

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
501-975-8885 Fax

BID/PROPOSAL COVER SHEET

Bid Number: 16-3386 Date Issued: Friday, April 22, 2016

Date & Time Bid Opening: Friday, April 29, 2016 at 10:30 a.m.

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

Home Project: 821 Walnut 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.

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: _____, 2016

UNSIGNED COVER SHEETS STATEMENTS WILL BE REJECTED

**Modene Gillerson
821 Walnut Street
North Little Rock, AR. 72114
501-838-5799**

Description of work

Item 1: Electrical

\$ _____ **A.** Install new smoke and carbon monoxide detectors hardwired to home electrical system in each bedroom (3) and living room(1), for a total of 4.

\$ _____ **B.** Upgrade entire system to meet minimum electrical standards including but not limited to new new 200 amp main with minimum 16 slot power panel and all circuits (hallway panel in particular) consolidated to new panel. Install new recepticles, switches, coverplates and new GFCIs where applicable.

Total Cost Item 1 Electrical: \$ _____

Item 2: Plumbing

Cost \$ _____ **A.** Install new 4" cast iron sewer line from main drain at house foundation to city main. Includes double throated cleanouts at foundation and at property line as required by NLRWW. Plumbing contractor shall file a request with NLR Waste Water, on behalf of the homeowner, to televise the stub out at the main and determine if a new connection will be required. If so, contractor shall be reimbursed the additional \$350 cost of said connection to be prformed by NLRWW.

\$ _____ **B.** Repair drain/exhaust lines on home exterior to meet code. Install new if existing cannot be made to meet code.

\$ _____ **C.** Install new dryer vent and t&p (water heater) to exterior.

Total Cost Item 2 Plumbing: \$ _____

Item 3 Interior Repairs

Cost \$ _____ A. Remove and dispose of existing doors and frames between rooms 1&2 and 3&5. Install new pre-hung hollow core door units with all new hardware including lock sets. *LEAD SAFE WORK PRACTICES

\$ _____ B. Paint security bars in room 2 with 2 coats of enamel.

\$ _____ C. Conduct a thorough cleaning of all floors, horizontal surfaces, and windows throughout the interior of house and porch using the HEPA Vacuum, Wet Wash, HEPA Vacuum sequence to eliminate the lead dust hazard in home.

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 interior wood components and metal 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.

Total Cost item 3 Interior Repairs: \$ _____

Item 4 Misc. Repairs

Cost \$ _____ A. Install as much as 40' of new 2"x6" drop seals in west end of hall (Rm 5), middle of LR (Rm 7) and along the west wall (C) to arrest the settling of house to sturdy and remove "bounce." Includes concret pads and block piers as necessary for adequate support of new drop seals.

\$ _____ B. Install new pre hung hollow core door to water heater closet.

\$ _____ C. Locate and repair as many as 4 existing leaks in roof. Includes new matching shingles and or polybutyl sealant as necessary.

Total Cost Item 4 Misc. Repairs: \$ _____

GENERAL CONDITIONS OF WORK:

- A. All work shall be done in an expeditious and workmanlike manner and in strict accordance with ADFA General Specifications for Housing Rehabilitation, which establishes the quality of work, desired.
- B. Colors of materials (floor coverings, shingles, paints, stains, etc.) approved by the owner shall be selected from sample chart(s) of manufacturer's standard colors to be submitted to the owner by the contractor.
- C. 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 owner.
- D. All painting shall be free from brush strokes, roller marks, bubbles, dust or runs and shall provide uniform coverage, texture, and sheen.
- E. **NO LEAD BASED PAINT SHALL BE USED ON THIS PROJECT.**
- F. **BEFORE** any electrical/plumbing work is started, contractor shall furnish copy of permit and name/number of licensed electrician/plumber who is to perform the work.
- g. During construction, contractor shall maintain premises and related properties from accumulations of waste, debris, and rubbish caused by the operation.
- h. At completion of work, remove waste materials, rubbish, tools, equipment, machinery, and surplus materials due to completion of this contract.

NOTE: All permits and inspections required for completion of the project, (I.e. building, electrical, plumbing, etc.) shall be the responsibility of the contractor. Copies of all permits shall be submitted to the NLR CDA BEFORE work begins and copies of all final inspections shall be submitted to the NLR CDA upon completion.

TOTAL PROJECT COST: \$ _____

Contractor _____

By _____

Title _____

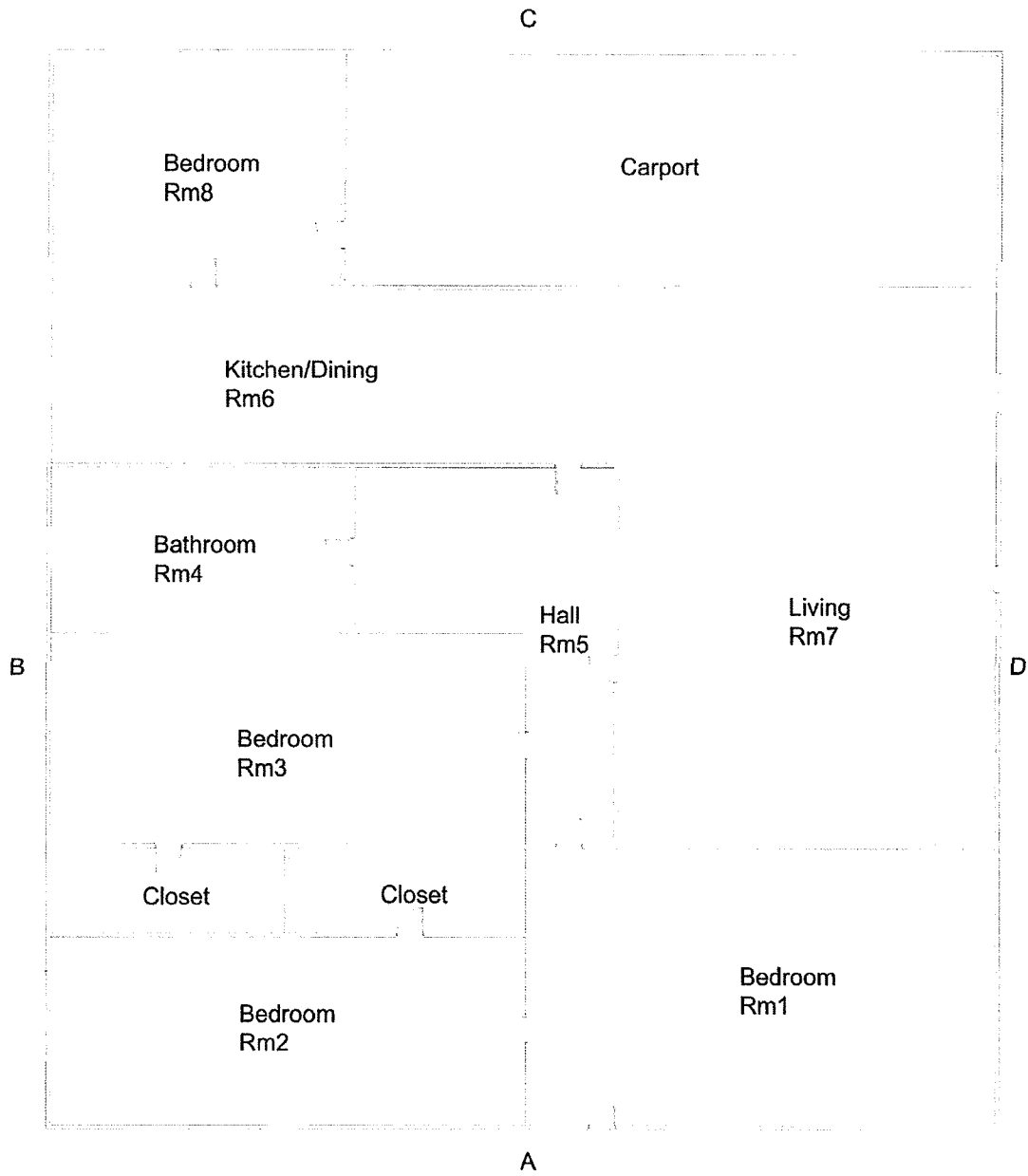
Date _____

I have read the proposed specifications for the work to be done on my home and fully agree to these specifications and terms for receiving said work.

Modene Gillerson _____ Date 4-19-16

**Modene Gillerson, Homeowner
Shannon Carroll - Rehabilitation Officer**

821 Walnut Street
North Little Rock, AR



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

Inspection Date: 04/05/16 821 Walnut Street
 Report Date: 4/14/2016 North Little Rock, Arkansas 72114
 Abatement Level: 1.0
 Report No. S#01126 - 04/05/16 09:10
 Total Readings: 165 Actionable: 6
 Job Started: 04/05/16 09:10
 Job Finished: 04/05/16 11:16

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
Interior Room 001 Bedroom									
057	B	Door	Ctr	Lft jamb	I	Wood	White	4.0	QM
058	B	Door	Ctr	U Rgt	I	Wood	White	1.0	QM
Interior Room 002 Bedroom									
064	B	Security Bar	Ctr		I	Metal	Black	1.0	QM
069	D	Door	Ctr	Rgt jamb	I	Wood	White	3.4	QM
Interior Room 003 Bedroom									
090	D	Door	Ctr	Lft jamb	I	Wood	White	4.8	QM
Interior Room 005 Hallway									
113	B	Door	Lft	Rgt jamb	I	Wood	White	3.4	QM
Calibration Readings									
----- End of Readings -----									

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

Inspection Date: 04/05/16 821 Walnut Street
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 Abatement Level: 1.0
 Report No. S#01126 - 04/05/16 09:10
 Total Readings: 165
 Job Started: 04/05/16 09:10
 Job Finished: 04/05/16 11:16

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							0.9	TC
3		CALIBRATION							0.9	TC
4	001	Exterior	A	PorchCeiling		Ctr	I Wood	White	0.2	QM
5	001	Exterior	A	Porch Supp.		Ctr	I Wood	White	0.5	QM
6	001	Exterior	A	Porch Supp.		Rgt	I Wood	White	0.2	QM
7	001	Exterior	A	PorchCeiling		Rgt	I Wood	White	0.2	QM
8	001	Exterior	A	Window		Rgt Lft casing	I Wood	White	0.0	QM
9	001	Exterior	A	Column		Lft U column	P Wood	White	0.4	QM
10	001	Exterior	A	Column		Rgt U column	P Wood	White	0.5	QM
11	001	Exterior	A	Door		Ctr Rgt casing	I Wood	White	0.2	QM
12	001	Exterior	A	Door		Ctr Lft jamb	I Wood	Natural	0.0	QM
13	001	Exterior	A	Door		Ctr U Lft	I Wood	Natural	-0.1	QM
14	001	Exterior	A	Soffit			P Wood	White	0.5	QM
15	001	Exterior	A	Fascia			P Wood	White	-0.1	QM
16	001	Exterior	A	Rafter End		Rgt	P Wood	White	0.3	QM
17	001	Exterior	A	Attic Vent		Ctr	P Wood	White	0.2	QM
18	001	Exterior	A	Porch Floor		Ctr	P Concrete	Grey	0.2	QM
19	001	Exterior	A	Step		Ctr	P Concrete	Grey	0.1	QM
20	001	Exterior	A	Column Pad		Ctr	I Concrete	Grey	0.2	QM
21	001	Exterior	A	Railing		Lft Railing	I Metal	Black	0.1	QM
22	001	Exterior	B	Soffit			P Wood	White	0.1	QM
23	001	Exterior	B	Rafter End		Ctr	P Wood	White	0.2	QM
24	001	Exterior	B	Wall		L Lft	I Wood	White	0.2	QM
25	001	Exterior	B	Corner board		Lft	I Wood	White	0.1	QM
26	001	Exterior	C	Corner board		Rgt	I Wood	White	-0.1	QM
27	001	Exterior	C	Wall		L Rgt	I Wood	White	-0.1	QM
28	001	Exterior	C	Window		Rgt Rgt casing	I Wood	White	-0.1	QM
29	001	Exterior	C	Window		Rgt Apron	I Wood	White	-0.1	QM
30	001	Exterior	C	Soffit			P Wood	White	0.2	QM
31	001	Exterior	C	Fascia			P Wood	White	-0.2	QM
32	001	Exterior	C	Rafter End		Lft	I Wood	White	0.3	QM
33	001	Exterior	D	CarportCeil		Rgt	I Wood	White	0.2	QM
34	001	Exterior	D	Carport Supp		Rgt	I Wood	White	-0.1	QM
35	001	Exterior	D	Column		Rgt U column	P Wood	White	0.2	QM
36	001	Exterior	D	Wall		L Rgt	P Wood	White	0.0	QM
37	001	Exterior	D	Corner board		Rgt	P Wood	White	0.2	QM
38	001	Exterior	D	PorchCeiling		Rgt	I Wood	White	0.0	QM
39	001	Exterior	D	Porch Supp.		Rgt	P 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		Color	Lead (mg/cm ²)	Mode
							Cond	Substrate			
40	001	Exterior	D	Door		Rgt Lft casing	I	Wood	White	0.1	QM
41	001	Exterior	D	Door		Rgt Lft jamb	I	Wood	White	0.0	QM
42	001	Exterior	D	Door		Rgt U Ctr	P	Wood	Natural	0.1	QM
43	001	Exterior	D	Soffit			P	Wood	White	-0.1	QM
44	001	Exterior	D	Fascia			P	Wood	White	0.1	QM
45	001	Exterior	D	Rafter End	Lft		P	Wood	White	0.2	QM
46	001	Exterior	D	Porch Floor		Rgt	P	Concrete	Grey	0.0	QM
47	001	Exterior	D	Step		Rgt	I	Concrete	Grey	0.1	QM
48	001	Exterior	D	Column Pad	Lft		I	Concrete	Grey	0.1	QM
49	001	Exterior	D	A. C.	Lft		I	Metal	Grey	0.0	QM
50	001	Exterior	D	Electric Box	Lft		I	Metal	Grey	0.1	QM
51	001	Bedroom	A	Ceiling			I	Drywall	White	0.2	QM
52	001	Bedroom	A	Wall	U Ctr		I	Drywall	Beige	0.1	QM
53	001	Bedroom	B	Wall	L Rgt		I	Drywall	Beige	-0.3	QM
54	001	Bedroom	C	Wall	U Lft		I	Drywall	Beige	0.1	QM
55	001	Bedroom	D	Wall	U Rgt		I	Drywall	Beige	0.2	QM
56	001	Bedroom	B	Door		Ctr Header	I	Wood	White	0.5	QM
57	001	Bedroom	B	Door		Ctr Lft jamb	I	Wood	White	4.0	QM
58	001	Bedroom	B	Door		Ctr U Rgt	I	Wood	White	1.0	QM
59	001	Bedroom	D	Window		Ctr Rgt casing	I	Wood	White	0.3	QM
60	001	Bedroom	D	Window		Ctr Sill	I	Wood	White	0.3	QM
61	001	Bedroom	A	Crown Mldg		Rgt	I	Wood	White	0.1	QM
62	001	Bedroom	B	Baseboard		Rgt	I	Wood	White	0.2	QM
63	001	Bedroom	D	Security Bar		Ctr	I	Metal	Black	0.0	QM
64	002	Bedroom	B	Security Bar		Ctr	I	Metal	Black	1.0	QM
65	002	Bedroom	B	Window		Ctr Lft casing	I	Wood	White	0.0	QM
66	002	Bedroom	B	Window		Ctr Apron	I	Wood	White	-0.1	QM
67	002	Bedroom	C	Baseboard		Lft	I	Wood	White	0.1	QM
68	002	Bedroom	D	Door		Ctr Lft casing	I	Wood	White	0.5	QM
69	002	Bedroom	D	Door		Ctr Rgt jamb	I	Wood	White	3.4	QM
70	002	Bedroom	D	Door		Ctr L Lft	I	Wood	White	-0.1	QM
71	002	Bedroom	C	Closet		Rgt Door	I	Wood	Natural	0.1	QM
72	002	Bedroom	C	Closet		Rgt Door Casing	I	Wood	White	0.0	QM
73	002	Bedroom	C	Closet		Rgt Door Jamb	I	Wood	White	0.2	QM
74	002	Bedroom	C	Closet		Rgt Wall	I	Drywall	White	0.1	QM
75	002	Bedroom	B	Ceiling			I	Drywall	White	0.1	QM
76	002	Bedroom	A	Wall	L Rgt		I	Drywall	Beige	-0.1	QM
77	002	Bedroom	B	Wall	U Lft		I	Drywall	Beige	-0.1	QM
78	002	Bedroom	C	Wall	L Ctr		I	Drywall	Beige	0.1	QM
79	002	Bedroom	D	Wall	U Rgt		I	Drywall	Beige	0.0	QM
80	003	Bedroom	A	Wall	L Ctr		I	Drywall	Beige	-0.2	QM
81	003	Bedroom	B	Wall	U Rgt		I	Drywall	Beige	0.0	QM
82	003	Bedroom	C	Wall	L Lft		I	Drywall	Beige	-0.1	QM
83	003	Bedroom	D	Wall	U Ctr		I	Drywall	Beige	-0.2	QM
84	003	Bedroom	C	Ceiling			I	Drywall	White	0.1	QM
85	003	Bedroom	A	Closet		Rgt Wall	I	Wood	White	-0.1	QM
86	003	Bedroom	A	Closet		Rgt 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 ²)	Mode	
87	003	Bedroom	A	Closet		Rgt	Door Casing	I Wood	White	0.0	QM
88	003	Bedroom	D	Baseboard		Ctr		I Wood	White	0.2	QM
89	003	Bedroom	D	Door		Ctr	Rgt casing	I Wood	White	0.3	QM
90	003	Bedroom	D	Door		Ctr	Lft jamb	I Wood	White	4.8	QM
91	003	Bedroom	B	Window		Rgt	Rgt casing	I Wood	White	0.0	QM
92	003	Bedroom	B	Window		Rgt	Apron	I Wood	White	-0.1	QM
93	003	Bedroom	B	Bookcase		Rgt		I Wood	White	-0.1	QM
94	003	Bedroom	B	Security Bar		Rgt		I Metal	Black	0.1	QM
95	004	Bathroom	B	Security Bar		Ctr		I Metal	Black	0.0	QM
96	004	Bathroom	B	Window		Ctr	Rgt casing	I Wood	White	-0.1	QM
97	004	Bathroom	B	Window		Ctr	Sill	I Wood	White	0.2	QM
98	004	Bathroom	B	Baseboard		Lft		I Wood	White	0.0	QM
99	004	Bathroom	C	Vanity		Ctr		I Wood	Natural	-0.1	QM
100	004	Bathroom	D	Ceiling				I Drywall	White	0.3	QM
101	004	Bathroom	A	Wall		L	Lft	I Drywall	Beige	0.1	QM
102	004	Bathroom	B	Wall		U	Rgt	I Drywall	Beige	0.2	QM
103	004	Bathroom	C	Wall		L	Rgt	I Drywall	Beige	0.1	QM
104	004	Bathroom	D	Wall		U	Ctr	I Drywall	Beige	0.2	QM
105	005	Hallway	A	Wall		U	Ctr	I Drywall	Beige	0.0	QM
106	005	Hallway	B	Wall		L	Rgt	I Drywall	Beige	0.2	QM
107	005	Hallway	C	Wall		U	Lft	I Drywall	Beige	0.1	QM
108	005	Hallway	D	Wall		L	Ctr	I Drywall	Beige	0.0	QM
109	005	Hallway	A	Ceiling				I Drywall	White	-0.2	QM
110	005	Hallway	D	Access Door		Rgt		I Wood	White	-0.2	QM
111	005	Hallway	D	Baseboard		Lft		I Wood	White	0.1	QM
112	005	Hallway	B	Door		Lft	Header	I Wood	White	0.2	QM
113	005	Hallway	B	Door		Lft	Rgt jamb	I Wood	White	3.4	QM
114	005	Hallway	D	Door		Ctr	L Ctr	I Wood	White	-0.1	QM
115	006	Kit/Dining	A	Crown Mldg		Lft		I Wood	White	-0.1	QM
116	006	Kit/Dining	A	Door		Lft	Header	I Wood	White	0.0	QM
117	006	Kit/Dining	A	Door		Lft	Lft casing	I Wood	White	-0.1	QM
118	006	Kit/Dining	A	Door		Lft	L Rgt	I Wood	White	0.2	QM
119	006	Kit/Dining	C	Door		Lft	Rgt casing	I Wood	White	0.2	QM
120	006	Kit/Dining	C	Door		Lft	Lft jamb	I Wood	White	-0.1	QM
121	006	Kit/Dining	C	Door		Lft	U Lft	I Wood	Natural	0.1	QM
122	006	Kit/Dining	B	Cabinet		Rgt		I Wood	Natural	0.2	QM
123	006	Kit/Dining	B	Window		Ctr	Rgt casing	I Wood	White	0.1	QM
124	006	Kit/Dining	B	Window		Ctr	Lft casing	I Wood	White	0.1	QM
125	006	Kit/Dining	B	Security Bar		Ctr		I Metal	Black	0.2	QM
126	006	Kit/Dining	A	Wall		U	Lft	I Drywall	Beige	0.5	QM
127	006	Kit/Dining	B	Wall		U	Ctr	I Drywall	Beige	0.0	QM
128	006	Kit/Dining	C	Wall		L	Rgt	I Drywall	Beige	-0.1	QM
129	006	Kit/Dining	D	Wall		U	Lft	I Drywall	Beige	0.0	QM
130	006	Kit/Dining	C	F. P. Mantle		Rgt		I Wood	White	0.1	QM
131	006	Kit/Dining	C	Baseboard		Rgt		I Wood	White	0.2	QM
132	006	Kit/Dining	B	Ceiling				I Drywall	White	0.2	QM
133	007	Living Rm	C	Ceiling				I Drywall	White	0.3	QM

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

Read No.	Rm No.	Room Name	Wall Structure	Location	Member	Paint		Color	Lead (mg/cm ²)	Mode
						Cond	Substrate			
134	007	Living Rm	A Wall	L Lft		I	Drywall	Beige	0.1	QM
135	007	Living Rm	B Wall	U Ctr		I	Drywall	Beige	-0.1	QM
136	007	Living Rm	C Wall	L Rgt		I	Drywall	Beige	0.2	QM
137	007	Living Rm	D Wall	U Lft		I	Drywall	Beige	-0.1	QM
138	007	Living Rm	A Closet	Rgt Wall		I	Drywall	Beige	0.3	QM
139	007	Living Rm	A Closet	Rgt Shelf Sup.		I	Wood	Beige	0.2	QM
140	007	Living Rm	A Closet	Rgt Door		I	Wood	Natural	-0.1	QM
141	007	Living Rm	A Closet	Rgt Door Casing		I	Wood	Natural	0.2	QM
142	007	Living Rm	A Closet	Rgt Door Jamb		I	Wood	Natural	0.1	QM
143	007	Living Rm	D Baseboard	Rgt		I	Wood	White	0.4	QM
144	007	Living Rm	D Crown Mldg	Rgt		I	Wood	White	0.2	QM
145	007	Living Rm	D Door	Ctr Lft casing		I	Wood	Beige	-0.1	QM
146	007	Living Rm	D Door	Ctr Lft jamb		I	Wood	Beige	0.2	QM
147	007	Living Rm	D Door	Ctr L Ctr		I	Wood	Beige	0.0	QM
148	007	Living Rm	D Window	Rgt Sill		I	Wood	Beige	0.1	QM
149	007	Living Rm	D Window	Rgt Apron		I	Wood	Beige	-0.1	QM
150	007	Living Rm	D Security Bar	Rgt		I	Metal	Black	-0.1	QM
151	008	Bedroom	C Security Bar	Ctr		I	Metal	Black	0.3	QM
152	008	Bedroom	C Window	Ctr Header		I	Wood	White	0.1	QM
153	008	Bedroom	C Window	Ctr Lft casing		I	Wood	White	-0.1	QM
154	008	Bedroom	A Baseboard	Lft		I	Wood	White	0.0	QM
155	008	Bedroom	A Door	Ctr Header		I	Wood	White	0.1	QM
156	008	Bedroom	A Door	Ctr Lft jamb		I	Wood	White	0.3	QM
157	008	Bedroom	A Door	Ctr U Rgt		I	Wood	Natural	0.1	QM
158	008	Bedroom	D Ceiling			I	Drywall	White	0.1	QM
159	008	Bedroom	A Wall	U Ctr		I	Drywall	Beige	-0.1	QM
160	008	Bedroom	B Wall	L Lft		I	Drywall	Beige	0.0	QM
161	008	Bedroom	C Wall	U Lft		I	Drywall	Beige	0.1	QM
162	008	Bedroom	D Wall	U Rgt		I	Drywall	Beige	-0.1	QM
163		CALIBRATION							1.1	TC
164		CALIBRATION							0.9	TC
165		CALIBRATION							0.9	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 Modene Gillerson, 821 Walnut Street, North Little Rock, Arkansas.

Frank & Juanita Terry, certified inspectors and risk assessors, Arkansas certification numbers 000327 & 000328, and 000325 & 000326, conducted the inspection and risk assessment on April 5, 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 exterior walls of the house were covered with metal siding. The soffit, fascia, and rafter ends were painted wood. The exterior painted components were mostly in fair condition. The interior painted components were in fair condition.

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

Non-deteriorated lead paint was found in the interior of the house in the bedroom (1) on the door and door components, in bedroom (2) on the security bar and the door components, in the bedroom (3) on the door components and the hallway (5) on the door components. If these components are disturbed during rehabilitation work then lead-safe work practices must be implemented and appropriate cleanup measures conducted.

Environmental dust wipe samples were collected throughout the house to evaluate the lead in dust concentrations. The lead in dust sample results was below the HUD standard for the floors and windowsills. 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 22 (ppm) 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 ppm for bare soil at building perimeters and yard areas and 400 ppm 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 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 on 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 were conducted on April 5, 2016. No lead-based paint hazards were identified during this assessment.

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 000325

**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

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

**Modene Gillerson
821 Walnut Street
North Little Rock, AR. 72114
501-838-5799**

ADDENDUM #1 to Description of work

Item 1: Crawl Space

Cost \$ _____ **A.** Install new crawl space sump pump system “liberty MFR Model CSP-457” ½ HP or equal. System requirements include but are not limited to: 15” polyethylene basin buried below grade and bedded in clean gravel at lowest point in crawl space with a minimum of 200 lineal feet of 6” deep drainage swales to all corners of house bedded with clean gravel, leading to and draining all crawl space moisture/water into said polyethylene basin, vertical float with automatic on/off switch, check valve, and enough discharge hose (through foundation wall with finished surface or grommet) to deposit water at lowest exterior point of property (North side next to driveway at property line).

\$ _____ **B.** Install minimum 6 mil plastic to cover entire crawl space under house.

Total Cost Item 1 Crawl Space: \$ _____

GENERAL CONDITIONS OF WORK:

- A. All work shall be done in an expeditious and workmanlike manner and in strict accordance with ADFA General Specifications for Housing Rehabilitation, which establishes the quality of work, desired.
- B. Colors of materials (floor coverings, shingles, paints, stains, etc.) approved by the owner shall be selected from sample chart(s) of manufacturer’s standard colors to be submitted to the owner by the contractor.
- C. 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 owner.
- D. All painting shall be free from brush strokes, roller marks, bubbles, dust or runs and shall provide uniform coverage, texture, and sheen.

- E. **NO LEAD BASED PAINT SHALL BE USED ON THIS PROJECT.**
- F. **BEFORE** any electrical/plumbing work is started, contractor shall furnish copy of permit and name/number of licensed electrician/plumber who is to perform the work.
- g. During construction, contractor shall maintain premises and related properties from accumulations of waste, debris, and rubbish caused by the operation.
- h. At completion of work, remove waste materials, rubbish, tools, equipment, machinery, and surplus materials due to completion of this contract.

NOTE: All permits and inspections required for completion of the project, (I.e. building, electrical, plumbing, etc.) shall be the responsibility of the contractor. Copies of all permits shall be submitted to the NLR CDA BEFORE work begins and copies of all final inspections shall be submitted to the NLR CDA upon completion.

TOTAL ADDENDUM #1 COST: \$ _____

TOTAL PROJECT COST (description of work plus addendum #1):

\$ _____

Contractor _____

By _____

Title _____

Date _____

I have read the proposed specifications for the work to be done on my home and fully agree to these specifications and terms for receiving said work.

Modene Gillerson _____ **Date** *4-22-16* _____
Modene Gillerson, Homeowner
Shannon Carroll - Rehabilitation Officer