

King Park Development Corp.

General Specifications &
General Conditions

Part "A"

2430 N. Delaware

JOB ADDRESS: 2430 N. Delaware

GENERAL REQUIREMENTS

Furnish all labor and material to complete the following specifications. All work performed shall at a minimum meet code.

All measurements listed within the specification document are approximations only and MUST NOT be used for a basis of bidding. Contractors are responsible for exact measurements and shall familiarize him/her with all sections of the specifications. Contractor shall visit the premises to thoroughly examine existing conditions so that the bid will be complete in every detail.

Unless otherwise specified, materials and products shall be new and shall comply, as a minimum with all local, state, and federal fire and other standards, and with the standards set forth by HUD regarding (a) adequate structural strength, (b) adequate resistance to weather and moisture, (c) acceptable durability and economy of maintenance, and market acceptance. Defective or hazardous materials will not be acceptable and if built-in, shall be removed and replaced with sound materials and approved by the owner's agent(s).

The contractor shall promptly correct all work rejected by the owner's agent as defective or as failing to conform to the general documents, whether observed before or after substantial completion. Contractor shall bear all cost of correcting such rejected work.

Bidders are to understand that the Owner and or Owners Agent reserve the right to reject any and all bids.

The Contractor shall consult with the Owners and or Owners Agent as to style, color and material selection before putting in place any items that have optional selections. Contractor shall confirm any optional selections in writing with Owners Agent prior to purchase and installation.

Any necessary permits required for the new construction of alteration to the building must be obtained and paid for by the general contractor. Also, the general contractor must comply with all certification and surety bonding requirements of the City of Indianapolis.

All work performed by the contractors shall conform with all applicable Federal, State and Local laws, codes, standards and regulations as well as those of the authorities having any jurisdiction over the construction of the project.

Each contractor shall provide liability and Property Damage Insurance and Workmen's Compensation Insurance in the following minimum amounts: (1) General Liability \$ 2,000,000.

Property Damage \$ 500,000. Or a combined single limit of \$ 2,000,000; and (2) Workmen's Compensation (Statutory)

It shall be understood by the Owner, Contractor and Concerned Governing Bodies: That the contract as written and approved regarding scope of work, price, design, etc. cannot be changed, deleted or added to without prior written approval and signed consent in the form of a change order, by all interested parties.

LEAD DUST CONTROLS & SAFE WORK PRACTICES

The contractor shall be responsible for all actions of his employees and sub-contractors and shall comply with Code of federal Regulations (CFR) Part 35.

HOLD HARMLESS

The contractor will defend, indemnify and hold harmless the Community Development Corp. and the Homeowner and the city of Indianapolis and its officers and employees from liability and claim for damages or loss and expenses arising from the contractor's operations under this contract.

DEBRIS DISPOSAL

Maintain a clean site at all times. Dispose of all debris from work site in a code legal manner.

ROUGH CARPENTRY GENERAL REQUIREMENTS

All lumber materials and items that relate shall be suitable for the intended end use. Framing boards and plywood shall be grade marked. Framing lumber shall be number two grade or better with moisture content of 19% or less at time of installation. New lumber in contact with masonry and all lumber exposed to the weather shall be preservative treated.

ROOFING GENERAL REQUIREMENT

Unless otherwise specified, all material shall be new and asbestos free. Seal all edges. Flash and caulk all adjoining surfaces and make weather tight. Replace all flashing, roofing accessories and nails using rust resistant material. Install all roofs in one continuous operation. All valleys shall be covered with two layers of 90 lb. mineral-surfaced roofing, the first layer 18" wide with mineral side down, and second layer at 36" wide with mineral surface up. Gum edges of shingles at valley. Use minimum of four (4) roofing nails per shingle of sufficient length to penetrate attic side of sheathing by at least 5/8". Protect the house exterior and neighbors house exterior at all times. Protect the house contents at all times from exposure to the elements.

GUTTER AND DOWNSPOUT GENERAL REQUIREMENTS

Dispose of all existing gutters in a code legal manner. New guttering shall be 6" K type seamless, .027-gauge aluminum to service the entire dwelling complete with 4" X 3" downspouts. All guttering shall be mounted using spikes and ferrules at no more than 32" apart. Spikes are to be nailed into rafter tails. Downspouts shall be secured to the structure with a minimum of two hangers. Downspouts shall be 6" off finished grade and placed for at least every 30' of gutter run.

PAINTING GENERAL REQUIREMENTS

All paint shall be lead free. All surfaces shall be clean and dry prior to paint application. Remove any and all loose and or blistering scaling and deteriorated coatings. Secure all loose materials; set all nails fill all holes. Paint only when temperatures are above 40 and below 100 degrees. Paint finish shall be free of bleeding, sags runs or brush marks. All unpainted hardware shall be paint free.

CONCRETE GENERAL REQUIREMENTS

All concrete shall be air entrained, Portland cement, 3000 psi, maximum 4" slump unless otherwise specified. All concrete shall be placed on original soil or compacted fill, against straight, solid and plumb forms, when the temperature is 40-100 degrees F. All concrete shall be free from voids and cavities and shall be protected from the weather while curing. All forms and soils shall be inspected before pouring of concrete.

MASONRY REPOINT

Cut out soft lime mortar at least 1/2", remove all loose material with clear water. Point all prepared mortar joints using soft lime Portland cement mortar. Use mortar within 30 minutes of final mixing and wet mortar joints before applying mortar. Match color as closely as possible.

PLUMBING GENERAL REQUIREMENTS

Unless otherwise specified all materials shall be new. All items shall operate safely and without leakage, noise, vibration or hammering. All penetrations of building components shall be neat, sleeved and fire stopped. No solder containing lead shall be used in any pipe or fixture which supplies portable water. Damage to structural members shall be repaired to the acceptance of Owners agent.

ELECTRICAL GENERAL REQUIREMENTS

All material shall be new and shall be UL approved and or rated by the National Electrical Code. All newly installed materials shall be code approved. Newly installed receptacles shall be properly grounded. Replaced grounded receptacles shall be properly grounded. Non-grounded receptacles may be replaced in kind, unless otherwise noted. Utility circuits shall be properly grounded and be on 12-gauge wire (except taps) and be 20 ampere fused. Install new cover plates on switches, receptacles and junction boxes where broken or missing. Porcelain fixtures, with or without pull chains shall only be allowed in garages, basements, unimproved attic areas, utility areas and closets. The furnace, garbage disposal, washer, window air conditioner, dishwasher and microwave shall be on a dedicated circuit. Each 230-volt appliance except baseboard heaters shall be on a dedicated circuit. New wiring and wire sizes referred to shall be copper. Newly installed wiring in areas other than basement, and unused attic shall be run in the walls, wire mold or in conduit. WIRE MOLD AND CONDUIT SHALL NOT BE USED WITHOUT THE WRITTEN PERMISSION. All drilling, cutting and fastening shall be neat and true. All patching shall match the existing or surrounding surface.

HVAC GENERAL REQUIREMENTS

Unless otherwise specified all materials shall be new. Equipment shall operate safely without leakage, noise, or vibration. All penetrations of building components shall be neat, sleeved and fire stopped and shall not compromise structural integrity. Contractor shall indicate equipment's manufacture, model or output rating and proposed distribution diagram with bid. All heating equipment shall be designed to maintain the indoor temperature at seventy degrees when the exterior temperature is at zero.

FLOOR COVER AND SUB FLOOR GENERAL REQUIREMENTS

Unless otherwise specified all material shall be FHA approved. All sub floors and underlayment's shall be well secured, dry, clean, level and free of cracks, depressions, voids, bumps and squeaks before installation of finished floor coverings.

VINYL & ALUMINUM SIDING INSTALLATION

All siding shall be installed per the manufactures specifications. Caulk between the starter strips at the existing wall surface to contain all paint chips.



Environmental Consulting, Training, Analysis

Asbestos Consulting Services

State Accredited Building Investigations

Demolition Investigations

Operations & Maintenance
Program Development

AIHA Accredited Laboratory (IHLAP/ELLAP)

- ▼ Polarized Light Microscopy (PLM-Bulk)
- ▼ Phase Contrast Microscopy (PCM-Air)
- ▼ Environmental Lead Laboratory (Air, Wipes, Paint, Soil)

Asbestos Abatement Projects

- ▼ Design & Management
- ▼ Develop & Review Work Plans -Auto Cad
- ▼ Work Area Monitoring & On-Site Analysis
- Abatement Verification

Training Courses

- 16 Hour O & M
- Air Monitoring Class
- 2 Hour Awareness Classes (Asbestos, Lead, Mold)
- State Approved in Indiana
- ▼ Initial & Refresher Abatement Worker
- ▼ Refresher Abatement Supervisor

Health & Safety Programs

- ▼ Confined Space Training
- Primary Attendants
- Atmospheric Testing
- Hazard Assessment/Analysis
- Program Development / Implementation
- ▼ Hazard Communications Programs
- ▼ Personal Protective Equipment Programs
- ▼ First Aid / CPR/AED Training Programs
- ▼ Respiratory Protection Programs
- ▼ Occupational Noise Exposure Monitoring
- ▼ Worker Exposure Monitoring
- ▼ Safety Audits

Lead-In-Paint Consulting Services

- ▼ Risk Assessments
- ▼ Sampling - Bulk & XRF
- ▼ Clearance Testing
- ▼ 4 Hour Awareness Training

IAQ Investigations

- ▼ Mold & Bacteria
- ▼ Laboratory Services
- ▼ Remediation Design & Oversight

Phase I Environmental Site Assessments



August 16, 2017

King Park Development Corp.
1704 Bellefontaine Street
Indianapolis, Indiana 46202

Re: Results of Lead Paint Risk Assessment and Investigation
Site - 2430 North Delaware Street
Indianapolis, Indiana
ACT Project No. 170031

Per your request, ACT Environmental Services, Inc. (ACT) performed a lead-in-paint risk assessment and investigation, on August 10, 2017, at the property located 2430 North Delaware Street, in Indianapolis, Indiana. The purpose of this risk assessment was based on specifications contained in your work write-up submitted by you for the purpose of rehabilitation of the unoccupied property. The plan is to change the interior layout and replace windows, doors, and soffit on the exterior. The house was previously rehabilitated in 2000 and was used as the office for King Park Development Corp. The house was built in 1910 and is approximately 1,000 square feet in size.

1.0 Introduction

This report presents a narrative description of the risk assessment performed at the above referenced property. The results of the lead-in-paint investigation, which consists of surface sampling (XRF), wipe sampling, and soil sampling, are contained in attachments to this report.

During this risk assessment, samples were taken from painted surfaces in the structure via use of a Heuresis Corp. (XRF) model PB200i serial #1505. The investigation was performed by ACT representative and State of Indiana Licensed Lead Risk Assessor Randall E. Reed (IN0131082).

2.0 Standards

The U.S. Department of Housing and Urban Development (HUD) for residential lead-based poisoning prevention (HUD 24 CFR paint §35)

standards defines lead-based paint as any paint or other surface coating containing in excess of 1.0 mg/cm² or 0.5% by weight. Lead abatement is regulated by the Occupational Safety and Health Administration (OSHA) and the Environmental Protection Agency (EPA). These governmental agencies have promulgated standards for permissible airborne concentrations of lead. The laws are designed to protect the abatement worker and building occupants (OSHA) and the general environment (EPA). In addition, each state may have adopted its own requirements, which may be more stringent than those called for by OSHA or the USEPA.

If the property is sold, per EPA Regulation 40 CFR 745, Subpart F, Section 745.113, the seller of this property must disclose to the purchaser any known lead-based paint and/or lead-based paint hazards. The seller shall also provide any additional information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the lead-based paint and/or lead-based paint hazards, and the condition of the painted surfaces

3.0 Interpretation of Analytical Results

The results of the lead-in-paint sampling conducted at the 2430 North Delaware Street property did indicate the presence a LBP hazards.

3.1 Lead Paint Sampling

Based on the XRF results of the sampling conducted at this property, the following conclusions can be made: **None (0) of the two-hundred and eleven (211) XRF lead paint sample results indicated the presence of lead based paint at the sampled points.** A copy of the XRF results of the lead-in-paint investigation is contained in the attachments of this report.

The list of tested surfaces can be found in attachment A of this report.

3.2 Lead Dust Wipe Sampling

One (1) of the eight (8) dust samples collected failed HUD requirements. Eight (8) dust wipe samples were collected from inside the residence, (4) four from floors and (4) four from the window sills which the carpeted floor in the kitchen at the back entry **failed**. A copy of the laboratory results for the wipe samples collected are contained in the attachments of this report. A blank sample was also collected, labeled 2430-1. All samples were submitted to the ACT laboratory, located at 304 S. State Ave., Indianapolis, Indiana, 317-756-9320, AIHA accreditation #102853.

3.3 Lead Paint Soil Sampling

No bare soil was observed on the property at time of this inspection.

4.0 Risk Assessment / Recommendations

The following risk assessments have been made for the lead paint identified in this investigation:

4.1 Interior Floor lead dust (DUST WIPE):

Based on the conditions observed at the site and the analytical results obtained, it is the opinion of ACT's certified lead based paint risk assessor that the implementation of the following items recommendations will reduce the Lead Hazard at this site:

The carpeted floor in the kitchen at the back entry failed testing, therefore,

- Use lead safe work practices, AND
- Clean the carpet, AND/OR
- Wet and remove the carpet then clean the subfloor, AND/OR
- Clean and seal the subfloor, AND
- Perform final clearance testing.

5.0 Assumptions and Qualifications

Our professional services have been performed, our findings obtained, and our recommendations prepared in accordance with customary principles and practices in the fields of industrial hygiene and engineering. This statement is in lieu of other statements either expressed or implied. ACT is not responsible for the independent conclusions, opinions or recommendations made by others based on the observations and laboratory test data presented in this report.

It should be noted that environmental evaluations are inherently limited in the sense that conclusions are drawn and recommendations made from information obtained from limited research and site evaluation. Additionally, the passage of time may result in a change in the environmental characteristics at this site. This report does not warrant against future operations, or conditions, which could affect the recommendations made.

The results, findings, conclusions and recommendations expressed in this report are based only on conditions that were observed during ACT's inspection of the property located at 2430 North Delaware Street, in Indianapolis Indiana, on August 10, 2017.

Any conditions or materials that could not be visually observed on the surface were not inspected and may differ from those conditions or materials observed. It was not within the scope of this investigation to remove surface materials to investigate portions of the structure or materials that lie beneath the surface. Our selection of sample locations and frequency of sampling was based upon our observations and the assumption that like materials in the same area are homogeneous in content.

This report is intended for the sole use of King Park DC and is designed to aid the building owner, architect, construction manager, general contractors and potential lead-based paint abatement contractors in locating and assessing lead-based paint. The scope of services performed in execution of this evaluation may not be appropriate to satisfy the needs of other users, and use or re-use of this document or the findings, conclusions, or recommendations is at the risk of said user. Under no

King Park DC
Project: 2430 N. Delaware St.
ACT Project No.: 170031

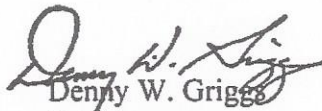
circumstances is this report to be utilized as a bidding document or as a project specification document.

We trust this information is responsive to your needs. If you have any questions or comments regarding this matter, please do not hesitate to call.

Sincerely,
ACT Environmental Services, Inc.



Randall E. Reed
Lead Risk Assessor
RER:DWG/rer



Denly W. Griggs
President

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- Attachment A XRF Lead Based Paint Results
- Attachment B Lead Wipe Sampling Report / Chain-of-Custody