City of Lincoln Park
Community Planning & Development
1355 Southfield Rd.
Lincoln Park MI 48148
Phone: (313) 386-3100 ext. 30

CDBG RENOVATION – 2332 Progress

SCOPE OF WORK

Pricing must include all labor, material, and all city permits. Bid each line item separately. All work must be conducted in accordance with all applicable local and State of Michigan building codes, as well as applicable OSHA regulations pertaining to worker health and safety. Abatement of all lead-based paint hazards must be completed first by state licensed lead abatement personnel and a clearance obtained prior to any other work being started. A valid binding contract is not created until all parties execute underlying agreements. Please read the "Terms and Conditions for the Bid Process" and "Job Specifications" carefully before submitting your company's bid.

EXTERIOR

Treat deteriorated LBP on entry door jamb front exterior (see attached report)

- Conduct paint stabilization
- Eliminate the potential for friction/impact damage
- Conduct specialized cleaning of any lead chips, dust & debris in work areas utilizing HEPA-vacuum & High phosphate detergent $_____

Repair & Paint fence & gate $_____

House

Remove rear awning & repair/seal siding at removal sites $_____
Trim exposed wood on side entrance door with aluminum $_____
Tuck point foundation, as needed $_____
Reset front porch steps $_____
Power-wash siding on house $_____

Garage

Remove & replace garage shingles, replacing rotten fascia boards and roof decking as needed, match house $_____
Replace garage windows (2) $_____
Repair overhead garage door $_____
Install lockset on garage service door $_____
Replace garage vents $_____
Paint entire exterior of garage $_____
Replace/repair electric to code $_____

Cement

Remove patio rear of house (Slab), grade, topsoil & seed area. Replace (1) 9x9 section of driveway, 1 broken flag of service walk, 1 broken flag of city sidewalk, broken concrete in front of garage service door, and seal pavement between house & driveway $_____

Landscaping

Front landscape bed- weed & clean, remove overgrown trees and undesirable vegetation, install new landscape bedding, edging and plants. Trim maple tree between sidewalk & curb. Remove debris and undesirable vegetation along fence in backyard. Install mulch and timbers to match existing. $_____

Interior House

Replace front & side entry doors locksets/deadbolts key alike $_____

Repair windows with broken seals #_____ $_____

Replace all window screens #_____ $_____

Replace 5 interior doors with six panel doors & hardware to match existing $_____

Remove & replace existing carpeting 1st & 2nd floors & stairwell $_____

Prep, patch and paint walls and ceilings throughout except 2nd floor paneling $_____

Molding/trim repair/replace as needed throughout $_____

Repair/replace electric to code, entire house

All 3-conductor plugs shall be grounded throughout and replace all electric covers throughout $_____

Exchange ceiling fan in dining room with bedroom fan and replace fan in 1st floor bedroom $_____

Replace hall light fixture $_____

Kitchen

Remove paneling & faux brick replace with drywall & paint $_____

Install cabinet pulls to match existing. $_____

Replace laminate flooring with new laminate flooring in kitchen & dining room $_____

Install garbage disposal with appurtenances $_____

Install dishwasher $_____

Basement

Drop ceiling repair/replace matching existing panels as necessary replacing all panels in bathroom. $_____

Install green board ceiling in shower $_____

Remove carpet & existing asbestos floor tile & replace with new vinyl floor tile, excluding bathroom $_____

Replace light fixtures above sink & in shower $_____

Clean & paint utility room $_____

Air Conditioner: Clean & Tune $_____

Replace hot water tank with high efficiency $_____

Snake & TV sewer line providing tape to City $_____

Furnace: Test, clean & tune $_____

Alternate: If does not test out, replace with 90% efficiency $_____

Specify make & model _____

Professionally clean whole house $_____

TOTAL COST $_____

Submitted by:

_____ X_____

Company name Authorized Signature

_____ _____

Address Printed name/title

_____ _____

City, State, Zip Phone #

_____

Email

"A valid binding contract is not created until all parties execute underlying agreements."

RETURN SEALED BID BY 3:00 P.M., Friday, July 1, 2011 to:

Donna Breeding, City Clerk
City of Lincoln Park
1355 Southfield Rd.
Lincoln Park MI 48146

Bids will be opened during the normal course of the Council Meeting at 7:30 on Tuesday, July 5, 2011.

CITY OF LINCOLN PARK
COMMUNITY PLANNING & DEVELOPMENT
HOUSING REHABILITATION
TERMS AND CONDITIONS OF BID PROCESS

1. Preparation of Bids:

A. Contractors are expected to examine attached specifications and all instructions. Bids are to be submitted for stated specifications only.
B. If any contractor is in doubt as to the meaning of any part of the specifications or other conditions within the bid process he should contact Doreen Christian, Assistant Director, Community Planning & Development, 313 386-3100 ext. 30.
C. Each bidding contractor must furnish all information required on the bid form.

2. Submission of Bids:

A. Bids may not be withdrawn for a period of thirty (30) days after the bid is submitted.
B. All bids must be sealed, have a return address, be clearly marked "sealed bid – Renovation 2332 Progress" and received by 3:00 pm Friday, July 1, 2011.
C. Sealed bids must be delivered to the following address:

Donna Breeding, City Clerk
City of Lincoln Park
1355 Southfield Road
Lincoln Park MI 48146

3. Consideration of Proposals:

A. The City of Lincoln Park reserves the right to reject any and all proposals and to waive irregularities in bidding, or to accept the lowest responsible proposal that, in the opinion of the City, will serve its best interest.
B. The City of Lincoln Park will not be obligated to accept the lowest proposal.

4. Insurance and Licenses

A. General Contractors and sub-contractors are responsible for submitting proof of insurance before any bid is considered.
B. Minimum statutory levels of insurance for general contractors and sub-contractors are as follows
    1. Workmen's compensation and employer's liability
    2. General liability
        a. Property damage: no less than $50,000
        b. Bodily injury: no less than $100,000
        c. General Contractors are required to submit proof of their State of Michigan Builders License and Lead Base Paint Abatement License. Sub-contractors are required to submit proof of all required licenses before any bid is considered.
C. Lead-based paint & asbestos abatement must be done by a state-certified abatement contractor.

5. **Contractor:**
   A. The City of Lincoln Park will notify the approved contractor stating the specific contract amount and authorizing work to begin after contracts are signed.
   B. All rehabilitation work requires a permit from the City of Lincoln Park Building Department. Work is expected to begin within 15 days after the contract is signed by the City of Lincoln Park and the contractor.
   C. When the specified work is completed and inspected by the Building Department Inspectors, the contractor should contact Don Cook, Director of Community Planning & Development to schedule a final inspection.
   D. With the approval of the final inspection(s), payment will be processed and issued in the form of a check to the contractor for full payment.

A valid binding contract is not created until all parties execute underlying agreements.

City of Lincoln Park
Community Development & Planning
Minimum Standard Material List
Or approved equal
2332 Progress Renovation

Shingles:	40 yr. warranty dimensional
Int. Doors:	Six panel factory primed colonist, Jeld-Wen
Drywall:	National Gypsum, U.S. Gypsum
Paint:	Promar 200 Sherwin Williams, Pittsburgh Paint, Pratt & Lambert ASTM D-2486 (Interior); Kitchens, Baths, & Trim latex semi-gloss, remainder latex flat; (Basement floor) Epoxy Shield #1314863 by Rust-oleum; (Fence) Promar 200 exterior metallic by Sherwin Williams.
Carpet:	Shaw (Shawmark Fontaine SC115) fire classification A or B per ASTM E-84
Vinyl Flooring:	Armstrong (Successor, initiator)
Laminate Flooring:	Pergo
Disposal:	Badger #5XP ¾ hp by Insinkerator
Furnace:	90+ high efficiency
Water Heater:	40 gallon Direct Vent High efficiency
Dishwasher:	GE Energy Star Model GSD 2000JBB
Light fixtures:	Bedroom & foyer 8064 by Kichler,

LEAD-BASED PAINT (LBP) RISK ASSESSMENT

2332 Progress Ave
Lincoln Park, MI 48146

Report # 50437
September 14, 2009

Client/Owner:

City of Lincoln Park
Office of Community Development
Attn: Casey White
3240 Ferris Ave
Lincoln Park, MI 48146

Prepared by:

Protech Environmental Services, Inc.
251 Jackson Plaza
Ann Arbor, Michigan 48103
(734) 761-3595

PROTECH

Table of Contents

1.0 Introduction

1.1 General Information

Site Contact:	Vacant
On-Site Date:	September 4, 2009
Definition of LBP:	Lead concentration of at least 1.0 milligrams per square centimeter (mg/cm^2)
Methodology:	HUD Guidelines[1], HUD, EPA, and State of Michigan protocols

Federal law requires that a copy of this report be provided to new tenants before they become obligated under a lease, and to purchasers before they become obligated under a sales contract.

1.2 Statement of Work

This report describes an evaluation conducted in accordance with LBP protocols defined in federal and state regulations as follows:

A Risk Assessment is an "on-site investigation to determine the existence, nature, severity and location of LBP hazards, and the provision of a report (herewith) explaining the investigation and providing options for hazard reduction. LBP hazards are defined as conditions causing exposure to lead from lead-contaminated dust, lead-contaminated soil, or from LBP that is:

- deteriorated (i.e. classified as being in "poor" condition), or
- on a surface subjected to friction or impact, or
- accessible ("chewable") to a small child, as evidenced by teethmarks.

All paint tests were conducted using an EDAX MAP 4 x-ray fluorescence (XRF) spectrum analyzer. See calibrations at the end of Table 2 for device serial number.

Note: Drinking water may be a source of lead, either as delivered from the municipal supply, from the faucets themselves or (in homes built before the mid-1980's) from leaded solder. Sampling for lead in water is not included in a Lead Risk Assessment. Homeowner is advised to obtain a kit from the County Environmental Health Department, and to employ it in a manner that simulates a child following normal household routine.

1.3 Property Description

Single-family, one and a half story home with a basement and detached garage, built circa 1950. Exterior is vinyl siding and aluminum wrap. Windows are vinyl double-hung on the main floors, basement windows are glass block. See Attachment A for room designation. See Attachment D for information on general building condition.

1.4 Occupant Usage Patterns

The entire building and grounds are considered to be accessible to children. See Attachment D for other occupant usage information.

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[1] *HUD Guidelines for the Evaluation and Control of Lead-Based Paint in Housing* (HUD 1539-LBP, 1995, revised November 1997). Commonly referred to as "HUD Guidelines."

[2] HUD 24 CFR Part 35, EPA 40 CFR Part 745.227, State of Michigan code R 325.9901-325.9925

[3] Michigan Public Health Code (Act 368 of 1978), §333.5458(L3) and 24 CFR 35.110

2.0 Summary of LBP Hazards

2.1 Summary of Findings

LBP ***hazards*** were identified on the following building components:

- Deteriorated LBP on entry door jamb (Front Exterior)

See Section 3.2 for Hazard Control Recommendations.

2.2 Paint Hazard Assessment

Instances of deteriorated and friction/impact LBP hazards are identified in the rightmost column of Table 2 with a "D" for deteriorated, "F" for friction, or a "DF" for deteriorated friction. LBP hazards are also summarized in Table 1. No LBP with evidence of teeth marks was identified. Instances of LBP that do not qualify as a "hazard" in their current condition are identified with a "P" indicating a potential hazard if disturbed or allowed to deteriorate.

2.3 Dust Hazard Assessment

Dust samples were collected from representative locations accessible to children, and submitted to an accredited laboratory[2] for analysis. A copy of the laboratory results is included in Attachment B. The following table summarizes:

No.	Surface	Room	Lead (µg/s.f.)	Standard* (µg/s.f.)	OK?
1	Floor (carpet)	Living Room @ center	<10	40	Yes
2	Interior Sill	Living Room (side 2)	<40	250	Yes
3	Floor (carpet)	Bedroom 1 @ entry	<10	40	Yes
4	Window Trough	Bedroom 1 (side 2)	<40	400	Yes
5	Floor (laminate)	Dining Room @ center	<10	40	Yes
6	Interior Sill	Dining Room (side 1)	<40	250	Yes
7	Floor (carpet)	Bedroom 2 @ center	<10	40	Yes
8	Window Trough	Bedroom 2 (side 2)	92	400	Yes
9	Floor (carpet)	Bedroom 3 @ window	<10	40	Yes
10	Interior Sill	Bedroom 3 (side 2)	<40	250	Yes
11	Floor (carpet)	Stairway 1 landing	<10	40	Yes

*EPA 40 CFR 745
µg/s.f. = Micrograms per square foot
For room and windowsill designation, see *Notes on Table 3, "Which column."*

Conclusion: *No lead dust hazard was identified.*

[2] Accurate Analytical Testing LLC, ELLAP Accreditation No. 100986

2.4 Soil Hazard Assessment

HUD and EPA protocols specify that samples be collected from the bare soil near the foundation (at the drip-line), and in what may be expected to be a child's play area. In each case, a composite sample is collected from 3 - 6 locations. A copy of the laboratory report is included in Attachment C. The following table summarizes:

Sample	Lead Content (ppm)	Standard* (ppm)	OK?
House drip-line (perimeter)	<38	1,200	Yes
Bare Areas	<36	1,200	Yes

* EPA 40 CFR 745
ppm=Parts per million

Conclusion: *No soil lead hazard was identified.*

3.0 Requirements and Recommendations

3.1 LBP Requirements

HUD lead-based paint requirements of the Community Development Block Grant Program (HUD 24 CFR 35, Subpart J) depend upon the amount of *hard costs* per unit of Federal rehabilitation assistance (24 CFR 35.915). For property receiving an average of more than $5,000 and up to and including $25,000 per unit, interim controls[3] are to be conducted on LBP hazards in accordance with the requirements of 24 CFR 35.1330 [abatement[4] is also acceptable]. For property receiving an average of more than $25,000 per unit, abatement[4] is to be conducted on LBP hazards [interim controls are acceptable on exterior surfaces that are not disturbed by rehabilitation].

HUD 24 CFR 35 Subpart R states required methods and standards for LBP hazard reduction activities. Occupant protection, worksite preparation, and safe work practice requirements are stated there along with methods and standards for conducting interim controls and abatement.

Following completion of any LBP hazard reduction activities, "clearance evaluation" must be conducted by a certified individual in accordance with HUD 24 CFR 35.1340. HUD states that all work must be completed and work areas be free of dust and debris prior to final dust sampling for clearance.

[3] *Interim controls* are a set of measures designed to temporarily reduce human exposure to LBP hazards. Interim controls must be done in accordance to HUD 24 CFR 35.1330. Following completion of any LBP hazard reduction activities, "clearance evaluation" must be conducted by a certified individual in accordance with HUD 24 CFR 35.1340.

[4] *Abatement* is any set of measures designed to eliminate LBP, or LBP hazards, for a minimum of 20-years. Abatement must be done by a state accredited lead abatement firm in accordance to HUD 24 CFR 35.1325 and State of Michigan public laws R325.9901-325.9925. Following completion of any LBP hazard reduction activities, "clearance evaluation" must be conducted by a certified individual in accordance with HUD 24 CFR 35.1340.

3.2 Hazard Control Recommendations

The following interim control and abatement options are suggested for LBP hazards identified in this Risk Assessment or created as a result of rehabilitation work. Hazards and recommended actions are listed with a suggested level of priority. For cost estimates of the following options, see Attachment F.

LBP Hazard (All components designated as "D" or "F" in Hazard column of Table 2)	Priority*	Interim Controls (see HUD 24 CFR 35.1330)	Abatement Options			
			Remove Item	Paint Removal	Encap-sulate	Enclose
Deteriorated entry door jamb (Front Exterior)	1	Conduct paint stabilization (includes repair of substrate damage, removal of loose paint, surface preparation, and application of new paint or coating) and eliminate the potential for friction and/or impact damage. Door jambs may be covered with vinyl or aluminum wrap.	X		X	X
Paint chips, debris, and dust from above hazards, and also from renovation activity	1	Specialized cleaning	X			
Potential Hazard: Additional LBP that may be disturbed during renovation (See following section)						

*** Priority: 1=High; 2=Moderate; 3=Low**

RE-EVALUATION: See Attachment E for HUD's recommended reevaluation schedule. If any hazard reduction activity incorporates the use of an encapsulant, it is recommended that the encapsulated surfaces be visually inspected for signs of failure at intervals of 1-month, 6-months, and then annually, or whenever water or other damage is present. If enclosure systems are used, it is recommended that they also be visually inspected for signs of failure annually, or whenever water or other damage is present.

3.3 Additional Lead-Based Paint That May Be Disturbed During Renovation

Additional surfaces were tested that may be disturbed during renovation work. Surfaces selected for testing were based on reported renovation plans at the time of the work order. If lead-safe methods are not to be used, client is responsible for checking that these surfaces are listed as "negative" in Table 2. Any paint not listed as negative should be treated as being LBP. Measurements on surfaces such as aluminum siding do not account for paint that may be underneath the surface. See Table 2 for XRF measurements.

4.0 Certifications & Limitations

This evaluation was conducted in readily accessible areas, subject to the limitations on scope and measurement protocols described in the body of this report. Although an effort was made to evaluate both representative and "worst case" components and conditions, no representation is made that all defects, deficiencies, hazards or potential hazards have been identified. Protech does not guarantee, warrant or insure the adequacy of the property or of any buildings or parts thereof, and no representation is made regarding the property's compliance to any ordinances, regulations, or laws relating to any environmental hazards.

Client understands and agrees that Protech and its employees assume no liability or responsibility for the cost of repairing or replacing any unreported defects or deficiencies, either current or arising in the future, or for any property damage, consequential damage or bodily injury of any nature. In accepting this report, Client acknowledges that if Protech is found liable for any loss or damages alleged to arise from this evaluation, then Protech's liability shall be limited to the fee paid for this evaluation and report, and any such claims must be made within one year from the date of inspection. This report is intended for Client's use only, and no other person may rely on it without Protech's written approval. The price charged is based, in part, on all of the foregoing limitations.

Bradley Smith
Michigan Lead Risk Assessor #P-01928

TABLE 1. SUMMARY OF LBP HAZARDS (EXCLUDING SOIL & DUST)

	Total Tests	Poor Condn	Friction/ Impact	Both	No. of Hazrds	% w/ Hazrd
By Location:						
Exterior	6	0	0	1	1	17%
By Room Type:						
Exterior Genl	9	0	0	1	1	12%
By Component:						
Door Jamb	3	0	0	1	1	34%
By Substrate:						
Wood	12	0	0	1	1	9%
By Condition:						
Poor	13	0	0	1	1	8%
Grand Total:	22	0	0	1	1	5%

NOTES ON TABLE 1

1. In this table, "Total Tests" refers to total number of XRF measurements for the specific line item.
2. "Poor Condn" denotes LBP that is deteriorated, i.e. classified as being in Poor condition.
3. "Friction/Impact" denotes LBP on a *friction* and/or *impact* surface, where the condition was classified as being in Fair condition.
4. "Both" denotes LBP on a *friction* and/or *impact* surface, where the condition was classified as being in Poor condition.
5. "# of Hazrds" is the number of tests that identified a hazard.
6. "% w/ Hazrd" is the percentage of tests that identified a hazard.

TABLE 2. LISTING OF ALL MEASUREMENTS, SORTED BY OUTCOME

Seq#	Area	Room	Item	Which	Mat'l	Condition	Lead mg/cm^2	Depth	Prob>1	Hazard
Positive Measurements: (LBP)										
18	Exterior	Front Exter	Door Jamb	-	Wood	Poor	1.8	>5	0.98	DF
22	Exterior	#4 Exter Face	Threshold	-	Wood	Good	1.6	>5	0.95	--P
Inconclusive Measurements >= 1.0 mg/cm2: (Treat as LBP)										
19	Exterior	Front Exter	Threshold	-	Wood	Good	1.1	>5	0.68	--P
21	Exterior	#4 Exter Face	Door Jamb	-	Wood	Good	1.1	>5	0.65	--P
Inconclusive Measurements < 1.0 mg/cm2: (Prudent to treat as LBP)										
	NONE									
Negative Measurements: (Not LBP)										
4	Main Floor	Living	Wall	2	Plaster	Fair	-ND-	NA	0.05	
5	Main Floor	Bedroom 1	Door	-	Wood	Fair	-ND-	NA	0.03	
6	Main Floor	Bedroom 1 Closet	Clothes Rod	-	Wood	Poor	-ND-	NA	0.00	
7	Main Floor	Bedroom 2	Door Trim	-	Wood	Good	-ND-	NA	0.03	
8	Main Floor	Bedroom 2 Closet	Clothes Rod	-	Wood	Poor	-ND-	NA	0.00	
9	Main Floor	Living	Door - Steel	-	Metal	Fair	-ND-	NA	0.03	
10	Main Floor	Living	DoorFrame-Steel	-	Metal	Fair	-ND-	NA	0.00	
11	Basement	Stairway 1	Wall Cap	-	Wood	Poor	-ND-	NA	0.02	
12	Basement	Stairway 1	Stringer	-	Wood	Poor	-ND-	NA	0.03	
13	Basement	Laundry	Masonry Wall	1	Concrete	Poor	-ND-	NA	0.04	
14	Basement	Laundry	Masonry Wall	2	Concrete	Poor	-ND-	NA	0.04	
15	Basement	Laundry	Beam	-	Metal	Poor	-ND-	NA	0.03	
16	Basement	Laundry	Support Post	-	Metal	Poor	-ND-	NA	0.03	
17	Exterior	Front Exter	Door - Steel	-	Metal	Fair	-ND-	NA	0.00	
20	Exterior	Front Exter	Downspout Drain	-	Metal	Poor	-ND-	NA	0.03	
23	Garage	#2 Exter Face	Door - Steel	-	Metal	Poor	-ND-	NA	0.00	
24	Garage	#2 Exter Face	Door Jamb	-	Wood	Poor	-ND-	NA	0.02	
25	Garage	#2 Exter Face	Paneling	1	Wood	Poor	-ND-	NA	0.04	

Calibration Checks (See manufacturer's PCS 3/96):

		Date & Time	Reference Chip		Substrate	mg/cm2	Depth	Uncert	OK?
1	Cal Ck: XRF#1272	09/04/09 @1113	NIST 1.0 mg	-	Wood	0.8	<1	0.2	YES
2	Cal Ck: XRF#1272	09/04/09 @1113	NIST 1.0 mg	-	Wood	1.0	<1	0.2	YES
3	Cal Ck: XRF#1272	09/04/09 @1113	NIST 1.0 mg	-	Wood	1.0	<1	0.2	YES
26	Cal Ck: XRF#1272	09/04/09 @1247	NIST 1.0 mg	-	Wood	0.9	<1	0.2	YES
27	Cal Ck: XRF#1272	09/04/09 @1247	NIST 1.0 mg	-	Wood	0.9	<1	0.2	YES
28	Cal Ck: XRF#1272	09/04/09 @1247	NIST 1.0 mg	-	Wood	1.0	<1	0.2	YES

NOTES ON TABLE 2

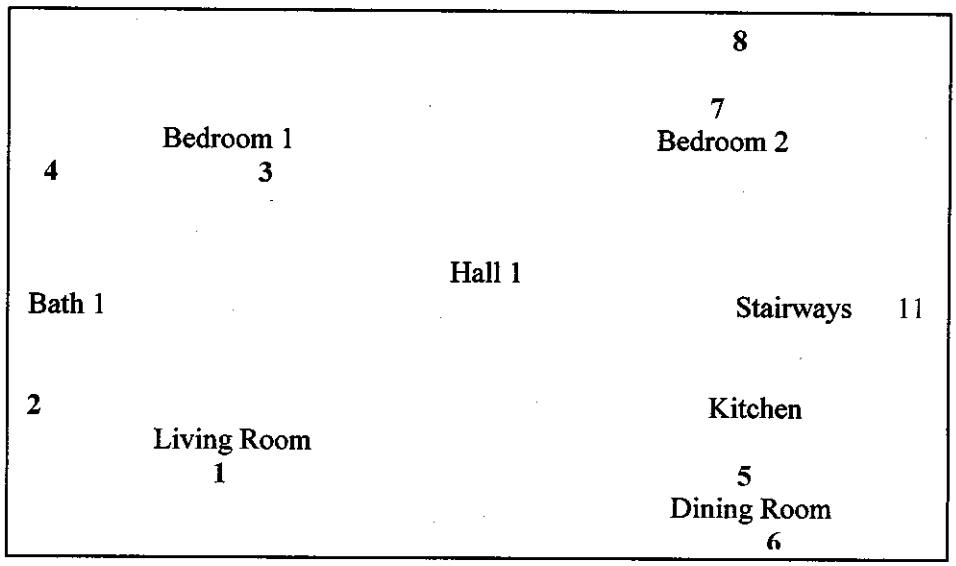
1. The Sequence number in the first column shows the chronological order.
2. The "Which" column locates the item by reference to the front of the house. Side 1 is the front side of the building (address side). Sides 2, 3, and 4 are then numbered clockwise from side 1. "U" stands for "Upper."
3. Stairways are numbered from bottom up. Bedrooms and baths are numbered as they are encountered during the clockwise sequence of the inspection.
4. The value indicated for mg/cm^2 Lead is to be compared to the $1.0 mg/cm^2$ legal definition of LBP. A value of "-ND-" denotes "Not Detected." A question mark indicates a measurement that is probably a statistical outlier.
5. "Depth" is an *indicator* of how deep the lead lies, expressed *very roughly* as the number of coats of unleaded paint applied above a single leaded layer. Not available for metallic substrates.
6. The value for "Prob" is the statistical probability that this measurement indicates LBP. The longer the duration of the test, the lower the uncertainty in the measurement. Measurements are labeled as (POSitive) (NEGative) if the probability is (greater than 95%) (below 5%), INConclusive otherwise.
7. "Hazard" indicates the nature of the lead hazard on the component identified, as defined by the State of Michigan. Hazard designations of components with lead-based paint are as follows: "D" indicates paint deterioration; "F" indicates a component with friction and/or impact damage; and "P" refers to a potential hazard if the surface is disturbed.
8. Calibration Checks indicate date, time, target value and measurement uncertainty.

GLOSSARY

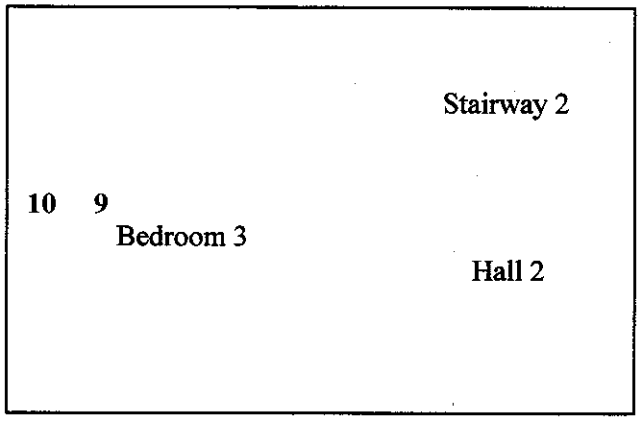
This section provides definitions of architectural terms that may be unfamiliar.

Awning Window ..... Window for which the movable portion rotates up and out
Baluster ..... Vertical spindle beneath a railing
Base molding ..... Horizontal molding along the bottom of a wall
Casement ..... Swinging portion of a window (in and out)
Casing ..... Trim around a window or door
Chair rail ..... Horizontal molding about 3-feet off the floor
Crown molding ..... Molding at the joint between the ceiling and wall
Jamb ..... Top and sides of a door or window opening
Lintel ..... Steel support over a door or window
Newel ..... Post at the end of a railing
Panel molding ..... Decorative molding on a wall, similar to a picture frame
Picture molding ..... Molding that runs horizontally an inch or so below the ceiling
Rakeboard ..... Exterior trim just below the sloping edge of a roof (on the "gable end")
Riser ..... Vertical portion of a step
Sash ..... Moveable portion of a window (up and down)
Sidelight ..... Fixed glass that flanks an entry door
Skirt ..... Lowest perimeter trim on exterior siding
Soffit ..... The underside of an overhanging roof or similar protrusion
Stool ..... Sometimes called the interior sill
Stringer ..... Side member into which stair treads and risers are set
Tread ..... Horizontal portion of a step
Trough ..... Bottom of the space between the window and the storm/screen
Wainscot ..... Lower wooden portion of a wall

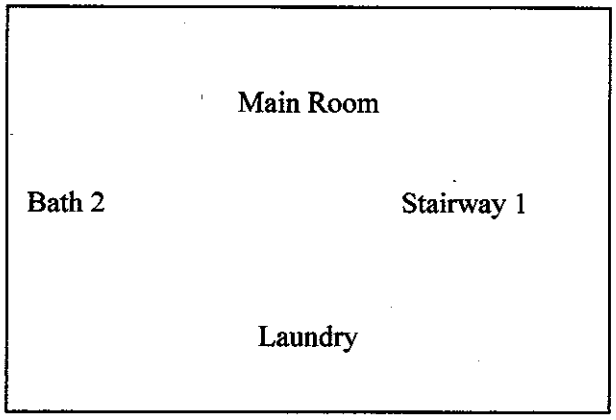
Attachment A: General Layout



Main Floor (side-1)



Second Floor (side-1)



Basement (side-1)

Sample #: Dust sample locations

Attachment B: Dust Samples

Dust samples were sent to an accredited laboratory for lead content analysis.

The following pages are the laboratory chain of custody and analysis report.

12950 Haggerty Road
Belleville, MI 48111
Ph:(734)699-labs; Fax:(734)699-8407

ACCURATE ANALYTICAL TESTING LLC

Certificate of Analysis: Lead In Dust Wipe by method S205 based on NIOSH 7300/7082 Method

Client: Protech Enviromental Services Inc
251 Jackson Plaza
Ann Arbor MI 48103-

Attn Brad Smith

Ph. 734-761-3595 **Fax** 734-761-1553

Email bsmith@protechenvironmental.com

AAT Project # : 67174
Client Project: 50437
Sampling Date: 9/4/2009
Date Received: 9/9/2009
Date Analyzed: 9/10/2009
Date Reported 9/10/2009

Proiect Location: *2332 progress*

Comments:

Lab ID#	Client Code	Sample Description	Length (inches)	Width (inches)	Area (Sq Ft)	Results Lead µg/ft2 *	Analyst
653228	1	lv rm fl	12	12	1.00	< 10	BW
653229	2	lv rm s	2	18	0.25	< 40	BW
653230	3	bed rm 1 fl	12	12	1.00	< 10	BW
653231	4	bed rm 1 trough	2	18	0.25	< 40	BW
653232	5	din rm fl	12	12	1.00	< 10	BW
653233	6	din rm sill	2	18	0.25	< 40	BW
653234	7	bed rm 2 fl	12	12	1.00	< 10	BW
653235	8	bed rm 2 trough	2	18	0.25	92.30	BW
653236	9	bed rm 3 fl	12	12	1.00	< 10	BW
653237	10	bed rm 3 sill	2	18	0.25	< 40	BW
653238	11	stair 1 fl	12	12	1.00	< 10	BW
653239	12	field blank	N/A	N/A	N/A	N/D	BW

12950 Haggerty Road
Belleville, MI 48111
Ph:(734)699-labs; Fax:(734)699-8407

ACCURATE ANALYTICAL TESTING LLC

Certificate of Analysis: Lead In Dust Wipe by method S205 based on NIOSH 7300/7082 Method

Client: Protech Enviromental Services Inc
251 Jackson Plaza
Ann Arbor MI 48103-

Attn Brad Smith

Ph. 734-761-3595 **Fax** 734-761-1553

Email bsmith@protechenvironmental.com

AAT Project # : 67174
Client Project: 50437
Sampling Date: 9/4/2009
Date Received: 9/9/2009
Date Analyzed: 9/10/2009
Date Reported 9/10/2009

Proiect Location: *2332 progress*

Comments:

Lab ID#	Client Code	Sample Description	Length (inches)	Width (inches)	Area (Sq Ft)	Results Lead µg/ft2 *	Analyst

(ND=Not Detected, N/A Not Available, RL Reporting Limit, Analytical Reporting Limit is 10 ug/sample) * For true values assume (2) significant figures. The method and batch QC is acceptable unless otherwise stated. EPA HUD Regulatory Limits: 40 ug/ft2 (Floors Carpeted/uncarpeted), 250ug/ft2 (Window Sill/Stools), 400 ug/ft2 (Window Trough /Well/Ext Concrete Surfaces) The laboratory operates in accord with ISO 17025 guidelines and holds limited scopes of accreditation under AIHA and NY State DOH ELAP programs. These results are submitted pursuant to AAT LLC current terms and conditions of sale, including the company's standard warranty and limitation of liability provisions. Analytical results relate to the samples as received by the lab. AAT will not assume any liability or responsibility for the manner in which the results are used or interpreted.

ACCREDITED LABORATORY AIHA Environmental Lead & Industrial Hygiene See aihaaccap.org for details

AIHA ELLAP- Lab ID #100986
NY State DOH ELAP -Lab ID #11864
State of Ohio- Lab ID # 10042

Analyst Signature Becky Williamson

ACCURATE
ANALYTICAL TESTING LLC
12950 HAGGERTY ROAD
BELLEVILLE, MICHIGAN 48111
(734) 699-LABS (5227)
FAX: (734) 699-8407
www.accurate-test.com

SUBMITTING COMPANY
Protech Environmental
251 Jackson Plaza
Ann Arbor, MI 48103

PO #

CONTACT INFORMATION
Brad Smith
Office (734) 761 - 3595
Fax (734) 761 - 1553
Cell (734) 276 - 0635
Email : bsmith@protechenvironmental.com

PROJECT NUMBER	50437 **SAMPLE DATE** 9/4/09	**REQUESTED ANALYSIS**	**LEAD**
PROJECT ADDRESS	2332 Progress	**SINGLE WIPE DUST**	(X)
SAMPLE START TIME	**SAMPLE END TIME**	**COMPOSITE SOIL**	(X)

TURN AROUND TIME
SAME DAY ( ) **48 HOUR** ( )
24 HOUR (X) **STD** ( )

LAB ID	SAMPLE ID	ROOM / LOCATION	S; T; F	AREA
	1	Living Room @ center	Floor (carpet)	12" X 12"
	2	" (side 2)	Sill	2" x 18"
	3	Bedroom 1 @ entry	Floor (carpet)	12" x 12"
	4	" (side 2)	Trough	2" x 18"
	5	Dining Room @ center	Floor (laminate)	12" x 12"
	6	" (side 1)	Sill	2" x 18"
	7	Bedroom 2 @ center	Floor (carpet)	12" x 12"
	8	" (side 3)	Trough	2" x 18"
	9	Bedroom 3 @ window	Floor (carpet)	12" x 12"
	10	" (side 2)	Sill	2" x 18"
	11	Stair 1 landing	Floor (carpet)	12" x 12"
	12	Field Blank	-	-
	SS1	House Perimeter - Dripline	Soil	composite
	SS2	Bare Areas	"	"

CLIENT COMMENTS

SAMPLE CONDITION
SEALED AT LAB: Y / N
PRESERVATIVE: Y / N
CONTAINER TYPE:
LAB REMARKS:
LAB PROJECT NUMBER:

SAMPLES RELINQUISHED BY	SAMPLES RECEIVED BY	TIME		
			AM	PM
			AM	PM
			AM	PM

Attachment C: Soil Samples

Soil samples were taken of bare areas and were sent to an accredited laboratory for lead content analysis.

The following pages are the laboratory chain of custody and analysis report.

12950 Haggerty Road
Belleville, MI 48111
Ph:(734)699-labs; Fax:(734)699-8407

ACCURATE ANALYTICAL TESTING LLC

Certificate of Analysis: Lead In Soil by method S204 based upon EPA SW-846 6010C/7420 Method

Client: Protech Enviromental Services Inc
251 Jackson Plaza
Ann Arbor MI 48103-

Attn Brad Smith

Ph. 734-761-3595 **Fax** 734-761-1553

Email bsmith@protechenvironmental.com

AAT Project # :	**67174**
Client Project:	50437
Sampling Date:	9/4/2009
Date Received:	9/9/2009
Date Analyzed:	9/10/2009
Date Reported	9/11/2009

Proiect Location: *2332 progress*

Comments:

Lab ID#	Client Code	Sample Description	Result Lead µg/g (ppm)	Calculated R L µg/g *	Analyst
653240	ss1	house perimeter	< 37.74	37.74	RH
653241	ss2	bare areas	< 36.49	36.49	RH

RL= Reporting Limit * For true values assume (2) significant figures. The method and batch QC are acceptable unless otherwise stated. Current EPA/HUD Interim Standard for soil samples are: 400 PPM (parts per million) for play area's, 1200 PPM for building Perimters and 1000 PPM for California Building Perimeters. The laboratory operates in accord with ISO 17025 guidelines and holds limited scopes of accreditation under AIHA and NY State DOH ELAP programs. These results are submitted pursuant to AAT LLC current terms and conditions of sale, including the company's standard warranty and limitation of liability provisions.Analytical results relate to the samples as received by the lab. AAT will not assume any liability or responsibility for the manner in which the results are used or interpreted. Reproduction of this document other than in its entirety is not authorized by AAT, LLC Note: Samples are stored for 30 days following report date

ACCREDITED LABORATORY AIHA Environmental Lead & Industrial Hygiene See aihaapp.org for details

AIHA ELLAP- Lab ID #100986
NY State DOH ELAP -Lab ID #11864
State of Ohio- Lab ID # 10042

Analyst Signature

Attachment D: Resident Questionnaire & Building Condition Forms

The following forms were used to help gather information regarding the presence of children and their habits, resident use patterns, and the overall general condition of the building.

Project No. 50437

FORM 5.0
RESIDENT QUESTIONNAIRE

(To be completed by the Risk Assessor via an interview with resident.)

VACANT HOME

Children/Children's Habits

1. (a) Do you have any children that live in your home? Yes ____ No ____
   (*If no children, skip to Question 5.*)

   (b) If **yes**, how many? ____ Ages? ____ ____ ____ ____ ____ ____

   (c) Record blood lead levels, *if known* ____ ____ ____ ____ ____ ____

   (d) Are there women of childbearing age present? Yes ____ No ____

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

Name of Child	Location of Bedroom	Location of <u>all</u> rooms where child eats	Primary location where child plays (*indoors*)	Primary location where child plays (*outdoors*)

3. Where are toys stored/kept? ____

4. Is there any visible evidence of chewed or peeling paint on the woodwork, furniture, or toys? Yes ____ No ____

Family Use Patterns

5. Which entrances are used most frequently? Unknown
6. Which windows are opened most frequently? Unknown
7. Do you use window air conditioners? Yes ____ No ✘ If **yes**, where? ____
8. (a) Do any household members engage in gardening? Yes ____ No ____
   (b) Record the location of any vegetable garden: NA
   (c) Are you planning any landscaping activities that will remove grass or ground covering? Yes ____ No ✘
9. (a) How often is the household cleaned? NA
   (b) What cleaning methods do you use? NA
10. (a) Did you recently complete any building renovations? Yes ____ No ✘
    (b) If, **yes** where? ____
    (c) Was building debris stored in the yard? Yes ____ No ✘ If **yes**, where? ____
11. Are you planning any building renovations? Yes ✘ No ____ If **yes**, where? TBD
12. (a) Do any household members work in a lead-related industry? Yes ____ No ✘
    (b) If **yes**, where are dirty work clothes placed and cleaned? ____

FORM 5.1
BUILDING CONDITION FORM

Condition	Yes	No	Comments
Roof missing parts of surfaces (tiles, boards, shakes, etc.)		✘	
Roof has holes or large cracks		✘	
Gutter or downspouts broken or missing		✘	
Chimney masonry cracked, bricks loose or missing, obviously out of plumb		✘	
Exterior or interior walls have obvious large cracks or holes, requiring more than routine painting (if masonry) or painting		✘	
Exterior siding has missing boards or shingles		✘	
Water stains on interior walls or ceilings		✘	
Plaster walls or ceilings deteriorated		✘	
Two or more windows or doors broken, missing or boarded up		✘	
Porch or steps have major elements broken, missing or boarded up		✘	
Foundation has major cracks, missing material, structural leans, or visibly unsound		✘	
Total Number *	0.00	11.00	

* *If the "Yes" column has two (2) or more checks, the dwelling is considered to be in poor condition. Less than two (2) checks in the "Yes" column means that the dwelling appears to be well maintained and the Standard Reevaluation Schedule does not need to be revised.*

Notes:

Attachment E: Schedule for Re-Evaluation

The following pages are HUD's recommended schedule for re-evaluation of the property.

Table 6.1 Standard Reevaluation Schedules (HUD Guidelines, Chapter 6)

Schedule	Evaluation Results	Action Taken	Reevaluation Frequency and Duration	Visual Survey (by owner or owner's representative)
1	Combination risk assessment/inspection finds no leaded dust or soil and no lead-based paint.	None	None	None
2	No lead-based paint hazards found during risk assessment conducted before hazard control or at clearance (hazards include dust and soil).	None	3-Years	Annually and whenever information indicates a possible problem.
3	The average of leaded dust levels on all floors, interior window sills, or window troughs sampled exceeds the applicable standard, but less than a factor of 10.	A. Interim controls and/or hazard abatement (or mixture of the two), including, but not necessarily limited to, dust removal. This schedule does not include window replacement.	1-Year, 2-Years	Same as Schedule 2, except for encapsulants. The first visual survey of encapsulants should be done one month after clearance; the second should be done 6-months later and annually thereafter.
		B. Treatments specified in section A plus replacement of all windows with lead hazards	1-Year	
		C. Abatement of all lead-based paint using encapsulation or enclosure	None	Same as Schedule 3 above.
		D. Removal of all lead-based paint	None	None
4	The average of leaded dust levels on all floors, interior window sills, or window troughs sampled exceeds the applicable standard by a factor of 10 or more.	A. Interim controls and/or abatement (or mixture of the two), including, but not necessarily limited to, dust removal. This schedule does not include window replacement.	6-Months, 1-Year, 2-Years	Same as Schedule 3.
		B. Treatments specified in section A plus replacement of all windows with lead hazards.	6-Months, 2-Years	Same as Schedule 3.
		C. Abatement of all lead-based paint using encapsulation or enclosure	None	Same as Schedule 3.
		D. Removal of all lead-based paint	None	Same as Schedule 3.

Schedule	Evaluation Results	Action Taken	Reevaluation Frequency and Duration	Visual Survey (by owner or owner's representative)
5	No leaded dust or leaded soil hazards identified, but lead-based or lead-based paint hazards are found.	A. Interim controls or mixture of interim controls and abatement (not including window replacement).	2-Years	Same as Schedule 3.
		B. Mixture of interim controls and abatement, including window replacement.	3-Years	Same as Schedule 3.
		C. Abatement of all lead-based paint *hazards,* but not all lead-based paint.	4-Years	Same as Schedule 3.
		D. Abatement of all lead-based paint using encapsulation or enclosure.	None	Same as Schedule 3.
		E. Removal of all lead-based paint.	None	None.
6	Bare leaded soil exceeds standard, but less than 5,000 ppm.	Interim controls.	None	Three months to check new ground cover, then annually to identify new bare spots.
7	Bare leaded soil greater than or equal to 5,000 ppm.	Abatement (paving or removal).	None	None for removal, annually to identify new bare spots or deterioration of paving.

Attachment F: Cost Estimates

The following table provides approximate cost estimates for Lead Hazard Control work (See *Requirements and Recommendations*).

Estimates
Lead Dust Removal: $2.00/ft^2
Soil Abatement: $10-15/ft^3
Window Replacement: $500-700/window.
Basement Window Replacement (glass block): $350-600/window.
Interior Door Replacement: $150-250/door.
Exterior Door Replacement: $600-900/door
Paint Stabilization: $10-15/ft^2.
Encapsulation: $15-20/ft^2.
Siding and Wrap: $20-25/ft^2.
Drywall Enclosure: $15-20/ft^2.
Floor/Stair Enclosure: $25/ft^2.
Overhead Door Replacement: $700-1,000/door.
Replace Milk Chute with glass block: $100-200.

Environmental and Occupational Consulting and Training, Inc.
4000 Portage Road, Suite 100
Kalamazoo, MI 49001
Phone: (269) 383 6960
Fax: (269) 383 6967

June 7, 2011

Bulk Sample Analysis
EOCT Project 7775

Casey White
Rehab Clerk
City of Lincoln Park
500 Southfield Road
Lincoln Park, MI 48146

Sample analyzed: 06/06/2011
City of Lincoln Park
500 Southfield Road
Lincoln Park, MI 48146

Asbestos Analysis

Sample No.	Sample Identification	Visual Description	Sample Contents (Percent %)	Contains Asbestos
1a	Floor Tile	Tan , Fibrous, Bound	Vinyl 98%	2% Chrysotile
1b	Mastic	Black	Mastic 100%	None

Samples were analyzed by an independent laboratory using the EPA 600 method:
Carolina Environmental Inc., 107 New Edition Court, Cary, NC 27511

_____

A. Clark Kahn, III, Ph.D.
President, EOCT, Inc.