

Paul Cavin Architect LLC

Addendum #2

Dangberg Ranch Restoration Projects

1450 NV-88
Minden, Nevada 89423

March 22, 2022

Issued by: Paul Cavin Architect LLC
1575 Delucchi Lane, Suite 120
Reno, Nevada 89502

Bidder's Note: This addendum shall be recognized by all concerned as an incorporated part of the Contract Documents. The Contractor shall assure that all changes and interpretations covered by the contents herein are thoroughly understood and are fully accounted for in the Contractor's bid.

A. General Questions and Items:

None.

B. Project Manual:

Section 00 00 20 Asbestos and Lead Survey: "Add in its entirety".

C. Drawings:

None.

D. Attachments: PDF Format

Asbestos Renovation Survey
OSHA Lead Renovation Survey

End of Addendum #2



March 22, 2022
Wise Project No. 22-074

**Friends of Dangberg Home Ranch
P.O. Box 1158
Minden, NV 89423**

Attn: Mark Jensen

**RE: ASBESTOS RENOVATION SURVEY
Dangberg Home Ranch – Carriage House and Garage
1450 NV-88, Minden, NV 89423**

Wise Consulting and Training (WISE) was contracted to conduct an asbestos renovation survey at the site referenced above. A consultant from WISE conducted the field work for this survey on March 17, 2022. *The scope of work that necessitated this survey includes the intended renovation of the Carriage House and Garage.*

The purpose of the survey was to determine if Asbestos Containing Material (ACM) exists in the building materials that will be disturbed by the referenced project. With this knowledge, the Owner or the Owner's agent can determine what abatement action is necessary for appropriate health and safety precautions and to comply with all applicable federal, state, and local regulatory requirements prior to and during the proposed building renovation.

The survey work included conducting a visual inspection of the proposed work areas to determine the types of building materials present, then developing and implementing a sampling plan of all accessible suspect asbestos containing materials in the intended renovation project. *The sampling plan was based on establishing homogeneous materials presence based on age, location and approximate quantity of materials using both the site construction history and the appearance of the materials.*

Ten samples were collected, resulting in eighteen analyses for asbestos content by EPA Method 600/R-93/116. Since more than one material was present in a sample, and each material must be analyzed separately per EPA mandated laboratory protocols, sample splits were necessary.

FINDINGS

The following homogeneous materials were determined to not be ACM based on the analytical results attached to this report that indicate the homogeneous material samples did not contain regulated quantities of asbestos.

- Plaster and Topcoat – Typical Ceilings of Carriage House and Garage.
- Window Putty and Caulking – Typical on Windows/Doors of Carriage House and Garage.

5400 Mill Street Suite A, Reno, NV 89502 (775) 827-2717 Fax (775) 324-5577

www.WiseCandT.com

- Old Electrical Wire Wrap – Typical original electrical wire in Carriage House and Garage.

CONCLUSION AND RECOMMENDATIONS

Since no ACM was detected in the materials that are intended for renovation, further asbestos regulatory requirements do not apply.

We recommend this survey report be retained with project files and property records.

CLOSURE

This report consists of this written report and the attached laboratory analytical report. If any of these items are missing, the report should be considered incomplete.

It was not the intent of this survey to find buried materials, or to evaluate any other materials than the homogeneous materials specifically determined to be suspect ACM for the purpose of the intended renovation. If additional suspect Asbestos Containing Materials are encountered during renovation that were previously undetected, the consultant requests to be notified so that sampling or other appropriate responses can be determined.

The condition of ACM may change over time. In addition, asbestos content will vary from location to location within materials due to manufacturing and application processes. This report represents information relating to the specific sample locations and material conditions at the time the survey was conducted. No other claims, warranties, or guarantees are either expressed or implied.

We appreciate the opportunity to be of service on this project.

Prepared By:



Nick Timko, Environmental Consultant
NV Asbestos Consultant #IM 1661

Reviewed and Approved By:



J. Tom Wise, President
NV Asbestos Consultant #IJPM 43

Enc.: Laboratory Analytical Report No. 22010079

Analysis Report prepared for

Wise Consulting & Training, Inc

5400 Mill Street
Suite A
Reno, NV 89502

Phone: (775) 827-2717

22-074
Dangberg Ranch
1450 NV-88 Minden

Collected: **March 17, 2022**
Received: **March 18, 2022**
Reported: **March 18, 2022**

We would like to thank you for trusting Hayes Microbial for your analytical needs!
We received 10 samples by FedEx in good condition for this project on March 18th, 2022.

The results in this analysis pertain only to this job, collected on the stated date, and should not be used in the interpretation of any other job. This report may not be duplicated, except in full, without the written consent of Hayes Microbial Consulting, LLC..

This laboratory bears no responsibility for sample collection activities, analytical method limitations, or your use of the test results. Interpretation and use of test results are your responsibility. Any reference to health effects or interpretation of mold levels is strictly the opinion of Hayes Microbial. In no event, shall Hayes Microbial or any of its employees be liable for lost profits or any special, incidental or consequential damages arising out of the use of these test results.



Steve Hayes, BSMT(ASCP)
Laboratory Director
Hayes Microbial Consulting, LLC.



EPA Laboratory ID: VA01419



Lab ID: #188863



DPH License: #PH-0198

#	Sample	Material Description	Non-Asbestos Fibers	Asbestos Fibers
1	2274G-01 - P, T Garage Ceiling	Rough Coat / White	2% Cellulose Fibers 2% Fiberglass	None Detected
		Skim Coat / White		None Detected
Lab Note: Texture Material Not Observed.				
2	2274G-02 - P, T Garage Ceiling	Rough Coat / White	2% Cellulose Fibers 2% Fiberglass	None Detected
		Skim Coat / White		None Detected
Lab Note: Texture Material Not Observed.				
3	2274G-03 - P, T Garage Ceiling	Rough Coat / White	2% Cellulose Fibers 2% Fiberglass	None Detected
		Skim Coat / White		None Detected
Lab Note: Texture Material Not Observed.				
4	2274G-04 - Window Putty, Caulk Garage	Glazing / White		None Detected
		Caulk / White		None Detected

#	Sample	Material Description	Non-Asbestos Fibers	Asbestos Fibers
5	2274CH-05 - Window Putty Caulk Carriage House	Glazing / White		None Detected
		Caulk / White		None Detected
6	2274G-06 - Electrical Wire Wrap Garage	Bulk Material / Black	10% Cellulose Fibers	None Detected
7	2274CH-07 - Electrical Wire Wrap Carriage House	Bulk Material / Black	15% Cellulose Fibers	None Detected
8	2274CH-08 - P, T Carriage House Ceiling	Rough Coat / Gray	2% Cellulose Fibers	None Detected
		Skim Coat / White		None Detected
Lab Note: Texture Material Not Observed.				
9	2274CH-09 - P, T Carriage House Ceiling	Rough Coat / Gray	2% Cellulose Fibers	None Detected
		Skim Coat / White		None Detected
Lab Note: Texture Material Not Observed.				
10	2274CH-10 - P, T Carriage House Ceiling	Rough Coat / Gray	2% Cellulose Fibers	None Detected
		Skim Coat / White		None Detected
Lab Note: Texture Material Not Observed.				

Asbestos Analysis Information

Analysis Details	All samples were received in acceptable condition unless otherwise noted on the report. This report must not be used by the client to claim product certification, approval, or endorsement by AIHA, NIST, NVLAP, NY ELAP, or any agency. The results relate only to the items tested. Hayes Microbial Consulting reserves the right to dispose of all samples after a period of 60 days in compliance with state and federal guidelines.
PLM Analysis	All Polarized Light Microscopy (PLM) results include an inherent uncertainty of measurement associated with estimating percentages by PLM. Materials with interfering matrix, low asbestos content, or small fiber size may require additional analysis via TEM Analysis.
TEM Analysis	Analysis by TEM is capable of providing positive identification of asbestos type(s) and semi-quantitation of asbestos content.
Definitions	'None Detected' - Below the detected reporting limit of 1% unless point counting is performed, then the detected reporting limit is .25%.
New York ELAP	Per NY ELAP198.6 (NOB), TEM is the only reliable method to declare an NOB material as Non-Asbestos Containing. Any NY ELAP samples that are subcontracted to another laboratory will display the name and ELAP Lab Identification number in the report page heading of those samples. The original report provided to Hayes Microbial Consulting is available upon request.



ASBESTOS SURVEY DATA SHEET

PLM Analysis/Turnaround: ^{Same} 7 Day

Inspector: Nick Timko Cell: 775-848-4133	Project Name: <u>Dangberg Ranch</u>	Date: <u>3-17-22</u>
E-mail: nick@wisecandt.com	Project Location: <u>1450 NV-88 Minden</u>	Client Contact:
Project #: <u>22-074</u>	Wise Consulting & Training, Inc. (775) 827-2717	Page: 1 of 1

Sample #	Material Description	Sample Location	H. Mat. #	Friability	Comments	Asbestos Content
22746-01	P, T	Garage Ceiling	12		TTIP ↓	
" -02	" "	" "	12			
" -03	" "	" "	12			
" -04	Window Putty, Caulk	Garage	34		TTIP ↓	
2274CH-05	" "	Carriage House	34			
22746-06	electrical wire wrap	Garage	5		TTIP ↓	
2274CH-07	" "	Carriage House	5			
" -08	P, T	Carriage House Ceiling	67		TTIP ↓	
" -09	" "	" "	67			
" -10	" "	" "	67			

P SHIP: FEDEX - PAK 50
 DATE: 03-18-2022
 8170 3732 1685

ASBESTOS
 22010079

VT - Vinyl Tile T - Texture SF - Sheet Flooring EP - Exterior Plaster R - Roofing JC - Joint Compound DW - Drywall TSI - Thermal System Insulation EJ - Expansion Joint BI - Boiler Insulation CBM - Cove Base Mastic CM - Carpet Mastic	FT - Floor Tile SA - Spray Acoustic P - Plaster PP - Pool Plaster CT - Ceiling Tile M - Mastic PFI - Pipe Fitting Insulation PRI - Pipe Run Insulation DI - Duct Insulation TI - Tank Insulation FP - Fire Proofing LC - Leveling Compound TT1P - Test To First Positive	Friability	Relinquished By:	Date/Time
		F = Friable	Name/Company: WISE - NICK TIMKO	<u>3-17-22</u>
		PF = Potentially Friability	Signature: <i>Nick Timko</i>	
		NF = Not Friable	Received By:	Date/Time
		Name/Company: <u>Sme</u>		<u>3/18/22</u>
		Signature:		



March 22, 2022
Wise Project No. 22-074

**Friends of Dangberg Home Ranch
P.O. Box 1158
Minden, NV 89423**

Attn: Mark Jensen

**RE: OSHA LEAD RENOVATION SURVEY
Dangberg Home Ranch – Carriage House and Garage
1450 NV-88, Minden, NV 89423**

Wise Consulting and Training, Inc. (WISE) was contracted to conduct an OSHA Lead Renovation survey at the site referenced above. An environment consultant from WISE conducted the field work for the survey on March 17, 2022. *The scope of work that necessitated this survey includes the intended restoration of the carriage house and garage.* Our lead survey work included investigating for the presence or absence of Lead-Based Paint (LBP), Lead-Containing Paint (LCP) or Lead-Containing Materials (LCM) in areas of the renovation.

For OSHA renovation surveys we use the following surface classification system for painted, varnished, or coated surfaces. We consider any painted/coated surface that is equal to or below 0.10 milligrams per square centimeter (mg/cm^2) very low or no-lead for the purpose of normal renovation work. Painted/coated surfaces that are between 0.10 (mg/cm^2) and 1.0 (mg/cm^2) are considered Lead-Containing Paint (LCP) surfaces and special procedures and an OSHA Lead Compliance Plan may be necessary depending on the condition and location of the painted/coated surfaces. Painted/coated surfaces measuring 1.0 mg/cm^2 or higher are considered Lead-Based Paint (LBP) surfaces and we recommend any disturbance of those surfaces be performed under a Lead Compliance Plan if the surfaces will be disturbed.

This survey was conducted with the use of a Niton XLp 703 AW XRF Analyzer with current calibration. If any inconclusive or atypical readings are recorded, the inspector will conduct chip sampling and laboratory analysis of the paint film to resolve the inconclusive or atypical XRF readings. No inconclusive readings were recorded at the site.

FINDINGS

The following table includes the paint description, paint combination location, sample result, and condition of the paint combinations and materials that may be disturbed by the intended renovation at this site.

LBP SUMMARY DATA					
Lead Content Classification	Paint Film Description	Paint Film Location	XRF Result mg/cm²	Color	Condition*
Lead-Based Paint LBP	Paint on Wood	Exterior - Windows, Trim, Eves, and Doors Throughout Carriage House and Garage.	8.6/4.8/19.8/0.05 0.04/6.7/0.06/4.3	White	Deteriorated
LBP	Paint on Wood	Interior Windows Trim, Doors and Bottom of Stairs Throughout Carriage House and Garage.	10.1/5.7/7.6/3.1 0.13/0.27/0.23 0.30/1.4/0.30	White and Brown	Good
No Lead	Paint on plaster	Plaster Ceilings of Carriage House and Garage.	0.00/0.00/0.00/ 0.00/0.00/0.00	White	N/A
<p>*Notes: Good - No significant deterioration (chipping peeling, oxidation); Deteriorated - Greater than 2 square feet of small components (trim) deteriorated; on interior surfaces greater than 10 percent; or greater than 10 square feet on exterior surfaces; NA - No or very low lead content, No Action recommended.</p>					

FINDINGS and RECOMMENDATION

There is LBP in the paint on the items listed above on both the interior and exterior of these two buildings. This is normal on buildings with the history of these buildings. The results vary from location to location, potentially due to original layers flaking off at some locations, however each component listed above was determined to have LBP.

The exterior LBP has damaged areas to the extent that it is categorized as deteriorated. The interior paints have some minor deterioration, however, not enough to be considered deteriorated.

Based on these findings, we recommend that the deteriorated LBP be stabilized at any disturbed location by a qualified contractor that can remove any flaking and peeling LBP and encapsulate the remaining paint in place. Also, if repair work will disturb the LBP, it is our recommendation that work disturbing those surfaces be conducted under the guidance of a site-specific Lead Compliance Plan (Plan) based on the OSHA Lead in Construction standard (29 CFT 1926.62). The Plan will typically indicate the procedures, engineering controls, training, and personal protective equipment to be used by workers when performing the intended lead task.

CLOSURE

It was not the intent of this study to find buried paint surfaces or to conduct excessive destructive means to find suspect lead components. It was the purpose to find and sample accessible suspect

paint combinations and/or components, including multi-layered paints, in the area of intended renovation.

This report represents information pertaining to the specific sample locations and paint conditions at the time the survey was conducted. No other observations, guarantees, or warranties are either expressed or implied.

Thank you for the opportunity to be of service on this project. Please let us know if you have any questions on the report or how to comply with OSHA procedures.

Prepared By:

A handwritten signature in blue ink that reads "J. Tom Wise".

J. Tom Wise, President
EPA/NV Lead Risk Assessor #NV-R-108635-2
NV Environmental Manager #EM 1618