



Jones Gillam Renz Architects

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NOTICE TO ALL CONTRACTORS AND SUB-CONTRACTORS

February 20, 2024

Roosevelt Lofts – Historic Rehabilitation & New Apartments – 22-3281

ADDENDUM NO. 1

YOU ARE INSTRUCTED TO READ AND TO NOTE THE FOLLOWING DESCRIBED CHANGES, CORRECTIONS, CLARIFICATIONS, OMISSIONS, DELETIONS, ADDITIONS, APPROVALS, AND STATEMENTS PERTINENT TO THE CONTRACT AND CONSTRUCTION DOCUMENTS. THIS ADDENDUM IS A PART OF THE CONTRACT AND CONSTRUCTION DOCUMENTS AND SHALL GOVERN IN THE PERFORMANCE OF THE WORK.

GENERAL & CLARIFICATIONS

1. Clarification – The use of flex duct for all concealed supply round duct shown is not allowed. Plans show a 5 ft. flex max.
2. There is no sales tax on this project.

SPECIFICATIONS

1. Add to Specifications: Limited Asbestos Inspection Report, conducted by Phase Engineering (24 pages)
2. Add to Specifications: Summary Lead Risk Assessment with Inspection, Dust Wipe & Lead in Soil Analysis, conducted by Phase Engineering (76 pages).
3. Add to Specifications: Preservation Brief 38: Removing Graffiti from Historic Masonry
4. Section 01030 Alternates: Add alternate #3: Contractor shall state amount of dollars to be added or deducted from the Base Bid for all work, labor and materials associated with using metal studs for interior partition walls in lieu of wood studs.
5. Section 04119 Selective Demolition – Paragraph 1.6 Field Conditions, Section C. Has been changed to include the Lead and Asbestos reports and directive to abate, remove or remediate any hazardous materials as directed in the reports.

ARCHITECTURAL – Drawings

1. Sheet D2.1 – Demolition Notes, General Notes: Note 6 has been changed to read: Asbestos and lead testing have been conducted on site and it has been determined that there are some areas of concern on site. Reference specifications for asbestos and lead reports. Contractor to include in their bid, costs for abatement, remediation, clearing and proper disposal of any hazardous materials.
2. Sheet D3.1
 - a. Added Note to sheet: Remove any and all Graffiti from exterior masonry and stone. Reference Specifications and Sheet A3.2 for notes.
 - b. Detail D – Added Note: Existing Historic painted advertisement and sign in this area. Protect during construction.
3. Sheet D3.2 – Added Note to sheet: Remove any and all Graffiti from exterior masonry and stone. Reference Specifications and Sheet A3.2 for notes.
4. Sheet A2.0 – Partition Schedule:
 - a. Add note – Alternate: Install metal studs in place of wood studs. 2x4 wood studs = 3-5/8" metal studs; 2x6 wood studs = 6" metal studs.
 - b. Add wall Type 1B
5. Sheets A2.3 – A2.8 – Several places where walls have been thickened to a 2x6 stud vs. a 2x4 to allow for plumbing and vent ducts to route up through them.
 - a. Unit 112 – wall behind Laundry has been changed to a Type 3
 - b. Unit 113 – wall in-between Laundry and Mech has been changed to a Type 3
 - c. Unit 114 – wall in-between Laundry and shower has been changed to a Type 3
 - d. Unit 122 – wall behind Laundry has been changed to be 7" thick vs. 5" thick.
 - e. Unit 123 – wall behind Laundry has been changed to be 7" thick vs. 5" thick
 - f. Unit 127 – wall behind Laundry has been changed to be 7" thick vs. 5" thick
 - g. Unit 201 – wall in-between Laundry and Shower has been changed to a Type 3
 - h. Unit 202 – wall behind Laundry has been changed to a Type 3
 - i. Unit 203 – wall in-between Laundry and Mech has been changed to a Type 3
 - j. Unit 207 – wall in-between Laundry and Shower has been changed to a Type 3
 - k. Unit 212 – portion of wall in-between Units 212 & 213 has been changed to a Type 1B

- l. Unit 213 – wall in-between closet and refrigerator has been changed to a Type 3
 - m. Unit 301 – wall in-between shower and laundry has been changed to a Type 3
 - n. Unit 302 – south shower wall has been changed to a Type 3. Wall between bath and kitchen, with Type A door has been shifted to the south by 4". Wall behind laundry has been changed to a Type 3
 - o. Unit 303 – wall in-between mech and laundry has been changed to a Type 3. Wall between shower and toilet has been changed to a Type 3
 - p. Unit 307 – wall in-between shower and laundry has been changed to a Type 3.
 - q. Unit 309 – wall in-between closet and shower has been changed to a Type 3.
 - r. Unit 312 – portion of wall in-between units 312 & 313 has been changed to a Type 1B
 - s. Unit 313 – wall in-between closet and refrigerator has been changed to a Type 3. Wall in-between shower and vanity has been changed to a Type 3.
6. Sheet A3.1
- a. Detail labels have been corrected.
 - b. Detail D – Note has been added to the elevation: Existing historic painted advertisement and signage in this area. Carefully clean area and repair brick and mortar has needed. Retain and keep as much of the original painted sign as possible.
7. Sheet A3.2 – “Remove Graffiti from Historic Masonry” Notes have been added.
8. Sheet A8.3
- a. Detail B – Note (Type B Unit) has been added to the label. 30x48 side approach has been added in front of the sink. Remove notation ‘6’ at vanity.
 - b. Detail C – Note (Type B Unit) has been added to the label. 30x48 side approach has been added in front of the sink. Remove notation ‘6’ at vanity.
 - c. Detail J – “Removable cabinet” note has been removed.
 - d. Detail N – “Removable Cabinet” note has been removed.
9. Sheet A8.4
- a. Detail A – Note (Type B Unit) has been added to the label. 30x48 side approach has been added in front of the sink. Remove notation ‘6’ at vanity.
 - b. Detail B – Note (Type B Unit) has been added to the label. 30x48 front approach has been added in front of the sink. *Sink will still require a removable cabinet (note 6).*
 - c. Detail C – Note (Type B Unit) has been added to the label. 30x48 side approach has been added in front of the sink. Remove notation ‘6’ at vanity.
 - d. Detail D – Note (Type B Unit) has been added to the label. 30x48 front approach has been added in front of the sink. *Sink will still require a removable cabinet (note 6).*
 - e. Detail E – “Removable Cabinet” note has been removed.
 - f. Detail Q – “Removable Cabinet” note has been removed.
10. Sheet A8.5
- a. Detail A – Note (Type B Unit) has been added to the label. 30x48 side approach has been added in front of the sink. Remove notation ‘6’ at vanity.
 - b. Detail C – Note (Type B Unit) has been added to the label. 30x48 side approach has been added in front of the sink. Remove notation ‘6’ at vanity.
 - c. Detail D – Note (Type B Unit) has been added to the label. 30x48 side approach has been added in front of the sink. Remove notation ‘6’ at vanity.
 - d. Detail E – “Removable Cabinet” note has been removed.
 - e. Detail J – “Removable Cabinet” note has been removed. This shall be an open ADA compliant cabinet with knee space below.
 - f. Detail N – “Removable Cabinet” note has been removed.
 - g. Detail S – “Removable Cabinet” note has been removed.
11. Sheet A8.6
- a. Detail A – Note (Type B Unit) has been added to the label. 30x48 front approach has been added in front of the sink. *Sink will still require a removable cabinet (note 6).*
 - b. Detail B – Note (Type B Unit) has been added to the label. 30x48 side approach has been added in front of the sink. Remove notation ‘6’ at vanity.
 - c. Detail G – “Removable Cabinet” note has been removed.
12. Sheet A9.4
- a. Casework Notes – Add note 7: Type B Units (Adaptable) – removable cabinets are only required at sinks with a required front approach.
 - b. Kitchen Types 1, 2, 3, 4, 5 & 7 – not removable kitchen cabinets are required.
 - i. Note: Sink cabinet at Kitchen Type 6 is still required.
13. Sheet A9.5
- a. Casework Notes – Add note 7: Type B Units (Adaptable) – removable cabinets are only required at sinks with a required front approach.
 - b. Detail D – “Removable Cabinet” notes have been removed.

Receipt of this Addendum shall be noted on the Bid Form.

END OF ADDENDUM NO. 1

Attachments:

Revised Sheets: D2.1, D3.1, D3.2, A2.0, A2.3, A2.4, A2.5, A2.6, A2.7, A2.8, A3.1, A3.2, A8.3, A8.4, A8.5, A8.6, A9.4, A9.4
 Lead Rick Assessment and Report
 Limited Asbestos Inspection Report
 Preservation Brief 38: Removing Graffiti from Historic Masonry
 Specification Section 01030 Alternates (Revised)
 Specification Section 024119 Selective Demolition (Revised)



PHASE ENGINEERING

Limited Asbestos Inspection Report

Roosevelt Lofts

50 North Chadbourne Street

San Angelo, Tom Green County, Texas 76908

PE Project No.: 202401025

January 19, 2024

Prepared for:

Overland Property Group
5341 West 151st Terrace
Leawood, Kansas 66224

Prepared by:

Phase Engineering, LLC
5524 Cornish Street
Houston, Texas 77007

Overland Property Group
Amanda Klaus
5341 West 151st Terrace
Leawood, Kansas 66224
Phone: 816-441-2141 Email: aklaus@overlandpg.com

RE: 202401025

Dear Ms. Amanda Klaus:

Phase Engineering, LLC (Texas Department of State Health Services [TDSHS] license #10-0224) has conducted an asbestos inspection for demolition purposes of the building materials in the Roosevelt Lofts building located at 50 North Chadbourne Street, San Angelo, Tom Green County, Texas 76908.

PROJECT SUMMARY	
Site Elements	Comments
Subject Property Address	50 North Chadbourne Street, San Angelo, Tom Green County, Texas 76908
Location Contact	Amanda Klaus, 816-441-2141 (Owner's Rep.)
Date of Inspection	January 10, 2024
Building Plans / Prior Inspection Reports	None
Known Areas Not Available for Access	None
Inspector Name(s)	Lane Clark
Inspector License #	TDSHS Asbestos Inspector License 603990
Company License #	TDSHS Asbestos Consultant Firm #10-0224
Number of Samples Collected	8
Number of Samples Analyzed	8
Number of samples containing or assumed to contain more than 1% asbestos via Polarized Light Microscopy (PLM)	4
Number of samples containing or assumed to contain more than 1% asbestos that were analyzed by Point Counting	0
Number of samples containing asbestos but less than 1% via Point Count analysis	0
Number of samples containing more than 1% asbestos	4

Laboratory Conducting Analysis and Method: Micro Analytical Services. (TDSHS License Number 30-0304), Methods - Polarized Light Microscopy with Dispersion Staining EPA Test Method 600/M4-82-020; (40CFR Part 763 Appendix E to Subpart E) & EPA 600/R-93/116.

Under EPA 600/R-93/116; Interim 40CFR Part 763 Appendix E to Subpart E it is not necessary to separate layers for point counting in the individual components are proportioned equally.

The potential Asbestos Containing Building Material (ACBM) samples collected, their descriptions, and their locations are summarized in the following table. ACBMs that tested positive over 1% for asbestos are shaded in yellow. Material that tested positive over 1% for asbestos via PLM, but tested to be 1% or less via Point Count analysis are shaded in blue.

Sample Number	Sample Description	Unit / Location	Percent Asbestos
See lab results, sample photographs, licenses and certifications and scope of work in the appendices of this report.			
01	12×12 Floor tile / mastic	Northeast entry - 1st floor	Beige floor tile - 3% Chrysotile Black mastic - 7% Chrysotile
02	12×12 Floor tile / mastic	Northeast entry - 1st floor	Beige floor tile - 3% Chrysotile Black mastic - 7% Chrysotile
03	12×12 Floor tile / mastic	Northeast entry - 1st floor	Beige floor tile - 3% Chrysotile Black mastic - 7% Chrysotile
04	Wall plaster	1st floor	None
05	Wall plaster	2nd floor	None
06	Wall plaster	3rd floor	None
07	Roofing materials	Exterior roof throughout	Black roof mastic - 20% Chrysotile
08	Ceramic tiles	Exterior wall tiles	None

Site Specific Details:

The inspection performed by Phase Engineering, LLC was a suspect asbestos containing building materials (ACBMs) inspection for demolition purposes of the building materials in the Roosevelt Lofts building located at 50 North Chadbourne Street, San Angelo, Tom Green County, Texas 76908 following the Texas Asbestos Health Protection Rules (TAHPR) and the National Emission Standards for Hazardous Air Pollutants (Title 40 CFR, Part 61) for any exterior samples required. **This inspection is not intended to comply with AHERA 40 CFR 763.**

Site Specific Details
Item Description
The inspector was provided no historical documentation of original construction or renovations of the building. No previous asbestos inspection reports or abatement reports were provided to the inspector.

Site Specific Details
Item Description
The sampling protocol followed for this inspection was intended for demolition purposes of the building materials in the Roosevelt Lofts building located at 50 North Chadbourne Street, San Angelo, Tom Green County, Texas 76908.
Building was vacant at the time of the inspection.
The building consisted of vinyl tile flooring, plaster walls, exterior ceramic tiles and roofing mastic.
The flooring type appears to be installed onto concrete.
Any other suspect material found during renovation that was not sampled during this inspection is to be considered ACBM until tested.
During the course of renovation, any suspect material observed behind mirrors (black mastic) or behind any observed ceramic tile is to be considered ACBM until tested.
Areas behind walls and above ceilings were observed for suspect ACBMs where possible. Phase Engineering, LLC does not warrant that all suspect ACBMs above ceilings, under flooring, and behind walls have been identified.
The specific square footage of each homogeneous suspect ACBM area is not included as a part of this limited asbestos inspection.

Although Phase Engineering, LLC uses trained and licensed inspectors in attempting to locate and identify materials potentially containing asbestos, Phase Engineering, LLC does not warrant that all materials containing asbestos have been identified. It is possible that there are materials containing asbestos that were not found because they were not visible or accessible to the inspector, or for various other reasons, were not sampled. Moreover, it is possible that the actual quantities of materials will differ from the quantities of materials estimated during this survey.

Samples taken are categorized as either friable or non-friable. The term friable refers to the ease with which the material can be crumbled or made to produce dust using hand pressure alone. For example, ceiling tiles are generally considered friable, while floor tiles are generally considered non-friable. Sheet rock wall materials are considered friable when damaged and non-friable when intact. The condition of the materials sampled is also categorized as good, damaged or significantly damaged.

A construction material is considered to be an ACBM if it is composed of more than 1% asbestiform components.

Findings:

The results found during the asbestos inspection indicate that the following suspect ACBM(s) contain more than 1% asbestos. The material found to be an ACBM is summarized in the following table:

Type of Material	Approximate Location of ACBM	Friable / Non-Friable - Condition	Asbestos % and Type
12×12 floor tile	Northeast entry	Non-Friable - Damaged	3% Chrysotile

Type of Material	Approximate Location of ACM	Friable / Non-Friable - Condition	Asbestos % and Type
Black floor mastic	Northeast entry	Non-Friable - Damaged	7% Chrysotile
Black roof mastic	Roof	Non-Friable - Damaged	20% Chrysotile

No other suspect ACMs analyzed were found to contain more than 1% asbestos in the Roosevelt Lofts building located at 50 North Chadbourne Street, San Angelo, Tom Green County, Texas 76908.

Recommendations:

If the buildings are to be demolished or renovated it is recommended that any other ACBMs or assumed ACBMs that will be disturbed be removed by a licensed abatement contractor and if applicable, a licensed asbestos consultant. The TDSHS Demolition/Renovation Notification form combines the requirements of the National Emission Standards for Hazardous Air Pollutants, 40 CFR, Subpart M (NESHAP) and the Texas Asbestos Health Protection Rules (TAHPR). Both of these regulations require that written notification be submitted before beginning renovation projects that include the disturbance of any asbestos-containing material in a facility. A notification form is required before the demolition of a building or facility, even when no asbestos is present. This form must be used to fulfill either of these requirements. Please call either 512-834-6610 or 1-800-572-5548 (within Texas), or your local regional office for assistance in completing this form.

If any ACBM is left in place the TDSHS may require an asbestos Management Plan in accordance with the TAHPR, section 295.34 (h). In the event that maintenance and repair are necessary, it is required by OSHA that anyone in contact with the disruption of these ACBMs be notified through an onsite, up-to-date asbestos Management Plan. This Management Plan should be developed to include emergency procedures for handling leaks, breaks, fire, etc. to ensure minimal release of asbestos fibers into the air. This plan should also ensure that when asbestos fibers are released, either accidentally or intentionally, proper control and cleanup procedures are implemented.

During renovation or demolition activities, care should be exercised in dealing with all construction materials even those shown to be non-asbestos containing (this would include materials technically considered as non-asbestos containing because they are below the one percent limit). If these non-asbestos materials are to be disturbed work practices should be used that will limit exposure to dust and debris. Contractors performing this work should conform to OSHA regulations outlined in 29 CFR 1926.55 (exposure limits can be found in 29 CFR 1910.1000 Table Z-3).

The Texas Asbestos Health Protection Rules (TAHPR) dated March 2003, §295.34 (c) (1) state "During the construction of or renovation in a public building, a person appropriately licensed in accordance with these rules, Texas-registered architect or Texas-licensed professional engineer may compile the information from material safety data sheets (MSDS) of all products used in the construction of the building and, finding no asbestos in any of those products, prepare a signed written certification that he has reviewed the MSDSs for all products used in the construction and that none of those products contain ACBM and: therefore, the building material do not contain asbestos. This certification, together with copies of the MSDSs and copies of any previous asbestos surveys, may be used as an asbestos survey."

Further TAHPR §295.34 (i) states that "A person may not install building materials or replacement parts as stated in subsection (j) of this section, in a public building unless: (1) the person obtains a required MSDS showing that the materials or replacement parts contain 1.0% or less of asbestos; or (2) the materials or replacement parts, according to the MSDS, contain more than 1.0% asbestos but there is no alternative material or part as demonstrated by the building owner or contractor." In the event of future renovation and or demolition, further sampling may be required of suspect asbestos containing materials prior to these activities to satisfy the Environmental Protection Agency (EPA), Occupational Safety and Health Administration (OSHA), and Texas Department of State Health Services (TDSHS) rules and regulations at that time. If suspect asbestos containing

building materials (not noted during this inspection) should be found during any renovation or demolition, these materials should be sampled for asbestos and handled appropriately following all local, state and federal rules and regulations at that time.

If improper renovation or demolition occurs the owner is subject to a \$10,000 a day fine, enforced by the Texas Department of State Health Services (TDSHS).

Thank you for the opportunity to work with you on your environmental needs. If you have any questions, feel free to contact us at (832)-485-2241 or 1-800-419-8881.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt White", with a stylized flourish at the end.

Matt White
Asbestos Consultant
TDSHS License #105849

APPENDIX I

PHOTOGRAPHIC DOCUMENTATION



1. 20240109 155635



2. 20240109 155748



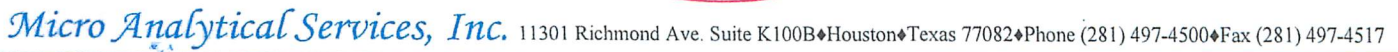
3. 20240109 160203



4. 20240109 160921

APPENDIX II

LABORATORY RESULTS



Company: Phase Engineering, Inc.	Contact:	Project Name:
Address: 5524 Cornish Street	Bill to:	50 North Chadborne St.
		Project #:
City: Houston	Email:	202401025
State/Zip: Texas 77007	MattW@PhaseEngineering.com	PO #:
Phone: (713)476-9844		
Fax: (713)476-9797	Date Collected: 1/10	MAS Project #: 18435

[illegible]

Received by: _____ Date: _____ Time: _____



Micro Analytical Services, Inc. 11301 Richmond Ave. Ste.K100B♦Houston♦Tx 77082♦Phone(281)497-4500♦Fax(281)497-4517

NVLAP Lab Code: 200618-0

TDSHS License No. 30-0341

PLM BULK ASBESTOS ANALYSIS REPORT

CLIENT: Phase Engineering, Inc.

MAS JOB NO.: 18435-00

PROJECT: 50 North Chadbourne St.

REPORT DATE: January 17, 2024

IDENTIFICATION: Asbestos, Bulk Sample Analysis, Quantitation by Visual Area Estimation

TEST METHOD: Polarized Light Microscopy with Dispersion Staining
EPA Test Method 600/M4-82-020; (40CFR Part 763 Appendix E to Subpart E) &
EPA 600/R-93/116

STATEMENT OF LABORATORY ACCREDITATION

These samples were analyzed at Micro Analytical Services, Inc. in the Asbestos Laboratory at 11301 Richmond Ave. Suite K100B, Houston, Texas, 77082. The Laboratory holds accreditation from the National Institute of Standards and Technology under the National Voluntary Laboratory Accreditation Program (NVLAP). This laboratory is also licensed and authorized to perform as an Asbestos Laboratory in the State of Texas within the purview of Texas Civil Statutes, Article 4477-3a, as amended, so long as this license is not suspended or revoked and is renewed according to the rules adopted by the Texas Board of Health.

The samples were analyzed in general accordance with the procedures outlined in the Method for the Determination of Asbestos in Bulk Building Materials, EPA/600/M4-82-020; (40CFR Part 763 Appendix E to Subpart E) & EPA 600/R-93/116 or the U.S. Environmental Protection Agency method, under AHERA, for the analysis of asbestos in building materials by polarized light microscopy. The results of each bulk sample relate only to the material tested as submitted to the laboratory and the results shall not be used to claim product endorsement by NVLAP or any agency of the U.S. Government.

Specific questions concerning bulk sample results shall be directed to the Asbestos Bulk Laboratory at Micro Analytical Services, Inc.

Analyst: Tony T. Dang

Approved Signatory:



Micro Analytical Services, Inc. 11301 Richmond Ave. Ste. K100B♦Houston♦Texas 77082♦Phone(281) 497-4500♦Fax(281) 497-4517

Polarized Light Microscopy Analysis

Phase Engineering, Inc.
5524 Cornish St.
Houston, Texas 77007

MAS Project #: 18435-00
Date Received: 01/11/2024
Date Analyzed: 01/17/2024

Project Name: 50 North Chadbourne St.

Field ID/ Lab ID	Layer #	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
01 MAS558344	1	Beige fibrous floor tile	Yes	3% Chrysotile	97% Other
01 MAS558344	2	Black fibrous mastic	Yes	7% Chrysotile	93% Mastic
02 MAS558345	1	Beige fibrous floor tile	Yes	3% Chrysotile	97% Other
02 MAS558345	2	Black fibrous mastic	Yes	7% Chrysotile	93% Mastic
03 MAS558346	1	Beige fibrous floor tile	Yes	3% Chrysotile	97% Other
03 MAS558346	2	Black fibrous mastic	Yes	7% Chrysotile	93% Mastic
04 MAS558347	1	Yellow non-fibrous wall plaster	No		70% Aggregate 30% Other
05 MAS558348	1	Yellow non-fibrous wall plaster	No		70% Aggregate 30% Other
06 MAS558349	1	Yellow non-fibrous wall plaster	No		70% Aggregate 30% Other
07 MAS558350	1	Black fibrous roofing mastic	Yes	20% Chrysotile	80% Mastic
08 MAS558351	1	Grey non-fibrous ceramic wall tile mortar	No		80% Aggregate 20% Other

Samples have been analyzed by the EPA Interim Method 600/M4-82-020(40CFR Part 763 Appendix E to Subpart E) & EPA 600/R-93/116. The test results herein relate only to the sample submitted and analyzed. This report may only be reproduced in full with the approval of the Bulk Asbestos Laboratory of Micro Analytical Services (MAS). The above percentages are visual estimates of area percent. MAS is not responsible for any errors resulting from improper or incorrect sampling or shipping procedures. These samples will be retained for a period of 30 days. Accreditation by NVLAP in no way constitutes or implies product certification, approval, or endorsement by NIST. Some materials, especially floor tiles, contain asbestos fibers too thin to be detected by this method.

NVLAP Lab Code: 200618 TDSHS License: 30-0341

Analyzed by: Tony Dang

Approved NVLAP Signatory: Tony Dang

APPENDIX III

LICENSES AND CERTIFICATIONS



Texas Department of State Health Services

PHASE ENGINEERING INC

is certified to perform as an

Asbestos Consultant Agency

in the State of Texas and is hereby governed by the rights, privileges and responsibilities set forth in Texas Occupations Code, Chapter 1954 and Title 12, Texas Administrative Code, Chapter 295 relating to Texas Asbestos Health Protection, as long as this license is not suspended or revoked.



License Number: 100224

Expiration Date: 12/26/2025

Control Number: 97616

Jennifer Shuford, MD
Jennifer Shuford, MD, MPH,
Commissioner of Health

(Void After Expiration Date)

VOID IF ALTERED NON-TRANSFERABLE

SEE BACK



**Texas Department of
State Health Services**

Asbestos Individual Consultant

MATTHEW T WHITE

License No. 105849

Control No. 98157

Expiration Date: 27-Dec-2024





**Texas Department of
State Health Services**

Asbestos Inspector

LANE A CLARK

License No. 603990

Control No. 100166

Expiration Date: 25-Jan-2024





Texas Department of State Health Services

MICRO ANALYTICAL SERVICES INC

is certified to perform as an

Asbestos Laboratory


PCM, PLM

in the State of Texas and is hereby governed by the rights, privileges and responsibilities set forth in Texas Occupations Code, Chapter 1954 and Title 12, Texas Administrative Code, Chapter 295 relating to Texas Asbestos Health Protection, as long as this license is not suspended or revoked.

License Number: 300341

Expiration Date: 01/25/2024

Control Number: 96588


*John Hellerstedt, M.D.,
Commissioner of Health*

(Void After Expiration Date)

VOID IF ALTERED NON-TRANSFERABLE

SEE BACK

APPENDIX IV

AGREEMENT FOR SERVICES

AGREEMENT FOR PROFESSIONAL ENVIRONMENTAL CONSULTING SERVICES

Section 1 – General Terms and Conditions

1.1 Definitions

“Agreement” means this Agreement for Professional Environmental Consulting Services.

“Party” (or collectively, “Parties”) means Phase and Client, unless expressly stated otherwise in this Agreement.

“Phase” means Phase Engineering, LLC

“Engagement Letter” the instrument delivered by Phase to the Parties

“Services” has the meaning set forth in Section 1.2 below.

Any capitalized terms not otherwise defined in this Agreement have the meanings given to them under the Engagement Letter.

1.2 Services

The professional environmental consulting services to be provided by Phase for the Client are set forth in the Engagement Letter, and such services, including subsequent services, changed, altered or additional services are hereinafter called the “Services”.

1.3 Standard of Care

Phase shall perform the services under this agreement with that degree of care, skill and diligence generally accepted as typical of the industry in the performance of such services as contemplated by the Agreement at the time and location such services are rendered. Phase shall employ only competent staff and sub-contractors who will be under the supervision of a senior member of Phase's staff.

1.4 Rights of Entry, Site Information and Utilities

The Client shall provide right of entry for Phase and its subcontractors to carry out the Services, unless specified otherwise in the Engagement Letter. The Client warrants that it has furnished to Phase all information known to, or in possession or control of, the Client relating to the past and existing conditions of the site, including but not limited to soil and geologic data, contaminants, wastes, petroleum products, controlled substances, hazardous materials, and subsurface utilities. The Client shall extend use and reliance of this information to Phase, unless stated otherwise and to the extent permitted by law. Such information shall be and remain confidential as between the Client and Phase and Phase shall not disclose same to any third party unless required by law.

1.5 Safety

1.5.1 Phase maintains a General Health and Safety Plan, a copy of which will be provided to the Client on written request and will fall under Section 1.8 Subsequent Changes of this Agreement unless this service is included in the Engagement Letter.

1.5.2 Phase shall take every precaution reasonable in the circumstances for the protection of the workers providing any of the Services.

When required and prior to any field work being carried out, Phase shall provide the Client with a comprehensive site-specific safety plan for providing the Services. Such request must be made in writing by the Client prior to commencement of the Services by Phase and will fall under Section 1.9 Subsequent Changes of this Agreement unless included in the Engagement Letter.

1.6 Investigations and Reports

1.6.1 Findings: The findings of any investigation undertaken as part of the Services will be based upon information generated as a result of the specific scope of the Services as described in the Engagement Letter.

1.6.2 Restoration: The Client accepts that in the normal course of the Services some damage to existing ground or other surface finishes may occur, the restoration of which shall be the responsibility of the client or as specified in the Engagement Letter.

1.6.3 Investigations: The parties acknowledge and accept that unique risks exist whenever engineering or related disciplines are applied to identify environmental conditions and even a comprehensive sampling and testing program may fail to detect certain conditions. Because of the inherent uncertainties in environmental evaluations, changed or unanticipated conditions may occur or become known subsequent to Phase's investigation that could affect conclusions, recommendations, total Project cost and/or execution. Changes in conditions are subject to amendments to the Scope of Services.

1.6.4 Confidentiality and Reliance: Any Final Report or draft reports and the information contained therein shall be treated as confidential and, unless otherwise agreed to by Phase and the Client, the information, sampling data, analysis, findings, conclusions and recommendations (if any), may be used and relied upon only by the Client, its officers, directors and employees and professional advisors in the performance of their obligations for or on behalf of the Client. Any such use and reliance shall be subject to the limitations set forth in this agreement. In addition, the Client may submit any report to a regulatory authority or lender for the purpose of obtaining financing on a property.

1.6.5 Third Party Reliance: This Agreement and the Services provided are for Consultant and Client's sole benefit and exclusive use with no third party beneficiaries intended. Reliance upon the Services and any work product is limited to Client, and is not intended for third parties. In the event Phase agrees, in its sole and absolute discretion, to make the Report available to a third party not mentioned in Paragraph 1.6.4, the Third Party shall be required to obtain the original Client's release, sign Phase's standard Authorized User Agreement (AUA) and pay Phase a fee of not less than \$350.00. Any such use shall be subject to the terms, conditions and limitations set forth in this Agreement, the Report and the AUA.

1.7 Ownership of Records/Reports:

All documents or records created or prepared by Phase in the performance of the Services are considered Phase's professional work product and shall remain the copyright property of Phase, subject to any reasonable disclosure request from the Client as may be necessary and for which reasonable reimbursement for copies is provided.

1.8 Disposal and Samples

1.8.1 Disposal of all wastes generated from the subject property shall be the responsibility of the Client.

1.8.2 Phase shall be responsible for appropriate disposal of sample material and sample residuals after 30 days following submission of the Final Report unless the Client specifically requests otherwise.

1.9 Subsequent Changes

With the consent of Phase, the Client may in writing at any time after the execution of this Agreement or the commencement of the Services delete, extend, increase, vary or otherwise alter the Services. The Parties further agree that such changes shall alter the Services, schedule and/or the costs. Any such changes shall be made in writing with reference to this Agreement, and accepted in writing by both Parties.

1.10 Delays

Neither Party shall be liable or penalized for delays or failure to perform its Services if the same is caused directly or indirectly by circumstances beyond a Party's reasonable control. The Client shall not hold Phase responsible for damages or delays in performance caused by the Client, acts of God, acts and/or omissions of governmental authorities and regulatory agencies or other events which are beyond the reasonable control of the Parties.

1.11 Payment

- 1.11.1 Phase shall invoice the Client in accordance with the provisions set forth in the Engagement Letter. Except as stated in the Engagement Letter, the Client shall pay to Phase at its corporate office each invoice within 30 days of the date of the invoice without holdback. Interest at a rate of 10% per year or the maximum rate allowed by law, whichever is lower, may be charged on all overdue amounts.
- 1.11.2 In the event of a disputed billing, only the disputed portion will be withheld from payment, and the undisputed portion will be paid. The Client shall exercise reasonableness in disputing any bill or portion thereof. No interest will accrue on any disputed portion of the billing until mutually resolved.
- 1.11.3 If the Client fails to make payment of any sum due hereunder within a reasonable time period, Client acknowledges and agrees that the subject Invoice will be referred to legal collections, and any amount in aggregate less than Ten Thousand Dollars U.S. (\$10,000) will be referred to small claims court in Harris County, Texas.

1.12 Suspension or Termination

The Client may at any time by notice in writing to Phase, suspend or terminate the Services or any portion thereof at any stage of the Project. Upon receipt of such written notice by the Client, Phase shall perform no further Services other than those reasonably necessary to close out its Services. In such an event, Phase shall invoice the Client for the portion of the Services completed and shall be entitled to payment in accordance with Section 1.9. Once the Services are completed the Client assumes the risk of Frustration of Purpose.

1.13 Insurance

- 1.13.1 Phase agrees to carry and maintain the following **minimum** insurance coverages for the term of this Agreement:
 - Worker's Compensation Insurance: Statutory requirement amounts
 - Commercial General Liability: \$1,000,000 per occurrence
 - Automobile Liability Insurance: \$1,000,000 per occurrence for both owned and non-owned vehicles
 - Umbrella Liability (including Professional Liability and Contractors Professional Insurance): \$10,000,000 aggregate
- 1.13.2 Phase's current Certificate of Insurance is provided with the Engagement Letter. If the Client requests to be a named as a certificate holder,
 - this request must be made in writing to Phase prior to commencement of the Services.
- 1.13.3 Phase will renew the Professional Liability Insurance at or above the minimum coverage for period of two (2) years after completion of the Services.
- 1.13.4 If the Client requests that Phase increase the amount of insurance coverage or obtain other special insurance for the Project, Phase shall endeavor forthwith to obtain such increased or special insurance at the Client's expense.
- 1.13.5 Each of Phase and Client waive all claims, losses, damages and rights of recovery against the other to extent of the limits of coverage under any commercial general liability or property insurance policy actually obtained by a Party to this Agreement (or, in the case of Phase, to the extent obtained or required to be obtained by Phase under this Agreement). In addition, each Party shall exercise commercially reasonable efforts to cause to waive subrogation under its commercial general liability and property insurance policies and provide any necessary endorsements thereto.

1.14 Indemnity/Statute of Limitations.

EACH OF Phase AND CLIENT SHALL INDEMNIFY AND HOLD HARMLESS THE OTHER AND THEIR RESPECTIVE AGENTS, EMPLOYEES, SUCCESSORS AND ASSIGNS FROM AND AGAINST LEGAL LIABILITY FOR CLAIMS, LOSSES, DAMAGES, AND EXPENSES TO THE EXTENT SUCH CLAIMS, LOSSES, DAMAGES, OR EXPENSES ARE LEGALLY DETERMINED TO BE CAUSED BY THEIR NEGLIGENT ACTS, ERRORS, OR OMISSIONS. IN THE EVENT SUCH CLAIMS, LOSSES, DAMAGES, OR EXPENSES ARE LEGALLY DETERMINED TO BE CAUSED BY THE JOINT OR CONCURRENT NEGLIGENCE OF Phase AND CLIENT, THE PARTIES SHALL BEAR LIABILITY IN PROPORTION TO ITS OWN NEGLIGENCE UNDER COMPARATIVE FAULT PRINCIPLES. NEITHER PARTY SHALL HAVE A DUTY TO DEFEND THE OTHER PARTY, AND NO DUTY TO DEFEND IS HEREBY CREATED BY THIS INDEMNITY PROVISION AND SUCH DUTY IS EXPLICITLY WAIVED UNDER THIS AGREEMENT. CAUSES OF ACTION ARISING OUT OF Phase's SERVICES OR THIS AGREEMENT, REGARDLESS OF CAUSE OR THE THEORY OF LIABILITY, INCLUDING NEGLIGENCE, INDEMNITY OR OTHER RECOVERY, SHALL BE DEEMED TO HAVE ACCRUED AND THE APPLICABLE STATUTE OF LIMITATIONS SHALL COMMENCE TO RUN NO LATER THAN THE DATE OF Phase's SUBSTANTIAL COMPLETION OF SERVICES ON THE PROJECT.

1.15 Limitation of Liability.

- 1.15.1 Notwithstanding any other provisions contained herein, it is understood and agreed that Phase's liability to the Client for all claims arising out of this Agreement, or in any way relating to the Services, will be limited to direct damages and/or to the specific performance of any Services not meeting the Standard of Care set forth herein and such liability will, in the aggregate, not exceed the sum of the coverages shown on Phase's Certificate of Insurance in effect at the time of the claim.
- 1.15.2 No claim may be brought against Phase more than Two (2) years after the Services were completed under this Agreement, or as negotiated between Phase and the Client.

1.15.3. TO THE FULLEST EXTENT PERMITTED BY LAW, THE TOTAL AGGREGATE LIABILITY OF Phase (AND ITS DIRECTORS, EMPLOYEES, AGENTS AND AFFILIATES) TO CLIENT AND THIRD PARTIES GRANTED RELIANCE IS LIMITED TO THE GREATER OF \$50,000 OR Phase's FEE FOR ANY AND ALL INJURIES, DAMAGES, CLAIMS, LOSSES, OR EXPENSES (INCLUDING ATTORNEY AND EXPERT FEES) ARISING OUT OF Phase's SERVICES OR THIS AGREEMENT. THIS LIMITATION SHALL APPLY REGARDLESS OF AVAILABLE PROFESSIONAL LIABILITY INSURANCE COVERAGE, CAUSE OR THE THEORY OF LIABILITY, INCLUDING NEGLIGENCE, INDEMNITY, OR OTHER RECOVERY; PROVIDED, HOWEVER, THAT THIS LIMITATION SHALL NOT APPLY TO THE EXTENT OF ANY AVAILABLE COVERAGE UNDER Phase's COMMERCIAL GENERAL LIABILITY POLICY.

1.16 Consequential Damages.

EXCEPT AS EXPRESSLY PROVIDED IN THIS AGREEMENT, NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR LOSS OF PROFITS OR REVENUE, LOSS OF USE OR OPPORTUNITY, LOSS OF GOOD WILL, COST OF SUBSTITUTE FACILITIES, GOODS, OR SERVICES, COST OF CAPITAL, OR FOR ANY SPECIAL, CONSEQUENTIAL, INDIRECT, PUNITIVE, OR EXEMPLARY DAMAGES.

1.17 Regulatory Reporting Requirements

Client recognizes that hazardous substances or contaminants may be discovered at the subject property in the course of provision of the Services by Phase under conditions that may be reportable to Federal or State environmental regulatory agencies. The "duty to report" is ultimately the responsibility of the landowner unless the condition represents an acute threat to human health or the environment. Phase will notify the Client of any such reportable condition. The Client will notify the Landowner, or under mutual agreement, authorize Phase to perform such notification to the landowner.

Section 2 – MISCELLANEOUS PROVISIONS

2.1 Notices:

All notices under this Agreement shall be in writing. It shall be sufficient in all respects if the Notice is delivered by hand, sent by any electronic means, including email or facsimile transmission, with confirmation ("Transmission") during normal business hours, or sent by registered mail, postage prepaid, addressed to the Parties shown on the Engagement Letter or to such other address as either Party shall designate by written notice to the other Party. Any notice so given shall be deemed to have been given and to have been received on the day of delivery, if so delivered, on the third Business Day (excluding each day during which there exists any interruption of postal services due to strike, lockout or other cause) following the mailing thereof, if so mailed, and on the day that notice was sent by Transmission, provided such day is a Business Day (a Business Day being any day of the week save and except for Saturday and Sunday) and if not, on the first Business Day thereafter.

2.2 Entire Agreement, Modifications, Headings, Severability:

The Parties acknowledge that this Agreement and the Engagement Letter constitutes the entire agreement between them and supersedes all prior representations, warranties, agreements, and understandings, oral or written, between the Parties with respect to its subject matter. Unless stated otherwise in this Agreement, this Agreement may not be modified except in writing signed by both Parties. The headings to this Agreement are for convenience and reference purposes only and shall not constitute a part of the Agreement. If any element of this Agreement is later held to violate the law or a regulation, it shall be deemed void, and all remaining provisions shall continue in force.

2.3 Effect:

This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns provided that it may not be assigned by either Party without the consent of the other, which consent shall not be unreasonably withheld.

2.4 Survival:

All representations and obligations (including without limitation the mutual obligations of indemnification) shall survive the termination of this Agreement and expire five (5) years from the date of completion of Services.

2.5 Waiver of Rights:

Any waiver of, or consent to depart from, the requirements of any provision of this Agreement shall be effective only if made in writing and signed by the Party granting such waiver or consent, and is valid only in the specific instance and for the specific purpose for which it has been granted. No failure on the part of any Party to exercise, and no delay in exercising, any right under this Agreement shall operate as a waiver of such right. No single or partial exercise of any such right shall preclude any other or further exercise of such right or the exercise of any other right.

2.6 Applicable Law:

This Agreement shall be governed by, and interpreted and enforced in accordance with, the laws in the State of Texas and the laws of The United States of America, as applicable.

2.7 Dispute Resolution:

Excepting Section 1.11 for the purpose of this Agreement, any disagreement arising between the Parties to this Agreement with reference to the interpretation of this Agreement or any matter arising hereunder and upon which the Parties cannot agree shall be referred to mediation. Reference to mediation shall be to a single mediator and in accordance with the laws of mediation in the State of Texas. The costs of the mediator shall be shared equally by the Parties on an interim basis as may be necessary provided however that the mediator shall have the discretion to award costs of the proceeding, including costs of the mediator. The venue for such mediation is agreed to be Harris County, Texas

2.8 Contract Documents:

The Contract Documents consist of the documents listed. If there is a conflict with the Contract Documents, the conflicting terms will be governed in the order of priority set forth as follows: 1. Agreement 2. Engagement Letter

Phase Engineering, LLC

Environmental Consultants

November 29, 2023

Overland Property Group
Amanda Klaus
5341 West 151st Terrace
Leawood, KS 66224
Phone: (816) 441-2141 Email: aklaus@overlandpg.com

We are pleased to make the following proposal for Professional Environmental Services:

Property/Borrower Name or Reference #: Roosevelt Lofts
Current Use: Commercial Building - Approximately 0.322 Acre
Address/ Property Location: 50 North Chadbourne Street
City: San Angelo County: Tom Green State: TX Zip: 76908

Perform an asbestos inspection to identify suspect building materials that contain asbestos by a Texas Department of State Health Services licensed inspector for renovation purposes. Exterior and roof materials will not be sampled as part of this inspection, unless requested by the client. The client is responsible for coordinating a roofer to secure the roof after the asbestos inspection is completed, if applicable. By signing this agreement you agree that Phase Engineering, LLC. is not liable for any damage to these areas inspected. A minimum of three samples, of each suspect asbestos containing homogeneous building material will be taken, to satisfy the Texas Department of State Health Services requirements for renovation/demolition of asbestos building materials. A minimum of one sample only may be required for exterior suspect asbestos containing materials sampled, if applicable. The samples will then be taken to the lab and analyzed for asbestos. Samples that are over one percent asbestos and under 5 percent asbestos can be point counted at the laboratory to confirm the percentage of asbestos in the building material. This analysis is more expensive than the traditional analysis (Polarized Light Microscopy) and is used when asbestos is near the one percent detection amounts. Transmission Electron Microscopy (TEM) is considered one of the most accurate methods for laboratory analysis for suspect asbestos containing building materials, however, this method is more costly and currently it is only recommended under federal regulations. Although Phase Engineering, Inc. uses trained and licensed inspectors in attempting to locate and identify materials potentially containing asbestos; Phase Engineering, LLC. Does not warrant that all materials containing asbestos will be identified. It is possible that there are materials containing asbestos that were not found because they were not visible or accessible to the inspector, or for various other reasons, were not sampled.

Quoted Price for inspection with sampling: , . Estimate of three (3) samples. The amount of samples taken will depend on how many will be required at a minimum to satisfy the regulations for renovation/demolition. Point count analysis: \$50.00 per layer analyzed (when applicable) and will be discussed with the client prior to submission.

Note: The quoted price is for one scheduled testing event at each address. In the case when all buildings/units are not ready for testing at once and additional events will be required an additional charge will be added to the quoted price to cover additional time and travel expenses.

- Includes: Electronic version in PDF with findings, opinions and conclusions. Originals @ \$150.00 each.
- Delivery: Approximately 7-10 business days from receipt of signed proposal.
- Terms: Invoice will be provided after inspection for payment. Payment due prior to release of laboratory results.
- Cancellation: Upon written notice of cancellation by client, Phase Engineering, LLC shall cease work on the project. Client will be billed and agrees to promptly pay for the portion of work completed up to receipt of the cancellation notice or hold notice that has not been lifted for 15 continuous business days.

If the above terms and attached Agreement for Professional Environmental Consulting Services (General Terms & Conditions) are acceptable, please sign and fax (eFax 832-810-9007) or email (proposals@phaseengineering.com) a copy of this letter to serve as a letter of engagement and notification to proceed. The following information is needed to complete by scheduled delivery date:



PHASE ENGINEERING

Summary Lead Risk Assessment with Inspection, Dust Wipe & Lead in Soil Analysis

Roosevelt Lofts
50 North Chadbourne Street
San Angelo, Texas

February 12, 2024

PE Project No.: 202401025

Prepared for:

Overland Property Group
5341 West 151st Terrace
Leawood, Kansas 66224

Prepared by:

Phase Engineering, LLC
5524 Cornish Street
Houston, Texas 77007

February 12, 2024

Overland Property Group
Attn: Amanda Klaus
5345 W 151st Terrace
Leawood, Kansas 66224

C: 816-441-2141

email: aklaus@overlandpg.com

RE: 202401025

Roosevelt Lofts Project

Dear Ms. Klaus:

Phase Engineering, LLC (PELLC) has conducted a lead hazard risk assessment of the existing three-story former Roosevelt Hotel, located at 50 North Chadbourne Street, San Angelo, Tom Green County, Texas 76903. According to the Tom Green County Appraisal District (TGCAD), the 24,174 square foot, the brick and light steel framed hotel structure was built 1929, and has been gutted in order to be repurposed to a Residential Multi-Family Use.

Therefore, a lead hazard risk assessment, being the more comprehensive testing protocol for the historic structure.

The combination Risk Assessment/Lead-Based Paint (LBP) inspection was conducted on January 31st and February 1, 2024 by Thomas A. Bazan; a Texas Department of State Health Services (TDSHS) licensed Risk Assessor.

LEAD BASED PAINT INSPECTION:

The lead inspection was performed by using a XRF spectrum analyzer for non-destructive testing (NDT) of the accessible painted surfaces that include assays which are representative of the building materials, and the risk assessment focused on potential contaminated dust or lead contaminated soil, as described in the definition of lead based paint hazard in Title X, CFR Vol. 61 No. 169 Subpart L 745.233 or the Texas Environmental Lead Reduction Rules 295.202 because this facility is going to be used for private housing, public housing, federally owned housing or housing receiving federal assistance according to the Environmental Protection Agency (EPA), U.S. Department of Housing and Urban Development (HUD) and TDSHS rules and regulations. No air samples were required to be taken as part of this assessment.

There was no property manager or owner representative present during the start of the risk assessment field sampling of the building and grounds. Access was with a key secured in a lock box.

The inspector's first step was a visual examination (ASTM E2255M-22) of the property to be tested. The construction and painting history of all the floors was found to be variable, and the three floors have been gutted, with most of the fenestration removed. The elevator shaft has been demolished, and equipment removed. The roof elevator equipment penthouse has been gutted. There is a partial basement although most of the piping and equipment has been removed.

The inspector determined that the historic, former hotel is scheduled for a renovation, and will be repurposed and operated as a multi-family residential facility. The majority of the building site is paved with concrete for foundation, sidewalk, and an access alley/driveway, along with several additional contiguous lots utilized as stabilized gravel parking, and the alley/driveway has access to E. College Street. The site is partially fenced by adjacent property owners. There are security CCTV cameras situated on the ground level on the interior of the building. It was not necessary to consult Table 7.3 of the second edition of the *HUD Guidelines for the Evaluation and Control of Lead-Based Hazards in Housing* (July 2012).

Methodology

The building components identified for the lead-based inspection are described in the following Summary Report. After securing a floor plan for the gutted three-story structure, the inspector conducted an inventory of all potential lead-contaminated paint surfaces on the building exterior as well as within the structure which was tested with an EPA certified and factory calibrated XRF spectrum analyzer. The substrates were identified as painted concrete, plaster, wood, metal, and decorative exterior ceramic tile. The components were identified as 1) interior wood or metal doors, jambs, 2) Interior painted wood or metal window frames, sashes and trim, 3) interior plaster walls, 4) exterior doors, jambs or brick plate headers, 5) Interior structural beams, web joists, and stairs, 6) exterior painted metal fascia, doors, and overhangs, and, 7) miscellaneous.

Prior to inspecting the property, the inspector performed the XRF manufacturer's recommended warm up and quality control procedures successfully. Then the inspector took calibration check readings on a test pad of various concentrations of lead that was provided by the instrument manufacturer. The calibration checks were within the prescribed instrument range, indicating that the XRF instrument was in calibration and that XRF testing could begin. The instrument was checked for calibration prior to being turned off after the morning testing, prior to the afternoon testing, and after completion of each day of testing.

The architectural components inspected were recorded on the VIKEN Detection (f/k/a Heuresis) Pb200i, s/n 1013 instrument as to room equivalent, room description, substrate, component, color, condition, and location. Side A was the side first encountered as the room was entered, and Sides B, C, and D were lettered in a clockwise direction. The VIKEN Detection Pb200i recorded the lead content in mg/cm of each reading (assay) and the result as either Positive (POS), Negative (NEG), or Incomplete (Null). Incomplete readings occur when the instrument is un-intentionally moved prior to completion of a reading.

Although Phase Engineering, LLC uses trained and competent certified/licensed inspectors in attempting to locate and identify surfaces potentially containing lead based paint, Phase Engineering, LLC does not warrant that all surfaces containing lead based paint will be identified. It is possible that there are surfaces containing lead based paint that were not found because they were not visible or accessible to the inspector, or for various other reasons, were not sampled. The XRF measurements contained within are accurate to the best of our knowledge.

Lead Based Paint Project Summary	
Site Elements	Positive LBP results & location identifiers are located in Table 1 (Below)
Subject Property Address	50 N. Chadbourne St., San Angelo, Tom Green County, Texas 76903
Number of Buildings & Square Footage	Three-story, Historic Hotel, approx. 24,174 SF (TGCAD.)
Date of Construction	Hotel 1929; Remodels: Unknown
Site Location Contact & Relationship to Subject Property	None; Developer: Overland Property Group, Attn: April Engstrom, Cell telephone 785-212-0810;
Date of Inspection/Risk Assessment	January 31 st and February 1, 2024
Purpose of Inspection/Risk Assessment	Phase II prior to renovation.
Instrument Manufacturer	VIKEN Detection (f/k/ Heuresis)
Instrument Model	Pb2001 Spectrum Analyzer Serial Number: 1013
Mode of Operation	Lead-Based Paint
Radio Active Source	5 mCi Co57
Building Plans and/or Prior Lead Reports Provided	None
Known Areas Not Available for Access	None
Inspector(s) Names and License #	Tom Bazan 2070001
Company License Name and #	Phase Engineering, LLC 2110073
Total XRF Readings Including Calibration Readings	109
Building(s) XRF Readings not including Calibration Readings	101
Building(s) total XRF LBP Positive Readings	17 plus 1 of painted exterior ceramic tile (caution)
Building(s) XRF LBP Interior Positive Readings	4
Building(s) XRF LBP Exterior Positive Readings	13 plus 1 of painted exterior ceramic tile (caution)
Building(s) XRF LBP Negative Readings	83
Paint Chip Analysis	A sufficient number of assays were taken on both the interior and exterior of the structural components of the buildings, therefore, no paint chips were collected for analysis
Total Lead Chip Samples Taken	N/A
Total Lead Chip Positive Samples & Components	N/A
Total Lead Chip Negative Samples	N/A

Site Specific Details:

- The vacant three-story brick building was used as a hotel with some retail shops until the 1990's, and is classified as a historic structure. The owners purchased the property and intend repurposing the structure into a multi-family residential facility.
- The structure is a 3-story, brick and steel frame building that is reported to have been constructed in 1929, and is approximately 24,174 square feet of Gross Building Area (GBA). It is an irregular- shaped structure with two flat, built-up roofs, has been gutted, and is scheduled for renovation.
- This property has LBP that is deemed to be in poor condition and is scheduled for major renovation; therefore, in an abundance of caution, the property owner is advised that access to the historic hotel structure be restricted, labeled as having Dust-Lead hazards, and anyone who enters must don a properly-fitted ½-mask respirator with HEPA filters, booties, and vinyl/nitrile gloves.
- It is recommended that the owner include in any bids that a properly certified firm be engaged to follow the HUD special cleaning guidelines after any further demolition activities, and to provide a lead "Clearance" at the completion of the restoration and repurpose construction activity
- The contractor must comply with O.S.H.A. rules, and the waste stream should be segregated into separate piles of debris; painted aggregate (plaster and concrete), painted metal, and painted wood. Each pile of debris shall be T-CLP tested to determine the lead level for waste disposal.
- There are stabilized lots that can be used for off-street parking on the east side of the structure.
- Roof access was by way of a ladder. The inspector did not test any roof components or the elevator penthouse.
- The original plumbing may include lead pipe which was used in San Angelo, and is assumed all remaining original plumbing will be new from the water meter. Much of the original wiring has been removed.

RESULTS:

There were 109 lead-based paint readings taken, including calibration readings. Of the 101 suspect lead-based paint surfaces tested, most of the interior painted components, and about forty (40%) percent of the exterior painted building components were found to be negative ($<1.0 \text{ mg/cm}^2$) for lead-based paint. The reading taken of the interior structural horizontal beam was evaluated as positive ($\geq 1.0 \text{ mg/cm}^2$), and due to the planned demolition for repurposing the hotel building into a multi-family residential use, it is a potential hazard and must be remediated such as encapsulation or proper encasement as part of the new finish-out.

It has been my experience that the lender will typically require any interior components which are covered with lead-based paint be properly remediated or removed before the conveyance of the property, and any dust-lead hazards must be contained. In light of the likelihood there are other steel support beams, it is reasonable to remediate the structural support beams as part of the project.

The summary positive lead based paint results of the field inspection are noted on Table 1 below:

TABLE 1

XRF Reading Sample Number	Room Equivalent Number	Room Description Name	Substrate	Component	Paint Film Color	Paint Condition Intact / Fair or Poor	XRF Testing or Confirmatory Sampling Location	Indicated Lead Concentration (mg/cm2)	LBP Hazard Classification Positive / Negative or Inconclusive
6 / 3	Exterior	North Entry	Metal	Brick Plate	Ivory	Poor	North Door	7.8	Positive
7 / 4	Exterior	North Side - Window	Wood	2-Gang Track	Ivory	Poor	2nd Window	3.3	Positive
8 / 5	Exterior	North Side	Metal	Brick Plate	Ivory	Poor	2nd Window	4.8	Positive
9 / 6	Exterior	3rd Window	Metal	Frame	Ivory	Poor	North - 3rd Window	5.3	Positive
10 / 7	Exterior	East Entry	Metal	Brick Plate	Ivory	Poor	East	4.7	Positive
14 / 11	Exterior	Above SEC Window	Wood	Horizontal Trim	Salmon	Fair	South	5.3	Positive
17 / 14	Exterior	Above 2nd Large Window	Metal	Fascia	Salmon	Poor	South	2.0	Positive
20 / 17	Exterior	Decorative Porch	Metal	Interior Frame	Salmon	Poor	South	2.2	Positive
21 / 18	Exterior	South Entry	Wood	Door Header	Beige	Poor	South	6.4	Positive
22 / 19	Exterior	South Entry	Wood	Transom Casing	Beige	Poor	South	5.6	Positive
25 / 22	Exterior	Large Window	Metal	Overhang	Ivory	Poor	West	1.9	Positive
26 / 23	Exterior	Large Window	Metal	Fascia	Ivory	Poor	West	2.1	Positive
28 / 25	Exterior	North Window	Wood	Header	Ivory	Poor	West	1.7	Positive
33 / 30	Gnd Floor	Door by North Stairs	Wood	Door	Brown	Poor	Wall "A" North	1.0	Positive
43 / 40	Gnd Floor	East Doorway	Wood	Top Frame	Ivory	Poor	Wall "C" East	5.5	Positive
45 / 42	Gnd Floor	2nd Metal Window	Metal	Frame	Ivory	Poor	Wall "B" East	1.0	Positive
84 / 81	2nd Floor	Structural - By Stairs	Metal	Horizontal Beam	Black	Poor	Ceiling - South	2.4	Positive
24 / 21	Exterior	South - SWC	Ceramic Tile	Wainscot Wall	Light Blue	Poor	South - SWC	14.9	CAUTION

LEAD BASED PAINT FINDINGS: (See Attachment 1 for XRF sampling details and Attachment 3 Site Sketch)

Based on the data collected and evaluated at, or subsequent to, the field inspection: Lead Based Paint exists on the following surfaces:

- Interior original painted metal ceiling beam, and interior fenestration. Owner intends to reconfigure the interior when repurposing building into a multi-family residential facility. The beam(s) can be deleaded or properly remediated prior to or at the time of conversion to a multi-family facility.
- Exterior original painted wood and metal components can be remediated or removed and properly recycled when the remaining windows and doors are removed as part of the demolition/conversion.
- The OSHA competent person must decide on the level of engineering controls and ppe, depending on the activities. Dust-lead hazards exist.

LEAD HAZARD RISK ASSESSMENT

SOIL SAMPLING

HUD Protocol for Soil Sampling

The following is a description of the methodology and protocol utilized in sampling for lead in the soil. Since only areas of bare soil are considered potential lead-based paint hazards under EPA regulations, the risk assessor should sample only areas of bare soil unless otherwise requested.

Sample Locations:

Bare soil areas to be sampled for lead contamination are: Each play area with bare soil, including sandboxes.

Non-play areas in dripline/foundation areas.

Non-play areas in the rest of the yard, including, but not limited to vegetable gardens, pet sleeping areas, and bare pathways.

Sample Collection Method:

Soil samples must be composite samples. Samples may be collected with either a coring tool or a scooping technique using a spoon or lip of a sample container.

Coring tools may not be workable in sandy, dry, or friable soil. The top 5/8 inch (1.5 cm) of soil should be collected.

Samples should be collected in accordance with Appendix 13.3, or ASTM Standard Practice E 1727-20, "Standard Practice for Field Collection of Soil Samples for Lead Determination by Atomic Spectrometry Techniques," or the EPA report, "Residential Sampling for Lead: Protocols for Dust and Soil Sampling," March 1995 (EPA 747-R-95-001). A copy of the ASTM standard can be obtained for a fee by calling ASTM Customer Services at (610) 832-9582 or by fax at (610) 832-9355; or from:

<https://www.astm.org/e1727-20.html>

Each composite sample should consist of subsamples that are of approximately equal bulk and that are collected from 3-10 distinct locations. Subsamples should be collected at least 2-6 feet away from each other if possible (small play areas may not be large enough for this spacing).

For non-play areas in both the dripline/foundation area and the rest of the yard, subsamples should be taken from bare soil locations and should be dispersed in a pattern roughly similar to the distribution of the surfaces of bare-soil area throughout the dripline/foundation area and the rest of the yard.

If paint chips are present in the soil, they should be included as part of the soil sample. However, there should be no special attempt to over-sample paint chips. The laboratory should be instructed to disaggregate ("break up") paint chips by forcing them through a sieve in the laboratory. Although paint chips should not be

oversampled, they should also not be excluded from the soil sample, since they are part of the soil matrix.

For sampling vegetable gardens, 6–12 subsamples should be collected, depending on the size of the garden. Samples should be collected to a depth of 3 to 4 inches to account for previous soil mixing. Samples should be evenly spaced and collected using an “X” or zigzag pattern using a coring tool or trowel. Samples should be mixed in a clean plastic container and approximately one cup of soil removed for lead analysis (Rosen, 2002).

Number of Samples

Play Areas

EPA has interpreted the regulatory definition of a soil lead hazard (at 40 CFR 745.65(c)) as requiring that one composite sample must be collected from *each* play area with bare soil. While most residential properties probably have no more than one or two play areas with bare soil, some may have many more than that. This is especially true of large multi-family projects. At some point, sampling of additional play areas provides minimal benefit to the risk assessment. Therefore these *Guidelines* offer the following general guidance on the number of play areas to sample. If there are multiple play areas with bare soil, select those that appear to have the greatest use by young children. The selected play areas will represent all play areas associated with the building. The site is mostly paved with asphalt.

Non-play Areas in Dripline/Foundation Area

For bare soil in non-play areas in the dripline/ foundation area, an important question is whether samples should be collected in the dripline/foundation areas of nonresidential outbuildings on the property as well as residential buildings. It is recommended that the risk assessor sample bare soil in the dripline/ foundation area of a nonresidential outbuilding if the following conditions are present:

- (1) the building is a substantial permanent structure, such as a garage;
- (2) it is known to have been built before 1978, or its year of construction is not known and there is no reason to presume that it was built more recently;
- (3) there is evidence that the walls or the roof are or have been painted;
- (4) it is free-standing and not structurally connected or part of a residential building; and
- (5) the bare soil is accessible to young children (i.e., access is not effectively blocked by a fence, wall, thorny bushes, etc.).

If these conditions do not apply, any bare soil in the dripline/foundation area of an outbuilding should be considered as part of the soil represented by the rest-of-the-yard sample.

Collect one composite sample of bare soil in the dripline/foundation area of each residential building, if the property covered by the risk assessment contains 1-5

residential buildings. Also collect one sample for each nonresidential building that meets the criteria described above. For very large buildings, the risk assessor may decide to collect more than one sample per building.

- (1) occupancy by young children, if known;
- (2) presence of bare soil in the dripline/foundation area;
- (3) evidence that the walls or roof are or were painted; and
- (4) accessibility of the bare soil to young children.

If these conditions are not present, select buildings randomly and collect one composite sample of bare soil, if any, in the dripline/foundation area of each selected residential building plus one sample from each nonresidential building that is associated with the selected residential building and that meets the criteria for dripline sampling described above for nonresidential buildings. (For very large buildings the risk assessor may collect more than one sample.) Do not double-sample nonresidential buildings associated with more than one residential building.

Non-play Areas in the Rest of the Yard

For bare soil in non-play areas in the rest of the yard, collect one composite sample per residential building. The risk assessor may collect more than one sample for very large yards. If more than five residential buildings are covered by the risk assessment, select five residential buildings based on the following conditions: (1) presence of bare soil in the rest of the yard, and (2) presence nearby of a possible source of lead contamination, such as a recently painted building, or a **heavily used thoroughfare, roadway or industrial facility that uses or emit lead**. If the residential buildings do not vary significantly by these conditions, select five buildings at random. Collect one composite sample of bare soil in the rest of the yard of each selected building.

Use a separate Form 5.5, or similar form, for each residential building sampled. Indicate locations on the site plan sketch used in the visual assessment. If the property covered by the risk assessment includes more than five residential buildings, indicate the five buildings selected for sampling on the site plan sketch.

On Form 5.5, or similar form, record the location of each composite sample, the approximate area of bare soil represented by the sample in square feet, and the sample number. Sample numbers should also be indicated on the site-plan sketch in order that users will be able to unambiguously identify the location of samples listed on the form. Recording the approximate area of bare soil in each sample facilitates the work write up if soil hazard controls must be conducted.

SOIL SAMPLING RESULTS: (See Attachment 2 – Soil Laboratory Results and Attachment 3 – Site Sampling Location Sketches)

The results of the five composite soil samples was reported from the laboratory as two being under 80 mg/Kg (ppm) laboratory reporting limit, and entered on the HUD Form 5.5. One perimeter sample is 620 mg/Kg (ppm), and is below the EPA threshold for soil, but soil should be covered.

WIPE SAMPLING OF SETTLED DUST FOR LEAD DETERMINATION

Dust sampling should be conducted before paint chip sampling to preclude contamination of dust that might occur during the collection of paint samples. However, XRF readings may be taken on intact paint before dust sampling, so long as no deteriorated paint is disturbed.

1. Method of Sample Collection

Dust samples must be collected using wet wipes. EPA regulations issued in January 2001 define a wipe sample as “a sample collected by wiping a representative surface of known area, as determined by ASTM E 1728-20, ‘Standard Practice for Field Collection of Settled Dust Samples Using Wipe Sampling Methods for Lead Determination by Atomic Spectrometry Techniques,’ or equivalent method, with an acceptable wipe material as defined in ASTM E 1792-20 (see below), ‘Standard Specification for Wipe Sampling Materials for Lead in Surface Dust’” (40 CFR 745.63). In March 2002, EPA issued interpretive guidance stating that the Agency considers wipe sampling materials “equivalent” in performance to ASTM E 1792-20 acceptable, and that EPA considered to be acceptable wipe materials described in Appendix 13.1 of these *Guidelines* and in the EPA document, “Residential Sampling for Lead: Protocols for Dust and Soil Sampling;” (March 1995, EPA 747-R-95-001 at:

<http://nepis.epa.gov/Exe/ZyPURL.cgi?Dockey=20012QUZ.txt>).

Thus, the recommended protocol for sample collection is either Appendix 13.1 of these HUD *Guidelines*, ASTM Standard Practice E 1728-20, “Standard Practice for Field Collection of Settled Dust Samples Using Wipe Sampling Methods for Lead Determination by Atomic Spectrometry Techniques,” or the EPA report, “Residential Sampling for Lead: Protocols for Dust and Soil Sampling,” March 1995, (EPA 747-R-95-001). Figures 5-11a through 5-11f illustrate dust sampling.

Neither EPA nor HUD currently recognizes a standard for collecting and evaluating vacuum samples of dust as a part of a lead-based paint hazard risk assessment. Wipe sampling yields a measure of dust lead loading (in micrograms of lead per square foot or square meter), whereas vacuum sampling can provide a measure of the concentration of lead in the dust (in parts per million or micrograms per gram) as well as loading. Wipe sampling, however, is the required method of dust collection because it is simple, inexpensive, and has been used successfully for a number of years. Research has indicated that wipe-sampling results correlate well with blood lead levels in children

(Lanphear, 1996). The protocols in Appendix 13.1 and ASTM Standard Practice E 1728-20 are comparable to that used in the Lanphear study.

The following considerations should be observed when collecting dust samples:

- ♦ **Disposable, moistened, individual (not bulk-packaged) towelettes are used to collect samples and to clean sampling equipment.** Risk assessors should use a brand of wipes acceptable to the laboratory that will analyze the samples (see Section IV, below, for information on laboratory accreditation). Many laboratories supply wipes to the risk assessor. Important factors to consider in wipe material are as follows:
 - **Durability and size.** Wipes must be of adequate length, width and thickness to perform the collection procedure. A thin wipe of approximately 15 cm x 15 cm is recommended. Wipes must be rugged enough to not tear easily. Whatman™ filters are not recommended for that reason.
 - **Moisture content.** Wipes must be moist to the touch across the entire wipe. If the wipes have dried out (e.g., from a torn wrapper), they should not be used.
 - **Digestibility.** Wipes should not be so thick that they cannot be digested in routine laboratory analysis.
 - **ASTM standard.** The American Society for Testing and Materials International (ASTM) has issued a Standard E 1793, “Standard Specification for Wipe Sampling Materials for Lead in Surface Dust.” The version of the standard current as of the publication of this edition of these *Guidelines* is ASTM E1792-20, per <https://www.astm.org/e1792-20.html> (Check the ASTM website for updates.) The standard includes, among other things, requirements pertaining to thickness, ruggedness, and packaging. Some wipes may be too thick to meet the ASTM standard and may not be packaged according

to the standard. If a wipe material has been found to meet the ASTM standard, there is assurance of uniform quality, especially of wetness. The ASTM specifications apply to a specific lot or batch of wipes. Therefore anyone, from manufacturer to user, can conduct the testing needed to verify conformance to the standard.

- ◆ **Field blank samples.** For quality assurance, risk assessors should submit field blank samples to the laboratory at a frequency of at least one blank for each property. For multi-family risk assessments, one blank should be submitted for every 20 samples collected. Generally, a maximum of ten blanks per property is adequate, but more may be necessary for very large multi-family properties, such as those with more than 500 units.
- ◆ **Spikes** (i.e., wipes with a lead loading known to the risk assessor but not the laboratory) are not required. Laboratories recognized by EPA for lead analysis must participate in a proficiency testing program that includes analysis of single-towelette spiked wipes (see Section IV, below, for information on laboratory accreditation). However, some risk assessors opt to use spikes because they provide additional verification of results.
- ◆ **Hard, resealable containers** (such as screw-top plastic centrifuge tubes, not plastic bags) should be used to transport wipe samples from the sampling site to the lab, since the container will be rinsed to recover all lead in the sample.
- ◆ **Other required equipment including non-powdered, disposable plastic gloves; masking tape; steel or plastic measuring tape or ruler; container labels and permanent marker; and trash bags.** (Non-powdered gloves are recommended because powder on gloves may contaminate the sample.)
- ◆ **Optional equipment includes disposable shoe coverings and reusable templates.** Reusable templates are recommended for ease in obtaining samples of equal area.

2. Selection of Rooms within a Dwelling Unit

Regulatory Requirement

Dust samples must be collected “in all living areas where” young children “are most likely to come into contact with dust” (40 CFR 745.227(d)(5)).

Basic Sampling Plan

These *Guidelines* recommend that risk assessors select a minimum of four rooms for dust sampling (except, of course, when the dwelling unit has less than four rooms).

Example of a Basic Dust Sampling Plan:

Dust samples should be collected from each of the following locations:

- ◆ One from the floor of the youngest child’s principal play area, which is the living room in this example.
- ◆ One from the interior window sill of the most frequently opened window in the living room (the child’s principal play area).
- ◆ One from the floor of the kitchen.
- ◆ One from an interior window sill in the kitchen.
- ◆ One from the floor of the bedroom of the youngest child (older than 6 months).
- ◆ One from the interior window sill of the bedroom of the youngest child (older than 6 months).
- ◆ One from the floor of the bedroom of the next oldest child, if any.
- ◆ One from the interior window sill of the bedroom of the next oldest child.
- ◆ One from the floor and window sill of every other room selected by the risk assessor.
- ◆ One from the floor inside the most frequently used door that provides direct access to the outdoors.

If no playroom can be identified, the living room should be sampled. If the youngest child’s bedroom cannot be identified, the smallest bedroom should be sampled.

Under this plan, two composite samples plus one single sample from the entryway or nine single-surface samples would be collected. The risk assessor should use professional judgment to determine which method is most appropriate.

In some dwellings or buildings, it may be appropriate to add a sample location if, for example, an additional location is identified that displays both a visible accumulation of dust and childhood exposure. A dusty counter or shelf in a child's play area, a dirty window trough containing children's toys, and dish cabinets with deteriorated paint are other possible examples. However, there is no Federal hazard standard for these surfaces.

A total of twenty-one (21) dust wipe samples were collected. Seventeen (17) dust wipes were collected in the interior of the building that will be repurposed into the multi-family facility, of which, one sample was a blank for quality control. There were four (4) exterior door/porch surfaces tested, one sample collected at each outside entry to the hotel building.

Nine (9) of the thirteen (13) interior floor dust wipe sample results were reported by the laboratory to have lead that exceeded the action level threshold of 10 µg/ft² for floors, and two (2) of the four (4) dust wipes taken off window sills exceeded the action level of 100 µg/ft² for window sills. HUD has a settled dust limit of 40 µg/ft² for exterior porch floors.

As is, the existing dust-lead levels are deemed a nominal hazard to construction workers who should don booties, and who should wear a ½-mask respirator with P100 HEPA filters.

Site Specific Details:

- The subject three-story hotel building was vacant and gutted at the time of the risk assessment.
- The building site is mostly covered with concrete foundation, walkways, and paved driveway/alley on the east side of the building, accessed by East College Street.
- The site is partially fenced by adjacent lots. There are CCTV cameras.
- There was no bare soil area for any play ground or garden observed on the main building parcels, although there are two lots that have been stabilized with gravel for parking...
- The structure does not meet the current ADA accessibility requirements, and the building will be updated.
- There was a minimum amount of grass landscaping, and concrete foundation, walkways, drives and parking cover the majority of the site. The risk assessor did not observe any paint chips along any of the four sides of the office building.

Note: There may be lead roof vent jacks, and/or lead solder used prior on the gutter down pipes and buried plumbing pipes.

LIMITATIONS

PELLC subcontracted with Eurofins J3 Resources Lead Lab (Eurofins J3) who performed the analytical lead analysis. No warranties expressed or implied, are made by PELLC or its subcontractors Eurofins J3 Labs, or their employees as to the use of any information, apparatus, product or process disclosed in this report. Every reasonable effort has been made to assure correctness.

State-of-the-art practices have been employed to perform this inspection. No demolition or product research was performed in attempts to reveal material compositions. The services consist of professional opinions and recommendations made in accordance with generally accepted engineering principles/practices. These services are designed to provide an analytical tool to assist the client. PELLC and its subcontractors Eurofins J3 Labs and their employees/representatives bear no responsibility for the actual condition of the structure or safety of this site pertaining to lead and/or lead contamination regardless of the actions taken by the evaluation team or the client.

RECOMMENDATIONS - LEAD-BASED PAINT:

Based on the data collected and evaluated at, or subsequent to, the field inspection, lead-based paint exists on one or more of the painted surfaces on the interior and/or exterior of the structures at the facility.

As a caution, some painted surfaces may contain levels of lead below the federal action level of 1.0 mg/cm², which could create lead dust or lead-contaminated soil hazards if the paint is turned into dust by abrasion, scraping, or sanding.

The building roof support beam(s) should be either delead, encapsulated, or properly encased as a remediation which could be part of the planned project. The cost to delead a few steel support posts will have a minimum cost charged by a remediation firm. According to Mr. Jose Fraire, Alpha Demolition and Remodeling, mobile: 346-804-7589, each post will average around \$500.00, plus overhead and hazardous waste disposal costs. The older historic windows and overhangs/awnings should be delead off-site or removed and/or replaced. Those costs are subject to a bid.

Any demolition activity associated with the vacant buildings identified above is subject to OSHA regulations. Please review the Occupational Safety and Health Administration (OSHA) regulations found in 29 CFR, Part 1926.62, known as the OSHA Lead Exposure in Construction Industry Standard.

RECOMMENDATIONS - LEAD IN SETTLED DUST:

In an abundance of caution, the hotel building should have access restricted to authorized personnel only until the building passes a "Clearance" test. According to Mr. Jose Fraire, Alpha Demolition and Remodeling, mobile: 346-804-7589, the costs to special clean warehouse building floors for lead-contaminated dust starts at \$4.00 per square foot, and can increase as it is difficult to achieve the "Clearance" level of 10 µg/ft² for floors.

Please be advised that the EPA has proposed lowering the current standard for floors, as well as for soil that children may come in contact with.

SPECIAL CLEANING PRECEDING LEAD HAZARD CONTROL ACTIVITIES

Before any lead hazard control activities begin, the structure and site must be inspected and pre-cleaned following HUD specified cleaning protocols, as detailed in the Guidelines for the Evaluation and Control of LBP Hazards in Housing (Second Edition - July 2012), published by the U.S. Department of Housing and Urban Development. Some of the required steps include removing large debris and paint chips followed by HEPA vacuuming of all horizontal surfaces (floors, windowsills, troughs, etc.). The cleaning protocols described in this publication can assist the contractor in doing a preliminary cleaning and improving the chances of passing clearance inspections after remediation.

SPECIAL CLEANING FOLLOWING LEAD HAZARD CONTROL ACTIVITIES

After any lead hazard control activities have been completed, the treated area of the structure must be inspected and properly cleaned following HUD specified cleaning protocols, as detailed in the Guidelines for the Evaluation and Control of LBP Hazards in Housing (Second Edition - July 2012), published by the U.S. Department of Housing and Urban Development. Some of the required steps include removing large debris and paint chips followed by HEPA vacuuming of all horizontal surfaces (floors, windowsills, troughs, etc.). The cleaning protocols described in this publication guide the contractor in doing a proper cleaning and improving the chances of passing clearance inspections after remediation.

RECOMMENDATIONS - LEAD IN SOIL: None

No EPA soil-lead hazards were detected in the bare soil around the perimeter of the structure, although the north perimeter soil concentration of lead exceeds the action level for children six-years or younger. The soil around the north perimeter should be kept covered with grass. Any child play area for the site can be built-up with clean fill such as sand, gravel, or products used at Child-occupied facilities.

The Texas Environmental Lead Reduction Rules may apply if there is any Lead Abatement activity in the future.

The EPA Lead Renovation, Repair, and Painting (RRP) Rule applies to any portion of the facility that is not abated.

§ 745.65 Lead-based paint hazards.

(b) *Dust-lead hazard.* A dust-lead hazard is surface dust in a residential dwelling or child-occupied facility that contains a mass-per-area concentration of lead equal to or exceeding $10 \mu\text{g}/\text{ft}^2$ on floors or $100 \mu\text{g}/\text{ft}^2$ on interior window sills based on wipe samples.

http://portal.hud.gov/hudportal/HUD?src=/program_offices/healthy_homes/training/rrp/rrp

Please review the Occupational Safety and Health Administration (OSHA) regulations found in 29 CFR, Part 1926.62, known as the OSHA Lead Exposure in Construction Industry Standard.

Links to HUD Lead-Based Paint Information:

https://portal.hud.gov/hudportal/HUD?src=/program_offices/healthy_homes/lbp/hudguidelines

Chapter 11: Interim Controls

<https://portal.hud.gov/hudportal/documents/huddoc?id=lbph-13.pdf>

Chapter 6: Ongoing Lead-Safe Maintenance

<https://portal.hud.gov/hudportal/documents/huddoc?id=lbph-08.pdf>

Chapter 18: Historic preservation

<http://www.hud.gov/offices/lead/lbp/hudguidelines/Ch18.pdf>

Link to EPA Clearance Standards:

<https://www.federalregister.gov/documents/2019/07/09/2019-14024/review-of-the-dust-lead-hazard-standards-and-the-definition-of-lead-based-paint>

Please review the Occupational Safety and Health Administration (OSHA) regulations found in 29 CFR, Part 1926.62, known as the OSHA Lead Exposure in Construction Industry Standard.

Links to HUD Lead-Based Paint Information:

https://portal.hud.gov/hudportal/HUD?src=/program_offices/healthy_homes/lbp/hudguidelines

A summary report is attached to this letter. We recommend, as per the second edition (July 2012) of the *HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*, "a copy of this summary must be provided to new lessees (tenants) and purchasers of this property under Federal law (24CFR part 35 and 40 CFR part 745) before they become obligated under a lease or sales contract. The complete report must also be provided to new purchasers and it must be made available to new tenants. Landlords (lessors) and sellers are also required to distribute an educational pamphlet approved by the U.S. Environmental Protection Agency and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards."

For more detailed information see Attachment 1: XRF Readings, Attachment 2: Dust Wipe and Soil Laboratory Results & Lab Certification, Attachment 3: Site Sampling Location Sketches, Attachment 4: Risk Assessment Forms, Attachment 5: Licenses / Certifications

If any additional suspect lead paint, dust hazards should be found during any renovation or demolition, these materials should be sampled for lead and handled appropriately following all local, state and federal rules and regulations at that time.

The client agreed to the Scope of Work, and a sequential XRF reading report, and a Lead Hazard Risk Assessment, including dust wipe and soil sampling laboratory analysis reports, a Site Plan, Licenses and Certifications are attached to this letter.

Sincerely,

Thomas Bazan



Risk Assessor
TDSHS #: 2070001

Attachment 1: XRF Readings



XRF SEQUENTIAL READING FIELD REPORT FORM FOR LEAD-BASED PAINT INSPECTIONS

XRF MANUFACTURER/SERIAL NUMBER: Viken Pb200i s/n #1013					PROPERTY ID: 50 N. Chadbourne, San Angelo, TX				Unit No. Hotel-Vacant & Guttred	
RADIATION SOURCE ASSAY DATE: January 15, 2023					RISK ASSESSOR: T. Bazan (TDSHS # 2070001)				Job Started: 7:57 AM	
XRF INTERNAL REPORT NUMBER: 02/01/2024					ABATEMENT LEVEL: 1.0 mg/cm2				Job Finished: 10:50 AM	
XRF Reading Sample Number	Room Equivalent Number	Room Description Name	Substrate	Component	Paint Film Color	Paint Condition Intact / Fair or Poor	XRF Testing or Confirmatory Sampling Location	Indicated Lead Concentration (mg/cm2)	XRF Testing Mode	LBP Hazard Classification Positive / Negative or Inconclusive
4 / 1	Exterior	North Side - NEC	Metal	Down Pipe	Galvanized	Bare	North - NEC	0.2	Auto	Negative
5 / 2	Exterior	North Side	Metal	Power Panel	Gray	Poor	North	0.0	Auto	Negative
6 / 3	Exterior	North Entry	Metal	Brick Plate	Ivory	Poor	North Door	7.8	Auto	Positive
7 / 4	Exterior	North Side - Window	Wood	2-Gang Track	Ivory	Poor	2nd Window	3.3	Auto	Positive
8 / 5	Exterior	North Side	Metal	Brick Plate	Ivory	Poor	2nd Window	4.8	Auto	Positive
9 / 6	Exterior	3rd Window	Metal	Frame	Ivory	Poor	North - 3rd Window	5.3	Auto	Positive
10 / 7	Exterior	East Entry	Metal	Brick Plate	Ivory	Poor	East	4.7	Auto	Positive
11 / 8	Exterior	Building - SEC	Metal	Corner Plate	Green	Poor	East - SEC	0.4	Auto	Negative
12 / 9	Exterior	Gutter - SEC	Metal	Down Pipe	Galvanized	Bare	East - SEC	0.2	Auto	Negative
13 / 10	Exterior	Above SEC Window	Metal	Decorative Overhang	Ivory	Fair	South - SEC	0.4	Auto	Negative
14 / 11	Exterior	Above SEC Window	Wood	Horizontal Trim	Salmon	Fair	South	5.3	Auto	Positive
15 / 12	Exterior	Window - SEC	Wood	Right Frame	Salmon	Poor	South	0.3	Auto	Negative
16 / 13	Exterior	Window - SEC	Metal	Window Sill Trim	Ivory	Poor	South	0.4	Auto	Negative
17 / 14	Exterior	Above 2nd Large Window	Metal	Fascia	Salmon	Poor	South	2.0	Auto	Positive
18 / 15	Exterior	Above 2nd Large Window	Metal	Overhang	Salmon	Poor	South	0.4	Auto	Negative
19 / 16	Exterior	2nd Large Window	Metal	Bottom Trim	Salmon	Poor	South	0.4	Auto	Negative
20 / 17	Exterior	Decorative Porch	Metal	Interior Frame	Salmon	Poor	South	2.2	Auto	Positive
21 / 18	Exterior	South Entry	Wood	Door Header	Beige	Poor	South	6.4	Auto	Positive
22 / 19	Exterior	South Entry	Wood	Transom Casing	Beige	Poor	South	5.6	Auto	Positive
23 / 20	Exterior	Window - SWC	Wood	Frame	Light Green	Poor	South - SWC	0.3	Auto	Negative

Negative = No Lead found
Lead concentration below
1.0 mg/cm2 or 0.5% by weight

Inconclusive = Lead concentration at or near 1.0 mg/cm2,
confirmatory laboratory sampling indicated

Positive = Lead present
See Lead Hazard Control Plan



XRF SEQUENTIAL READING FIELD REPORT FORM FOR LEAD-BASED PAINT INSPECTIONS

XRF MANUFACTURER/SERIAL NUMBER: Viken Pb200i s/n #1013					PROPERTY ID: 50 N. Chadbourne, San Angelo, TX				Unit No. Hotel-Vacant & Guttled	
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24 / 21	Exterior	South - SWC	Ceramic Tile	Wainscot Wall	Light Blue	Poor	South - SWC	14.9	Auto	CAUTION
25 / 22	Exterior	Large Window	Metal	Overhang	Ivory	Poor	West	1.9	Auto	Positive
26 / 23	Exterior	Large Window	Metal	Fascia	Ivory	Poor	West	2.1	Auto	Positive
27 / 24	Exterior	Center Window/Door	Metal	Bottom Trim	Ivory	Poor	West	0.4	Auto	Negative
28 / 25	Exterior	North Window	Wood	Header	Ivory	Poor	West	1.7	Auto	Positive
29 / 26	Gnd Floor	North - Open Area	Plaster	Wall	Ivory	Poor	Wall "A" North	0.4	Auto	Negative
30 / 27	Gnd Floor	Window - West of Door	Wood	Window Sill	Brown	Poor	Wall "A" North	0.2	Auto	Negative
31 / 28	Gnd Floor	Window - West of Door	Plaster	Header	Ivory	Poor	Wall "A" North	0.3	Auto	Negative
32 / 29	Gnd Floor	Window - West of Door	Wood	Apron	Salmon	Poor	Wall "A" North	0.2	Auto	Negative
33 / 30	Gnd Floor	Door by North Stairs	Wood	Door	Brown	Poor	Wall "A" North	1.0	Auto	Positive
34 / 31	Gnd Floor	Debris on Floor	Wood	Door	Salmon	Poor	Floor - North	0.5	Auto	Negative
35 / 32	Gnd Floor	North - NEC	Plaster	Wall	Blue	Poor	Wall "A" North	0.2	Auto	Negative
36 / 33	Gnd Floor	2-Gang Window	Wood	Header	Brown	Fair	Wall "A" North	0.3	Auto	Negative
37 / 34	Gnd Floor	2-Gang Window	Wood	Apron	Brown	Poor	Wall "A" North	0.2	Auto	Negative
38 / 35	Gnd Floor	2-Gang Window	Wood	Sash Track	Brown	Poor	Wall "C" East	0.1	Auto	Negative
39 / 36	Gnd Floor	2-Gang Window	Wood	2nd Sash	Brown	Poor	Wall "C" East	0.2	Auto	Negative
40 / 37	Gnd Floor	Single Window	Wood	Sash Track	White	Fair	Wall "C" East	0.2	Auto	Negative
41 / 38	Gnd Floor	2-Gang Window	Wood	Header	Ivory	Fair	Wall "C" East	0.2	Auto	Negative
42 / 39	Gnd Floor	By East Doorway	Plaster	Wall	Ivory	Poor	Wall "C" East	0.5	Auto	Negative
43 / 40	Gnd Floor	East Doorway	Wood	Top Frame	Ivory	Poor	Wall "C" East	5.5	Auto	Positive

Negative = No Lead found
Lead concentration below
1.0 mg/cm2 or 0.5% by weight

Inconclusive = Lead concentration at or near 1.0 mg/cm2,
confirmatory laboratory sampling indicated

Positive = Lead present
See Lead Hazard Control Plan



XRF SEQUENTIAL READING FIELD REPORT FORM FOR LEAD-BASED PAINT INSPECTIONS

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44 / 41	Gnd Floor	1st Metal Window	Metal	Frame	Ivory	Poor	Wall "B" East	0.9	Auto	Negative
45 / 42	Gnd Floor	2nd Metal Window	Metal	Frame	Ivory	Poor	Wall "B" East	1.0	Auto	Positive
46 / 43	Gnd Floor	3rd Metal Window	Metal	Frame	Ivory	Poor	Wall "B" East	0.4	Auto	Negative
47 / 44	Gnd Floor	Structural Beam	Metal	Vertical I-Beam	Rust	Poor	Wall "B" East	0.1	Auto	Negative
48 / 45	Gnd Floor	East Open Area	Metal	Vertical I-Beam	Rust	Poor	Center - East	0.2	Auto	Negative
49 / 46	Gnd Floor	East Open Area	Metal	Vertical I-Beam	Rust	Poor	Wall "C" South	0.0	Auto	Negative
50 / 47	Gnd Floor	3rd Window	Wood	Left Frame	White	Poor	Wall "C" South	0.3	Auto	Negative
51 / 48	Gnd Floor	East of Elevator Pit	Plaster	Wall	Blue	Poor	Wall "C" South	0.4	Auto	Negative
52 / 49	Gnd Floor	Elevator Car	Metal	Door Frame	Salmon	Poor	North Side	0.1	Auto	Negative
53 / 50	Gnd Floor	Elevator Car	Metal	Wall	Blue	Poor	Wall "B" East	0.1	Auto	Negative
54 / 51	Gnd Floor	Elevator Car	Metal	Door Header/Ceiling	Yellow	Poor	Wall "A" North	0.2	Auto	Negative
55 / 52	Gnd Floor	South Stairs	Metal	Newel Post	Green	Poor	East	0.4	Auto	Negative
56 / 53	Gnd Floor	South Stairs	Metal	Stringer	Green	Poor	East	0.4	Auto	Negative
57 / 54	Gnd Floor	South Stairs	Metal	Riser	Green	Poor	South	0.1	Auto	Negative
58 / 55	Gnd Floor	Structural	Metal	Vertical Beam #3	Rust	Bare	West Side	0.2	Auto	Negative
59 / 56	Gnd Floor	Wall	Plaster	Wall	Light Green	Poor	Wall "D" West	0.4	Auto	Negative
60 / 57	Gnd Floor	Wall	Plaster	Wall	Light Blue	Poor	Wall "A" North	0.1	Auto	Negative
61 / 58	Gnd Floor	Debris Pile	Wood	Window Transom	White	Poor	Wall "A" North	0.1	Auto	Negative
62 / 59	Gnd Floor	Debris Pile	Wood	Window Casing	Green	Poor	Wall "A" North	0.2	Auto	Negative
63 / 60	Gnd Floor	Debris Pile	Wood	Door	Salmon	Poor	Wall "A" North	0.2	Auto	Negative

Negative = No Lead found
Lead concentration below
1.0 mg/cm2 or 0.5% by weight

Inconclusive = Lead concentration at or near 1.0 mg/cm2,
confirmatory laboratory sampling indicated

Positive = Lead present
See Lead Hazard Control Plan



XRF SEQUENTIAL READING FIELD REPORT FORM FOR LEAD-BASED PAINT INSPECTIONS

XRF MANUFACTURER/SERIAL NUMBER: Viken Pb200i s/n #1013					PROPERTY ID: 50 N. Chadbourne, San Angelo, TX				Unit No. Hotel-Vacant & Guttled	
RADIATION SOURCE ASSAY DATE: January 15, 2023					RISK ASSESSOR: T. Bazan (TDSHS # 2070001)				Job Started: 7:57 AM	
XRF INTERNAL REPORT NUMBER: 02/01/2024					ABATEMENT LEVEL: 1.0 mg/cm2				Job Finished: 10:50 AM	
XRF Reading Sample Number	Room Equivalent Number	Room Description Name	Substrate	Component	Paint Film Color	Paint Condition Intact / Fair or Poor	XRF Testing or Confirmatory Sampling Location	Indicated Lead Concentration (mg/cm2)	XRF Testing Mode	LBP Hazard Classification Positive / Negative or Inconclusive
64 / 61	Gnd Floor	Structural	Metal	Horizontal I-Beam	Black	Fair	East of Stairs	0.1	Auto	Negative
65 / 62	Gnd Floor	Structural	Metal	Web Joist	Black	Poor	East of Stairs	0.1	Auto	Negative
66 / 63	Basement	Partial Basement	Metal	Vessel	Silver	Poor	Wall "D" West	0.1	Auto	Negative
67 / 64	Gnd Floor	North Stairs	Metal	Stringer	Black	Poor	West Side	0.1	Auto	Negative
68 / 65	Gnd Floor	North Stairs	Metal	Riser	Black	Poor	South Side	0.1	Auto	Negative
69 / 66	2nd Floor	South Stairs	Metal	Newel Post	Rust	Bare	Wall "A" South	0.2	Auto	Negative
70 / 67	2nd Floor	Structural	Metal	Vertical I-Beam	Rust	Bare	#4 By Stairs	0.1	Auto	Negative
71 / 68	2nd Floor	By Stairs	Concrete	Floor	Purple	Poor	Floor - South	0.3	Auto	Negative
72 / 69	2nd Floor	Wall	Plaster	Wall	Ivory	Poor	Wall "A" South	0.3	Auto	Negative
73 / 70	2nd Floor	Wall	Plaster	Wall	Blue	Poor	Wall "A" South	0.3	Auto	Negative
74 / 71	2nd Floor	Wall	Plaster	Wall	Green	Poor	Wall "B" West	0.4	Auto	Negative
75 / 72	2nd Floor	Wall	Plaster	Wall	Salmon	Poor	Wall "B" West	0.0	Auto	Negative
76 / 73	2nd Floor	Wall	Plaster	Wall	Blue	Poor	Wall "C" North	0.3	Auto	Negative
77 / 74	2nd Floor	Debris	Metal	Frame	Brown	Poor	Floor - North	0.3	Auto	Negative
78 / 75	2nd Floor	North Stairs	Metal	Newel Post	Black	Poor	Wall "C" North	0.3	Auto	Negative
79 / 76	2nd Floor	Wall	Plaster	Wall	Yellow	Poor	Wall "D" East	0.3	Auto	Negative
80 / 77	2nd Floor	Fire Escape	Metal	Door	Beige	Poor	Wall "D" East	0.3	Auto	Negative
81 / 78	2nd Floor	Fire Escape	Wood	Left Door Jamb	Light Green	Poor	Wall "D" East	0.2	Auto	Negative
82 / 79	2nd Floor	Southeast corner	Concrete	Floor	Blue	Poor	Floor - South	0.3	Auto	Negative
83 / 80	2nd Floor	Structural	Metal	Web Joist	Rust	Bare	Ceiling - North	0.3	Auto	Negative

Negative = No Lead found
Lead concentration below
1.0 mg/cm2 or 0.5% by weight

Inconclusive = Lead concentration at or near 1.0 mg/cm2,
confirmatory laboratory sampling indicated

Positive = Lead present
See Lead Hazard Control Plan



XRF SEQUENTIAL READING FIELD REPORT FORM FOR LEAD-BASED PAINT INSPECTIONS

XRF MANUFACTURER/SERIAL NUMBER: Viken Pb200i s/n #1013					PROPERTY ID: 50 N. Chadbourne, San Angelo, TX				Unit No. Hotel-Vacant & Guttred	
RADIATION SOURCE ASSAY DATE: January 15, 2023					RISK ASSESSOR: T. Bazan (TDSHS # 2070001)				Job Started: 7:57 AM	
XRF INTERNAL REPORT NUMBER: 02/01/2024					ABATEMENT LEVEL: 1.0 mg/cm2				Job Finished: 10:50 AM	
XRF Reading Sample Number	Room Equivalent Number	Room Description Name	Substrate	Component	Paint Film Color	Paint Condition Intact / Fair or Poor	XRF Testing or Confirmatory Sampling Location	Indicated Lead Concentration (mg/cm2)	XRF Testing Mode	LBP Hazard Classification Positive / Negative or Inconclusive
84 / 81	2nd Floor	Structural - By Stairs	Metal	Horizontal Beam	Black	Poor	Ceiling - South	2.4	Auto	Positive
85 / 82	Floor 2.5	Window	Wood	Sash Track	Ivory	Poor	Wall "A" South	0.1	Auto	Negative
86 / 83	Floor 2.5	Window	Wood	Apron	Green	Poor	Wall "A" South	0.5	Auto	Negative
87 / 84	3rd Floor	South Stairs	Metal	Newel Post	Brown	Poor	Wall "A" South	0.2	Auto	Negative
88 / 85	3rd Floor	Structural	Metal	Vertical I-Beam	Ivory	Poor	Center	0.2	Auto	Negative
89 / 86	3rd Floor	Structural	Metal	Horizontal Beam	Black	Poor	Center	0.0	Auto	Negative
90 / 87	3rd Floor	Structural	Metal	Web Joist	Rust	Poor	Center	0.2	Auto	Negative
91 / 88	3rd Floor	Debris	Metal	Door	Green	Poor	Wall "C" North	0.5	Auto	Negative
92 / 89	3rd Floor	Wall	Plaster	Wall	Yellow	Poor	Wall "A" South	0.2	Auto	Negative
93 / 90	3rd Floor	Wall	Plaster	Wall	Green	Poor	Wall "B" West	0.3	Auto	Negative
94 / 91	3rd Floor	Floor	Concrete	Floor	Purple	Poor	Floor - North	0.1	Auto	Negative
95 / 92	3rd Floor	Wall	Plaster	Wall	Blue	Poor	Wall "C" North	0.3	Auto	Negative
96 / 93	3rd Floor	North Stairs	Metal	Newel Post	Rust	Bare	Wall "C" North	0.0	Auto	Negative
97 / 94	3rd Floor	North Stairs	Wood	Rail Cap	Brown	Poor	East Side	0.0	Auto	Negative
98 / 95	3rd Floor	Wall	Plaster	Wall	Blue	Poor	Wall "D" East	0.1	Auto	Negative
99 / 96	3rd Floor	Fire Escape	Metal	Door	Ivory	Poor	Wall "D" East	0.6	Auto	Negative
100 / 97	3rd Floor	Fire Escape	Metal	Brick Plate	White	Poor	Wall "D" East	0.8	Auto	Negative
101 / 98	Exterior	Fire Stairs	Metal	Stringer	Black	Poor	East	0.0	Auto	Negative
102 / 99	Exterior	Fire Stairs	Metal	Hand Rail	Black	Poor	East	0.0	Auto	Negative
103/100	Exterior	Fire Stairs	Metal	Tread	Black	Poor	East	0.1	Auto	Negative

Negative = No Lead found
Lead concentration below
1.0 mg/cm2 or 0.5% by weight

Inconclusive = Lead concentration at or near 1.0 mg/cm2,
confirmatory laboratory sampling indicated

Positive = Lead present
See Lead Hazard Control Plan



XRF SEQUENTIAL READING FIELD REPORT FORM FOR LEAD-BASED PAINT INSPECTIONS

XRF MANUFACTURER/SERIAL NUMBER: Viken Pb200i s/n #1013					PROPERTY ID: 50 N. Chadbourne, San Angelo, TX			Unit No. Hotel-Vacant & Guttered		
RADIATION SOURCE ASSAY DATE: January 15, 2023					RISK ASSESSOR: T. Bazan (TDSHS # 2070001)			Job Started: 7:57 AM		
XRF INTERNAL REPORT NUMBER: 02/01/2024					ABATEMENT LEVEL: 1.0 mg/cm2			Job Finished: 10:50 AM		
XRF Reading Sample Number	Room Equivalent Number	Room Description Name	Substrate	Component	Paint Film Color	Paint Condition Intact / Fair or Poor	XRF Testing or Confirmatory Sampling Location	Indicated Lead Concentration (mg/cm2)	XRF Testing Mode	LBP Hazard Classification Positive / Negative or Inconclusive
104/101	Exterior	North Roof - Skylight	Metal	Frame	Ivory	Poor	North Roof - South	0.3	Auto	Negative
1		Calibration	Wood	Test Film	Red	Intact	NIST SRM 1.05	1.0	Auto	
2		Calibration	Wood	Test Film	Red	Intact	NIST SRM 1.05	1.1	Auto	
3		Calibration	Wood	Test Film	Red	Intact	NIST SRM 1.05	1.0	Auto	
105		Calibration	Wood	Test Film	Red	Intact	NIST SRM 1.05	1.4	Auto	
106		Calibration	Wood	Test Film	Red	Intact	NIST SRM 1.05	1.4	Auto	
107		Calibration	Wood	Test Film	Red	Intact	NIST SRM 1.05	1.3	Auto	
108		Calibration	Wood	Test Film	Red	Intact	NIST SRM 1.05	1.2	Auto	
109		Calibration	Wood	Test Film	Red	Intact	NIST SRM 1.05	1.2	Auto	
--END--	-----	--END OF UNIT--	-----	--END--	-----	--END--	-----	--END--	-----	--END--

Negative = No Lead found
Lead concentration below
1.0 mg/cm2 or 0.5% by weight

Inconclusive = Lead concentration at or near 1.0 mg/cm2,
confirmatory laboratory sampling indicated

Positive = Lead present
See Lead Hazard Control Plan

Attachment 2: Laboratory Results and Lab Certification

Eurofins Built Environment Testing

3113 Red Bluff Road Pasadena, Texas 77503

Phone: (713) 290-0223 – Fax: (832) 831-5669

www.EurofinsBuiltEnv.com**Built Environment Testing**

Lead in Soil Performed by
Flame AA – USEPA SW846 7000B/3050B (Mod.)

Matt White
Phase Engineering Inc.
5524 Cornish Street
Houston, TX 77007

Order #: 3527500
Project #: 202401025
Receipt Date: 2-Feb-2024
Analysis Date: 9-Feb-2024
Report Date: 9-Feb-2024

Farmer Roosevelt Hotel San Angelo Tx

SAMPLE ID	SAMPLE DESCRIPTION	LEAD CONCENTRATION (mg/kg)
CS1	Soil	620
CS2	Soil	110
CS3	Soil	< 80
CS4	Soil	170
CS5	Soil	< 80

Reporting Limit = 80 mg/kg N/A = Not Applicable

INS = Insufficient Sample Weight NS = Not Submitted

Analyst: Joseph Martinez

A handwritten signature in black ink, appearing to read "S. Ward", is written over a horizontal line.

Scott Ward, Ph.D. Lab Director

Results apply to the sample as received, relate only to the items tested, and are dry weight corrected. The analysis has been conducted according to the method(s) listed above. Blank corrections are not applied to data unless requested by the customer. This report is for the exclusive use of the addressed customer and shall not be reproduced except in full without written approval by Eurofins J3 Resources, Inc. (EJ3). EJ3 is an EPA NLLAP recognized lab by the AIHA-LAP, LLC ELLAP (Lab ID: 157714). Unless otherwise noted, all quality control samples performed within specifications established by the laboratory. The estimated accuracy is solely based on recovery data from internal laboratory control samples at the 95% confidence interval ($k = \sim 2$) of the level of concern, derived from a 764 mg/Kg lead contaminated soil certified reference material. The estimated accuracy does not account for uncertainty associated with the sampling process. Accuracy = +/-12%

Lead in Wipe Performed by
Flame AA – USEPA SW846 7000B/3050B (Mod.)

Matt White
Phase Engineering Inc.
5524 Cornish Street
Houston, TX 77007

Order #: 3527500
Project #: 202401025
Receipt Date: 2-Feb-2024
Analysis Date: 9-Feb-2024
Report Date: 9-Feb-2024

Farmer Roosevelt Hotel San Angelo Tx

SAMPLE ID	SAMPLE AREA (sq. in)	TOTAL LEAD (µg)	LEAD CONCENTRATION (µg/ft²)
DW01	144	270	270
DW02	144	500	500
DW03	185	2700	2100
DW04	144	180	180
DW05	144	37	37
DW06	144	140	140
DW07	144	6.2	6.2
DW08	144	44	44
DW09	144	64	64
DW10	144	< 5.0	< 5.0
DW11	143	15	15
DW12	144	< 5.0	< 5.0
DW13	144	24	24
DW14	87	< 5.0	< 8.3
DW15	144	53	53
DW16	149	210	200
DW17	144	< 5.0	< 5.0
DW18	144	< 5.0	< 5.0
DW19	144	< 5.0	< 5.0
DW20	135	8.1	8.7
DW21	144	< 5.0	< 5.0

Reporting Limit = 5.0 µg

N/A = Not Applicable NS = Not Submitted

Analyst: Joseph Martinez



Scott Ward, Ph.D. Lab Director

Results apply to the sample as received and relate only to the items tested. The analysis has been conducted according to the method(s) listed above. Blank corrections are not applied to data unless requested by the customer. This report is for the exclusive use of the addressed customer and shall not be reproduced except in full without written approval by Eurofins J3 Resources, Inc. (EJ3). EJ3 is an EPA NLLAP recognized lab by the AIHA LAP, LLC ELLAP (Lab ID: 157714). Unless otherwise noted, all quality control samples performed within specifications established by the laboratory. EJ3 is not responsible for results reported which depend on sample area provided by non-laboratory personnel. The estimated accuracy is solely based on recovery data from internal laboratory control samples at the 95% confidence interval ($k = \sim 2$) of the level of concern, derived from a 336.9 mg/Kg lead in paint certified reference material. The estimated accuracy does not account for uncertainty associated with the sampling process. Accuracy = +/-15%

IH CHAIN OF CUSTODY

☐ Open Lab Fee

Submitter Name: <u>Thomas A. Bazzani</u> ²⁰⁷⁶⁰¹	Bill to: <u>Phase Engineering, LLC</u>
Company: <u>Phase Engineering, LLC</u>	Address: _____
Address: <u>Cosmos ST</u>	City/State: _____ Zip: _____
City/State: <u>Houston, TX</u> Zip: <u>77</u>	PO #: _____

Project Information

Project Name: <u>Former Roosevelt Hotel</u> ^{San Angelo TX}	Project Manager: <u>Matt White</u> / <u>T. Bazzani</u>
Project #: <u>202401025</u>	Telephone - Office/Cell: _____
Reports - Email Address: <u>/tambazzani.net</u>	
Invoice - Email Address: _____	Notification By: Email: <input type="checkbox"/> Verbal: <input type="checkbox"/>

Special Instructions:

Turnaround Times - Please Select One

Emergency* <input type="checkbox"/>	1 Day <input type="checkbox"/>	2 Day <input type="checkbox"/>	3 Day <input type="checkbox"/>	5 Day <input checked="" type="checkbox"/>
-------------------------------------	--------------------------------	--------------------------------	--------------------------------	---

ASBESTOS

PLM - Bulk	PCM - Air	TEM - Air	TEM - Bulk	TEM - Water	TEM - Dust	TEM/PLM Soil/Vermiculite/Ore
EPA 600/R-93/116 <input type="checkbox"/> Visual Estimation (<1%) <input type="checkbox"/> 400 Point Count 0.25% <input type="checkbox"/> 1,000 Point Count 0.1% <input type="checkbox"/> Gravimetric Reduction <input type="checkbox"/> Matrix Reduction (+/-) <input type="checkbox"/> NIOSH 9002 <input type="checkbox"/> OSHA ID-191	<input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> ASTM D7201 <input type="checkbox"/> ISO 8672 <input type="checkbox"/> OSHA ID-160	<input type="checkbox"/> AHERA <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> ASTM D6281 <input type="checkbox"/> ISO 10312 <input type="checkbox"/> ISO 13794	<input type="checkbox"/> Gravimetric Reduction (<1%) <input type="checkbox"/> Matrix Reduction (+/-) <input type="checkbox"/> Qualitative (+/-) <input type="checkbox"/> Drop Mount <input type="checkbox"/> Filtration	<input type="checkbox"/> EPA 100.2 Drinking Water <input type="checkbox"/> >10 µm fibers <input type="checkbox"/> ≥0.5 µm fibers <input type="checkbox"/> EPA 100.2 Effluent / WW Received on ice: <input type="checkbox"/> Yes <input type="checkbox"/> No Temp: _____	<input type="checkbox"/> ASTM D5755 Microvac <input type="checkbox"/> ASTM D6480 Wipe <input type="checkbox"/> 600/J-93/167 Carpet - EPA <input type="checkbox"/> Bulk Dust Qualitative	<input type="checkbox"/> ASTM 7521-TEM (+/-) <input type="checkbox"/> ASTM 7521-TEM (<1%) <input type="checkbox"/> CARB 435-Modified <input type="checkbox"/> Soil - PLM Only (+/-) <input type="checkbox"/> Vermiculite - TEM (+/-) <input type="checkbox"/> Vermiculite-Cincinnati <input type="checkbox"/> Erionite ID

METALS

SILICA/PARTICULATES

Flame AA	IC	ICP	X-Ray Diffraction / Gravimetric / Combustion Byproduct
<input type="checkbox"/> Lead in Paint - SW846 7000B/3050B <input type="checkbox"/> Lead in Air - NIOSH 7082 <input checked="" type="checkbox"/> Lead in Wipes - SW846 7000B/3050B <input checked="" type="checkbox"/> Lead in Soil - SW846 7000B/3050B <input type="checkbox"/> TCLP - SW846 7000B/1311	<input type="checkbox"/> Cr(VI) in Air - OSHA ID-215 <input type="checkbox"/> Cr(VI) in Wipe - OSHA ID-215 <input type="checkbox"/> Cr(VI) in Bulk - OSHA ID-215	<input type="checkbox"/> Metals in Air - NIOSH 7303 <input type="checkbox"/> Metals in Wipe - OSHA ID-121 <input type="checkbox"/> Metals in Bulk - OSHA ID-121 <input type="checkbox"/> Welding Fume - NIOSH 7303	<input type="checkbox"/> Respirable Crystalline Silica NIOSH 7500 / OSHA 142 <input type="checkbox"/> NIOSH 0500 - Total Particulates <input type="checkbox"/> NIOSH 0600 - Respirable Particulates ASTM 6602 - CBP <input type="checkbox"/> PLM <input type="checkbox"/> TEM <input type="checkbox"/> SEM

Total Number of Samples Submitted: <u>26</u>	Positive Stop: <input type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/> By Layer <input type="checkbox"/> By Sample
--	---	---

Signatures

Relinquished By: <u>Thomas A. Bazzani</u> ²⁰⁷⁶⁰¹	Date: <u>02-02-24</u>	Time: <u>8:35 AM</u>
Received By: _____	Date: <u>2-2-24</u>	Time: <u>8:37</u>
Relinquished By: _____	Date: _____	Time: _____
Received By: _____	Date: _____	Time: _____

* Emergency TAT requires prior lab notification. All samples analyzed outside normal business hours are charged at Emergency rate.

**TAT's are in Business Days rather than Hours (i.e. 1 Day TAT = End of Next Business Day)

 6110 West 34th Street
 Houston, Texas 77092
 tel: 713-290-0221

 3113 Red Bluff Road
 Pasadena, TX 77503
 tel: 713-290-0223

 9701 Harry Hines Blvd
 Dallas, TX 75220
 tel: 713-290-0221

Date:

FIELD SAMPLING FORM FOR DUST (Single-Surface Dust Wipe Sampling)

REMS Number:

Job Number:

202401025

Property:

Former Roosevelt Hotel

50 North Chadbourne Street

San Angelo, TX

Pg 3/3
Bldg. # _____
Unit # _____
Bd/Ba: ____/____

Bldg. #

Unit #

Bd/Ba:

Name of Risk Assessor:

Thomas A. Bazan (TDSHS R/A Cert. # 2070001)

[illegible]

contact
only

FIELD SAMPLING FORM FOR DUST

Date: 1-31-24

(Single-Surface Dust Wipe Sampling)

REMS Number: _____

Job Number: 370 PM
Property: Lock end
it's 15 PM

202401025

Former Roosevelt Hotel

50 North Chadbourne Street 76903

San Angelo, TX

Bldg. # _____

Unit # _____

Bd/Ba: 1

Name of Risk Assessor: _____

Thomas A. Bazan (TDSHS R/A Cert. # 2070001)

Sample No:	Room Description & Location	Surface & Type (floor/sill)	Substrate/ smooth & cleanable ?	Dimensions of area sampled	Area (ft ²)	Result of lab analysis (µg/ft ²)
DW 1	1st FL N Entry	FL V tile	Y/Y	12" x 12"	1.04	270
2	Foot N STAIR	concrete FL	N/Y	12" x 12"	1.04	500
3	1st FL window DEC	WOOD Sill	N/Y	6.5" x 28.5"	1.2864	2100 W
4	1st FL EAST Entry	FL concrete	N/Y	12" x 12"	1.04	180
5	SO entry	FL TERRAZZO	Y/Y	12" x 12"	1.04	37
6	BASE SO STAIR	FL concrete	N/Y	12" x 12"	1.04	140
7	NW 1st FL BY DECK	FL concrete	N/Y	12" x 12"	1.04	6.2
8	2nd FL BY SO STAIR	FL concrete	N/Y	12" x 12"	1.04	44
9	BY EAST FE EXIT	FL concrete	N/Y	12" x 12"	1.04	64
10	BY NORTH STAIR window	FL concrete	N/Y	12" x 12"	1.04	45.0
11	Middle window	WOOD Sill	N/N	6.5" x 22.0"	0.4934	15 W
12	BY N STAIR	FL concrete	N/Y	12" x 12"	1.04	45.0
13	BY EAST FE EXIT	FL concrete	N/Y	12" x 12"	1.04	24
14	SO window #2	WOOD Sill	N/Y	3.75" x 27.5"	0.6054	48.3 W
15	STAIR south	concrete FL	N/Y	12" x 12"	1.04	53
16	STAIR Landing window	WOOD Sill	N/Y	6.25" x 27.5"	1.0364	200 W 125
EDW 17	South Entry	concrete FL	N/Y	12" x 12"	1.04	45.0
EDW 18	West entry	concrete FL	N/Y	12" x 12"	1.04	45.0
EDW 19	East entry	concrete FL	N/Y	12" x 12"	1.04	45.0
EDW 20	NORTH Threshold	concrete FL	N/Y	4.5" x 30"	0.9384	8.7 FL
DW 21	Elevator Room	concrete FL	N/Y	12" x 12"	1.04	45.0 Black FL



AIHA Laboratory Accreditation Programs, LLC

acknowledges that

Eurofins J3 Resources

3113 Red Bluff Rd Pasadena, TX 77503-2611

Laboratory ID: LAP-157714

along with all premises from which key activities are performed, as listed above, has fulfilled the requirements of the AIHA Laboratory Accreditation Programs (AIHA LAP), LLC accreditation to the ISO/IEC 17025:2017 international standard, General Requirements for the Competence of Testing and Calibration Laboratories in the following:

LABORATORY ACCREDITATION PROGRAMS

<input checked="" type="checkbox"/>	INDUSTRIAL HYGIENE	Accreditation Expires: December 01, 2024
<input checked="" type="checkbox"/>	ENVIRONMENTAL LEAD	Accreditation Expires: December 01, 2024
<input checked="" type="checkbox"/>	ENVIRONMENTAL MICROBIOLOGY	Accreditation Expires: December 01, 2024
<input type="checkbox"/>	FOOD	Accreditation Expires:
<input type="checkbox"/>	UNIQUE SCOPES	Accreditation Expires:

Specific Field(s) of Testing (FoT)/Method(s) within each Accreditation Program for which the above named laboratory maintains accreditation is outlined on the attached Scope of Accreditation. Continued accreditation is contingent upon successful on-going compliance with ISO/IEC 17025:2017 and AIHA LAP, LLC requirements. This certificate is not valid without the attached Scope of Accreditation. Please review the AIHA LAP, LLC website (www.aihaaccreditedlabs.org) for the most current Scope.

A handwritten signature in black ink that reads 'Cheryl O. Morton'.

Cheryl O Morton
Managing Director, AIHA Laboratory Accreditation Programs, LLC



AIHA Laboratory Accreditation Programs, LLC

SCOPE OF ACCREDITATION

Eurofins J3 Resources

3113 Red Bluff Rd Pasadena, TX 77503-2611

Laboratory ID: LAP-157714

Issue Date: 12/01/2022

The laboratory is approved for those specific field(s) of testing/methods listed in the table below. Clients are urged to verify the laboratory's current accreditation status for the particular field(s) of testing/Methods, since these can change due to proficiency status, suspension and/or withdrawal of accreditation.

Industrial Hygiene Laboratory Accreditation Program (IHLAP)

Initial Accreditation Date: 03/01/2008

IHLAP Scope Category	Field of Testing (FOT)	Technology sub-type/Detector	Published Reference Method/Title of In-house Method	Component, parameter or characteristic tested
Asbestos/Fiber Microscopy Core	Phase Contrast Microscopy (PCM)	-	NIOSH 7400	Asbestos/Fibers
Asbestos/Fiber Microscopy Core	Polarized Light Microscopy (PLM)	-	EPA 600/M4-82-020	Asbestos & Other Fibers in Bulk
Asbestos/Fiber Microscopy Core	Polarized Light Microscopy (PLM)	-	EPA 600/R-93/116	Asbestos & Other Fibers in Bulk
Chromatography Core	Gas Chromatography	GC/FID	NIOSH 1003 Modified	VOC in air
Chromatography Core	Gas Chromatography	GC/FID	NIOSH 1501 Modified	VOC in air
Chromatography Core	Gas Chromatography (Diffusive Samplers)	-	AT566 Modified	VOCs in Air by Diffusive Sampler
Chromatography Core	Gas Chromatography (Diffusive Samplers)	-	SKC 575-002 Modified	VOCs in Air by Diffusive Sampler
Chromatography Core	Ion Chromatography (IC)	-	NIOSH 7605 Modified	Hexavalent Chromium in air, bulk, and wipes
Chromatography Core	Ion Chromatography (IC)	-	OSHA ID-215 Modified	Hexavalent Chromium in air, bulk, and wipes
Miscellaneous Core	Gravimetric	-	NIOSH 0500	Total Dust
Miscellaneous Core	Gravimetric	-	NIOSH 0600	Respirable Dust
Miscellaneous Core	Gravimetric	-	NIOSH 5000	Carbon Black
Spectrometry Core	Atomic Absorption	FAA	EPA SW-846 3050B Modified	Metals
Spectrometry Core	Atomic Absorption	FAA	EPA SW-846 7000B Modified	Metals
Spectrometry Core	Atomic Absorption	FAA	NIOSH 7082 Modified	Metals
Spectrometry Core	Atomic Absorption	FAA	OSHA ID-121 Modified	Metals
Spectrometry Core	Inductively-Coupled Plasma	ICP/MS	NIOSH 7303 Modified	Metals in Air

Effective: 06/07/2022

Revision: 9.2

Page 1 of 2



IHLAP Scope Category	Field of Testing (FOT)	Technology sub-type/Detector	Published Reference Method/Title of In-house Method	Component, parameter or characteristic tested
Spectrometry Core	Inductively-Coupled Plasma	ICP/MS	OSHA ID-121 Modified	Metals
Spectrometry Core	X-ray Diffraction (XRD)	-	NIOSH 7500 Modified	Silica
Spectrometry Core	X-ray Diffraction (XRD)	-	OSHA ID-142 Modified	Silica

A complete listing of currently accredited IHLAP laboratories is available on the AIHA LAP, LLC website at:
<http://www.aihaaccreditedlabs.org>



AIHA Laboratory Accreditation Programs, LLC

SCOPE OF ACCREDITATION

Eurofins J3 Resources

3113 Red Bluff Rd Pasadena, TX 77503-2611

Laboratory ID: LAP-157714

Issue Date: 12/19/2022

The laboratory is approved for those specific field(s) of testing/methods listed in the table below. Clients are urged to verify the laboratory's current accreditation status for the particular field(s) of testing/Methods, since these can change due to proficiency status, suspension and/or withdrawal of accreditation.

The EPA recognizes the AIHA LAP, LLC ELLAP program as meeting the requirements of the National Lead Laboratory Accreditation Program (NLLAP) established under Title X of the Residential Lead-Based Paint Hazard Reduction Act of 1992 and includes paint, soil and dust wipe analysis. Air and composited wipes analyses are not included as part of the NLLAP.

Environmental Lead Laboratory Accreditation Program (ELLAP)

Initial Accreditation Date: 08/01/2014

Component, parameter or characteristic tested	Technology sub-type/Detector	Method	Method Description (for internal methods only)
Airborne Dust	AA	NIOSH 7082 Modified	N/A
Composited Wipes	AA	EPA SW 846 7000B Modified	N/A
		EPA SW-846 3050B Modified	N/A
Paint	AA	EPA SW 846 7000B Modified	N/A
		EPA SW-846 3050B Modified	N/A
Soil	AA	EPA SW 846 7000B Modified	N/A
		EPA SW-846 3050B Modified	N/A

The laboratory is currently suspended for those specific field(s) of testing/methods listed in the table below.
Settled Dust by Wipe Suspended 12/19/2022

Component, parameter or characteristic tested	Technology sub-type/Detector	Method	Method Description (for internal methods only)
Settled Dust by Wipe	AA	EPA SW 846 7000B Modified	N/A
		EPA SW-846 3050B Modified	N/A

A complete listing of currently accredited ELLAP laboratories is available on the AIHA LAP, LLC website at:
<http://www.aihaaccreditedlabs.org>



AIHA Laboratory Accreditation Programs, LLC

SCOPE OF ACCREDITATION

Eurofins J3 Resources

3113 Red Bluff Rd Pasadena, TX 77503-2611

Laboratory ID: LAP-157714

Issue Date: 01/05/2023

The laboratory is approved for those specific field(s) of testing/methods listed in the table below. Clients are urged to verify the laboratory's current accreditation status for the particular field(s) of testing/Methods, since these can change due to proficiency status, suspension and/or withdrawal of accreditation.

Environmental Microbiology Laboratory Accreditation Program (EMLAP)

Initial Accreditation Date: 12/01/2009

EMLAP Scope Category	Field of Testing (FOT)	Component, parameter or characteristic tested	Method	Method Description (for internal methods only)
Bacterial	Air - Culturable	Air	EM-BT-S-1047	Bacteria, air-Total counts, Gram negative counts and paragraph
Bacterial	Air - Culturable	Air	EM-BT-S-1051	Enumeration and Gram Stain Identification of Aerobic Bacteria in Air
Bacterial	Bulk - Culturable	Bulk	EM-BT-S-1050	Enumeration and Gram Stain Identification of Aerobic Bacteria and Thermophilic Actinomycetes in Contact Plates, Swab, Bulk, CarpetChek and Water Samples
Bacterial	Bulk - Culturable	Bulk	EM-MY-S-1040	Preparation of Bulk, Dust/Soil, Swab/Wipe and Water/Liquid Samples for Quantitative Fungal and /or Bacterial Analysis
Bacterial	Legionella	Water, Swabs	EM-BT-S-1045	Detection and Enumeration of Legionella bacteria (based on ISO 11731 Method)
Bacterial	Legionella	Water, Swabs	EM-BT-S-1687	Detection and Enumeration of Legionella bacteria (based on CDC method)
Bacterial	Surface - Culturable	Dust, Swab, Bulk, Water/Liquids, Wipes, Contact Plates	EM-BT-S-1050	Enumeration and Gram Stain Identification of Aerobic Bacteria and Thermophilic Actinomycetes in Contact Plates, Swab,

Effective: 06/07/2022

Revision: 7.2

Page 1 of 2



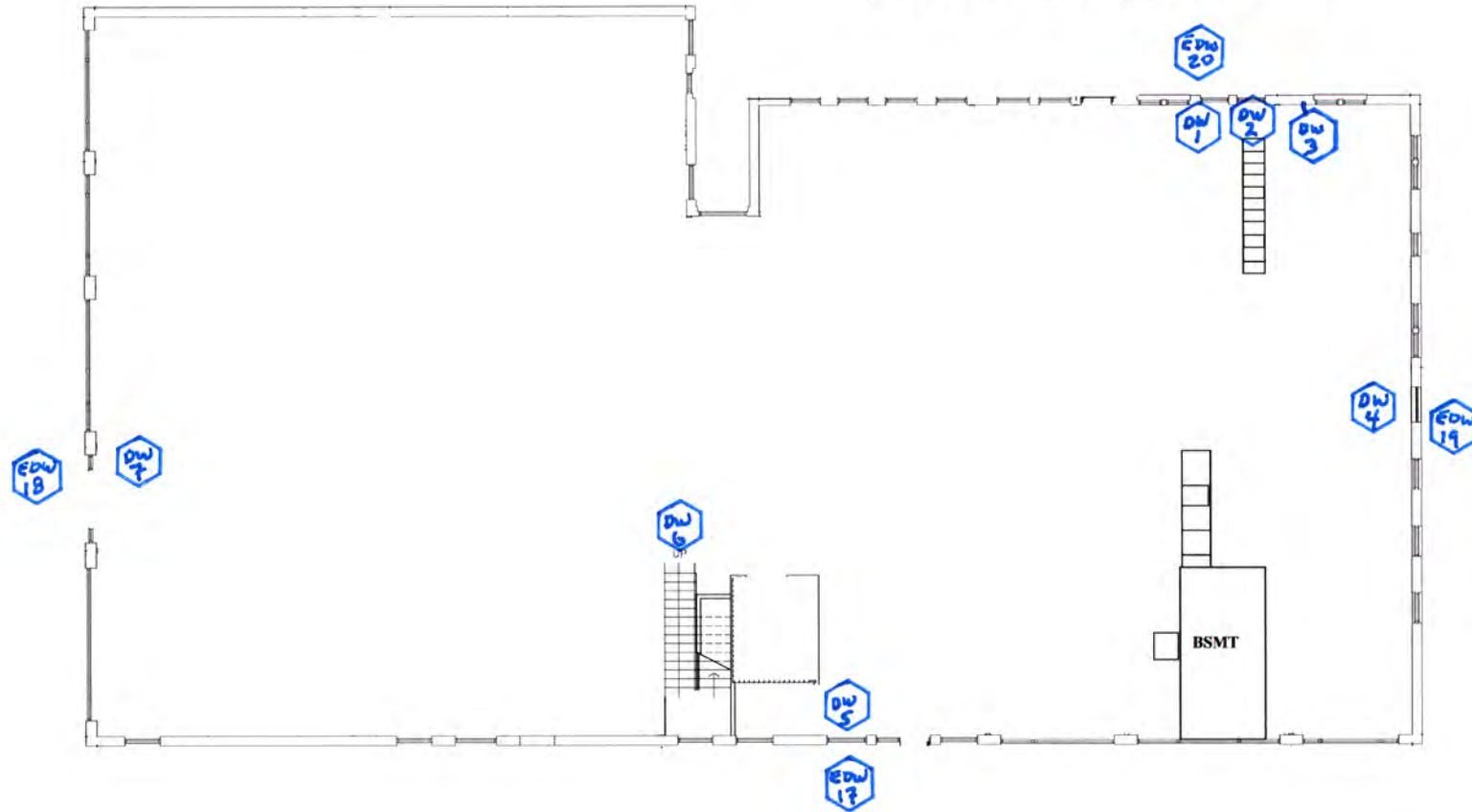
EMLAP Scope Category	Field of Testing (FOT)	Component, parameter or characteristic tested	Method	Method Description (for internal methods only)
				Bulk, CarpetChek and Water Samples
Bacterial	Surface - Culturable	Dust, Swab, Bulk, Water/Liquids, Wipes, Contact Plates	EM-MY-S-1040	Preparation of Bulk, Dust/Soil, Swab/Wipe and Water/Liquid Samples for Quantitative Fungal and /or Bacterial Analysis
Fungal	Air - Culturable	Air	EM-MY-S-1043	Preparation and Analysis of Air Samples for Culturable Fungi
Fungal	Air - Direct Examination	Spore Trap	EM-MY-S-1038	Preparation and Analysis of Spore Trap (Air) Samples for Fungal Spores, Other Biological and Non-Biological Particles
Fungal	Bulk - Culturable	Bulk	EM-MY-S-1040	Preparation and Analysis of Tape, Swab, Wipe, Bulk and Dust - Soil Samples for Quantitative Direct Microscopic Examination
Fungal	Bulk - Culturable	Bulk	EM-MY-S-2584	Analysis of Dust, Swab, Water, and Bulk Samples for Culturable Fungi
Fungal	Bulk - Direct Examination	Bulk	EM-MY-S-1039	Preparation and Analysis of Tape, Swab, Wipe, Bulk and Dust - Soil Samples for Qualitative Direct Microscopic Examination
Fungal	Bulk - Direct Examination	Bulk	EM-MY-S-1041	Preparation and Analysis of Tape, Swab, Wipe, Bulk and Dust - Soil Samples for Quantitative Direct Microscopic Examination
Fungal	Surface - Culturable	Surface	EM-MY-S-1040	Preparation and Analysis of Tape, Swab, Wipe, Bulk and Dust - Soil Samples for Quantitative Direct Microscopic Examination
Fungal	Surface - Culturable	Surface	EM-MY-S-2584	Analysis of Dust, Swab, Water, and Bulk Samples for Culturable Fungi
Fungal	Surface - Direct Examination	Surface	EM-MY-S-1039	Preparation and Analysis of Tape, Swab, Wipe, Bulk and Dust - Soil Samples for Quantitative Direct Microscopic Examination
Fungal	Surface - Direct Examination	Surface	EM-MY-S-1041	Preparation and Analysis of Tape, Swab, Wipe, Bulk and Dust - Soil Samples for Quantitative Direct Microscopic Examination

A complete listing of currently accredited EMLAP laboratories is available on the AIHA LAP, LLC website at:
<http://www.aihaaccreditedlabs.org>

Attachment 3: Site Sampling Sketches

**LEAD-BASED PAINT INSPECTION
50 N. CHADBOURNE STREET
SAN ANGELO, TOM GREEN COUNTY, TX**

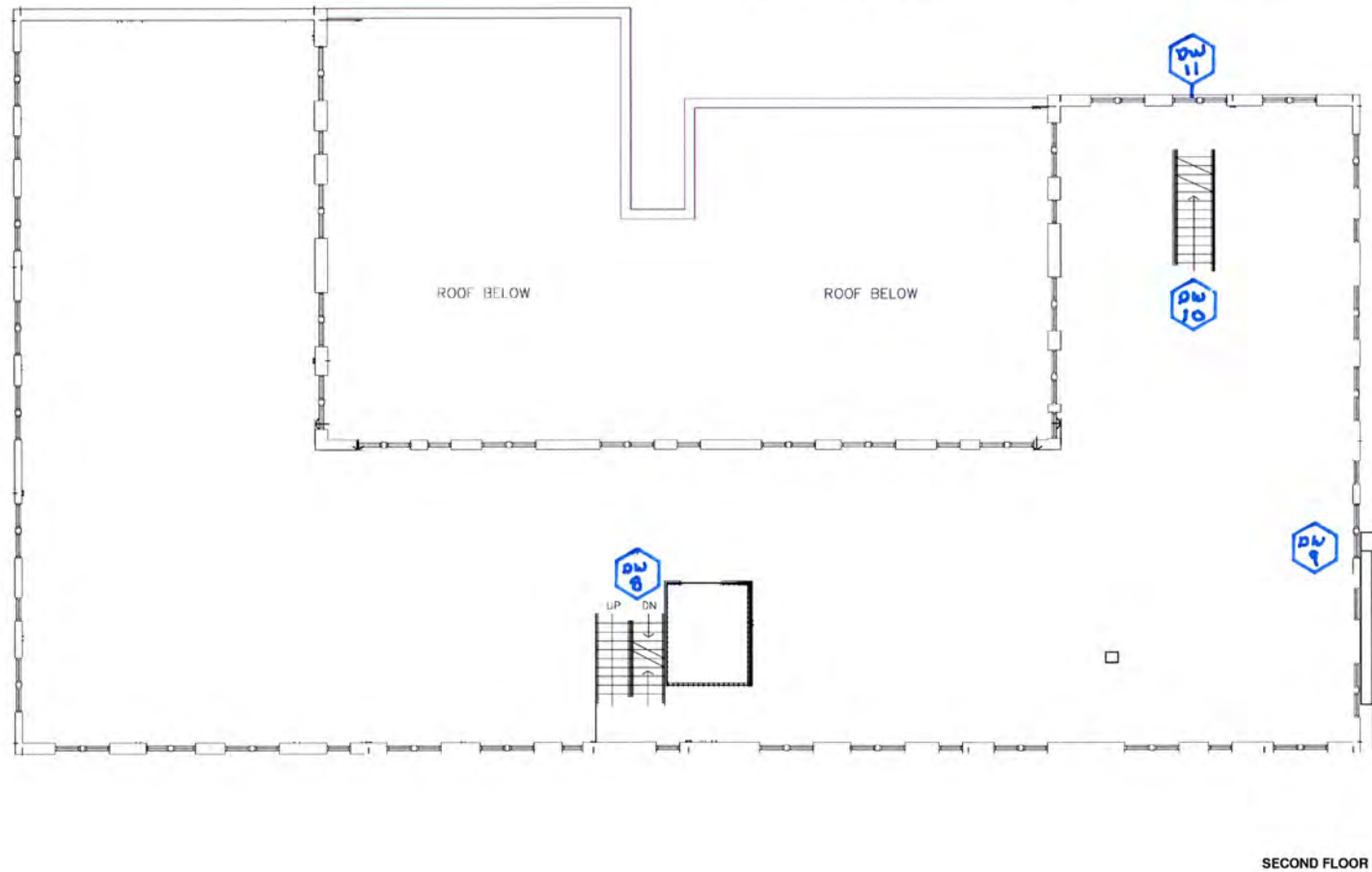
**PHASE ENGINEERING, LLC
JOB NO. 202401025
FEBRUARY 1, 2024
T. BAZAN, TDSHS RISK ASSESSOR 2070001**



FIRST FLOOR

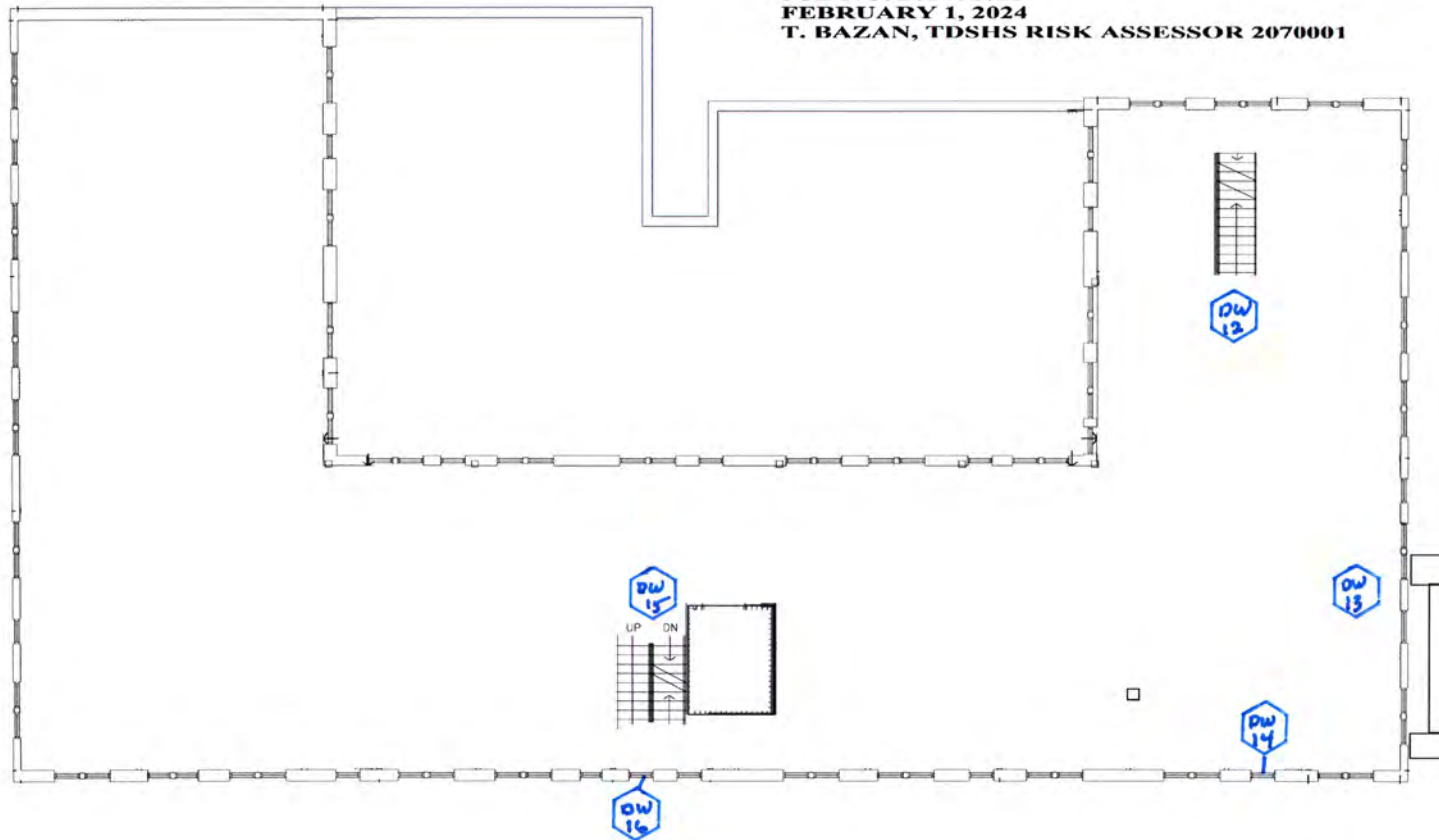
**LEAD-BASED PAINT INSPECTION
50 N. CHADBOURNE STREET
SAN ANGELO, TOM GREEN COUNTY, TX**

**PHASE ENGINEERING, LLC
JOB NO. 202401025
FEBRUARY 1, 2024
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**LEAD-BASED PAINT INSPECTION
50 N. CHADBOURNE STREET
SAN ANGELO, TOM GREEN COUNTY, TX**

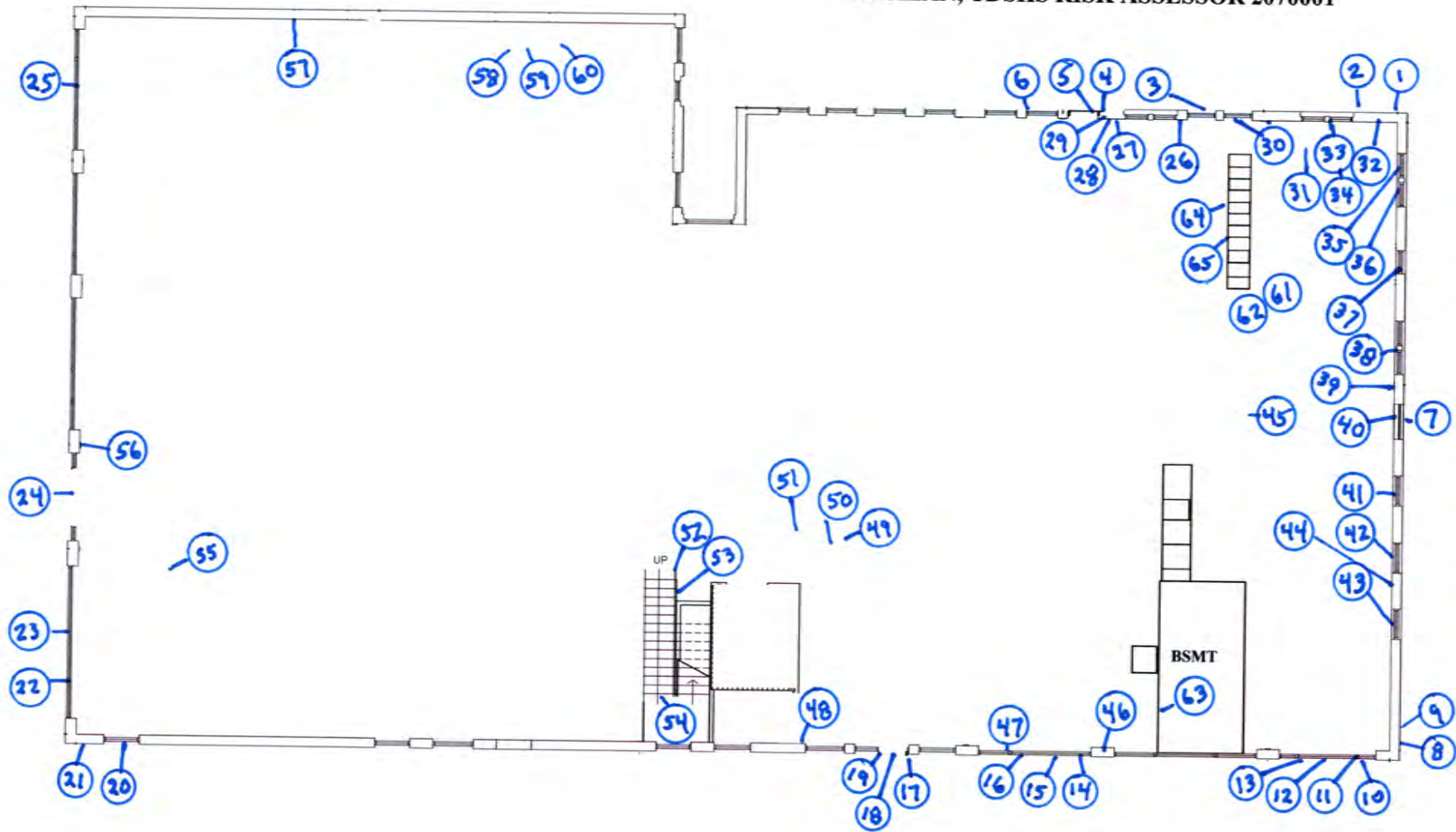
**PHASE ENGINEERING, LLC
JOB NO. 202401025
FEBRUARY 1, 2024
T. BAZAN, TDSHS RISK ASSESSOR 2070001**



THIRD FLOOR

LEAD-BASED PAINT INSPECTION
50 N. CHADBOURNE STREET
SAN ANGELO, TOM GREEN COUNTY, TX

PHASE ENGINEERING, LLC
JOB NO. 202401025
FEBRUARY 1, 2024
T. BAZAN, TDSHS RISK ASSESSOR 2070001



FIRST FLOOR

**LEAD-BASED PAINT INSPECTION
50 N. CHADBOURNE STREET
SAN ANGELO, TOM GREEN COUNTY, TX**

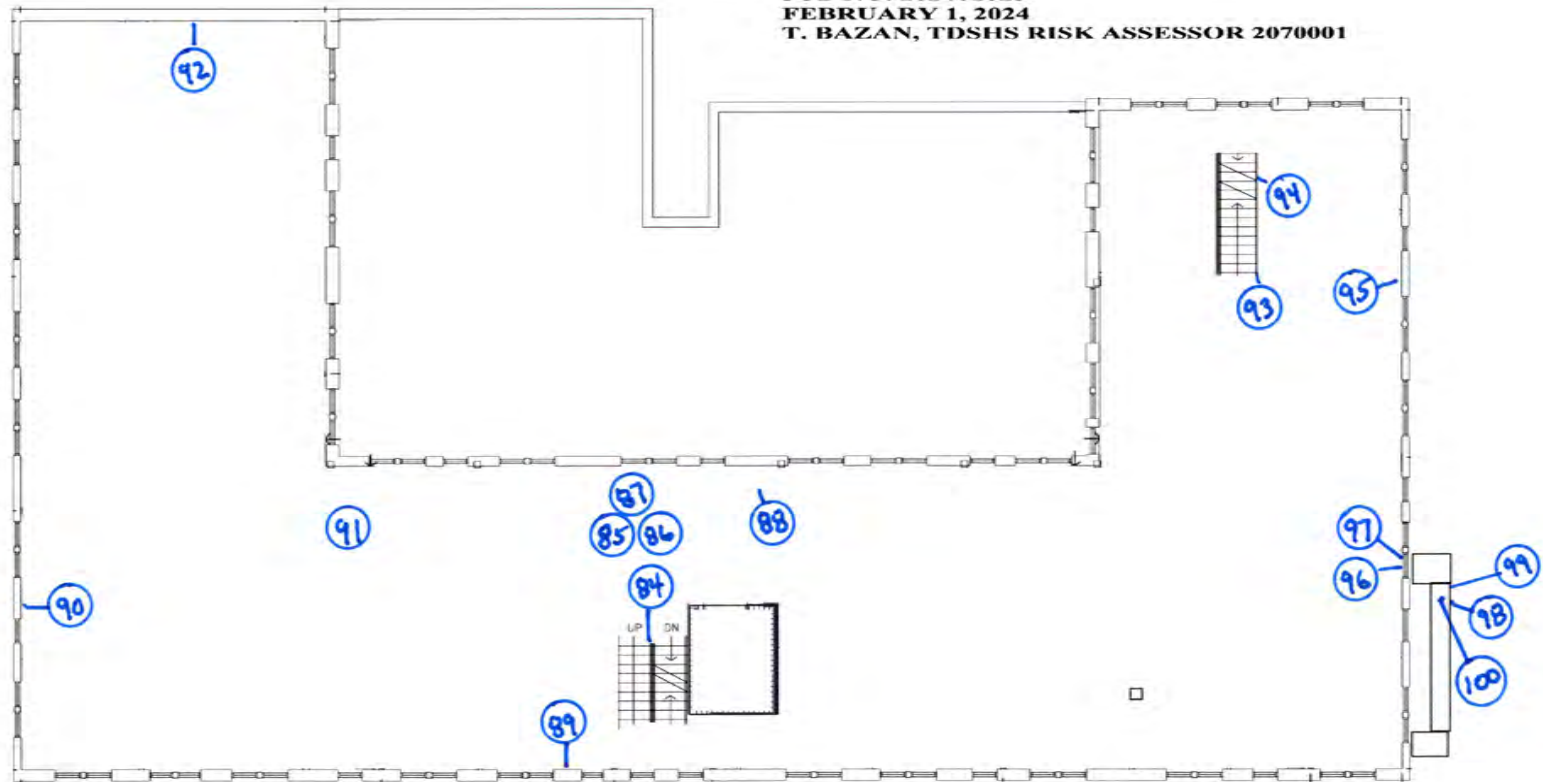
**PHASE ENGINEERING, LLC
JOB NO. 202401025
FEBRUARY 1, 2024
T. BAZAN, TDSHS RISK ASSESSOR 2070001**



SECOND FLOOR

**LEAD-BASED PAINT INSPECTION
50 N. CHADBOURNE STREET
SAN ANGELO, TOM GREEN COUNTY, TX**

**PHASE ENGINEERING, LLC
JOB NO. 202401025
FEBRUARY 1, 2024
T. BAZAN, TDSHS RISK ASSESSOR 2070001**



THIRD FLOOR

Attachment 4: Risk Assessment Forms

Form 5.7 Format for an Executive Summary of a Lead Hazard Risk Assessment.Property address: 50 W. Chadbourne St., San Angelo, TXDate of risk assessment: 01/31/24Building or Apt. Designation: Historic Hotel, vacant, gutted - to be repurposed - multi family**Summary of Results:** (either) ~~No lead-based paint (LBP) hazards were found~~ -or- Lead-based paint (LBP) hazards were found; below is a summary of findings.**Paint-Lead Hazards:** (if applicable)

Unit Number Common Area, or Exterior Location	Room or Room Equivalent	Building Component	Type of Hazard*	Lead Level (mg/cm ² or µg/g)**	Options for Corrective Action
Exterior	Fenestration	South West Window	LBP	> 1.0	Remove, delead off-site, replace
Interior	GF & 2nd FL	Fenestration & Beam	LBP	> 1.0	Remove, delead, encase, replace

* LBP on friction surface with dust-lead hazard beneath, impact surface, chewable surface with teeth marks, or other deteriorated LBP.

** Milligrams per square centimeter (mg/cm²), or micrograms per gram (µg/g; parts per million; ppm). NOTE: EPA standard for LBP: 1.0 mg/cm², or 5,000 µg/g.**Dust-Lead Hazards:** (if applicable)

Unit Number or Common Area	Room or Room Equivalent	Surface*	Lead Level (µg/ft ²)**	Options for Corrective Action
Interior	All 3 Floors	Floors & Sills	exceed action level	Clean - Clearance

* Floor, or interior window sill.

** Micrograms per square foot (µg/ft²)NOTE: EPA dust-lead hazard standards: 40 µg/ft² (floors); 250 µg/ft² (interior window sills).**Summary of Results: Soil-Lead Hazards (bare soil only):** (if applicable)

Type of Area*	Location	Lead Level (ppm or µg/g)**	Options for Corrective Action
	N/A		

* Play area, dripline/foundation area, or rest of the yard.

** Parts per million, or micrograms per gram.

EPA standards: 400 ppm (play areas); 1,200 ppm (non-play areas in the dripline/foundation area or the rest of the yard).

202401025

Form 5.7 Format for an Executive Summary of a Lead Hazard Risk Assessment.**Page 2 of 2**Property address: 50 N. Chadbourne St., San Angelo, TX Date of risk assessment 01/31/24Building or Apt. Designation: Historic Hotel - Repurpose**Intact Paint Surfaces With Lead-Based Paint:**(if client has requested additional testing)

Unit Number, Common Area, or Exterior Location	Room or Room Equivalent	Building Component	Lead Level (mg/cm ²)*	Options for Corrective Action
See XRF Report				

* NOTE: EPA standard for LBP: 1.0 mg/cm², or 5,000 µg/g.

Contact Person for Further Information (name, address, phone number):

Thomas Bazan 2070001, PELLIC, 5524 Cornish St., Houston, TX 77007 713-476-9844

Person Who Prepared This Summary (printed name, firm/agency, address, phone number, state/EPA RA certification number and expiration date):

Thomas A. Bazan, Phase Engineering, LLC 5524 Cornish St., Houston, TX 77007, 713-476-9844TDSHS Lead Firm 211073, T. Bazan R/A 2070001, 8/5/25

Signature of Preparer and date:

02/12/24

202401025

Form 5.1 Building Condition Form for Lead Hazard Risk Assessment.

Property address: 50 N. Chadbourne St. San Angelo, TX Apt. No. _____
 Name of property owner: Overland Property Group
 Name of risk assessor: T. Bazan 2070001 Date of assessment: 01/31/24

Condition	Yes	No	Comments
Roof missing parts of surfaces (tiles, boards, shakes, etc.)		X	
Roof has holes or large cracks		X	
Gutters or downspouts broken	X		
Chimney masonry cracked, bricks loose or missing, obviously out of plumb		X	
Exterior or interior walls have obvious large cracks or holes, requiring more than routine pointing (if masonry) or painting		X	
Exterior siding has missing boards or shingles		X	
Water stains on interior walls or ceilings		X	
Walls or ceilings deteriorated	X		
More than "very small" amount of paint in a room deteriorated	X		
Two or more windows or doors broken, missing, or boarded up	X		
Porch or steps have major elements broken, missing, or boarded up		X	
Foundation has major cracks, missing material, structure leans, or visibly unsound		X	
** Total number	4		

* The "very small" amount is the *de minimis* amount under the HUD Lead Safe Housing Rule (24 CFR 35.1350(d)), or the amount of paint that is not "paint in poor condition" under the EPA lead training and certification ("402") rule (40 CFR 745.223).

** If the "Yes" column has any checks, the dwelling is usually considered not to be in good condition for the purposes of a risk assessment, and conducting a lead hazard screen is not advisable. However, specific conditions and extenuating circumstances should be considered before determining the final condition of the dwelling and the appropriateness of a lead hazard screen. If the "Yes" column has any checks, and a lead hazard screen is to be performed, describe, below, the extenuating circumstances that justify conducting a lead hazard screen.

Notes (including other conditions of concern): Built 1929 partially gutted.

202401025

Form 5.2 Report of Visual Assessment (for Lead Hazard Risk Assessment).**Form 6.0 Report of Visual Assessment (for Ongoing Lead-Safe Maintenance).**Property address: 50 N. Chadbourne ST, San Angelo, TX Apt. No. _____Page 1 of 1Name of property owner: Overland Property GroupName of risk assessor: T. Baran 207001 Date of assessment: 01/31/24

Area Description		Deteriorated Paint			Friction or Impact Surface? (F or I)	Visible Teeth Marks? (Y or N)	Paint Testing Results ⁴	Notes [e.g., paint testing (e.g., XRF, lab analysis) indicates paint is or is not lead-based paint; cause(s) of hazard control failures]
Location of Building Component, Dust or Bare Soil	Building Component, Dust, or Bare Soil Play Area/Non-Play Area	Area (sq. ft.)	Is Area Small? ² (Y or N)	Probable Cause(s) of Deterioration if Known ³				
Exterior	Painted wall/metal		Y	weathering	I	N		LBP Exterior
Interior	Painted wood/metal		Y	weathering/damage	F&I	N		LBP Interior

¹Include room equivalent or exterior side or wall, as appropriate.²Lead-safe work practices and clearance/cleaning verification are not required if work does not disturb painted surfaces that total more than

- For assisted housing: HUD's *de minimis* area of: 20 ft² or less on exterior surfaces, 2 ft² or less in any one interior room or space, or 10 percent of the total surface area on an interior or exterior type of component with a small surface area (such as trim, window sills, baseboards);
- For unassisted housing, and for child-occupied facilities, EPA's minor repair and maintenance activities threshold of: 6 ft² or less per room; or 20 ft² or less for exterior activities; provided that no prohibited or restricted work practices were used and no window replacement or demolition of painted surface areas is to be done.

³Common causes of paint deterioration are: moisture (indicate source if apparent), mildew, friction or abrasion, impact, damaged or deteriorated substrate, and severe heat.⁴If paint testing results are obtained on site, use this column to record the result. If a paint chip sample is sent to the laboratory, use this column to record the sample number (or other unique identifier) as a reference to another record containing the sampling data and laboratory results.

Form 5.4a Field Sampling Form for Dust. (Single-Surface Sampling)

202401025

(Use a separate form for each housing unit, common area, or exterior. Sample all layers of paint, not just deteriorated paint layers.) Page 1 of 3Property address: 50 N. Chisholm St. San Angelo, TXName of property owner: Orestal Property Group Apt. No. _____ Common Area, Housing Unit, or Exterior No.: _____Name/Firm of risk assessor: T. Bazzan 207001 PELL Date of assessment: 2/1/24

Sample Number	Room or Entryway	Surface Type ¹	Exact Location of Wipe Sample	Is surface smooth & cleanable?	Sample Area ² (inches x inches)	Sample Area ³ (ft ²)	Lab Result ⁴ (µg/ft ²)	Notes
DW1	GF North entry	Vinyl FL	by entry door	Y/Y	12" x 12"	1.0Φ	270	Dust-lead hazard (DLH)
2	GF North by stairs	concrete FL	Foot of stairs	N/Y	12" x 12"	1.0Φ	500	DLH
3	GF window	wood sill	N/E window	N/Y	65" x 28.5"	1.286 ⁴	2,100	DLH
4	GF East entry	concrete FL	by doorway	N/Y	12" x 12"	1.0Φ	180	DLH
5	GF South entry	concrete FL	by doorway	N/Y	12" x 12"	1.0Φ	37	DLH
6	GF South stairs	concrete FL	by base stairs	N/Y	12" x 12"	1.0Φ	140	DLH
7	GF West by doorway	concrete FL	by doorway	N/Y	12" x 12"	1.0Φ	6.2	
8	2ND FL so. stairs	concrete FL	by stair landing	N/Y	12" x 12"	1.0Φ	44	DLH
9	2ND FL East door	concrete FL	by FE door	N/Y	12" x 12"	1.0Φ	64	DLH
10	2ND FL North stair	concrete FL	by window at stairs	N/Y	12" x 12"	1.0Φ	25.0	

¹Hard Floor (HF), Carpeted Floor (CF), or Interior Window Sill (S)²Measure to the nearest 1/8th or 1/10th of an inch. [1/8 = 0.125, 2/8 = 0.25, 3/8 = 0.375, 4/8 = 0.5, 5/8 = 0.625, 6/8 = 0.75, 7/8 = 0.875]³Calculate sample area in square feet as follows: Calculate square inches, then divide by 144.⁴Provide areas, direct laboratory to report the dust lead result in µg/ft².NOTE: EPA standards: 10 µg/ft² (interior floors); 100 µg/ft² (interior window sills) for Risk Assessment; 25 µg/ft² and 125 µg/ft² for screen.Total number of samples on this page: 10 Date of sample collection: 01/31/24Shipped to lab by: [Signature] 02/02/24 (signature and date)Received by: See chain of custody 02/02/24 Reviewed by: See Lab Report 02/09/24Date results reported by lab: 02/09/24 Reviewed by: [Signature] 207001

Form 5.4a Field Sampling Form for Dust. (Single-Surface Sampling)

202401025

(Use a separate form for each housing unit, common area, or exterior. Sample all layers of paint, not just deteriorated paint layers.) Page 2 of 3Property address: 50 N. Chadbourne St, San Angelo, TXName of property owner: Overland Property Group Apt. No. _____ Common Area, Housing Unit, or Exterior No.: _____Name/Firm of risk assessor: T. Bazan 2070001 PELLE Date of assessment: 2/1/24

Sample Number	Room or Entryway	Surface Type ¹	Exact Location of Wipe Sample	Is surface smooth & cleanable?	Sample Area ² (inches x inches)	Sample Area ³ (ft ²)	Lab Result ⁴ (µg/ft ²)	Notes
DW 11	2nd FL North	WOOD Sill	middle window	N/Y	6.5" x 22.0"	0.993 ⁴	15	
12	3rd FL NW. Stairs	concrete FL	Stair landing	N/Y	12" x 12"	1.0 ⁴	< 5.0	
13	3rd FL East Exit	concrete FL	by doorway	N/Y	12" x 12"	1.0 ⁴	24	DLH
14	3rd FL SD Window 2	WOOD Sill	2nd window	N/Y	3.75" x 23.25"	0.605 ⁴	< 8.3	
15	3rd FL SD Stairs	concrete FL	by Landing	N/Y	12" x 12"	1.0 ⁴	53	DLH
16	2.5 Landing SD. Stairs	WOOD Sill	Landing W. Sill	N/Y	6.25" x 23.875"	1.036 ⁴	200	DLH
EDW 17	South Entry	concrete FL	SD. Entry	N/Y	12" x 12"	1.0 ⁴	< 5.0	
18	West Entry	concrete FL	West Entry	N/Y	12" x 12"	1.0 ⁴	< 5.0	
19	East Entry	concrete FL	East Entry	N/Y	12" x 12"	1.0 ⁴	< 5.0	
20	CA North Entry	concrete FL	threshold	N/Y	4.5" x 30"	0.938 ⁴	8.7	

¹Hard Floor (HF), Carpeted Floor (CF), or Interior Window Sill (S)²Measure to the nearest 1/8th or 1/10th of an inch. [1/8 = 0.125, 2/8 = 0.25, 3/8 = 0.375, 4/8 = 0.5, 5/8 = 0.625, 6/8 = 0.75, 7/8 = 0.875]³Calculate sample area in square feet as follows: Calculate square inches, then divide by 144.⁴Provide areas, direct laboratory to report the dust lead result in µg/ft².NOTE: EPA standards: 10 µg/ft² (interior floors); 100 µg/ft² (interior window sills) for Risk Assessment; 25 µg/ft² and 125 µg/ft² for screen.Total number of samples on this page: 10 Date of sample collection: 01/31/24Shipped to lab by: [Signature] 02/02/24 (signature and date)Received by: See chain of custody 02/02/24 Reviewed by: See Lab Report 02/09/24Date results reported by lab: 02/09/24 Reviewed by: [Signature] 2070001

Form 5.4a Field Sampling Form for Dust. (Single-Surface Sampling)

202401025

(Use a separate form for each housing unit, common area, or exterior. Sample all layers of paint, not just deteriorated paint layers.) Page 3 of 3Property address: 50 N. Chedbourne St., San Angelo, TXName of property owner: Overland Property Group Apt. No. _____ Common Area, Housing Unit, or Exterior No.: _____Name/Firm of risk assessor: T. Bazzani 2070001 PELLC Date of assessment: 2/1/24

Sample Number	Room or Entryway	Surface Type ¹	Exact Location of Wipe Sample	Is surface smooth & cleanable?	Sample Area ² (inches x inches)	Sample Area ³ (ft ²)	Lab Result ⁴ (µg/ft ²)	Notes
PW 21	—	—	—	—	12" x 12"	1.0 ⁴	<5.0	GC Blank
					x			
					x			
					x			
					x			
					x			
					x			
					x			
					x			
					x			
					x			

¹Hard Floor (HF), Carpeted Floor (CF), or Interior Window Sill (S)²Measure to the nearest 1/8th or 1/10th of an inch. [1/8 = 0.125, 2/8 = 0.25, 3/8 = 0.375, 4/8 = 0.5, 5/8 = 0.625, 6/8 = 0.75, 7/8 = 0.875]³Calculate sample area in square feet as follows: Calculate square inches, then divide by 144.⁴Provide areas, direct laboratory to report the dust lead result in µg/ft².NOTE: EPA standards: 10 µg/ft² (interior floors); 100 µg/ft² (interior window sills) for Risk Assessment; 25 µg/ft² and 125 µg/ft² for screen.Total number of samples on this page: 1 Date of sample collection: 01/31/24Shipped to lab by: [Signature] 02/02/24 (signature and date)Received by: See chain of custody 2/3/24 Reviewed by: See Report 2/8/24Date results reported by lab: 2/8/24 Reviewed by: [Signature] 2070001

202401025

Form 5.5 Field Sampling Form for Soil.

(Composite sampling only. Use a separate form for each residential building in a multi-building property.)

Page 1 of 1Property address: 50 N. Chadbourne ST., San Angelo, TX Bldg. or Apt. No. _____Name of property owner: Osterland Property GroupName of risk assessor: T. Bazum, 2070001

Type of Area Sampled	Sample Number	Location of Composite Sample(s)	Approximate Area of Bare Soil Represented by Composite Sample (ft. ²)	Laboratory Result (ppm or µg/g)
Bare Soil in Play Areas				
Bare Soil in Non-play Areas in Dripline/Foundation Area only 1	CS1	North Perimeter	3x33 = 99 ft ²	620 *
Bare Soil in Non-play Areas in the Rest of the Yard other lots	CS2	TRACT 2	10x10 = 100 ft ²	110
	CS3	TRACT 4	10x10 = 100 ft ²	280
	CS4	TRACT 3	10x10 = 100 ft ²	170
	CS5	TRACT 5	10x10 = 100 ft ²	280
Weighted average of soil-lead concentration in non-play areas of dripline/foundation areas and the rest of the yard:				* 620

NOTE: EPA hazard standard for bare play area soil is 400 ppm or µg/g; for bare non-play area soil is 1,200 ppm or µg/g.

Total number of samples on this page: 5 Date of sample collection: 01/31/24Shipped to lab by: [Signature] 02/02/24 (signature and date) Received by: See Chain of Custody 02/02/24Reviewed by: See Lab Report 02/09/24Date results reported by lab: 02/09/2024 Reviewed by: [Signature] 2070001 02/09/24

Attachment 5: Licenses / Certifications



Texas Department of State Health Services

BE IT KNOWN THAT

PHASE ENGINEERING LLC

is certified to perform as a

Lead Firm

in the State of Texas and is hereby governed by the rights, privileges and responsibilities set forth in Texas Occupations Code, Chapter 1955 and Title 25, Texas Administrative Code, Chapter 295 relating to Texas Environmental Lead Reduction, as long as this license is not suspended or revoked.



Certification Number: 2110073

Expiration Date: 01/27/2026

Control Number: 7525

Jennifer Shuford, MD
Jennifer Shuford, MD,
MPH, Commissioner of
Health

(Void After Expiration Date)

VOID IF ALTERED NON-TRANSFERABLE

SEE BACK



Texas Department of State Health Services

BE IT KNOWN THAT

THOMAS A BAZAN

is certified to perform as a

Lead Risk Assessor

in the State of Texas and is hereby governed by the rights, privileges and responsibilities set forth in Texas Occupations Code, Chapter 1955 and Title 25, Texas Administrative Code, Chapter 295 relating to Texas Environmental Lead Reduction, as long as this license is not suspended or revoked.



Certification Number: 2070001

Expiration Date: 08/05/2025

Control Number: 8129

Jennifer Shuford, MD
**Jennifer Shuford, MD,
MPH, Commissioner of
Health**

(Void After Expiration Date)

VOID IF ALTERED NON-TRANSFERABLE

SEE BACK

Professional Environmental Training

Lead Training Provider Accreditation #20440

Awards this Certificate to

Thomas A. Bazan

Certificate No. LIR-7086

For the attendance and satisfactory completion of the

LEAD INSPECTOR REFRESHER TRAINING COURSE

and passed the required examination. This 8 hr. course satisfies the requirements of the Texas Environmental Lead Reduction Rules for Lead Inspector Recertification.

April 27, 2023
Course Completion Date

316 Pennsylvania St.
South Houston, Texas 77587

713-921-8921
www.proenvtraining.com



Lead Training Manager,
Fredy Polanco, MS, CSP



Lead Principal Instructor,
Fredy Polanco, MS, CSP



Professional Environmental Training

Lead Training Provider Accreditation #20440

Awards this Certificate to

Thomas A. Bazan

Certificate No. LRR-7086

For the attendance and satisfactory completion of the

LEAD RISK ASSESSOR REFRESHER TRAINING COURSE

**and passed the required examination. This course satisfies the requirements of the
Texas Environmental Lead Reduction Rules for
Lead Risk Assessor Recertification.**

April 28, 2023

Course Completion Date

316 Pennsylvania St.
South Houston, Texas 77587

713-921-8921
www.proenvtraining.com



Lead Training Manager,
Fredy Polanco, MS, CSP



Lead Instructor,
Fredy Polanco, MS, CSP





Texas Department of State Health Services

BE IT KNOWN THAT

THOMAS A BAZAN

is certified to perform as a

Lead Abatement Supervisor

in the State of Texas and is hereby governed by the rights, privileges and responsibilities set forth in Texas Occupations Code, Chapter 1955 and Title 25, Texas Administrative Code, Chapter 295 relating to Texas Environmental Lead Reduction, as long as this license is not suspended or revoked.



Certification Number: 2080131

Expiration Date: 12/07/2025

Control Number: 6835

Jennifer Shuford, MD
**Jennifer Shuford, MD,
MPH, Commissioner of
Health**

(Void After Expiration Date)

VOID IF ALTERED NON-TRANSFERABLE

SEE BACK

AEHS, INC.

DSHS Lead Training Provider Certification # 20439

CERTIFIES THAT

THOMAS BAZAN

has successfully completed

Lead Supervisor Refresher

IN ACCORDANCE WITH ALL REQUIREMENTS OF TEXAS ENVIRONMENTAL LEAD REDUCTION RULES

Certification Number

0623-4985A

Course Completion Date

12 June 2023

Marcie Sinclair

Marcie Sinclair, MS, REM
Training Manager

AEHS, Inc.
4402 Centergate St.
San Antonio, TX 78217
(210) 656-9300
www.aehs-sa.com

Victor Valadez

Victor Valadez
Instructor

CONGRATULATIONS

Thomas Bazan

has successfully completed the U.S. Department
of Housing and Urban Development,
Office of Healthy Homes and Lead Hazard Control's

VISUAL ASSESSMENT COURSE
pursuant to 24 Code of Federal Regulations Part 35

Jonnette G. Hawkins
Director, Program Management and Assurance Division
Office of Healthy Homes and Lead Hazard Control



U.S. Department of Housing and Urban Development

Environmental Assessment Association



hereby certifies that

Thomas A. Bazan

has been qualified for membership in the

ENVIRONMENTAL ASSESSMENT ASSOCIATION

and has been admitted by its Board of Directors and declared to be a

*Certified Remediation Specialist
Certified Environmental Inspector*

and is hereby granted this certificate under the conditions presented in its by-laws.

Brent Felstead

Executive Director

Member Since: September 1, 1991

ID # 7210

Expiration Date: February 28, 2025



Certificate of Training

Thomas Bazan

Has completed the Viken Detection Corporation training materials presented on the topic of
Instrument Operator Training, Pb200i, with regards to the materials licensed by the
Commonwealth of Massachusetts and the Nuclear Regulatory Commission.

Instrument Operator Training Viken Detection Corporation, Pb200i

I confirm that the above named individual has
received the training listed on this certificate.

Deblyn Palella

April 1st 2020

Name

Date

XRF Sales, Rentals, Training and Consulting

Title

I certify that I have received the stated training and
understand the content presented. I understand
that I can follow up this training with questions from
Viken Detection Corporation.



April 1, 2020

Name

Date



Certificate of Training

Thomas Bazan

Has completed the Heuresis Corporation training materials presented on the topic of Instrument Operator Training, Pb200i, with regards to the materials licensed by the Commonwealth of Massachusetts and the Nuclear Regulatory

Instrument Operator Training Heuresis Corporation, Pb200i

I confirm that the above named individual has received the training listed on this certificate.

Raymond Lindee

Name

01/18/2016

Date

Regional Representative for Heuresis

Title

I certify that I have received the stated training and understand the content presented. I understand that I can follow up this training with questions from Heuresis Corporation.

[Signature]

Name

01/18/2016

Date



Caution:
radioactive material

Co-57	SN: V6-215
Activity:	5 mCi
Reference Date:	1/15/23
Model Pb200i:	SN: 1013

Viken Detection Burlington, MA
+1-617-467-5526

Send all kits and requests to:

SUNTRAC Services, Inc.
1818 East Main Street
League City, TX 77573
(281) 338-2133

ATTN: SIT-KIT

CAUTION: Conduct a survey on the outside of each package placed in the U.S. Mails. Any reading over 0.5 mR/hr at contact with the envelope or package shall not be mailed.

LEAK TEST INVENTORY/REPORT FORM

Company Name: Thomas A. Bazan (14539)

Address: 14722 Wind Cave Lane City: Houston State: TX Zip Code: 77040

Isotope: Co 57 Activity: 5 mCi

Source Serial No: V6-215

Device Serial No: 1013

Manufacturer: Viken Model No.: Pb200i

Smear Taken By: Tom Bazan Leak Test Date: 12/10/23

----- DO NOT WRITE BELOW THIS LINE -----

This is to certify that the above described smear/swab has been assayed at our facilities for indication of source leakage.

Our findings show the leakage to be:

ALPHA	BETA-GAMMA
<.0001	<.0001

µCi (Wet)

Certified By:  Date: 12/11/23

SUNTRAC Services, Inc. Representative
(Texas Radioactive License No. L03062)

1903023

Send all kits and requests to:

SUNTRAC Services, Inc.
1818 East Main Street
League City, TX 77573
(281) 338-2133

ATTN: SIT-KIT

CAUTION: Conduct a survey on the outside of each package placed in the U.S. Mails. Any reading over 0.5 mR/hr at contact with the envelope or package shall not be mailed.

LEAK TEST INVENTORY/REPORT FORM

Company Name: Thomas A. Bazan (14539)

Address: 14722 Wind Cave Lane City: Houston State: TX Zip Code: 77040

Isotope: Co 57 Activity: 5 mCi

Source Serial No: V6-215

Device Serial No: 1013

Manufacturer: Viken Model No.: Pb200i

Smear Taken By: Tom Bazan Leak Test Date: 06/10/23

----- DO NOT WRITE BELOW THIS LINE -----

This is to certify that the above described smear/swab has been assayed at our facilities for indication of source leakage.

Our findings show the leakage to be:

ALPHA	BETA-GAMMA
-----	<.0001

µCi (Wet)

Certified By:  Date: 06/13/23

SUNTRAC Services, Inc. Representative
(Texas Radioactive License No. L03062)

1774723



Valley Safety Services Associates, Inc.

330 Old Enfield Road, Belchertown, MA 01007

<http://www.vssa-inc.com>

Tel/Fax: (413)323-9571

Leak Test Data/Certificate

Complete the data requested on the top part of this form and return it with your leak test to the address in the above heading. Following our analysis of your leak test specimen we will return this form to you for your record of the test and results.

Source/Device Description

Device: Source Model: Pb200i Serial #: 1013 Manufacturer: Viken

Radioisotope Co - 57 Activity (mCi) 5 Mci

Source model: A3901 - 2 Source #: V6-215 Manufacturer: Eckert & Ziegler

The leak testing of this source/device was performed as indicated in manufacturer recommendations or LT-952 kit instructions using kit # 884095

By: Brian Couture Date: 12/22/22

Company: Viken Detection Corporation Telephone: 617-467-5526

Address: 21 North Avenue Email: _____
Burlington, MA 01803

Do Not Write Below This Line

Leak Test Analysis Result

Analysis of the above test on 28 Dec 22 yielded the following:

- ☒ Statistical analysis of the radioactive count data of this leak test specimen indicated any activity present is less than 0.005 μ Ci. The source may be used as authorized.
- ☐ Statistical analysis of the radioactive count data of this leak test specimen indicated there is greater than 0.005 microcuries of activity present. This source should be considered leaking. Consult your device operations manual; place this unit in storage and make the required notification to your regulatory agency.

REMINDER: YOUR NEXT REQUIRED LEAK TEST FOR THIS DEVICE/SOURCE IS DUE ON OR BEFORE (Exemptions*)

28 Dec 23

*Model Pb200i is approved under SSDR# MA-1397-D-101-B for a leak testing frequency not to exceed 12 months. Model Pb200e does not require leak testing by end users (SSDR# NR-1397-D-102-E). (Please ensure to check for the requirements of your state.)

THIS CERTIFICATE IS AN ESSENTIAL RECORD AND SHOULD BE MAINTAINED FOR INSPECTION BY THE REGULATORY AGENCY.

CERTIFICATE #: 884095 BY: S. J. DATE: 28 Dec 22

Performance Characteristic Sheet

EFFECTIVE DATE: September 1, 2022

MANUFACTURER AND MODEL:

Make: *Heuresis*
Models: *Model Pb200i, Pb200e*
Source: *⁵⁷Co, 5 mCi (nominal – new source)*

FIELD OPERATION GUIDANCE

OPERATING PARAMETERS:

Action Level 1.0 mg/cm²

XRF CALIBRATION CHECK LIMITS:

0.8 to 1.2 mg/cm ² (inclusive)

SUBSTRATE CORRECTION:

Not applicable

INCONCLUSIVE RANGE OR THRESHOLD:

ACTION LEVEL MODE READING DESCRIPTION	SUBSTRATE	THRESHOLD (mg/cm ²)
Results not corrected for substrate bias on any substrate	Brick	1.0
	Concrete	1.0
	Drywall	1.0
	Metal	1.0
	Plaster	1.0
	Wood	1.0

BACKGROUND INFORMATION

EVALUATION DATA SOURCE AND DATE:

This sheet is supplemental information to be used in conjunction with Chapter 7 of the HUD *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing* ("HUD Guidelines"). Performance parameters shown on this sheet are calculated using test results on building components in the HUD archive. Testing was conducted on 146 test samples in November 2015, with two separate instruments running software version 2.1-2 in Action Level test mode. The actual source strength of each instrument on the day of testing was approximately 2.0 mCi; source ages were approximately one year.

OPERATING PARAMETERS

Performance parameters shown in this sheet are applicable only when properly operating the instrument using the manufacturer's instructions and procedures described in Chapter 7 of the HUD Guidelines.

XRF CALIBRATION CHECK:

The calibration of the XRF instrument should be checked using the paint film nearest 1.0 mg/cm² in the NIST Standard Reference Material (SRM) used (e.g., for NIST SRM 2579, use the 1.02 mg/cm² film).

If the average (rounded to 1 decimal place) of three readings is outside the acceptable calibration check range, follow the manufacturer's instructions to bring the instrument into control before XRF testing proceeds.

SUBSTRATE CORRECTION VALUE COMPUTATION:

Chapter 7 of the HUD Guidelines provides guidance on correcting XRF results for substrate bias. Supplemental guidance for using the paint film nearest 1.0 mg/cm² for substrate correction is provided:

XRF results are corrected for substrate bias by subtracting from each XRF result a correction value determined separately in each house for single-family housing or in each development for multifamily housing, for each substrate. The correction value is an average of XRF readings taken over the NIST SRM paint film nearest to 1.0 mg/cm² at test locations that have been scraped bare of their paint covering. Compute the correction values as follows:

Using the same XRF instrument, take three readings on a bare substrate area covered with the NIST SRM paint film nearest 1 mg/cm². Repeat this procedure by taking three more readings on a second bare substrate area of the same substrate covered with the NIST SRM.

Compute the correction value for each substrate type where XRF readings indicate substrate correction is needed by computing the average of all six readings as shown below.

For each substrate type (the 1.02 mg/cm² NIST SRM is shown in this example; use the actual lead loading of the NIST SRM used for substrate correction):

$$\text{Correction value} = (1\text{st} + 2\text{nd} + 3\text{rd} + 4\text{th} + 5\text{th} + 6\text{th Reading})/6 - 1.02 \text{ mg/cm}^2$$

Repeat this procedure for each substrate requiring substrate correction in the house or housing development.

EVALUATING THE QUALITY OF XRF TESTING:

Randomly select ten testing combinations for retesting from each house or from two randomly selected units in multifamily housing.

Conduct XRF re-testing at the ten testing combinations selected for retesting.

Determine if the XRF testing in the units or house passed or failed the test by applying the steps below. Compute the Retest Tolerance Limit by the following steps:

Determine XRF results for the original and retest XRF readings. Do not correct the original or retest results for substrate bias. In single-family and multi-family housing, a result is defined as a single reading. Therefore, there will be ten original and ten retest XRF results for each house or for the two selected units.

Calculate the average of the original XRF result and the retest XRF result for each testing combination.

Square the average for each testing combination.

Add the ten squared averages together. Call this quantity C.

Multiply the number C by 0.0072. Call this quantity D.

Add the number 0.032 to D. Call this quantity E.

Take the square root of E. Call this quantity F.

Multiply F by 1.645. The result is the Retest Tolerance Limit.

Compute the average of all ten original XRF readings.

Compute the average of all ten re-test XRF readings.

Find the absolute difference of the two averages.

If the difference is less than the Retest Tolerance Limit, the inspection has passed the retest. If the difference of the overall averages equals or exceeds the Retest Tolerance Limit, this procedure should be repeated with ten new testing combinations. If the difference of the overall averages is equal to or greater than the Retest Tolerance Limit a second time, then the inspection should be considered deficient.

Use of this procedure is estimated to produce a spurious result approximately 1% of the time. That is, results of this procedure will call for further examination when no examination is warranted in approximately 1 out of 100 dwelling units tested.

TESTING TIMES:

In the Action Level paint test mode, the instrument takes the longest time to complete readings close to the Federal standard of 1.0 mg/cm². The table below shows the mean and standard deviation of actual reading times by reading level for paint samples during the November 2015 archive testing. The tested instruments reported readings to one decimal place. No significant differences in reading times by substrate were observed. These times apply only to instruments with the same source strength as those tested (2.0 mCi). Instruments with stronger sources will have shorter reading times and those with weaker sources, longer reading times, than those in the table.

Mean and Standard Deviation of Reading Times in Action Level Mode by Reading Level		
Reading (mg/cm ²)	Mean Reading Time (seconds)	Standard Deviation (seconds)
< 0.7	3.48	0.47
0.7	7.29	1.92
0.8	13.95	1.78
0.9 – 1.2	15.25	0.66
1.3 – 1.4	6.08	2.50
≥ 1.5	3.32	0.05

CLASSIFICATION OF RESULTS:

XRF results are classified as **positive** if they are **greater than or equal** to the stated threshold for the instrument (1.0 mg/cm²), and *negative* if they are *less than* the threshold.

DOCUMENTATION:

A report titled *Methodology for XRF Performance Characteristic Sheets* (EPA 747-R-95-008) provides an explanation of the statistical methodology used to construct the data in the sheets, and provides empirical results from using the recommended inconclusive ranges or thresholds for specific XRF instruments. The report may be downloaded at <http://www2.epa.gov/lead/methodology-xrf-performance-characteristic-sheets-epa-747-r-95-008-september-1997>.

This XRF Performance Characteristic Sheet (PCS) was developed by QuanTech, Inc., under a contract with the XRF manufacturer.

A Nonparametric Method for Estimating the 5th and 95th Percentile Curves of Variable-Time XRF Readings Based on Monotone Regression

Prepared for the
HUD Office of Healthy Homes and Lead Hazard Control
by
QuanTech, Inc.

October 24, 2000

For some newer XRF instruments, readings are typically taken in a "variable-time" mode where the reading time depends on the lead level in the paint. As detailed in Appendix B of Methodology for XRF Performance Characteristic Sheets (EPA 747-R-95-008, September 1997), it is not appropriate to apply the parametric XRF measurement model to such readings.

Since the underlying distribution is unknown and suspected to be nonnormal, a nonparametric method, based on monotone regression, was developed to obtain estimates of the 5th and 95th percentile XRF readings, as functions of the true lead level. This method applies the assumption that the percentiles are increasing functions of the lead level. Monotone regression is the solution to a quadratic programming problem, and is obtained with the "pool adjacent violators" (PAV) algorithm. The solution takes the form of a step function, formed by percentiles of the data over subgroups in a way that the percentiles do not decrease. Although a monotone regression cannot be "smooth" in appearance, it will approximate the true response if the sample is large, and if the true response is itself a nondecreasing function. A full treatment of monotone regression can be found in Statistical Inference Under Order Restrictions (Barlow, Bartholomew, Bremner, and Brunk, Wiley 1972). The nonparametric 5th and 95th percentile curves are applied to determine the threshold/inconclusive range for the PCS for an instrument with variable-time readings. Because the method is nonparametric, there is typically insufficient data to develop thresholds/inconclusive ranges separately by substrate.

Attachment 6: Letter of Engagement

Phase Engineering, LLC

Environmental Consultants

November 28, 2023

Overland Property Group
Amanda Klaus
5341 West 151st Terrace
Leawood, KS 66224
Phone: (816) 441-2141 Email: aklaus@overlandpg.com

We are pleased to make the following proposal for Professional Environmental Services:

Property/Borrower Name or Reference #: Roosevelt Lofts
Current Use: Commercial Building - Approximately 0.322 Acre
Address/ Property Location: 50 North Chadbourne Street
City: San Angelo County: Tom Green State: TX Zip: 76908

Perform a lead risk assessment which includes a lead inspection following HUD guidelines by a licensed lead inspector to determine the presence of lead-based-paint using X-Ray Fluorescence (XRF), and lead contaminated dust and lead contaminated soil testing as described in the definition of lead based paint hazard in Title X, CFR Vol. 61 No. 169 Subpart L 745.233 or the Texas Environmental Lead Reduction Rules 295.202. No water or air samples will be taken as part of this survey. Although Phase Engineering, LLC uses trained and certified/licensed inspectors in attempting to locate and identify surfaces potentially containing lead based paint, Phase Engineering, LLC does not warrant that all surfaces containing lead based paint hazards will be identified. It is possible that there are surfaces containing lead based paint hazards that were not found because they were not visible or accessible to the inspector, or for various other reasons, were not inspected.

Quoted Price: soil sample analyzed

- Includes: Electronic version in PDF with findings, opinions and conclusions. Originals @ \$150.00 each.
- Delivery: Final report approximately 10-12 business days from date of on-site inspection.
- Terms: Net due prior to receipt of final report.
- Cancellation: Upon written notice of cancellation by client, Phase Engineering, LLC shall cease work on the project. Client will be billed and agrees to promptly pay for the portion of work completed up to receipt of the cancellation notice or hold notice that has not been lifted for 15 continuous business days.

If the above terms and attached Agreement for Professional Environmental Consulting Services (General Terms & Conditions) are acceptable, please sign and email (proposals@phaseengineering.com) a copy of this letter to serve as a letter of engagement and notification to proceed. The following information is needed to complete by scheduled delivery date:

1. Access to all areas to be sampled - contact name / phone number & current owner name / phone number. The contact is responsible for arrangements at the property including access to areas to be sampled and confirming access prior to inspector's arrival.
2. Site survey and floor plans prior to inspection.
3. All entities for which the report and invoice will be addressed.

Thank you for the opportunity to work with you and your environmental needs. If you have any questions, please call me at (832) 485-2238.



Ross Doctoroff P.G.

Accepted By:  Date: 1/22/24
Print Name: April Engstrom

SECTION 01030

ALTERNATES

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes administrative and procedural requirements for alternates.

1.3 GENERAL

1. The General Contractor shall state in his Bid Form the amount of dollars to be ADDED or DEDUCTED from his Base Bid for the following Alternates.
2. Alternates are not in order of acceptance.
3. It shall be the responsibility of the General Contractor to advise all necessary personnel and suppliers as to the nature and extent of all alternates selected by the owner.
4. Circle Add or Deduct to indicate that the alternate price is to be added or subtracted from the base bid.

1.4 DEFINITIONS

- A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the Bidding Requirements that may be added to or deducted from the Base Bid amount if Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
 1. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternate into the Work. No other adjustments are made to the Contract Sum.

1.5 PROCEDURES

- A. Coordination: Modify or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
 1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
- B. Notification: Immediately following award of the Contract, notify each party involved, in writing, of the status of each alternate. Indicate if alternates have been accepted, rejected, or deferred for later consideration. Include a complete description of negotiated modifications to alternates.
- C. Execute accepted alternates under the same conditions as other work of the Contract.
- D. Schedule: A Schedule of Alternates is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

1. ALTERNATE NO. 1

Contractor shall state amount of dollars to be deducted from the Base Bid for all work, labor and materials, associated with painting the walls at Hallway #017 and Community Room #121 in lieu of wallpaper.

Deduct \$ _____

2. ALTERNATE NO. 2

Contractor shall state amount of dollars to be deducted from the Base Bid for all work, labor and materials, associated with eliminating the new roof top deck including, by not limited to: paver system, planter boxes, trellis, railing, ramp and handrail at interior, exterior accent wall lights and hanging lights, and door #217 (change to Window Type M in lieu of door and sidelight).

Deduct \$ _____

3. ALTERNATE NO. 3

Contractor shall state amount of dollars to be added or deducted from the Base Bid for all work, labor and materials associated with using metal studs for interior partition walls in lieu of wood studs.

Add/Deduct \$ _____

4. ALTERNATE NO. 4

As Described by Addendum

Add/Deduct \$ _____

END OF SECTION

SECTION 024119

SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:
 - 1. Demolition and removal of selected portions of building or structure.
 - 2. Demolition and removal of selected site elements.

1.2 MATERIALS OWNERSHIP

- A. Unless otherwise indicated, demolition waste becomes property of Contractor.
- B. Historic items, relics, antiques, and similar objects including, but not limited to, cornerstones and their contents, commemorative plaques and tablets, and other items of interest or value to Owner that may be uncovered during demolition remain the property of Owner.
 - 1. Carefully salvage in a manner to prevent damage and promptly return to Owner.

1.3 PREINSTALLATION MEETINGS

- A. Pre-demolition Conference: Conduct conference at Project Site: **Roosevelt Lofts (50 N. Chadbourne Street, San Angelo, Texas.)**

1.4 INFORMATIONAL SUBMITTALS

- A. Proposed Protection Measures: Submit report, including Drawings, that indicates the measures proposed for protecting individuals and property. Indicate proposed locations and construction of barriers.
- B. Schedule of selective demolition activities with starting and ending dates for each activity.
- C. Pre-demolition photographs or video.

1.5 CLOSEOUT SUBMITTALS

- A. Inventory of items that have been removed and salvaged.

1.6 FIELD CONDITIONS

- A. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.
 - 1. Before selective demolition, Owner will remove the following items:
 - a. To be determined by owner.
- B. Notify Architect of discrepancies between existing conditions and Drawings before proceeding with selective demolition.
- C. Hazardous Materials: Hazardous materials are suspected on site. Both a Lead inspection and an Asbestos survey have been completed and are included in this project manual.
 - 1. Remediation and abatement of any hazardous materials should be included in the contractor's bid.
 - 2. If other hazardous materials (not specified in the Lead and Asbestos report) are encountered, do not disturb; immediately notify Architect and Owner.
- D. Storage or sale of removed items or materials on-site is not permitted.
- E. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.

1.7 WARRANTY

- A. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during selective demolition, by methods and with materials and using approved contractors so as not to void existing warranties.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Regulatory Requirements: Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.
- B. Standards: Comply with ANSI/ASSP A10.6 and NFPA 241.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify that utilities have been disconnected and capped before starting selective demolition operations.
- B. Inventory and record the condition of items to be removed and salvaged.

3.2 PREPARATION

- A. Refrigerant: Before starting demolition, remove refrigerant from mechanical equipment according to 40 CFR 82 and regulations of authorities having jurisdiction.

3.3 UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS

- A. Existing Services/Systems to Remain: Maintain services/systems indicated to remain and protect them against damage.
- B. Existing Services/Systems to Be Removed, Relocated, or Abandoned: Locate, identify, disconnect, and seal or cap off utility services and mechanical/electrical systems serving areas to be selectively demolished.
 - 1. Arrange to shut off utilities with utility companies.
 - 2. If services/systems are required to be removed, relocated, or abandoned, provide temporary services/systems that bypass area of selective demolition and that maintain continuity of services/systems to other parts of building.
 - 3. Disconnect, demolish, and remove fire-suppression systems, plumbing, and HVAC systems, equipment, and components indicated on Drawings to be removed.
 - a. Piping to Be Removed: Remove portion of piping indicated to be removed and cap or plug remaining piping with same or compatible piping material.
 - b. Piping to Be Abandoned in Place: Drain piping and cap or plug piping with same or compatible piping material and leave in place.
 - c. Equipment to Be Removed: Disconnect and cap services and remove equipment.
 - d. Equipment to Be Removed and Reinstalled: Disconnect and cap services and remove, clean, and store equipment; when appropriate, reinstall, reconnect, and make equipment operational.
 - e. Equipment to Be Removed and Salvaged: Disconnect and cap services and remove equipment and deliver to Owner.
 - f. Ducts to Be Removed: Remove portion of ducts indicated to be removed and plug remaining ducts with same or compatible ductwork material.
 - g. Ducts to Be Abandoned in Place: Cap or plug ducts with same or compatible ductwork material and leave in place.

3.4 PROTECTION

- A. Temporary Protection: Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.
- B. Temporary Shoring: Design, provide, and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.
- C. Remove temporary barricades and protections where hazards no longer exist.

3.5 SELECTIVE DEMOLITION

- A. General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations and as follows:
 - 1. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping. Temporarily cover openings to remain.
 - 2. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.
 - 3. Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain portable fire-suppression devices during flame-cutting operations.
 - 4. Maintain fire watch during and for at least 1 hour after flame-cutting operations. (confirm length of time with AHJ Fire Marshal).
 - 5. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
 - 6. Dispose of demolished items and materials promptly.
- B. Site Access and Temporary Controls: Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.
- C. Removed and Salvaged Items:
 - 1. Clean salvaged items.
 - 2. Pack or crate items after cleaning. Identify contents of containers.
 - 3. Store items in a secure area until delivery to Owner.
 - 4. Transport items to Owner's designated storage area (TBD).
 - 5. Protect items from damage during transport and storage.
- D. Removed and Reinstalled Items:
 - 1. Clean and repair items to functional condition adequate for intended reuse.
 - 2. Pack or crate items after cleaning and repairing. Identify contents of containers.
 - 3. Protect items from damage during transport and storage.
 - 4. Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment. Provide connections, supports, and miscellaneous materials necessary to make item functional for use indicated.
- E. Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by Architect, items may be removed to a suitable, protected storage location during selective demolition, cleaned, and reinstalled in their original locations after selective demolition operations are complete.

3.6 CLEANING

- A. Remove demolition waste materials from Project site and dispose of them in an EPA-approved construction and demolition waste landfill acceptable to authorities having jurisdiction.
 - 1. Do not allow demolished materials to accumulate on-site.
 - 2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
 - 3. Remove debris from elevated portions of building by chute, hoist, or other device that will convey debris to grade level in a controlled descent.
- B. Burning: Do not burn demolished materials.
- C. Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. Return adjacent areas to condition existing before selective demolition operations began.

END OF SECTION 024119

38 PRESERVATION BRIEFS

Removing Graffiti from Historic Masonry

Martin E. Weaver



U.S. Department of the Interior
National Park Service
Cultural Resources
Preservation Assistance

In Cooperation with the
New York Landmarks Conservancy



Figure 1. Many stones resemble others, and even concrete can sometimes be mistaken for stone. The stone trim on the Old Merchant's (Seabury Tredwell) House (1832), in Greenwich Village, New York City, is documented as Vermont marble. After establishing the stone type, cleaning methods should be tested in a discrete location in order to determine the most effective means of removing the graffiti without damaging the stone. More than one kind of removal technique may be required when both stone and brick require cleaning. Photo: Mark A. Weber

Removing graffiti as soon as it appears is the key to its elimination—and recurrence. Thus, the intent of this Preservation Brief is to help owners and managers of historic masonry structures find the best way to remove exterior, surface-applied graffiti* quickly, effectively, and safely. The Brief will discuss the variety of materials used to apply graffiti, and offer guidance on how to remove graffiti from all types of historic masonry without harming either the surface or the substrate. Suggestions will also be given regarding the use of physical barriers to protect masonry surfaces from graffiti, and the application of barrier coatings to facilitate graffiti removal. Building managers and owners of historic properties will be advised on the importance of being prepared for rapid graffiti removal by testing different cleaning techniques in advance in order to select the most appropriate and sensitive cleaning technique. Health and safety and environmental concerns are addressed, as well as regulatory matters. Removing graffiti without causing damage to historic masonry is a job for trained maintenance crews, and in some cases, professional conservators, and generally should not be attempted by untrained workers, property owners or building managers. Although the focus of this Preservation Brief is on *historic* masonry, the same guidance may be applied equally to removing graffiti from non-historic masonry.

Identifying the Graffiti and the Masonry

Successful graffiti removal from historic masonry depends on achieving a balance between breaking the bond between the graffiti and the masonry surface without damaging the masonry. This generally requires knowledge both of the materials used to make the graffiti and the masonry on which the graffiti has been executed, as well as knowledge of cleaning methods and materials (Fig. 1). Without this, masonry surfaces can be badly disfigured or damaged during graffiti removal.

Graffiti. Most graffiti is made with spray paints. Although a number of solvents and paint strippers are capable of dissolving or breaking down these paints, some may permanently discolor or stain the masonry surface if not used correctly. As a result, the remaining paint may become

more difficult, or even impossible, to remove. Poorly thought-out and generally hasty attempts to remove graffiti using harsh chemicals or abrasives can also cause permanent damage to the masonry that may be worse than the graffiti (Fig. 2).

The ability to identify the graffiti material is an important step in successful removal. Numerous kinds of spray paint (polyurethanes, lacquers, and enamels), and brush-applied paints (oils and synthetic resins such as vinyls, acrylics, acetates, methacrylates, or alkyds), as well as permanent felt markers are the materials most often used to make graffiti. But other materials are also used for graffiti, including water-soluble felt markers, ballpoint pens, chalk, graphite and colored pencils, pastels, wax and oil crayons, liquid shoe polish, and lipstick (Fig. 3). The range of materials adopted by graffiti artists continues to expand.



Figure 2. Harsh, but ineffective, graffiti removal methods have resulted in permanent damage to granite walls at the General Grant National Memorial in New York City. Photo: Judith M. Jacob

Paints are composed of pigments that provide color and hiding power; binder that holds the pigments together and to the substrate; and a solvent that allows the pigment/binder mixture to flow. Some spray paints and markers may contain dyes instead of pigments. Paints are applied wet. Generally, as the solvent evaporates, the binder solidifies. The greater the solvent content of the paint, the greater the flow rate, and thus, the greater the ability of the paint to penetrate into masonry pores.

The two primary components contained in most graffiti materials—pigment or dye, and binder—may simply remain on the masonry surface, or penetrate into the masonry to varying depths depending on a number of factors, including the surface tension of the substrate and viscosity of the solvent or vehicle. Thus, even the total removal of the pigment or the binder may leave residues of the other component actually in, or below, the surface of the stone. Residual stains, or graffiti “ghosts,” such as those from any kind of red paint or the fine black pigments used in spray paints, may be particularly difficult to remove (Fig. 4). With painted graffiti, it is helpful to establish how long it has been on the surface. For most paints that have been on the surface for several weeks or months, hardening processes are likely to be complete or well-advanced; the solubility of the paint is proportionately reduced and it will be more difficult to remove.

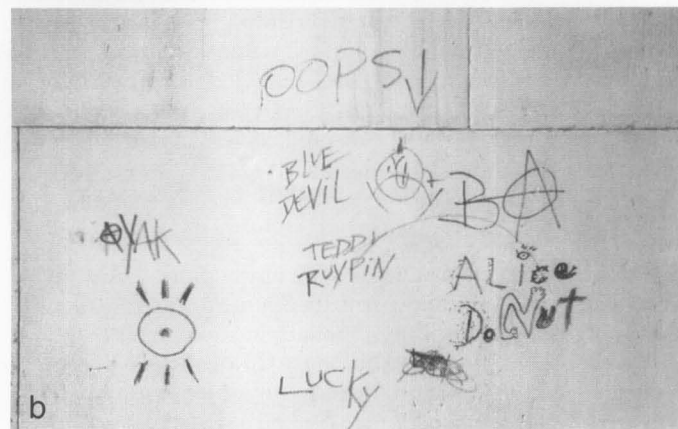
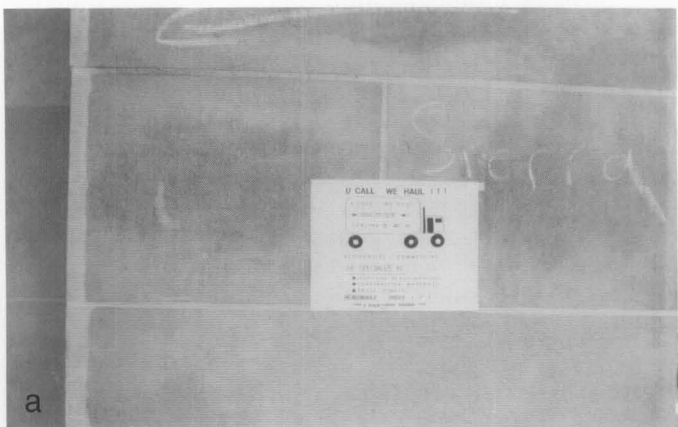


Figure 3 (a-d). A wide variety of materials is used to make surface-applied graffiti on masonry, including (a) chalk, (b) felt-tip marker, (c) felt-tip marker combined with crayon, and (d) felt-tip marker and spray paint on concrete. Photos: (a) Anne Grimmer, (b) Frances Gale, (c) Martin Weaver, (d) Anne Grimmer.



Figure 4 (a-b). After cleaning with an alkaline paint remover, remnants or ghosts of black spray-painted graffiti are still visible and may require poulticing, while the blue paint has been almost completely removed. Photos: Mark A. Weber.

Masonry. The historic masonry substrate must also be identified. As used here, the term *masonry* encompasses all types of natural stones; manufactured clay materials, including brick and terra cotta; and cementitious materials, such as cast stone, concrete and mortar. The common factor among masonry materials is that they are porous, to a greater or lesser extent, and sensitive to abrasion. After identifying the masonry, its condition, including fragility, porosity and permeability, must also be assessed prior to beginning graffiti removal. For example, a smooth, newly-polished granite surface is comparatively easy to clean because it is relatively impermeable and paint vehicles tend to stay on the surface rather than penetrate into microscopic pores. A very smooth, polished surface also has no pits or crevices that will retain particles of pigment or binder. In contrast, weathered marble or limestone may be extremely porous and permeable, with a rough surface on which particles of pigment can easily lodge. The fragility of such a surface can make it impossible to clean the surface even with a bristle brush without risking severe surface loss. A difference in surface texture or finish may also be the reason that a particular cleaning agent will work in one situation but not another.

Some types of masonry may react adversely to contact with the various cleaning agents required to break or dissolve the bond between the graffiti and the masonry surface.

Thus, for purposes of cleaning, masonry types are often categorized according to whether they are acid-sensitive, non-acid sensitive, or alkali-sensitive. *Acid-sensitive* stones consisting of carbonate materials may be damaged or even destroyed by contact with acids. Although, in many instances, acidic cleaning compounds are not effective for graffiti removal and generally should not be used for this purpose, it is useful to know that some acid-sensitive materials include: stones such as limestone, marble, travertine, calcareous sandstones and shales; most polished stones; and glazed architectural terra cotta and glazed brick. *Non-acid sensitive* masonry materials include slate, granite, unglazed architectural terra cotta and unglazed brick. *Alkali-sensitive* stones may contain silicates, or ferrous, soluble iron compounds that can react with alkalis or water to form severe staining. *Alkali-sensitive* stones include some granites, Indiana limestone, and many types of sandstone, especially those that are green or grey in color. Glazed and polished surfaces tend to be damaged by both strong acids and strong alkalis.

Graffiti Removal Methods and Materials

A variety of treatments are available from which to choose the most appropriate method of graffiti removal that will not damage the surface of historic masonry. Removal techniques, which are chosen according to the type of graffiti and the masonry, range from simply erasing pencilled graffiti with soft erasers, or removing chalked graffiti with soft brushes, to poulticing with water (with or without detergents), poulticing with organic solvents or alkali-based paint removers, or applying bleach to remove painted graffiti. In very limited situations, it may mean using very delicate and controlled abrasive means. Successful graffiti removal often requires a combination of cleaning materials and methods.

Poulticing

The most effective method of removing graffiti from masonry usually involves the use of a poultice. A poultice consists of an absorbent material or powder—inert clays such as kaolin or sepiolite, diatomaceous earth (fuller's earth); or cellulose products such as fluff pulp cellulose or shredded paper—mixed with a cleaning solution (a liquid reagent such as water, organic solvent, paint stripper or bleach) to form a paste or slurry. The purpose of a poultice is twofold: it enables a cleaning solution to be kept in contact with the stained area as long as possible, while allowing the cleaning solution to pull the staining material out of the substrate via the poultice without redepositing it in, or restraining, the masonry. A poultice is often covered with a plastic sheet to retard evaporation (Fig. 5). With some extremely porous types of stone, such as marble, although a poultice may remove a stain from one side of the stone, stains can pass completely through the stone and be redeposited on the other side of the masonry slab. Thus, caution should always be exercised in stain and graffiti removal.

Water and Detergent. Graffiti removal from historic masonry should always begin with the gentlest means possible. In some instances, this means low-pressure water washing. Fresh graffiti—one or two days old—made with water-soluble markers may sometimes be removed with water, possibly aided by a neutral or non-ionic detergent.

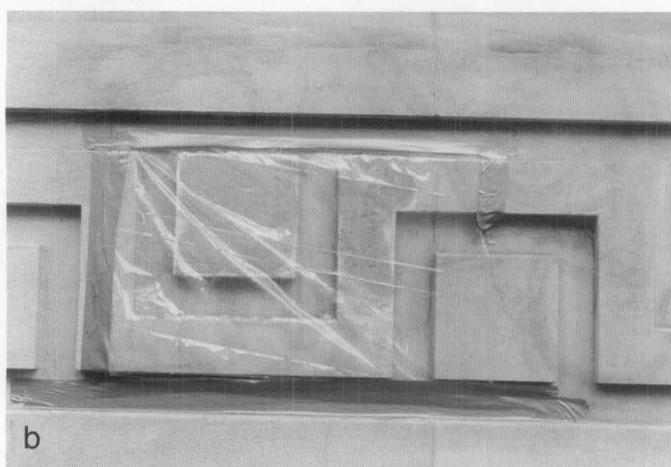
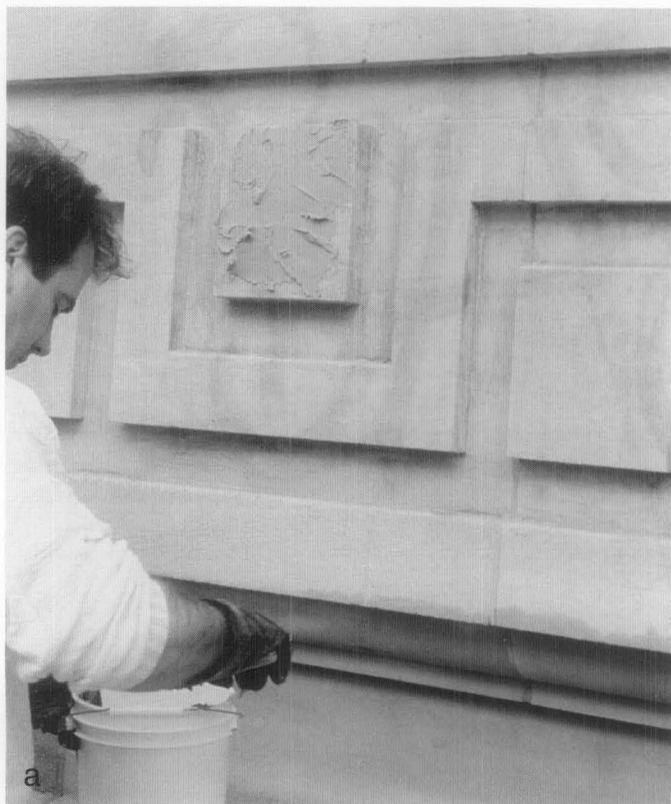


Figure 5. (a) Here, a commercially-manufactured poultice is being applied to the graffiti ghost that remains on this limestone building after an initial treatment with paint remover; (b) a plastic sheet has been taped over the poultice to slow down the rate of evaporation of the solvents contained in the poultice. Photos: Ken Lustbader.

(Non-ionic detergents which do not ionize in solution, do not deposit a solid, visible residue.) Ammonia can also be effective in removing fresh graffiti. Any detergent should be approached with caution and tested before using because most commercial laundry detergents are not neutral and contain substances which may leave undesirable residues on masonry materials. Usually, the water and detergent should be mixed with an absorbent material and applied in the form of a poultice. Although water washing is often likely to be the gentlest cleaning method for historic masonry, it may not be as effective for removing graffiti because many graffiti materials are not soluble in water.

Organic Solvents and Paint Removers. Most graffiti can be removed without damaging the masonry with proprietary

graffiti-removal products and commercial paint strippers containing organic solvents. But, these products should always be tested and used in accordance with manufacturer's instructions included in the product literature. Normally, solvents should be used in a poultice form to prevent them from penetrating into the substrate, and permanently discoloring or staining the masonry. A number of paint-removers are manufactured as thick gels or pastes that cling to the surface, and some commercial paint-removal products include a tough fiber-reinforced paper or cloth backing that retards evaporation and also facilitates neat and clean removal of the used stripper. The advantage of using organic solvents is that they evaporate completely, leaving no residual material in the masonry. However, organic solvents may present a severe health hazard, and workers using them must wear adequate protection. "Off-the-shelf" aerosol graffiti removers generally should not be used because the dissolved paint being removed may run down the wall "staining" a previously clean area; or pigments may also be redistributed by the rinsing and scrubbing recommended by the product manufacturer (Fig. 6).

Alkaline Compounds. Alkaline compounds may be used to remove some oils and greases, and waxes from *non-alkali* sensitive masonry. Like organic solvents, alkaline compounds should generally be used in conjunction with a poultice when removing graffiti. The use of alkaline compounds should always be followed by a weak acid

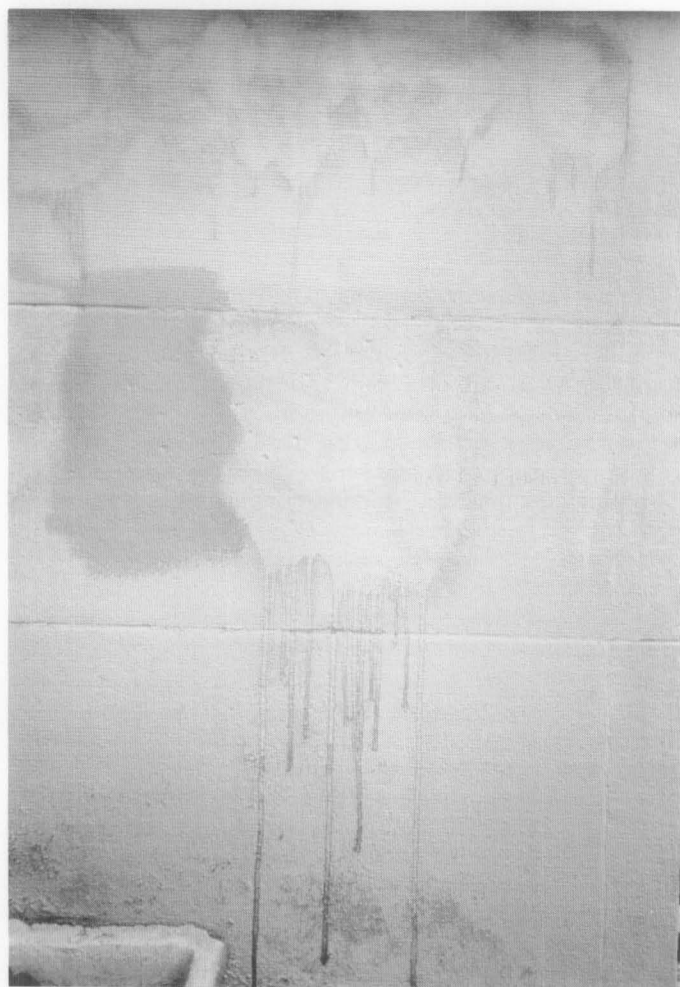


Figure 6. Although an aerosol graffiti remover has taken off much of the graffiti, it has left new stains where it dripped down the masonry surface. Photo: Ken Lustbader.

wash and a water rinse in order to neutralize—or remove—all the alkaline residues from the masonry. Strong alkalis (pH13-14), such as sodium hydroxide-based paint removers (caustic soda or lye), generally should not be used as they can cause efflorescence and staining on masonry surfaces, if not properly neutralized. Potassium and other hydroxide paint removers may react with iron compounds in some masonry, particularly Indiana limestone, to form dark brown (rust-colored), or black ferric hydroxide stains, which are very difficult to remove.

Bleaches. Alkali-based bleaches such as calcium hypochlorite can sometimes be used very successfully in a poultice to bleach or decolorize certain dyes contained in some paints and inks that cannot readily be removed by other means.

Mechanical or Abrasive Methods. Mechanical treatments include dry or wet blasting, using abrasive grits, such as sand, dolomite powder, aluminum oxide, ground-walnut shells, sodium bicarbonate (baking soda), and others; high-pressure water washing; and mechanical sanding or grinding. All of these abrasive methods will cause damage to masonry and, in most instances, should never be considered as a method of removing graffiti from historic masonry. Abrasive methods used mistakenly by untrained workers to remove graffiti usually result in etching the outline of the graffiti permanently into the masonry (Fig. 7). Some historic masonry materials can be easily damaged by pressure washing even at low or moderate pressures (100-400 psi). Occasionally, however, under very controlled circumstances, a *micro-abrasive* technique may be appropriate for removing graffiti from delicate masonry surfaces, if used at low pressures of 35-40 psi with fine abrasives. This treatment, which must be done very slowly and carefully to avoid damaging the masonry, should be tested first, and undertaken only by a professional conservator. Another exception, even though it is not strictly an abrasive treatment, is using a razor blade as a first step to remove spray paint or felt-tip marker from polished granite. However, this too, should be undertaken only by a *professional conservator*, and only on *polished granite*, which is very hard and generally impervious to scratches.

Laser Cleaning. Although not in general use as a cleaning technique, laser technology offers great promise in the future as a non-damaging method of graffiti removal.

Testing

Before selecting a removal method, all cleaning materials and techniques for removing graffiti from a historic masonry building should be tested on mock-ups or areas of the resource that are not highly visible, but which are representative of typical conditions. Visual observation should be supplemented by the use of a magnifying glass, and spot tests should be carried out with various solvents to help identify the specific graffiti medium, which will aid in its removal. More complex testing using laboratory equipment and more scientific analytical processes may sometimes be necessary in complex situations. Sample areas that represent the desired degree of "cleanliness" should be approved in writing by client, architect, conservator or other appropriate authority. The materials and all the other data necessary to reproduce the desired



Figure 7 (a-b). The first time this spray-painted graffiti appeared it was removed abrasively. As a result, the graffiti was permanently etched into the limestone and cannot be concealed even by the pigmented barrier coating painted over it later. The barrier coating did, however, facilitate non-abrasive removal of graffiti the next time it was applied. Photos: Anne Grimmer.

cleaning results should be meticulously recorded and the accepted sample area preserved for reference until the end of the job. The existence of a "clean" sample for comparison and a signed agreement can avoid unpleasant surprises, misunderstandings, and perhaps legal actions.

When a type of graffiti appears for the first time that was executed with a material not immediately recognizable and for which no countermeasures have been developed, tests may need to be carried out by an architectural conservator to identify the material and to determine effective removal treatments. Agencies with large inventories of graffiti-prone buildings and structures should watch for graffiti made with new materials and experiment with different cleaning methods in order to be prepared when it appears. Such early action can save large sums of money in the long term. (See "Development of a Treatment Plan.")

Development of a Treatment Plan

For managers or owners of historic masonry buildings, or agencies responsible for large inventories of graffiti-prone properties, including parks, highway and railroad bridges and viaducts, bus, train and subway stations, and cemeteries, the development of a treatment plan may be the first step toward an effective graffiti-removal program. It is becoming increasingly common for large or important historic properties to have regular maintenance and disaster plans that include graffiti removal.

When feasible, a separate treatment plan should be prepared for each structure. However, if this is not possible, it is advisable to prepare a variety of treatment plans for specific masonry types. Plans should be prepared to cover all types of masonry that fall under one jurisdiction, management or ownership that are potential targets for graffiti.

Guidance contained in treatment plans should be based on the results of carefully controlled testing to remove a wide variety of common graffiti materials safely, and without damaging the various types of masonry. Individual treatment plans should address all parts of the building or structure that could be disfigured by graffiti, and any features too fragile to be cleaned by anyone other than a conservator should be noted on the plan.

A treatment plan is essentially a cleaning specification, but it should also include information on the following:

- the types and conditions of masonry likely to be targeted by graffiti;
- methods, materials and techniques known to work most successfully in the removal of specific types of graffiti from the surface of each type of masonry;
- sources for materials;
- a list of contractors with expertise in graffiti removal, including names, telephone numbers, information on emergency access to the property, and storage location of materials;
- graffiti-removal methods which may be harmful to the masonry surface;
- contractors or consultants who are **not acceptable** and should not be considered for graffiti removal;
- scaffolding, pumps, or safety equipment that might be required, where it is available, and costs involved; and
- health and safety concerns regarding specific removal treatments, product literature and Material Safety Data Sheets (MSDS).

Health and Safety Considerations

Most of the chemicals used for graffiti removal are dangerous to workers, as well as to others who may be in the vicinity. Organic solvents are toxic by ingestion, inhalation, and skin contact. Material Safety Data Sheets (MSDS), available from the product manufacturer for all paint-removal products, should always be consulted and followed. Identification of hazardous components and checking with chemical reference works will help assure that the least hazardous, but most effective, products are selected.

Generally speaking, it is a sensible policy to carry out all graffiti removal in well-ventilated conditions. Some solvents can be used only outdoors, and sometimes forced ventilation may be necessary even *there*, requiring workers to use air-fed respiratory equipment to avoid wind-blown fumes. Smoking, eating or drinking must not be allowed when cleaning is in progress.

Some materials used for graffiti removal are so corrosive that accidental contact can cause serious, permanent scarring and painful injuries. Wearing appropriate protective clothing must be strictly enforced. Mandatory personal protective equipment (PPE) normally includes face shields or safety glasses; long, chemical-resistant gloves; face masks with respirators for organic solvents; and possibly, full protective clothing with an independent air supply.

All smoking and open flames should be rigorously excluded from work areas; many solvents are flammable or highly explosive in vapor or liquid form when mixed with air. Solvent residue, used swabs, cloths, overalls and all other solvent-contaminated items should be safely and legally disposed of, or properly stored—even overnight—away from potential sources of fire. Electrical equipment may require explosion-proof fittings when used with certain solvents.

When electric pumps and pressure-spraying equipment are used, it is especially important that all necessary precautions be taken to avoid electric shock. Water sprays and puddles on the ground present a potentially dangerous situation, if they come into contact with temporary wiring at worksites where graffiti is being removed. Such hazards must be carefully monitored and controlled.

As with any construction project, attention should always be directed toward the general safety of the workers and passers-by, but also toward possible damage to the resource itself that might result from careless placement of ladders, or scaffolding. Chemicals used for masonry cleaning can also damage adjacent metals, glass, and painted surfaces, as well as vegetation (Fig. 8). Product manufacturers' instructions should always be closely followed to avoid such inadvertent "collateral" damage.

Environmental Considerations

To protect against environmental contamination, including the formation of unwanted ozone at ground level and damage to the ozone layer in the earth's outer atmosphere, legislation has been enacted in some states making it illegal to use even moderate quantities of some solvents — *volatile organic compounds* (VOCs) contained in paint removers. In response to this legislation, many new products are being developed that do not contain VOCs.

After completing graffiti removal, the disposal of chemical products and rinsing effluent must be taken into account. Arrangement for disposal of the cleaning waste should be made *prior* to beginning graffiti removal, especially if it is a project of considerable size. In many places it is illegal to discharge solvents and/or paint residues into sewers or storm drains. The owner or manager of a historic property, or in some cases the individual or firm doing the cleaning or graffiti removal, is responsible for being informed of, and complying with, relevant laws and regulations. Under provisions of the National Historic Preservation Act of 1966, as amended, approval may be required from a state or federal preservation agency before any work can be undertaken on buildings or structures listed in or eligible for listing in the National Register of Historic Places, if such a project involves federal funding or licensing. Many state and local historic district commissions and review boards have their own regulations that require approval for cleaning or graffiti removal work that is undertaken on landmarks or properties in locally designated historic districts.

Barrier Coatings

Anti-graffiti or barrier coatings are intended to facilitate the removal of graffiti from porous as well as non-porous surfaces. These coatings are most commonly transparent, but may also be pigmented. They are available in a variety of formulations designed to serve different needs. The use of barrier coatings to protect graffiti-prone historic masonry surfaces may seem to be an easy preventive solution to a persistent graffiti problem. However, for the most part, these coatings are not the panacea that some advertising might suggest. Some of them simply do not work, and others may cause physical or aesthetic changes or damage to the masonry.

Transparent Coatings. Transparent coatings serve as a barrier between the masonry surface and graffiti, preventing graffiti from penetrating into the masonry. They are also intended to make graffiti removal easier since most graffiti does not adhere well to them. Generally, graffiti applied over transparent barrier coatings can be removed with low-pressure water and a detergent, or with a solvent.

There are basically two kinds of transparent barrier coatings: temporary and permanent. Temporary, or "sacrificial" coatings are removed when graffiti is removed and then must be reapplied. Permanent transparent barrier coatings are more resistant to the water or solvents used to remove graffiti, and remain on the masonry surface when graffiti is removed (although this type of coating also must usually be reapplied after several cleanings). A third type of transparent barrier coating combines temporary and permanent coatings, based on a two-part system. A water-based acrylic sealer is first applied to the masonry surface, after which a sacrificial layer consisting of a polyethylene wax emulsion or dispersion coat is applied over the sealer. When graffiti is removed, the sealer coat remains on the masonry, but the sacrificial coat dissolves and is removed with the graffiti, and thus must be reapplied. (With this two-part system, even the first coat will eventually wear off after multiple cleanings, and must also be reapplied.)

Unfortunately, in application, there are a number of negative aspects of transparent barrier coatings that

generally prevent their being recommended for use on historic masonry. First, clear coatings may alter the color of the masonry surface and add a gloss that may be highly visible, or apparent only in certain lighting conditions or when it rains. Second, clear coatings may reduce the water-vapor permeability of the masonry, thereby contributing to possible water-related deterioration. Third, the coating may discolor and change over time. Exposure to ultra-violet light can cause a coating to yellow; dirt build-up may darken the treated surface; and some coatings acquire a sheen when rubbed or brushed against. Such changes are especially noticeable when only a portion of the building has been coated. Furthermore, if coatings are not maintained on a regular basis, usually through periodic removal and reapplication, many coatings tend to fail. What often results is an uneven, "patchy" look to the masonry that can have a very negative impact on the character of the historic building (Fig. 9).

Despite these potential drawbacks, there may be some instances in which the graffiti problem or frequency of occurrence is so severe that application of a transparent barrier coating on historic masonry may be worth considering. Some water-based polysaccharide coatings, and silicone and silicone-based coatings have been used with success on masonry structures. They are essentially

Criteria to Consider Before Selecting a Barrier Coating as the Primary Protective Means of Combating Graffiti

What to look for in a Barrier Coating:

- Water-vapor permeable, or "breathable".
- "Invisible" without gloss or sheen, when applied to masonry.
- No change in appearance from uncoated areas when masonry is wet.
- Does not discolor or attract dirt.
- Weathers evenly.

Questions to Ask:

- Will the coating last long enough to offset its cost?
- Will the application and reapplication of the coating be cost effective?
- Will the coating be effective against more than one type of graffiti?
- Can the coating be completely and thoroughly removed, so that, if necessary, paint, or another coating will adhere to the masonry surface?
- Will the building ever need to be repointed or patched? A barrier coating may make this difficult or even impossible.

Before Application:

- Seek advice of an architectural conservator.
- Test coating on an inconspicuous area of masonry, or study the success/failure of the coating in other locations where it has been used.



Figure 8. The cast-iron railing and light fixtures on this stone stoop have been wrapped with plastic sheeting to protect them from damage by chemicals being used to remove the graffiti. Photo: Mark A. Weber.

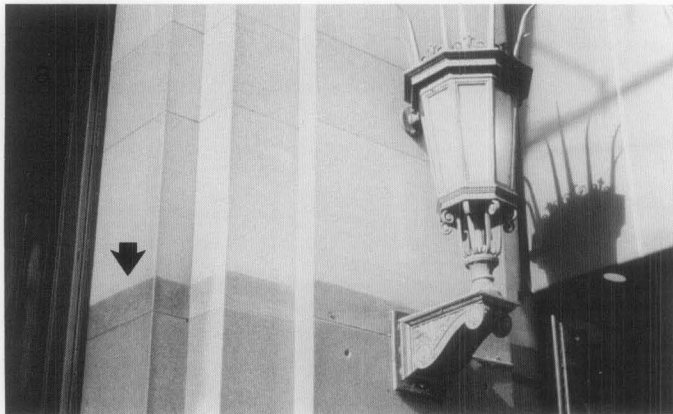


Figure 9. These photographs illustrate some of the problems inherent in clear barrier coatings. (a) The transparent coating applied to the lower portion of this granite entranceway has darkened it, thus changing the character of the historic masonry. (b) But it is not nearly so obvious or damaging to the building's historic character as the thick and shiny clear coating applied here which resembles a plastic sheathing over the brick. Scratches are highly visible and a surface haze indicates that the coating has begun to deteriorate. (c) This transparent coating is peeling and has failed completely; not only is it an eyesore, but it may also be hard to remove from the brick. Photos: (a-b) Mark A. Weber, (c) Martin E. Weaver.

invisible, and do not change the natural appearance of the masonry. Although less durable than solvent-borne coatings, they are water-vapor permeable (breathable), and may be reapplied to the masonry surface immediately after removing graffiti, while the surface is still damp.

However, extreme caution must be exercised before applying a transparent barrier coating. Experimental test applications should always be tried first on discrete areas that are not highly visible, and the treated areas evaluated over a period of time. Laboratory test results on the performance of coatings applied to samples of like masonry types may be useful to some extent. But because the tests are carried out in a controlled environment, they may not be as accurate or reliable as tests actually carried out on-site where the factors of weather and pollution are the same as those at the location where the coating will be used. If circumstances warrant, and the use of a barrier coating is determined necessary, an architectural conservator should evaluate the test performance of a variety of coatings before selecting one to be applied to historic masonry. Because of the potential for disfigurement, owners of landmark-designated buildings are required by some preservation review boards and landmark commissions to obtain approval before they apply a barrier coating.

Pigmented Coatings. A pigmented barrier coating may be used on masonry as a permanent, preventive barrier coating, or as a *temporary* means of concealing graffiti until it can be removed.

Like a transparent barrier coating, a pigmented barrier coating facilitates the removal of graffiti because graffiti does not adhere well to it. Pigmented barrier coatings that are water-vapor permeable may sometimes be used as a *permanent* barrier coating on non-historic masonry where there is

frequent recurrence of graffiti, and when constant surveillance is not possible (Fig. 10). Although there are some instances in which pigmented barrier coatings may be appropriate on painted historic masonry, they are **not** recommended for unpainted historic masonry because they will change the appearance of the masonry. There is also another kind of pigmented coating that is specially formulated to be used as a *temporary* measure to conceal graffiti that cannot be removed right away. This temporary, vapor-permeable paint is removed when the graffiti is removed.

Pigmented coatings are also not generally recommended as a permanent measure to cover up graffiti. Some graffiti materials, particularly felt markers, bleed through the coating; and repeated applications of the coating or paint can result in a heavy paint build-up on a masonry surface. Another disadvantage of using paint or a pigmented coating to hide graffiti is that it usually appears as an obvious patch on unpainted masonry and tends to attract more graffiti unless the paint can be applied in a discrete, and well-defined area (Fig. 11). If incompatible with either the masonry or the graffiti, such a coating may peel off the masonry surface in an unsightly manner. Like transparent coatings, pigmented coatings may be difficult or impossible to remove completely once their performance or appearance is no longer satisfactory (Fig. 12).

Preventing and Controlling Graffiti

Experience shows that prompt removal of graffiti is one of the most effective measures against its recurrence. Graffiti that is not removed quickly tends to attract more graffiti. Often motivated by a need to have their work seen, graffitiists tend to be discouraged from repeating their efforts in a location where their work is quickly removed.



Figure 10 (a) It may be appropriate to consider the application of a barrier coating in order to facilitate removal in some out-of-the-way locations where full-time security is not possible, such as this stairway and bridge underpass next to the C&O Canal. (b) Overpainting graffiti on the stone wall at the left has not been successful; it has resulted in highlighting the defaced stones, thereby attracting more graffiti. Photos: Anne Grimmer.



Figure 11. (a) The first floor of this limestone storefront was painted in an effort to cover graffiti. However, because the paint is poorly matched to the color of the building stone, it is highly visible and now acts as a "magnet" for new graffiti. (b) Similarly, the lowest horizontal band on this stone building, overpainted to cover graffiti, has also attracted more graffiti. Photos: (a) Mark A. Weber, (b) Martin E. Weaver



Apart from removal, effective graffiti-prevention measures can be considered under two headings. The first consists of physical measures involving maintenance, lighting, security and the erection of barriers on or around the property itself. The second focuses on community awareness programs that include neighborhood patrols, community service programs and educational programs in the schools.

Maintenance and Security. Neglect invites vandalism, whereas a well-maintained property encourages civic pride. Thus, careful attention should be given to establishing regular maintenance programs which do not allow properties to reach a point of obvious deterioration or abandonment. Cyclical maintenance also makes good sense economically.

Graffiti is less likely to occur if graffitiists can be clearly seen. It is often recommended that accessible, graffiti-prone areas be illuminated with floodlighting or spotlights. Graffiti may also be reduced or prevented by the presence of security guards, park rangers or police officers, or by the

visible presence of surveillance cameras. Publicity about arrests and punitive measures against the graffitiists, and the general vigilance of the security system may also reduce graffiti.

If they are historically appropriate and compatible with the historic property, soft barriers in the form of low, possibly thorny, shrubs and bushes or other forms of landscaping and planting may be effective deterrents. Such plantings can make it difficult to reach the property by any route other than the approved secure one. Hard barriers provided by fences and transparent screens or shields, such as clear acrylic or other polycarbonate sheets, may also afford some degree of protection. But these can have a negative aesthetic impact on the property's appearance, particularly if the barriers themselves become disfigured by graffiti.

Community Awareness. Community action and education often play an important role in a successful anti-graffiti program. Neighborhood watches can effectively deter graffitiists, and can help police and other security agencies in

the detection and prevention of graffiti. Intensive public campaigns against graffiti, including presentations in schools, developing programs to foster community pride, and sentencing offenders to remove graffiti in their own community can also be useful. Publicity concerning arrests of graffiti artists can be a useful preventive tool. (But, on the other

hand, frequent newspaper coverage of graffiti outbreaks or even of new community efforts at deterring graffiti can sometimes have the opposite effect by challenging the "creativity" of graffiti artists.) Community groups trained in proper cleaning techniques can also assist property owners in prompt and non-damaging graffiti removal.

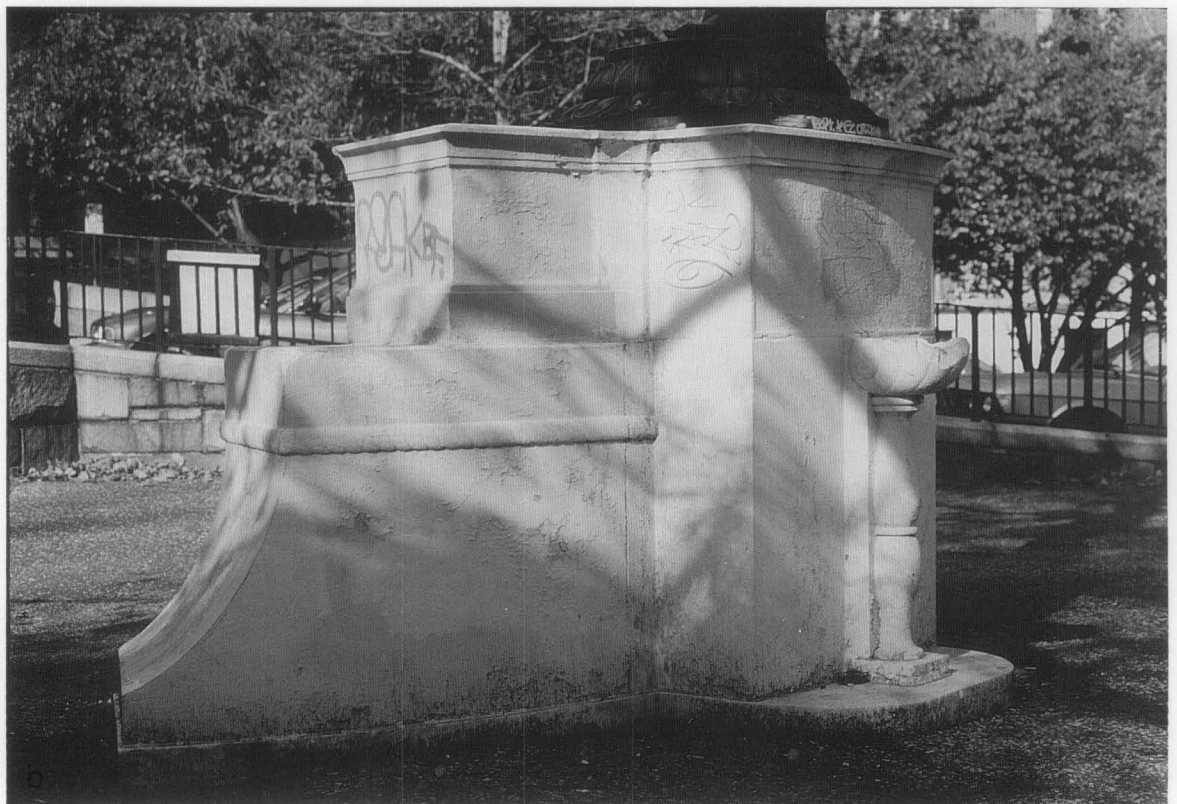


Figure 12. (a) Graffiti that was overpainted has been exposed here as a result of the coating's failure. The uneven edges where the overpainting has peeled away will make inconspicuous touch-up difficult. (b) The unsightliness of graffiti bleeding through layers of cracked and peeling paint makes an obvious point that using a pigmented coating was not an appropriate maintenance technique for this stone sculpture base. Photos: (a) Martin E. Weaver, (b) Judith M. Jacob.

Tips for Successful Graffiti Removal

- It is important to pre-wet the masonry surface when using an alkaline paint remover; it is also advisable to pre-wet the masonry surrounding a graffitied area to dilute the effect of any cleaning agents that might be inadvertently splashed or spilled on the unsoiled surface. **Do not wet the area to be cleaned if the cleaning agent is solvent-based or incompatible with water.**
- Always rinse the cleaning agent off the masonry surface starting at the bottom and moving up. This prevents the cleaning agent from running down and staining a lower surface.
- Air temperature can be a factor in graffiti removal. Most paint removers do not work when the air temperature is either very cold or very hot. This may sometimes explain why a method that worked in one instance may not be effective again in another, similar situation.
- Variations within the same type of stone, such as bedding planes, density, finish, or degree of weathering, may explain why some areas of the same stone sometimes clean better than others.
- Even if advance testing has been done and a treatment plan exists, at least some on-the-spot testing will probably be necessary.
- Mortar joints react differently from masonry units, and may require a different cleaning material and/or method to be cleaned effectively.
- Graffiti removal may result in an obviously "clean" spot. Always clean the entire masonry unit that is bounded by mortar joints (but not the joints themselves, unless necessary). The prominence of the clean spot may be minimized by fanning the cleaning out from the spot, and "feathering" it by gradually reducing the strength or thoroughness of the cleaning.
- If it is not possible to completely remove all traces of graffiti without removing some of the masonry surface, it may be preferable to leave the masonry alone. Some graffiti ghosts become less noticeable with time due to fading of the dyes used in paints and markers. Sometimes it may be possible to conceal more obvious graffiti ghosts with carefully-matched paint.
- After graffiti removal, the masonry surface should always be tested with pH strips to make sure all the cleaning materials have been completely removed. Non-staining pH strips, available from chemical supply companies, will indicate whether acids or alkalis remain on the masonry surface.
- Although alkaline paint removers are sometimes ineffective on modern formulations of aerosol paints, they can work well in removing multi-layered graffiti because they last longer.
- What removes graffiti in one instance may not always work again even in what appears to be an identical situation.
- More than one cleaning material and technique may be required to clean a heavily graffitied area if different materials were used to make the graffiti. For example, shapes are often outlined with broad-tip felt markers and then filled in with spray paint.
- Effective graffiti removal often depends on trial-and-error testing, as well as a knowledge of masonry materials, graffiti materials and cleaning techniques.

Suggestions for Removing Graffiti from Historic Masonry

Graffiti	Removal Method	Health and Safety Cautions
Pencil	<ol style="list-style-type: none"> 1. <i>Erase</i> with non-abrasive pencil eraser. 2. <i>Wash</i> with water and non-ionic detergent. 3. <i>Rinse</i> with water. 	None.
Chalk/Pastel (not wax or oil-base)	<ol style="list-style-type: none"> 1. <i>Brush</i> off with bristle brush. 2. <i>Wash</i> with water and non-ionic detergent. 3. <i>Rinse</i> with water. 	None.
Paint Spray (aerosol) Non-spray paint	<ol style="list-style-type: none"> 1. <i>Poultice</i> with paint remover*, organic solvent, or petroleum-based compound**. 2. <i>Rinse</i> with water, denatured alcohol or mineral spirits. 3. <i>Wash</i> with water and non-ionic detergent. 4. <i>Rinse</i> with water. 	<p>+See cautions below for NMP, solvents and petroleum-based compounds.</p> <p>Wear proper respirator, gloves and eye protection.</p>
Permanent (felt-tip) Marker	<ol style="list-style-type: none"> 1. <i>Wash</i> with water and non-ionic detergent, if necessary. 2. <i>Poultice</i> with bleach***, paint remover*, organic solvent or petroleum-based compound**. 3. <i>Wash</i> with water and non-ionic detergent. 4. <i>Rinse</i> with water. 	<p>+See cautions below for NMP, solvents and petroleum-based compounds.</p> <p>Bleach is corrosive, causes chemical burns, and forms toxic gases (chlorine). Wear proper respirator, gloves and eye protection.</p>
Water Soluble (felt-tip) Marker	<ol style="list-style-type: none"> 1. <i>Wash</i> with water and non-ionic detergent. 2. <i>Poultice</i> with bleach***. 3. <i>Wash</i> with water and non-ionic detergent. 4. <i>Rinse</i> with water. 	<p>Bleach is corrosive, causes chemical burns, and forms toxic gases (chlorine). Wear proper respirator, gloves and eye protection.</p>
Ballpoint Pen	<ol style="list-style-type: none"> 1. <i>Erase</i> with non-abrasive pencil eraser. 2. <i>Poultice</i> with organic solvent or petroleum-based compound**. 3. <i>Wash</i> with water and non-ionic detergent. 4. <i>Rinse</i> with water. 	<p>+See cautions below for NMP, solvents and petroleum-based compounds. Wear proper respirator, gloves and eye protection.</p>
Crayon Lipstick Shoe Polish	<ol style="list-style-type: none"> 1. <i>Poultice</i> with denatured alcohol, paint remover* or organic solvent**. 2. <i>Wash</i> with water and non-ionic detergent. 3. <i>Rinse</i> with water. 	<p>+See cautions below for NMP, solvents and petroleum-based compounds. Wear proper respirator, gloves and eye protection.</p>

* Paint Remover based on N-methyl-2-pyrrolidone (NMP).

** Organic Solvent such as acetone, lacquer-thinner, or petroleum-based compound such as dimethyl adipate.

*** Bleach such as calcium hypochlorite.

+ N-methyl-2-pyrrolidone (NMP) is mildly toxic and may have adverse reproductive effects.

Solvents and petroleum-based compounds have toxic vapors, are flammable, and require well-ventilated conditions.

These are *suggestions* to assist in graffiti removal. Methods should always be tested first under the supervision and guidance of an architectural conservator.

Summary

Although rapid graffiti removal is the most effective weapon in eliminating graffiti and preventing its recurrence in the same location, hasty, untested removal attempts can disfigure and cause harm to historic masonry. Thus, it is important that the owner or manager of a historic masonry building or structure be prepared with a plan to ensure the prompt removal of graffiti when it occurs. Regularly scheduled maintenance and cleaning programs to eliminate graffiti from historic masonry properties may be assisted by the installation of physical barriers, security systems and

lighting, as well as increased community involvement. Successful graffiti removal from historic masonry requires knowledge of a variety of cleaning methods and materials, and an awareness that what works to remove graffiti from one kind of masonry surface may not remove it from another. By testing different cleaning methods in advance, treatment plans will be available, when needed, to provide guidance for safe and sensitive graffiti removal from historic masonry.

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This publication has been prepared pursuant to the National Historic Preservation Act of 1966, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. Comments on the usefulness of this publication may be directed to: Technical Preservation Services, Preservation Assistance Division, Center for Cultural Resource Stewardship and Partnerships, National Park Service, P.O. Box 37127, Washington, DC 20013-7127, or Technical Services Center, New York Landmarks Conservancy, 141 Fifth Avenue, NY, NY 10010. This publication is not copyrighted and can be reproduced without penalty. Normal procedures for credit to the author, the National Park Service, and the New York Landmarks Conservancy are appreciated.

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*The word *graffito* (*graffiti*, plural) — is derived from the old Italian diminutive of *graffio* — to scratch, and the Latin *graphire* — to write. *Graffiti* in contemporary usage has come to mean an inscription, drawings, or markings. Except in very formal or technical applications, *graffiti* is generally considered a "mass" noun and paired with a singular verb.

DEMOLITION NOTES

GENERAL NOTES

- WHERE EXISTING BLDG. COMPONENTS ARE TO BE REMOVED; PATCH & REPAIR THE SURFACES TO MATCH EXISTING FINISH, UNLESS NEW FINISHES ARE CALLED FOR IN THE FINISH SCHEDULE.
- REMOVE EXISTING BLDG. COMPONENTS AS INDICATED, IMPLIED OR AS REQUIRED SCHEMATICALLY SHOWN AS DASHED LINES. FIELD VERIFY ALL LOCATIONS.
- THE ELECTRICAL & MECHANICAL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CORE DRILLING FOR PIPING & CONDUIT INSTALLATION.
- ALL OTHER CUTTING, PATCHING & FINISHING, U.N.O. SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- SHORING OF EXISTING STRUCTURE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ASBESTOS AND LEAD TESTING HAVE BEEN CONDUCTED ON SITE AND IT HAS BEEN DETERMINED THAT THERE ARE SOME AREAS OF CONCERN ON SITE. REFERENCE SPECIFICATIONS FOR ASBESTOS AND LEAD REPORTS, CONTRACTOR TO INCLUDE IN THEIR BID, COSTS FOR ABATEMENT, REMEDIATION, CLEARING AND PROPER DISPOSAL OF ANY HAZARDOUS MATERIAL.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE DEMOLITION BY DIFFERING TRADES.
- CONTRACTOR COORDINATE SCHEDULE & LOCATION OF ANY OR ALL EXISTING RECEPTACLES, SWITCHES, DEVICES, ETC. PRIOR TO DEMOLITION, RELOCATE OR ABANDON ACCORDINGLY.
- EXISTING SALVAGED BRICK TO BE STOCK PILED FOR RE-USE.
- COORDINATE & REFERENCE MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION ITEMS AND DETAILS.
- REMOVE ALL EXISTING EQUIPMENT, LIGHTS, CONDUIT, DEBRIS, PIPING, DUCTWORK, ETC. THAT REMAINS IN THE BUILDING, ROOF AND EXTERIOR WALLS.
- MEDIA BLAST (PER PRESERVATION BRIEFS) ALL GRAFFITI FROM EXTERIOR AND INTERIOR WALLS.
- REBUILD EXISTING HEAD/SILL/JAMBS AT WINDOW AND DOOR OPENINGS AS NEEDED TO PREP FOR THE INSTALLATION OF NEW DOORS/WINDOWS.

GENERAL & BASEMENT

- REMOVE ALL EQUIPMENT, LIGHTS, CONDUIT, DEBRIS, PIPING, DUCTWORK, ETC.
- MEDIA BLAST GRAFFITI (PER PRESERVATION BRIEFS) OFF ALL WALLS.
- REMOVE ALL EXISTING EQUIPMENT, DEBRIS, ETC. IN BASEMENT. MAKE REPAIRS AT JOISTS, BEAMS, COLUMNS, FOUNDATION WALLS, ETC. AS NEEDED. CLEAN UP FLOOR, WALLS, ETC.
- REPAIR EXISTING STAIRS TO BASEMENT AS NEEDED FOR SAFE ACCESS.

ROOF, STAIRS, ELEVATOR, EQUIPMENT

- REMOVE EXISTING ROOFING, VENTS, PIPING, FLASHING, ETC. TO DECK. REPAIR ANY DAMAGE, VOIDS, HOLES, ETC. IN DECK & MAKE WATER TIGHT. PREP FOR NEW FLASHING, INSULATION & ROOFING SYSTEM.
- REMOVE EXISTING MTL GUTTER & DOWNSPOUT. PREP FOR NEW.
- REMOVE EXISTING MTL SCUPPER & DOWNSPOUT. PREP FOR NEW.
- REMOVE EXISTING FIRE ESCAPE, ASSOCIATED BRACKETS, ANCHORS, AND ATTACHMENTS, TUCKPOINT.
- REMOVE EXISTING STEEL STAIR, STRINGERS, PANS, ETC. BETWEEN FLOOR 1 & 2. PREP EXISTING OPENING FOR NEW STAIR & RAILING.
- EXISTING STAIR & RAILING TO REMAIN.
- REMOVE EXISTING SKYLIGHTS. REPAIR OPENING TO MATCH ADJACENT STRUCTURE & MAKE WATER TIGHT. REF. STRUCT.
- REMOVE & SALVAGE PORTION OF EXISTING RAILING FOR NEW STAIR.

WALLS

- SAWCUT & REMOVE PORTION OF EXISTING BRICK, MASONRY, AND PLASTER WALL BELOW THE WINDOW OPENING FOR NEW DOOR OPENING TO NEW ROOF-TOP PATIO.
- SAWCUT & REMOVE PORTION OF EXISTING BRICK, MASONRY, PLASTER WALL FOR NEW WINDOW OPENING.
- SAWCUT & REMOVE SMALL PORTION OF BRICK ALONG SIDE OF WINDOW OPENING TO PREP WINDOW FOR NEW 3'-4" WIDE FRAME AND 3'-0" WIDE EXIT DOOR.

WINDOWS

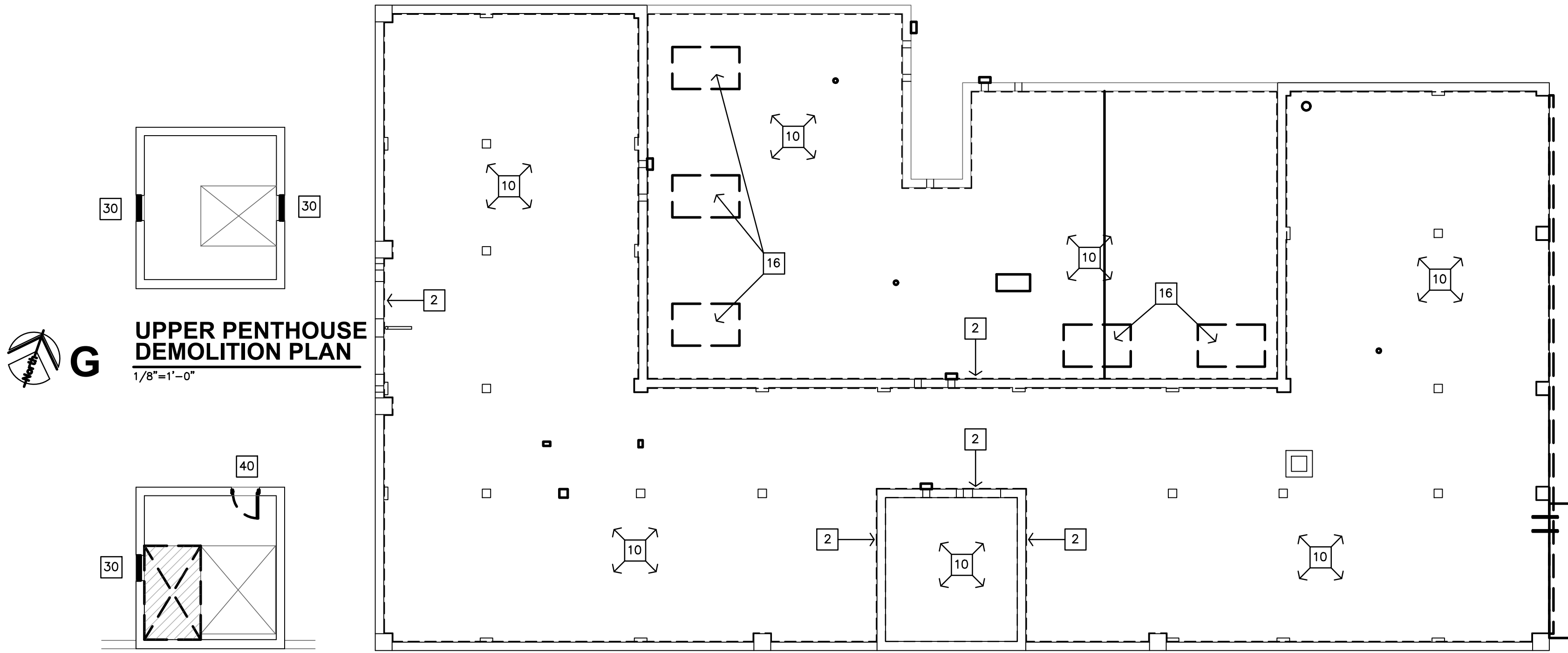
- REMOVE EXISTING WINDOW UNIT, OR REMNANTS OF WINDOW FRAME. CLEAN & PREP MASONRY FOR NEW WINDOW/DOOR INSTALLATION.
- REMOVE EXISTING PLYWOOD/METAL INFILL, CLEAN & PREP ORIGINAL MASONRY OPENING. PREP MASONRY OPENING FOR NEW STOREFRONT, DOOR, WINDOW, ETC.

DOORS

- REMOVE EXISTING DOOR, COMPLETE WITH ATTACHMENTS, HARDWARE, ANCHORS, ETC., FILL HOLES CLEAN & PREP MASONRY FOR NEW WINDOW/DOOR INSTALLATION.

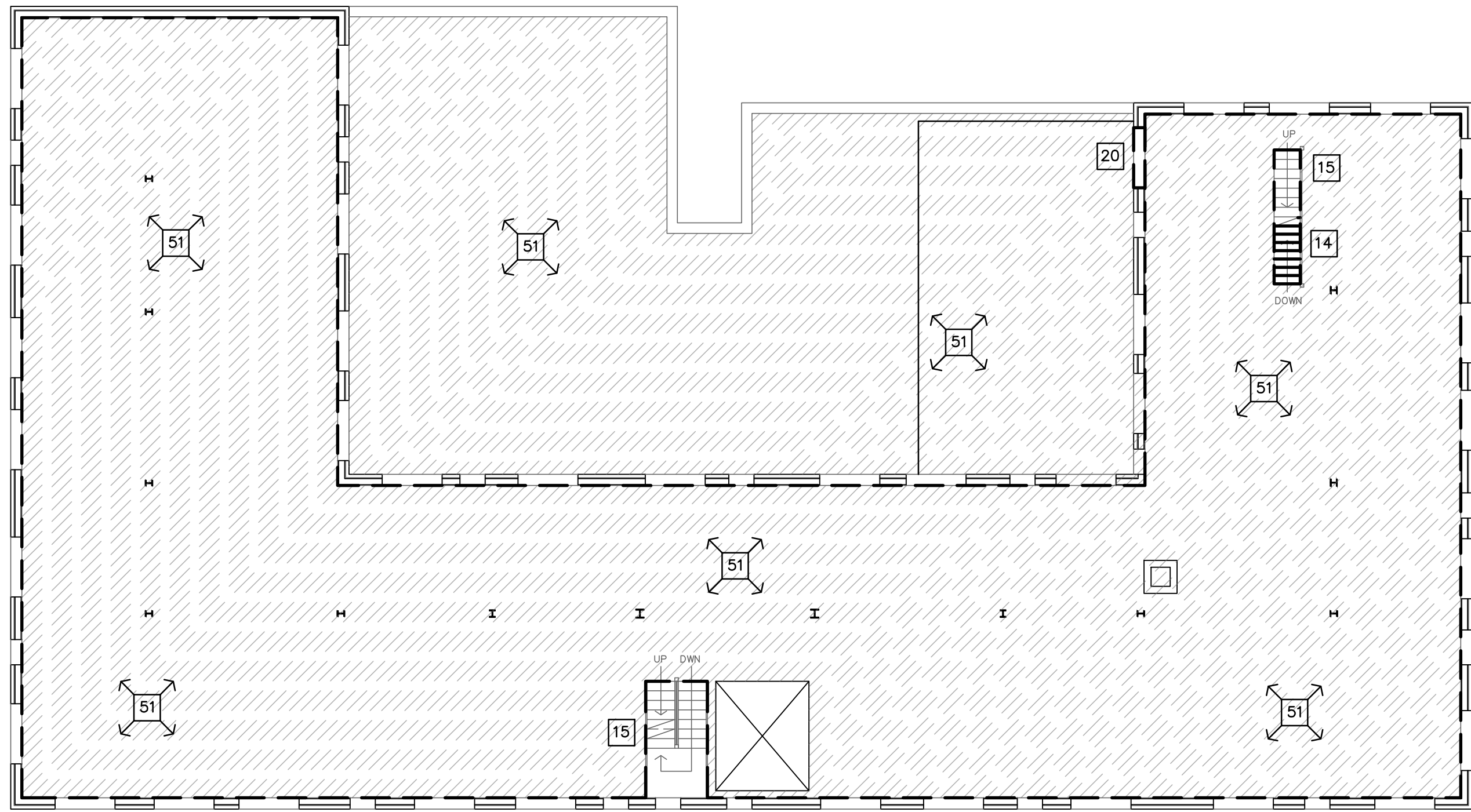
FLOORS

- EXISTING TERRAZZO FLOORING (SHOWN AS DOTTED HATCH) TO BE PROTECTED DURING CONSTRUCTION. SAWCUT/GRIND ANY RAISED AREAS AT REMOVED WALLS. PROTECT, CLEAN, PATCH AND REPAIR AS NEEDED. REMOVE ANY EXISTING FLOORING, GLUE, ETC. TO ORIGINAL TERRAZZO FLOOR. PROTECT, CLEAN & REPAIR AS NEEDED ORIGINAL TERRAZZO FLOOR. REFERENCE TERRAZZO PRESERVATION NOTES ON SHEET A2.0
- REMOVE ENTIRETY OF CONCRETE FLOOR/ROOF SLAB AND MESH REINFORCING AT THE 2ND & 3RD LEVELS (SHOWN AS ANGLED HATCH). PROTECT ADJACENT WALLS, PLASTER FINISH, AND BEAMS/COLUMNS DURING REMOVAL/CONSTRUCTION.

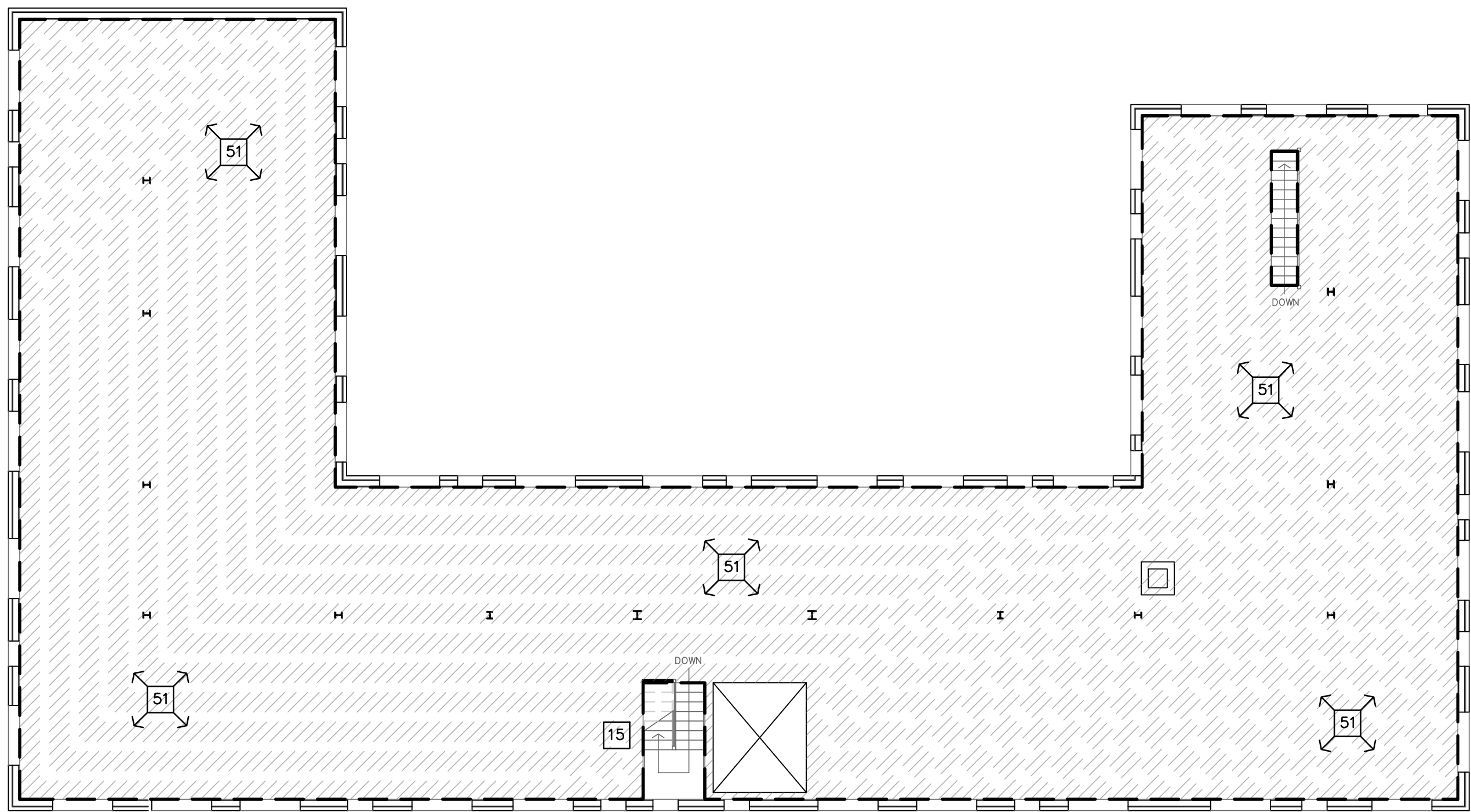


UPPER PENTHOUSE
DEMOLITION PLAN
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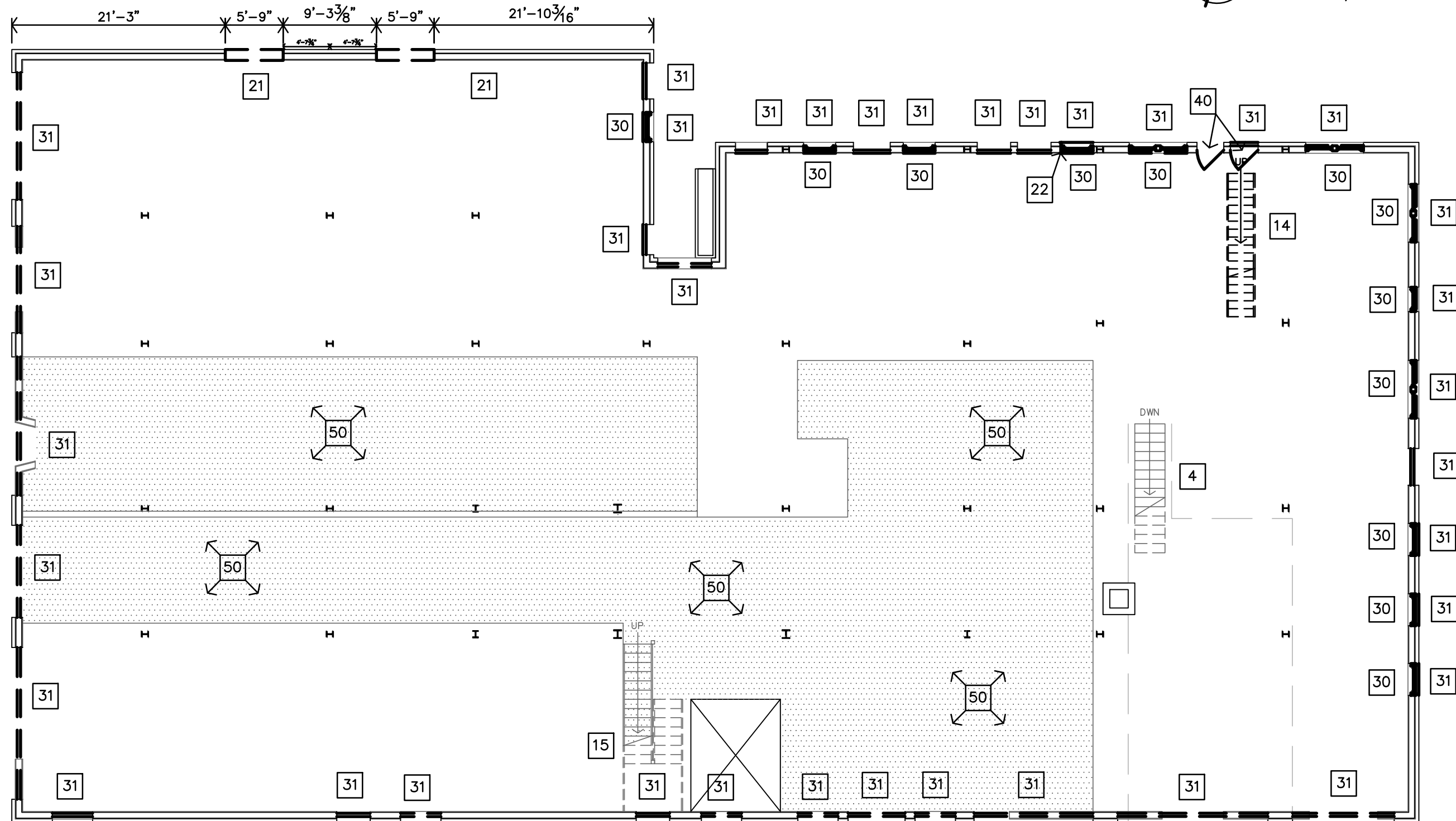
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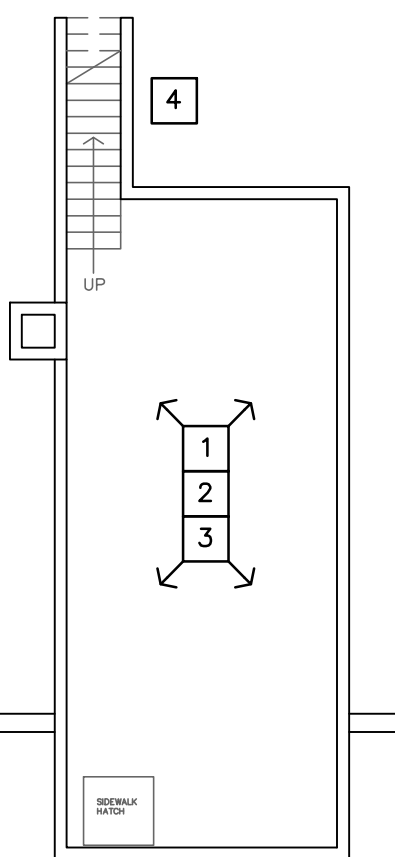
SECOND FLOOR
DEMOLITION PLAN
3/32"=1'-0"



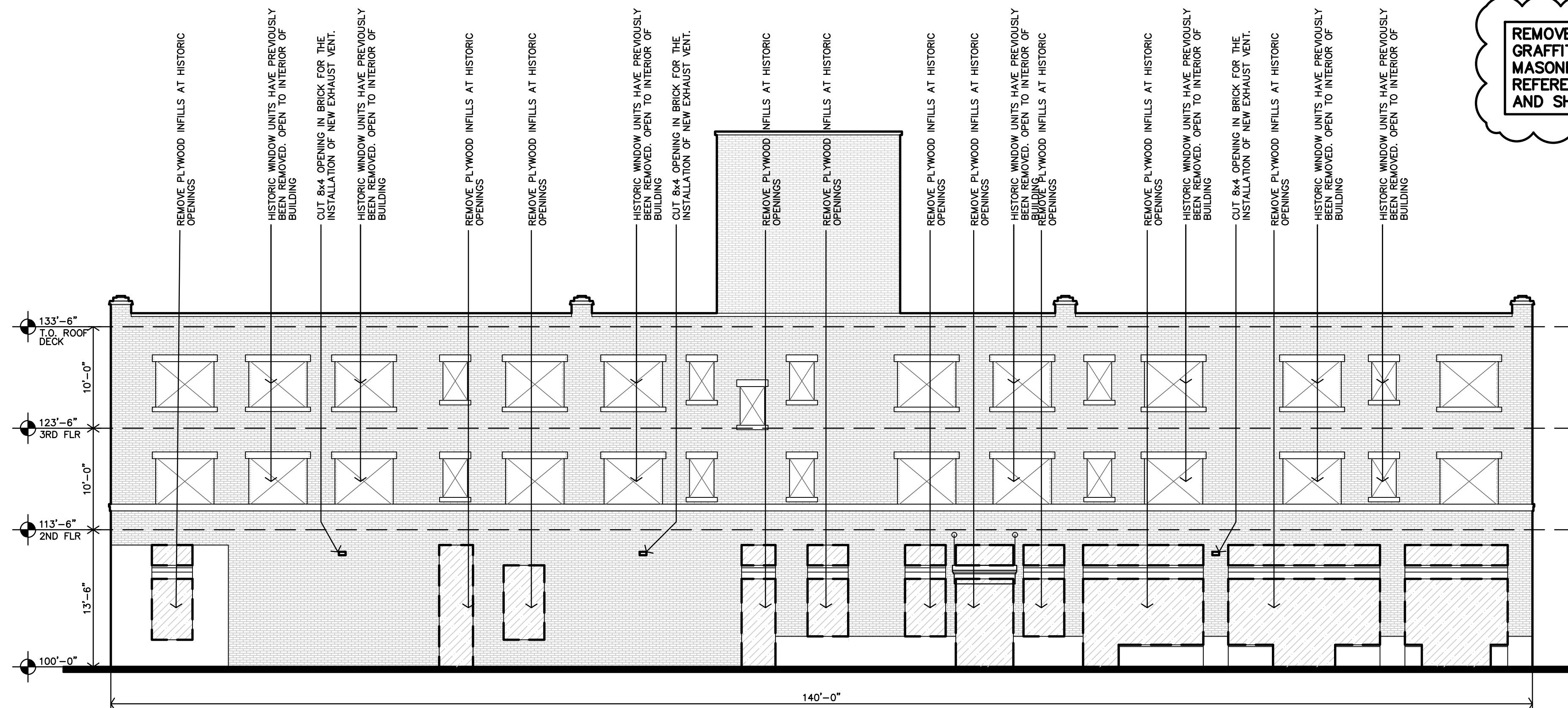
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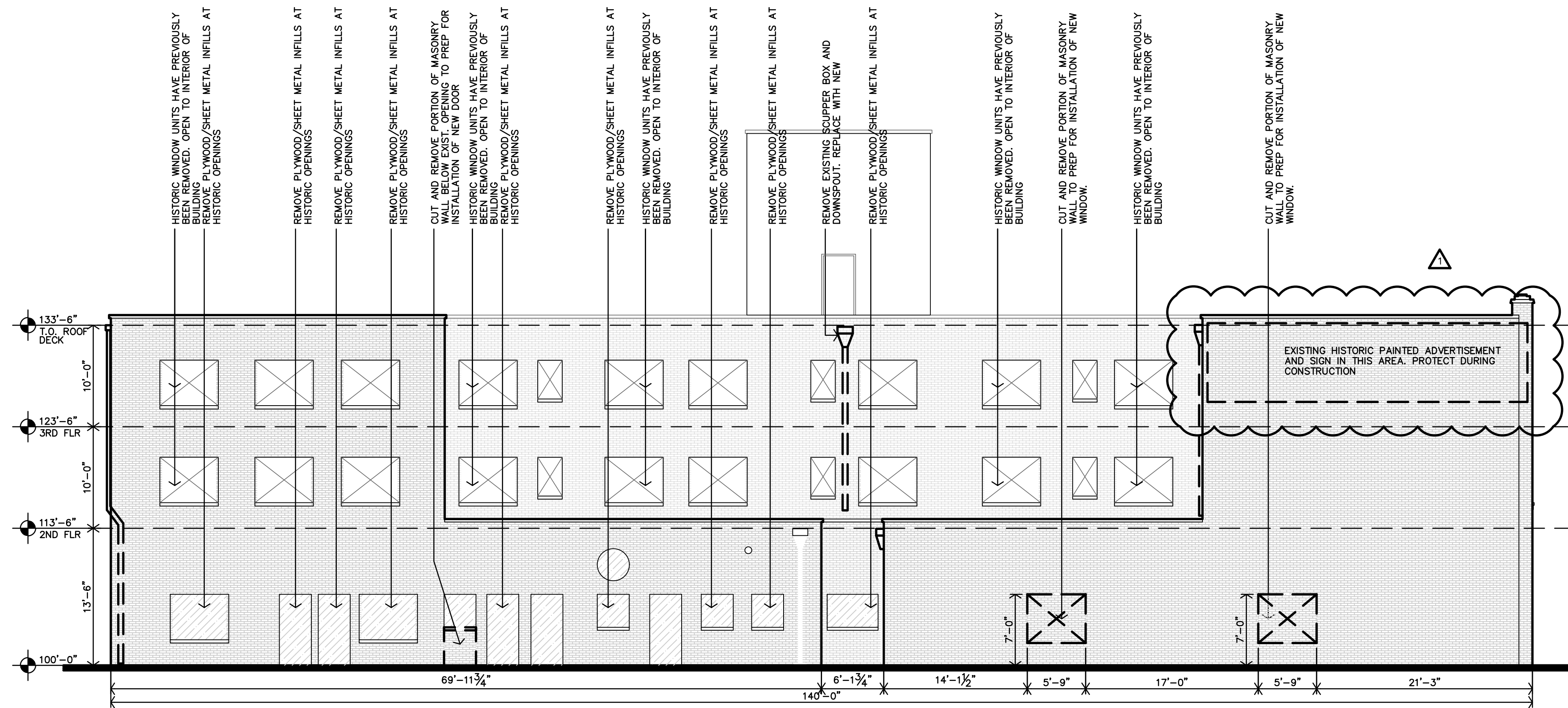
FIRST FLOOR
DEMOLITION PLAN
3/32"=1'-0"



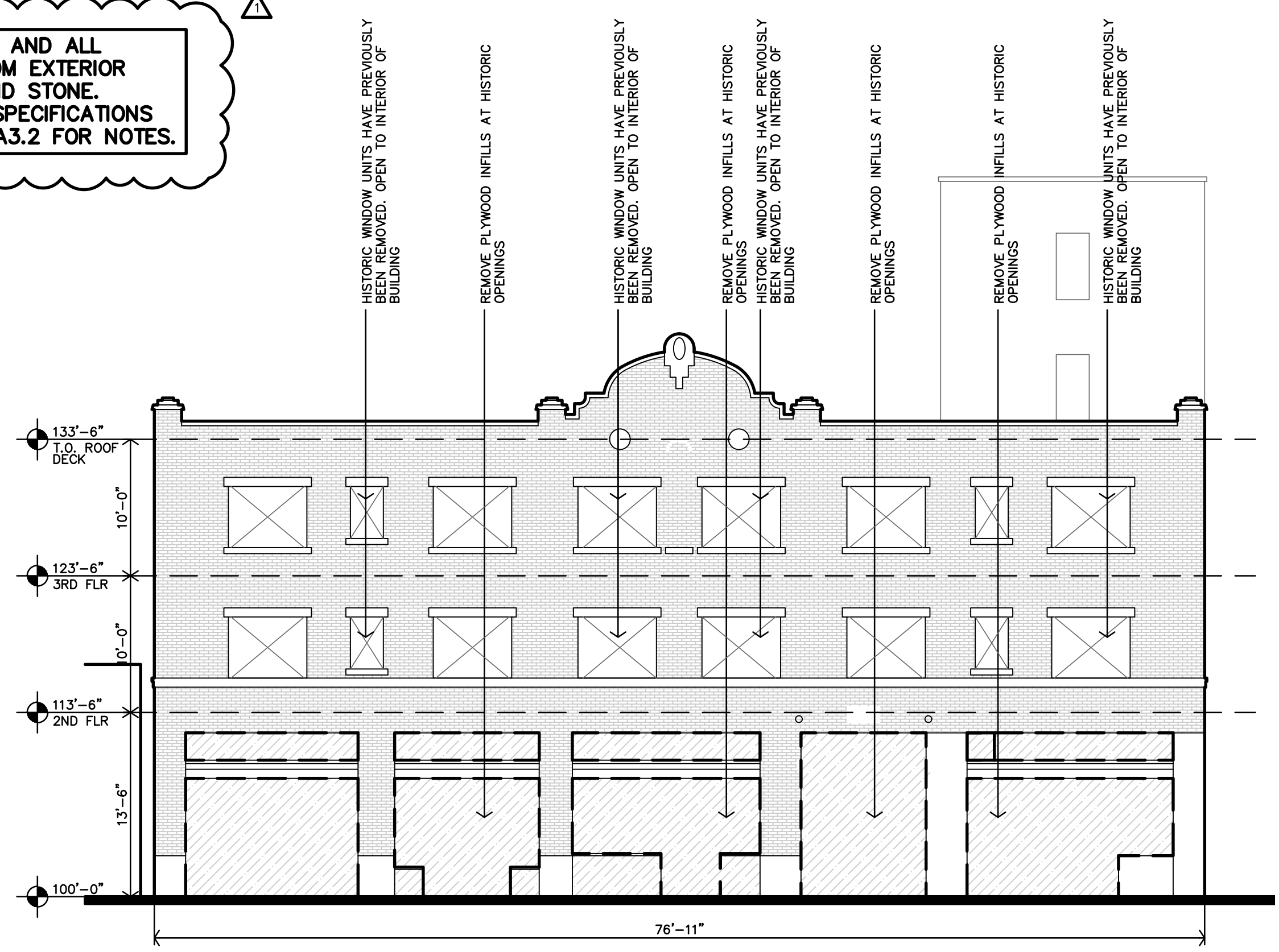
BASEMENT
DEMOLITION PLAN
3/32"=1'-0"



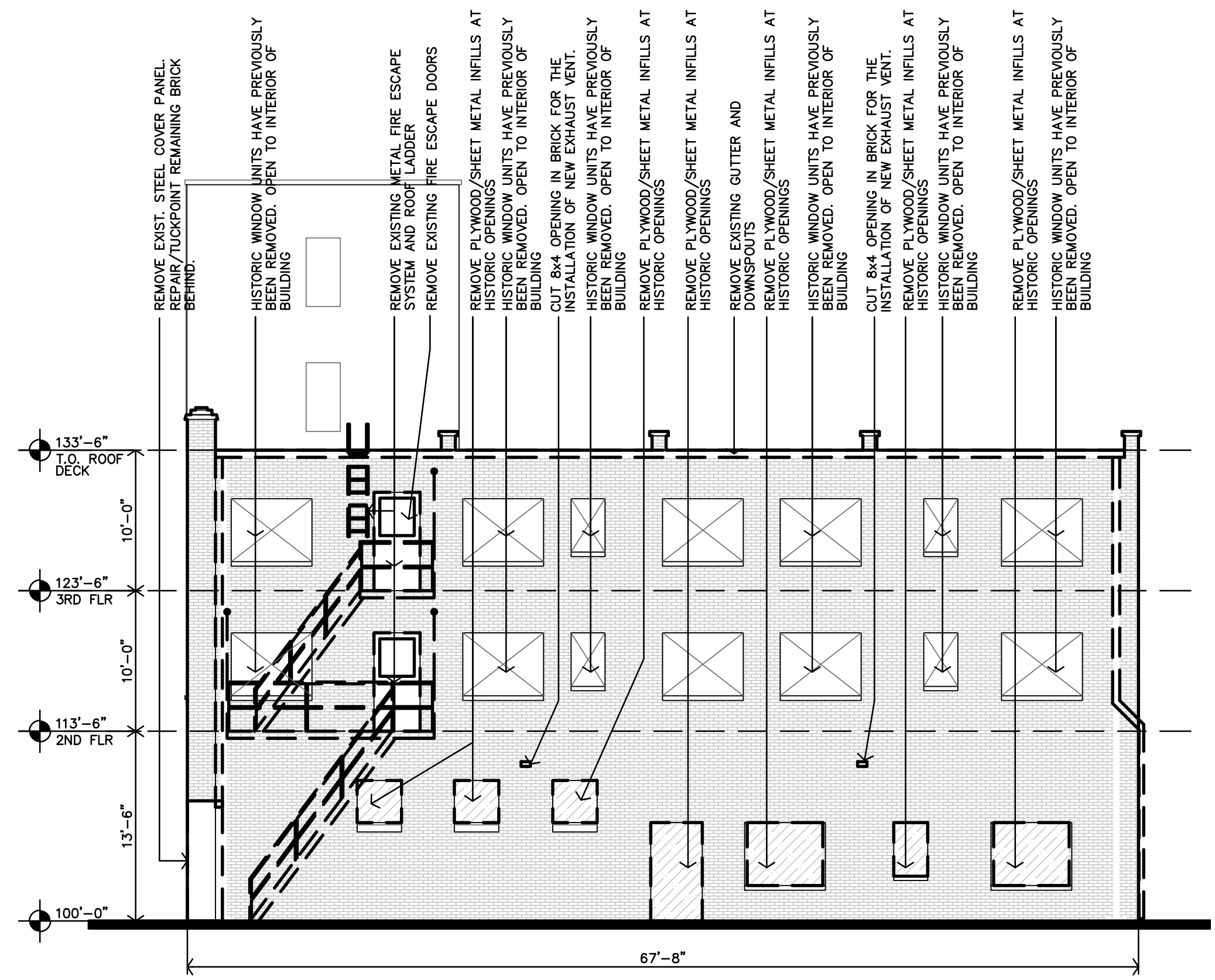
B DEMOLITION SOUTH ELEVATION
1/8"=1'-0"



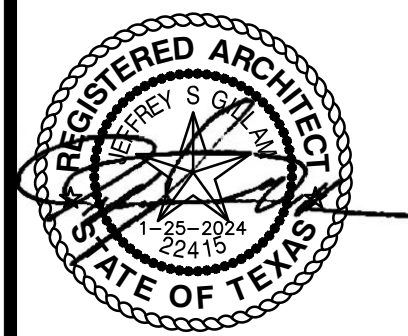
D DEMOLITION NORTH ELEVATION
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A DEMOLITION WEST ELEVATION
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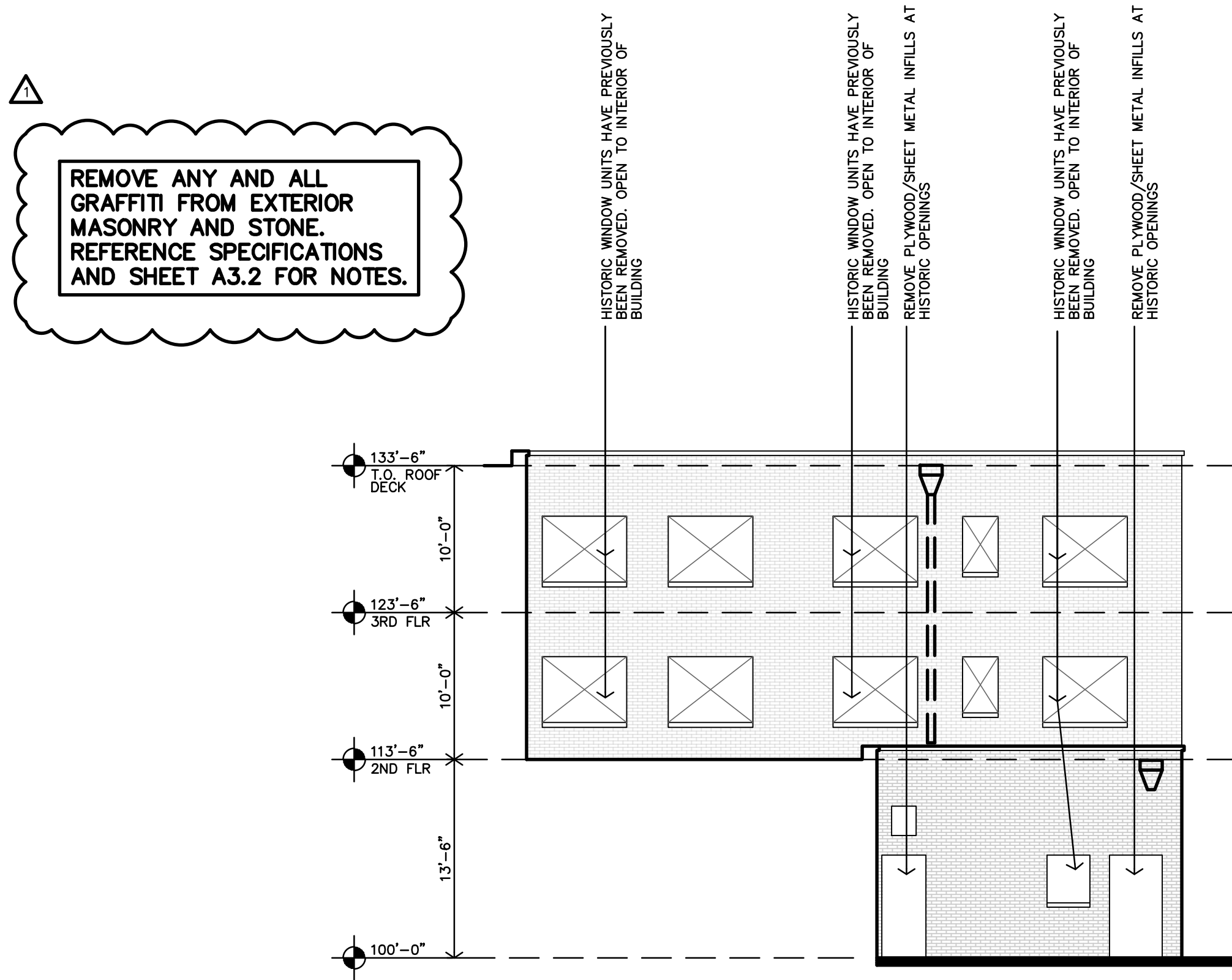
C DEMOLITION EAST ELEVATION
1/8"=1'-0"



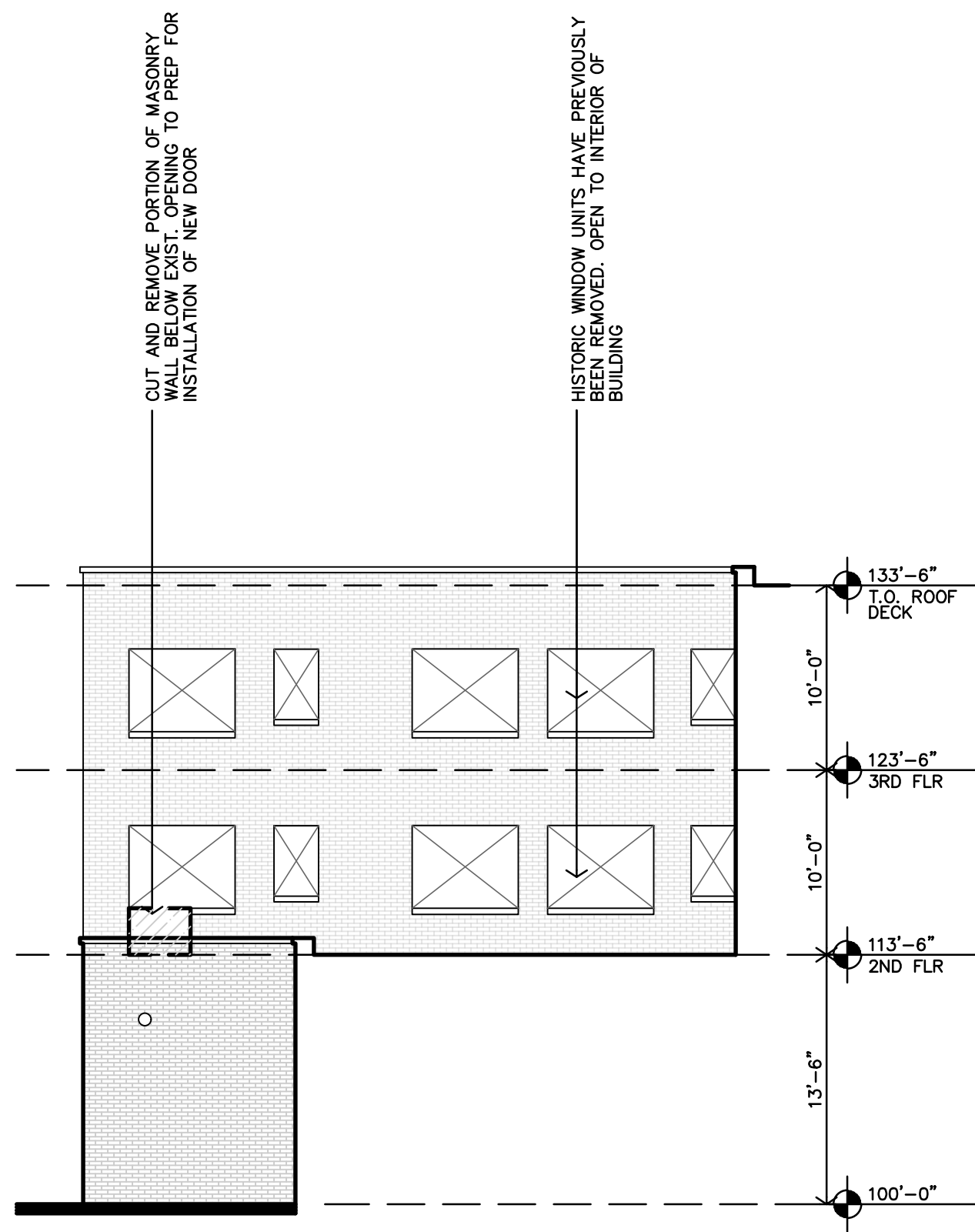
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DATE:	1-16-2024
JOB:	22-3281
SHEET NO.:	

ROOSEVELT LOFTS
HISTORIC REHABILITATION - APARTMENTS
SAN ANGELO, TEXAS





B DEMOLITION EAST ELEVATION
1/8"=1'-0"



A DEMOLITION WEST ELEVATION
1/8"=1'-0"



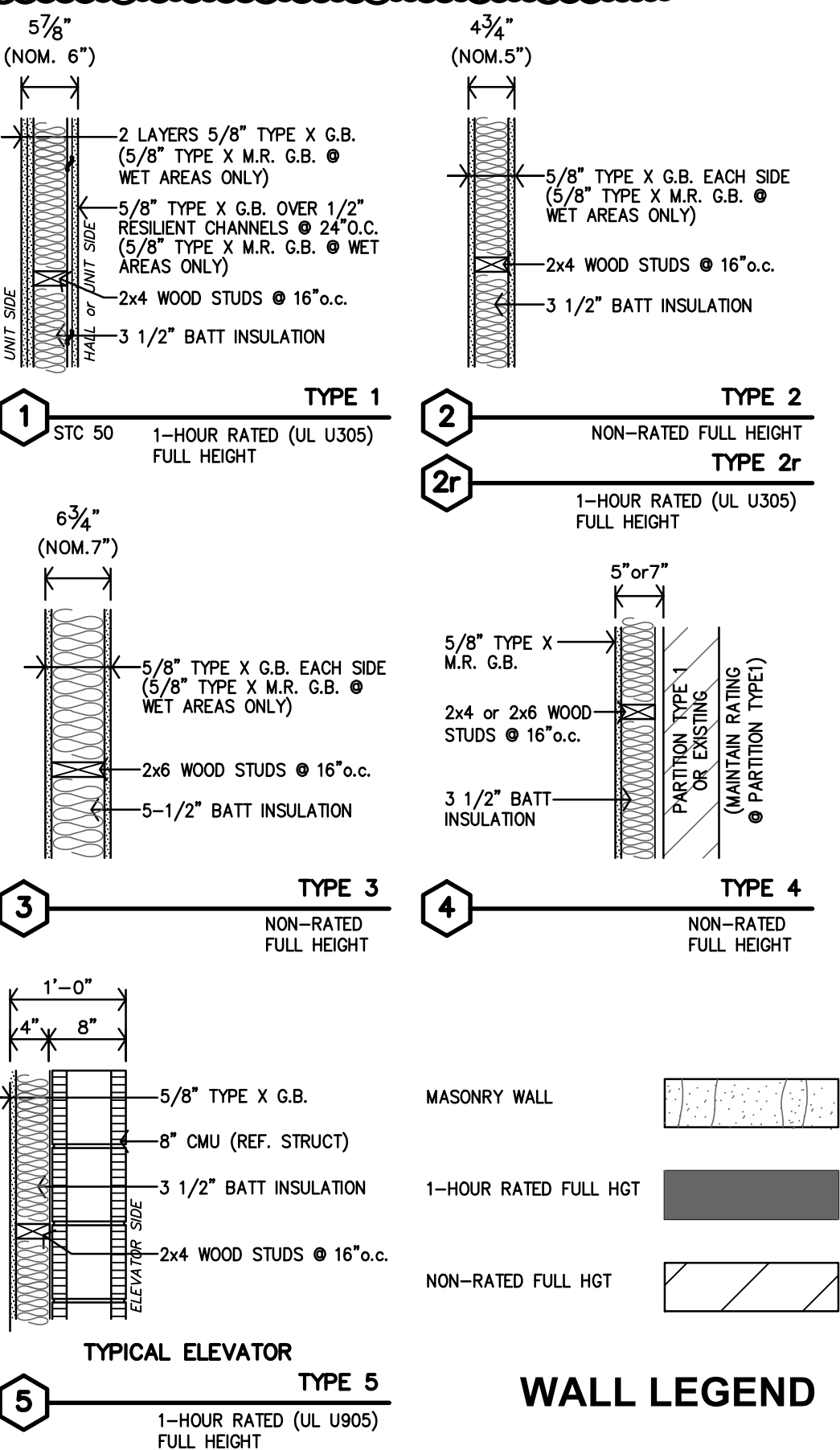
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ROOSEVELT LOFTS
HISTORIC REHABILITATION - APARTMENTS
SAN ANGELO, TEXAS

PARTITION SCHEDULE

- ALL WALLS TO BE EXTEND TO STRUCTURE, UNLESS NOTED OTHERWISE
- LOAD BEARING WALLS & FIRE PARTITIONS SHALL EXTEND TO DECK, SEALED SMOKE TIGHT.
- REF. SHEETS A9.4-A9.5 FOR RATED WALLS LOCATIONS & CODE INFORMATION
- ALTERNATE: INSTALL METAL STUDS IN PLACE OF WOOD STUDS.
 - 2x4 WOOD STUDS = 3-5/8" METAL STUDS
 - 2x6 WOOD STUDS = 6" METAL STUDS



WALL LEGEND

APT. KITCHEN MATRIX

REF. SHEETS A9.4-A9.5

TYPE	UNIT NO.		SIMILAR	MIRRORED
ACCESSIBLE TYPE 1	109			
TYPE 2	112,113,114,118,122,201,301			207,307
TYPE 3 (NOT USED)				
TYPE 4	127			
TYPE 5	123			
TYPE 6	126			
ACCESSIBLE TYPE 7	203	303		
TYPE 8	202,302			
TYPE 9	209,309			
TYPE 10	211,311			
TYPE 11	212,213,312,313			

APT. BATH MATRIX

REF. SHEETS A8.3-A8.6

TYPE	UNIT NO.		SIMILAR
ACCESSIBLE TYPE 1	109		
TYPE 2	112	118,122,126,212,312	
TYPE 3	113		
TYPE 4	202,302	201,301	
TYPE 5	127		
TYPE 6	123		
ACCESSIBLE TYPE 7	203	303	
TYPE 8	207,307	114	
TYPE 9	209,309		
TYPE 10	211,311		
TYPE 11	213,313		

HISTORIC PRESERVATION NOTES

STRUCTURE, MASONRY AND EXTERIOR WALLS

1. WORK SHALL NOT DAMAGE ANY EXISTING MASONRY, ORNAMENT OR CHARACTER-DEFINING FEATURES. CONTRACTOR TO PROTECT DURING CONSTRUCTION.
2. MASONRY REHABILITATION SHALL CONSIST OF SPOT REPOINTING AND REPAIR/REPLACEMENT OF ISOLATED DETERIORATION. ALL WORK SHALL CONFORM TO PRESERVATION STANDARDS OUTLINED IN THE NATIONAL PARK SERVICE PRESERVATION BRIEFS 1,2 & 6. DETERIORATED MORTAR SHOULD BE REMOVED TO SOUND MORTAR. NEW MORTAR SHOULD MATCH EXISTING IN COLOR, TEXTURE, COMPOSITION, AND JOINT PROFILE.
3. NATIONAL PARK SERVICE PRESERVATION BRIEF 2 SPECIFIES THE RECOMMENDED COMPOSITION OF MORTARS USED IN HISTORIC BUILDINGS.
4. ANY EXISTING BRICK/STONE TO BE REMOVED SHOULD BE SALVAGED FOR REUSE. IF EXISTING STONE IS DAMAGED BEYOND REPAIR, NEW MATERIAL MUST MATCH THE HISTORIC/EXISTING IN SIZE, COLOR, AND TEXTURE.
5. IF IT IS NECESSARY TO REMOVE PAINT, SOLING, OR BIO GROWTH FROM EXTERIOR BRICK/STONE, IT SHOULD BE ACCOMPLISHED USING THE GENTLEST MEANS POSSIBLE TO AVOID DAMAGING THE HISTORIC MASONRY. CONTACT AND REFER TO HISTORIC CONSULTANTS/SPECIALISTS FOR TREATMENT OPTIONS.
6. STUCCO REPAIR SHOULD BE ACCOMPLISHED IN ACCORDANCE WITH NATIONAL PARK SERVICE PRESERVATION BRIEF 22.

WINDOWS

1. ANY REMAINING WINDOWS ARE TO BE REMOVED AND REPLACED AS INDICATED ON THE DRAWINGS AND SPECIFIC KEYNOTES PER BUILDING LOCATION. NEW WINDOWS MUST MATCH EXISTING AS CLOSELY AS POSSIBLE IN CONFIGURATION, PROFILE, AND DIMENSION.
2. NEW WINDOWS MAY BE ALUMINUM OR ALUMINUM-CLAD WOOD.
3. GLASS IN WINDOWS MUST BE CLEAR, COLORLESS, AND NON-REFLECTIVE WITH NO LESS THAN 69% VLT AND NO GREATER THAN 1 1/2" VLR.

ALUM. STOREFRONT

1. THE MISSING STOREFRONT & TILE MAINSCOT AT THE FIRST FLOOR ALONG CHADBOURNE & COLLEGE AVE. ARE CHARACTER DEFINING FEATURES AND SHOULD RETAINED OR REPLACED IF MISSING, TO MATCH EXISTING.
2. ALL TRANSOMS ABOVE STOREFRONT SHALL BE REPLACED WITH NEW ALUMINUM STOREFRONT AND ETCHED/FROSTED GLAZING.
3. ALL DECORATIVE WOOD TRANSOM CANOPIES SHALL BE REPAIRED OR REPLACED.
4. WOOD CANOPY & ATTACHMENT ACCESSORIES AT THE SOUTH ENTRANCE IS TO BE RESTORED AND REPAIRED. NEW CANOPY IS TO BE INSTALLED AT THE WEST ENTRANCE TO MATCH THE EXISTING SOUTH CANOPY.

INTERIOR

1. NEW PARTITIONS SHOULD NOT INTERSECT WINDOWS. ANY PARTITION OR DROPPED CEILING THAT JOGS IN FRONT OF WINDOWS SHOULD BE HELD BACK A MIN. OF 3 FEET.
2. INTERIOR PLASTER WALLS SHALL REMAIN, BE REPAIRED AND REPLACED. FISHED TEXTURE, AND THICKENS TO MATCH EXISTING..
3. TERRAZZO FLOORS ON FIRST FLOOR SHALL BE GRINDED DOWN AT AREAS WHERE WALLS WERE REMOVED, CLEANED AND REPAIRED.
4. STAIR STRINGERS, PANS, RAILS (WEAR REMAINING) SHALL BE RETAINED IN MOST AREAS (REFERENCE PLAN). REPLACE MISSING RAILINGS, POSTS AND TOPPERS. CLEAN & REPAIR.

MECHANICAL, ELECTRICAL, PLUMBING

1. NEW HVAC SHALL RUN ABOVE CEILINGS AND DUCTS ARE NOT TO BE EXPOSED.
2. ROOFTOP EQUIPMENT SHALL NOT BE VISIBLE FROM GROUND.
3. ELECTRICAL CONDUIT SHALL RUN ABOVE CEILINGS AND WITHIN WALLS (EXCEPT AT PLASTER WALLS). EXPOSED CONDUIT SHALL BE PAINTED TO MATCH ADJACENT SURFACES.
4. NEW PLUMBING SHALL NOT BE EXPOSED.

ROOF

1. REPAIR OR REPLACE ROOF SURFACE AS NEEDED. NEW FLASHING AT BRICK/STONE PARAPET SHALL MATCH BRICK/STONE IN COLOR.
2. ANY NEW STRUCTURES, HVAC EQUIPMENT SHALL BE HELD BACK FROM THE PARAPET SO THAT IT IS MINIMALLY, IF AT ALL, VISIBLE FROM THE GROUND.

ARCHITECTURAL FLOOR PLAN NOTES

1. CONTRACTOR TO ENSURE THAT ALL PLUMBING WALLS AT EACH UNIT STACK FROM FLOOR TO FLOOR.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & EXISTING CONDITIONS.
3. INSTALL MATERIALS AND/OR FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR COMPLETE & FINISHED INSTALLATION.
4. ALL WORK SHALL BE IN CONFORMANCE W/ APPLICABLE BUILDING CODES & ORDINANCES.
5. ALL NEW CONSTRUCTION SHALL BE IN CONFORMANCE TO ADA REQUIREMENTS. REFERENCE ADA FOR TYPICAL MIN. CLEARANCE REQUIRED.
6. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS AND FIELD CONDITIONS NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH WORK SO THAT ANY ISSUES MAY BE CLARIFIED.
7. NEW DOORS ARE TYPICALLY LOCATED WITH HINGE-SIDE JAMB 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE OR REQUIRED TO MEET LATCH-SIDE CLEARANCE PER ADA.
8. MEO = INDICATES DOOR WITH MAGNETIC HOLD OPEN
9. EEC = FIRE EXTINGUISHER CABINET & EE = FIRE EXTINGUISHER.
10. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE W/ NFPA 10 & 2012 IBC, SECTION 906.1. REF. SHEET A2.1 CONTRACTOR TO VERIFY EXISTING FIRE EXTINGUISHER CABINET LOCATIONS AND SIZE WILL MEET FOR NEW EXTINGUISHER.
11. CONTRACTOR TO VERIFY EXISTING FIRE EXTINGUISHER CABINET LOCATIONS AND SIZE WILL MEET FOR NEW EXTINGUISHER.
12. FURNITURE SHOWN IS BY OWNER OR TENANT.
13. SUBMIT VERIFICATION THAT ALL CONSTRUCTION MATERIAL WILL MEET US EPA CRITERIA PARTICULARLY MATERIALS THAT WILL BE OBTAINED FROM INTERNATIONAL SOURCES. ALSO PROVIDE VERIFICATION THAT THE CONSTRUCTION WILL NOT RESULT IN OR CONTAIN HAZARDOUS MATERIALS.
14. ALL BLOCKING TO BE 2x8 FIRE TREATED

APARTMENT GENERAL NOTES

1. ALL WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO PROVIDE FIRE BLOCKING AT NEW PARTY WALL AT 10'-0" O.C., TYPICAL. CONTRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL AT ALL BACK TO BACK ELECTRICAL OUTLETS. PROVIDED AND INSTALL ALL FIRE BLOCKING AND DRAFTSTOPS PER 2021 IBC, SECTION 718.2.
3. ALL PENETRATIONS THRU RATED WALLS AND/OR FLOOR ASSEMBLIES SHALL BE FIRESTOPPED PER APPROVED U.L. DESIGNS.
4. FE = FIRE EXTINGUISHER, WALL MOUNTED, LOCATION TO BE APPROVED BY LOCAL FIRE MARSHALL. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE W/ NFPA 10 & 2012 IBC, SECTION 906.1.
5. KITCHEN & BATH RECEPTABLES ABOVE COUNTERTOP TO BE @ 44"max ABOVE FIN FLR.
6. ADAPTABLE UNITS: (ALL UNITS, EXCEPT FOR ACCESSIBLE UNIT)
 - KITCHEN & BATH - REMOVABLE CABINET FRONTS @ SINKS & WORK SURFACE NEXT TO STOVE. WALLS SHALL BE FINISHED & FLOORING CONTINUOUS UNDERNEATH. NO PLUMBING MODIFICATIONS ALLOWED AFTER CABINET FRONT IS REMOVED.
 - CONTRACTOR SHALL PROVIDE HOT WATER & DRAIN PIPES & DISPOSAL COVERS. OWNER TO INSTALL COVERS AFTER CABINET FRONT IS REMOVED AT LATER DATE.
 - CONTRACTOR TO INSTALL 2x8 FIRE TREATED BLOCKING IN WALLS FOR ALL COUNTERTOPS/SUPPORT BRACES, SHOWER SURROUND & BASES, FUTURE GRAB BARS AND FUTURE SHOWER SEATS, ETC. AS REQ'D. (REF. SHEET A8.6)
 - ALL TOILETS SHALL BE ADA COMPLIANT (17"-19" HIGH).
 - INSTALL PLASTIC COATED WIRE CLOTHES SHELF & ROD @ 69" AFF
7. ACCESSIBLE UNITS:
 - CONTRACTOR SHALL PROVIDE & INSTALL HOT WATER & DRAIN PIPES & DISPOSAL COVERS WHERE PIPING IS EXPOSED.
 - CONTRACTOR TO INSTALL 2x8 FIRE TREATED BLOCKING IN WALLS FOR ALL INSTALLED GRAB BARS, COUNTERTOPS/SUPPORT BRACES, SHOWER SURROUND & BASES, SHOWER SEATS, ETC. AS REQ'D. (REF. SHEET A8.6)
 - ALL TOILETS SHALL BE ADA COMPLIANT (17"-19" HIGH).
 - INSTALL PLASTIC COATED WIRE CLOTHES SHELF & ROD. HEIGHT AS NOTED.
8. HEARING/VISION IMPAIRED:
 - ALL ADAPTABLE UNITS NOTES
 - CONTRACTOR SHALL INSTALL EQUIPMENT REQUIRED PER 2010 ADA SEC. 809.5. & ICC A117.1-2021 SEC. 1106.
9. PER CODE, A TOTAL OF 2 ACCESSIBLE UNITS ARE PROVIDED. THESE ARE LOCATED ON FLOORS 1 AND 2 OF THE BUILDING
10. ALL UNITS WILL COMPLY WITH THE VISIBILITY REQUIREMENTS AS OUTLINED IN THE TEXAS ACCESSIBILITY STANDARDS
11. THE FOLLOWING AMENITIES SHALL BE PROVIDED AT ALL UNITS:
 - a. ALL BEDROOMS, DINING ROOMS AND LIVING ROOMS TO BE WIRED WITH CURRENT CABLING TECHNOLOGY FOR DATA & PHONE.
 - b. LAUNDRY CONNECTIONS
 - c. EXHAUST/VENT FANS (VENTED TO OUTSIDE) IN ALL BATHROOMS
 - d. SCREENS ON ALL OPERABLE WINDOWS
 - e. DISPOSAL
 - f. ENERGY-STAR OR EQUIVALENTLY RATED DISHWASHER
 - g. ENERGY-STAR OR EQUIVALENTLY RATED REFRIGERATOR WITH ICE MAKER
 - h. OVEN/RANGE
 - i. BLINDS OR WINDOW COVERINGS FOR ALL WINDOWS
 - j. AT LEAST ONE ENERGY-STAR OR EQUIVALENTLY RATED CEILING FAN PER UNIT
 - k. ENERGY-STAR OR EQUIVALENTLY RATED LIGHTING
 - l. ALL AREAS OF UNIT WILL BE HEATED AND AIR-CONDITIONED
 - m. ENERGY STAR OR EQUIVALENTLY RATED WINDOWS
 - n. COVERED ENTRIES
 - o. NINE FOOT CEILINGS IN LIVING ROOMS AND ALL BEDROOMS
 - p. MICROWAVE OVENS
 - q. SELF-CLEANING OR CONTINUOUS CLEANING OVENS
 - r. BUILT-IN (RECESSED INTO THE WALL) SHELVING UNIT
 - s. KITCHEN PANTRY WITH SHELVING
 - t. HARD FLOOR SURFACES IN OVER 50% OF UNIT NRA.
 - u. RECESSED LED LIGHTING OR LED LIGHTING FIXTURES IN KITCHEN AND LIVING AREAS
 - v. ENERGY-STAR OR EQUIVALENTLY RATED CEILING FANS IN ALL BEDROOMS.
 - w. EPA WATERSENSE OR EQUIVALENTLY QUALIFIED TOILETS IN ALL BATHROOMS.
 - x. EPA WATERSENSE OR EQUIVALENTLY QUALIFIED SHOWERHEADS AND FAUCETS IN ALL BATHROOMS.

APARTMENT CHART

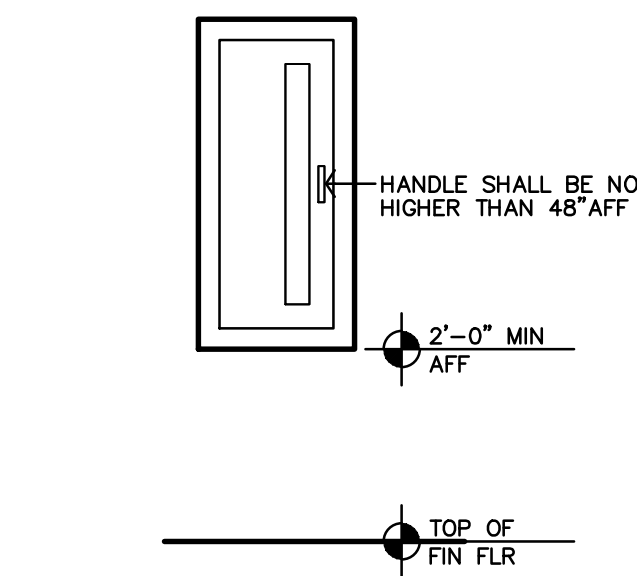
TYPE OF APARTMENT	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL
ACCESSIBLE UNITS	#109	#203		2
ADAPTABLE HEARING/VISION IMPAIRED UNIT	#112			1
ADAPTABLE UNITS	ALL REMAINING UNITS			22
TOTAL	24	14	9	25

109 - 1BED ACCESSIBLE
203 - 2BED ACCESSIBLE
112 - HEARING & VISION

NOTE:
UNIT NUMBERS SHOWN ARE FOR
CONSTRUCTION PURPOSES ONLY & DO NOT
REFLECT FINAL UNIT NUMBERING/LETTERING.

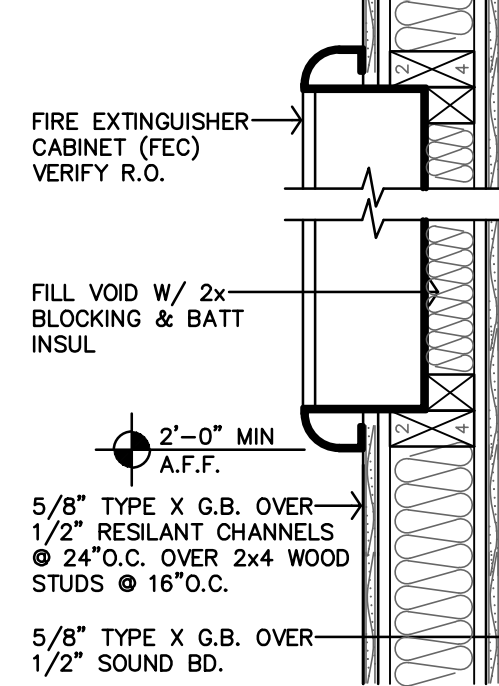
SQUARE FOOTAGE

NO.	UNIT	TDHCA NRA	IBC 2021
#109	APARTMENT 1 (1-bedroom)	630 sf	579 sf
#112	APARTMENT 2 (1-bedroom)	703 sf	651 sf
#113	APARTMENT 3 (1-bedroom)	724 sf	674 sf
#114	APARTMENT 4 (2-bedroom)	844 sf	791 sf
#118	APARTMENT 5 (1-bedroom)	608 sf	576 sf
#122	APARTMENT 6 (1-bedroom)	704 sf	658 sf
#123	APARTMENT 7 (1-bedroom)	706 sf	649 sf
#126	APARTMENT 8 (1-bedroom)	719 sf	642 sf
#127	APARTMENT 9 (2-bedroom)	801 sf	843 sf
#201	APARTMENT 10 (2-bedroom)	877 sf	805 sf
#202	APARTMENT 11 (1-bedroom)	604 sf	567 sf
#203	APARTMENT 12 (2-bedroom)	910 sf	849 sf
#207	APARTMENT 13 (1-bedroom)	620 sf	576 sf
#209	APARTMENT 14 (1-bedroom)	610 sf	563 sf
#211	APARTMENT 15 (1-bedroom)	613 sf	584 sf
#212	APARTMENT 16 (1-bedroom)	655 sf	605 sf
#213	APARTMENT 17 (1-bedroom)	630 sf	572 sf
#301	APARTMENT 18 (2-bedroom)	877 sf	805 sf
#302	APARTMENT 19 (1-bedroom)	604 sf	567 sf
#303	APARTMENT 20 (2-bedroom)	910 sf	849 sf
#307	APARTMENT 21 (1-bedroom)	620 sf	576 sf
#309	APARTMENT 22 (1-bedroom)	610 sf	563 sf
#311	APARTMENT 23 (1-bedroom)	613 sf	584 sf
#312	APARTMENT 24 (1-bedroom)	655 sf	605 sf
#313	APARTMENT 25 (1-bedroom)	630 sf	572 sf



TYPICAL FEC MOUNTING HGT

3/4"=1'-0"



FIRE EXTINGUISHER CABINET DTL @ 1HR WALL

1 1/2"=1'-0"

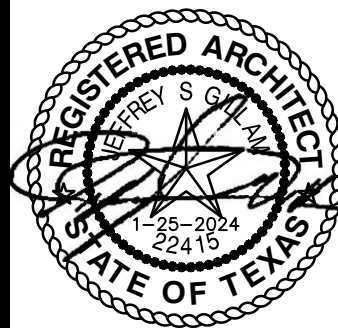
JonesGillamRenz

1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgarchitects.com

JGR

ROOSEVELT LOFTS

HISTORIC REHABILITATION - APARTMENTS
SAN ANGELO, TEXAS

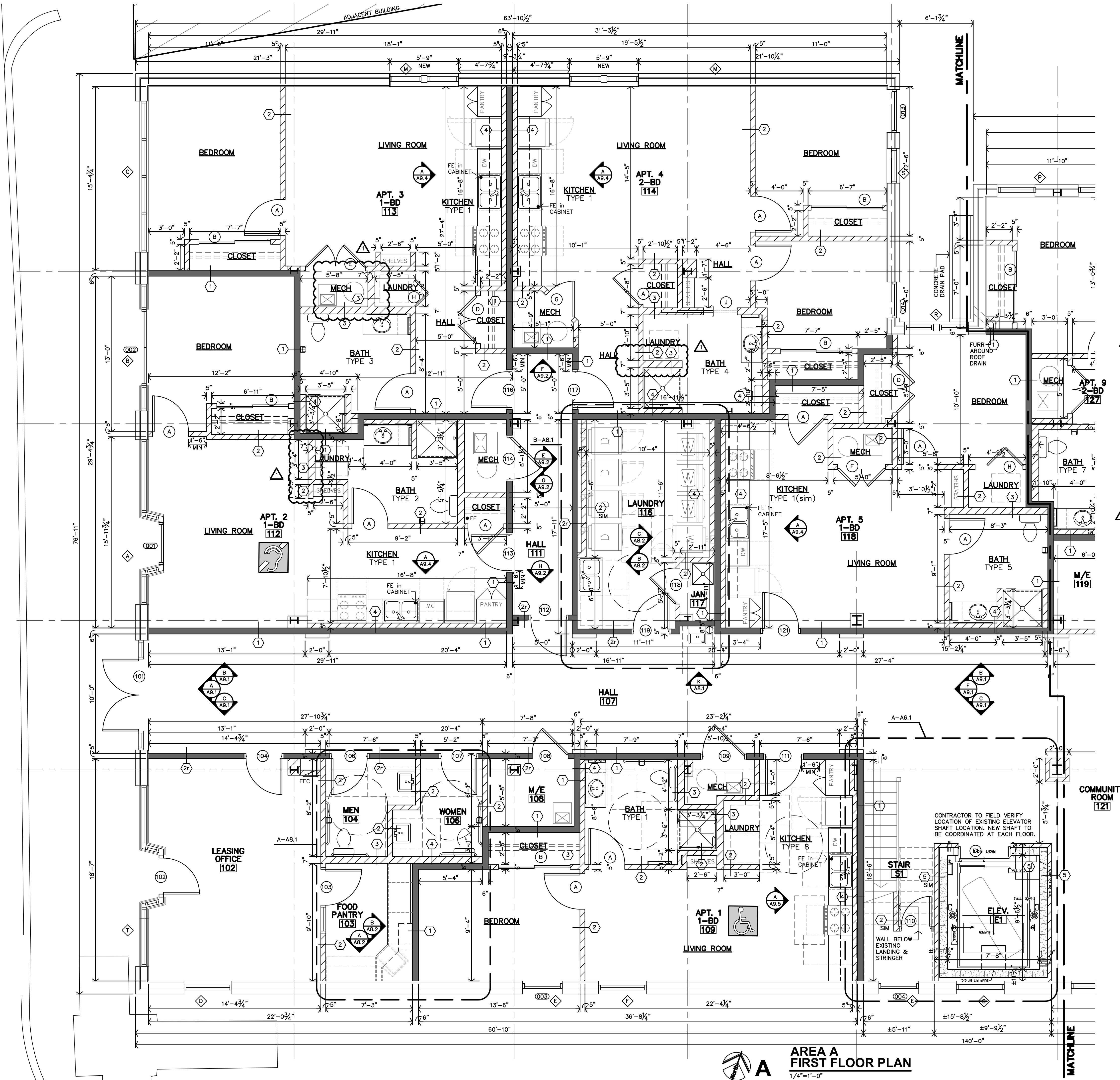


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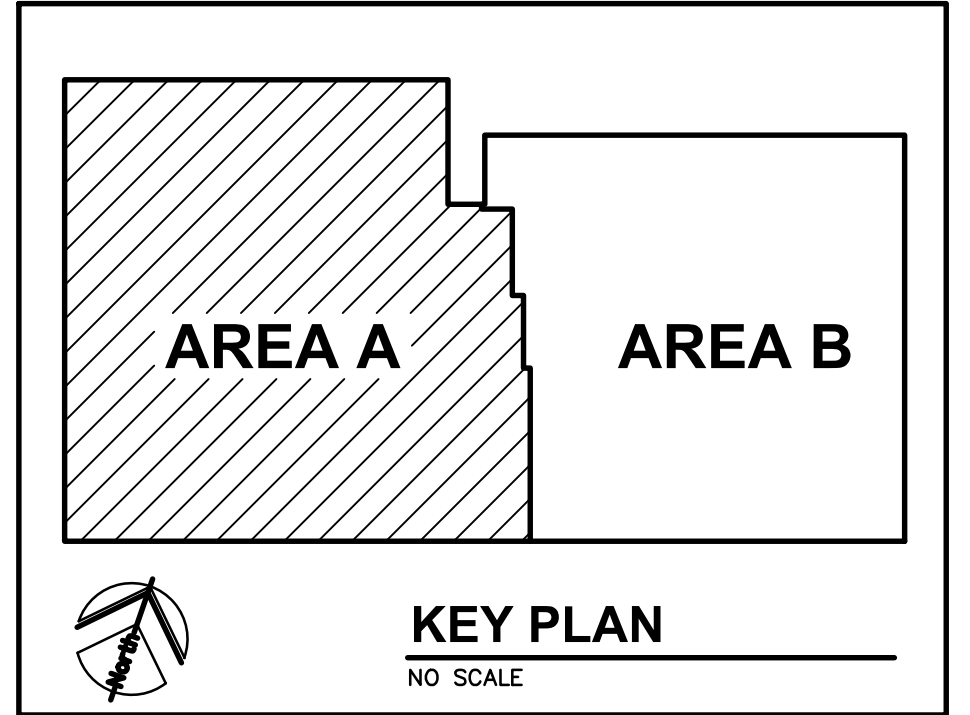
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JOB: 22-3281
SHEET NO.:

A2.0

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**AREA A
FIRST FLOOR PLAN**
1/4"=1'-0"



PLAN NOTES

1. REF. SHEET A2.0 FOR UNIT GENERAL NOTES
PARTITION SCHEDULE, KITCHEN/BATH
MATRIX AND STANDARD DETAILS.

PARTITION SCHEDULE

- ALL WALLS TO BE EXTEND TO STRUCTURE, UNLESS NOTED OR DETAILED OTHERWISE
- LOAD BEARING WALLS & FIRE PARTITIONS SHALL EXTEND TO DECK, SEALED SMOKE TIGHT.
- PARTITION SCHEDULE, KITCHEN/BATH MATRIX AND STANDARD DETAILS.
- ALTERNATE: INSTALL METAL STUDS IN PLACE OF WOOD STUDS. (SEE CODE INFORMATION)
- 2x4 WOOD STUDS = 3-5/8" METAL STUDS
- 2x6 WOOD STUDS = 6" METAL STUDS

TYPE 1
1-HOUR RATED (UL U30S)
FULL HEIGHT

TYPE 2
NON-RATED FULL HEIGHT

TYPE 2r
1-HOUR RATED (UL U30S)
FULL HEIGHT

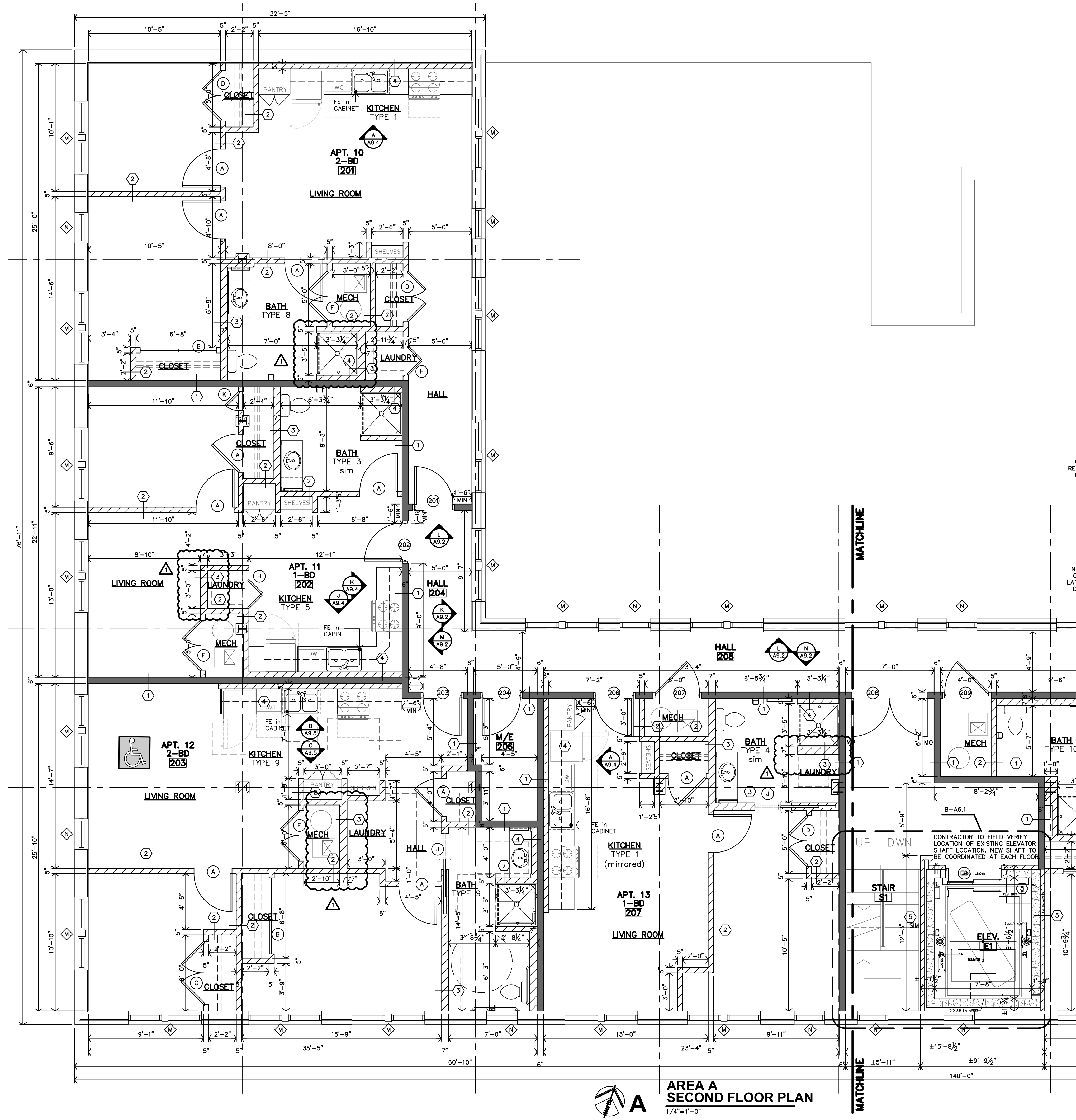
TYPE 3
NON-RATED FULL HEIGHT

TYPE 4
NON-RATED FULL HEIGHT

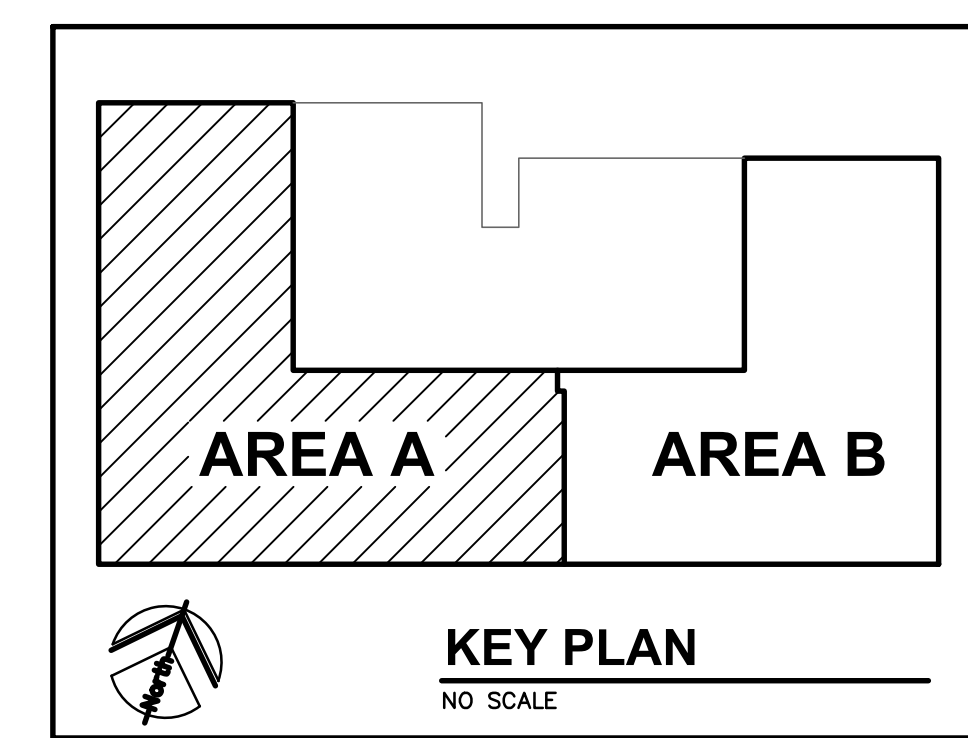
TYPE 5
1-HOUR RATED (UL U90S)
FULL HEIGHT

WALL LEGEND

- MASONRY WALL
- 1-HOUR RATED FULL HGT
- NON-RATED FULL HGT



**AREA A
SECOND FLOOR PLAN**
1/4"=1'-0"

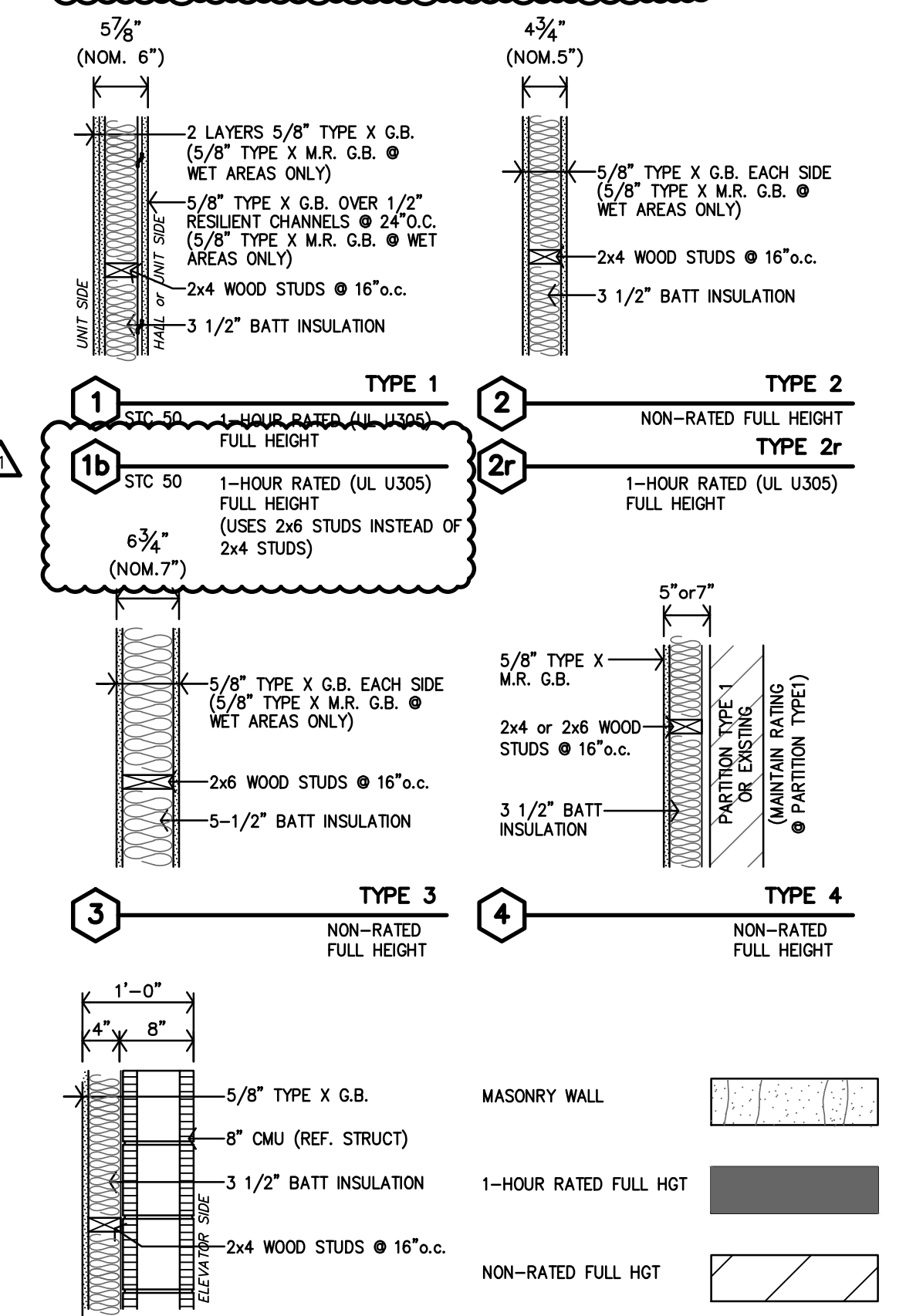


PLAN NOTES

1. REF SHEET A2.0 FOR UNIT GENERAL NOTES
PARTITION SCHEDULE, KITCHEN/BATH
MATRIX AND STANDARD DETAILS.

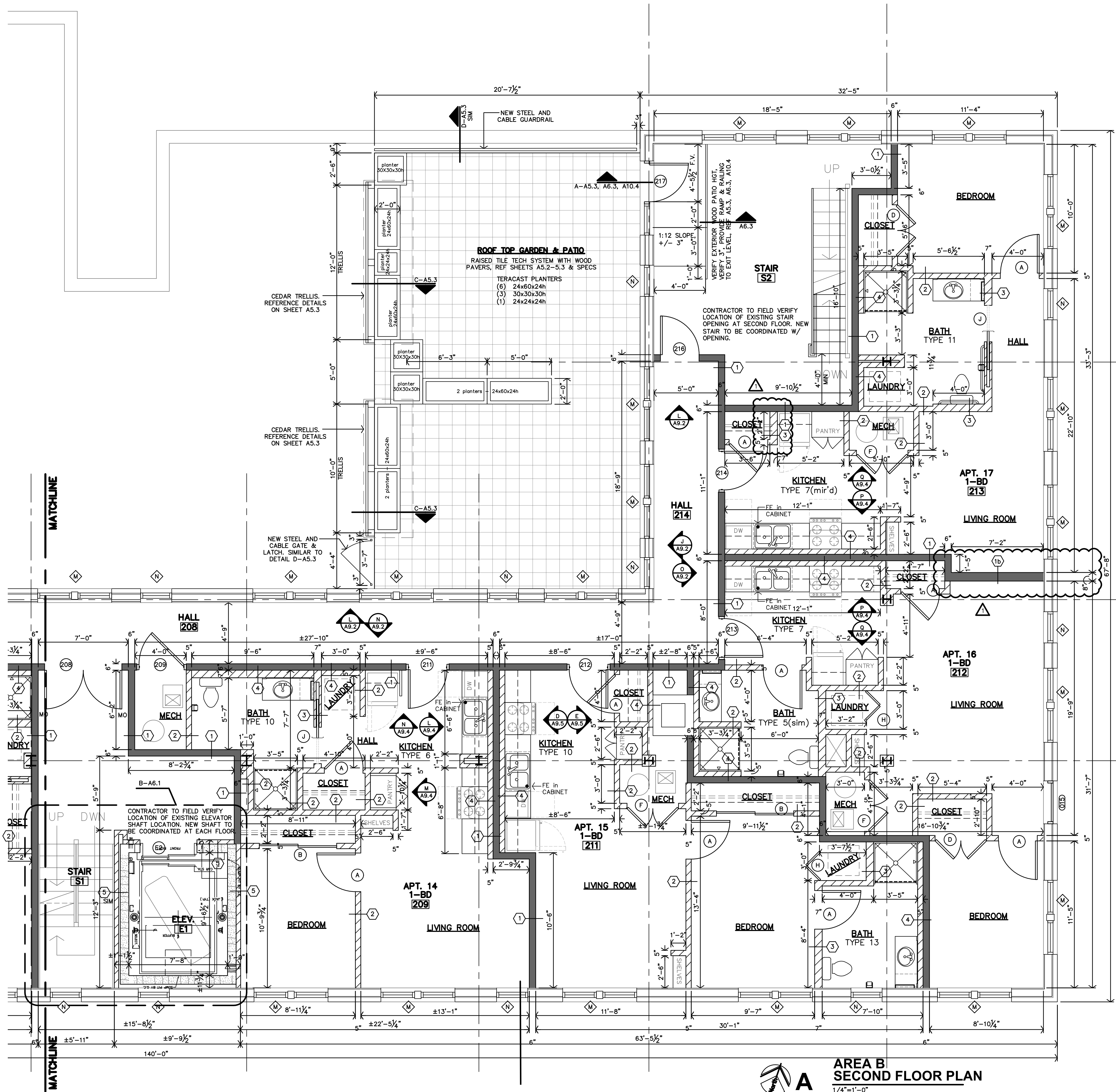
PARTITION SCHEDULE

- ALL WALLS TO BE EXTEND TO STRUCTURE, UNLESS NOTED OR DETAILED OTHERWISE
- LOAD BEARING WALLS & FIRE PARTITIONS SHALL EXTEND TO DECK, SEALED SMOKE TIGHT.
- 5/8" TYPE X G.B. OVER 1/2" RESILIENT CHANNELS @ 24" O.C. (5/8" TYPE X M.R. G.B. @ WET AREAS ONLY)
- 2x4 WOOD STUDS @ 16" O.C.
- 2x6 WOOD STUDS @ 6" METAL STUDS

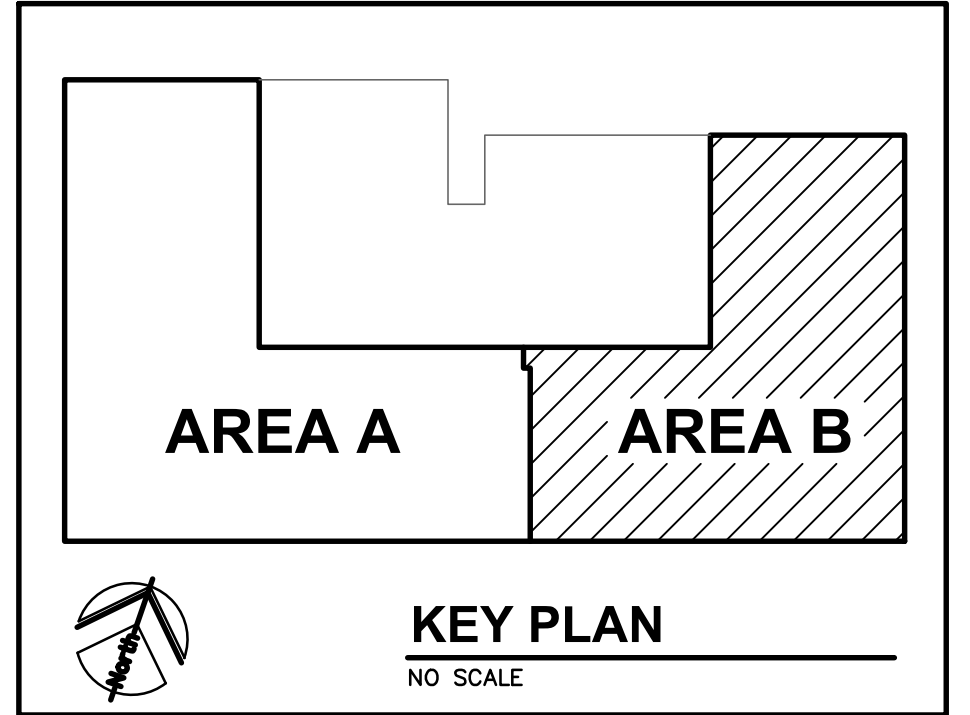


WALL LEGEND

1-HOUR RATED FULL HGT
NON-RATED FULL HGT

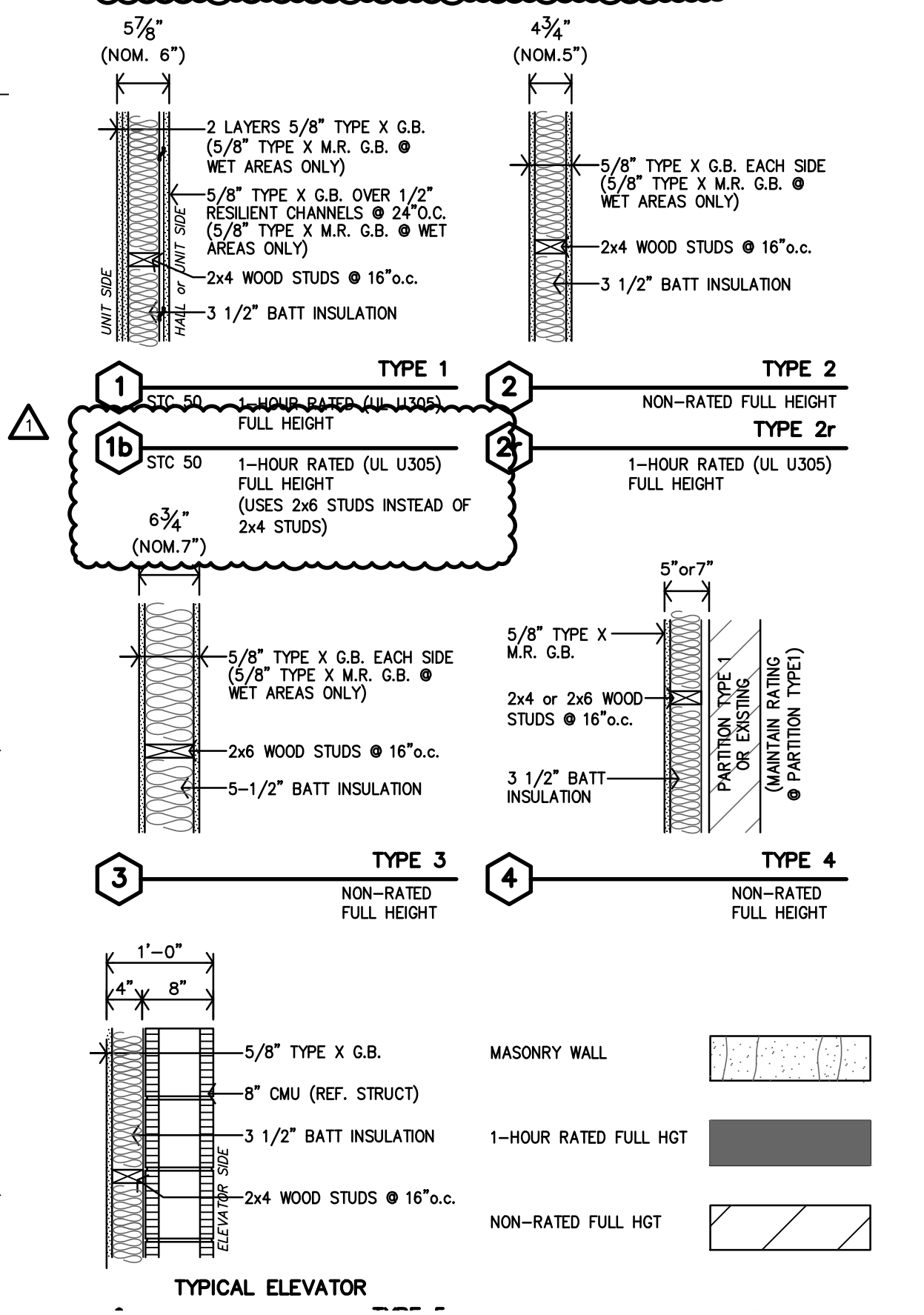


**AREA B
SECOND FLOOR PLAN**
1/4"=1'-0"



PLAN NOTES
1. REF SHEET A2.0 FOR UNIT GENERAL NOTES
PARTITION SCHEDULE, KITCHEN/BATH
MATRIX AND STANDARD DETAILS.

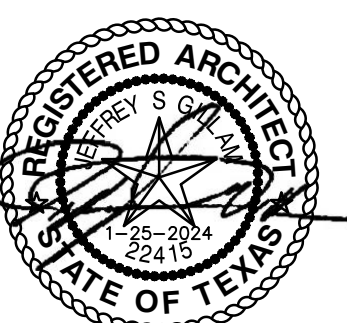
- PARTITION SCHEDULE**
- ALL WALLS TO BE EXTEND TO STRUCTURE, UNLESS NOTED OR DETAILED OTHERWISE
 - LOAD BEARING WALLS & FIRE PARTITIONS SHALL EXTEND TO DECK, SEALED SMOKE TIGHT.
 - REF SHEET A2.0 FOR PARTITION SCHEDULE, KITCHEN/BATH MATRIX AND STANDARD DETAILS
 - ALTERNATE: INSTALL METAL STUDS IN PLACE OF WOOD STUDS.
 - 2x4 WOOD STUDS = 3-5/8" METAL STUDS
 - 2x6 WOOD STUDS = 6" METAL STUDS



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ROOSEVELT LOFTS
HISTORIC REHABILITATION - APARTMENTS
SAN ANGELO, TEXAS

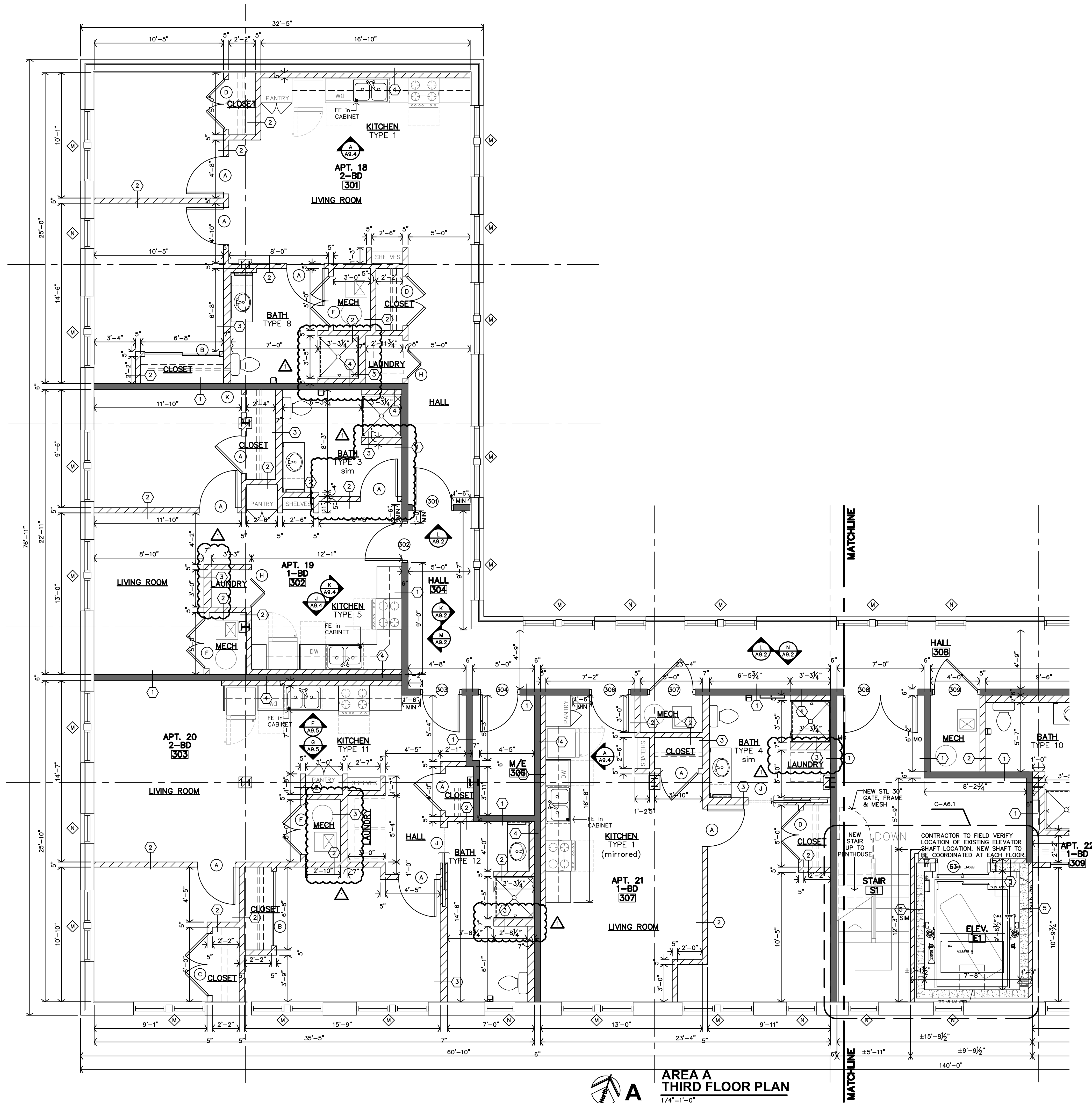


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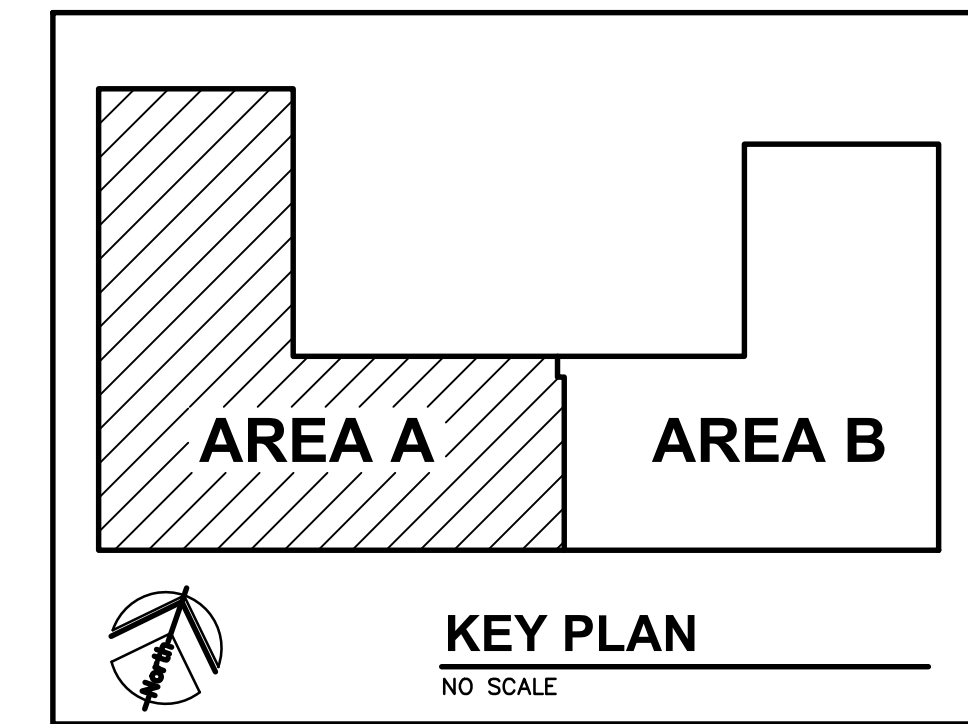
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A2.6

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**AREA A
THIRD FLOOR PLAN**
1/4"=1'-0"

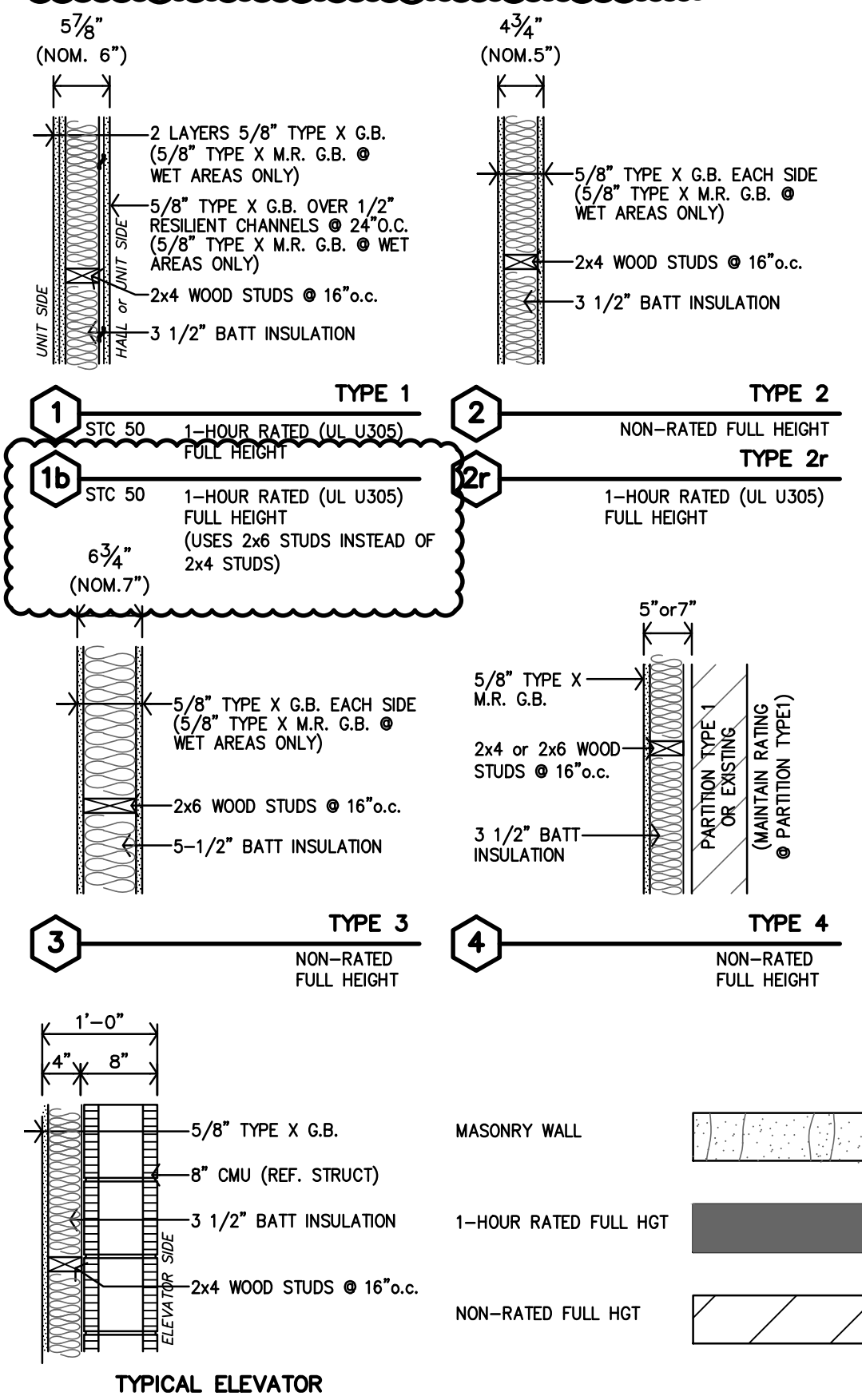


PLAN NOTES

- REF SHEET A2.0 FOR UNIT GENERAL NOTES
PARTITION SCHEDULE, KITCHEN/BATH
MATRIX AND STANDARD DETAILS

PARTITION SCHEDULE

- ALL WALLS TO BE EXTEND TO STRUCTURE, UNLESS NOTED OR DETAILED OTHERWISE
- LOAD BEARING WALLS & FIRE PARTITIONS SHALL EXTEND TO DECK, SEALED SMOKE TIGHT.
- REF SHEET A2.0 FOR RATED WALLS LOCATIONS & CODE INFORMATION
- ALTERNATE: INSTALL METAL STUDS IN PLACE OF WOOD STUDS.
 - 2x4 WOOD STUDS = 3-5/8" METAL STUDS
 - 2x6 WOOD STUDS = 6" METAL STUDS



ROOSEVELT LOFTS
HISTORIC REHABILITATION - APARTMENTS
SAN ANGELO, TEXAS



REVISION:
2-20-2024

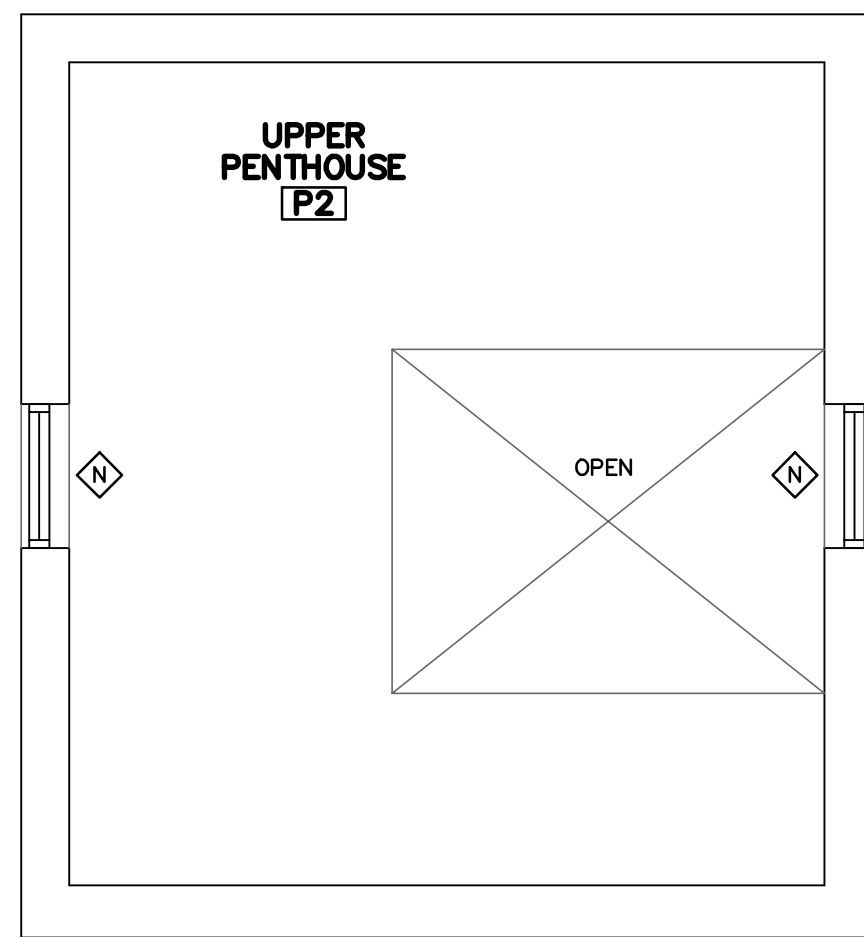
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SHEET NO.:

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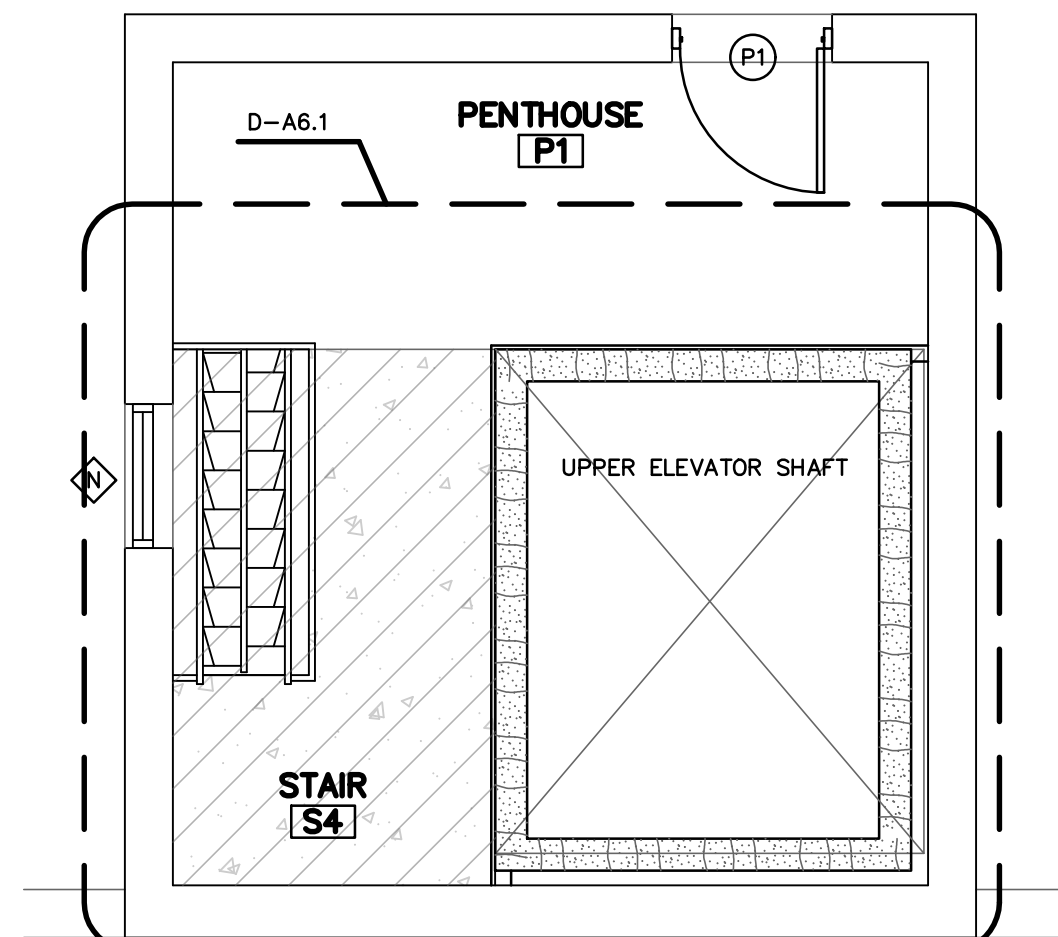
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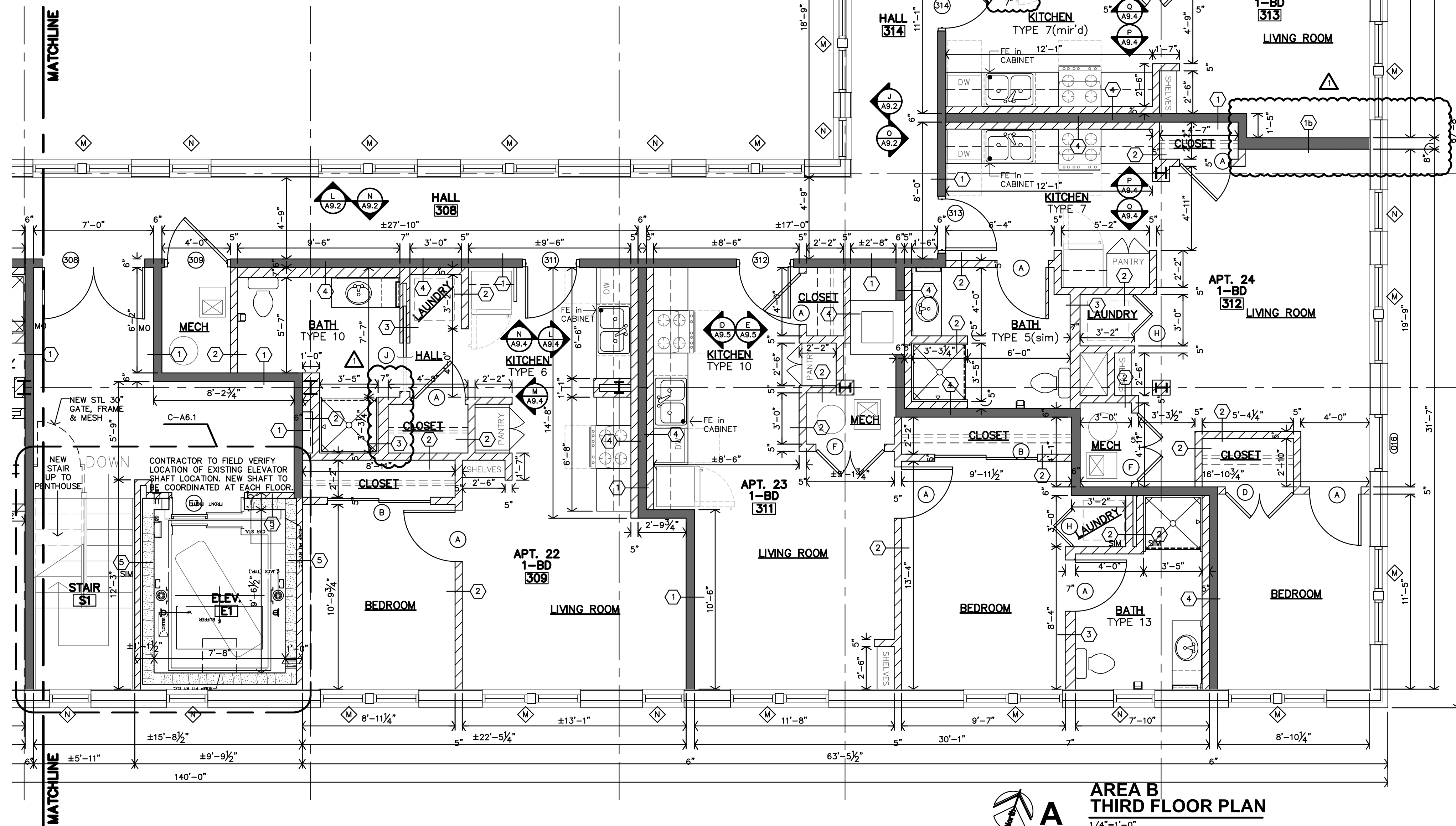




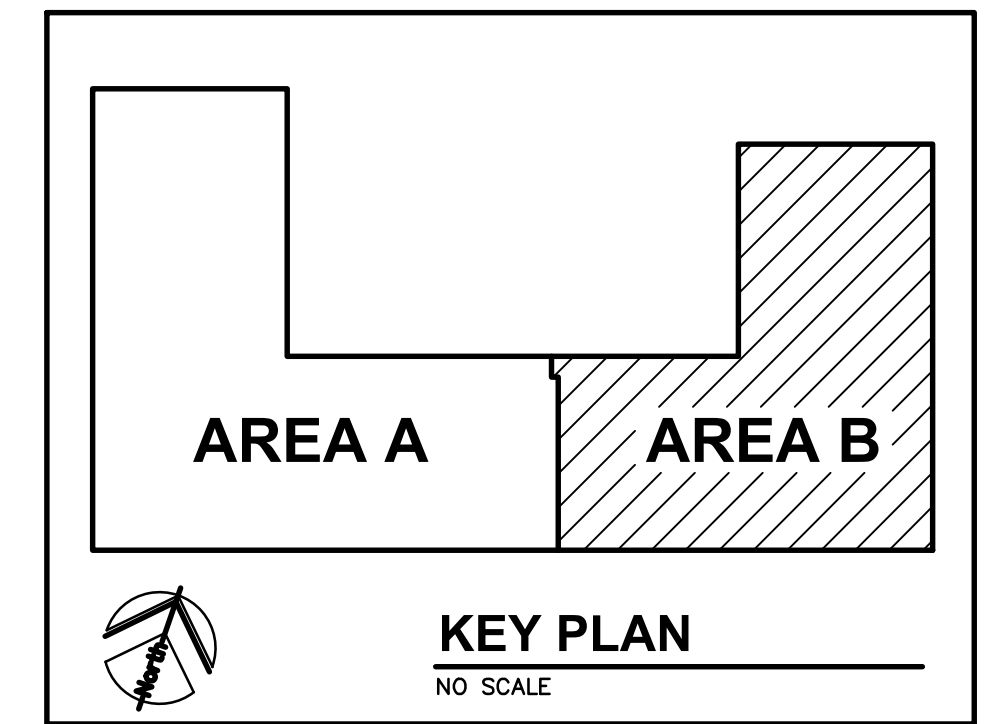
UPPER PENTHOUSE PLAN
1/4"=1'-0"



PENTHOUSE PLAN
1/4"=1'-0"



**AREA B
THIRD FLOOR PLAN**
1/4"=1'-0"

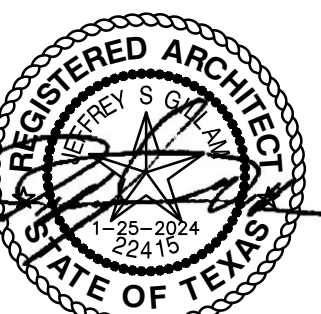
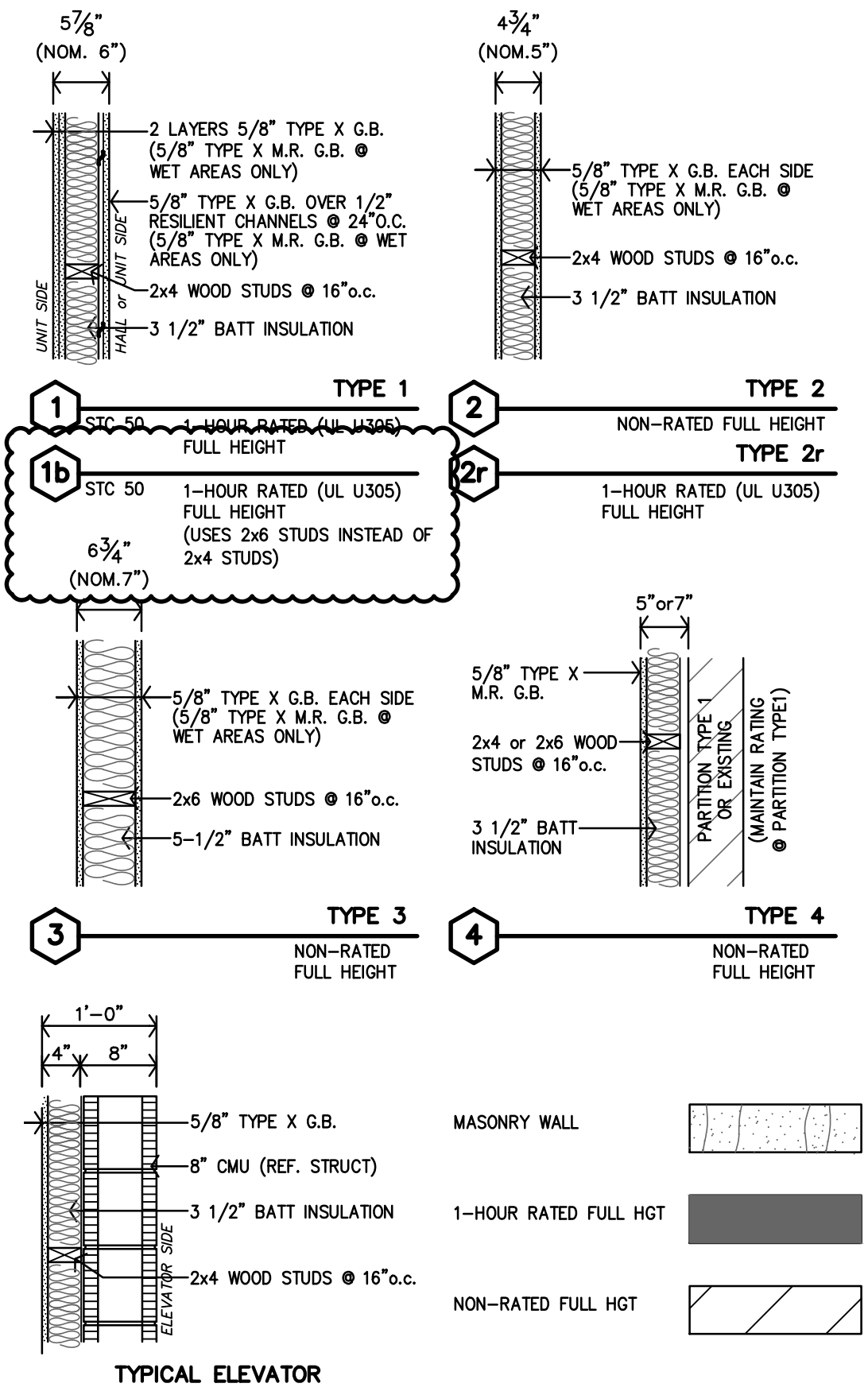


PLAN NOTES

- REF SHEET A2.0 FOR UNIT GENERAL NOTES
PARTITION SCHEDULE, KITCHEN/BATH
MATRIX AND STANDARD DETAILS.

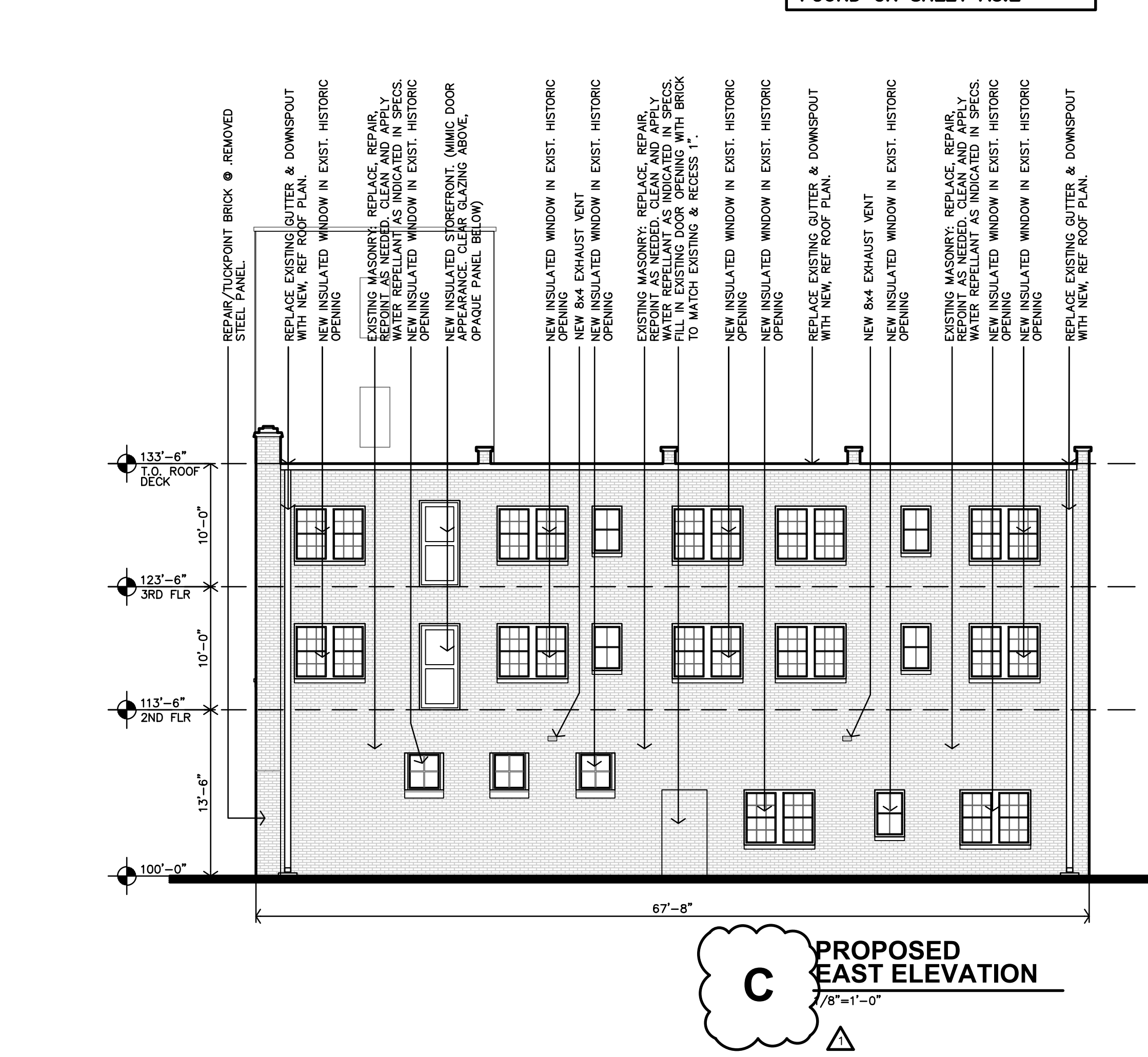
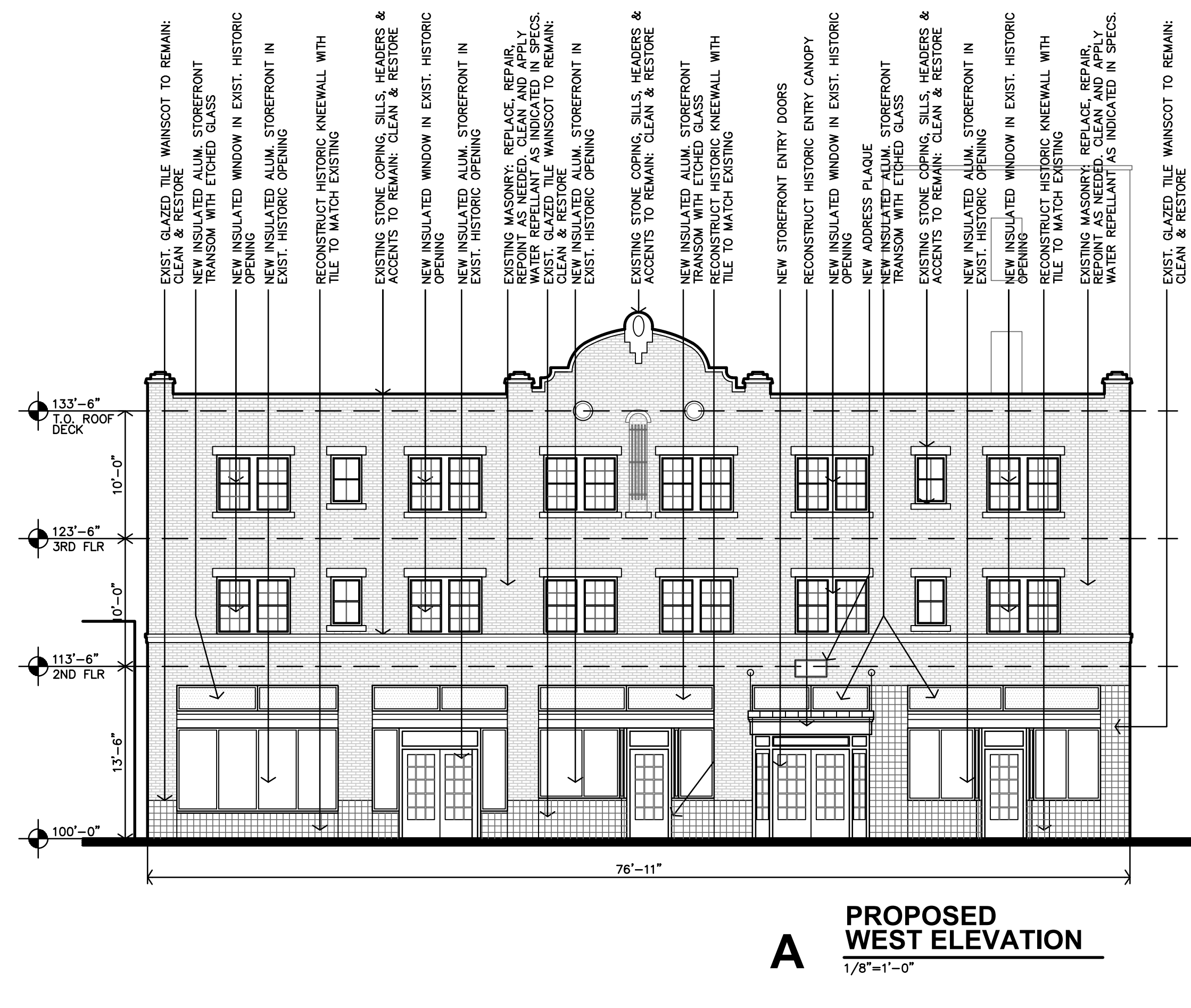
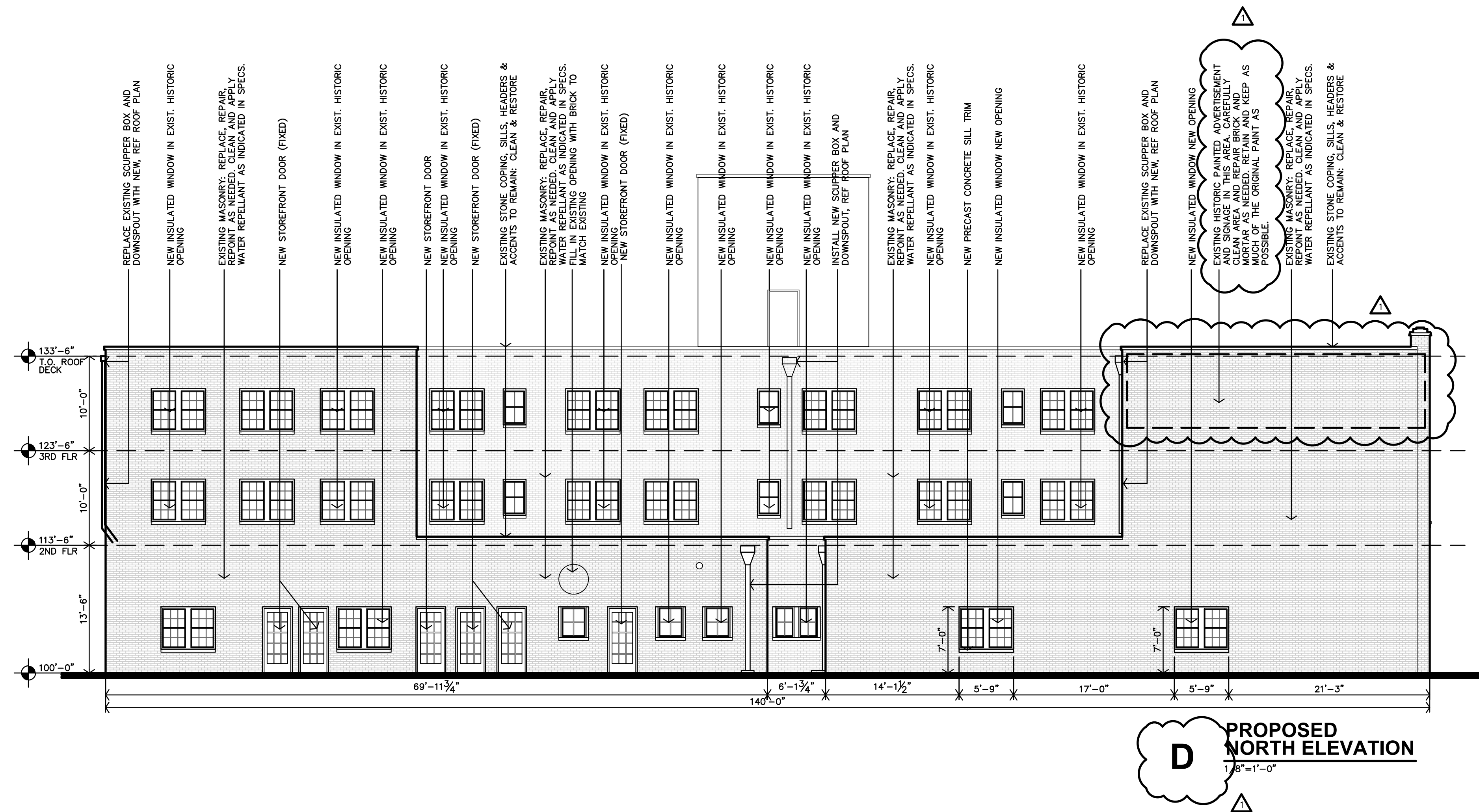
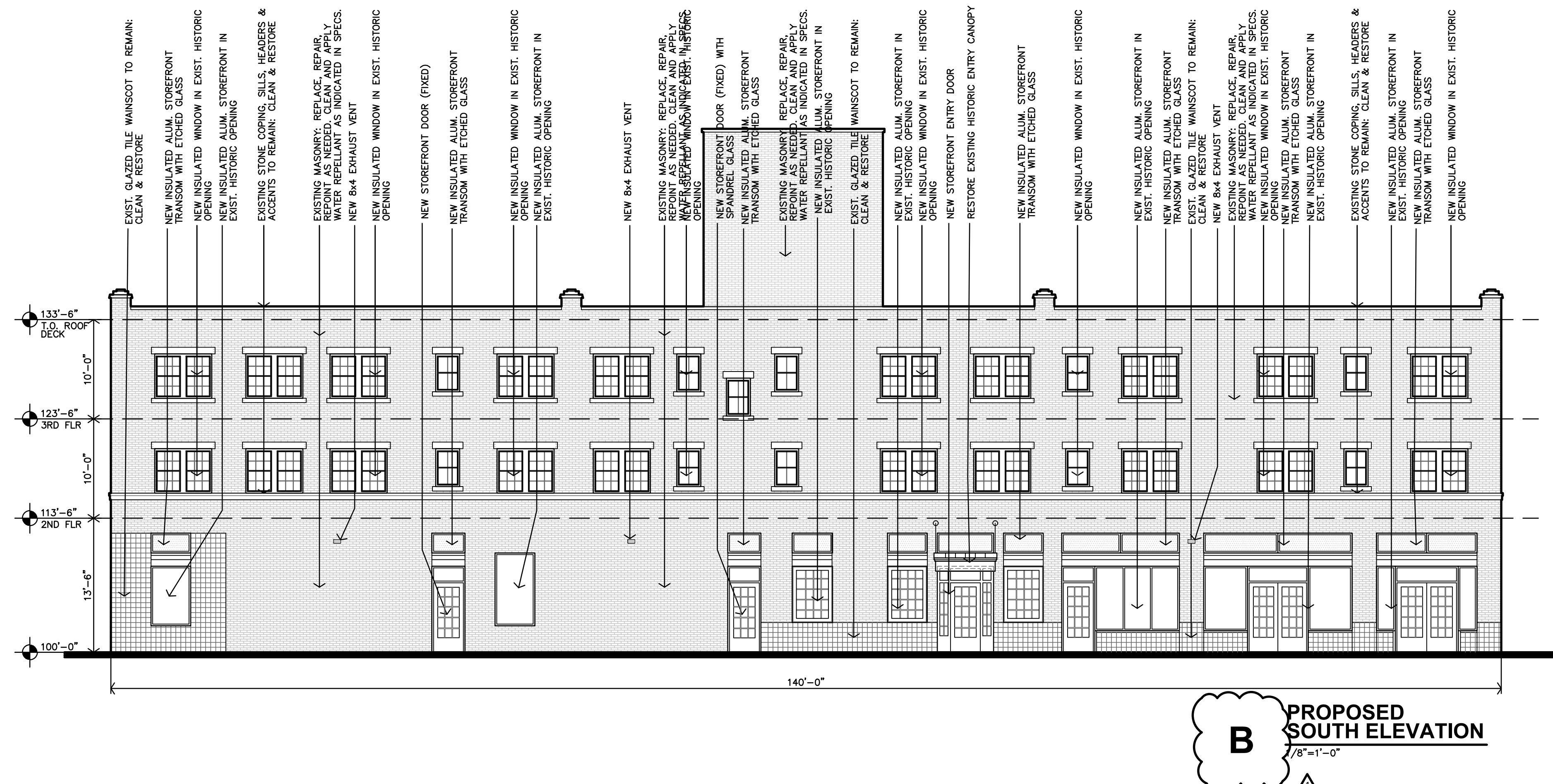
PARTITION SCHEDULE

- ALL WALLS TO BE EXTEND TO STRUCTURE, UNLESS NOTED OR OTHERWISE
- LOAD BEARING WALLS & FIRE PARTITIONS SHALL EXTEND TO DECK, SEALED SMOKE TIGHT.
- REF SHEET A2.0 FOR RATED WALLS LOCATIONS & CODE INFORMATION
- ALTERNATE: INSTALL METAL STUDS IN PLACE OF WOOD STUDS.
 - 2x4 WOOD STUDS = 3-5/8" METAL STUDS
 - 2x6 WOOD STUDS = 6" METAL STUDS



REVISION:
2-20-2024

DATE: 1-16-2024
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**HISTORIC PRESERVATION AND
RESTORATION NOTES CAN BE
FOUND ON SHEET A3.2**

GENERAL NOTES, REGARDING TUCKPOINTING
Reference Specifications & Preservation Briefs

PROTECTION

Remove gutters and downspouts and associated hardware adjacent to masonry and prepare for replacement. Install new after tuckpointing is complete.

- Provide temporary rain drainage during work to direct water away from building.
- Protect windows, stairs, utilities. etc. during work.

REPOINTING MASONRY

Rake out and repoint joints to the following extent:
All joints in areas indicated, joints indicated to receive sealant—filled. Seal these joints according to Section 079200 "Joint Sealants."

Joints at locations of the following defects:

- Holes and missing mortar.
- Cracks that can be penetrated 1/4 inch (6 mm) or more by a knife blade 0.027 inch (0.7 mm) thick.
- Cracks 1/16 inch (1.6 mm) or more in width and of any depth.
- Hollow-sounding joints when tapped by metal object.
- Eroded surfaces 1/4 inch (6 mm) or more deep.
- Deterioration to point that mortar can be easily removed by hand, without tools.
- Joints filled with substances other than mortar.

Do not rake out and repoint joints where not indicated, required or instructed. Rake out joints as follows, according to procedures demonstrated in approved mockup:

- Remove mortar from joints to 2 times joint width, but not less than 3/4 inch (20 mm) or not less than that required to expose sound, unweathered mortar. Do not remove unsound mortar more than 2 inches (50 mm) deep; consult Architect or Engineer for direction.
- Remove mortar from masonry surfaces within raked-out joints to provide reveals with square backs and to expose masonry for contact with pointing mortar. Brush, vacuum, or flush joints to remove dirt and loose debris.
- Do not spoil edges of masonry units or widen joints. Replace or patch damaged masonry units as directed by Architect.

Notify Architect of unforeseen detrimental conditions including voids in mortar joints, cracks, loose masonry units, rotted wood, rusted metal, and other deteriorated items.

POINTING WITH MORTAR

- Rinse joint surfaces with water to remove dust and mortar particles. Time rinsing application so, at time of pointing, joint surfaces are damp but free of standing water. If rinse water dries, dampen joint surfaces before pointing.
- Apply pointing mortar first to areas where existing mortar was removed to depths greater than surrounding areas. Apply in layers not greater than 3/8 inch (9 mm) until a uniform depth is formed. Fully compact each layer, and allow it to become thumbprint hard before applying next layer.
- After deep areas have been filled to same depth as remaining joints, point joints by placing mortar in layers not greater than 3/8 inch (9 mm). Fully compact each layer and allow to become thumbprint hard before applying next layer. Where existing masonry units have worn or rounded edges, slightly recess finished mortar surface below face of masonry to avoid widened joint faces. Take care not to spread mortar beyond joint edges onto exposed masonry surfaces or to feather edge the mortar.
- When mortar is thumbprint hard, tool joints to match original appearance of joints as demonstrated in approved mockup. Remove excess mortar from edge of joint by brushing.
- Cure mortar by maintaining in thoroughly damp condition for at least 72 consecutive hours, including weekends and holidays.

Hairline cracking within mortar or mortar separation at edge of a joint is unacceptable. Completely remove such mortar and repoint.
Where repointing work precedes cleaning of existing masonry, allow mortar to harden at least 30 days before beginning cleaning work.

FINAL CLEANING

After mortar has fully hardened, thoroughly clean exposed masonry surfaces of excess mortar and foreign matter; use wood scrapers, stiff-nylon or -fiber brushes, and clean water, applied by low pressure spray.

- Do not use metal scrapers or brushes.
- Do not use acidic or alkaline cleaners.

GENERAL NOTES, REGARDING CLEANING, ASSESSING MASONRY
Reference Specifications & Preservation Briefs

IDENTIFY WHAT IS TO BE REMOVED

The general nature and source of dirt or soiling material on a building must be identified to remove it in the gentlest means possible—that is, in the most effective, yet least harmful, manner. Soot and smoke, for example, require a different cleaning agent to remove than oil stains or metallic stains. Other common cleaning problems include biological growth such as mold or mildew, and organic matter such as the tendrils left on masonry after removal of ivy.

CONSIDER THE PRACTICALITIES OF CLEANING OR PAINT REMOVAL

Some gypsum or sulfate crusts may have become integral with the stone and, if cleaning could result in removing some of the stone surface, it may be preferable not to clean. Even where unpainted masonry is appropriate, the retention of the paint may be more practical than removal in terms of long range preservation of the masonry. In some cases, however, removal of the paint may be desirable. For example, the old paint layers may have built up to such an extent that removal is necessary to ensure a sound surface to which the new paint will adhere.

STUDY THE MASONRY

Although not always necessary, in some instances it can be beneficial to have the coating or paint type, color, and layering on the masonry researched before attempting its removal. Analysis of the nature of the soiling or of the paint to be removed from the masonry, as well as guidance on the appropriate cleaning method, may be provided by professional consultants, including architectural conservators, conservation scientists, and preservation architects. The State Historic Preservation Office (SHPO), local historic district commissions, architectural review boards, and preservation-oriented websites may also be able to supply useful information on masonry cleaning techniques.

IDENTIFY PRIOR TREATMENTS

Previous treatments of the building and its surroundings should be researched and building maintenance records should be obtained, if available. Sometimes if streaked or spotty areas do not seem to get cleaner following an initial cleaning, closer inspection and analysis may be warranted. The discoloration may turn out not to be dirt but the remnant of a water-repellent coating applied long ago which has darkened the surface of the masonry over time. Successful removal may require testing several cleaning agents to find something that will dissolve and remove the coating. Complete removal may not always be possible. Repairs may have been stained to match a dirty building, and cleaning may make these differences apparent. De-icing salts used near the building that have dissolved can migrate into the masonry. Cleaning may draw the salts to the surface, where they will appear as efflorescence (a powdery, white substance), which may require a second treatment to be removed. Allowances for dealing with such unknown factors, any of which can be a potential problem, should be included when investigating cleaning methods and materials. Just as more than one kind of masonry on a historic building may necessitate multiple cleaning approaches, unknown conditions that are encountered may also require additional cleaning treatments.

CHOOSE THE APPROPRIATE CLEANER

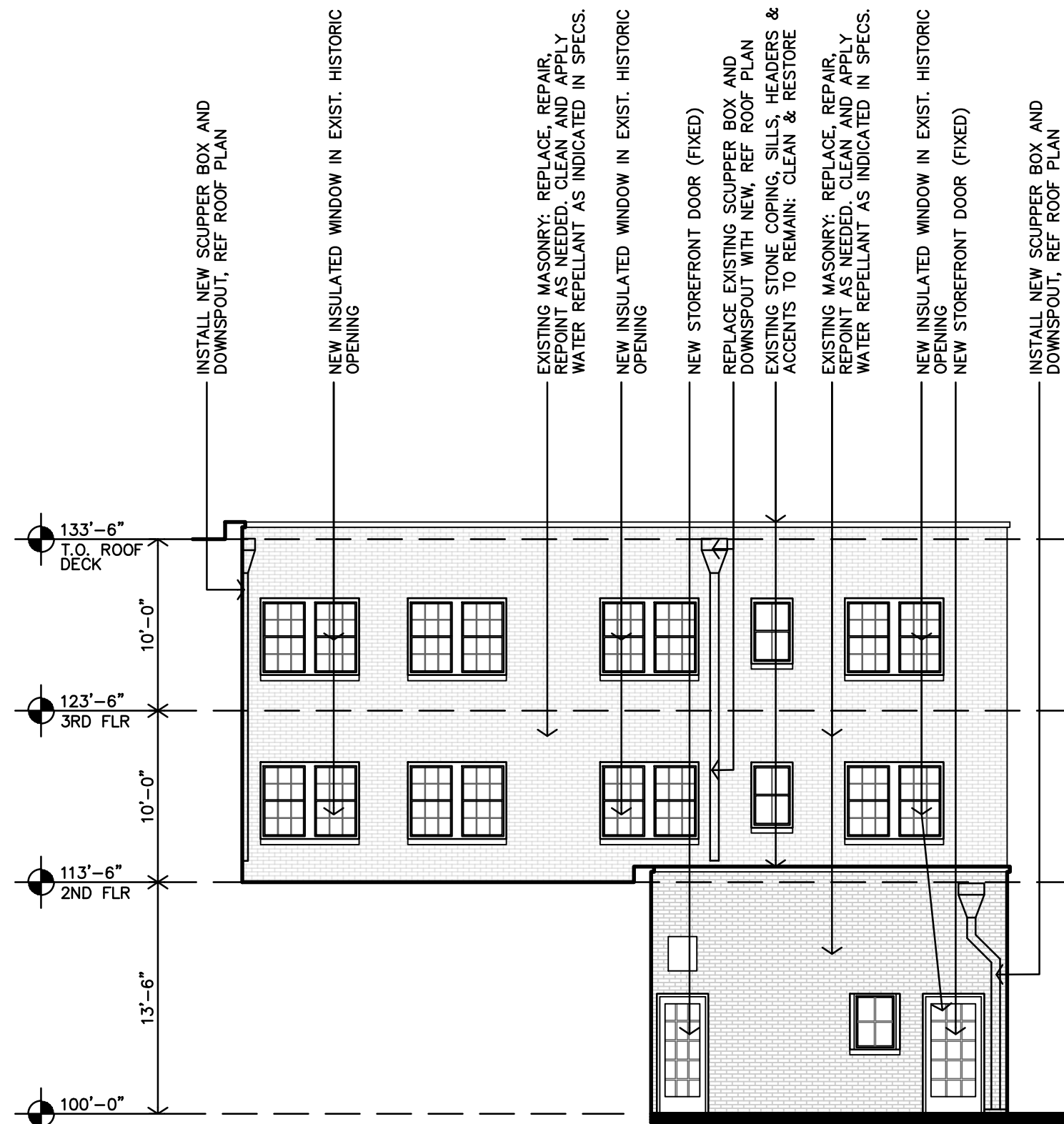
The importance of testing cleaning methods and materials cannot be over emphasized. Applying the wrong cleaning agents to historic masonry can have disastrous results. Acidic cleaners can be extremely damaging to acid-sensitive stones, such as marble and limestone, resulting in etching and dissolution of these stones. Other kinds of masonry can also be damaged by incompatible cleaning agents, or even by cleaning agents that are usually compatible. There are also numerous kinds of sandstone, each with a considerably different geological composition. While an acid-based cleaner may be safely used on some sandstones, others are acid-sensitive and can be severely etched or dissolved by an acid cleaner. Some sandstones contain water-soluble minerals and can be eroded by water cleaning. And, even if the stone type is correctly identified, stones, as well as some bricks, may contain unexpected impurities, such as iron particles, that may react negatively with a particular cleaning agent and result in staining. Thorough understanding of the physical and chemical properties of the masonry will help avoid the inadvertent selection of damaging cleaning agents. Other building materials also may be affected by the cleaning process. Some chemicals, for example, may have a corrosive effect on paint or glass. The portions of building elements most vulnerable to deterioration may not be visible, such as embedded ends of iron window bars. Other totally unseen items, such as iron cramps or ties which hold the masonry to the structural frame, also may be subject to corrosion from the use of chemicals or even from plain water. The only way to prevent problems in these cases is to study the building construction in detail and evaluate proposed cleaning methods with this information in mind. However, due to the very likely possibility of encountering unknown factors, any cleaning project involving historic masonry should be viewed as unique to that particular building.

REMOVING GRAFFITI FROM HISTORIC MASONRY

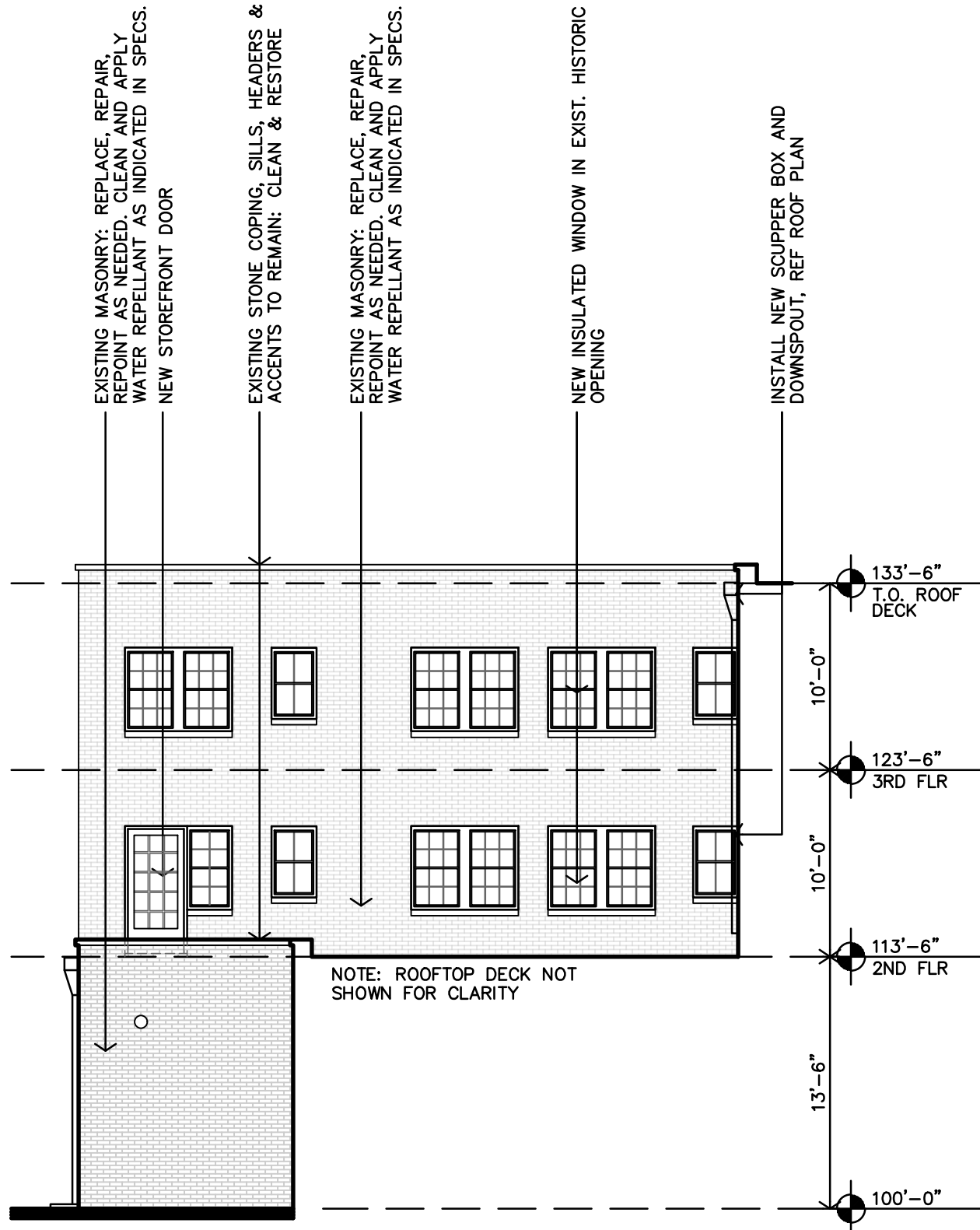
Reference Specifications & Preservation Briefs

Removing graffiti as soon as it appears is the key to its elimination—and recurrence. Thus, the intent of this Preservation Brief is to help owners and managers of historic masonry structures find the best way to remove exterior, surface-applied graffiti* quickly, effectively, and safely. The Brief will discuss the variety of materials used to apply graffiti, and offer guidance on how to remove graffiti from all types of historic masonry without harming either the surface or the substrate. Suggestions will also be given regarding the use of physical barriers to protect masonry surfaces from graffiti, and the application of barrier coatings to facilitate graffiti removal. Building managers and owners of historic properties will be advised on the importance of being prepared for rapid graffiti removal by testing different cleaning techniques in advance in order to select the most appropriate and sensitive cleaning technique. Health and safety and environmental concerns are addressed, as well as regulatory matters. Removing graffiti without causing damage to historic masonry is a job for trained maintenance crews, and in some cases, professional conservators, and generally should not be attempted by untrained workers, property owners or building managers. Although the focus of this Preservation Brief is on historic masonry, the same guidance may be applied equally to removing graffiti from non-historic masonry.

Preservation Brief 38 includes information regarding removing graffiti, means and methods, testing, protection, and other information. Reference entire brief for direction on how to safely remove graffiti from brick and stone (both exterior and interior)



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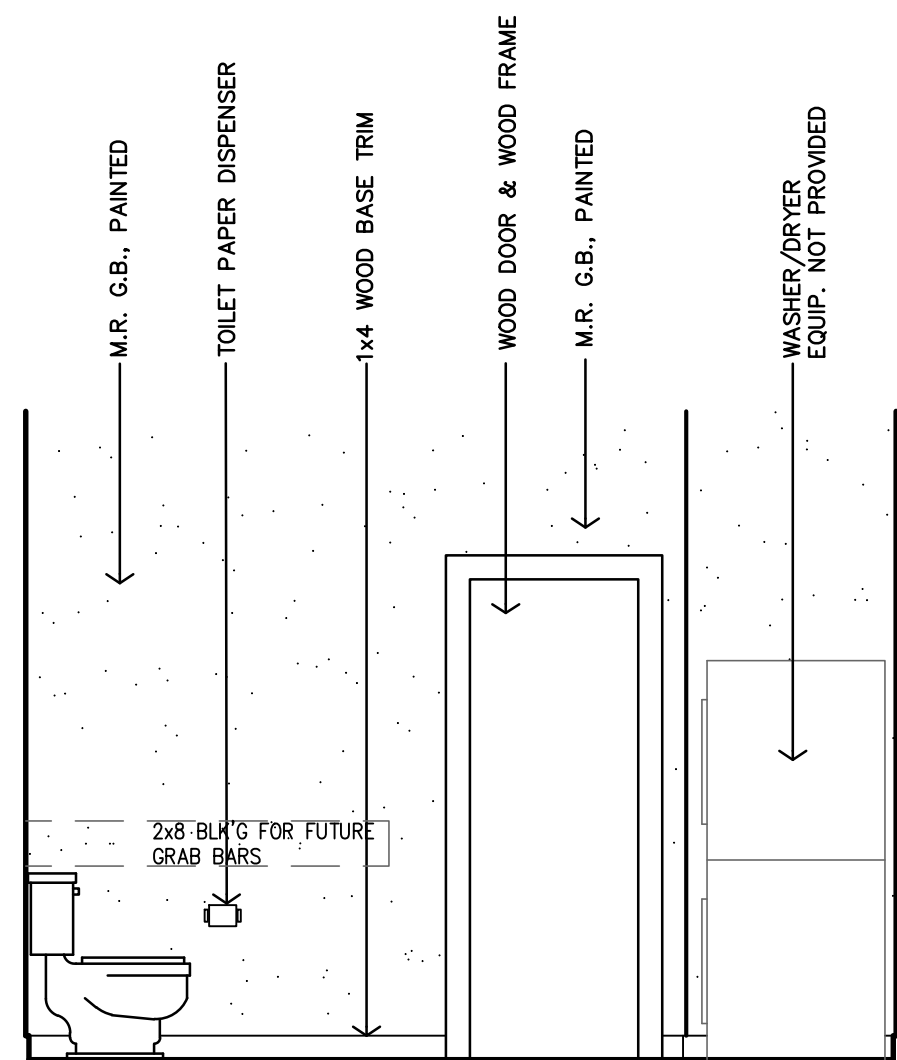


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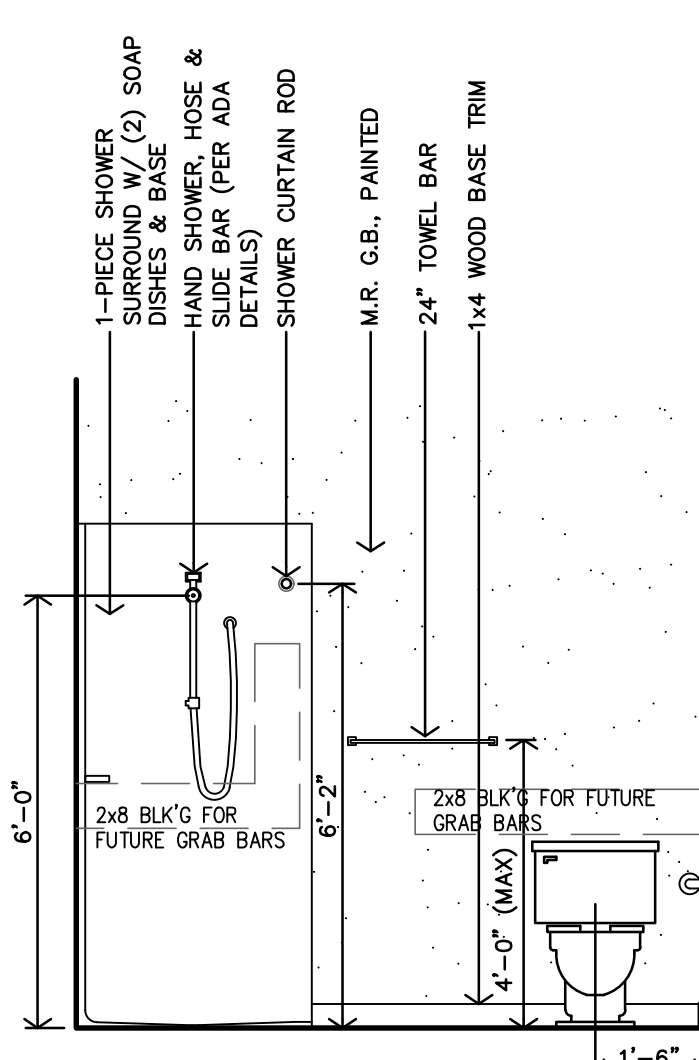


REVISION:
2-20-2024

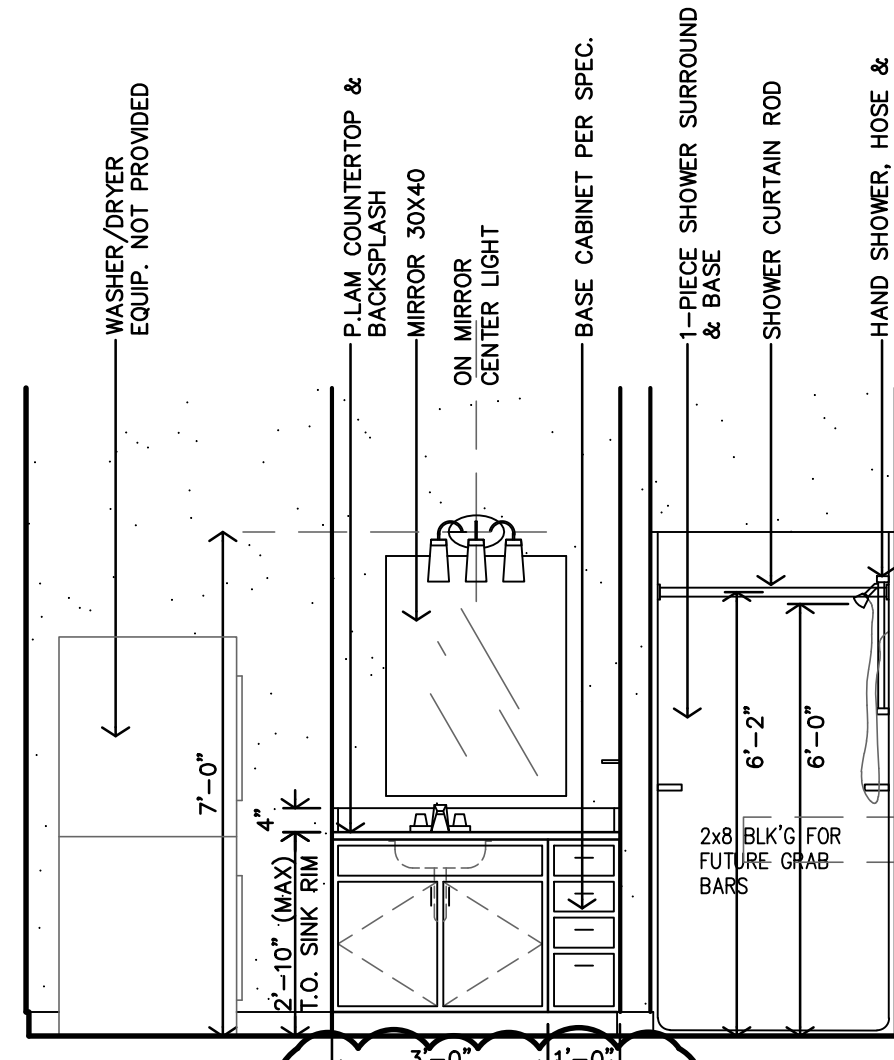
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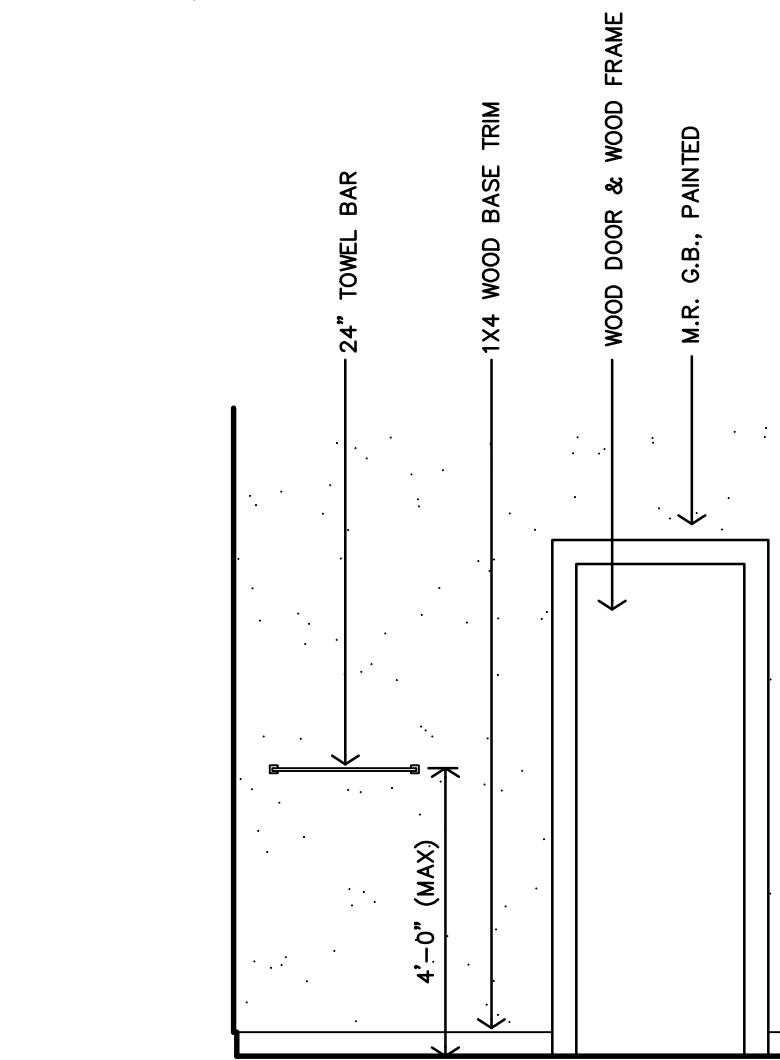
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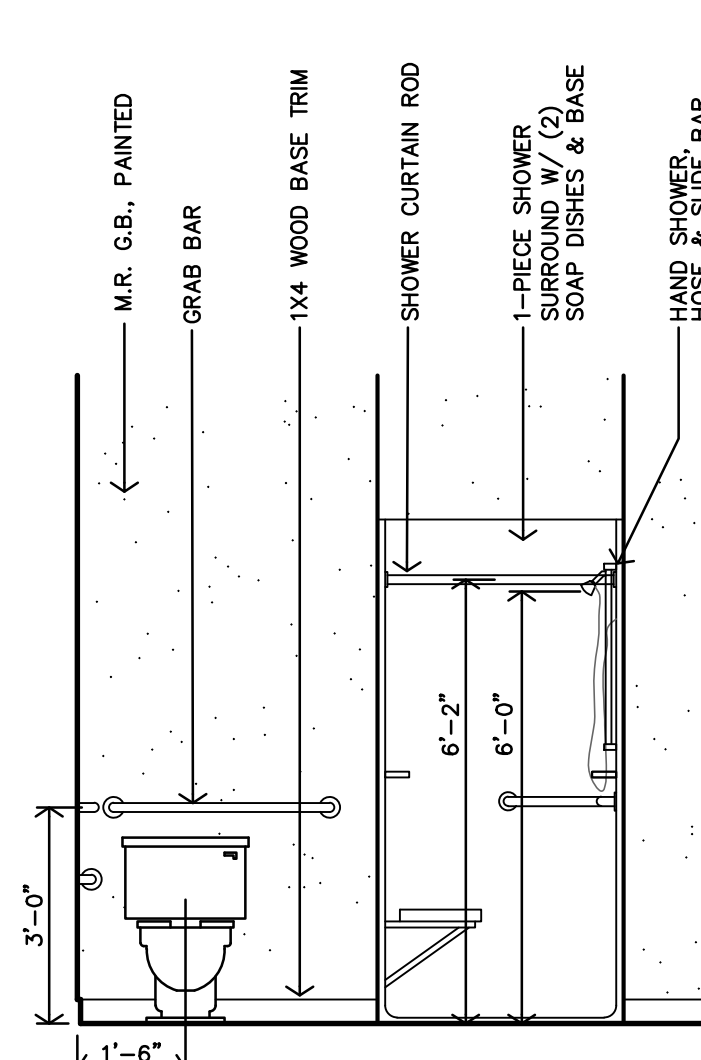
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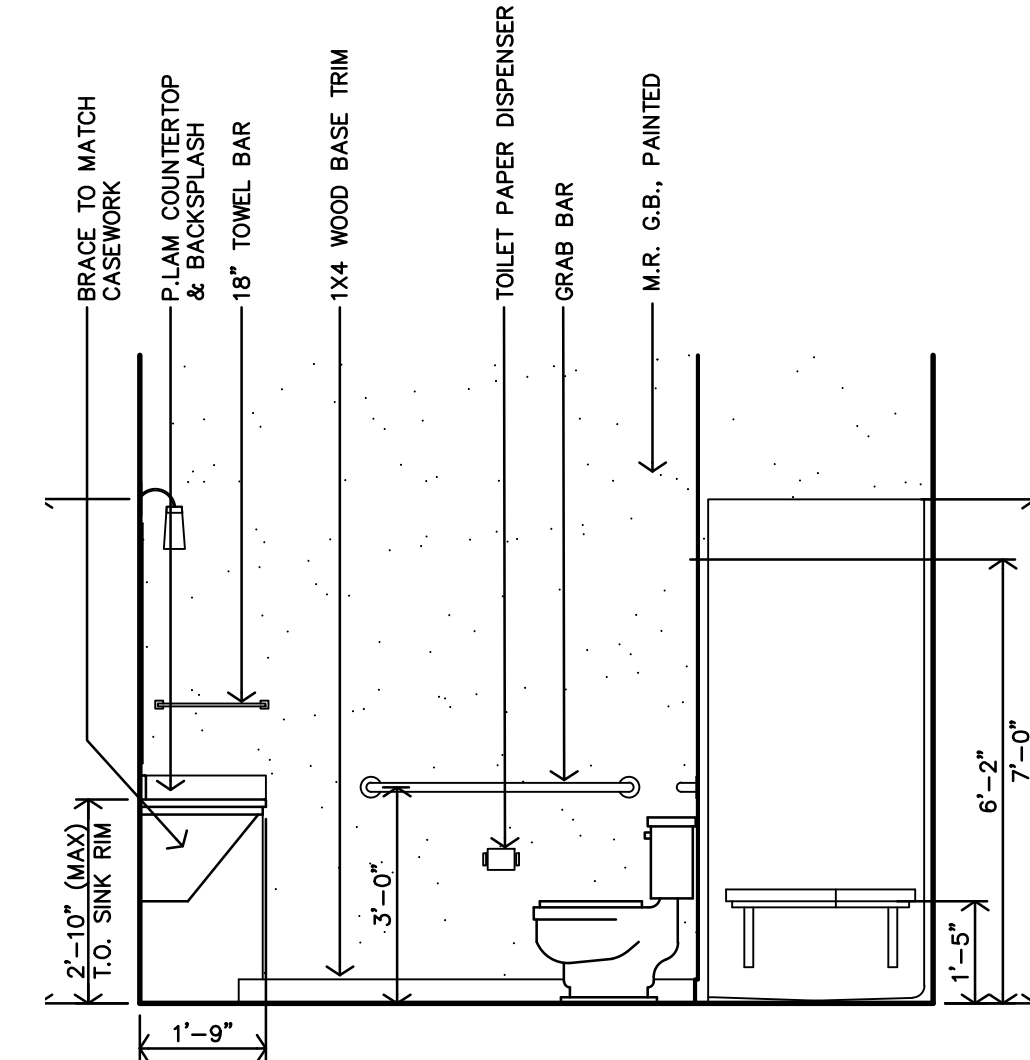
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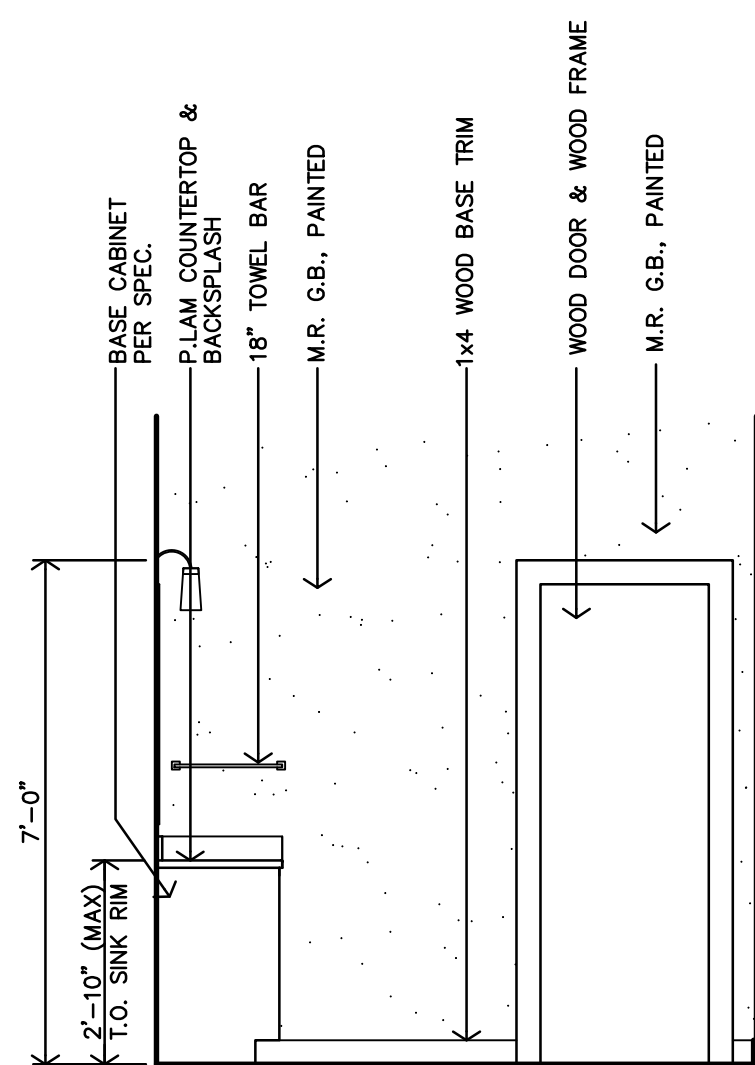
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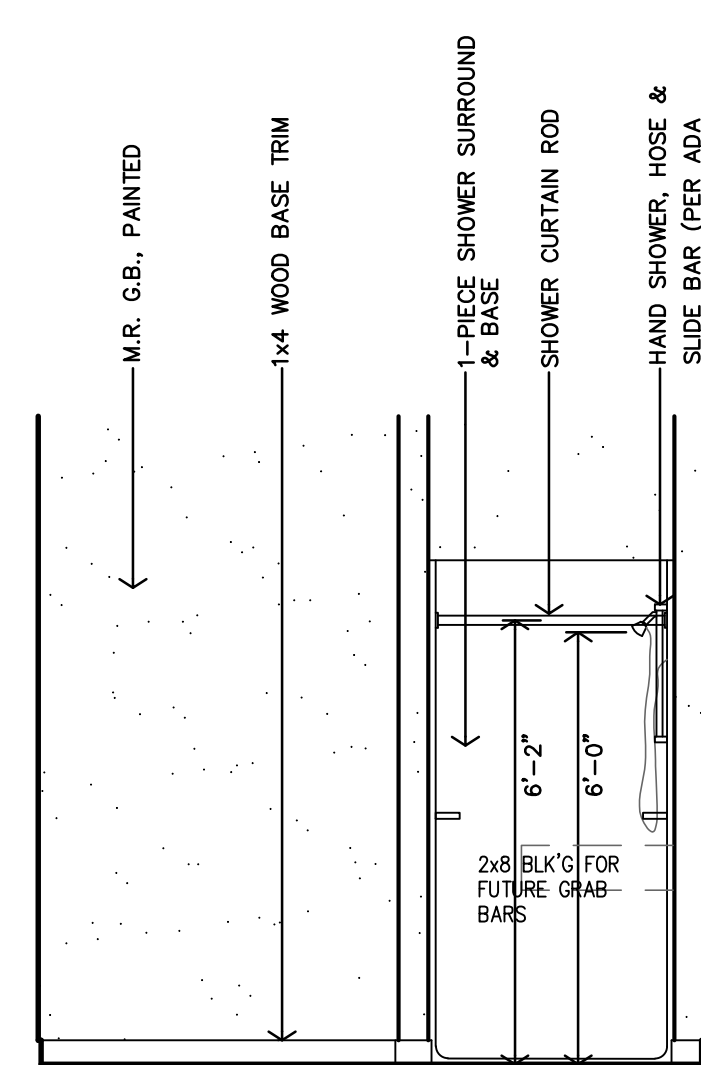
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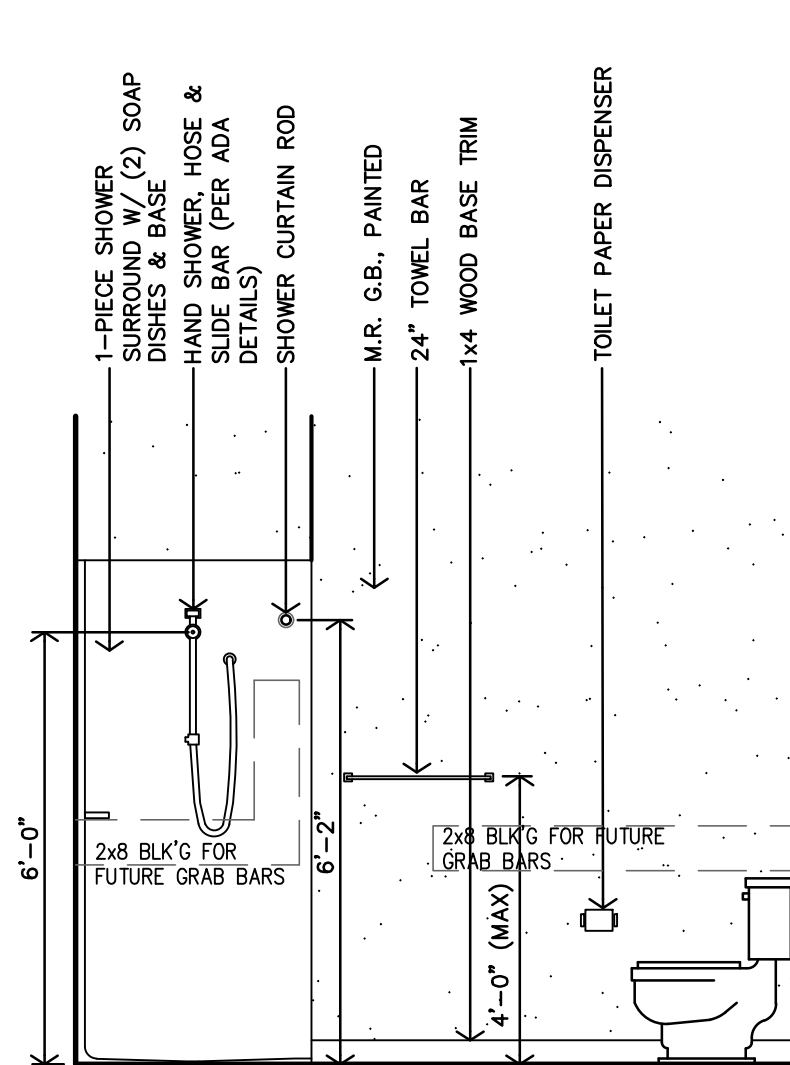
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INTERIOR ELEVATION
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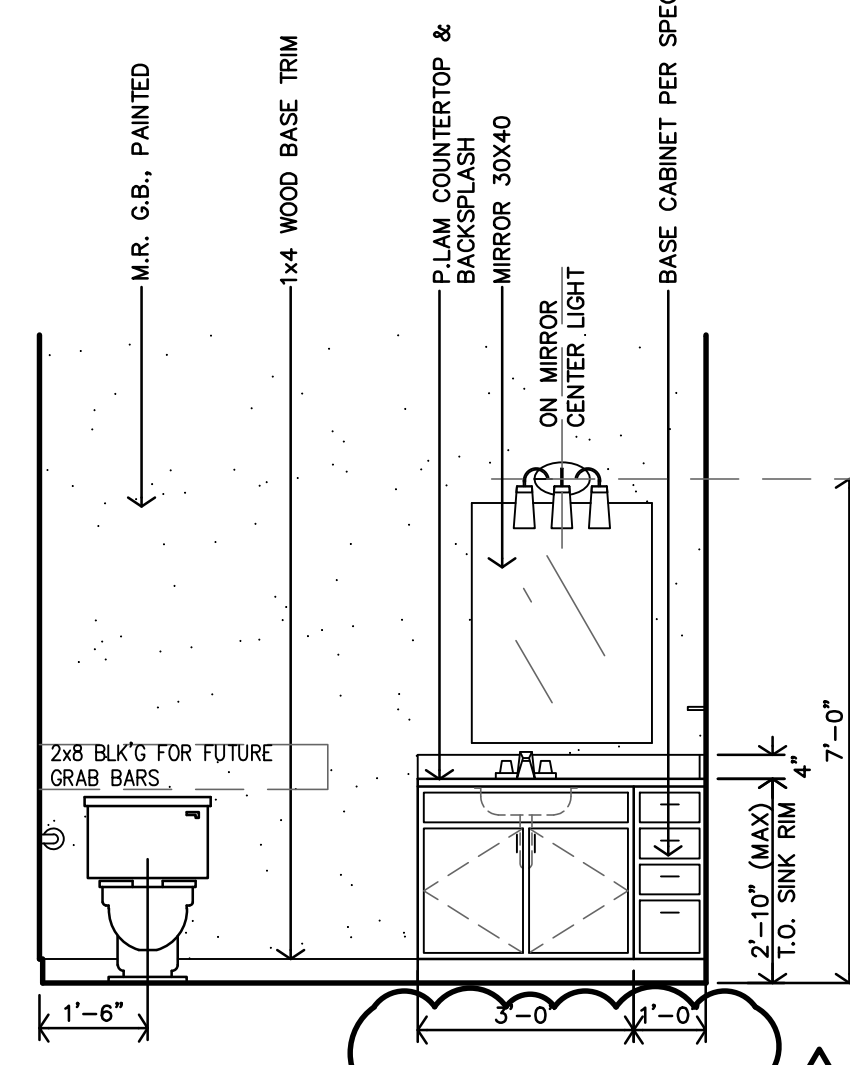
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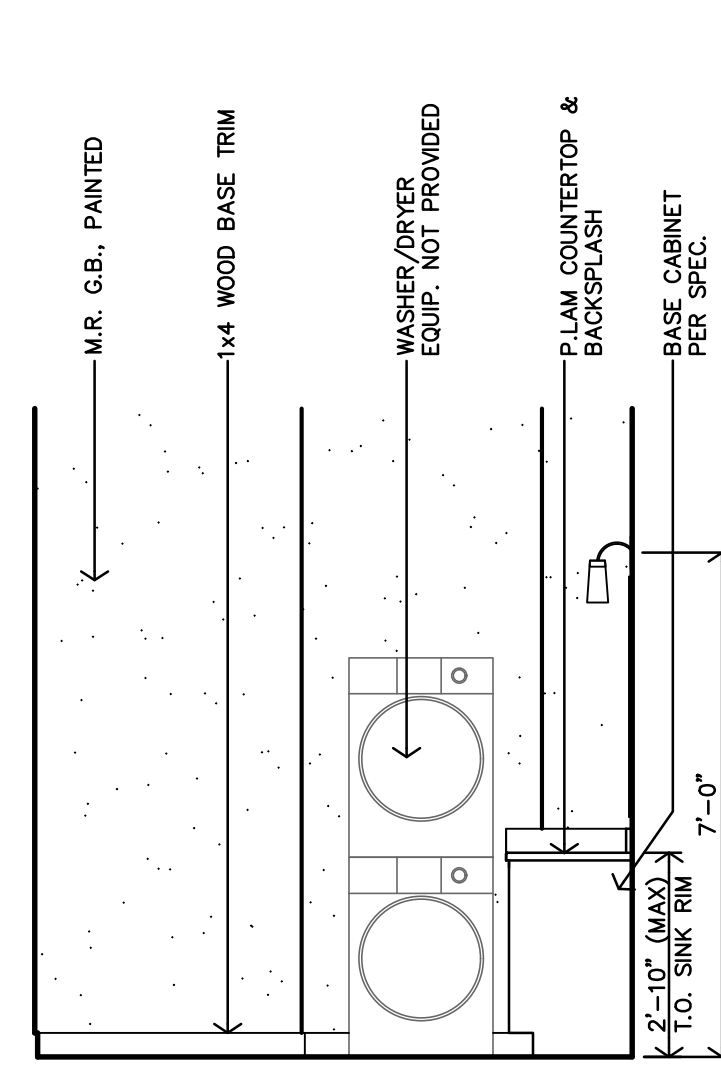
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P
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INTERIOR ELEVATION
3/8"=1'-0"



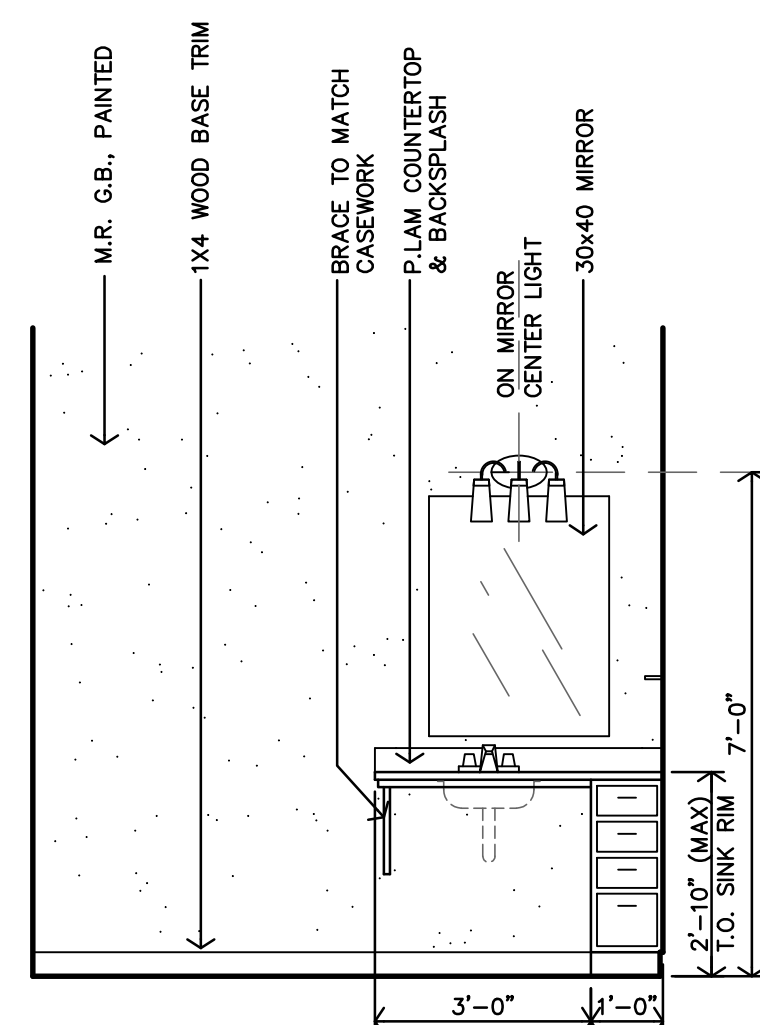
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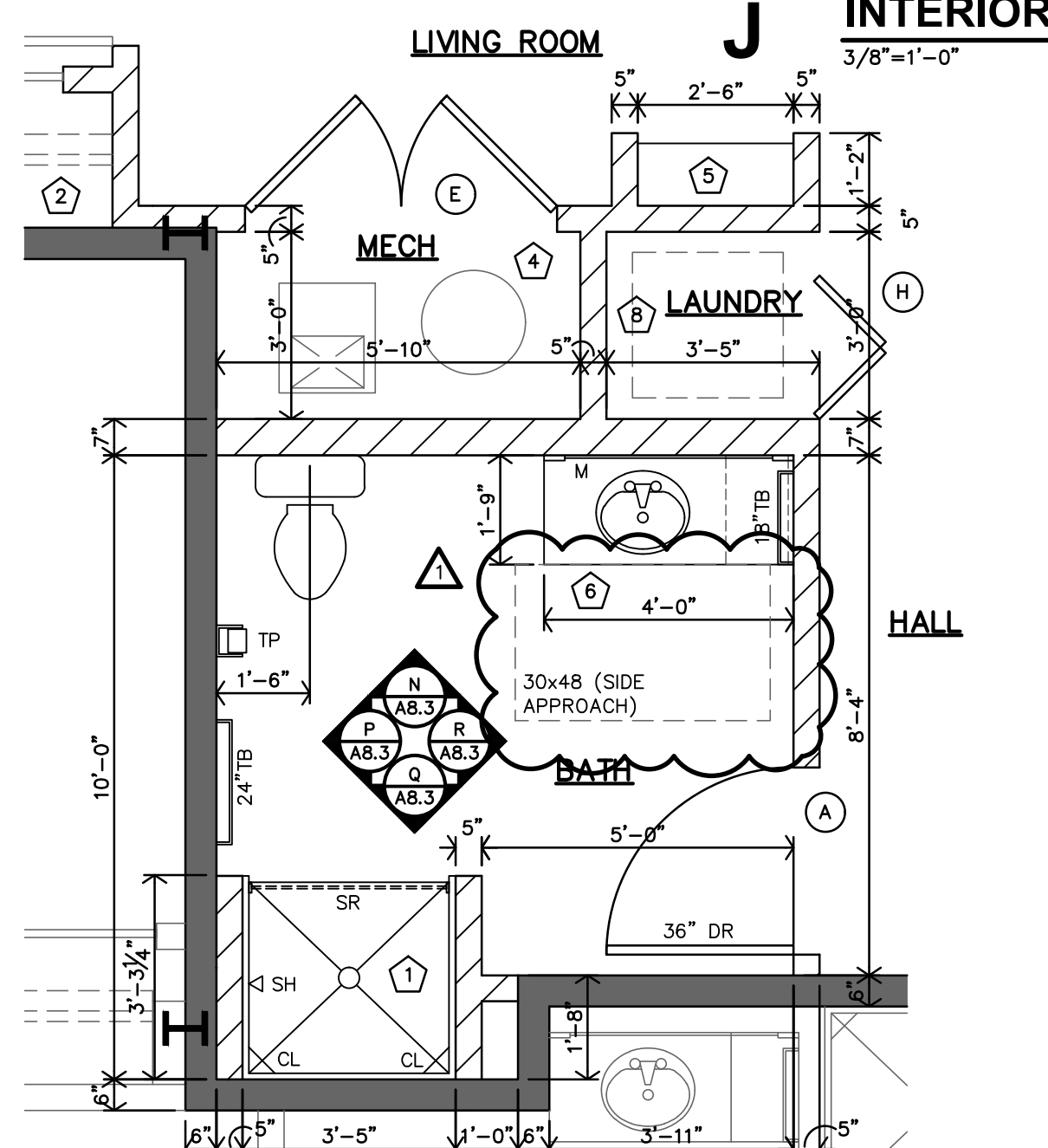
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ADAPTABLE BATH - TYPE #2
INTERIOR ELEVATION
3/8"=1'-0"

ENLARGED BATH GENERAL NOTES:	
1.	REF. UNIT GENERAL NOTES FOR ADDITIONAL DIRECTION ON SHEET A2.0.
2.	ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
3.	CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, TOWEL BARS & FUTURE GRABS BARS, FUTURE SHOWER SEAT AS REQ'D. (REF. SHEET AAB.3).
4.	SHOWER SEAT TO BE INSTALLED PER TENANT REQUEST IN ADAPTABLE UNITS.
5.	REMOVABLE CABINETS TO PROVIDE 30" CLEAR MIN. FLOORING & WALL FINISH TO BE CONTINUOUS UNDER CABINET.
6.	ALL APARTMENT LAUNDRY AREAS: HOOK-UPS TO BE PROVIDED. WASHING MACHINES AND DRYER EQUIPMENT ARE NOT PART OF THIS CONTRACT.

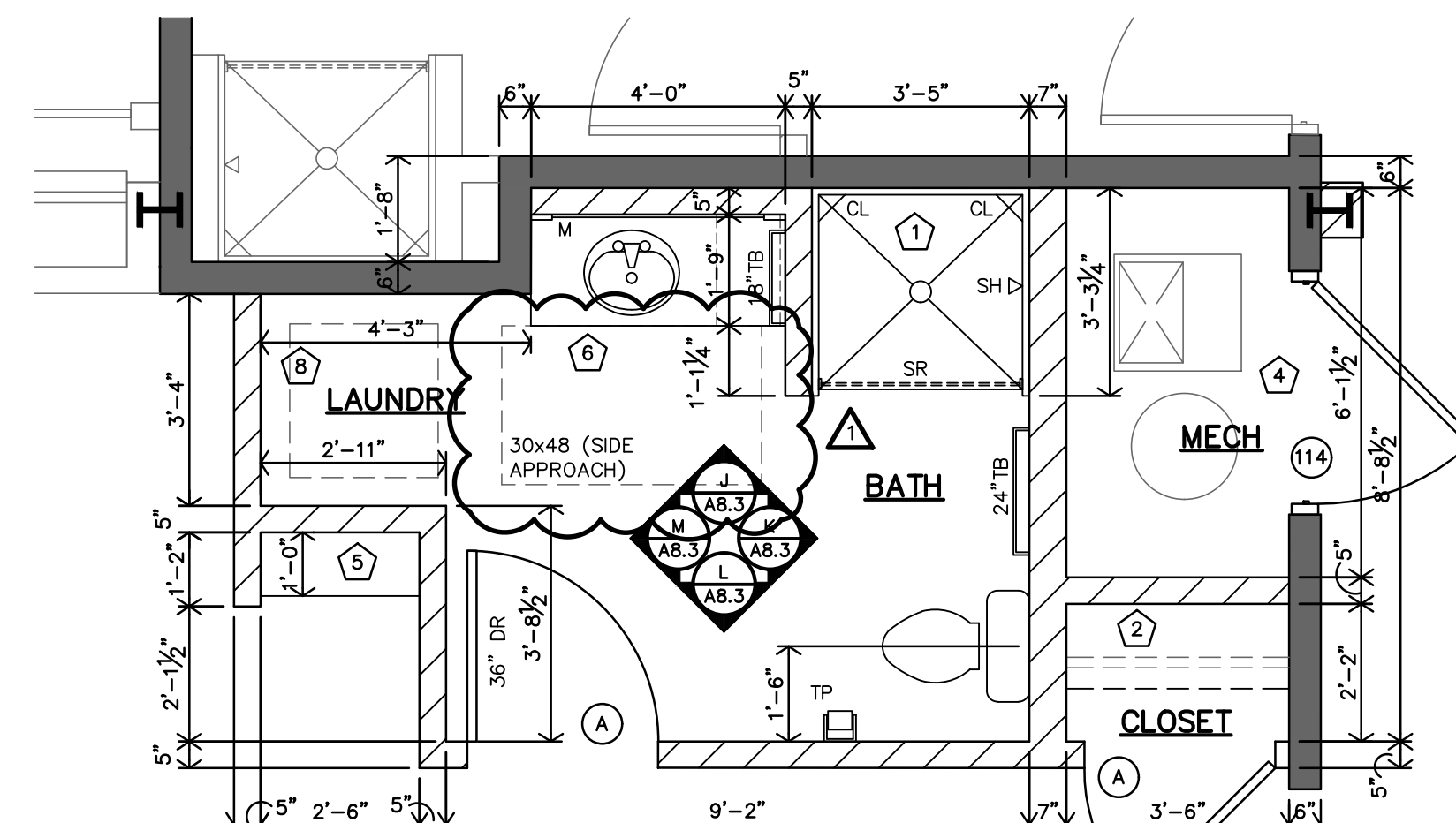
BATH KEYNOTES:	LEGEND
1. VERIFY ROUGH OPENING SIZE w/ SHOWER UNIT REF. MECH DWGS	M MIRROR
2. PLASTIC COATED WIRE SHELF & ROD @ 69" O.C. AFF	TP TOILET PAPER DISPENSER
3. PLASTIC COATED WIRE SHELF & ROD @ 47" O.C. AFF (ACCESSIBLE UNITS)	TB TOWEL BAR
4. WATER HEATER & FURNACE - REF. MECH. DRAWINGS	SR SHOWER ROD
5. 12" DEEP PLASTIC COATED WIRE SHELVES WITH ADJUSTABLE BRACKETS (5 TOTAL)	CL CORNER LEDGE
6. REMOVABLE CABINET	SH SHOWER HEAD
7. ELECTRICAL, WATER, ETC. HOOK-UPS FOR SIDE-BY-SIDE WASHER AND DRYER (ACCESSIBLE). (WASHER & DRYER EQUIPMENT NOT PROVIDED)	SS SHOWER SEAT
8. ELECTRICAL, WATER, ETC. HOOK-UPS FOR STACKED WASHER AND DRYER. (WASHER & DRYER EQUIPMENT NOT PROVIDED)	GB GRAB BAR



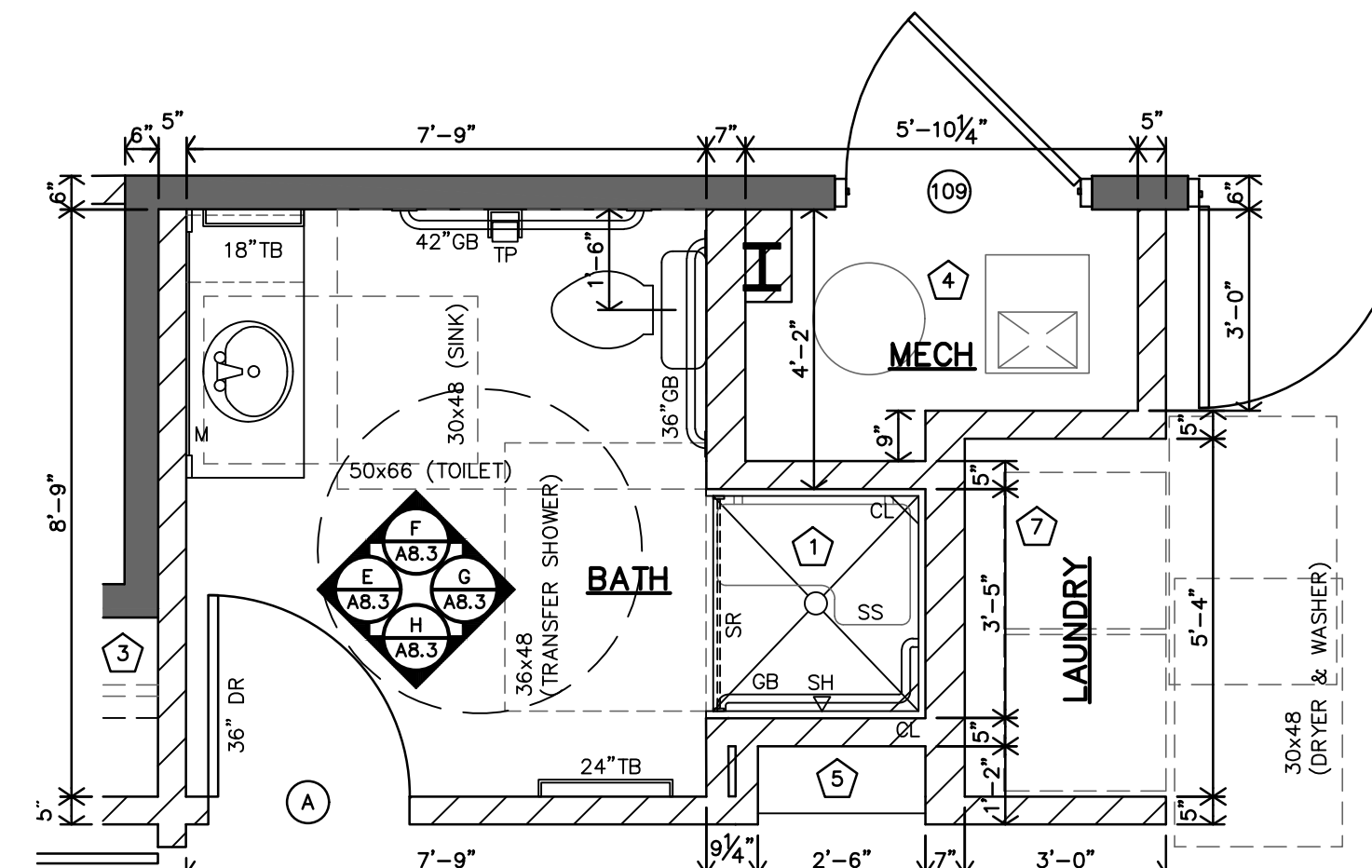
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INTERIOR ELEVATION
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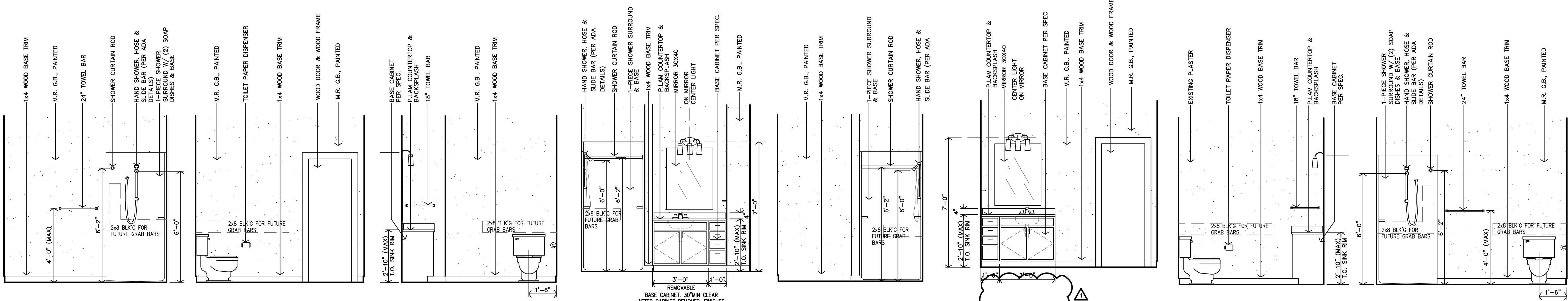
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TYPE 3 - ADAPTABLE (TYPE B UNIT)
ENLARGED BATH PLAN
3/8"=1'-0"
APT 3 (#113)
SIMILAR: APT. 11 (#202), APT. 19 (#302)



B
TYPE 2 - ADAPTABLE (TYPE B UNIT)
ENLARGED BATH PLAN
3/8"=1'-0"
APT 2 (#112)



A
TYPE 1 (ACCESSIBLE)
ENLARGED BATH PLAN
3/8"=1'-0"
APT 1 (#109)



V ADAPTABLE BATH - TYPE #7 INTERIOR ELEVATION
3/8"=1'-0"

U ADAPTABLE BATH - TYPE #7 INTERIOR ELEVATION
3/8"=1'-0"

T ADAPTABLE BATH - TYPE #7 INTERIOR ELEVATION
3/8"=1'-0"

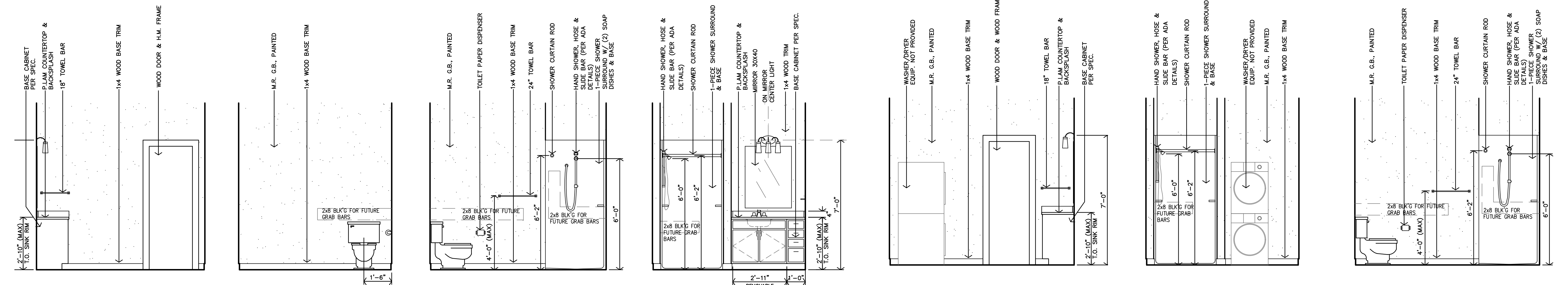
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R ADAPTABLE BATH - TYPE #6 INTERIOR ELEVATION
3/8"=1'-0"

Q ADAPTABLE BATH - TYPE #6 INTERIOR ELEVATION
3/8"=1'-0"

P ADAPTABLE BATH - TYPE #6 INTERIOR ELEVATION
3/8"=1'-0"

N ADAPTABLE BATH - TYPE #6 INTERIOR ELEVATION
3/8"=1'-0"



M ADAPTABLE BATH - TYPE #5 INTERIOR ELEVATION
3/8"=1'-0"

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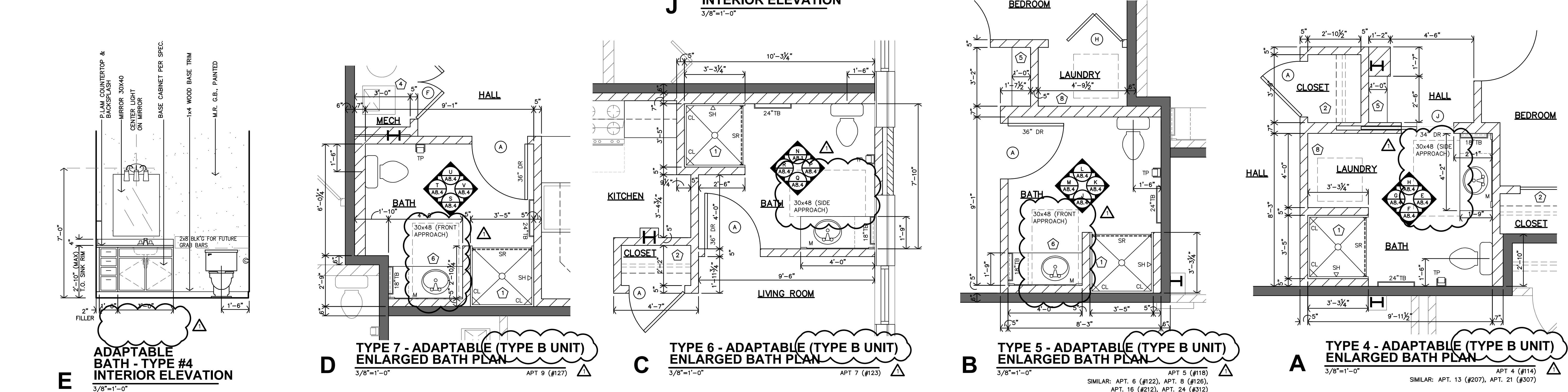
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J ADAPTABLE BATH - TYPE #5 INTERIOR ELEVATION
3/8"=1'-0"

H ADAPTABLE BATH - TYPE #4 INTERIOR ELEVATION
3/8"=1'-0"

G ADAPTABLE BATH - TYPE #4 INTERIOR ELEVATION
3/8"=1'-0"

F ADAPTABLE BATH - TYPE #4 INTERIOR ELEVATION
3/8"=1'-0"



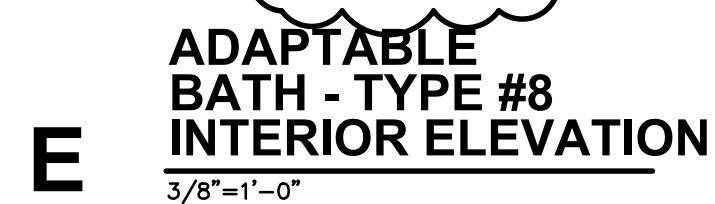
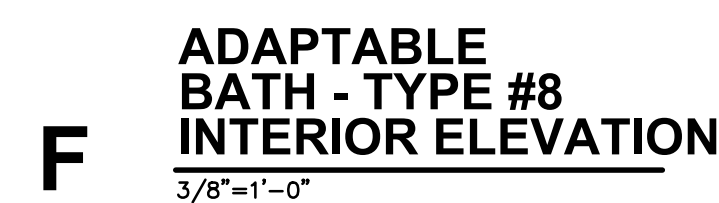
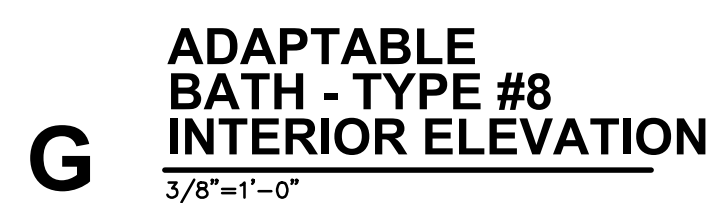
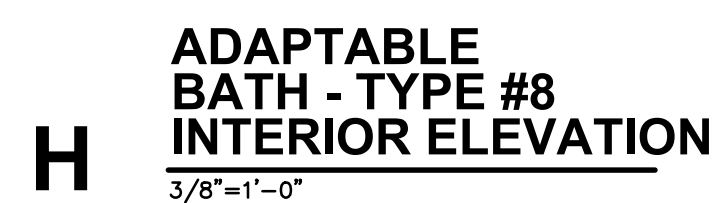
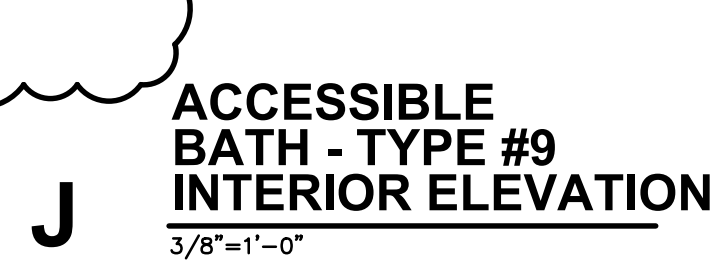
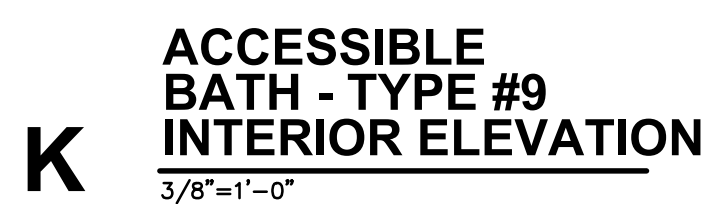
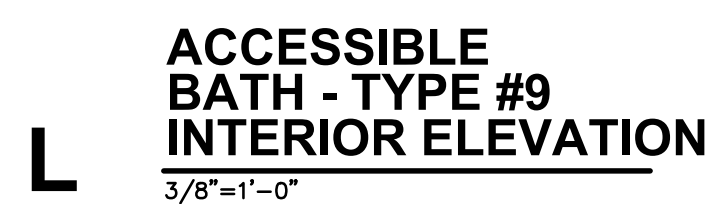
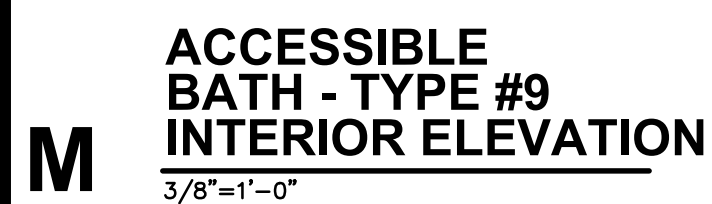
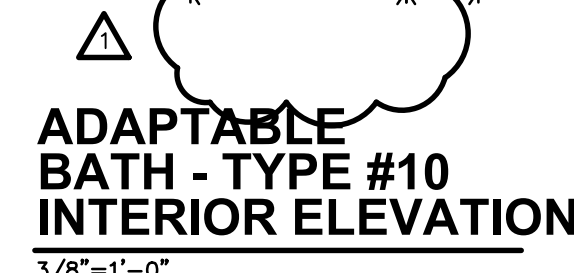
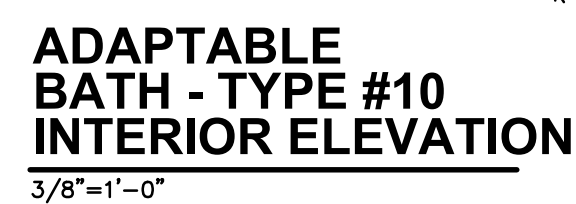
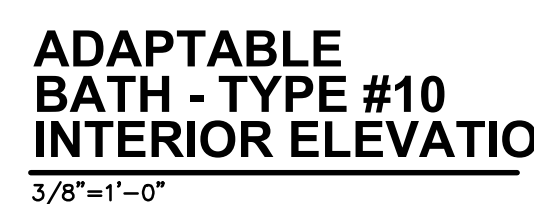
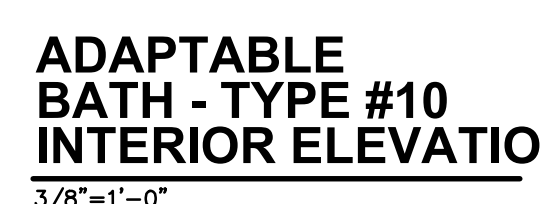
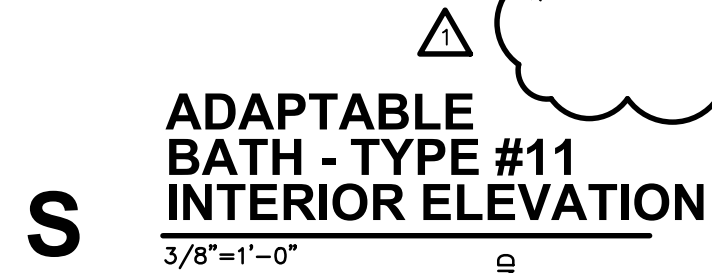
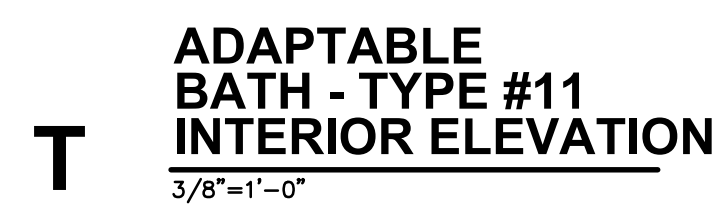
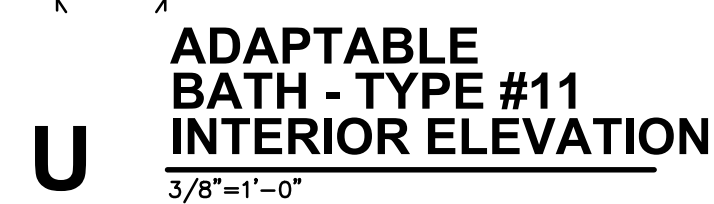
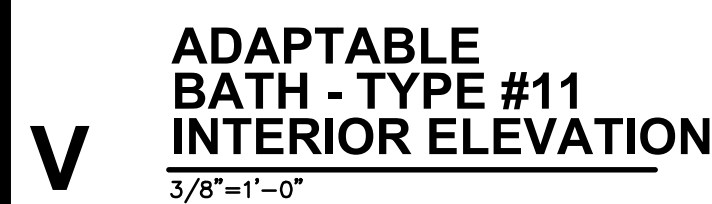
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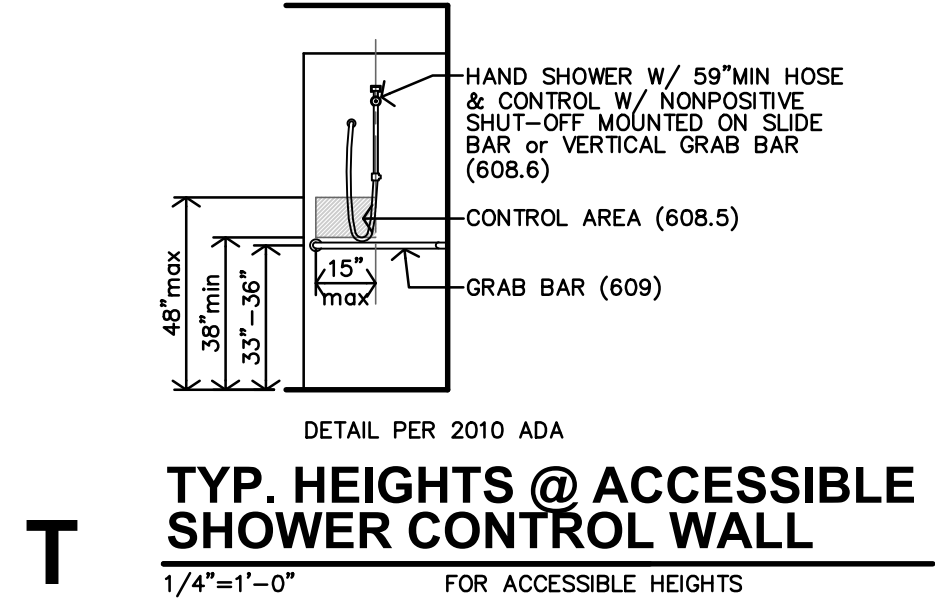
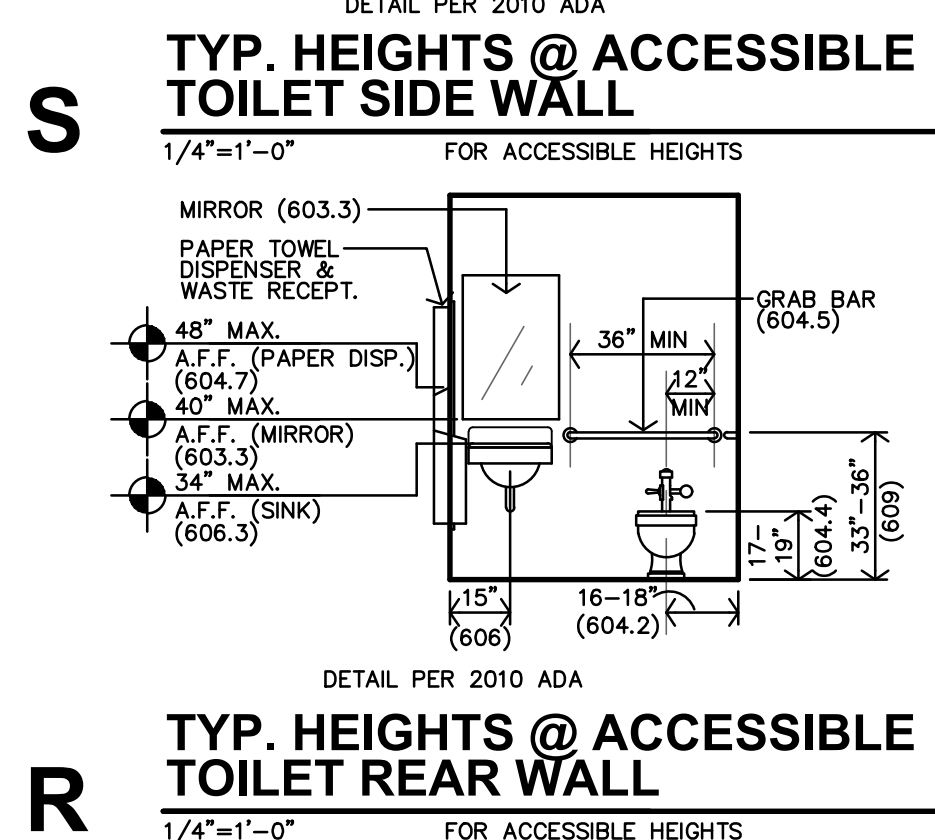
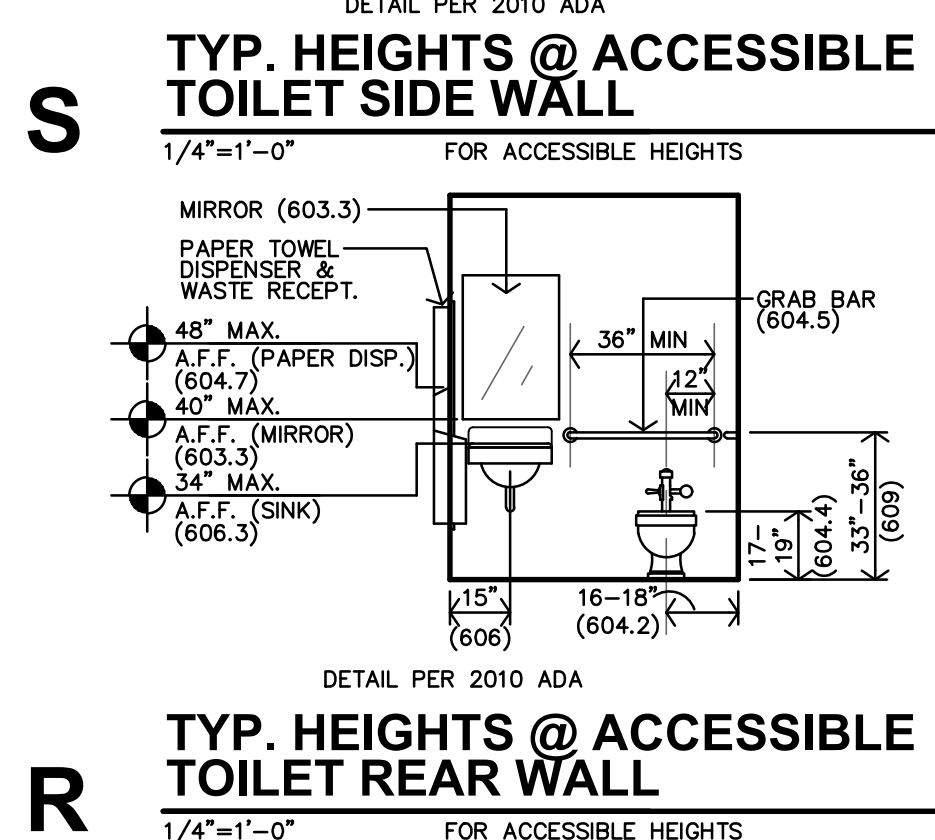
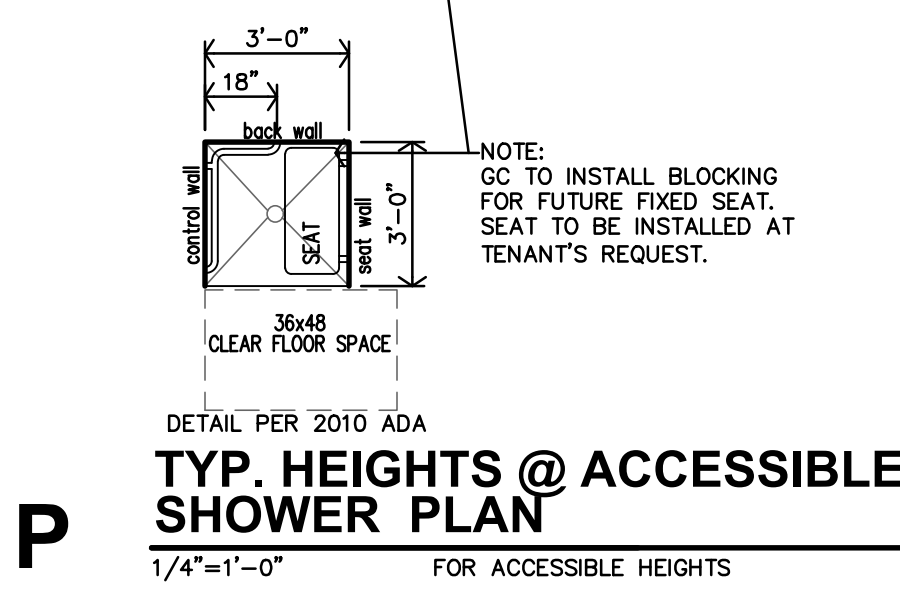
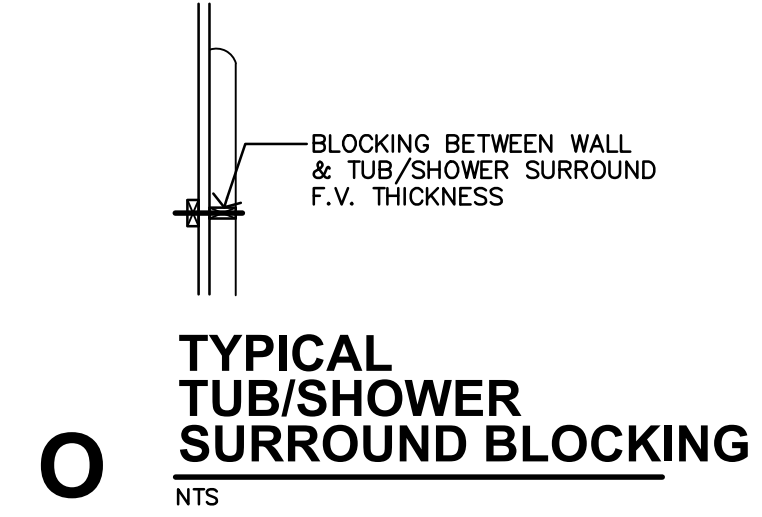
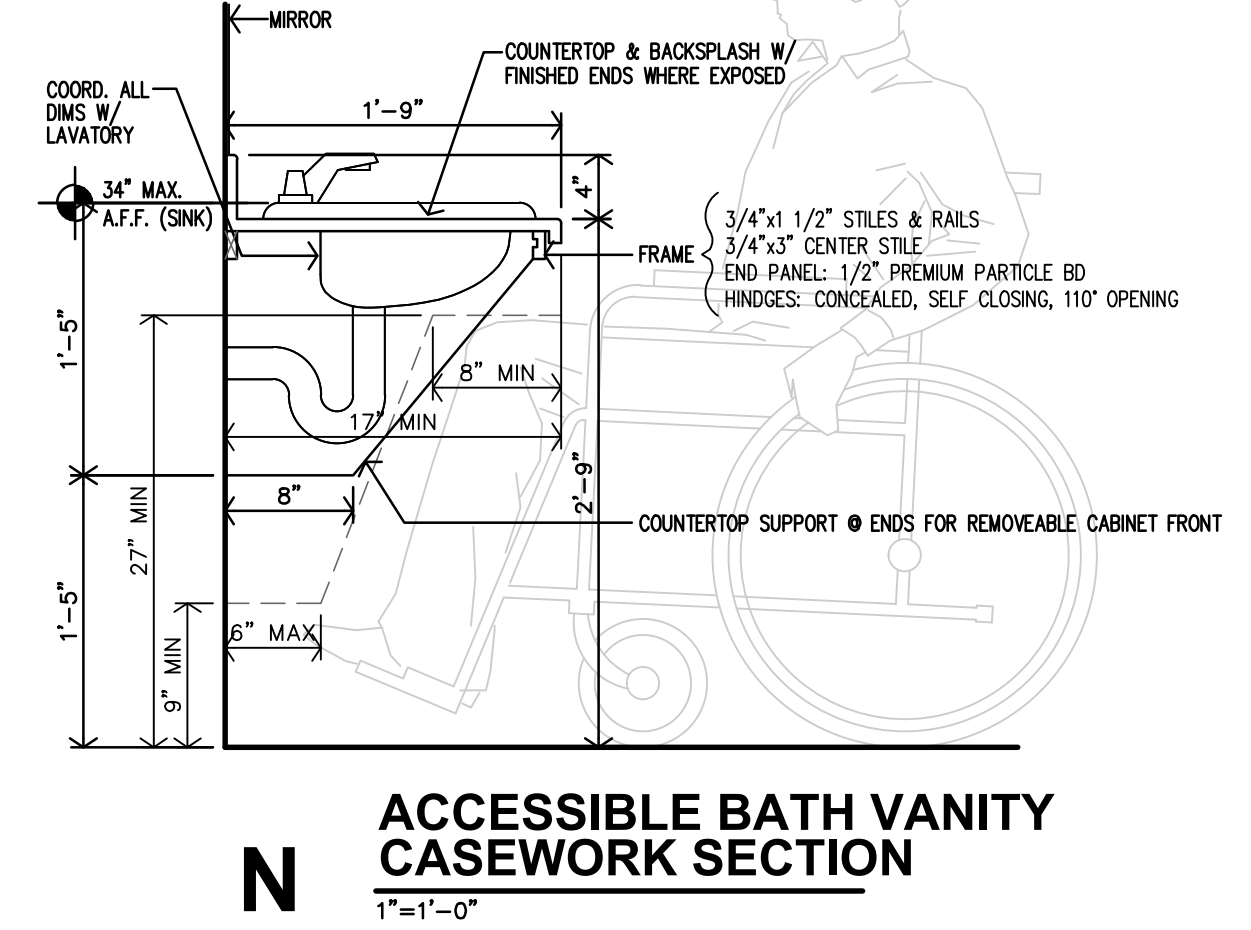
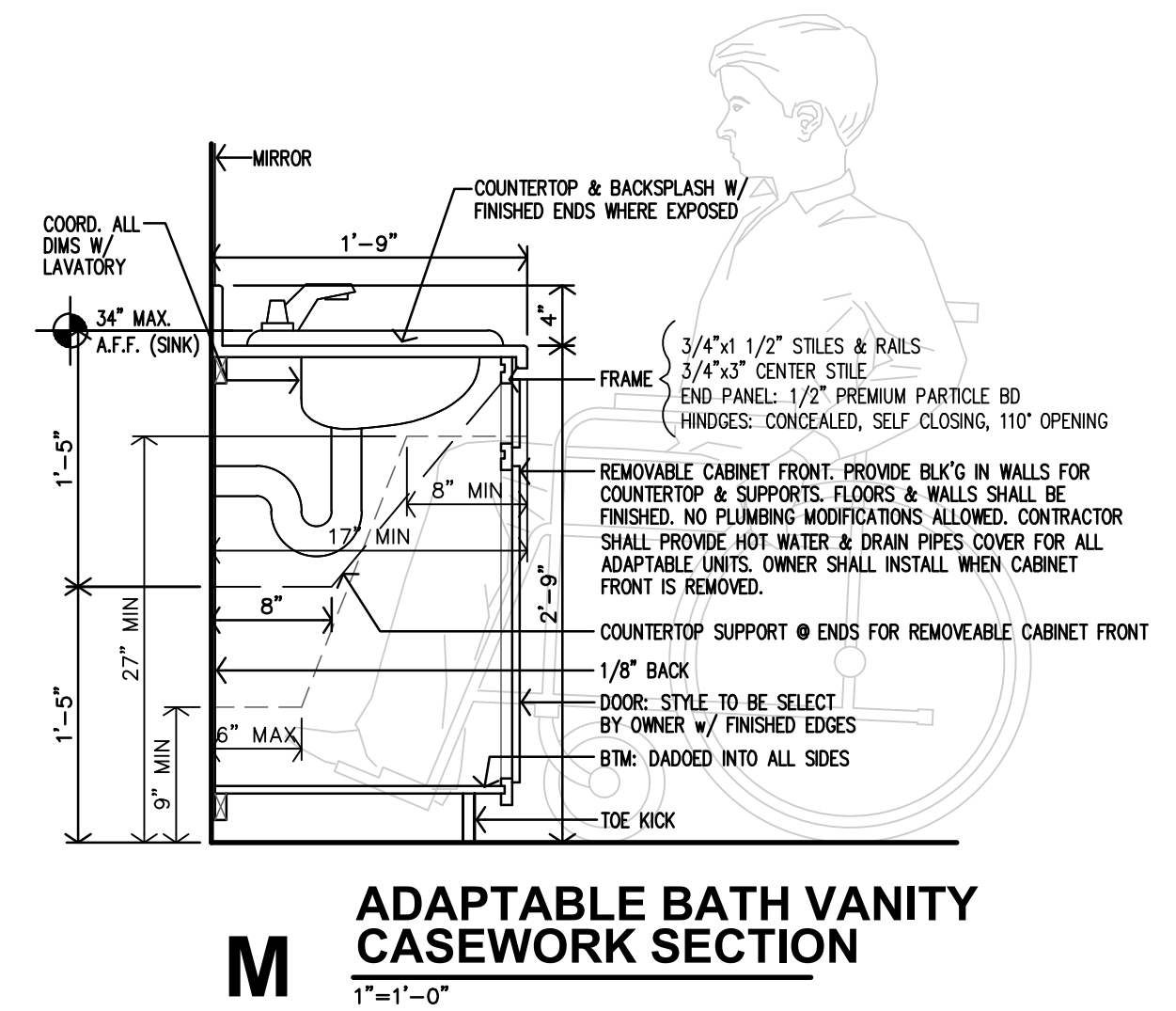
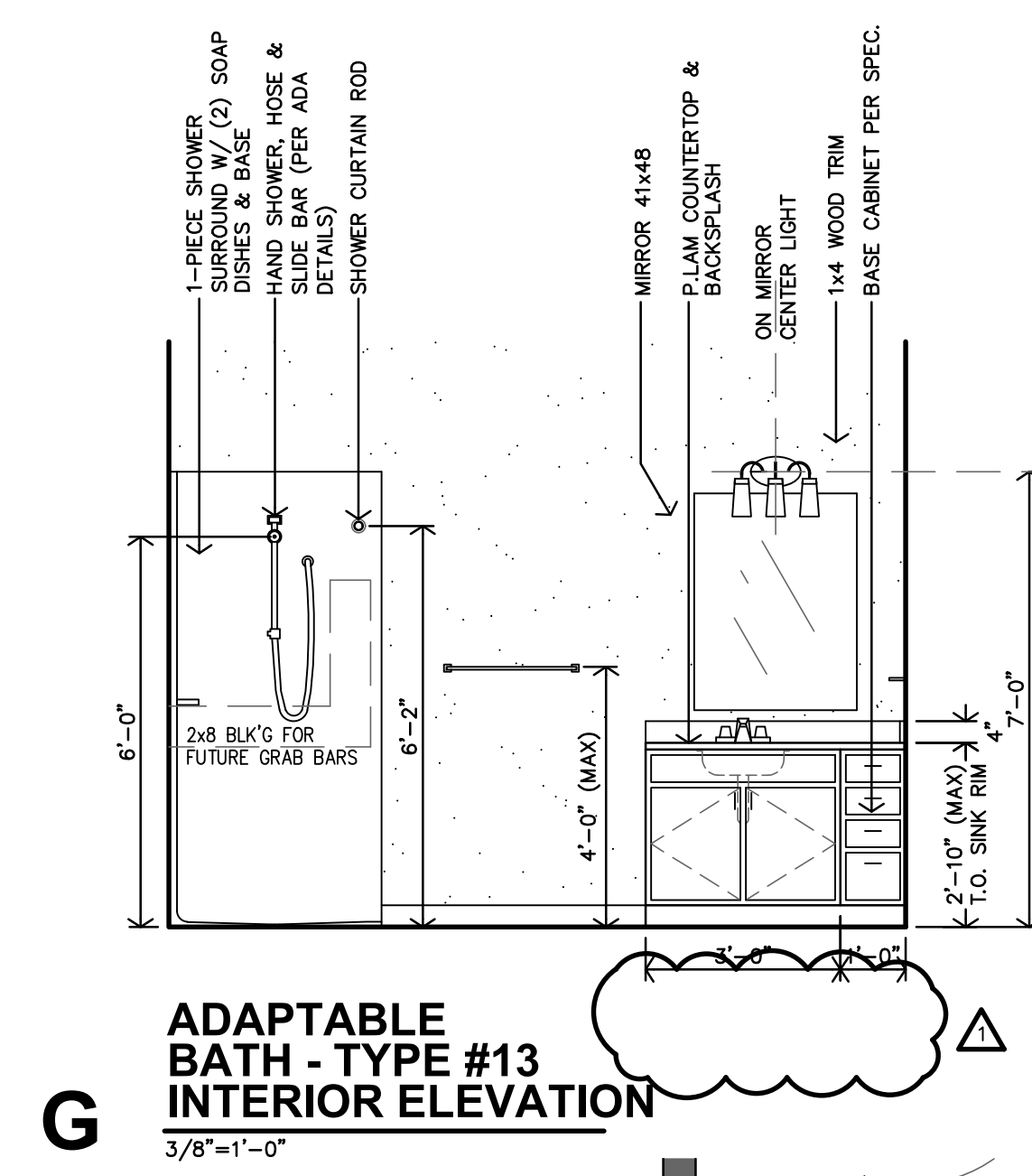
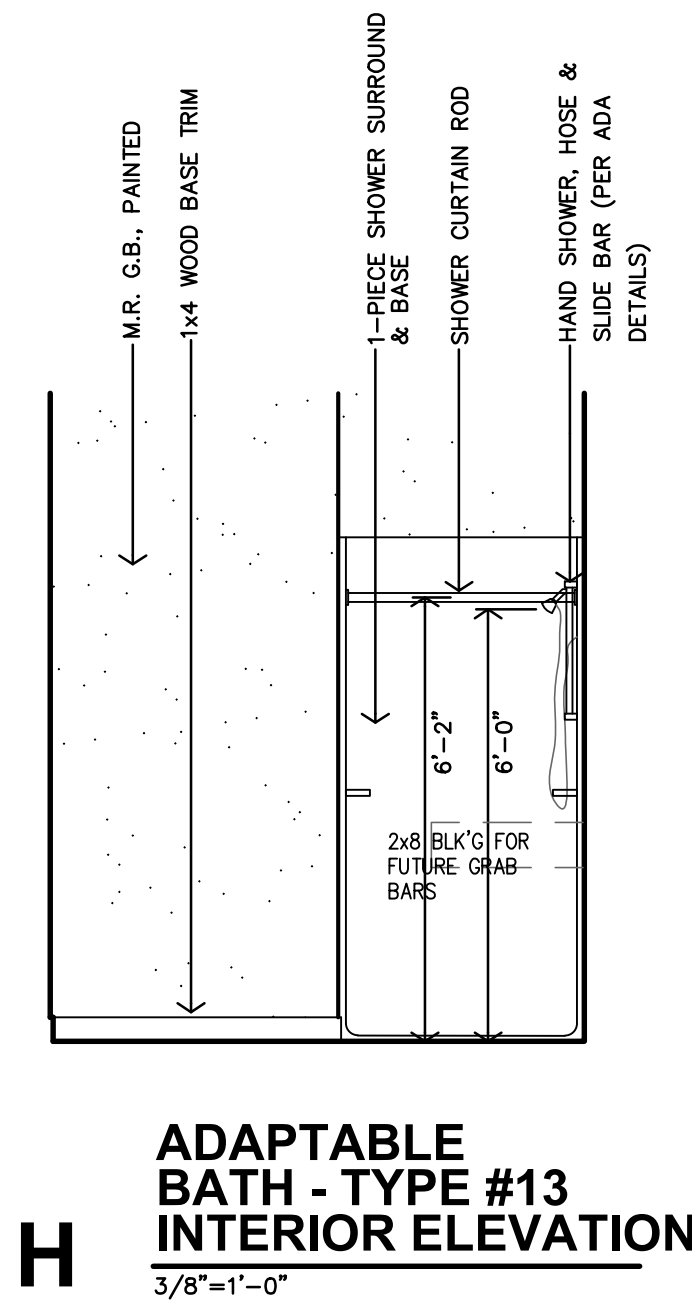
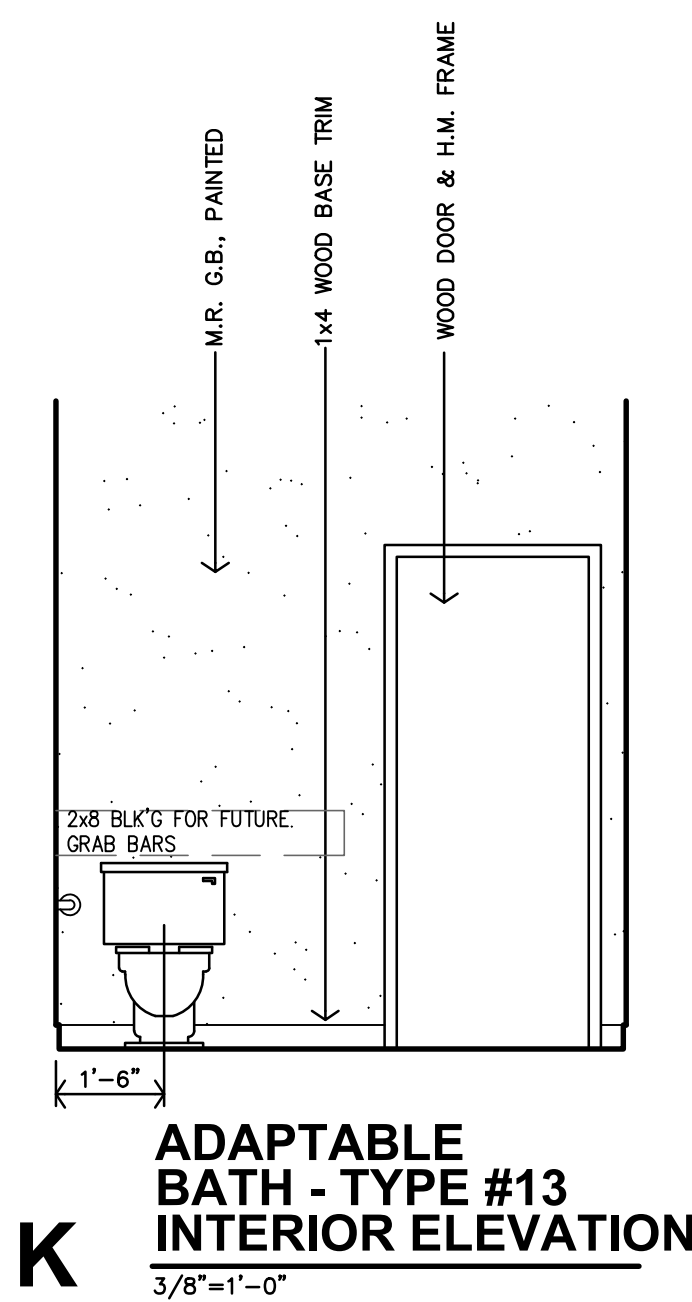
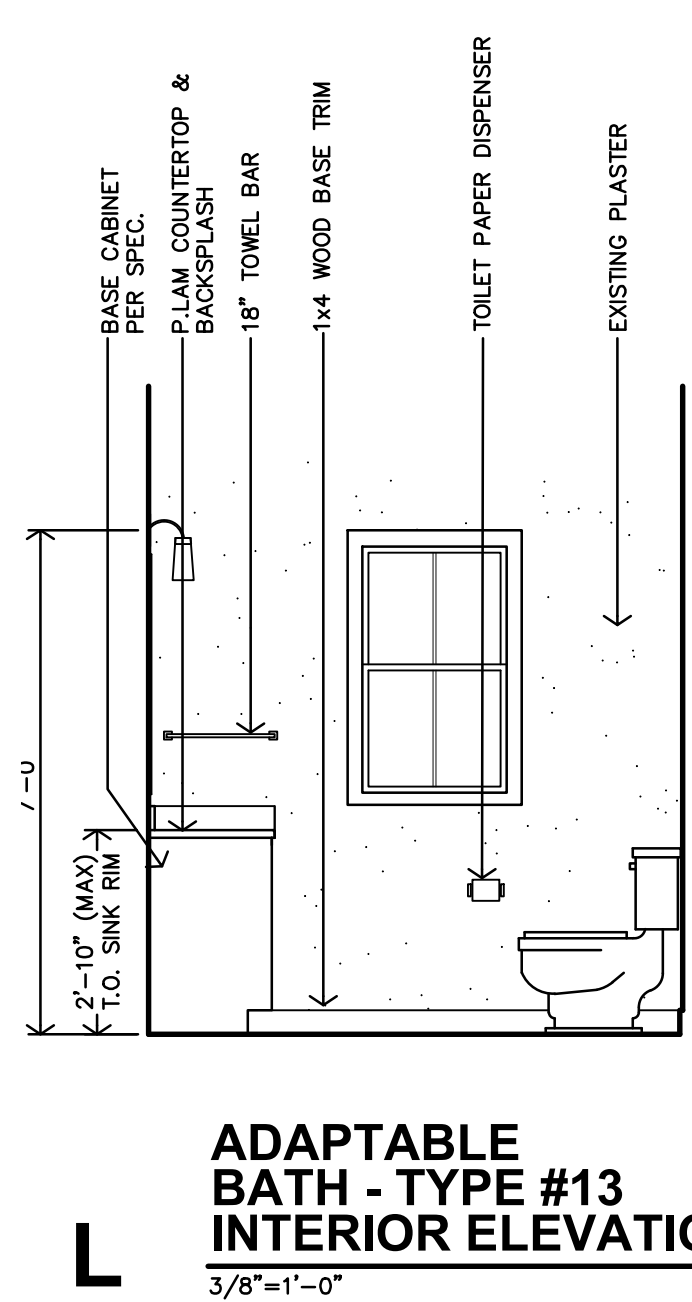
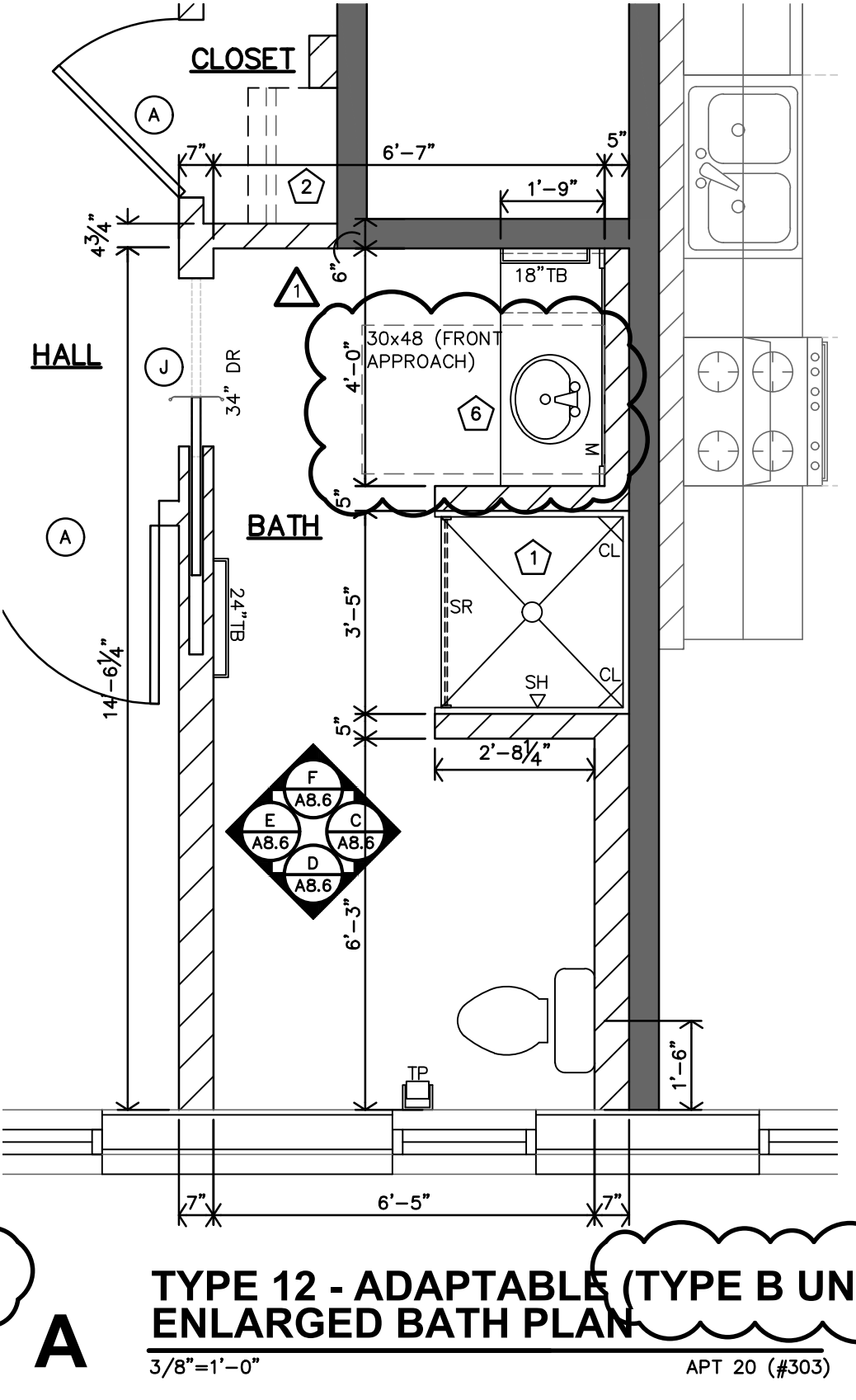
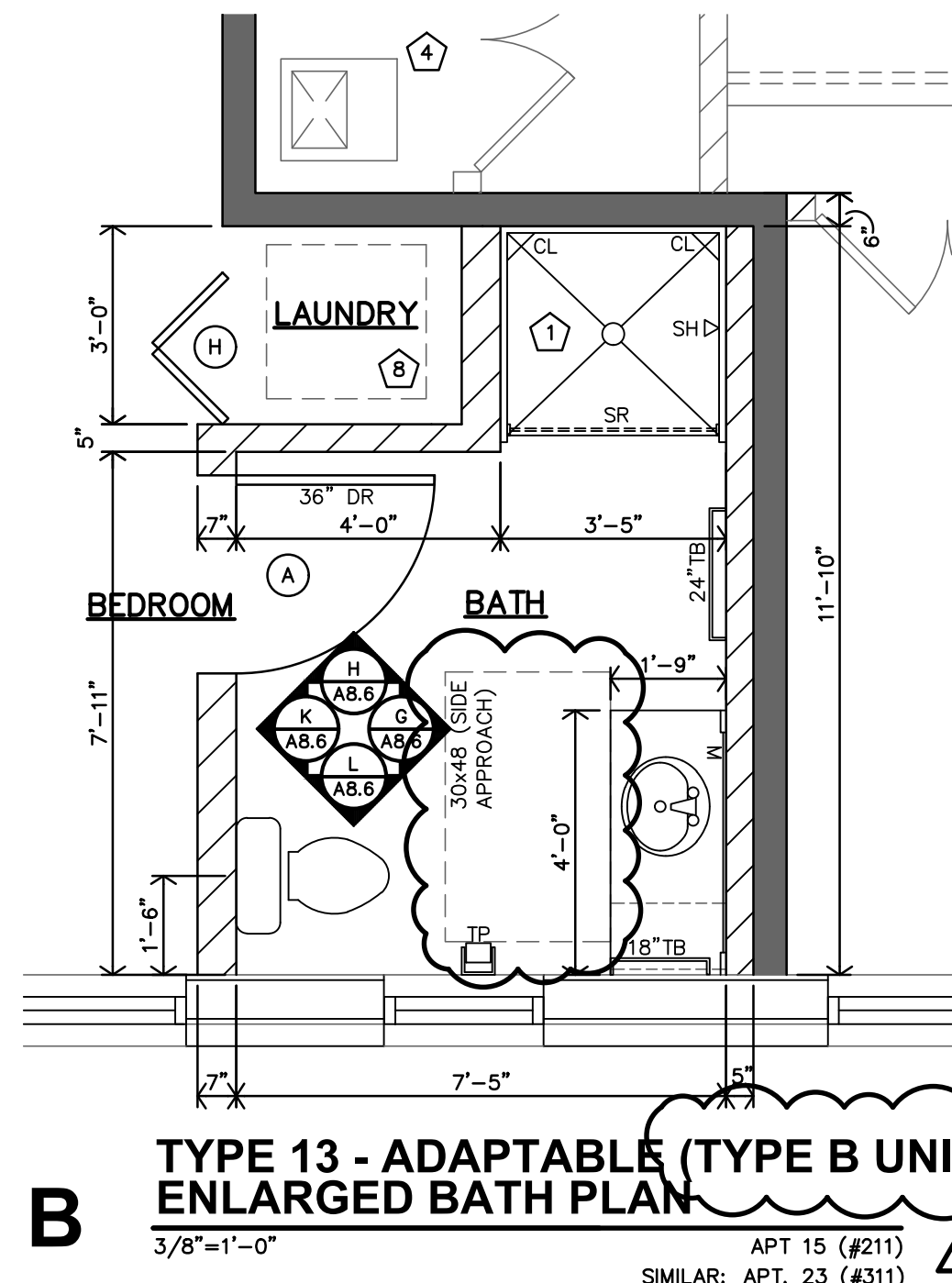
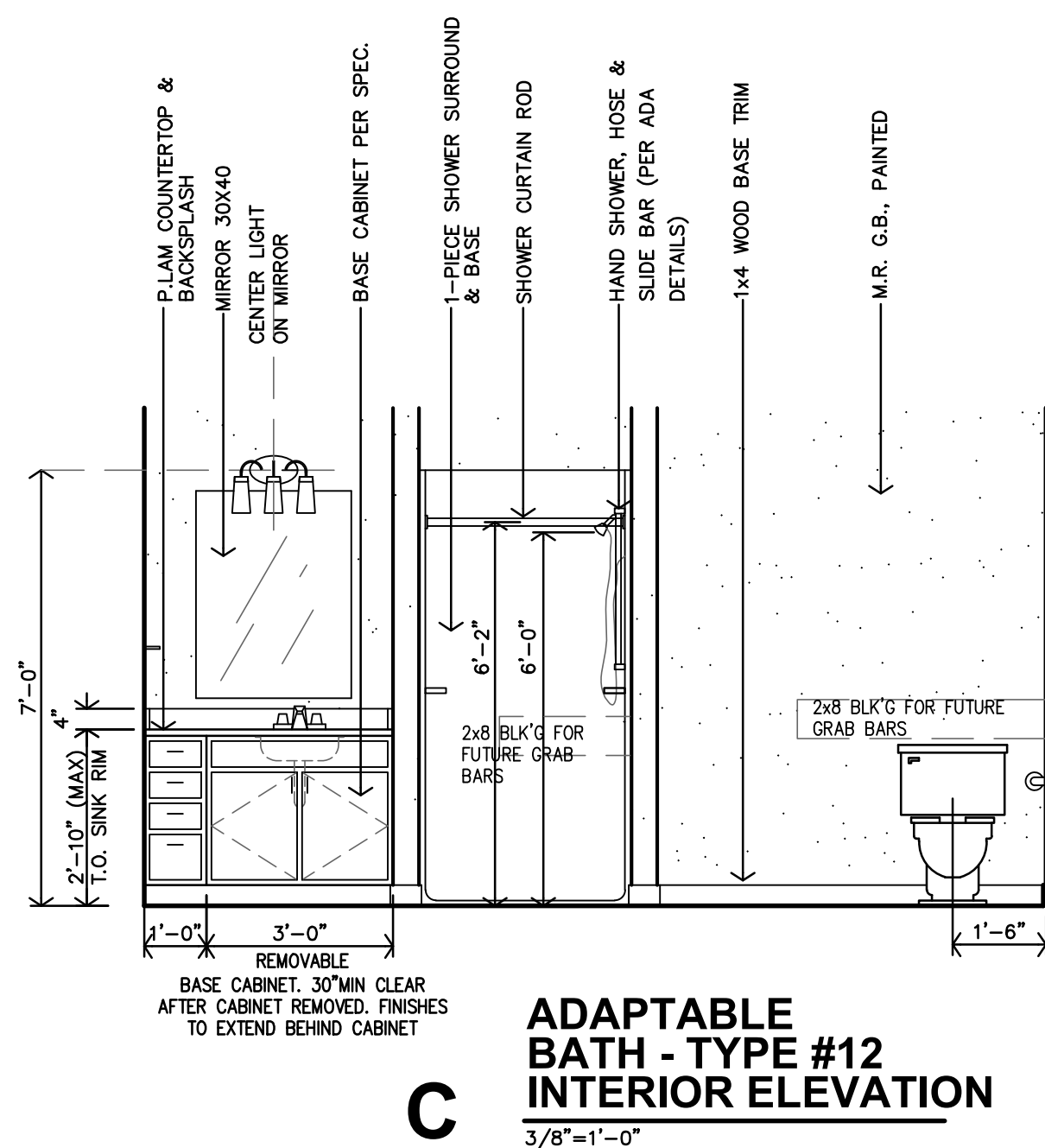
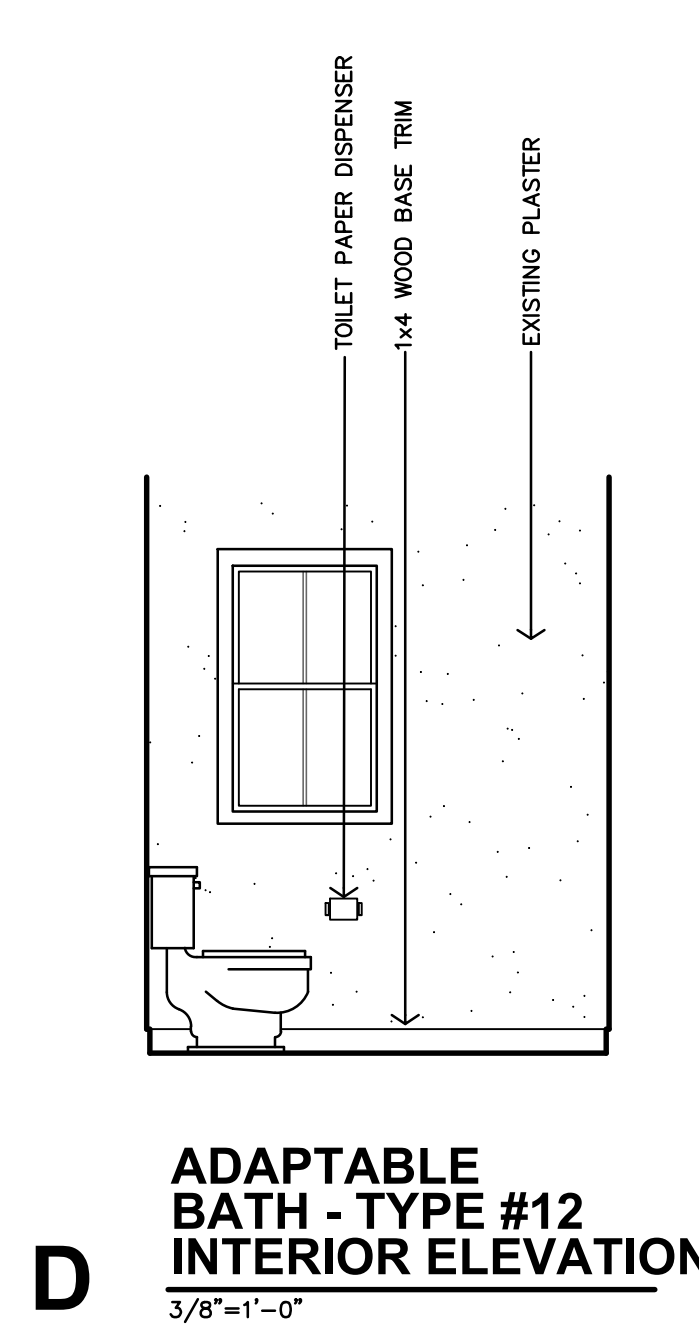
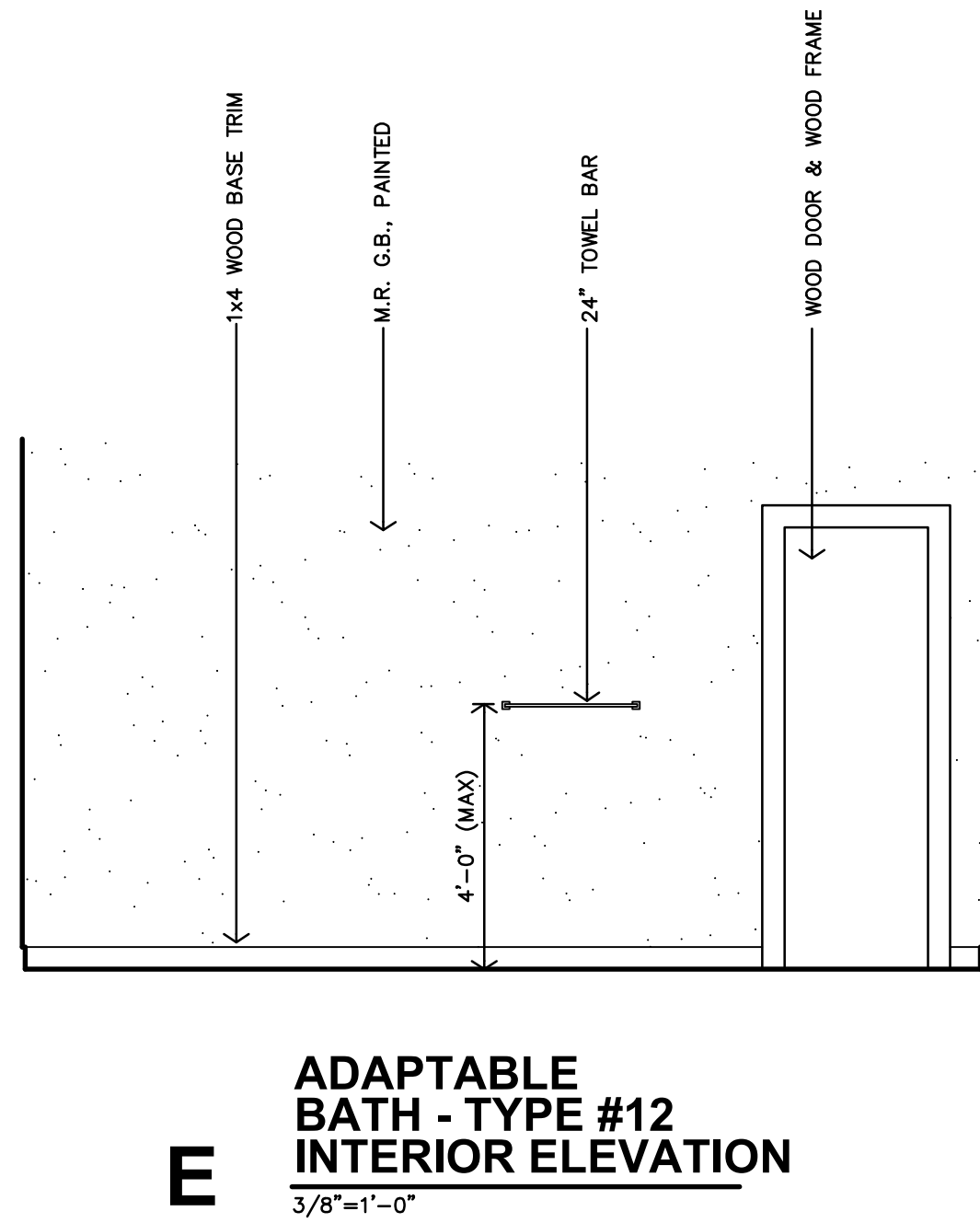
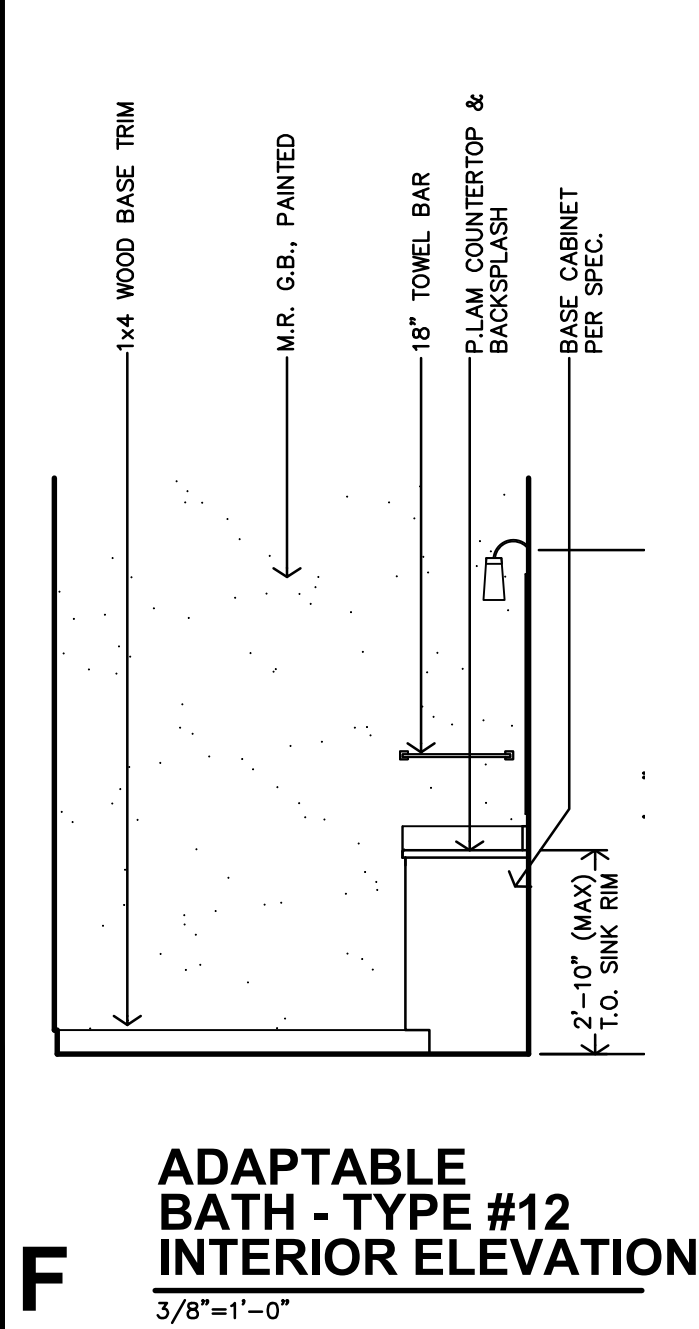
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3/8"=1'-0"
APT 9 (#127)

C TYPE 6 - ADAPTABLE (TYPE B UNIT) ENLARGED BATH PLAN
3/8"=1'-0"
APT 7 (#123)

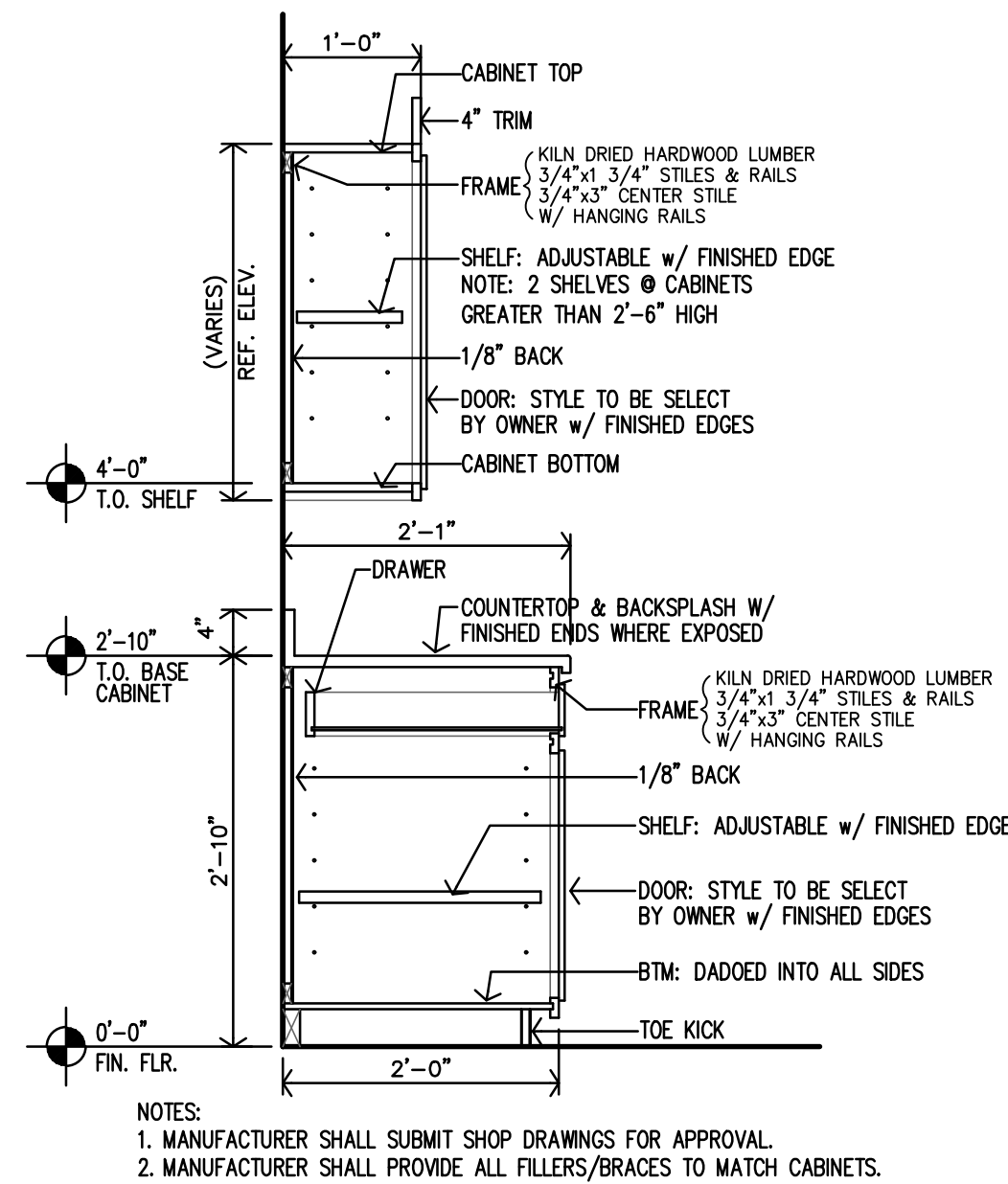
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APT 5 (#118)
SIMILAR: APT. 6 (#122), APT. 8 (#126), APT. 16 (#212), APT. 24 (#312)

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APT 4 (#114)
SIMILAR: APT. 13 (#207), APT. 21 (#307)

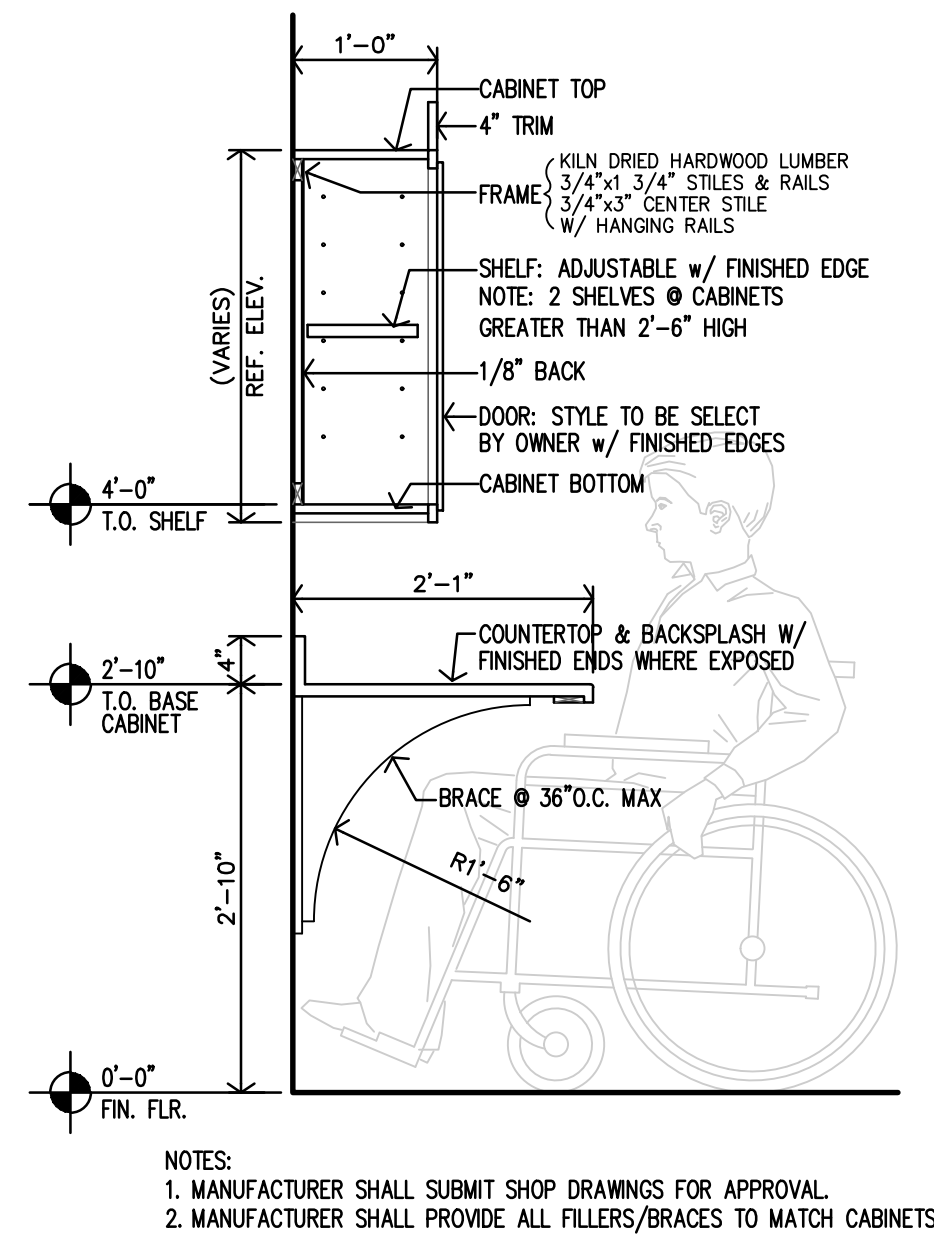




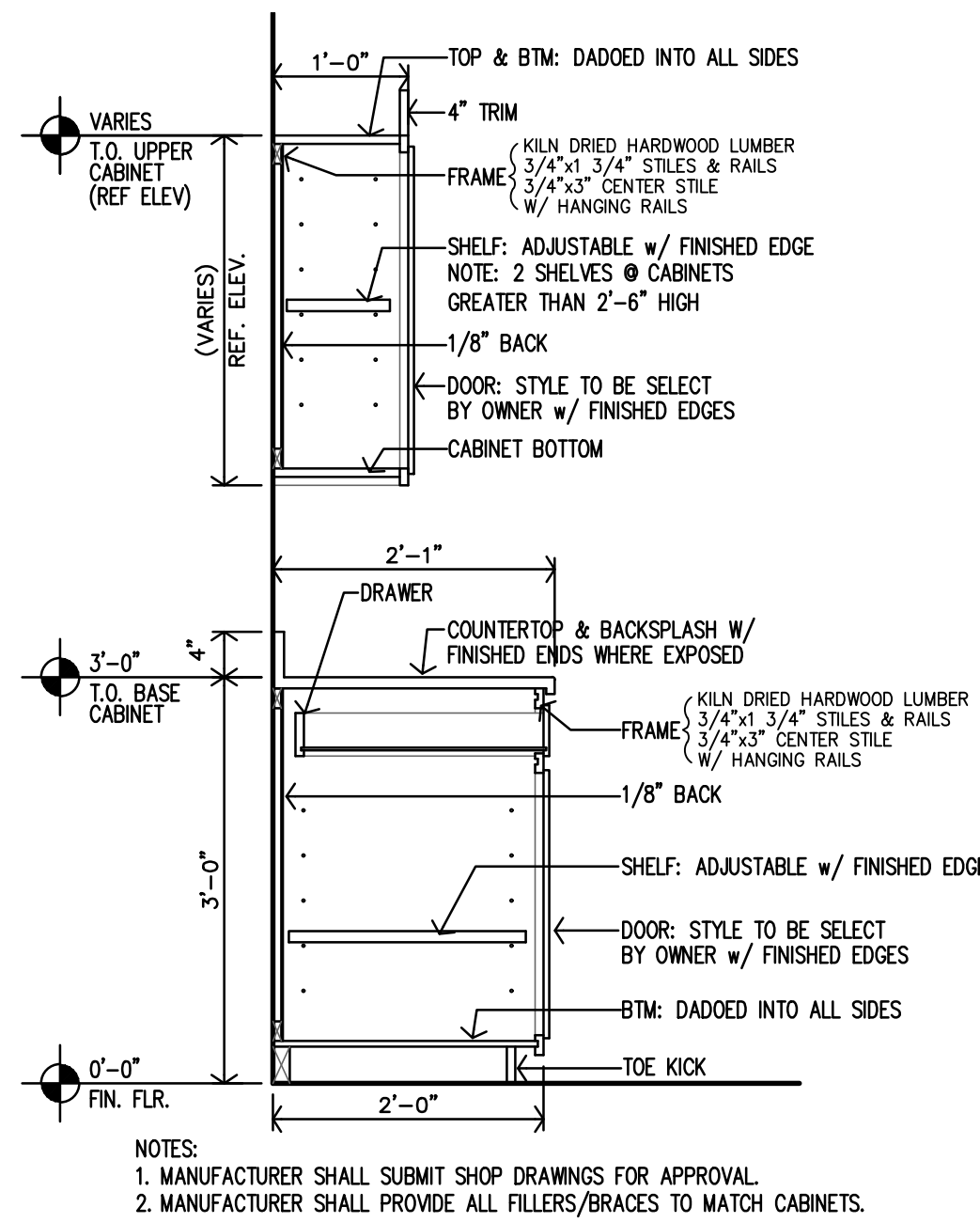
UNIT ACCESSIBLE BATH DETAILS



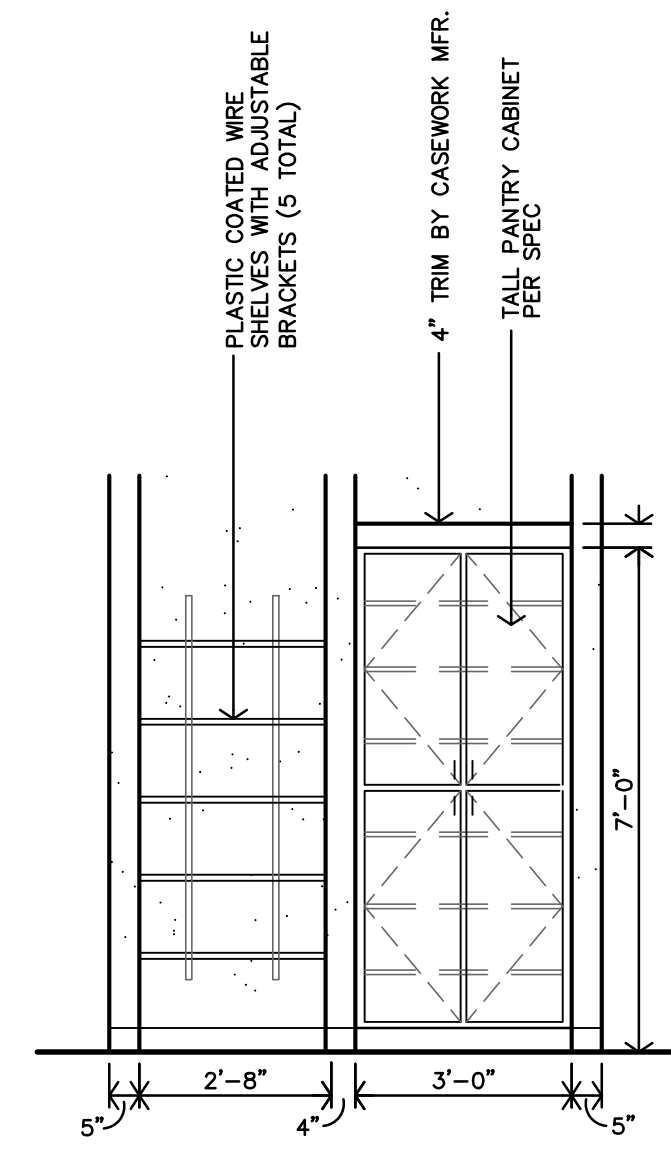
K ACCESSIBLE KITCHEN CASEWORK SECTION
3/4"=1'-0"



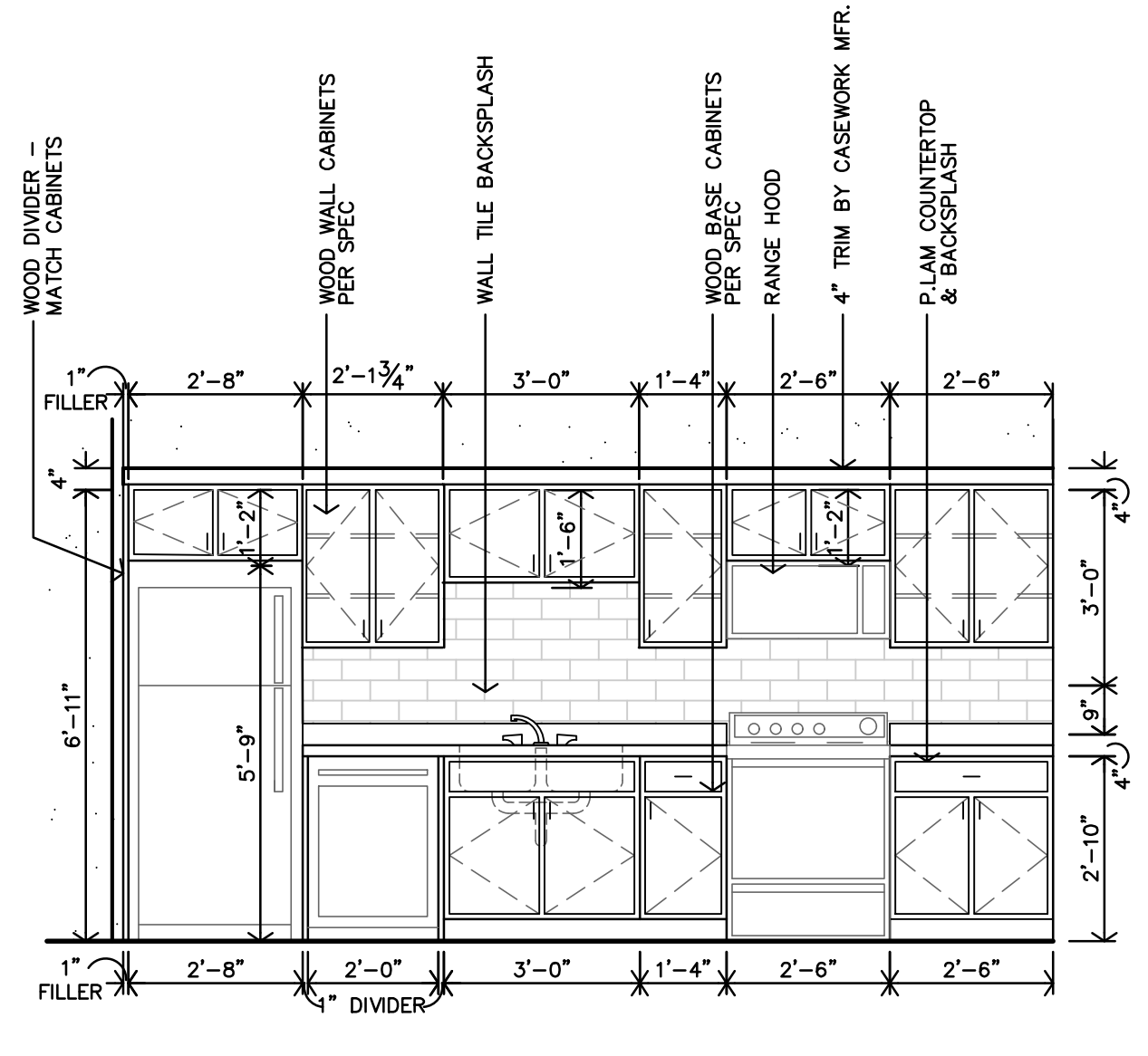
J ACCESSIBLE KITCHEN CASEWORK SECTION
3/4"=1'-0"



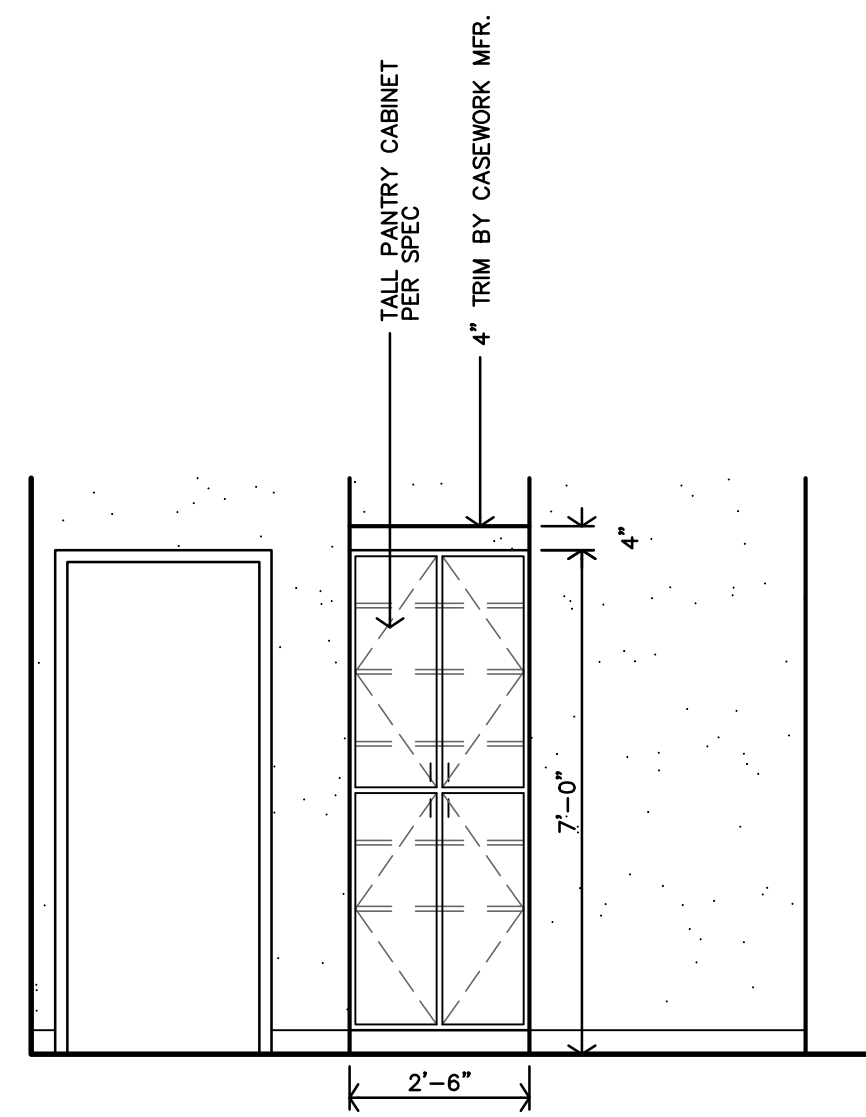
H ADAPTABLE KITCHEN CASEWORK SECTION
3/4"=1'-0"



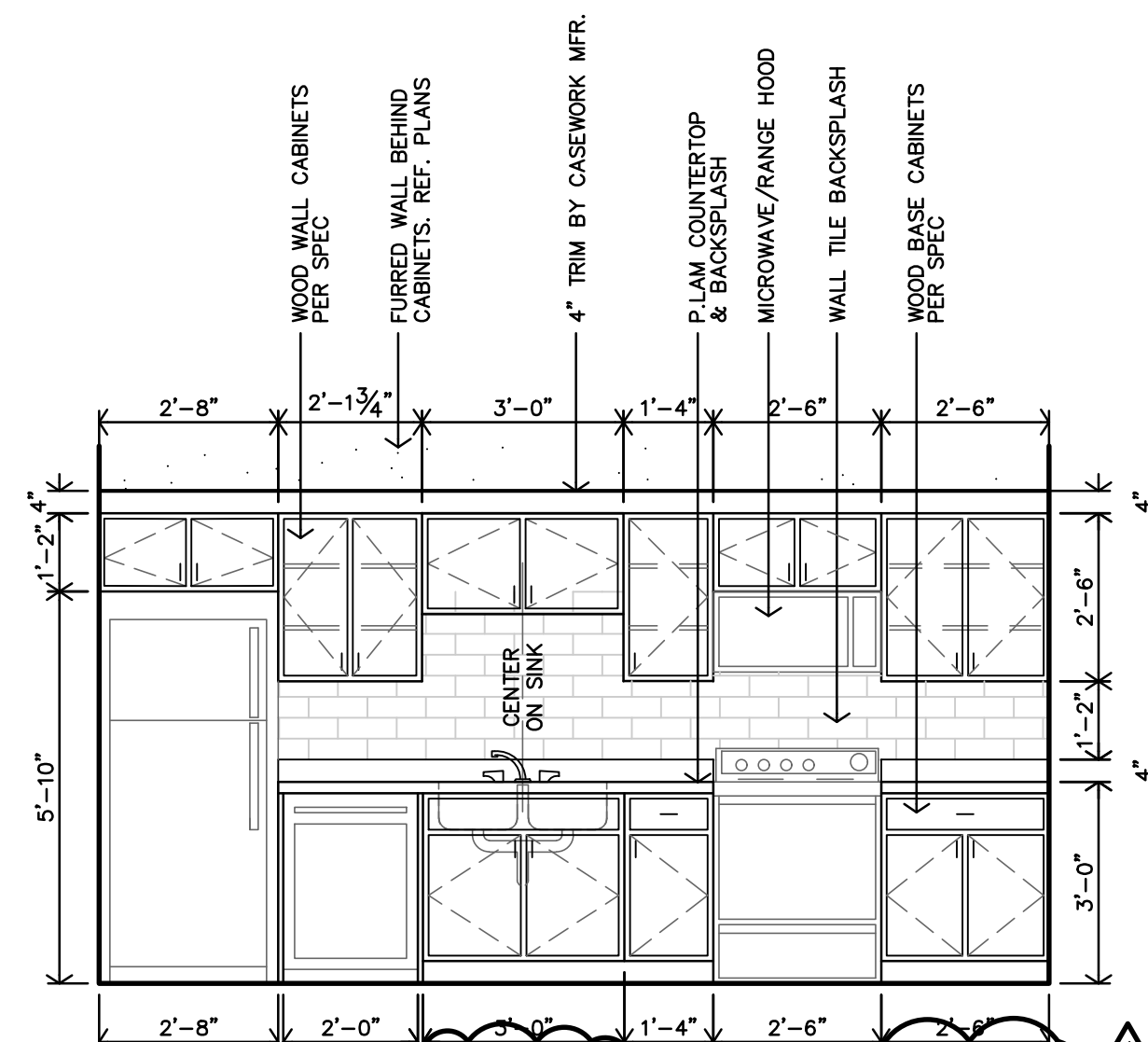
G ADAPTABLE KITCHEN - TYPE #10 INTERIOR ELEVATION
3/8"=1'-0" UNITS: APT. 20 (#303)



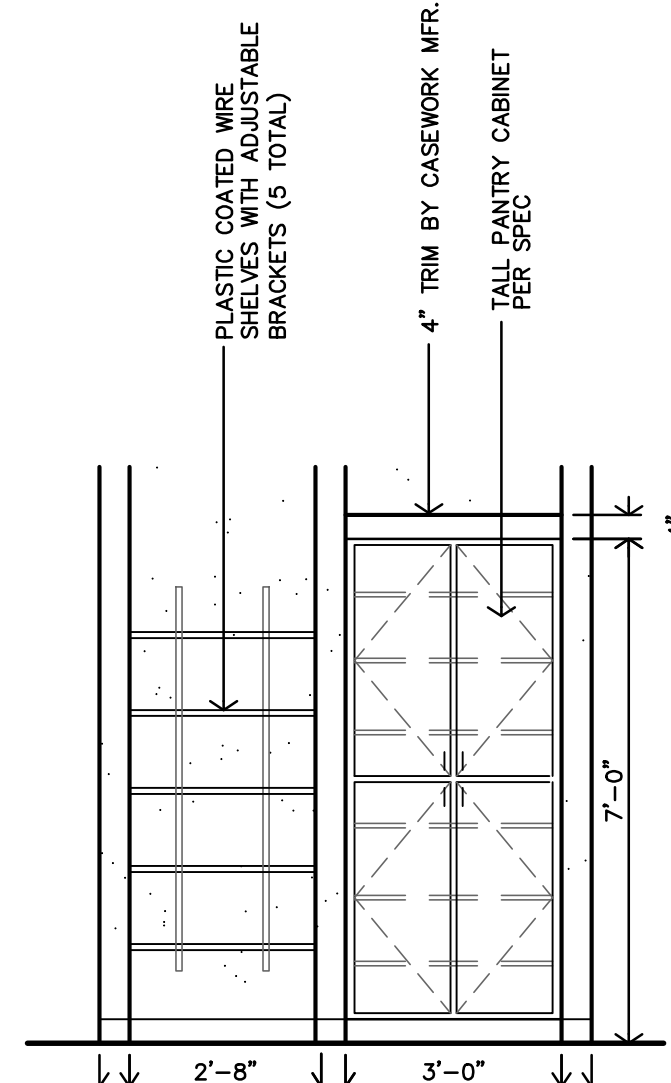
F ADAPTABLE KITCHEN - TYPE #10 INTERIOR ELEVATION
3/8"=1'-0" UNITS: APT. 20 (#303)



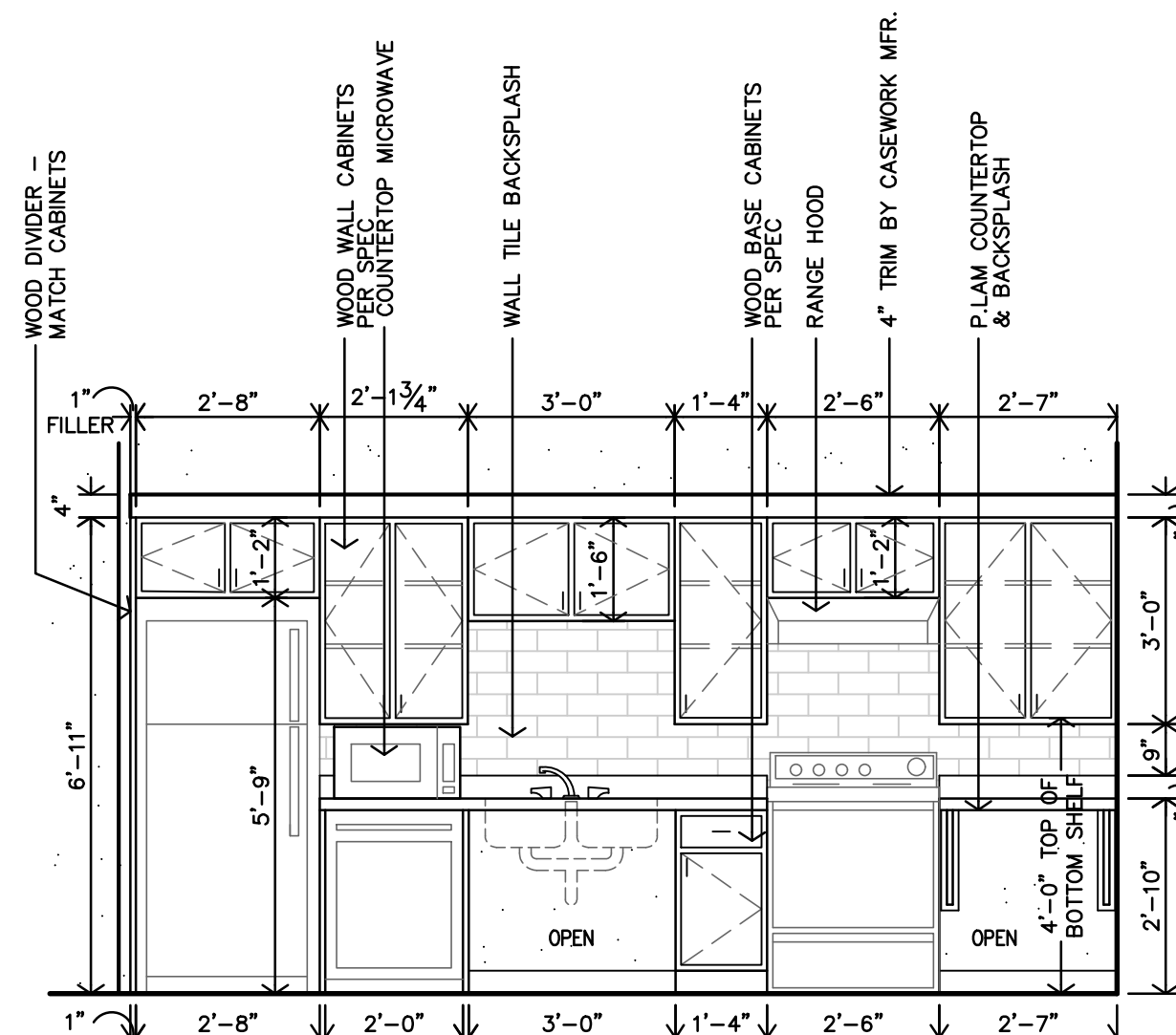
E ADAPTABLE KITCHEN - TYPE #10 INTERIOR ELEVATION
3/8"=1'-0" UNITS: APT. 15 (#211) APT. 23 (#311)



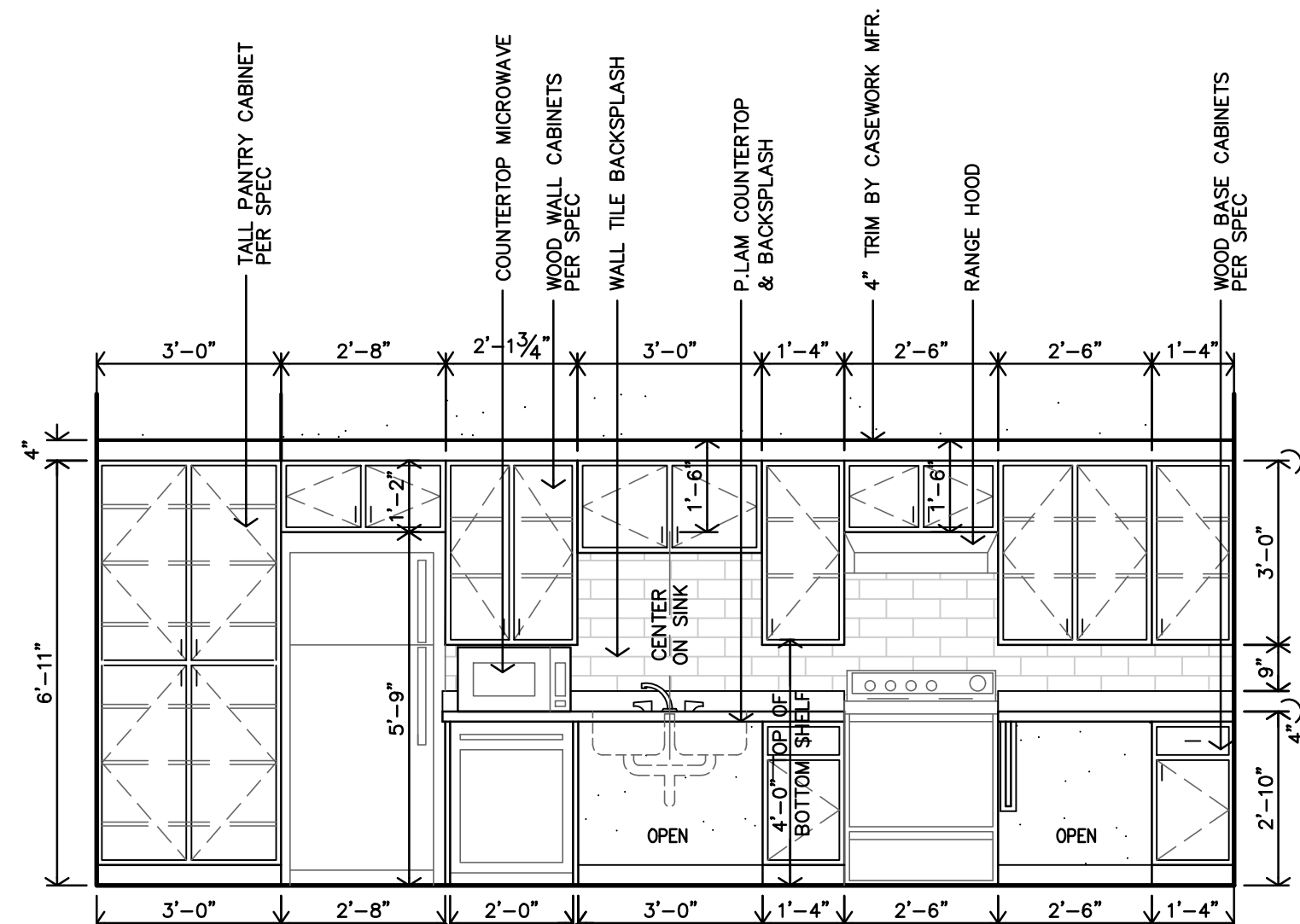
D ADAPTABLE KITCHEN - TYPE #10 INTERIOR ELEVATION
3/8"=1'-0" UNITS: APT. 15 (#211) APT. 23 (#311)



C ACCESSIBLE KITCHEN - TYPE #9 INTERIOR ELEVATION
3/8"=1'-0" UNITS: APT. 12 (#203)



B ACCESSIBLE KITCHEN - TYPE #9 INTERIOR ELEVATION
3/8"=1'-0" UNITS: APT. 12 (#203)



A ACCESSIBLE KITCHEN - TYPE #8 INTERIOR ELEVATION
3/8"=1'-0" UNITS: APT. 1 (#109)

- CASEWORK NOTES:**
- REF SHEET A2.0 FOR GENERAL NOTES.
 - CONTRACTOR TO INSTALL 2x8 FIRE TREATED BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS, BRACES, ETC.
 - REMOVABLE CABINETS TO PROVIDE 30" CLEAR MIN.
 - FLOORING & WALL FINISH TO BE CONTINUOUS AT REMOVABLE CABINETS & APPLIANCES.
 - REF. CASEWORK SECTIONS ON SHEET A9.5
 - ALL BLOCKING TO BE 2x8 FIRE TREATED.
 - TYPE B UNITS (ADAPTABLE) - REMOVABLE CABINETS ARE ONLY REQUIRED AT SINKS WITH A REQUIRED FRONT APPROACH.



REVISION:
2-20-2024

DATE: 1-16-2024
JOB: 22-3281
SHEET NO.:

A9.5

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