142

SIGNED: _____



Date: _____

2-17-15

3295 West Old Farmington Road
Fayetteville, AR

C



B

D

A

SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Mr. Kyle Richard Belt

Inspection Date: 02/13/15 3295 West Old Farmington Road
 Report Date: 2/17/2015 Fayetteville, Arkansas
 Abatement Level: 1.0
 Report No. S#02605 - 02/13/15 10:41
 Total Readings: 136 Actionable: 3
 Job Started: 02/13/15 10:41
 Job Finished: 02/13/15 11:53

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
Interior Room 009 Laundry									
126	B	Door	Rgt	Lft jamb	I	Wood	White	1.0	QM
123	D	Window	Ctr	Rgt jamb	I	Wood	White	1.9	QM
124	D	Window	Ctr	Lft jamb	I	Wood	White	1.3	QM
Calibration Readings									
----- End of Readings -----									

SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR: Mr. Kyle Richard Belt

Inspection Date: 02/13/15 3295 West Old Farmington Road
 Report Date: 2/17/2015 Fayetteville, Arkansas
 Abatement Level: 1.0
 Report No. S#02605 - 02/13/15 10:41
 Total Readings: 136
 Job Started: 02/13/15 10:41
 Job Finished: 02/13/15 11:53

Read No.	Rm No.	Room Name	Wall Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
1		CALIBRATION							1.0	TC
2		CALIBRATION							1.1	TC
3		CALIBRATION							1.0	TC
4	001	Exterior	A Door		Ctr Lft jamb	I Wood		White	0.4	QM
5	001	Exterior	A Door		Ctr Rgt jamb	I Wood		White	0.2	QM
6	001	Exterior	A Door		Ctr U Lft	I Wood		Natural	0.0	QM
7	001	Exterior	A Gutter			I Metal		White	0.0	QM
8	001	Exterior	A Down Spout		Ctr	I Metal		White	0.0	QM
9	001	Exterior	B Down Spout		Rgt	I Metal		White	0.1	QM
10	001	Exterior	B Electric Box		Rgt	I Metal		White	0.1	QM
11	001	Exterior	D Down Spout		Rgt	I Metal		White	0.0	QM
12	001	Exterior	D Column		Ctr L column	I Wood		White	0.3	QM
13	001	Living Rm	A Wall		U Ctr	I Drywall		Green	0.4	QM
14	001	Living Rm	B Wall		L Ctr	I Drywall		Green	0.4	QM
15	001	Living Rm	C Wall		U Lft	I Drywall		Green	0.1	QM
16	001	Living Rm	D Wall		U Ctr	I Drywall		Green	0.4	QM
17	001	Living Rm	A Ceiling			I Drywall		White	0.6	QM
18	001	Living Rm	B Baseboard		Lft	I Wood		White	0.1	QM
19	001	Living Rm	B Crown Mldg		Lft	I Wood		White	0.3	QM
20	001	Living Rm	A Door		Rgt Header	I Wood		White	0.4	QM
21	001	Living Rm	A Door		Rgt Lft jamb	I Wood		White	0.2	QM
22	001	Living Rm	A Door		Rgt U Ctr	I Wood		Natural	-0.1	QM
23	001	Living Rm	A Window		Ctr Sill	I Wood		Natural	0.3	QM
24	001	Living Rm	A Window		Ctr Apron	I Wood		Natural	0.4	QM
25	002	Bedroom	A Window		Ctr Sill	I Wood		Natural	0.0	QM
26	002	Bedroom	A Window		Ctr Apron	I Wood		Natural	0.4	QM
27	002	Bedroom	B Closet		Ctr Door	I Wood		Natural	-0.1	QM
28	002	Bedroom	B Closet		Ctr Door Casing	I Wood		White	0.4	QM
29	002	Bedroom	B Closet		Ctr Door Jamb	I Wood		White	0.4	QM
30	002	Bedroom	A Baseboard		Rgt	I Wood		White	0.4	QM
31	002	Bedroom	A Crown Mldg		Rgt	I Wood		White	0.3	QM
32	002	Bedroom	B Shelf		Lft	I Wood		White	0.2	QM
33	002	Bedroom	C Door		Lft Rgt casing	P Wood		White	0.2	QM
34	002	Bedroom	C Door		Lft Lft jamb	I Wood		White	0.2	QM
35	002	Bedroom	C Door		Lft U Rgt	I Wood		Natural	-0.1	QM
36	002	Bedroom	A Wall		L Rgt	I Drywall		Green	0.5	QM
37	002	Bedroom	B Wall		U Lft	I Drywall		Green	0.4	QM
38	002	Bedroom	C Wall		U Ctr	I Drywall		Green	0.0	QM
39	002	Bedroom	D Wall		U Lft	I Drywall		Green	0.4	QM

SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR: Mr. Kyle Richard Belt

Read No.	Rm No.	Room Name	Wall Structure	Location	Member	Paint		Lead	
						Cond	Substrate	Color	(mg/cm ²) Mode
40	002	Bedroom	B	Ceiling		I	Drywall	White	0.4 QM
41	003	Bedroom	C	Ceiling		I	Drywall	White	0.4 QM
42	003	Bedroom	A	Wall	U Lft	I	Drywall	Green	0.5 QM
43	003	Bedroom	B	Wall	L Ctr	I	Drywall	Green	0.1 QM
44	003	Bedroom	C	Wall	U Rgt	I	Drywall	Green	0.4 QM
45	003	Bedroom	D	Wall	L Lft	I	Drywall	Green	0.0 QM
46	003	Bedroom	D	Closet	Rgt Wall	I	Drywall	White	0.3 QM
47	003	Bedroom	D	Closet	Rgt Shelf	I	Wood	White	0.4 QM
48	003	Bedroom	D	Closet	Rgt Shelf Sup.	I	Wood	White	0.3 QM
49	003	Bedroom	D	Closet	Rgt Door Jamb	I	Wood	White	0.3 QM
50	003	Bedroom	D	Closet	Rgt Door Casing	I	Wood	White	0.4 QM
51	003	Bedroom	D	Closet	Rgt Door	I	Wood	Natural	-0.1 QM
52	003	Bedroom	B	Window	Ctr Sill	I	Wood	Natural	0.2 QM
53	003	Bedroom	B	Window	Ctr Apron	I	Wood	Natural	0.3 QM
54	003	Bedroom	C	Door	Rgt L Lft	I	Wood	Natural	0.2 QM
55	003	Bedroom	C	Door	Rgt Header	I	Wood	White	0.2 QM
56	003	Bedroom	C	Door	Rgt Lft jamb	I	Wood	White	0.1 QM
57	003	Bedroom	A	Baseboard	Ctr	I	Wood	White	0.4 QM
58	003	Bedroom	A	Crown Mldg	Ctr	I	Wood	White	0.5 QM
59	004	Bedroom	D	Door	Rgt Lft casing	I	Wood	White	0.2 QM
60	004	Bedroom	D	Door	Rgt Rgt jamb	I	Wood	White	0.2 QM
61	004	Bedroom	D	Door	Rgt L Ctr	I	Wood	Natural	0.0 QM
62	004	Bedroom	C	Window	Ctr Sill	I	Wood	Natural	0.4 QM
63	004	Bedroom	C	Window	Ctr Apron	I	Wood	Natural	0.4 QM
64	004	Bedroom	D	Closet	Ctr Door	I	Wood	Natural	0.0 QM
65	004	Bedroom	D	Closet	Ctr Door Casing	I	Wood	White	0.3 QM
66	004	Bedroom	D	Closet	Ctr Door Jamb	I	Wood	White	0.4 QM
67	004	Bedroom	D	Closet	Ctr Shelf	I	Wood	White	0.3 QM
68	004	Bedroom	D	Closet	Ctr Shelf Sup.	I	Wood	White	0.4 QM
69	004	Bedroom	D	Closet	Ctr Wall	I	Drywall	White	0.5 QM
70	004	Bedroom	D	Ceiling		I	Drywall	White	0.5 QM
71	004	Bedroom	A	Wall	L Lft	I	Drywall	Green	0.4 QM
72	004	Bedroom	B	Wall	U Ctr	I	Drywall	Green	0.6 QM
73	004	Bedroom	C	Wall	L Rgt	I	Drywall	Green	0.6 QM
74	004	Bedroom	D	Wall	U Lft	I	Drywall	Green	0.3 QM
75	004	Bedroom	C	Baseboard	Ctr	I	Wood	White	0.4 QM
76	004	Bedroom	C	Crown Mldg	Ctr	I	Wood	White	0.4 QM
77	005	Bathroom	A	Baseboard	Ctr	I	Wood	White	0.0 QM
78	005	Bathroom	A	Crown Mldg	Ctr	I	Wood	White	0.4 QM
79	005	Bathroom	B	Door	Rgt Rgt casing	P	Wood	White	0.1 QM
80	005	Bathroom	B	Door	Rgt Lft jamb	I	Wood	White	0.4 QM
81	005	Bathroom	B	Door	Rgt L Rgt	I	Wood	Natural	0.1 QM
82	005	Bathroom	C	Window	Ctr Sill	I	Wood	Natural	0.1 QM
83	005	Bathroom	C	Window	Ctr Apron	I	Wood	Natural	0.4 QM
84	005	Bathroom	A	Wall	L Rgt	I	Drywall	Green	0.5 QM
85	005	Bathroom	B	Wall	U Lft	I	Drywall	Green	0.4 QM
86	005	Bathroom	C	Wall	L Ctr	I	Drywall	Green	0.4 QM

SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR: Mr. Kyle Richard Belt

Read No.	Rm No.	Room Name	Wall	Structure	Location	Member	Paint		Color	Lead	
							Cond	Substrate		(mg/cm ²)	Mode
87	005	Bathroom	D	Wall		U Rgt	I	Drywall	Green	0.5	QM
88	005	Bathroom	A	Ceiling			I	Drywall	White	0.6	QM
89	006	Bathroom	B	Ceiling			I	Drywall	White	0.6	QM
90	006	Bathroom	A	Wall		U Ctr	I	Drywall	Blue	0.4	QM
91	006	Bathroom	B	Wall		L Lft	I	Drywall	Blue	0.4	QM
92	006	Bathroom	D	Wall		U Rgt	I	Drywall	Blue	0.4	QM
93	006	Bathroom	D	Vanity		Rgt	I	Wood	White	0.2	QM
94	006	Bathroom	A	Door		Rgt Lft casing	I	Wood	White	0.4	QM
95	006	Bathroom	A	Door		Rgt Rgt jamb	I	Wood	White	0.2	QM
96	006	Bathroom	A	Door		Rgt U Lft	I	Wood	White	0.0	QM
97	007	Hallway	B	Door		Ctr Header	I	Wood	White	0.3	QM
98	007	Hallway	B	Door		Ctr Lft jamb	I	Wood	White	0.1	QM
99	007	Hallway	B	Door		Ctr U Ctr	I	Wood	Natural	0.0	QM
100	007	Hallway	C	Closet		Ctr Door	I	Wood	Natural	-0.1	QM
101	007	Hallway	C	Closet		Ctr Door Casing	I	Wood	White	0.2	QM
102	007	Hallway	C	Closet		Ctr Door Jamb	I	Wood	White	0.1	QM
103	007	Hallway	C	Closet		Ctr Wall	I	Drywall	White	0.5	QM
104	007	Hallway	C	Ceiling			I	Drywall	White	0.5	QM
105	007	Hallway	A	Wall		L Rgt	I	Drywall	Green	0.4	QM
106	007	Hallway	B	Wall		U Lft	I	Drywall	Green	0.5	QM
107	007	Hallway	C	Wall		L Lft	I	Drywall	Green	0.5	QM
108	007	Hallway	A	Baseboard		Rgt	I	Wood	White	0.3	QM
109	007	Hallway	A	Crown Mldg		Rgt	I	Wood	White	0.4	QM
110	008	Kitchen	D	Baseboard		Lft	I	Wood	White	0.3	QM
111	008	Kitchen	D	Crown Mldg		Lft	I	Wood	White	0.3	QM
112	008	Kitchen	D	Door		Lft Header	I	Wood	White	0.4	QM
113	008	Kitchen	D	Door		Lft Rgt jamb	I	Wood	White	0.3	QM
114	008	Kitchen	D	Door		Lft U Rgt	I	Wood	White	0.3	QM
115	008	Kitchen	C	Window		Lft Sill	I	Wood	Natural	0.1	QM
116	008	Kitchen	B	Cabinet		Rgt	I	Wood	Natural	0.3	QM
117	008	Kitchen	D	Ceiling			I	Drywall	White	0.4	QM
118	008	Kitchen	A	Wall		U Lft	I	Drywall	Green	0.4	QM
119	008	Kitchen	C	Wall		L Rgt	I	Drywall	White	0.4	QM
120	008	Kitchen	D	Wall		U Lft	I	Drywall	White	0.3	QM
121	008	Kitchen	C	Threshold		Rgt	P	Wood	White	0.4	QM
122	009	Laundry	D	Window		Ctr Rgt casing	I	Wood	White	0.2	QM
123	009	Laundry	D	Window		Ctr Rgt jamb	I	Wood	White	1.9	QM
124	009	Laundry	D	Window		Ctr Lft jamb	I	Wood	White	1.3	QM
125	009	Laundry	B	Door		Rgt Rgt casing	I	Wood	White	0.5	QM
126	009	Laundry	B	Door		Rgt Lft jamb	I	Wood	White	1.0	QM
127	009	Laundry	B	Door		Rgt L Lft	I	Wood	Natural	0.1	QM
128	009	Laundry	D	Baseboard		Ctr	I	Wood	White	0.1	QM
129	009	Laundry	D	Crown Mldg		Ctr	I	Wood	White	0.2	QM
130	009	Laundry	A	Wall		U Ctr	I	Drywall	Cream	0.3	QM
131	009	Laundry	B	Wall		U Rgt	I	Drywall	Cream	0.2	QM
132	009	Laundry	C	Wall		U Lft	I	Drywall	Cream	0.4	QM
133	009	Laundry	D	Wall		L Ctr	I	Drywall	Cream	0.4	QM

SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR: Mr. Kyle Richard Belt

Read No.	Rm No.	Room Name	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
134		CALIBRATION								0.9	TC
135		CALIBRATION								1.0	TC
136		CALIBRATION								1.0	TC
----- End of Readings -----											

Risk Assessment Summary

Part 1: Identifying Information:

A lead-based paint inspection and a risk assessment were conducted at the residence of Francisco Rojas, 3295 W. Old Farmington Road, Fayetteville, Arkansas. Frank & Juanita Terry, certified inspectors and risk assessors, Arkansas certification numbers 000327 & 000328 and 000325 & 000326, conducted the inspection and risk assessment on February 13, 2015. Lead Technologies is an Arkansas lead-based paint consulting firm; license number 000606.

Part 2: Results:

List of Locations and Type of Identified Lead Hazards:

The exterior walls were covered with siding. The overall condition of the exterior and interior of the house was good.

No deteriorated lead-based paint was identified at the time of this inspection.

Non-deteriorated lead based paint was found on the door and window trim in the laundry room (rm. 9). If the laundry room doors or windows are disturbed during renovations, then lead-safe work practices must be implemented.

Environmental dust wipe samples were collected throughout the house to evaluate the lead in dust concentrations. The lead in dust was below the HUD standard for the floors, window sills and the window troughs. The HUD standards are 40 ug/ft² for the floors, the windowsills are at 250 ug/ft² and the window troughs are set at 400 ug/ft². Using these criteria, the lead in dust is not considered a hazard.

One soil sample was collected at the perimeter of the house on sides A, B, C and D; the soil was mostly covered. The soil lead level was less than 35.7 (ug/g) for the perimeter sample. That level is below the EPA Guidance level for soil. The current EPA Guidance level for soil is 1,200 ug/g for bare soil at building perimeters and yard areas and 400 ug/g for bare soil play areas. Using these criteria, the covered soil is not considered a lead hazard.

Part 3: Lead Hazard Control and Estimated Costs:

A licensed lead-abatement contractor or an EPA RRP certified contracting firm, using certified renovators, as directed in 745.89 shall conduct the lead work. The Contractor shall comply with EPA 40 CFR Part 745 or HUD Lead Safe Housing rule, June 2004.

- a. The Contractor shall post signs clearly defining the work area and warning occupants or other persons not involved in the renovation to remain outside the work areas. The occupants are not permitted to enter the worksite during hazard reduction activities, until after hazard reduction work has been completed and clearance is achieved.
- b. Before beginning the renovation, the firm must isolate the work area so that no dust or debris leaves the work area while the renovation is being performed. In addition, the firm must maintain the integrity of the containment by ensuring that any plastic or other

impermeable materials are not torn or displaced. During all exterior work that will disturb lead-based paint, the windows, doors, ventilation intakes and other openings in or near the worksite (within 20 feet of the renovation) shall be sealed during the hazard control work. For interior work close all windows and doors in the work area, cover with plastic sheeting to confine dust and debris. Cover the ducts opening with plastic sheeting. The firm must ensure that the containment does not interfere with the occupant and worker egress in an emergency.

c. Ensure that doors within the work areas that will be used while the job is performed are covered with plastic that allows workers to pass through while confining the dust and debris.

d. Cover the ground or area with plastic or other disposable impermeable material extending 10 feet beyond the work or a sufficient distance to collect falling debris. If the property line is within 10 feet of the property line, a vertical containment must be erected to prevent the migration of contamination (dust and debris).

e. The work practices listed below are prohibited during renovation:

- 1) Open flame burning or torching of painted surfaces.
- 2) The use of machines through high speed operations such as sanding, grinding, power planing, needle gun, abrasive blasting, or sandblasting unless equipped with HEPA vacuum attachments to collect dust and debris at the point of generation. The machines must be operated so that no visible dust or release of air occurs outside the shroud or containment system.
- 3) Operating a heat gun or painted surfaces is permitted only at temperatures below 1,100 degrees Fahrenheit.

f. All waste must be contained to prevent the release of dust and debris.

g. A thorough cleaning shall be conducted on the exterior and interior of the property. Interiors must be wet wiped and HEPA vacuumed to remove dust, debris and residue.

h. Clearance testing must be conducted at the completion of all rehabilitation work to ensure that any existing lead contamination is removed. If the rehabilitation cost exceeds \$25,000, then a licensed lead-abatement contractor will be required to conduct all the lead work.

Part 4: Summary and Ongoing Monitoring Recommendations: A lead-based paint inspection and risk assessment was conducted on February 13, 2015. No hazards were identified. No deteriorated lead-based paint was found at the time of this inspection, the lead in dust concentrations were below the HUD standard and the lead in soil results were below the EPA recommended levels.

HUD recommends ongoing monitoring of dwellings by reevaluations and visual examinations of all properties containing lead-based paint or lead-based paint hazards. A reevaluation is a risk assessment that includes more limited soil and dust sampling and a detailed visual examination of paint films and any existing lead hazard controls (such as enclosures).

According to the finding of this survey, a reevaluation should be conducted in one year. The reevaluation should be conducted by a certified risk assessor and should include both a visual examination and environmental sampling for lead contaminated dust. A visual survey (by the owner or owner's representative) should be conducted annually and whenever information indicates a possible problem.

According to the HUD regulations, notification of the results of this lead-based paint risk assessment must be provided to the occupants within 15 days of receipt of this report.



Juanita Terry, Certified Risk Assessor
Arkansas certification number 000326

Chapter 5: Risk Assessment

Form 5.0

Resident Questionnaire

(To be completed by risk assessor via interview with resident.)

Children/Children's Habits

1. (a) Do you have any children that live in your home? Yes
 (If no children, skip to Question 5)
- (b) If yes, how many? 15, 12, 11, 9
- (c) Record blood lead levels, if known. Unknown
- (d) Are there women of childbearing age present? Yes

Location of the rooms/areas where each child sleeps, eats, and plays.

Name of child	Location of Bedroom	Location of all rooms where child eats	Primary location where child plays <i>indoors</i>	Primary location where child plays <i>outdoors</i>
Cristian Rojas	Back Right	Table	His room	Back yard
Diana Rojas	1 st on left	Table	Her room	Back yard
Emmanuel Rojas	Back Right	Table	His room	Back yard
Mary Ann Rojas	1 st on left	Table	Her room	Back yard

3. Where are toys stored/kept? Their rooms
4. Is there any visible evidence of chewed or peeling paint on the woodwork furniture, or toys. No
- #### Family Use Patterns
5. Which entrances are used most frequently? Front
6. Which windows are opened most frequently? All of them
7. Do you use window air conditioners? If yes, where?
 (Condensation often causes paint deterioration) No
8. (a) Do any household members garden? Yes
 (b) Location of garden. Back yard
 (c) Are you planning any landscaping activities that will remove grass or ground covering? No
9. (a) How often is the household cleaned? Weekly
 (b) What cleaning methods do you use? Sweep, mop, vacuum, dust
10. (a) Did you recently complete any building renovations? No
 (b) If yes, where? N/A
 (c) Was building debris stored in the yard? If yes, where? N/A
11. Are you planning any building renovations? If yes, where? Yes, City of Fayetteville
12. (a) Do any household members work in a lead-related industry? No
 (b) If yes, where are dirty work clothes placed and cleaned? N/A

Chapter 5: Risk Assessment

Form 5.1 Building Condition Form

Condition	Yes	No
Roof missing parts of surfaces (tiles, boards, shakes, etc.)		X
Roof has holes or large cracks		X
Gutters or down spouts broken		X
Chimney masonry cracked, bricks loose or missing, obviously out of plumb	N/A	
Exterior or interior walls have obvious large cracks or holes, requiring more than routine pointing (if masonry) or painting		X
Exterior siding has missing boards or shingles		X
Water stains on interior walls or ceilings	X	
Plaster walls or ceilings deteriorated		X
Two or more windows or doors broken, missing, or boarded up	X	
Porch or steps have major elements broken, missing, or boarded up		X
Foundation has major cracks, missing material, structure leans, or visibly unsound		X
* Total number	2	8

* If the Yes column has two or more checks, the dwelling is usually considered to be in poor condition for the purposes of a risk assessment. However specific conditions and extenuating circumstances should be considered before determining the final condition of the dwelling and the appropriateness of a lead hazard screen.

Notes: The exterior of house is in good condition. The house exterior has vinyl siding and a new roof. The interior of the house is in fair to good condition.

Chapter 5: Risk Assessment

**Form 5.2
Paint Conditions on Selected Surfaces
(Single-Family, Owner-Occupied)**

Building component	Location Notes	Paint condition (intact, fair, poor, or not present) to be completed by risk assessor	Deterioration due to friction or impact?	Deterioration due to moisture?	Location of painted component with visible bite marks
Building siding	Vinyl siding				
Exterior trim	Coil stock				
Exterior windows		FAIR	YES	YES	NO
Exterior doors		FAIR	YES	YES	NO
Railings	N/A				
Porch floors	No paint				
Other porch surfaces	N/A				
Interior doors		INTACT	NO	NO	NO
Ceilings		INTACT	NO	YES	NO
Walls		INTACT	YES	NO	NO
Interior windows		FAIR	YES	YES	NO
Interior floors	No paint	FAIR	YES	NO	NO
Interior trim		INTACT	YES	NO	NO
Stairways		N/A			
Radiator		N/A			
Kitchen cabinets		INTACT	NO	NO	NO
Bathroom cabinets		N/A			
Other surfaces					

If the overall condition of a component is similar throughout a dwelling, that condition should be recorded. If a component in a couple of locations is in poor condition, but the overall condition is good or fair, the specific sites of the badly deteriorated paint should be noted. The specific locations of any component with bite marks should be recorded.

Chapter 5: Risk Assessment

**Form 5.3
Field Sampling Form for Dust
(Single-Surface Sampling)**

Name of risk assessor: Juanita Terry
 Name of property owner: Francisco Rojas
 Property address: 3295 W. Old Farmington, Fayetteville, Arkansas

Dwelling selection protocol: All dwellings Targeted Worst case Random

Target dwelling criteria (check all that apply)

- Code violations
- Judged to be in poor condition
- Presence of two or more children between ages of 6 months and 6 years
- Serves as day-care facility
- Recently prepared for re-occupancy

Sample number	Room (record name of room used by the owner or resident)	Surface type (circle the type) Wood	Is surface smooth and cleanable?	Dimensions of sample area (inches x inches)	Area (ft ²)	Result of lab analysis (µg/ft ²)
2/13/2015 W1	Living Room	Floor	Yes	12x12	1.00	<10.0
W2	Living Room	Window sill	Yes	30x4.75	0.990	<10.1
W3	Kitchen	Floor	Yes	12x12	1.00	<10.0
W4	Kitchen	Window sill	Yes	30.5x3.25	0.688	38.1
W5	Bedroom (rm. 2)	Floor	Yes	12x12	1.00	<10.0
W6	Bedroom (rm.4)	Window sill	Yes	3.5x31	0.753	<13.3
W7 **	Bedroom (rm.3)	Floor	Yes	12x12	1.00	<10.0

**Blind blank

¹ Measure to the nearest 1/8 inch.

HUD standards: 40 µg/ft² (floors), 250 µg/ft² (interior window sills), 400 µg/ft² (window troughs)

Total number of samples on this page 7

Page 4 of 5

Date of sample collection: 2/13/2015

Date shipped to lab: 2/17/2015

Shipped by: Juanita Terry

Received by: See laboratory chain of custody form

Chapter 5: Risk Assessment

**Form 5.4
Field Sampling Form for Soil
(Composite Sampling Only)**

Name of risk assessor: Juanita Terry

Name of property owner: Francisco Rojas

Property address: 3295 W. Old Farmington, Fayetteville, Arkansas

Sample number	Location	Bare or covered	Lab result (µg/g)
<u>2/13/15S1</u>	Building perimeter sides A, B, C, D	Mostly covered	35.7
HUD interim standard for play area			400
HUD interim standard for perimeter			1,200

Collect only the top 1/2 inch of soil.

Total number of samples on this page 1

Page 5 of 5

Date of sample collection: 2/13/2015

Date shipped to lab: 2/17/2015

Shipped by: Juanita Terry

Received by: See lab chain of custody form



Analysis Report

Schneider Laboratories Global, Inc

2512 W. Cary Street • Richmond, Virginia • 23220-5117
804-353-6778 • 800-785-LABS (5227) • Fax 804-359-1475

Customer: Lead Technologies (647)
Address: 1922 Sunnyland Road
Mountain View, AR 72560

Order #: 120603

Attn:
Project: City of Fayetteville
Location: 3295 W. Farmington Rd.
Number:

Matrix: Wipe
Received: 02/20/15
Analyzed: 02/20/15
Reported: 02/24/15

PO Number:

Table with 8 columns: Sample ID, Cust. Sample ID, Location Method, Sample Date, Area, Total, Conc., RL*. Contains 7 rows of lead test results for various locations like Living Room Floor, Kitchen Floor, etc.

Analyst: MHB
120603-02/24/15 08:36 AM

Abisola O Kasali

Reviewed By: Abisola Kasali
Metals Supervisor

Minimum Total Reporting Limit: 10.0 µg/wipe. EPA Clearance Std: 40 µg/ft² for floors, 250 µg/ft² for interior window sills, and 400 µg/ft² for window troughs. All internal QC parameters were met. Unusual sample conditions, if any, are described. Surrogate Spike results designated with "D" indicate that the analyte was diluted out. "MI" indicates matrix interference. Concentration and *Reporting Limit (RL) based on areas provided by client. Values are reported to three significant figures. The analysis data reported relates only to the samples as submitted.



Analysis Report

Schneider Laboratories Global, Inc

2512 W. Cary Street • Richmond, Virginia • 23220-5117
804-353-6778 • 800-785-LABS (5227) • Fax 804-359-1475

Customer: Lead Technologies (647)
Address: 1922 Sunnyland Road
Mountain View, AR 72560

Order #: 120603

Attn:
Project: City of Fayetteville
Location: 3295 W. Farmington Rd.
Number:

Matrix Soil
Received 02/20/15
Analyzed 02/20/15
Reported 02/23/15

PO Number:

Sample ID	Cust. Sample ID	Location	Sample Date	Weight			
Parameter		Method		Total µg	% / Wt.	Conc.	RL*
120603-008	2/13/15S1	House Perimeter A-D	02/13/15	516 mg			
Lead		EPA 7000B / 3050B		18.4 µg	0.00357 %	35.7 mg/kg	19.4 mg/kg

Analyst: SA
120603-02/23/15 09:04 AM

Reviewed By: **Derek Jackson**
Analyst

Minimum reporting limit: 10.0 µg. EPA Soil Std for bare residential soil: 400 mg/kg by wt in play areas; 1200 mg/kg by wt in bare soil in the remainder of the yard based on an avg of all other samples collected. EPA does not distinguish between lead-contaminated soil and soil-lead hazards. Concentration and *Reporting Limit (RL) based on weights provided by client. All internal QC parameters were met. Unusual sample conditions, if any, are described. Values are reported to three significant figures. PPM = mg/kg | PPB = µg/kg. The analysis data reported relates only to the samples as submitted.

Accrediting bodies: AIHA-LAP, LLC 100527, VELAP/NELAC 460135 - Call laboratory for current national and state certifications.



SCHNEIDER LABORATORIES GLOBAL, INC.

2512 West Cary Street, Richmond, Virginia 23220-5117
804-353-6778 • 800-785-LABS (5227) • Fax 804-359-1475
www.slabinc.com e-mail: info@slabinc.com

WC Lab

120603



V:\120\120603

Submitting Co. **LEAD TECHNOLOGIES** Lab Use- WO # **647** Phone # **501-373-8644**
 1922 SUNNYLAND RD. Acct # **647** Fax # & E-mail **870-591-6725**
 MOUNTAIN VIEW, AR 72560
 Project Name: *City of Fayetteville* Special Instructions [include requests for special reporting or data packages]
 Project Location: *3295 W. Farmington Rd., Fayetteville, AR*
 Project Number: State Of Collection
 PO Number:

Turn Around Time: 2 hours* Same day* 1 business day* 2 business day* 3 business days* 5 business days* Full TCLP (10d) Weekend*
 * not available for all tests
 Schedule rush organics, multi-metals & weekend tests in advance.

Matrix / Sample Type (Select ONE)
 All samples on form should be of SAME matrix type. Use additional forms as needed.
 Air Solid Aqueous Waste Bulk Wastewater Hi-Vol Filter (PM10) Water/Drinking Hi-Vol Filter (TSP) Compliance Oil Wipe Paint Wipe, Composite Sludge Soil

Tests / Analytes (Select ALL that Apply)
 Asbestos Air / Fiber Counts: PCM (NIOSH 7400) TEM (AHERA) TEM (EPA Level II)
 Asbestos Bulk / Asb ID: PLM (EPA 600/R-93/116) PLM (EPA Point Count) PLM (Qualitative only) NYELAP 198.11.41.6 CAELAP (EPA Interim) TEM (Chatfield)
 Metals-Total Conc.: Lead RCRA Metals
 Metals-Extract: TCLP / Lead TCLP / RCRA Metals TCLP / Full (w/ organics)
 Others:

Miscellaneous Tests: Total Dust (NIOSH 0500) Resp. Dust (NIOSH 0600) Silica - FTIR (NIOSH 7602) Silica - XRD (NIOSH 7500)

FOR ASBESTOS AIR: TYPE OF RESPIRATOR USED:

Sample #	Date Sampled	Time Sampled	Sample Identification (e.g. Employee, SSN, Bldg, Material)	Wiped Area (ft ²)	Type ¹ A,B,P,E	Time ²		Flow-Rate ³		Total ⁴ Air Vol
						Start	Stop	Start	Stop	
2/13/15 W1	2/13/15	10:30A	Living Rm Floor	12x12						
W2	✓	✓	Living Rm W. Sill	30x4.75						Pb
W3	✓	✓	Kitchen Floor	12x12						
W4	✓	✓	Kitchen W. Sill	30.5x3.25						
W5	✓	✓	Bed Rm 2 Floor	12x12						
W6	✓	✓	Bed Rm 4 W. Sill	3.5x31						
W7	✓	✓	Bed Rm 3 Floor	12x12						
2/13/15 S1		S1	House perimeter A-D							

¹Type: A=area B=blank P=personal E=excursion ²Beginning/End of Sample Period ³Pump Calibration in Liters/Minute ⁴Volume in Liters [time in min. * flow in L/min]

Sampled by: NAME *[Signature]* SIGNATURE *[Signature]* DATE/TIME *2/13/15 10:30*
 Relinquished to lab by: NAME *[Signature]* SIGNATURE *[Signature]* DATE/TIME *2/17/15 12:00*

2-20-15
 FX UPS USM HD DB
 WB: _____

Sample return requested Ambient temp Ice °C pH Cl R S X

Chain-of-Custody documentation continued internally within lab. Terms and conditions page 2.



STANDARD BID PROPOSAL FORM

PROJECT NUMBER: 62123-1506 **DATE ISSUED:** 05-17-2015

DATE AND TIME OF OPENING: Monday, 4:00 pm, June 1, 2015

OWNER'S NAME: City of Fayetteville

PROJECT ADDRESS: 3295 W. Old Farmington Rd., Fayetteville, AR 72704

ATTENTION

The City has the right to select which of the items listed below will be completed based on the amount of funds available.

*In blanks below please quote price for each item and the total for project at the bottom.

A) Windows & Doors: _____

B) Trim & Paint: _____

C) Insulation: _____

D) Electrical: _____

E) Flooring: _____

F) HVAC: _____

G) Cleanup: _____

H) Other: _____

MY TOTAL BID PRICE FOR THIS PROJECT IS \$_____

Upon signing this Bid, the bidder certifies that they have viewed the property, read and agree to the requirements set forth in this bid proposal, including specifications, terms and standard conditions, and pertinent information regarding the articles being bid on, and agree to furnish these articles at the prices stated.

Complete Business Address:_____

Name of Firm:_____ Phone #_____

Residential Contractor's License number_____

Street address or P.O. Box _____

City / State/ Zip Code _____

Printed Name: _____

Signature:_____ Title: _____