

CITY OF NORTH LITTLE ROCK, ARKANSAS  
COMMERCE DEPARTMENT  
Mary Beth Bowman, Director  
Amy Smith, Assistant Director for Procurement  
Crystal Willis, Admin. Sect./Assistant Purchasing Agent



P.O. BOX 5757  
NORTH LITTLE ROCK, AR 72119  
501-975-8881 Phone  
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## BID/PROPOSAL COVER SHEET

Bid Number: 17-3447 Date Issued: Friday, March 10, 2017

Date & Time Bid Opening: Tuesday, March 28, 2017 at 10:00 a.m.

The City of North Little Rock's Community Development Agency is seeking bids for:

### Home Project: Repairs to 2104 Edmonds Street, NLR

Specifications attached.

A one hundred dollar (\$100) bid bond is required with the bid. A copy of bidder's current contractor's license and general liability insurance certificate must accompany bidding documents.

Please direct bid questions to Mr. Shannon Carroll, Rehabilitation Officer at 501-340-5342.

The City of North Little Rock encourages participation of small, minority, and woman own business enterprises in the procurement of goods, services, professional services, and construction, either as a general contractor or sub-contractor. It is further requested that whenever possible, majority contractors who require sub-contractors, seek qualified small, minority, and woman businesses to partner with them.

If you are obtaining this bid from our website, please be reminded that addendums may occur. It is therefore advisable that you review our listings for attachments including any changes to the bid.

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#### EXECUTION OF BID

Upon signing this page, the organization certifies that they have read and agree to the requirements set forth in this bid including conditions set forth and pertinent information requests.

Name of Firm: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Tax I.D. #: \_\_\_\_\_

Business Address: \_\_\_\_\_

Signature of Authorized Person: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_, 2017

**UNSIGNED COVER SHEETS STATEMENTS WILL BE REJECTED**

## **INVITATION FOR BID INFORMATION**

**Date:** 02-27-2017

**Address of Property:** 2104 Edmonds Street  
North Little Rock, AR. 72117

**Owner:** Emma Holman

**Maximum Amount:** \$25,000.00 Hard Costs  
HOME Project

**Scope of work:** Electrical, plumbing, kitchen cabinets, floor repairs, entry doors, window repairs, interior repairs, termite treatment, Lead Based Paint Repairs, general conditions.

## DESCRIPTION OF WORK AND HOUSING SPECIFICATIONS

Emma Holman  
2104 Edmonds Street  
North Little Rock, AR. 72117  
501-945-2969

### Item 1: Electrical

\$ \_\_\_\_\_ A. Install new smoke and carbon monoxide detectors hardwired to home electrical system in each bedroom (2), hallway (1) and living room(1), for a total of 4.

\$ \_\_\_\_\_ B. Install new 30", 190 cfm, ducted vent-a-hood in kitchen, Broan Model 423004 or equal. New vent-a-hood shall exhaust exclusively through new duct.

\$ \_\_\_\_\_ C. Remove all wiring and conduit from foundation vents on South side and rear (HVAC) of home and install through foundation with pvc LBs.

\$ \_\_\_\_\_ D. Install new dedicated circuit, 220v 10-3w/ ground, 4 wire receptacle with new matching pigtail to relocated dryer in utility (RM2).

\$ \_\_\_\_\_ E. Install new 200 amp main with minimum 12 slot power panel w/ringless meter socket with 2" ridged mast and 14' clearance to point of attachment through roof located at South East corner of house. Includes new bonding bar. (can not use meter socket as wire chase.)

\$ \_\_\_\_\_ F. Install new motion detector with double flood light over storage room door at rear of house, includes switch. Install new switch for storage room interior light.

\$ \_\_\_\_\_ G. Install new dedicated circuits for refrigerator, microwave and outside HVAC compressor (exterior is to be GFCI in WP bubble cover).

\$ \_\_\_\_\_ H. Replace all kitchen and bathroom receptacles with new GFCIs. Install 1 additional GFCI in kitchen. Replace all 2-prong outlets in house with 3-prong and place those circuits on gfi breaker.

\$ \_\_\_\_\_ I. Install new heat/fan/light units in bathroom with new 3-way switch.

\$ \_\_\_\_\_ J. Install cover and new chime transformer with keyless socket and 3 amp plug fuse.

\$ \_\_\_\_\_ K. Remove 2 panels in rear storage room (Rm9) and combine into a single 8 circuit panel, fed from outside with 6-3 Romex with ground and 60 amp breaker.

\$ \_\_\_\_\_ L. Install new light switches with plates in kitchen (to hallway light), den (Rm4) and rear bedroom (Rm5)

**Total Cost Item 1 Electrical:**

\$ \_\_\_\_\_

**Item 2: Plumbing**

\$\_\_\_\_\_A. Install new 4" cast iron sewer line from main drain at house foundation to city main. Includes 2-way cleanout at foundation as required by NLRWW.

\$\_\_\_\_\_B. Install new minimum 3/4" schedule 40 PVC, PEX or soft copper water supply line from meter to house with shut-off, pressure regulator and check valve in minimum 12"x17" box with lid at foundation.

\$\_\_\_\_\_C. Install new water supply and drain lines under kitchen sink. Repair all household leaks, specifically including but not limited to hose bib at rear of house.

\$\_\_\_\_\_D. Install new 9 year, 30 gallon, gas fired water heater to meet NLR Plbg. Code. Includes but not limited to; pedestal, expansion tank (or acceptable alternative as per NLR Plbg. Inspector), leak pan, new t&p discharge to exterior, type b exhaust through to roof with new flashing, storm collar, and cap and high/low vent pipes through ceiling. All exhaust and vent pipes to have firestop support plates that fit snug to pipe and ceiling.

\$\_\_\_\_\_E. Install new 8" deep, 22"x33", 18 gauge stainless steel double bowl sink in kitchen with new faucets and sprayer.

\$\_\_\_\_\_F. Remove existing washer box from kitchen wall and relocate clothes washer and dryer to utility room (RM2) as directed by homeowner to include new washer box, drain line, hot and cold water and new exhaust for dryer ducted to exterior.

\$\_\_\_\_\_G. Remove all galvanized or otherwise illegal gas lines and repipe with new black steel gas lines to all existing and proposed gas appliances.

\$\_\_\_\_\_H. Install new 5,000 btu vent free natural gas space heater, "*Williams model 0686542,*" or equal, wall mounted in rear bedromm (Rm5). Includes all required hardware.

**Total Cost Item 2 Plumbing:**

\$\_\_\_\_\_

**Item 3 Interior Repairs**

\$\_\_\_\_\_ **A.** Remove all existing floor coverings in kitchen/Dining room and bathroom. Remove all deteriorated decking and structural members to a point of good wood over solid bearing. Install new, like members as those removed, prep surfaces to be solid, level and smooth throughout and install new minimum 2mm thick sheet vinyl flooring. Includes transition bar where new vinyl meets all existing surrounding floors. **Contact NLR Building inspector to inspect structural members before any decking is installed.**

\$\_\_\_\_\_ **B.** Install new prefinished hollow core door slabs to utility room, den and both bedrooms, includes hinges and locksets. Install new prefinished bi fold doors in hall and both bedroom closets. Install new lockset to bathroom door.

\$\_\_\_\_\_ **C.** Remove and dispose of all base and wall cabinets in kitchen. Repair all openings and damaged walls and/or floors that were behind and below old cabinets and washing machine & walls behind bathroom lavatory to eliminate vermin & pest infiltration.

\$\_\_\_\_\_ **D.** Install approximately 15' of new base cabinets and countertop to extend to wall corner where washing machine previously located. Excluding topmost cabinets, install new wall cabinets of like dimensions as those removed plus additional to extend to aforementioned corner. "Lazy Susan" or similar componets shall be utilized in rear corners to maximize usable space and includes adjusting both new sink and stove locations to accommodate new design. All cabinets shall be factory finished or painted and/or stained and sealed as per homeowner. Includes all hardware, pulls, hinges, etc. considered turnkey.

\$\_\_\_\_\_ **E.** Lift and strap all existing ductwork in attic to meet NLR HVAC Code. Secure any loose connections. Clear all obstructions from drain pan, primary and secondary condensate drains. Verify free flow.

\$\_\_\_\_\_ **F.** Install 1' of new blown in "AttiCat" expanding loose fill fiberglas in attic.

\$\_\_\_\_\_ **G.** Install new painted attic access hatch.

**Total Cost item 3 Interior Repairs: \$\_\_\_\_\_**

**Deductive Alternative #1 to D:** Install approximately 11.5' only (+- 6") of new base cabinet and countertop to accommodate kitchen appliances as they exist. (wall cabinets and repairs as specified above)

**Cost Deduction:** \$\_\_\_\_\_

**Deductive Alternative#2 to D:** Repair existing cabinets (all doors, drawers, hinges, shelves where damaged or missing, etc) and install new countertop. (wall repairs as specified above, omit removal and disposal of existing as well)

**Cost Deduction:** \$\_\_\_\_\_

**NOTE: lowest base bid within budget will be given first consideration. If none are within budget, lowest bid with deductive alternate #1 will be given first consideration followed by lowest bid with deductive alternate #2. Both deductive alternates are to include cost deductions for items 1-D in electrical and 2-F in plumbing.**

**Item 4 Exterior**

\$\_\_\_\_\_A. Install new heavy duty screen or hardware cloth on the inside of all foundation vents. New screens shall be no larger than ¼" x ¼" and secure and tight to all vent openings to prevent pests from accessing crawlspace. Install new removeable aluminum winter covers on all foundation vents around perimeter of home.

\$\_\_\_\_\_B. Repair windows in kitchen & utility room to operate and lock. Install new glass pane in kitchen window. Install new screen on window in den (Rm4).

\$\_\_\_\_\_C. Repair frame at rear door and rehang with larger, heavy duty screws and hinges.

\$\_\_\_\_\_D. Install new pre-hung, pre-painted, insulated, 6 panel steel entry door unit at front entrance. Includes all hardware, lockset, deadbolt & peephole. Color as per homeowner

\$\_\_\_\_\_E. Remove all deteriorated decking and framing on rear access ramp and install new, like treated materials as removed. Paint all surfaces with 2 coats exterior latex. Frame in openings and install 2 new crawlspace access hatches with hinges, hasps and locks. All material to be treated & painted. Do these items first to allow wood to cure before painting

\$\_\_\_\_\_F. Treat all roof penetrations and flashing with new polybutyl sealant.

\$\_\_\_\_\_G. Clean out existing gutters and install new maintenance free debris shields, *Gutter Helmet, Gutter topper*, or equal.

**Total Cost Item 4 Exterior:**\$\_\_\_\_\_

**Item 5 Lead Based Paint**

\$\_\_\_\_\_A. Wet scrape and repaint metal conduit on south side of house as per the attached LBP risk summary.

\$\_\_\_\_\_B. Remove and dispose of front door threshold for aforementioned new front door using Lead Safe Work Practices.

**Total Cost Item 5 Lead Based Paint:**\$\_\_\_\_\_

**NOTE: The NLR CDA will pay for One (1) clearance test. Contractor will be responsible for achieving clearance before final payment is made. Additional testing, if required for a failed first test will be the responsibility of the contractor until clearance is achieved. A copy of the Risk assessment summary is included herein.**

**NOTE: All aforementioned wood and metal components have tested positive for Lead Based Paint. Lead Safe Work Practices shall be implemented during this phase by a contractor certified to perform such work.**

**Item 6 Termite Treatment**

\$\_\_\_\_\_A. Treat structure with a termiticide in accordance with label instructions and Arkansas Plant Board regulations, by a licensed exterminator. Exterminator shall provide owner with a written warranty. **Owner shall have the option of continued yearly renewals at their own expense.**

**Total Cost Item 6 Termite Treatment: \$\_\_\_\_\_**

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**TOTAL PROJECT COST:\$\_\_\_\_\_**

**Contractor General Conditions of Work:**

1. All work performed on this project shall be done in a professional, expeditious and workmanlike manner in strict accordance with City and State Building Codes and ADFA specifications which establish the quality of work desired. Only new materials shall be used.
2. Colors of materials (shingles, etc.) to be approved by homeowner prior to start of work. Color samples to be provided to the homeowner by the contractor.
3. All appliances, furniture, fixtures, furnishings or finished surfaces, including grass, soil, driveways, sidewalks, etc. which are disturbed, disconnected, moved or damaged by the contractor shall be repaired, replaced, reconnected or relocated by the contractor at no charge to the homeowner, unless otherwise specified.
4. NO LEAD BASED PAINT SHALL BE USED ON THIS PROJECT. Lead Based Paint requirements shall be followed per work specifications.
5. BEFORE any electrical/plumbing/building work is started, the contractor shall furnish a copy of the permit and name/number of licensed electrician/plumber/contractor that is to perform the work.
6. During construction, the contractor shall maintain premises and related properties and prevent accumulations of waste, debris and rubbish caused by the operation. At completion of work, contractor shall remove waste materials, rubbish, tools, equipment, machinery and surplus materials from property.
7. The total project costs submitted for bid shall include any state or local taxes for products or services.

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8. The cost of permits and inspection fees required for completion of the project shall be the responsibility of the contractor. Copies of all permits shall be submitted to the North Little Rock Community Development Agency BEFORE work begins. Final inspection reports by City inspectors for all permits must be submitted to the Community Development Agency when work is completed, and prior to requesting final payment.
9. Contractor must provide warranty information and lien releases before final payment will be made.

**I have read and fully understand above Contractor General Conditions of Work and by submitting this bid, thereby agree to these conditions.**

Contractor Signature \_\_\_\_\_

Contractor Title \_\_\_\_\_

Contractor Company Name \_\_\_\_\_

Date \_\_\_\_\_

Rehab Officer for Project **Shannon Carroll**



**SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Mr. Shannon Carroll**

Inspection Date: 11/29/16 2104 Edmonds  
 Report Date: 12/6/2016 North Little Rock, Arkansas  
 Abatement Level: 1.0  
 Report No. S#03204 - 11/29/16 10:41  
 Total Readings: 159 Actionable: 2  
 Job Started: 11/29/16 10:41  
 Job Finished: 11/29/16 12:28

Reading			Paint				Lead		
No.	Wall	Structure	Location	Member	Cond	Substrate	Color	(mg/cm <sup>2</sup> )	Mode
Exterior Room 001 Exterior									
004	A	Threshold	Rgt		I	Wood	Grey	1.0	QM
042	D	Conduit	Rgt		P	Metal	White	1.7	QM

Calibration Readings

---- End of Readings ----

SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR: Mr. Shannon Carroll

Inspection Date: 11/29/16 2104 Edmonds  
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 Report No. S#03204 - 11/29/16 10:41  
 Total Readings: 159  
 Job Started: 11/29/16 10:41  
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Read No.	Rm No.	Room Name	Wall Structure	Location	Member	Paint		Color	Lead	
						Cond	Substrate		(mg/cm <sup>2</sup> )	Mode
1		CALIBRATION							0.8	TC
2		CALIBRATION							0.9	TC
3		CALIBRATION							0.8	TC
4	001	Exterior	A	Threshold	Rgt	I	Wood	Grey	1.0	QM
5	001	Exterior	A	Door	Rgt U Lft	I	Wood	White	-0.1	QM
6	001	Exterior	A	Door	Rgt Rgt jamb	I	Wood	Brown	-0.1	QM
7	001	Exterior	A	Door	Rgt Lft jamb	I	Wood	Brown	0.1	QM
8	001	Exterior	A	SecurityDoor	Rgt	I	Metal	Black	0.0	QM
9	001	Exterior	A	Railing	Rgt Railing	I	Metal	Black	0.0	QM
10	001	Exterior	A	Porch Floor	Rgt	I	Concrete	Grey	-0.1	QM
11	001	Exterior	A	Step	Rgt	I	Concrete	Grey	0.0	QM
12	001	Exterior	A	Foundation	Rgt	I	Concrete	Grey	-0.1	QM
13	001	Exterior	A	Awning	Lft	I	Metal	Multi Co	-0.1	QM
14	001	Exterior	B	Awning	Ctr	I	Metal	Multi Co	-0.2	QM
15	001	Exterior	B	Foundation	Ctr	I	Concrete	Green	0.3	QM
16	001	Exterior	C	Foundation	Rgt	I	Concrete	Brown	0.2	QM
17	001	Exterior	C	Down Spout	Rgt	I	Metal	White	-0.1	QM
18	001	Exterior	C	Gutter		I	Metal	White	-0.1	QM
19	001	Exterior	C	Soffit		I	Wood	Brown	0.3	QM
20	001	Exterior	C	Fascia		I	Wood	Brown	0.4	QM
21	001	Exterior	C	Fascia		I	Wood	Brown	-0.1	QM
22	001	Exterior	C	Soffit		I	Wood	Brown	0.2	QM
23	001	Exterior	C	Railing	Lft Railing	P	Wood	Brown	0.0	QM
24	001	Exterior	C	Railing	Lft Balusters	I	Wood	Brown	-0.1	QM
25	001	Exterior	C	Porch Floor	Lft	P	Wood	Brown	0.2	QM
26	001	Exterior	C	Door	Lft Header	I	Wood	Brown	0.2	QM
27	001	Exterior	C	Door	Lft Lft jamb	I	Wood	Brown	0.0	QM
28	001	Exterior	C	Door	Lft U Ctr	I	Wood	Grey	0.0	QM
29	001	Exterior	C	Threshold	Lft	I	Wood	Grey	0.5	QM
30	001	Exterior	C	SecurityDoor	Lft	I	Metal	Black	-0.1	QM
31	001	Exterior	C	Door	Lft U Rgt	I	Metal	White	-0.1	QM
32	001	Exterior	C	Door	Lft Lft casing	I	Wood	White	-0.1	QM
33	001	Exterior	C	Door	Lft Rgt jamb	I	Wood	White	0.0	QM
34	001	Exterior	D	Window	Rgt Rgt casing	I	Wood	Brown	0.3	QM
35	001	Exterior	D	Window	Rgt Apron	I	Wood	Brown	0.0	QM
36	001	Exterior	D	Foundation	Ctr	I	Concrete	Brown	0.2	QM
37	001	Exterior	D	CarportFloor	Rgt	P	Concrete	Brown	0.0	QM
38	001	Exterior	D	Column	Lft U column	I	Metal	Brown	0.0	QM
39	001	Exterior	D	CarportCeil	Ctr	I	Metal	White	-0.2	QM

SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR: Mr. Shannon Carroll

Read No.	Rm No.	Room Name	Wall Structure	Location	Member	Paint		Lead		
						Cond	Substrate	Color	(mg/cm <sup>2</sup> )	Mode
40	001	Exterior	D	Down Spout	Rgt	I	Metal	White	-0.1	QM
41	001	Exterior	D	Electric Box	Rgt	I	Metal	Grey	0.0	QM
42	001	Exterior	D	Conduit	Rgt	P	Metal	White	1.7	QM
43	001	Living Rm	A	Ceiling		I	Drywall	White	0.4	QM
44	001	Living Rm	B	Floor		I	Wood	Natural	-0.2	QM
45	001	Living Rm	A	Wall	L Rgt	I	Wood	Natural	-0.1	QM
46	001	Living Rm	B	Wall	U Lft	I	Wood	Natural	0.0	QM
47	001	Living Rm	D	Wall	L Ctr	I	Wood	Natural	0.0	QM
48	001	Living Rm	D	Window	Rgt Lft casing	I	Wood	Brown	0.3	QM
49	001	Living Rm	D	Window	Rgt Rgt jamb	I	Wood	Brown	0.3	QM
50	001	Living Rm	B	Baseboard	Lft	I	Wood	Brown	0.3	QM
51	001	Living Rm	B	Crown Mldg	Lft	I	Wood	Brown	0.2	QM
52	001	Living Rm	A	Door	Lft Rgt casing	I	Wood	Brown	0.3	QM
53	001	Living Rm	A	Door	Lft Lft jamb	I	Wood	Brown	0.3	QM
54	001	Living Rm	A	Door	Lft L Lft	I	Wood	Brown	0.2	QM
55	002	Utility Rm	C	Door	Rgt Header	I	Wood	Brown	0.1	QM
56	002	Utility Rm	C	Door	Rgt Rgt jamb	I	Wood	Brown	-0.1	QM
57	002	Utility Rm	A	Window	Ctr Sill	P	Wood	Brown	0.0	QM
58	002	Utility Rm	A	Window	Ctr Apron	I	Wood	Brown	-0.1	QM
59	002	Utility Rm	D	Baseboard	Ctr	I	Wood	Brown	0.0	QM
60	002	Utility Rm	B	Closet	Rgt Door	I	Wood	Brown	-0.2	QM
61	002	Utility Rm	B	Closet	Rgt Door Casing	I	Wood	Brown	0.3	QM
62	002	Utility Rm	B	Closet	Rgt Door Jamb	I	Wood	Brown	0.2	QM
63	002	Utility Rm	B	Closet	Rgt Shelf	I	Wood	White	0.1	QM
64	002	Utility Rm	B	Closet	Rgt Shelf Sup.	I	Wood	White	-0.1	QM
65	002	Utility Rm	B	Closet	Rgt Wall	I	Drywall	White	0.0	QM
66	002	Utility Rm	B	Ceiling		I	Drywall	White	0.0	QM
67	002	Utility Rm	A	Wall	L Ctr	I	Drywall	White	-0.1	QM
68	002	Utility Rm	B	Wall	U Rgt	I	Drywall	White	-0.1	QM
69	002	Utility Rm	C	Wall	L Lft	I	Drywall	White	0.0	QM
70	002	Utility Rm	D	Wall	U Ctr	I	Drywall	White	0.0	QM
71	003	Bedroom	C	Ceiling		I	Drywall	White	-0.2	QM
72	003	Bedroom	A	Wall	L Lft	I	Wood	Multi Co	-0.1	QM
73	003	Bedroom	B	Wall	U Ctr	I	Wood	Multi Co	0.1	QM
74	003	Bedroom	C	Wall	L Rgt	I	Wood	Multi Co	0.0	QM
75	003	Bedroom	D	Wall	U Lft	I	Wood	Multi Co	-0.1	QM
76	003	Bedroom	A	Window	Ctr Lft casing	I	Wood	White	0.0	QM
77	003	Bedroom	A	Window	Ctr Sill	I	Wood	White	-0.1	QM
78	003	Bedroom	C	Door	Rgt L Rgt	I	Wood	White	-0.3	QM
79	003	Bedroom	C	Door	Rgt Rgt casing	I	Wood	White	0.0	QM
80	003	Bedroom	C	Door	Rgt Lft jamb	I	Wood	Brown	-0.1	QM
81	003	Bedroom	A	Baseboard	Lft	I	Wood	Brown	0.1	QM
82	003	Bedroom	D	Closet	Rgt Door Casing	I	Wood	White	-0.1	QM
83	003	Bedroom	D	Closet	Rgt Door Jamb	I	Wood	White	-0.2	QM
84	003	Bedroom	D	Closet	Rgt Shelf	I	Wood	White	0.1	QM
85	003	Bedroom	D	Closet	Rgt Shelf Sup.	I	Wood	White	0.1	QM
86	003	Bedroom	D	Closet	Rgt Wall	I	Drywall	White	0.0	QM

SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR: Mr. Shannon Carroll

Read No.	Rm No.	Room Name	Wall Structure	Location	Member	Paint		Color	Lead		
						Cond	Substrate		(mg/cm <sup>2</sup> )	Mode	
87	004	Den	D	Ceiling			I	Drywall	White	0.0	QM
88	004	Den	D	Closet	Lft Wall		I	Drywall	White	-0.1	QM
89	004	Den	D	Closet	Lft Shelf		I	Wood	White	0.2	QM
90	004	Den	D	Closet	Lft Shelf Sup.		I	Wood	White	-0.1	QM
91	004	Den	D	Closet	Lft Door Jamb		I	Wood	Brown	-0.1	QM
92	004	Den	D	Closet	Lft Door Casing		I	Wood	Brown	0.0	QM
93	004	Den	C	Baseboard	Lft		I	Wood	Brown	0.3	QM
94	004	Den	D	Window	Lft Sill		I	Wood	Brown	-0.1	QM
95	004	Den	D	Window	Lft Apron		I	Wood	Brown	0.4	QM
96	004	Den	A	Crown Mldg	Lft		I	Wood	Brown	-0.1	QM
97	004	Den	D	Door	Rgt Rgt casing		I	Wood	Brown	0.0	QM
98	004	Den	D	Door	Rgt Lft jamb		I	Wood	Brown	0.0	QM
99	004	Den	A	Wall	U Lft		I	Wood	Natural	-0.2	QM
100	004	Den	B	Wall	L Ctr		I	Wood	Natural	0.0	QM
101	004	Den	C	Wall	U Rgt		I	Wood	Natural	0.0	QM
102	004	Den	D	Wall	L Rgt		I	Wood	Natural	0.1	QM
103	005	Bedroom	A	Wall	U Ctr		I	Wood	Natural	0.0	QM
104	005	Bedroom	B	Wall	L Lft		I	Wood	Natural	0.0	QM
105	005	Bedroom	C	Wall	U Rgt		I	Wood	Natural	0.1	QM
106	005	Bedroom	D	Wall	U Lft		I	Wood	Natural	0.0	QM
107	005	Bedroom	B	Closet	Lft Wall		I	Wood	Natural	-0.1	QM
108	005	Bedroom	B	Closet	Lft Shelf		I	Wood	Natural	0.0	QM
109	005	Bedroom	B	Closet	Lft Shelf Sup.		I	Wood	Natural	0.0	QM
110	005	Bedroom	B	Closet	Lft Door Jamb		I	Wood	Brown	0.1	QM
111	005	Bedroom	B	Closet	Lft Door Casing		I	Wood	Brown	-0.1	QM
112	005	Bedroom	A	Door	Rgt Header		I	Wood	Brown	0.2	QM
113	005	Bedroom	A	Door	Rgt Rgt jamb		I	Wood	Brown	0.0	QM
114	005	Bedroom	A	Door	Rgt L Ctr		I	Wood	Brown	0.3	QM
115	005	Bedroom	C	Baseboard	Lft		I	Wood	Brown	-0.2	QM
116	005	Bedroom	C	Crown Mldg	Lft		I	Wood	Brown	0.4	QM
117	006	Bathroom	C	Window	Ctr Sill		I	Wood	White	-0.2	QM
118	006	Bathroom	A	Door	Rgt Rgt casing		I	Wood	White	0.0	QM
119	006	Bathroom	A	Door	Rgt Lft jamb		I	Wood	White	-0.2	QM
120	006	Bathroom	A	Door	Rgt U Ctr		I	Wood	White	-0.1	QM
121	006	Bathroom	B	Wall	U Rgt		I	Wood	White	-0.2	QM
122	006	Bathroom	C	Wall	U Lft		I	Wood	White	-0.2	QM
123	006	Bathroom	D	Wall	U Lft		I	Wood	White	-0.2	QM
124	006	Bathroom	B	Baseboard	Ctr		I	Wood	White	0.0	QM
125	006	Bathroom	A	Wall	U Lft		I	Wood	Multi Co	-0.1	QM
126	006	Bathroom	B	Wall	L Ctr		I	Wood	Multi Co	0.0	QM
127	006	Bathroom	D	Wall	U Rgt		I	Wood	Multi Co	-0.1	QM
128	006	Bathroom	D	Vanity	Rgt		I	Wood	Natural	-0.1	QM
129	006	Bathroom	A	Ceiling			I	Drywall	White	0.4	QM
130	007	Hallway	D	Ceiling			I	Drywall	White	0.3	QM
131	007	Hallway	A	Closet	Ctr Wall		I	Drywall	White	0.0	QM
132	007	Hallway	A	Closet	Ctr Shelf		I	Wood	White	-0.1	QM
133	007	Hallway	A	Closet	Ctr Shelf Sup.		I	Wood	White	0.0	QM

SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR: Mr. Shannon Carroll

Read No.	Rm No.	Room Name	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm <sup>2</sup> )	Mode
134	007	Hallway	A	Closet		Ctr Door Jamb	I	Wood	Brown	0.0	QM
135	007	Hallway	A	Closet		Ctr Door Casing	I	Wood	Brown	-0.1	QM
136	007	Hallway	C	Door		Ctr Lft casing	I	Wood	Brown	0.2	QM
137	007	Hallway	C	Door		Ctr Rgt jamb	I	Wood	Brown	0.0	QM
138	007	Hallway	C	Door		Ctr L Ctr	I	Wood	Brown	0.0	QM
139	007	Hallway	C	Baseboard		Rgt	I	Wood	Brown	-0.2	QM
140	007	Hallway	C	Crown Mldg		Rgt	I	Wood	Brown	0.3	QM
141	008	Kit/Dining	D	Baseboard		Ctr	I	Wood	Brown	0.1	QM
142	008	Kit/Dining	D	Crown Mldg		Ctr	I	Wood	Brown	0.4	QM
143	008	Kit/Dining	B	Cabinet		Lft	I	Wood	Brown	-0.3	QM
144	008	Kit/Dining	A	Wall		U Rgt	I	Wood	Natural	-0.1	QM
145	008	Kit/Dining	C	Wall		U Rgt	I	Wood	Natural	0.0	QM
146	008	Kit/Dining	D	Wall		L Lft	I	Wood	Natural	-0.1	QM
147	008	Kit/Dining	B	Wall		U Lft	I	Drywall	White	-0.3	QM
148	008	Kit/Dining	C	Wall		L Ctr	I	Drywall	White	-0.2	QM
149	008	Kit/Dining	C	Window		Lft Sill	I	Wood	White	-0.1	QM
150	008	Kit/Dining	C	Window		Lft Apron	I	Wood	White	-0.1	QM
151	008	Kit/Dining	C	Door		Rgt Rgt casing	I	Wood	Brown	0.1	QM
152	008	Kit/Dining	C	Door		Rgt Lft jamb	I	Wood	Brown	0.2	QM
153	008	Kit/Dining	C	Door		Rgt U Lft	I	Wood	Brown	0.0	QM
154	009	Storage	D	Support Beam		Rgt	P	Wood	White	0.4	QM
155	009	Storage	D	Door		Rgt L Rgt	I	Metal	White	-0.1	QM
156	009	Storage	B	Electric Box		Lft	I	Metal	Grey	-0.1	QM
157		CALIBRATION								1.0	TC
158		CALIBRATION								1.0	TC
159		CALIBRATION								1.0	TC

---- End of Readings ----

## Risk Assessment Summary

### Part 1: Identifying Information:

A lead-based paint inspection and risk assessment was conducted at the residence of Ms. Emma Holman, 2104 Edmonds Street, North Little Rock, Arkansas. Frank & Juanita Terry, certified inspectors and risk assessors, Arkansas certification numbers 000327 and 000328 & 000325 and 000326, conducted the inspection and risk assessment on November 29, 2016. 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 general condition of the exterior of dwelling was in good condition. The interior of the house was in good condition too.

The exterior of the house had lead-based paint on the front door threshold and deteriorated lead-based paint on the conduit on side D.

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 floors and windows. The HUD standards are 40 ug/ft<sup>2</sup> for the floors, the windowsills are at 250 ug/ft<sup>2</sup> and the window troughs are set at 400 ug/ft<sup>2</sup>. 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 covered. The soil lead level was at less than 22 (ug/g) for the perimeter sample. The soil sample results are below the EPA/HUD limits for perimeter samples. 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 contractor trained in lead-safe work practices or a licensed lead-abatement contractor shall conduct all lead-based paintwork. The Contractor shall comply with the HUD Lead Safe Housing rule, June 2004.

a. The occupants shall be temporarily relocated to a suitable, decent and safe dwelling unit until after the lead-based paint activities have been completed **unless** the following measures are achieved:

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. During all exterior work that will disturb lead-based paint, the windows, doors, ventilation intakes and other openings in or near the worksite shall be sealed during the hazard control work.
- c. If treatment of the interior will be completed within one 8-hour period and the worksite contained so as to prevent the release of lead dust or lead hazards.
- d. If treatment of the interior will be completed within 5 days, the worksite contained so as to prevent the release of lead dust or hazards and at the end of work on each day, the worksite and area within at least 10 feet of the containment area is cleaned to remove any visible dust or debris and occupants have safe access to the sleeping areas, bathroom and kitchen.
- e. The worksite shall be prepared to prevent the release of leaded dust and debris from the worksite and practices that minimize the spread of lead dust and debris shall be utilized.
- f. A lead warning sign shall be posted in accordance with section 35.1345 of the HUD Lead Safe Housing Rule, June 2004, during all lead-safe work.

The costs shown below include labor, materials, worker protection, site containment, cleanup and disposal. These are only very rough estimates that may not be accurate. A precise estimate should be obtained from a lead-safe work trained rehabilitation contractor or a licensed lead-abatement contractor

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.

**Hazard 1: Deteriorated Paint** – The exterior of the house had deteriorated lead-based paint on the metal conduit on side D.

- a. Place visqueen below/around the work areas to contain the paint chips. Wet scrape and repaint the metal conduit on side D. Conduct a thorough cleanup using approved methods. \$600.00

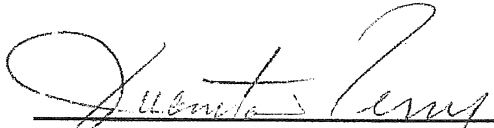
**Part 4: Summary and Ongoing Monitoring Recommendations:** A lead-based paint inspection and risk assessment were conducted on November 29, 2016. Lead-based paint hazards were identified during this assessment. Deteriorated lead-based paint was found on the exterior of the house.

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



**TERMS AND STANDARD CONDITIONS  
CITY OF NORTH LITTLE ROCK, ARKANSAS**

PLEASE READ CAREFULLY

1. When submitting an "Invitation to Bid," the bidder warrants that the commodities covered by the bid shall be free from defects in material and workmanship under normal use and service. In addition, bidder must deliver new commodities of the latest design and model, unless otherwise specified in the "Invitation to Bid."
2. Prices quoted are to be net process, and when an error is made in extending total prices, the City may accept the bid for the lesser amount whether reflected by extension or by the correct multiple of the unit price.
3. Discounts offered will be taken when the City qualifies for such. The beginning date for computing discounts will be the date of invoice or the date of delivery and acceptance, whichever is later.
4. When bidding other than the brand and/or model specified in the "Invitation to Bid," the brand and/or model number must be stated by that item in the "Invitation to Bid," and descriptive literature be submitted with the bid.
5. The City reserves the right to reject any and all bids.
6. The Purchasing office reserves the right to award items, all or none, or by line item(s).
7. Quality, time and probability of performance may be factors in making an award.
8. Bid quotes submitted will remain firm for 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 Department of Commerce and Governmental Relations.
9. Bidder must submit a completed signed copy of the front page of the "Invitation to Bid" and must submit any other information required in the "Invitation to Bid."
10. 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.
11. Sales or use tax is not to be included in the bid price, but is to be added by the vendor to the invoice billing to the City. Although use tax is not to be included in this bid, vendors are to register and pay tax direct to the Arkansas State Revenue Department.
12. Prices quoted shall be "Free on Board" (F.O.B.) to destination at designated facility in North Little Rock. Charges may not be added after the bid is opened.
13. In the event of two or more identical low bids, the contract may be awarded arbitrarily or for any reason to any of such bidders or split in any proportion between them at the discretion of the Department of Commerce and Governmental Relations.
14. 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 available at the lowest possible price. Other than designated brands and/or models approved as equal to designated products shall receive an equal consideration.
15. Samples of items when required, must be furnished free, and, if not called for within 30 days from date of bid opening, will become property of the City.
16. Bids will not be considered if they are: 1. Submitted after the bid's opening time. 2. Submitted electronically or faxed (unless authorized by Purchasing Agent).
17. Guarantees and warranties should be submitted with the bid, as they may be a consideration in making an award.
18. **CONSTRUCTION**
  - A. Contractor is to supply the City with evidence of having and maintaining proper and complete insurance, specifically Workman's Compensation Insurance in accordance with the laws of the State of Arkansas, Public Liability and Property Damage. All premiums and cost shall be paid by the Contractor. In no way will the City be responsible in case of accident.
  - B. When noted, a Certified check or bid bond in the amount of 5% of total bid shall accompany bid.
  - C. A Performance Bond equaling the total amount of any bid exceeding \$10,000.00 must be provided for any contract for the repair, alteration or erection of any public building, public structure or public improvement (pursuant to Act 351 or 1953 as amended by Act 539 of 1979).
19. **LIQUIDATED DAMAGES** - Liquidated damages shall be assessed beginning on the first day following the maximum delivery or completion time entered on this bid form and/or provided for by the plans and specifications.
20. **AMBIGUITY IN BID** - Any ambiguity in any bid as the 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 City.
21. The bid number should be stated on the face of the sealed bid envelope. If it is not, the envelope will have to be opened to identify.
22. Whenever a bid is sought seeking a source of supply for a specified period of time for materials and services, the quantities of usage shown are estimated ONLY. No guarantee or warranty is given or implied by the participants as to the total amount that may or may not be purchased from any resulting contracts. These quantities are for the bidders information ONLY and will be used for tabulation and presentation of bid and the participant reserves the right to increase or decrease quantities as required.
23. The City of North Little Rock reserves the right to reject any and all bids, to accept in whole or in part, to waive any informalities in bids received, to accept bids on materials or equipment with variations from specifications in those cases where efficiency of operation will not be impaired, and unless otherwise specified by the bidder, to accept any item in the bid. If unit prices and extensions thereof do not coincide, the City of North Little Rock may accept the bid for the lesser amount whether reflected by the extension or by the correct multiple of the unit price.
24. Additional information or bid forms may be obtained from:  
COMMERCE DEPARTMENT, 120 Main Street, P.O. Box 5757, North Little Rock, Arkansas 72119 (501) 975-8881 [www.nlr.ar.gov](http://www.nlr.ar.gov)

**Bidding documents must be submitted on or before the bid's opening date and time. Unless noted, sealed bids must be submitted to the Commerce Department at 120 Main Street, North Little Rock, AR 72114 or PO Box 5757, North Little Rock, AR 72119**