



Request for Proposals

Structure Demolition and Site Stabilization for

**A Single Family Dwelling Located At
1010 North Parkwood Road
Decatur, Georgia 30030**

**A Single Family Dwelling Located At
600 Commerce Drive
Decatur, Georgia 30030**

**A Single Family Dwelling Located At
475 Landover Drive
Decatur, Georgia 30030**

PRE-BID: A mandatory pre-bid meeting will be held Tuesday, February 13, 2024, 2:00 PM EST. BIDS DUE: No later than Tuesday, February 27, 2024 at 2:00 PM EST in hardcopy.

Questions should be directed in writing to
David Junger, Deputy City Manager, via email to:
david.junger@decaturga.com

Submit Proposals to:
City Manager
City Hall
509 North McDonough Street
P.O. Box 220 Decatur, Georgia 30031

Project Description

This request for proposals (RFP) is for the demolition of three single family dwellings located at 1010 North Parkwood Road, 600 Commerce Drive, and 475 Landover Drive, all located in Decatur, Georgia 30030.

Scope of Work

The Scope of Work (hereafter referred to as "Demolition") shall include:

- Responsible handling, abatement, and disposal (abiding by all applicable federal, state, and local regulations) of environmentally hazardous materials reported to be on site, including but not limited to lead paint and asbestos.
- Removal, handling, and disposal of all non-hazardous materials remaining in the structures or otherwise on the properties.
- The labor and materials, required to complete the demolition, transport, and disposal of all built structures, foundations/walls, and hardscapes located at the following addresses:
 1. 1010 North Parkwood Road, Decatur, GA, 30030
 2. 600 Commerce Drive, Decatur, GA, 30030
 3. 475 Landover Drive, Decatur, GA, 30030

All work shall be completed in accordance with the reports, drawings and specifications attached to this document. All work shall abide by federal, state, and local regulations.

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NOTICE TO BIDDERS

The City of Decatur will receive sealed bids for the demolitions at 1010 North Parkwood Road, 600 Commerce Drive, and 475 Landover Drive, Decatur, Georgia 30030, until **2:00pm. on Tuesday, February 27, 2024.**

Bids are to be submitted on a proper form furnished by the City and shall be addressed to the City Manager, City Hall, 509 North McDonough Street, P.O. Box 220, Decatur, Georgia, 30031, sealed, dated and enclosed in an envelope appropriately marked on the outside "**Structure Demolition and Site Stabilization**", marked with the name of the bidder and date and hour of opening. The proposal shall be mailed or delivered to reach the designated office on or before Tuesday, February 27, 2024, 2:00 PM at which time they will be publicly opened and read aloud.

This work includes structure demolition, hazardous materials abatement, disposal, and site stabilization.

Prior to beginning the project, the successful bidder will file with the City the required Bid Security, Certificate of Insurance and other applicable documents as outlined in the **General Conditions** section with the terms and surety to be approved by the City.

The City reserves the right to reject any and all bids and to waive formalities in bidding.

A mandatory pre-bid conference is scheduled for Tuesday, February 13, 2024 at 2:00pm. This mandatory meeting will begin at Public Works 2635 Talley Street, Decatur, GA, 30030 and site visits will take place to each project site as part of the meeting. Please block 2 hours for the entire meeting. The Meeting will begin promptly at 2:00pm. Any questions regarding bids and/or misunderstandings that may arise from this proposal should be submitted, in writing, and should be directed to David Junger, Deputy City Manager, at 404-377-5571 or at david.junger@decaturga.com, no later than **12:00 noon on Friday, February 16, 2024 at 12:00pm.**

The Contract Documents are available on-line at no charge at www.decaturga.com/rfps.

The Contractor must affirm all employees and applicants for employment are not discriminated against due to actual or perceived race, color, religion, national origin, ancestry, sex, sexual orientation, gender identity, age, disability, marital status, familial status, or veteran/military status. For more information on the City's non-discrimination policy, visit: <https://www.decaturga.com/community/page/non-discrimination-policy>

Proposals will be considered only from experienced and well-equipped firms.

The following documents, at a minimum, are required to be submitted as part of the Bidder's bid package:

- Instructions to Bidders, completed with data required,
- Bid Proposal form completed and executed,
- References,
- List of Proposed SubBidders,
- Non-Collusion Affidavit of Prime Bidder,
- Federal Work Authorization Program forms for Prime Bidder and all listed SubBidders.
- Terms and Condition requirements.

Bids may be held by the City for a period not to exceed thirty (30) days from the date of the opening of bids for the purpose of reviewing the bids, investigating the financial stability of the bidders, and their demonstrated ability to perform satisfactorily, prior to awarding the contracts.

SCHEDULE OF EVENTS for Structure Demolition and Site Stabilization project

RFP Issue Date	Wednesday, January 31, 2024
Mandatory Pre-Bid Meeting	Tuesday, February 13, 2024, 2:00 PM
Deadline for Receipt of Written Questions	Friday, February 16, 2024, 12:00 PM
Deadline for Posting of Written Answers	Tuesday, February 20, 2024, 3:00 PM
RFP Submittal/Opening	Tuesday, February 27, 2024, 2:00 PM
Anticipated Award Date	Tuesday, March 19, 2024

Work will be completed within 90 days of Notice to Proceed.

INSTRUCTIONS TO PROPOSERS

1. EXAMINATION OF SITE AND CONTRACT DOCUMENTS

- (a) Proposers shall inform themselves of all conditions under which the work is to be performed, concerning the site of the work, the structure of the ground, the obstacles which may be encountered, whether shown in the Contract Specifications or not, and all other relevant matters concerning the work to be performed.
- (b) A Contractor to whom a contract is awarded will not be allowed any extra compensation by reason of any such matters or things concerning which the Contractor did not inform himself prior to proposing. The successful Contractor must employ, as far as possible, such methods and means in the carrying out of this work as will not cause any interruption or interference with any other Contractors.
- (c) Proposers must satisfy themselves by personal examination of the locations of the proposed work and by such other means as they may prefer as to the correctness of any quantities listed in the proposal, and shall not, after submission of their proposal, dispute or complain of such estimate nor assert that there was any misunderstanding in regard to the nature or amount of work to be done.
- (d) Before submitting a proposal, each Proposer shall examine carefully the complete Contract Documents, including but not limited to Instructions to Proposers, Non-Collusion Affidavit, General Conditions, Special Conditions, the Form of Agreement and Bonds (if any), Plans and Specifications and all Addenda thereto, all of which contain provisions applicable not only to the successful proposer but also to any of his subcontractors.
- (e) Each proposer is expected to base the proposal bid on materials and equipment complying fully with the Scope of the Project and Specifications, and in the event materials or equipment which do not conform are proposed, the proposer will be responsible for furnishing materials and equipment which fully conform at no additional change to the proposal bid.

Proposer hereby certifies that _____, a
(Name)

duly qualified representative of _____,
(Firm Name)

inspected all job locations on _____.
(Fill in Dates)

2. INTERPRETATION OF CONTRACT DOCUMENTS

- (a) Bidder Review Bidders should carefully review this RFP in its entirety including all instructions, requirements, specifications, and terms/conditions and promptly notify the City, in writing or via e-mail of any ambiguity, inconsistency, unduly restrictive specifications, or error which may be discovered upon examination of this RFP.
- (b) Addenda The City of Decatur may revise this RFP by issuing an addendum prior to its opening. The addendum will be posted on the City's website alongside the posting of the RFP at <https://www.decaturga.com/rfps>. Addenda will become part of the bid documents and subsequent contract. Bidders must sign and return any addendum with their RFP response. Failure to propose in accordance with an addendum may be cause for rejection. In unusual circumstances, the City of Decatur may postpone an opening in order to notify vendors and to give Bidders sufficient time to respond to the addendum.
- (c) Bidder Questions Bidders with questions or requiring clarification or interpretation of any section within this RFP must address these questions via e-mail to david.junger@decaturga.com on or before Friday, February, 9, 2024, 12:00 PM. Each question must provide clear reference to the section, page, and item in question with the subject "**Structure Demolition and Site Stabilization**". Questions received after the deadline may not be considered.
- (d) Response to Questions The City of Decatur will provide responses by Tuesday, February 13, 2024, 3:00 PM. The City of Decatur's response will be by formal written addendum to the City's website alongside the posting of the RFP at <https://www.decaturga.com/rfps> by the close of business on the date listed. Any other form of interpretation, correction, or change to this RFP will not be binding upon the City of Decatur. Bidders must sign and return any addendum with their RFP response.

3. BID SUBMISSION

- (a) Authorized Signature If the bidder is a corporation, the legal name of the corporation shall be set forth together with the signature of the officer or officers authorized to sign contracts on behalf of the corporation; if a bidder is a co-partnership, the true name of the firm shall be set forth together with the signatures of all the partners; and if bidder is an individual, their signature shall be inscribed. If signature is by agent, other than an officer of a corporation or a member of a partnership, a power of attorney must be on file with the Owner prior to opening bids or submitting bids; otherwise, the bid may be disregarded as irregular and unauthorized.
- (b) References Bidder shall provide a list of the last three (3) clients/projects of the same size and scoped proposed. The City reserves the right to use any information or additional references deemed necessary to establish the ability of the Bidder to perform the conditions of the contract. Note that the reputation of the Bidder regarding adequacy of their past skillful performance of work of this type and magnitude required herein, shall be considered when making the award of contract and lack thereof is grounds for bid rejection. (See Appendix A for Reference Form)
- (c) Qualification of Bidders It is the intention of the City to award a contract only to a bidder who furnishes satisfactory evidence of requisite experience and ability along with sufficient capital, facilities and plant access to work successfully and promptly, and to complete the work within the required time stated in the contract documents.

- (d) Disqualification of Bidder More than one proposal for the work described in this document, to be included under a Contract, from an individual, firm or partnership, a corporation or an association under the same or different names, will not be considered. Reasonable grounds for believing that any bidder is interested in more than one proposal for the work contemplated will cause the rejection of all proposals in which such bidder is interested. If there are reasonable grounds for believing that collusion exists among the bidders, the proposals of the bidders in such collusion will not be considered.
- (e) Agreement, Bond, Insurance The attention of bidders is specifically directed to the forms of agreement, bonds to be executed, and types of insurance to be taken out in the event a contract award is made.
- (f) Failure to execute agreement and file required bonds and insurance Failure of the successful bidder to execute the agreement and file required bonds and insurance within the required time shall be just cause for the annulment of the award. On failure of the successful bidder to execute the agreement and file the required bonds and insurance within the required time, the contract award is forfeited and the bid security as agreed will be assessed as liquidated damages. The bidder, by filing a proposal agrees to this proviso. Upon annulment of an award as aforesaid, the City may then award a contract to the next lowest qualified bidder.
- (g) Interpretation Whenever the context may require, any noun or pronoun used herein shall include the corresponding masculine, feminine or neuter forms. The singular form of nouns, pronouns and verbs shall include the plural and vice versa.
- (h) Contact Information A project designated superintendent shall be assigned to the project, be present on a daily basis during the prosecution of the work and be accountable to the Engineer for coordination, scheduling and completion of the work and for the resolution of conflicts, problems and complaints arising from the work. Provide the name of the superintendent and contact information and an organizational chart that documents the strength of work force assigned to the project to ensure all work can be completed within the contract limits established herein with the bid package materials.

4. AWARD OF BID

It is the intent of the owner to award a contract to the lowest qualified proposer provided the bid has been submitted in accordance with the bidding documents and does not exceed the funds available. The Owner shall have the right to reject any or all bids and to waive informalities and irregularities in a bid and to accept the bid which, in the Owner's judgement, is in the Owner's best interests. The Owner shall have the right to accept Alternates in any order or combination and to determine the low proposer on the basis of the Base Bid and Alternates accepted.

NON-COLLUSION AFFIDAVIT OF PRIME BIDDER

State of _____.

County of _____.

_____, being first duly sworn, deposes and says that:

He (She) is _____ (owner, partner, officer representative, or agent) of, the Bidder that has submitted the attached Bid;

He (She) is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

Such Bid is genuine and is not collusive or sham bid;

Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly, with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or, to fix any overhead, profit or cost element of the bid price or the bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the City of Decatur, Georgia or any person interested in the proposed Contract; and

The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

(Title)

Subscribed and sworn to before me

this _____ day of _____, 20____

Public Notary _____

My commission expires _____

PROPOSAL

STATE OF GEORGIA,
COUNTY OF DeKALB

PROPOSAL OF:

TO THE CITY MANAGER OF THE CITY OF DECATUR, GEORGIA:

The undersigned, as contractor, hereby submits this proposal for:

**Demolition and Site Stabilization for
Three (3) Single Family Dwellings located at:
1010 North Parkwood Road
600 Commerce Drive
475 Landover Drive,
Decatur, Georgia, 30030**

The contractor has made a personal examination of the site of the proposed work and proposes and agrees that if this proposal is accepted to provide the necessary labor, machinery, tools, apparatus, equipment and all things necessary to complete the work in the manner and within the time stipulated in the General Conditions and proposal, all of which documents contractor declares he has carefully examined and same are annexed to and made a part of this proposal, for the amount set out below. The proposal consists of the following portions that sum to the Total below:

A. Demolition of 1010 North Parkwood Road - Base Bid Demolition: _____
Abatement (Lead / Asbestos): _____

Total: \$ _____

B. Demolition of 600 Commerce Drive - Base Bid Demolition: _____
Abatement (Lead / Asbestos): _____

Total: \$ _____

C. Demolition of 475 Landover Drive - Base Bid Demolition: _____
Abatement (Lead / Asbestos): _____

Total: \$ _____

Attached hereto is an executed Bid Bond or certified check on the

(Bank) Not Required Of (City, State) _____

in the amount of _____ Dollars (\$ (Five Percent of Amount Bid)).

No contractor may withdraw his proposal within sixty (60) days after the actual date of the opening of thereof. Proposals may be held by the City for a period not to exceed sixty (60) days from the date of the opening of Proposals for the purpose of reviewing the Proposals and investigating the qualifications of the contractor prior to awarding the contract.

If awarded a Contract under the Proposal, the undersigned proposes to complete work within one hundred, twenty (120) days of the notice to proceed.

If this proposal is accepted by the City of Decatur and the undersigned shall fail to execute a satisfactory Contract in the form of said proposed Contract and give satisfactory bonds and insurance as required by the City within ten days (Sunday excepted) from the date of notification of acceptance by the City, then the City may at its option determine that the undersigned abandoned the Contract and thereupon this proposal shall be null and void.

Contractor further declares that the full name and residence address of all persons and parties interested in the foregoing proposal as principals are as follows:

Signed, sealed and dated this _____ day of

_____, 20_____.

By _____

(Title)

AGREEMENT

GEORGIA, DeKALB COUNTY,

THIS AGREEMENT, made and entered into this _____ day of _____, 20____, by and between the City of Decatur, Georgia, Party of the First Part, hereinafter referred to as the City, and _____ of the State of Georgia, Party of the Second Part, hereinafter called the Bidder.

WITNESSETH:

That the Bidder has agreed and by these presents does agree with the City to furnish all equipment, tools, materials, skill, labor of every description, and all things necessary to carry out and complete in a good, firm, substantial and workmanlike manner the work and construction in strict conformity with the specifications for:

Demolition and Site Stabilization for
Three (3) Single Family Dwellings located at:
1010 North Parkwood Road
600 Commerce Drive
475 Landover Drive,
Decatur, Georgia, 30030

which together with the Notice to Bidders, Proposal, Instructions to Bidders, Federal Work Authorization Program, Special Conditions of Contract, General Conditions, Special General Conditions, Project Specifications, including Exhibits and Appendices and the Georgia Department Of Transportation Standard Specifications for Construction of Transportation Systems, latest edition, as applicable, are incorporated in and made a part of this Contract by reference.

The Bidder shall commence work under this Contract as soon as possible after the award and must complete work no later than 120 days after the notice to proceed.

If said work is not completed within the time stated above, the Bidder shall be liable and hereby agrees to pay the City as liquidated damages and not as a penalty the sum of 100 dollars per calendar day for each and every day or part of a day thereafter that said work remains incomplete.

As full payment for the faithful performance of this Contract, the City shall pay said Bidder for the actual quantities of work done at the price set forth in the proposal.

Payments shall be made as follows: Monthly as the work progresses, the City shall pay said Bidder the amounts earned during the preceding month less 5% and within thirty days after the work is fully completed and accepted by the City of Decatur, the balance due hereunder shall be paid; provided, however, that final payment shall not be made until said Bidder shall submit satisfactory proof to the City that all just claims for labor, material, skill, tools, and equipment incident to said work have been fully paid by said Bidder, and that said Bidder has settled and satisfied every lawful claim for damages against the Bidder incident to said work.

Within ten calendar days from the date of this Contract, the Bidder as principal and _____, a surety company qualified to do business in Georgia, as surety shall provide the required bonds and Certificate of Insurance as outlined in the General Conditions for the amounts and terms as specified therein.

As full payment for the faithful performance of this Contract, the City shall pay said Contractor for the actual quantities of work done at the price set forth in the proposal.

Payments shall be made as follows: Upon the presentation of a Final Invoice for Payment within thirty days after the work is fully completed and accepted by the City of Decatur, the balance due hereunder shall be paid; provided, however, that final payment shall not be made until said Contractor shall submit satisfactory proof to the City that all just claims for labor, material, skill, tools, and equipment incident to said work have been fully paid by said

Contractor, and that said Contractor has settled and satisfied every awful claim for damages against the Contractor incident to said work.

Within ten calendar days from the date of this Contract, the Contractor as principal shall provide the required Certificate of Insurance as outlined in the General Conditions for the amounts and terms as specified therein.

This Contract, executed in triplicate, constitutes the full agreement between the parties, and no part of this Contract shall be sublet by the Contractor without written approval of the City.

IN WITNESS WHEREOF, the parties hereto have set their hands and caused their seals to be affixed hereupon the day and year first above written.

CITY OF DECATUR, GEORGIA

(Party of the First Part)

By: _____

City Manager

ATTEST

Clerk: _____

Bidder

(Party of the Second Part)

By: _____

Approved as to form:

City Attorney: _____

GENERAL CONDITIONS

1. HOLD HARMLESS AGREEMENT, INTERMEDIATE FORM
2. CONTRACTOR'S BONDS
3. CONTRACTOR'S WARRANTY
4. CONTRACTOR'S INSURANCE
5. NONDISCRIMINATION IN EMPLOYMENT
6. DEFINITIONS
7. SAFETY
8. LAWS TO BE OBSERVED
9. PROVISIONS OF LAW
10. SUBCONTRACTORS
11. LICENSES, PERMITS, AND REGULATIONS
12. TAXES
13. LOCATION OF EXISTING UTILITIES AND PIPING
14. PROGRESS ESTIMATES AND PAYMENTS
15. CHANGE IN WORK, ALTERATIONS, OMISSIONS & EXTRA WORK
16. E-VERIFY AND SAVE REQUIREMENTS

1. HOLD HARMLESS AGREEMENT, INTERMEDIATE FORM

The Contractor agrees to indemnify and save harmless the Owner, the Architect, the Engineer, and all of their officers, partners, agents and employees from and against all loss or expense (including court costs and attorney's fees) by reason of liability imposed by law upon Owner, Architect or Engineer for damages because of bodily injury, including death at any time, resulting therefrom sustained by any person or persons or on account of damage to or destruction of property, real or personal, including loss of use thereof, arising out of or in consequence of performance of this work, whether such injuries to property are due or claimed to be due to the negligence of the Contractor, his Sub-Contractors, the Owner, Architect or Engineer, their officers, Partners, agents and employees except only such injury, death or damage as shall have been occasioned by the sole negligence of the Owner, Architect or Engineer.

2. CONTRACTOR'S BONDS

(a) Bid Bond - No proposal will be considered unless accompanied by a Bid Security as defined in the Notice to Bidders, as a guarantee that if the bid is accepted the bidder will execute an Agreement and file bonds and insurance as required by the Contract Documents within ten (10) days from the date of the award of the contract. All bid securities will be held until the agreement has been executed by the successful bidder and the required bonds and insurance has been filed with the Owner, after which bid securities will be returned to the respective bidders. The bid security will be in the form of a bond or certified check in the amount equal to or greater than 5% of the proposed total bid amount. Bid Bond is not required.

(b) Faithful Performance Bond - As a part of the execution of this Contract, the Contractor shall furnish to the Owner a bond payable to the Owner in the form of Faithful Performance Bond, secured by a surety company acceptable to the Owner, conditioned upon the faithful performance of all covenants and stipulations under this contract, specifically including, but not limited to, the performance of the warranty set forth in Section 3 below. The amount of the bond shall be not less than one hundred percent (100%) of the total contract amount, as this sum is set forth in the Agreement. Performance Bond is not required.

(c) Labor and Material Bond – Not Required

(d) Date of Substantial Completion – When the work authorized by the contract Agreement has been completed, the Owner will make all final inspections it deems appropriate for the purpose of ascertaining that the work has been completed in accordance with the requirements of the Contract Documents. The Contractor shall correct all deficiencies that are found. When the Owner has determined that all deficiencies have been corrected and that the work has been completed in all respects in accordance with the Contract Documents, the Owner will take possession of the work and issue a written Substantial Completion statement with a date mutually agreed to between the Owner and Contractor.

(e) Notice of Completion – A Notice of Completion shall be issued by the Owner not earlier than ninety (90) days from the date of substantial completion. In the event the Faithful Performance Bond provided to the Owner contains a limitation on the time within which suit may be initiated on the Faithful Performance Bond, such limitation shall commence no earlier than the date of Notice of Completion.

(f) Notification of Surety Companies - The Contractor shall advise the surety companies and other signers of any of the bonds listed above to familiarize themselves with all of the conditions and provisions of this contract, and they shall waive the right of special notification or any change or modification of this contract or of extension of time, or of decreased or increased work, or of the cancellation of the contract or any other act or acts by the Owner or its authorized employees and agents, under the terms of this contract and failure to so notify the aforesaid surety companies of changes shall in no way relieve the surety companies of their obligation under their contract.

3. CONTRACTOR'S WARRANTY

Contractor warrants to the Owner that, for a period of one (1) year from the date of substantial completion, the work performed under this Contract will conform to the requirements of the Contract Drawings and Specifications and will be free from defects. If at any time prior to substantial completion or within one (1) year after substantial completion, Owner discovers that the work does not conform to the requirements of the Contract Drawings and Specifications or is not free from defects, Contractor shall promptly correct such work within a reasonable time of receiving written notice from the Owner. If the work is not corrected by Contractor within a reasonable time of receiving written notice from the Owner, Owner may undertake to correct the work. Owner's undertaking of such corrective work shall not limit in any way Owner's rights of recourse against Contractor or Owner's rights of recourse against Contractor's surety under the Faithful Performance Bond.

4. CONTRACTOR'S INSURANCE

The Contractor shall, at the time of execution of this Contract, file with the Owner the certificate of insurance as contained in the Agreement, which shall cover all of the Contractor's insurance as required herein including evidence of payment of premiums thereon, and the policy or policies of insurance covering said Owner, the Engineer and their officers, agents and employees. Each such policy and certificate shall be satisfactory to the Owner and shall bear an endorsement precluding the cancellation or reduction in coverage without giving the Owner at least fifteen (15) days prior notice thereof in writing. All policies shall be written by insurers licensed to do business in the State of Georgia and acceptable to the Owner, with a current A.M. Best rating of no less than A-:VII. All coverages indicated on the certificate of insurance shall be included in the Comprehensive General Liability and Automobile Liability insurance policies unless they are not applicable due to the nature of the work under this Contract Document. Nothing contained in these insurance requirements is to be construed as limiting the extent of the Contractor's responsibility for payment of damages resulting from its operations under this Contract.

On all required coverages, the Contractor shall secure from all subcontractors, certificates of insurance as evidence that each subcontractor carries insurance to provide coverage under this Contract up to the same minimum limits required of the Contractor in this Agreement. The Contractor shall submit copies of its subcontractors' insurance certificates to the Owner and Engineer as evidence of such insurance coverage. The Contractor acknowledges and agrees that each subcontractor performing work for this Contract will meet these minimum insurance requirements and that any costs or uninsured events arising from or involving a subcontractor working on behalf of the Contractor for this Contract is the sole responsibility of the Contractor. The Contractor agrees to indemnify said Owner for any costs, expenses or damages that may arise from any subcontractor having insufficient insurance coverage.

(a) Public Liability and Property Damage Insurance – The Contractor shall take out, pay for, and maintain until completion and acceptance of the work required by this Contract, public liability and property damage insurance as shall protect the Contractor and the said Owner from all claims for bodily injury and property damage which may arise because of the nature of the work or from operations under this Contract. The Contractor is not required to have its subcontractors named as co-insureds in the Contractor's policy of public liability and property damage; but the policy shall protect the Contractor and the Owner from contingent liability which may arise from operations of subcontractors. Each of said policies of insurance shall provide coverage in the following minimum amounts:

Commercial General Liability insurance with a minimum combined bodily injury and property damage limit of One Million Dollars (\$1,000,000) per occurrence, a personal and advertising injury limit of One Million Dollars (\$1,000,000), a products- completed operations aggregate limit of Two Million Dollars (2,000,000) and a general aggregate limit of Two Million Dollars (\$2,000,000) per location.

- \$1,000,000 Each Occurrence Limit
- \$1,000,000 Personal and Advertising Injury Limit
- \$2,000,000 Products/Completed Operations Aggregate
- \$2,000,000 General Aggregate

Comprehensive Automobile Liability The Contractor shall also take out, pay for, and maintain until completion and acceptance of the work required by this Contract, automobile public liability and property damage insurance as shall protect the Contractor and said Owner from claims for bodily injury or property damage which may arise from the use of motor vehicles engaged in various operations under this Contract. The policy or policies of automobile insurance shall provide coverage in the following minimum amounts: Automobile liability insurance covering owned, hired and non-owned vehicles, with separate coverage in an amount not less than One Million Dollars (\$1,000,000) combined single limit for bodily injury and property damage.

- \$1,000,000 Bodily Injury or death to any one person
- \$1,000,000 Bodily Injury, each occurrence
- \$1,000,000 Property Damage, each occurrence

Umbrella Policy The Contractor shall have an umbrella policy over General Liability, Automobile Liability, Workers' Compensation/Employers' Liability and any such policies that the umbrella can be placed over that involves insurance that is applicable to the work under this contract or at least applicable to the minimum required insurance under this contract. The policy shall be placed in the amount of One Million Dollars (\$1,000,000) or an amount equal to that to be paid for the work being performed under this agreement, whichever is greater.

Workers' Compensation Insurance Before beginning the work, the Contractor shall furnish to the Owner satisfactory proof that it has taken out, for the period covered by the work under this Contract, Statutory Workers' Compensation, Employers' Liability Insurance and/or United States Longshore and Harbor Workers' Compensation Act and Liability under Admiralty or Federal Jurisdiction, whichever is necessary for appropriate Workers' Compensation Coverage for applicable work being performed under said Contract. Such insurance shall be maintained in full force and effect during the period covered by this Contract.

Notification of Insurance Companies The Contractor shall advise all insurance companies to familiarize themselves with all of the conditions and provisions of this Contract, and insurance companies shall waive the right of special notification or any change or of decreased or increased work, or of cancellation of the Contract or of any other act or acts by the Owner or its authorized employees and agents, under the terms of this Contract and failure to so notify the aforesaid insurance companies of changes shall in no way relieve the insurance companies of their obligation under this Contract.

Additional Insured The Contractor shall name the Owner as an additional insured and shall provide Owner with proof thereof with the certificate of insurance and copy of endorsement that meets the additional insured requirement or specifically lists owner as additional insured for said contract in the policy for said work by Contractor on behalf of this Contract.

Subrogation Waiver The Contractor waives all rights of subrogation against the Owner. Written evidence that each respective insurer acknowledges and agrees to such waivers of subrogation rights shall be submitted to Owner prior to commencement of the project (at minimum, a certificate of insurance, followed by a copy of an endorsement or policy language evidencing the insurer's acknowledgement of an agreement to such waiver). In the event such requirement is not met and/or any subrogation proceeding is commenced by or on behalf of the Contractor or its insurers, the Contractor shall fully indemnify and save harmless the Owner for all costs, expenses and damages resulting therefrom, and shall take action necessary to stop any subrogation proceedings by the Contractor's insurers.

5. NONDISCRIMINATION IN EMPLOYMENT

During the performance of this Contract, the Contractor will not discriminate against any employee or applicant for employment because of actual or perceived race, color, religion, national origin, ancestry, sex, sexual orientation, gender identity, age, disability, marital status, familial status, or veteran/military status. The Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their actual or perceived race, color, religion, national origin, ancestry, sex, sexual orientation, gender identity, age, disability, marital status, familial status, or veteran/military status. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship; and, participation in recreational and educational activities. The Contractor confirms that it has a non-discrimination policy in place that prohibits discrimination based on actual or perceived race, color, religion, national origin, ancestry, sex, sexual orientation, gender identity, age, disability, marital status, familial status or veteran/military status.

6. SAFETY

In accordance with generally accepted construction practice, the Contractor will be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. The duty of the Engineer to conduct construction review of the Contractor's performance is not intended to include review of the adequacy of the Contractor's safety measures, in, on, or near the construction site.

7. LAWS TO BE OBSERVED

The Contractor shall keep himself fully informed of all existing and future Federal, State, County, and municipal laws, ordinances and regulations which in any manner affect those engaged or employed in the work or the materials used in the work or the conduct of the work or the rights, duties, powers or obligations of the Owner or of the Contractor or which otherwise affect the Contract, and of all orders and decrees of bodies or tribunals having any jurisdiction or authority over the same. He shall at all times observe and comply with, and shall cause all his agents, sub-contractors and employees to observe and comply with, all such laws, ordinances, regulations, orders and decrees; and shall protect and indemnify the Owner, the Engineer and all of their officers, agents, and employees, against any claim, loss or liability arising or resulting from or based upon the violation of any such laws, ordinance, regulation, order or decree, whether by himself or by his agents, sub-contractors or employees. If any discrepancy or inconsistency is discovered in the plans, Contract Drawings, Contract Specifications or other Contract Documents for the work in relation to such laws, ordinance, regulation, orders or decree, the Contractor shall forthwith report the same to the Engineer.

8. PROVISIONS OF LAW

It is specifically provided that this Contract is subject to all applicable laws and that the rules of law shall prevail over any provision contained in any of the Contract Documents which may be in conflict thereto or inconsistent therewith.

9. SUBCONTRACTORS

The Contractor shall notify the Owner in writing of the names of all Subcontractors he proposes to employ on the Contract and shall not employ any Subcontractors until the Owner's approval in writing covering such Subcontractors has been obtained.

The Contractor agrees to be fully and directly responsible to the Owner for all acts and omissions of his Subcontractors and of any other person employed directly or indirectly by the Contractor or Subcontractors, and this contract obligation shall be in addition to the liability imposed by law upon the Contractor.

Nothing contained in the Contract Documents shall create any contractual relationship between any Subcontractor and the Owner. It shall be further understood that the Owner will have no direct relations with any Subcontractor. Any such necessary relations between Owner and Subcontractor shall be handled by the Contractor.

The Contractor agrees to bind every Subcontractor (and every Subcontractor of a Subcontractor, etc.) by all terms of the Contract Documents as far as applicable to the Subcontractors work unless specifically noted to the contrary in a subcontract approved in writing as adequate by the Owner.

Should any Subcontractor fail to perform in a satisfactory manner the work undertaken by him, such subcontract shall be terminated immediately by the Contractor upon notice from the Owner.

10. LICENSES, PERMITS, AND REGULATIONS

The Contractor shall secure all Federal, State and Local licenses required by law. He shall obtain and pay for all necessary permits. He shall give all notices and comply with all laws, ordinances and regulations bearing on the conduct of the work as drawn and specified. If the Contractor observes that the drawings or Contract Specifications are at variance therewith, he shall promptly notify the Engineer in writing, and any necessary changes shall be adjusted as provided in the Contract for changes in the work.

11. TAXES

Contractor shall, without additional expense to the Owner, pay all applicable Federal, State and local sales and other taxes, except taxes and assessments on the real property comprising the site of the project.

12. LOCATION OF EXISTING UTILITIES AND PIPING

The location of existing and underground utilities, such as gas mains, water mains, electric lines, etc., as shown on the Contract Drawings, have been taken from the record drawings of the parent utility companies where available. However, the Owner does not assume responsibility for the possibility that during construction utilities other than those shown may be encountered or that the actual location of those shown may be different from the locations designated on the Contract Drawings. At the locations wherein detailed positions of these facilities become necessary to the new construction, the contractor shall, at his own expense, furnish all labor and tools to either verify and substantiate the record drawing location or definitely establish the position of the facilities.

Because of the nature of the work, adjustments may be required in new construction to meet existing conditions. Such adjustments shall be made by the Contractor without additional cost to the Owner.

13. PROGRESS ESTIMATES AND PAYMENTS

No payments under this Contract will be made except upon the presentation of Periodical Estimate for Partial Payment prepared by the Contractor on forms, supplied by Owner, and approved in writing by the Engineer which shall show that the work covered by the payments has been done and the payments therefore are due in accordance with this Contract. Such Payment Forms shall be submitted to the Engineer on the 25th day of a calendar month to permit checking before the end of the calendar month.

Upon presentation of certified copies of purchase bills and freight bills the Owner will, unless specifically stated otherwise in the General Conditions of Contract, include in such monthly estimates payments for materials that will eventually be incorporated in the project, providing that such material is suitably stored on the site of the project, at the time of submission of the estimate for payment. At the time the next following monthly estimate is submitted, certified copies of receipted purchase and freight bills for the stored materials included in the previous monthly payment estimate shall be submitted. If the Contractor fails to submit proof of payment with the next monthly payment estimate, those items of stored materials for which no proof of payment has been submitted will be deleted from the current payment estimate. Such materials when so paid for by the Owner will become the property of the Owner and in case of default on the part of the Contractor the Owner may use or cause to be used by others these materials in construction of the project. However, the Contractor shall be responsible for safeguarding such materials against loss or damage of any nature whatsoever, and in case of any loss or damage the Contractor shall replace such lost or damaged materials at no cost to the Owner.

Except as otherwise provided in the immediately preceding paragraph, the first estimate shall be of the value of the work done and of materials proposed and suitable for permanent incorporation in the work, delivered and suitably and safely stored at the site of the work since the Contractor shall have begun the performance of this contract, and every subsequent estimate, except the final estimate, shall be of the value of the work done and materials delivered and suitably stored at the site of the work since the last preceding estimate was made; provided, however, that should the Contractor fail to adhere to the program of completion fixed in this Contract, the Engineer shall deduct from the next and all subsequent estimates the full calculated accruing amount of the liquidated damages (if any) to the date of said estimate, until such time as the compliance with the program has been restored; and provided, also that materials delivered to the site for which payment is included in the estimate shall not be removed from the site of the work prior to its completion without the written consent of the Engineer.

The estimates shall be signed by the Engineer and approved by the Owner, and after such approval the Owner, subject to the foregoing provisions, will pay or cause to be paid to the Contractor, in the manner provided by law, the estimated value of the work performed and of the value of the materials furnished and delivered and unused and suitably and safely stored at the site of the work, such materials to be those which are proposed and suitable for permanent incorporation in the work, less retainage of ten percent (10%).

When fifty percent (50%) of the contract value including change orders and other additions to the contract value provided for by the contract documents is due and the manner of completion of the contract work and its progress are reasonably satisfactory to the Engineer, the Owner shall withhold no more retainage. At the discretion of the Owner and with the approval of the Contractor, the retainage of each subcontractor may be released separately as the subcontractor completes his or her work.

If, after discontinuing the retention, the Engineer determines that the work is unsatisfactory or has fallen behind schedule, retention may be resumed at the previous level. If retention is resumed by an Owner, the contractor and subcontractors shall be entitled to resume withholding retainage accordingly.

At Substantial Completion of the work or such other standard of completion as may be provided in the contract documents and as Engineer determines the work to be reasonably satisfactory, the Owner shall, within 30 days after invoice and other appropriate documentation as may be required by the contract documents are provided, pay the retainage to the Contractor. If at that time there are any remaining incomplete minor items, an amount equal to 200 percent of the value of each item as determined by the Engineer shall be withheld until such item or items are completed. The reduced retainage shall be shared by the Contractor and subcontractors as their interests may appear.

14. CHANGE IN WORK, ALTERATIONS, OMISSIONS & EXTRA WORK

Owner reserves the right to increase or decrease the quantity of any item or portion of the work, or to omit portions of the work, as may be deemed necessary or advisable by the Owner, and, also, to make such alternations or deviations, additions to, or omissions from the work or the Contract Drawings and Specifications, as may be determined during progress of the work to be necessary or advisable for the proper completion thereof. Upon written order of the Owner, the Contractor shall proceed with the work as increased, decreased or altered.

The Engineer is authorized to order, on behalf of the Owner, minor changes in the work which do not involve extra cost to Owner and which do not change the character of the work; he is not authorized to order any other changes, alterations, omissions, additions, or extra work, unless the same are approved in a Contract Supplement properly authorized in writing by the governing unit of the Owner. No claim of Contractor for extra compensation because of any change, alteration, omission, addition or extra work will be paid or be payable unless a written order for such charge, alteration, omission, addition or extra work, is signed by the authorized representative of the Owner.

When any changes decrease the amount of work to be done, such changes shall not constitute a basis or reason for any claim by Contractor for extra compensation or damages on account of any anticipated profits which he thereby loses on the omitted work; and Contractor shall not be entitled to any compensation or damages therefor.

15. E-VERIFY AND SAVE REQUIREMENTS

The Contractor shall comply with O.C.G.A. sec. 13-10-19 and Georgia D.O.L. Rule 300-1.02. The Contractor and any subcontractors shall provide evidence of compliance by executing the Contractor Affidavit and Agreement included in the Request for Proposal.

SPECIAL GENERAL CONDITIONS

A. TRAFFIC/PEDESTRIAN CONTROL. The sidewalks and crosswalks throughout this project area are well used and will cause a major inconvenience to the public when closed. The Contractor must take measures to ensure sidewalks and adjacent crosswalks remain usable as often as possible and that closures are for as short a time as possible. Signage notifying pedestrians of sidewalk or crosswalk closures shall be in place not less than five days prior to time of closure. Maintain all areas in a manner as to protect public safety. This provision includes after hours when Contractor's personnel are not on site. Securely cover, remove, fill and or mark all hazardous areas at the end of each workday. A Traffic Control plan for all three project areas shall be in accordance with the Manual on Uniform Traffic Control Devices and GDOT SSCTS Section 150, latest edition, and shall be submitted to the Engineer for approval prior to the start of any construction activities. Traffic Control shall be provided by the Contractor at all times during construction activities. Utilize all necessary signage, flaggers, arrow boards and similar such devices in compliance with the requirements of the MUTCD to ensure safe and effective traffic control during all phases of the demolition activity.

B. DELIVERY/COMPLETION. The work must be completed no later than 90 days from the date of the notice to proceed. Bidder shall provide firm dates of work:

Start Date: _____

Finish Date: _____

C. WARRANTY AND/OR GUARANTY. All installation shall be under warranty, including all materials and labor, for a period of twelve (12) months against defects, defective materials and/or workmanship, such period to start upon final acceptance of work by the City of Decatur, as required by the General Conditions.

D. SILENCE OF SPECIFICATIONS. The apparent silence of these specifications and any supplemental specifications as to any detail or omission from these specifications of a detailed description concerning any point shall be regarded as meaning only that the best commercial practices are to prevail and that only materials of first quality and correct size, type and design are to be used. All interpretations of the specifications shall be made upon the basis of this statement with the City's interpretation to prevail.

E. PRE-CONSTRUCTION MEETING. The Contractor and any designated subcontractor(s) shall attend a pre-demolition meeting with representatives of the City. The purpose of this meeting will be to establish the goals and objectives and proposed schedule for the performance of the work. The City will notify the Contractor of the date and time for this meeting once an award of contract has been made by the City Commission.

F. WORK HOURS: Construction work is only permitted during the following hours:

Monday-Friday	7 am to 6 pm
Saturday	9 am to 5 pm
Sunday	No Working Permitted

Deviation from the standard working hours may be requested in writing with specific alternate work hours, the reason those hours are needed, and is subject to approval by the City Manager.

G. ACCESS, SECURITY AND DISPOSAL OF REFUSE.

- Contractor shall arrange access to site with Owner.
- Contractor shall maintain a clean, safe site and shall be responsible for security and protection of site during construction.
- Contractor shall remove and properly dispose of all refuse and materials generated through demolition and construction and leave site in a clean condition at end of construction, as required by the project specification.

H. EXPERIENCE.

The Bidder shall list below at least three (3) projects similar in size, scope & complexity, completed within the last five (5) years. All blanks of the form shall be completed below for each project listed.

I. GENERAL

Contractor is responsible for all permits, normal soil erosion control measures required by state and local codes and requirements, demolition and removal of existing structures, and construction of improvements as described in the project plans.

J. PROJECT BILLING

The Contractor shall submit Applications for Payment to the Owner for each structure as separate documents.

SECTION 02050

DEMOLITION OF EXISTING STRUCTURES

PART 1 - GENERAL

1.01 DESCRIPTION

A. Scope of Work

1. This Section specifies the labor, materials, equipment, and incidentals required for the demolition, relocation, and/or disposal of all structures, building materials, equipment, and accessories to be removed as shown on the Drawings and as specified herein.

2. There may be existing and active stormwater, wastewater, water, and other facilities on site as indicated on the Drawings. It is essential that these facilities, when encountered, remain intact and in service during the proposed demolition.

Consequently,

the Contractor shall be responsible for the protection of these facilities and shall diligently direct all his activities toward maintaining continuous operation of the existing facilities and minimizing operational inconvenience.

3. Demolition generally includes:

a. Complete demolition and removal of manholes, valve vaults, wetwells, piping, and mechanical and electrical equipment related to the Work as shown on the Drawings and specified herein.

b. Complete demolition and removal of all above and below ground structures, concrete slabs and foundations, vaults, and underground utilities (water, wastewater, electrical, etc.) as shown on the Drawings and specified herein.

c. All material, equipment, rubble, debris, and other products of the demolition shall become the property of the Contractor for his disposal off-site in accordance with all applicable laws and ordinances at the Contractor's expense. The sale of salvageable materials by the Contractor shall only be conducted off-site. The sale of removed items on the site is prohibited by the City of Decatur.

4. The Contractor shall examine the various Drawings, visit the site, determine the extent of the Work, the extent of work affected therein, and all conditions under which he is required to perform the various operations.

5. The Contractor shall fill and compact all voids left by the removal of pipe, structures, etc. with materials described herein to a grade that will provide for positive drainage of the disturbed area to drain run-off in direction consistent with the surrounding area. The Contractor shall provide all fill materials to the site as needed. Compaction of fill shall match the compaction of adjacent undisturbed material.

1.02 QUALITY ASSURANCE

A. Permits and Licenses:

B. Contractor shall obtain all necessary permits. Permits will be provided to Contractor by

1 the City of Decatur at no cost to the Contractor

2 C. Licenses for performing the Work. The Contractor shall have a current business license
3 issued by a city or county within the State of Georgia.

4 D. Notices: Per City Ordinance, DEC shall post the property for a period not to exceed 15
5 days. Until such time the notice of demolition delay has expired, no demolition activities
6 shall take place on the premises.

7 E. Utility Services: Contractor shall notify utility companies or local authorities furnishing
8 gas, water, electrical, telephone, or sewer service to remove any equipment in the
9 structures to be demolished and to remove, disconnect, cap, or plug their services to
10 facilitate demolition.

11 F. Hazardous Materials Abatement: The Contractor shall engage a certified hazardous
12 materials abatement company to properly remove and dispose of the hazardous
materials on site. A copy of the hazardous materials survey(s) has been included as an
attachment to this specification.

13 1.03 SUBMITTALS

14 A. Submittals shall be submitted to the City of Decatur prior to commencing with the Work
15 contained within the submittal requiring action

16 B. Provide a detailed sequence of demolition and removal work . Include in the schedule the
17 coordination of hazardous materials abatement, utilities shut-off, and capping, utility
18 services as required.

19 C. Before commencing demolition work the following documents shall be completed

20 1. Attend a Pre-Demolition Conference with City of Decatur Staff

21 2. All erosion and sedimentation control measures shall be installed and inspected by
the City of Decatur Engineering Inspector

22 3. Removal and/or capping of sewer/ utilities complete.

23 4. A letter from a certified pest control company shall be submitted to this office

24 5. Actual work will not begin until the City of Decatur has inspected and approved the
25 prerequisite work and authorized commencement of the demolition work.

26 D. The above procedure must be followed for each individual demolition operation.

27 1.04 SITE CONDITIONS

28 A. The City of Decatur assumes no responsibility for the actual condition of the structures to
29 be demolished or relocated.

30 B. Conditions existing at the time of inspection for bidding purposes will be maintained by
31 the City of Decatur insofar as practicable. However, variations within each site may

- 1 occur prior to the start of demolition work.
- 2 C. No additional payment will be made for pumping or other difficulties encountered due to
3 water.
- 4 D. Certain information regarding the reputed presence, size, character and location of
5 existing underground structures, pipes and conduit has been shown on the Drawings.
6 There is no certainty of the accuracy of this information, and the location of
underground structures shown may be inaccurate and other obstructions than those
shown may be encountered. The Contractor hereby distinctly agrees that the City of
Decatur is not responsible for the correctness or sufficiency of the information given;
that in no event is this information to be considered as a part of the Contract; that he
shall have no claim for delay or extra compensation on account of incorrectness of
information regarding obstructions either revealed or not revealed by the Drawings; and
that he shall have no claim for relief from any obligation or responsibility under this
Contract in case the location, size, or character of any pipe or other underground
structure is not as indicated on the Drawings, or in case any pipe or other underground
structure is encountered that is not shown on the Drawings.

7 1.05 RESTRICTIONS

- 8 A. No building, tank or structure, or any part thereof, shall be demolished until an
9 application has been filed by the Contractor with the Building Department Inspector and
10 a permit issued if a permit is required. The fee for this permit shall be the Contractor's
11 responsibility. Demolition shall be in accordance with applicable provisions of the
12 Building Code of the State of Florida.
- 13 B. No explosives shall be used at any time during the demolition. No burning of
14 combustible material will be allowed.
- 15 C. All Work shall be restricted to the Hours listed below, per City Ordinance
16 1. 7:00 a.m. to 6:00 p.m. Monday through Friday
17 2. 9:00 a.m. to 5:00 p.m. Saturday
18 3. No Work on Sunday or Holidays

19 1.06 DISPOSAL OF MATERIAL

- 20 A. All salvageable or useable material or equipment to be retained by the City of Decatur
21 shall be shown on Drawings or listed below, and shall be moved to a designated area by
22 Contractor for pick up by City of Decatur. The Contractor shall promptly remove all
23 other materials from the site as indicated or shown on the Drawings.
- 24 B. All materials not retained by the City of Decatur shall become the Contractor's property
25 and shall be removed off-site.
- 26 C. The on-site storage of removed items is prohibited by the City of Decatur. Off-site sale

1 of salvageable material by the Contractor is acceptable.

2 1.07 TRAFFIC AND ACCESS

3 A. An approved Construction Entrance / Exit shall be installed prior to Demolition
4 Activities. Refer to Detail "CO" in the demolition drawing plans.

5 B. Conduct Work to ensure minimum interference with on-site and off-site roads, streets,
6 sidewalks, and occupied or used facilities. If work is required in the city Right of Way, a
7 right of Way Permit is required and may be obtained from the City of Decatur. There are
8 no fees associated with obtaining Right of Way Permits on City of Decatur projects.

9 C. Do not close or obstruct streets, sidewalks, or other occupied or used facilities without
10 permission from the City of Decatur. Provide alternate routes around closed or
11 obstructed traffic in access ways.

12 1.08 PROTECTION

13 A. Conduct operations to minimize damage by falling debris or other causes to adjacent
14 buildings, structures, roadways, other facilities, and persons. Provide interior and
15 exterior shoring, bracing, or support as required to prevent movement or settlement or
16 collapse of structures to be demolished and adjacent facilities to remain.

17 1.09 DAMAGE TO CITY OR PRIVATE PROPERTY

18 A. **Promptly repair damage caused to city and private property by demolition**
19 **operations as directed by the Property Owner effected and/or the City of Decatur at**
20 **no cost to the City of Decatur. This includes but is not limited to:**

- 21 1. Structures
22 2. Buildings
23 3. Streets, bridges, abutments, retaining walls
24 4. Sidewalks, curbs, driveways and aprons
25

26 1.10 UTILITIES

27 A. Do not interrupt existing utilities serving occupied or operational facilities..

28 B. The Contractor shall cooperate with applicable utilities to shut off, cap, and disconnect
29 services serving structures of the existing facilities as required by demolition operations.

30 C. The Contractor shall be solely responsible for making all necessary arrangements and for
31 performing any necessary work involved in connection with the interruption of all public
32 and private utilities or services.

1 D. Water and Sewer utilities being abandoned shall be terminated at the property line near
2 the entry point from the Right of Way.

3 1.11 EXTERMINATION

4 A. If required, before starting demolition, the Contractor shall employ a certified rodent and
5 vermin exterminator and treat the facilities in accordance with governing health laws
6 and regulations. Any rodents, insects, or other vermin appearing before or during the
7 demolition shall be killed or otherwise prevented from leaving the immediate vicinity of
8 the demolition work. A letter clearing the property of rodent infestation shall be
submitted prior to the demolition inspection.

9 1.12 POLLUTION CONTROL

10 A. For pollution control, use water sprinkling, temporary enclosures, and other suitable
11 methods as necessary to limit the amount of dust rising and scattering in the air to the
12 lowest level of air pollution practical for the conditions of work. The Contractor shall
13 comply with the governing regulations.

14 B. Clean adjacent structures and improvements of all dust and debris caused by demolition
15 operations as directed by the City of Decatur. Return areas to conditions existing prior to
16 the start of Work.

17 1.13 TREE REMOVAL

18 A. Tree Removal Specified on Drawings shall be completed

19 B. Trees labeled "Stump to be removed by contractor" on plans shall be removed under this
20 contract.

21 C. No trees other than those indicated for removal shall be cut, pruned or removed.

22 D. Tree Cutting shall be completed to comply with removal practices for urban forestry.

23 E. Tree Stumps shall be completely removed

24 1.14 FINAL GRADING AND STABILIZATION

25 A. Final Grading: As required, the contractor shall grade the site as required to prevent the
26 collection of water and to prevent the flow of storm water to adjacent properties

27 B. The Construction Entry/ Exit shall be removed

28 C. Soils and Backfill: If final grading cannot be completed as described above without
29 additional soils, the City of Decatur shall provide soils and the transport of soils to the

1 site at no cost to the contractor.

2 D. The Contractor shall seed and straw the site with shade resistant rye mixture grass
3 intended for winter installations. The Contractor shall leave the erosion and sediment
4 control measures on site after the final inspections and will be removed by the City of
5 Decatur after project final completion at such time the grass is 70% established.

6 **1.15 PROJECT SUBSTANTIAL COMPLETION**

7 A. Final Completion shall be defined as:

8 1. Demolition activities complete

9 2. Construction Entry/ Exit Removed

10 3. Repairs and cleaning completed to public and private property that may have been
11 damaged/effected during demolition operations

12 4. Final Grading and Stabilization

13 5. Only after the site has been final inspected by the City of Decatur, will the project be
14 deemed "Substantially Complete".

15 **PART 2 - PRODUCTS (NOT USED)**

16 **PART 3 - EXECUTION**

17 **3.01 SEQUENCE OF WORK**

18 A. The sequence of demolition and relocation of existing facilities shall be in accordance
19 with the approved schedule as specified in paragraph 1.03 above.

20 **3.02 DEMOLITION PROCEDURES**

21 The Contractor shall adhere to the following demolition procedures as referenced on the
22 Drawings:

23 **TO BE DEMOLISHED:** Demolition shall be the breaking up, cutting, filling of any holes
24 resulting, final grading of the area, performing any other operations required, and the
25 removal from the site of all structures and equipment (structures, substructures, floor slabs,
26 equipment, tanks, pipes, fittings, electrical systems, light poles, wiring, underground
conduits and wiring, isolated slabs, and sidewalks) as indicated on the Drawings.

27 Before commencing structural demolition, remove all mechanical, electrical, piping, and
28 miscellaneous appurtenances. Completely remove the structure by thoroughly breaking
29 up concrete and masonry and properly disposing off site at an approved location.

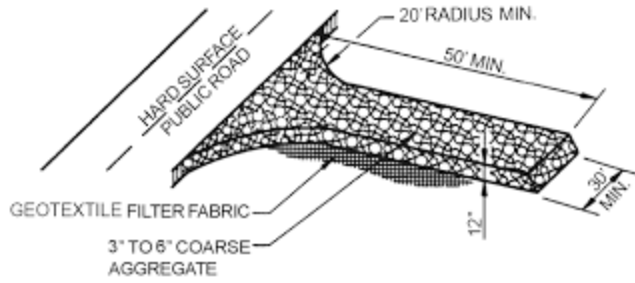
30 A. **TO BE PROTECTED:** Where indicated on the Drawings, the structure, tree, or device so
31 designated shall be temporarily protected during the prosecution of the demolition work
32 as specified.

Structure Demolitions at 600 Commerce Drive, 475 Landover Drive and 1010 North Parkwood Road

1 B. TO REMAIN: Where indicated on the Drawings, the designated items shall remain intact and in service during the prosecution of the demolition work.

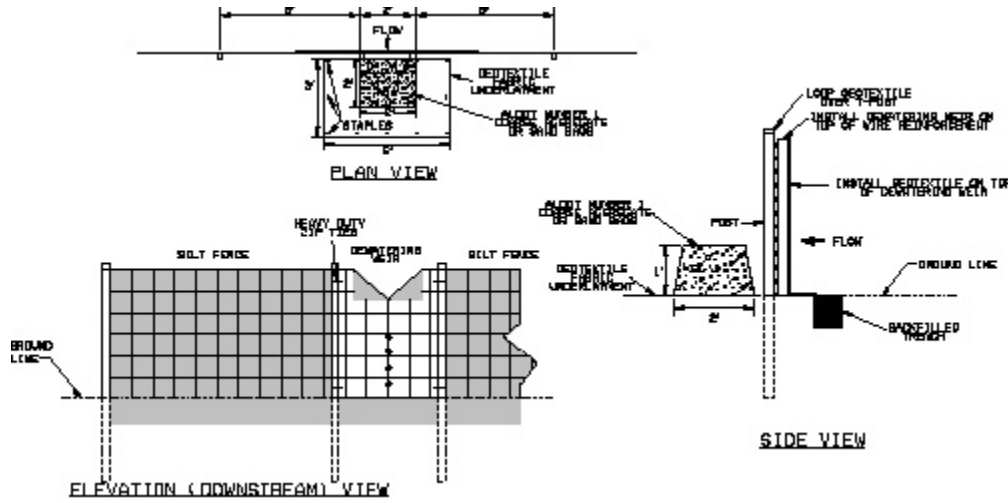
2 END OF SECTION

Details page Erosion Controls



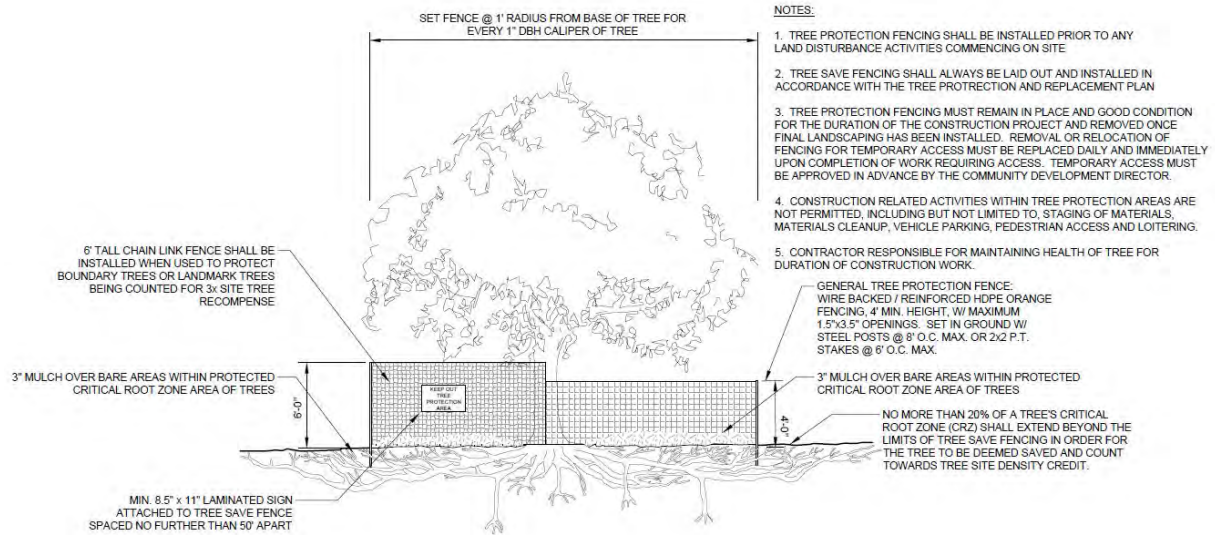
CO construction exit

C-POP SD1-S silt fence



Ds1	MULCH		THIS IS AN APPLICATION OF STRAW MULCH USED TO REDUCE SOIL EROSION AND STABILIZE THE SOIL. IT IS USED TO CONTROL EROSION IN AREAS WHERE PERMANENT VEGETATION IS OUT OF SEASON OR TO TEMPORARILY STABILIZE AREAS PRIOR TO FINAL GRADING.
	SECTION 163	LINE CODE 	
Ds2	TEMPORARY GRASSING		THE SOWING OF A QUICK GROWING SPECIES OF GRASS SUITABLE TO THE AREA AND SEASON IS TO BE USED ON ALL PROJECTS.
	SECTION 163	LINE CODE 	
Ds3	PERMANENT GRASSING		THE SOWING OF PERMANENT VEGETATION, SUCH AS GRASS, SUITABLE TO THE AREA AND SEASON IS TO BE USED ON ALL PROJECTS. PERMANENT VEGETATIVE REQUIREMENTS ARE ADDRESSED BY STANDARD SPECIFICATIONS AND ARE NOT TYPICALLY SHOWN ON THE PLANS; HOWEVER, THEY MAY BE SHOWN ON THE PLANS FOR HIGHLY SENSITIVE AREAS WHERE THESE VEGETATIVE PRACTICES ARE CRITICAL.
	SECTION 700	LINE CODE 	
Ds4	SODDING		THE INSTALLATION OF A SPECIES OF GRASS SODDING SUITABLE TO THE AREA AND SEASON TO PROVIDE IMMEDIATE PERMANENT VEGETATION. SODDING MAY BE SHOWN FOR HIGHLY SENSITIVE AREAS, TO IMPROVE AESTHETICS, OR FOR SPECIAL PLANTING REQUIREMENTS ON THE BASIS OF ENVIRONMENTAL COMMITMENTS OR LANDSCAPING REQUIREMENTS.
	SECTION 700	PATTERN 	

Details page Erosion Controls



TREE PROTECTION FENCING DETAIL, TYP.

NOT TO SCALE

APPENDIX A: STANDARD FORMS

REFERENCES

Please provide the City with the last three (3) clients of similar size and scope. You may submit your standard list of references as opposed to using this form, but you still need to complete and sign at the bottom.

REFERENCE #1

Name of Entity/Firm: _____

Mailing Address: _____

City/State/Zip Code: _____

Contact Person Name: _____

Contact Person Telephone Number: _____

Email Address (required): _____

Date When Work Performed: _____

Description of Work Performed: _____

REFERENCE #2

Name of Entity/Firm: _____

Mailing Address: _____

City/State/Zip Code: _____

Contact Person Name: _____

Contact Person Telephone Number: _____

Email Address (required): _____

Date When Work Performed: _____

Description of Work Performed: _____

REFERENCE #3

Name of Entity/Firm: _____

Mailing Address: _____

City/State/Zip Code: _____

Contact Person Name: _____

Contact Person Telephone Number: _____

Email Address (required): _____

Date When Work Performed: _____

Description of Work Performed: _____

BIDDER

Name of Entity/Firm: _____

Mailing Address: _____

City/State/Zip Code: _____

Contact Person Name: _____

Contact Person Telephone Number: _____

Email Address (required): _____

Signature: _____

Printed Name: _____

Date: _____

FEDERAL WORK AUTHORIZATION PROGRAM

Bidder and SubBidder Evidence of Compliance

All Federal Work Authorization Program Forms Enclosed Must Be Completed and Submitted With The Bid Proposal for The Prime Bidder and All SubBidders Listed on The List of Proposed SubBidders Contained in The Bid Package for The Bid Submittal to Be Deemed Complete

FEDERAL WORK AUTHORIZATION PROGRAM

BIDDER AND SUBBIDDER EVIDENCE OF COMPLIANCE

1. Pursuant to O.C.G.A. § 13-10-91, City of Decatur (“City”) contracts for the physical performance of services within the State of Georgia shall comply with the following requirements:
 - a. compliance with the requirements of O.C.G.A. § 13-10-91 and Rule 300-10-1-.02¹ are conditions of this contract;
 - b. Bidder shall specify which one of the three statutory employee-number categories applies as identified in O.C.G.A. § 13-10-91, “500 or more employees,” “100 or more employees,” or “fewer than 100 employees.” Bidder shall check, initial or otherwise affirmatively indicate the employee-number category applicable to the Bidder; and
 - c. Bidder agrees that, in the event the Bidder employs or contracts with any subBidder(s) in connection with the covered contract, the Bidder will secure from the subBidder(s) such subBidder(s’) indication of the employee-number category applicable to the subBidder; and
 - d. Bidder shall comply with the requirements of O.C.G.A. § 13-10-91 and Rule 300-10-1-.02 and shall attest by the execution of the Bidder affidavit as shown in Rule 300-10-1-.07, or a substantially similar Bidder affidavit, which document shall be attached to, and become a part of, the covered contract.
2. Pursuant to O.C.G.A. § 13-10-91, the Bidder agrees that, in the event the Bidder employs or contracts with any subBidder(s) in connection with the covered contract, the Bidder will secure from such subBidder(s) attestation of the subBidder’s compliance with O.C.G.A. § 13-10-91 and Rule 300-10-1-.08 or a substantially similar subBidder affidavit, and maintain records of such attestation for inspection by the City at any time. Such subBidder affidavit shall become a part of the Bidder/subBidder agreement.
3. All portions of contracts pertaining to compliance with O.C.G.A. § 13-10-91 and these rules, and any affidavits related thereto, shall be open for public inspection in this state at reasonable times during normal business hours.²
4. The City will certify its registration and participation in the EEV / Basic Pilot Program (or other applicable federal work authorization program) by transmitting a copy of all documents required for the City’s registration and participation in such program, including a fully executed copy of the required Memorandum of Understanding and the EEV / Basic Pilot Program User Identification Number, to the City’s agency head or to an individual designated by the agency head to receive such certification.³

¹ See, O.C.G.A. § 13-10-90; O.C.G.A. § 13-10-91; Rules of Georgia Department of Labor, “Georgia Security and Immigration Compliance Act” of 2006; Rule 300-10-1-.07, and Rule 300-10-1-.08.

² Authority O.C.G.A. § 13-10-91.

³ Authority O.C.G.A. § 13-10-91.

BIDDER AFFIDAVIT AND AGREEMENT

By executing this affidavit, the undersigned Bidder verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is contracting with the City of Decatur (the "City"), a municipal corporation of the State of Georgia, has registered with and is participating in a federal work authorization program* [any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603], in accordance with the applicability provisions and deadlines established in O.C.G.A. § 13-10-91.

The undersigned further agrees that, should it employ or contract with any subBidder(s) in connection with the physical performance of services pursuant to this contract with the City, then the Bidder will secure from such subBidder(s) similar verification of compliance with O.C.G.A. § 13-10-91 on the SubBidder Affidavit provided in Rule 300-10-01-.08 or a substantially similar form. Bidder further agrees to maintain records of such compliance and provide a copy of each such verification to the City, at the time the subBidder(s) is retained to perform such service.

Employment Eligibility Verification Program (EEV)/
Basic Pilot Program* User Identification Number

67951

City of Decatur EEV Basic Pilot
Program* User Identification Number

BY: Authorized Offer or Agent
(Bidder Name)

Date

Title of Authorized Offer or Agent of Bidder

Printed Name of Authorized Officer of Agent

Subscribed and sworn to before me
this _____ day of _____, 20____

Public Notary _____

My commission expires _____

SUBBIDDER AFFIDAVIT AND AGREEMENT

By executing this affidavit, the undersigned subBidder verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services under a contract with

(Name of Bidder)

on behalf of the City of Decatur, a municipal corporation of the State of Georgia, has registered with and is participating in a federal work authorization program* [any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603], in accordance with the applicability provisions and deadlines established in O.C.G.A. § 13-10-91.

Employment Eligibility Verification Program (EEV)/
Basic Pilot Program* User Identification Number

67951

City of Decatur EEV Basic Pilot
Program* User Identification Number

BY: Authorized Officer or Agent
(Bidder Name)

Date

Title of Authorized Officer or Agent of Bidder

Printed Name of Authorized Officer of Agent

Subscribed and sworn to before me
this _____ day of _____, 20 ____

Public Notary _____

My commission expires _____

PRIME BIDDER'S WORK AUTHORIZATION CERTIFICATION

Pursuant to O.C.G.A. § 13-10-91, all qualifying Bidders and sub-Bidders performing work within the State of Georgia on a contract with a public employer must register and participate in a federal work authorization program. Prime Bidders may participate in any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 ("IRCA").

The date by which a prime Bidder must register and participate in a qualifying federal work authorization program depends on the number of employees in the prime Bidder's company. If the prime Bidder's company has 500 or more employees, it is required to register and participate in a qualifying federal work authorization program by July 1, 2007. If the prime Bidder's company has 100 or more employees, it is required to register for and participate in a qualifying federal work authorization program by July 1, 2008. If the prime Bidder's company has 99 employees or fewer, it is required to register for and participate in a qualifying federal work authorization program by July 1, 2009.

Certify compliance with O.C.G.A. § 13-10-91 by checking the appropriate line below:

_____ The undersigned has registered for and is participating in a qualifying federal work authorization program.

or

_____ The undersigned is not required to register for or participate in a qualifying federal work authorization program at this time because it has less than _____ employees. But, when the undersigned becomes a qualifying prime Bidder in the future, the undersigned agrees to register for and participate in a qualifying federal work authorization program.

The undersigned further agrees that, should it employ or contract with any subBidder(s) in connection with the physical performance of services within this state pursuant to this contract with a public employer, the undersigned will secure from such subBidder(s) a verification of compliance with O.C.G.A. § 13-10-91 using the form "SubBidder's Work Authorization Certification" or a substantially similar form. The undersigned will maintain records of compliance and provide a copy of each sub-Bidder's verification to the public employer at the time the sub-Bidder is retained to perform such service.

[SIGNATURE ON NEXT PAGE]

Employment Eligibility Verification Program (EEV)/
Basic Pilot Program* User Identification Number

67951 _____
City of Decatur EEV Basic Pilot
Program* User Identification Number

BY: Authorized Officer or Agent
(Bidder Name)

Date

Title of Authorized Officer or Agent of Bidder

Printed Name of Authorized Officer of Agent
With the express authority on behalf of:

Printed Name of Prime Bidder

Subscribed and sworn to before me

this _____ day of _____, 20____

Public Notary _____

My commission expires _____

SUBBIDDER'S WORK AUTHORIZATION CERTIFICATION

Pursuant to O.C.G.A. § 13-10-91, all qualifying Bidders and sub-Bidders performing work within the State of Georgia on a contract with a public employer must register and participate in a federal work authorization program. Sub-Bidders may participate in any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 ("IRCA").

The date by which your company must register and participate in a federal work authorization program depends on the number of employees in your company. If your company has 500 or more employees, you are required to register and participate in a qualifying federal work authorization program by July 1, 2007. If your company has 100 or more employees, you are required to register and participate in a federal work authorization program by July 1, 2008. If your company has 99 employees or fewer, it is required to register and participate in a federal work authorization program by July 1, 2009.

Certify compliance with O.C.G.A. § 13-10-91 by checking the appropriate line below:

_____ The undersigned has registered for and is participating in a qualifying federal work authorization program, or

_____ The undersigned is not required to register for or participate in a qualifying federal work authorization program at this time because it has less than _____ employees. But, when the undersigned becomes a qualifying sub-Bidder in the future, the undersigned agrees to immediately:

- 1. Notify the covered prime Bidder; and
2. Register for and participate in a qualifying federal work authorization program.

Employment Eligibility Verification Program (EEV)/
Basic Pilot Program* User Identification Number

67951
City of Decatur EEV Basic Pilot
Program* User Identification Number

BY: Authorized Officer or Agent
(Bidder Name)

Date

Title of Authorized Officer or Agent of Bidder

Subscribed and sworn to before me
this ___ day of _____, 20__

Printed Name of Authorized Officer of Agent
With the express authority on behalf of:

Public Notary _____

Printed Name of Prime Bidder

My commission expires _____

BIDDER AFFIDAVIT VERIFYING
APPLICANT STATUS FOR CITY OF DECATUR PUBLIC BENEFIT

By executing this affidavit under oath, as an applicant for a public benefit referenced in O.C.G.A. Section 50-36-1, I am stating the following with respect to my City of Decatur, Georgia, application for: (check all that apply)

Business License or Occupation Tax
Certificate
Alcohol License

Taxi Permit
Contract with City
Other Public Benefit, Specify: _____

If apply on behalf of a business, specify the name and address of the business:

-
1. I am a United States Citizen, or
 2. I am a legal permanent resident 18 years of age or older or I am otherwise a qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older and lawfully present in the United States.*

If #2 is selected above, a copy of one of the following documents must be attached to the affidavit:

1. Unexpired foreign passport
2. Employment Authorization Card (I-766)
3. Refugee Travel Document (I-571)
4. Permanent Resident Card (I-551)
5. Reentry Permit (I-327)
6. Certificate of Citizenship
7. Naturalization Certificate
8. Machine Readable Immigrant Visa (with Temporary I-551 language)
9. Temporary I-551 Stamp (on passport of I-94)
10. WT/WB Admission Stamp in unexpired foreign passport
11. Certificate of Eligibility for Nonimmigrant (F-1) Student Status (I-20)
12. Certificate of Eligibility for Exchange Visitor (J-1) Status (DS2019)

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of Code Section 16-10-20 of the Official Code of Georgia.

Subscribed and sworn to before me
this _____ day of _____, 20____

Signature of Applicant _____ Date _____

Public Notary _____

Printed Name: _____

My commission expires _____

* _____

Alien registration number for non-citizens

* Note: O.C.G.A. § 5-36-1(e)(2) requires that aliens under the Federal Immigration and Nationality Act, Title 8 U.S.C., as amended, provide their alien registration number. Because legal permanent residents are included in the federal definition of "alien," legal permanent residents must also provide their alien registration number. Qualified aliens that do not have an alien registration number may supply another identifying number below:

SUBBIDDER AFFIDAVIT VERIFYING
APPLICANT STATUS FOR CITY OF DECATUR PUBLIC BENEFIT

By executing this affidavit under oath, as an applicant for a public benefit referenced in O.C.G.A. Section 50-36-1, I am stating the following with respect to my City of Decatur, Georgia, application for: (check all that apply)

Business License or Occupation Tax
Certificate
Alcohol License

Taxi Permit
Contract with City
Other Public Benefit, Specify: _____

If apply on behalf of a business, specify the name and address of the business:

-
1. I am a United States Citizen, or
 2. I am a legal permanent resident 18 years of age or older or I am otherwise a qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older and lawfully present in the United States.*

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6. Certificate of Citizenship
7. Naturalization Certificate
8. Machine Readable Immigrant Visa (with Temporary I-551 language)
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10. WT/WB Admission Stamp in unexpired foreign passport
11. Certificate of Eligibility for Nonimmigrant (F-1) Student Status (I-20)
12. Certificate of Eligibility for Exchange Visitor (J-1) Status (DS2019)

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of Code Section 16-10-20 of the Official Code of Georgia.

Subscribed and sworn to before me
this _____ day of _____, 20____

Signature of Applicant _____ Date _____

Public Notary _____

Printed Name: _____

My commission expires _____

* _____
Alien registration number for non-citizens

* Note: O.C.G.A. § 5-36-1(e)(2) requires that aliens under the Federal Immigration and Nationality Act, Title 8 U.S.C., as amended, provide their alien registration number. Because legal permanent residents are included in the federal definition of "alien," legal permanent residents must also provide their alien registration number. Qualified aliens that do not have an alien registration number may supply another identifying number below:

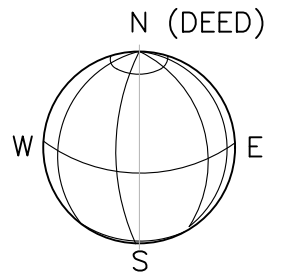
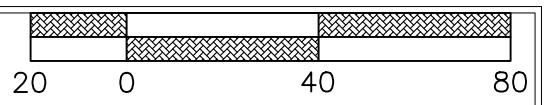
Plans
600 Commerce Drive

Preconference Tree Plan: 600 Commerce Drive, Decatur GA

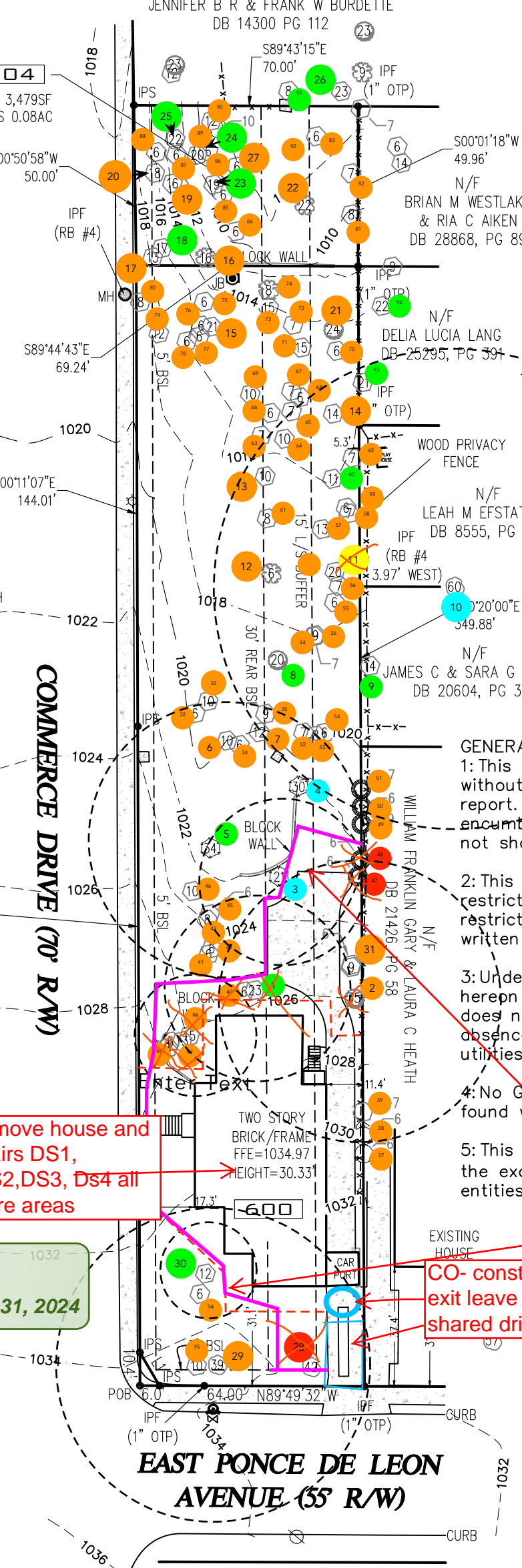
Neil W Norton

Neil W Norton
ISA Certified Master Arborist, SO-4158B
ISA Tree Risk Assessment Qualified
TreeInspection.com LLC
C-404-271-6526
neil@treeinspection.com

- Tree CRZ
- High
- Good
- Fair
- Poor
- Tree Fence N/F



Tag	Species	DBH	Rating	Canopy	CRZ Diam	Est. Impact	Status	Notes
1	Pecan	23	Good	1455	29	40%	remove	dominant stems
2	Loblolly pine	15	Fair	1555	44	30%	retain	
3	Pecan	21	High	1120	26	0%	retain	
4	Pecan	10	High	1580	38		retain	Previous failures
5	Pecan	14	Good	1620	43		retain	
6	Honeylocust	10	Fair	400	14		retain	
7	Mulberry	12	Fair	630	15		retain	
8	Loblolly pine	22	Good	850	28		retain	
9	Pecan	14	Good	850	18		retain	
10	Water oak	60	High	1822	75		retain	
11	Water oak	20	Poor	800	25		remove	Previous failures
12	Southern magnolia	6	Fair	450	8		retain	
13	Mulberry	10	Fair	460	13		retain	
14	Mulberry	14	Fair	510	18		retain	
15	Black locust	21	Fair	850	26		retain	
16	Southern magnolia	18	Fair	820	23		retain	
17	Water oak	13	Fair	410	16		retain	
18	American elm	17	Good	435	21		retain	
19	Pecan	16	Fair	710	20		retain	
20	Water oak	18	Fair	780	23		retain	Uncollected leaf chemical damage
21	Loblolly pine	24	Fair	1020	30		retain	
22	Southern magnolia	22	Fair	980	28		retain	
23	Water oak	18	Good	1000	24		retain	
24	Pecan	20	Good	890	25		retain	
25	Pecan	22	Good	1010	28		retain	
26	Mockernut hickory	22	Good	1000	29		retain	Boundary
27	Water oak	6	Fair	400	8		retain	
28	Water oak	42	Poor	800	53		retain	Previous failures
29	Water oak	39	Fair	1620	49	10%	retain	Previous failures
30	American elm	12	Good	621	15	15%	prescription	
31	Calfornia pine	9	Fair	340	11		retain	
32	Cherry Laurel	6	Fair	100	8		retain	
33	Cherry Laurel	10	Fair	150	13		retain	
34	Cherry Laurel	6	Fair	100	8		retain	
35	Cherry Laurel	9	Fair	150	11		retain	
36	Cherry Laurel	9	Fair	150	11		retain	
37	Water Oak	6	Fair	100	8		retain	
38	Water Oak	6	Fair	150	8		retain	
39	Holly	7	Fair	100	9		retain	Boundary
40	Cherry Laurel	6	Fair	100	8		retain	Boundary
41	Cherry Laurel	6	Fair	100	8		retain	
42	Cherry Laurel	6	Fair	100	8		retain	
43	Cherry Laurel	8	Fair	150	10		retain	
44	Cherry Laurel	7	Fair	125	9		retain	
45	Cherry Laurel	7	Fair	125	9		retain	
46	Cherry Laurel	10	Fair	150	13		retain	
47	Virginia Pine	6	dead	150	8		remove	Boundary
48	Virginia Pine	6	dead	150	8		remove	Boundary
49	Virginia Pine	9	Fair	150	11		retain	Boundary
50	Virginia Pine	6	Fair	150	8		retain	Boundary
51	Virginia Pine	7	Fair	150	9		retain	Boundary
52	Cherry Laurel	7	Fair	150	9		retain	
53	Cherry Laurel	7	Fair	150	10		retain	
54	Cherry Laurel	6	Fair	100	8		retain	
55	Cherry Laurel	7	Fair	125	9		retain	
56	Cherry Laurel	6	Fair	100	8		retain	
57	Cherry Laurel	13	Fair	175	16		retain	
58	Cherry Laurel	6	Fair	100	8		retain	
59	Cherry Laurel	7	Fair	125	9		retain	
60	Black Gum	11	Good	125	14		retain	
61	Cherry Laurel	8	Fair	125	10		retain	
62	Mulberry	7	Fair	150	9		retain	
63	Cherry Laurel	7	Fair	125	9		retain	
64	Mulberry	10	Fair	200	13		retain	
65	Cherry Laurel	7	Fair	125	9		retain	
66	Cherry Laurel	6	Fair	100	8		retain	
67	Cherry Laurel	7	Fair	125	9		retain	
68	Cherry Laurel	6	Fair	100	8		retain	
69	Mulberry	10	Fair	200	13		retain	
70	Cherry Laurel	6	Fair	100	8		retain	
71	Mulberry	15	Fair	150	19		retain	
72	Cherry Laurel	7	Fair	125	9		retain	
73	Mulberry	15	Fair	250	19		retain	
74	Cherry Laurel	8	Fair	125	10		retain	
75	Cherry Laurel	6	Fair	100	8		retain	
76	Cherry Laurel	6	Fair	100	8		retain	
77	Cherry Laurel	6	Fair	100	8		retain	
78	Cherry Laurel	8	Fair	100	8		retain	
79	Cherry Laurel	12	Fair	175	15		retain	
80	Cherry Laurel	8	Fair	125	10		retain	
81	Cherry Laurel	8	Fair	125	10		retain	
82	Cherry Laurel	7	Fair	125	9		retain	
83	Cherry Laurel	6	Fair	100	8		retain	
84	Cherry Laurel	6	Fair	100	8		retain	
85	Cherry Laurel	6	Fair	100	8		retain	
86	Cherry Laurel	6	Fair	100	8		retain	
87	Cherry Laurel	6	Fair	100	8		retain	
88	Cherry Laurel	6	Fair	100	8		retain	
89	Cherry Laurel	6	Fair	100	8		retain	
90	Cherry Laurel	12	Fair	150	15		retain	
91	Palm	8	Good	150	10		retain	
92	Water Oak	22	Good	850	28		retain	
93	Pecan	21	Fair	899	26		retain	
94	Cherry Laurel	10	Fair	100	7.5		retain	
95	Box Elder	10	Good	450	13		retain	
96	Cherry Laurel	8	Fair	125	10		retain	
97	Cherry Laurel	6	Fair	100	8		retain	
98	Mulberry	16	Fair	200	20	40%	remove	



- ### LEGEND
- EOP EDGE OF PAVEMENT (CURB)
 - PP POWER POLE
 - R/W RIGHT OF WAY
 - IPF IRON PIN FOUND
 - IPS 1/2" REBAR SET
 - SW SIDE WALK
 - BOLLARD
 - OHP OVERHEAD POWER
 - FH FIRE HYDRANT
 - CB CATCH BASIN
 - MH MANHOLE
 - WM WATER METER
 - WV WATER VALVE
 - GV GAS VALVE
 - GM GAS METER
 - LP LIGHT POLE
 - CONCRETE PAD

- ### TREE SYMBOLS
- OAK (X)
 - PINE (X)
 - CEDAR (X)
 - MAGNOLIA (X)
 - HARDWOOD (X)
 - MAPLE (X)
 - HOLLY (X)
- X = DIAMETER IN INCHES

- ### GENERAL NOTES:
- 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
 - 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
 - 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
 - 4: No Geodetic monuments were found within 500 feet of this site
 - 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

Trees 1, 2, 11, 28, 47, 48, 96, 97, and 98 are to be removed, Tree # 11 is to be cut and removed without damaging surrounding trees. No forestry drops allowed, tree parts to be lowered with ropes

remove house and stairs DS1, DS2, DS3, DS4 all bare areas

SD1-S orange C-Pop Silt fence as tree protection

CO- construction exit leave existing shared driveway

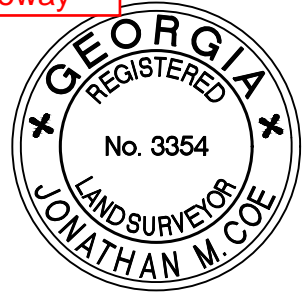
APPROVED
By Kay Evanovich at 12:29 pm, Jan 31, 2024

DATE OF FIELD SURVEY 09-13-2021
07-05-22 (UPDATE TREES)
11-10-2022 (UPDATE TREES)

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.008 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.05	N30°33'39"W

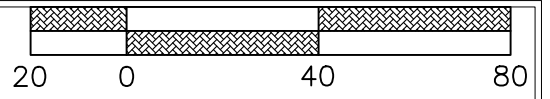


SURVEY FOR
CITY OF DECATUR
600 & 604 COMMERCE DRIVE
CITY OF DECATUR, DEKALB COUNTY, GEORGIA
LAND LOT 246, DIST 15
DATE: JULY 15, 2022; NOVEMBER 22, 2022 (UPDATE TREES)

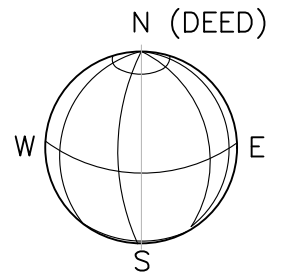
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

FOR
DEKALB SURVEYS, INC.
407 W. PONCE DE LEON
SUITE B
DECATUR, GEORGIA 30030
404.373.9003

COPY RIGHT 2015--THIS 11 X 17 DRAWING AND REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR



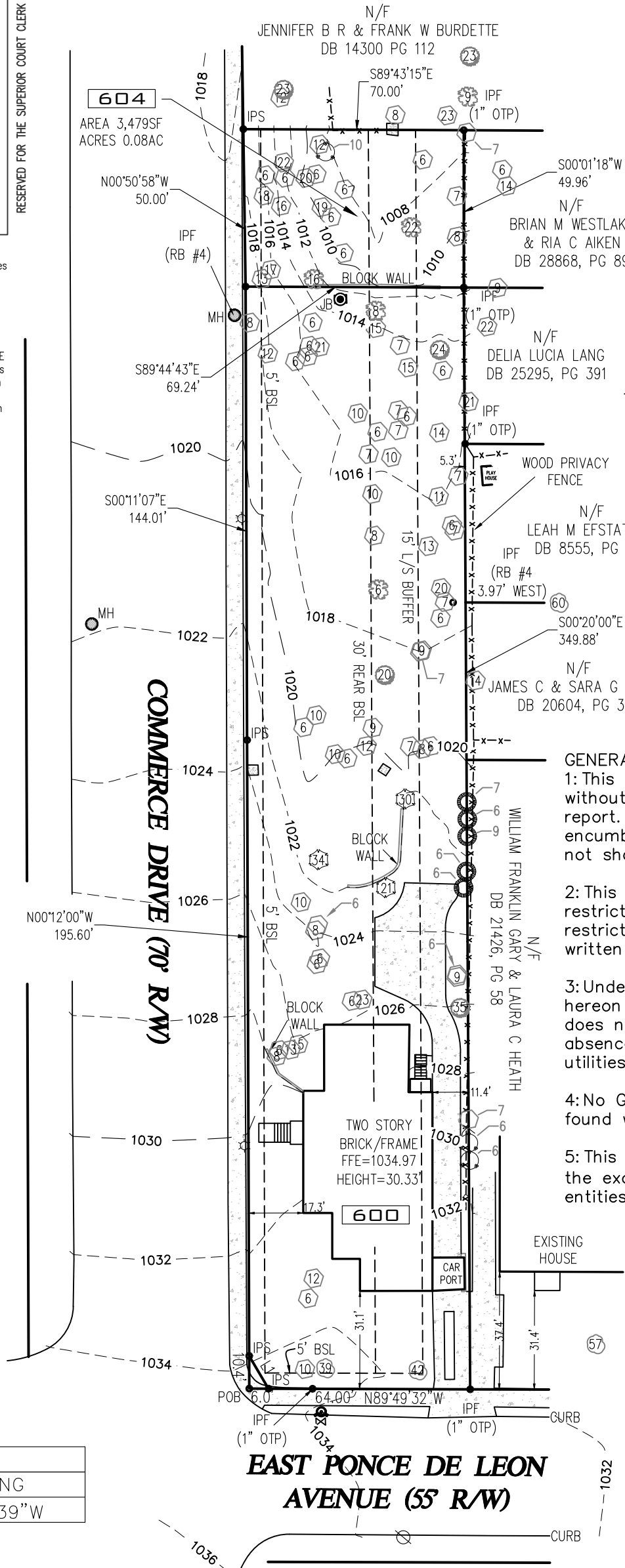
1" = 40'



LEGEND

- EOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LP LIGHT POLE
- CONCRETE PAD
- OAK (X) TREE SYMBOLS
- HARDWOOD (X) PINE
- MAPLE (X) CEDAR
- HOLLY (X) MAGNOLIA

- GENERAL NOTES:
- 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
 - 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
 - 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
 - 4: No Geodetic monuments were found within 500 feet of this site
 - 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.



This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon.
 RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

ZONING: R-60

IMPERVIOUS SURFACES:
 DRIVE = 1,802 SQ. FT.
 HOUSE = 2,956 SQ. FT.
 WALLS = 77 SQ. FT.
 FRONT WALK = 90 SQ. FT.
 CONC. PADS = 29 SQ. FT.
 DECK = 56 SQ. FT.
 TOTAL IMPERVIOUS = 5,110 SQ. FT. (18.4%)
 TOTAL LOT = 27,828 SQ. FT.

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0068K EFFECTIVE DATE AUGUST 15, 2019

REFERENCE: PB 8 PG 93
 PB 72 PG 80
 DB 5453 PG 501
 DB 24534 PG 743

SURVEY DATA:
 TYPE OF SURVEY: BOUNDARY
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 5453 PG 501, DB 24534 PG 743
 PROPERTY OWNER AT TIME OF SURVEY: DONALD W. BANKS
 PARCEL NUMBER: 15-246-01-020, 15-246-01-018

EAST PROPERTY LINE IS BEARING BASIS FROM DB 5453 PG 501
 TOTAL AREA(600 & 604): 27,828 SQ FT, 0.64 AC
 CALCULATED PLAT CLOSURE: 1:562,058

FIELD DATA:
 DATE OF FIELD SURVEY 09-23-2015, 07-05-22 (UPDATE), 11-10-2022 (UPDATE TREES)

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.008 FEET.

EQUIPMENT:
 ELECTRONIC TOTAL STATION

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.05	N30°33'39"W

SURVEY FOR CITY OF DECATUR 600&604 COMMERCE DRIVE

CITY OF DECATUR, DEKALB COUNTY, GEORGIA
 LAND LOT 246, DIST 15
 DATE: JULY 15, 2022; NOVEMBER 22, 2022 (UPDATE TREES)

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

FOR
 DEKALB SURVEYS, INC.
 407 W. PONCE DE LEON SUITE B
 DECATUR, GEORGIA 30030
 404.373.9003

COPY RIGHT 2015--THIS 11 X 17 DRAWING AND REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR



15246
01 013

004

15246 01 023

132

50'

15246 01 027 123

152

approximate
location of block
wall and storm
drain or sewer box

120

15246 01 025

010

15246
01 020

approximate
location detention
basin and weir box

15246
01 022

15246
01 024

trees to be
removed

000

412

04

50'

50'

45'

Invasive mulberry and cherry laurel cluster should be removed

Co-dominant trunk Pine crack at included bark ridge Moderate risk with target

No root space between driveways for these trees to survive some already dead, all should be removed

driveway shared easement area

DDH Oak Tree needs to be removed- hollow rotted cavities High risk with multiple targets

15246 01 020

15246 01 020

412

12'

6'

50'



Environmental Technology Resources, Inc.

December 16, 2023

Mr. Gregory Curtis
Building Official
City of Decatur
2635 Talley Street
Decatur, Georgia 30030

Re: Lead-Based Paint Survey Report, 600 Commerce Drive in Decatur, Georgia

Dear Mr. Curtis:

This letter serves to summarize the findings from a lead-based paint survey completed at the residential property located at 600 Commerce Drive in Decatur, Georgia.

The paint sampling was completed by Mr. Tom Harper of Environmental Technology Resources, Inc. (ETRI).

BACKGROUND INFORMATION

The subject property is developed with a two-story, single-family dwelling. The house is a wood-framed structure constructed on a crawl space and basement foundation. The structure has a pitched roof covered with asphalt shingles. The exterior is finished with a brick and painted Masonite siding.

The interior of the house once included three bedrooms and one bathroom. The interior of the structure has been gutted to the wood studs of walls and ceilings. All flooring materials, lighting, appliances and the HVAC system have been removed.

The crawl space-basement is accessible from a single door located on the north side of the structure. The crawl space-basement is unfinished with concrete block walls, unfinished ceiling and a partial concrete floor.

LEAD PAINT SURVEY

Lead based paint is a hazard in properties that were constructed prior to 1978. Lead is a cumulative metal that can cause significant health problems in small children when ingested.

For the purpose of this report, the term “Lead-based paint” means paint or other surface coatings that contain lead equal to or greater than 1.0 mg/cm² or 0.5 percent by weight (5,000 ug/g or 5,000 ppm by weight).

The paint survey was completed on December 5, 2023. ETRI inspected the interior and exterior of the structure and identified exterior trim paint, exterior wall paint, paint in a rafter in the attic and a door in storage in the crawl space-basement as having painted surfaces.

Samples of paint chips were submitted to Analytical Environmental Services, Inc., which is a National Voluntary Accreditation Program (NVLAP) Certified laboratory. Each sample was analyzed for total Lead using Method SW3050B/NIOSH 7082. Details regarding the sample identification, locations and results of the lead analyses are provided in Table 1. The locations of the samples are shown in Figure 1.

One of the paint samples were found to contain greater than 0.5 percent by weight lead. The following summarizes the samples that were found to contain Lead at greater than 0.5 percent Lead.

<u>Sample I.D.</u>	<u>Sample Description</u>	<u>Location</u>	<u>Results</u>
Sample 5	White Door in Storage	Basement	2.49 wt.%

The laboratory report for the sample analyses is included in Attachment A.

We appreciate the opportunity to work with you on this project. If you have any questions related to the report, please give me a call at (770) 888-8181.

Sincerely,
ENVIRONMENTAL TECHNOLOGY RESOURCES, INC.

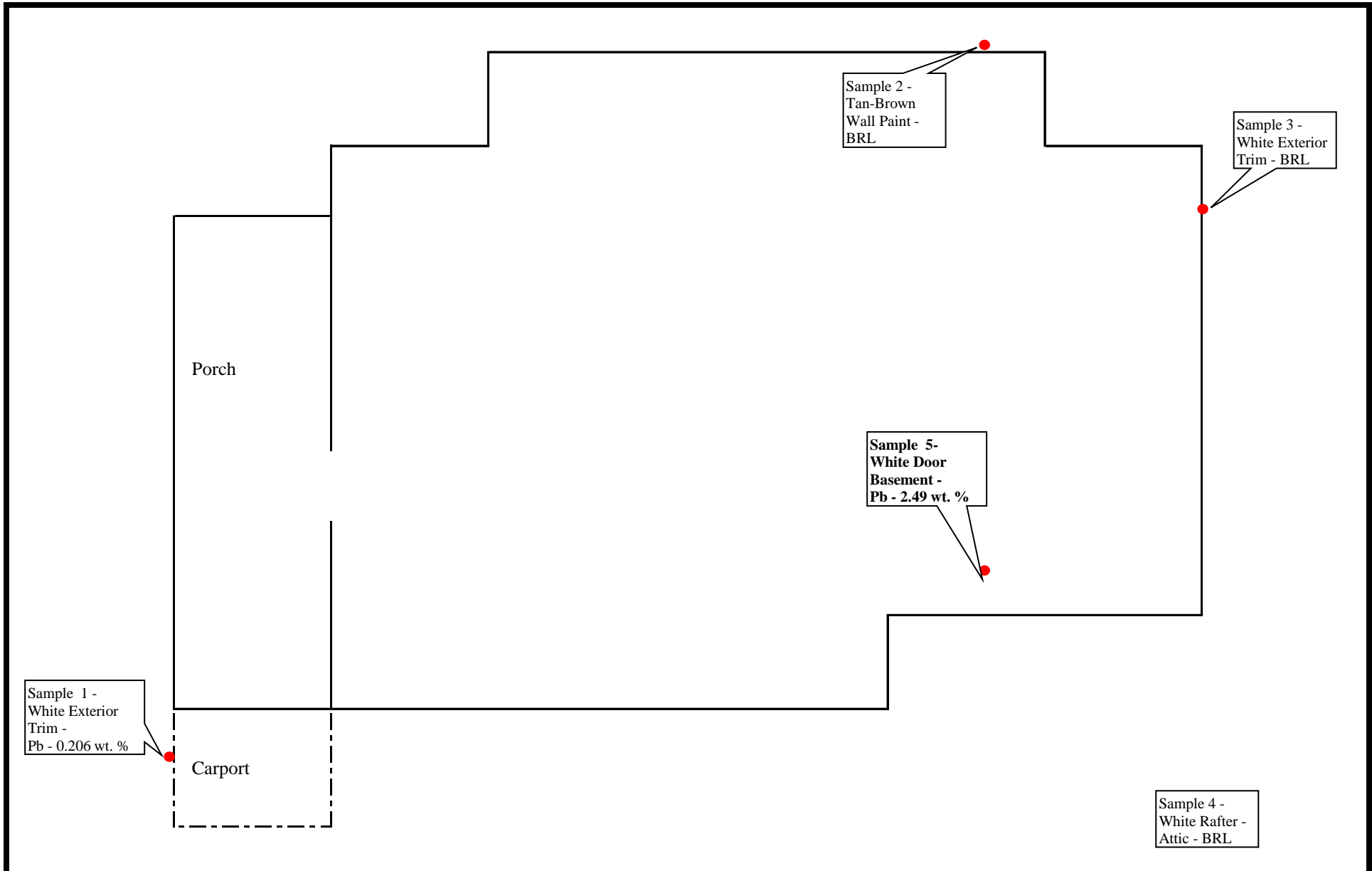


Thomas R. Harper
Technical Director

Attachments

23-149.201-600 Commerce

Figure 1



ETRI
 Environmental Technology Resources, Inc.
 4780 Ashford Dunwoody Rd.
 Suite A-456
 Atlanta, Georgia 30338

● Sample Location		
Project No. 23-149	Scale Not to Scale	Date 12-5-2023

FIGURE 1
PAINT SAMPLE LOCATIONS AND RESULTS
 600 Commerce Drive
 Decatur, Georgia

Table 1

Table 1
Paint Sample Locations, Descriptions and Analytical Results
600 Commerce Drive, Decatur, Georgia

Sample I.D.	Sample Description	Location	Lead Concentration in wt%
Sample 1	White Exterior Trim	Carport	0.206
Sample 2	Tan-brown Exterior Paint	Exterior Siding	BRL
Sample 3	White Exterior Trim	Window - Basement	BRL
Sample 4	White Rafter	Attic	BRL
Sample 5	White Door	Basement	2.49

Note - BRL - Below Reporting Limit (Detection Limit)

Attachment A –Laboratory Analytical Report



ANALYTICAL ENVIRONMENTAL SERVICES, INC.

December 11, 2023

Tom Harper
ETRI

4780 Ashford Dunwoody, Suite A-456
Atlanta GA 30338

RE: 600 Commerce Drive

Dear Tom Harper:

Order No: 2312371

Analytical Environmental Services, Inc. received 5 samples on December 5, 2023 3:30 pm for the analyses presented in following report.

“No problems were encountered during the analyses except as noted in the Case Narrative or by qualifiers in the report or QC Summary. Additionally, all results for the associated Quality Control samples were within EPA and/or AES established limits.

AES’s accreditations are as follows:

-NELAP/State of Florida Laboratory ID E87582 for analysis of Non-Potable Water, Solid & Chemical Materials, Air & Emissions Volatile Organics, and Drinking Water Microbiology & Metals, effective 07/01/23-06/30/24. State of Georgia, Department of Natural Resources ID #800 for analysis of Drinking Water Metals, effective through 06/30/24 and Total Coliforms/ E. coli, effective 04/25/23-04/24/24.

-AIHA LAP, LLC Laboratory ID: 100671 for Industrial Hygiene samples (Metals and PCM Asbestos), Environmental Lead (Paint, Soil, Dust Wipes, Air), and Environmental Microbiology (Fungal) Direct Examination, effective until 11/01/25.

These results relate only to the items tested as received. This report may only be reproduced in full.

If you have any questions regarding these test results, please feel free to call.

Sincerely,

Mirzeta Kararic
Project Manager

Lab Order:	2312371	Total Lead in Paint SW3050B/NIOSH 7082
Client:	ETRI	
Project:	600 Commerce Drive	
Matrix:	Paint	
Date Received	12/5/2023 3:30:00 PM	

Laboratory ID	Client Sample ID	Result	Units	Reporting Limit	DF	Qual	Date Collected	Date Analyzed	Analyst
2312371-001A	SAMPLE 1	0.206	wt%	0.00965	1		12/05/2023	12/08/2023	KM
2312371-002A	SAMPLE 2	BRL	wt%	0.00962	1		12/05/2023	12/08/2023	KM
2312371-003A	SAMPLE 3	BRL	wt%	0.00889	1		12/05/2023	12/08/2023	KM
2312371-004A	SAMPLE 4	BRL	wt%	0.00968	1		12/05/2023	12/08/2023	KM
2312371-005A	SAMPLE 5	2.49	wt%	0.0977	10.49		12/05/2023	12/08/2023	KM

Qualifiers: BRL - Not Detected at the Reporting Limit
 B - Analyte detected in the associated Method Blank

DF - Dilution Factor

SAMPLE/COOLER RECEIPT CHECKLIST

1. Client Name: **ETRI**

AES Work Order Number: **2312371**

2. Carrier: FedEx UPS USPS Client Courier Other _____

	Yes	No	N/A	Details	Comments
3. Shipping container/cooler received in good condition?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	damaged <input type="checkbox"/> leaking <input type="checkbox"/> other <input type="checkbox"/>	
4. Custody seals present on shipping container?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>		
5. Custody seals intact on shipping container?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>		
6. Cooler temperature(s) within limits of 0-6°C? [See item 12 for temperature recordings.]	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>		
7. Chain of Custody (COC) present?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>		
8. Chain of Custody signed, dated, and timed when relinquished and received?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>		
9. Sampler name and/or signature on COC?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>		
10. Were all samples received within holding time?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>		
11. TAT marked on the COC?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	If no TAT indicated, proceeded with standard TAT per Terms & Conditions.	

12. Cooler 1 Temperature AMBIENT °C Cooler 2 Temperature _____ °C Cooler 3 Temperature _____ °C Cooler 4 Temperature _____ °C
 Cooler 5 Temperature _____ °C Cooler 6 Temperature _____ °C Cooler 7 Temperature _____ °C Cooler 8 Temperature _____ °C

13. Comments: _____

I certify that I have completed sections 1-13 (dated initials). CD 12/05/23

	Yes	No	N/A	Details	Comments
14. Temperature blanks present?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>		
15. Were sample containers intact upon receipt?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>		
16. Custody seals present on sample containers?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>		
17. Custody seals intact on sample containers?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>		
18. Do sample container labels match the COC?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	incomplete info <input type="checkbox"/> illegible <input type="checkbox"/> no label <input type="checkbox"/> other <input type="checkbox"/>	
19. Are analyses requested indicated on the COC?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>		
20. Were all of the samples listed on the COC received?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	samples received but not listed on COC <input type="checkbox"/> samples listed on COC not received <input type="checkbox"/>	
21. Was the sample collection date/time noted?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>		
22. Did we receive sufficient sample volume for indicated analyses?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>		
23. Were samples received in appropriate containers?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>		
24. Were VOA samples received without headspace (< 1/4" bubble)?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>		
25. Were trip blanks submitted?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	listed on COC <input type="checkbox"/> not listed on COC <input type="checkbox"/>	

26. Comments: _____

I certify that I have completed sections 14-26 (dated initials). CD 12/05/23

This section only applies to samples where pH can be checked at Sample Receipt.

	Yes	No	N/A	Details	Comments
27. Have containers needing chemical preservation been checked?*	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>		
28. Containers meet preservation guidelines?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>		
29. Was pH adjusted at Sample Receipt?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>		

*Note: Certain analyses require chemical preservation but must be checked in the laboratory and not upon Sample Receipt such as Coliforms, VOCs and Oil & Grease/TPH. This also excludes metals by EPA 200.7, 200.8 and 245.1 which will be verified between 16 and 24 hours after preservation.

I certify that I have completed sections 27-29(dated initials). CD 12/05/23

Locked

Client: ETRI
 Project Name: 600 Commerce Drive
 Workorder: 2312371

ANALYTICAL QC SUMMARY REPORT

BatchID: 367742

Sample ID: MB-367742	Client ID:	Units: wt%	Run No:	Prep Date: 12/07/2023	533073					
SampleType: MBLK	TestCode: Total Lead in Paint SW3050B/NIOSH 7082	BatchID: 12/08/2023	367742	Analysis Date:	Seq No: 12665216					
Analyte	Result	RPT Limit	SPK value	SPK Ref Val	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPD Limit

Lead BRL 0.00998

Sample ID: LCS-367742	Client ID:	Units: wt%	Run No:	Prep Date: 12/07/2023	533073					
SampleType: LCS	TestCode: Total Lead in Paint SW3050B/NIOSH 7082	BatchID: 12/08/2023	367742	Analysis Date:	Seq No: 12665217					
Analyte	Result	RPT Limit	SPK value	SPK Ref Val	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPD Limit

Lead 0.09463 0.00363 0.1013 93.4 80 120

Sample ID: 2312372-001AMS	Client ID:	Units: wt%	Prep Date: 12/07/2023	Run No: 533073							
SampleType: MS	TestCode: Total Lead in Paint SW3050B/NIOSH 7082	BatchID: 367742	Analysis Date: 12/08/2023	Seq No: 12665219							
Analyte	Result	RPT Limit	SPK value	SPK Ref Val	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPD Limit	Qual

Lead 0.6103 0.0233 0.0482 0.5147 198 75 125 S

Sample ID: 2312372-001AMSD	Client ID:	Units: wt%	Prep Date: 12/07/2023	Run No: 533073							
SampleType: MSD	TestCode: Total Lead in Paint SW3050B/NIOSH 7082	BatchID: 367742	Analysis Date: 12/08/2023	Seq No: 12665220							
Analyte	Result	RPT Limit	SPK value	SPK Ref Val	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPD Limit	Qual

Lead 0.6363 0.0236 0.0479 0.5147 254 75 125 0.6103 4.19 25 S

Qualifiers:	> Greater than Result value	< Less than Result value	B Analyte detected in the associated method blank
BRL	Below reporting limit	E Estimated (value above quantitation range)	H Holding times for preparation or analysis exceeded
J	Estimated value detected below Reporting Limit	N Analyte not NELAC certified	R RPD outside limits due to matrix
Rpt Lim	Reporting Limit	S Spike Recovery outside limits due to matrix	

End of Report



Environmental Technology Resources, Inc.

December 16, 2023

Mr. Gregory Curtis
Building Official
City of Decatur
2635 Talley Street
Decatur, Georgia 30030

Re: Asbestos Inspection Report, 600 Commerce Drive, Decatur, Georgia

Dear Mr. Curtis:

This letter serves to summarize the findings from an asbestos survey completed on the property located at 600 Commerce Drive in Decatur, Georgia (“subject property”).

The asbestos survey and sampling was completed by Mr. Tom Harper of Environmental Technology Resources, Inc. (ETRI). Mr. Harper has completed the Asbestos Inspector and Assessment course work and passed an exam that meets all requirements for EPA/AHERA/ASHARA (TSCA Title II) approved Accreditation and NESHAP Regulation Training. A copy of Mr. Harper’s Asbestos Inspector’s Training Certificate is attached to this letter report.

BACKGROUND INFORMATION

The subject property is developed with a two-story, single-family dwelling. The house is a wood-framed structure constructed on a crawl space and basement foundation. The structure has a pitched roof covered with asphalt shingles. The exterior is finished with a brick and painted Masonite siding.

The interior of the house once included three bedrooms and one bathroom. The interior of the structure has been gutted to the wood studs of walls and ceilings. All flooring materials, lighting, appliances and the HVAC system have also been removed.

The crawl space-basement is accessible from a single door located on the north side of the structure. The crawl space-basement is unfinished with concrete block walls, unfinished ceiling and a partial concrete floor.

Asbestos containing materials (ACM’s) are commonly found in buildings constructed prior to 1981. Because of its strength and insulating qualities, asbestos was used in many building materials, including insulation, textured surfacing materials, and floor tile.

ASBESTOS SURVEY

The asbestos survey was completed on December 5, 2023. ETRI inspected the interior and exterior of the structure and identified roofing materials, window glazing, ceiling tiles, duct tape and materials stored in the basement-crawl space including asphalt shingles and concrete panels as suspect asbestos containing materials.

Samples of suspect ACM were submitted to Analytical Environmental Services, Inc., which is a National Voluntary Accreditation Program (NVLAP) Certified laboratory. Each sample was analyzed using Polarized

Light Microscopy (PLM).

Details regarding the type of samples, sample locations, condition, and results of the asbestos analyses for samples collected during the inspection are provided in Table 1. The locations of the samples collected from the structure are shown in Figures 1 and 2.

The U.S. EPA Environmental Protection Agency (EPA) defines ACM as any material containing greater than one percent asbestos. The following materials were found to contain asbestos.

<u>Sample I.D.</u>	<u>Sample Description/Location</u>	<u>Results</u>
Sample 8	Concrete Panels – Crawl Space	15% Chrysotile
Sample 10	Duct Tape – HVAC	60% Chrysotile

The laboratory report for the sample analyses is included in Attachment B.

We appreciate the opportunity to work with you on this project. If you have any questions related to the report, please give me a call at (770) 888-8181.

Sincerely,
ENVIRONMENTAL TECHNOLOGY RESOURCES, INC.



Thomas R. Harper
Technical Director

Attachments

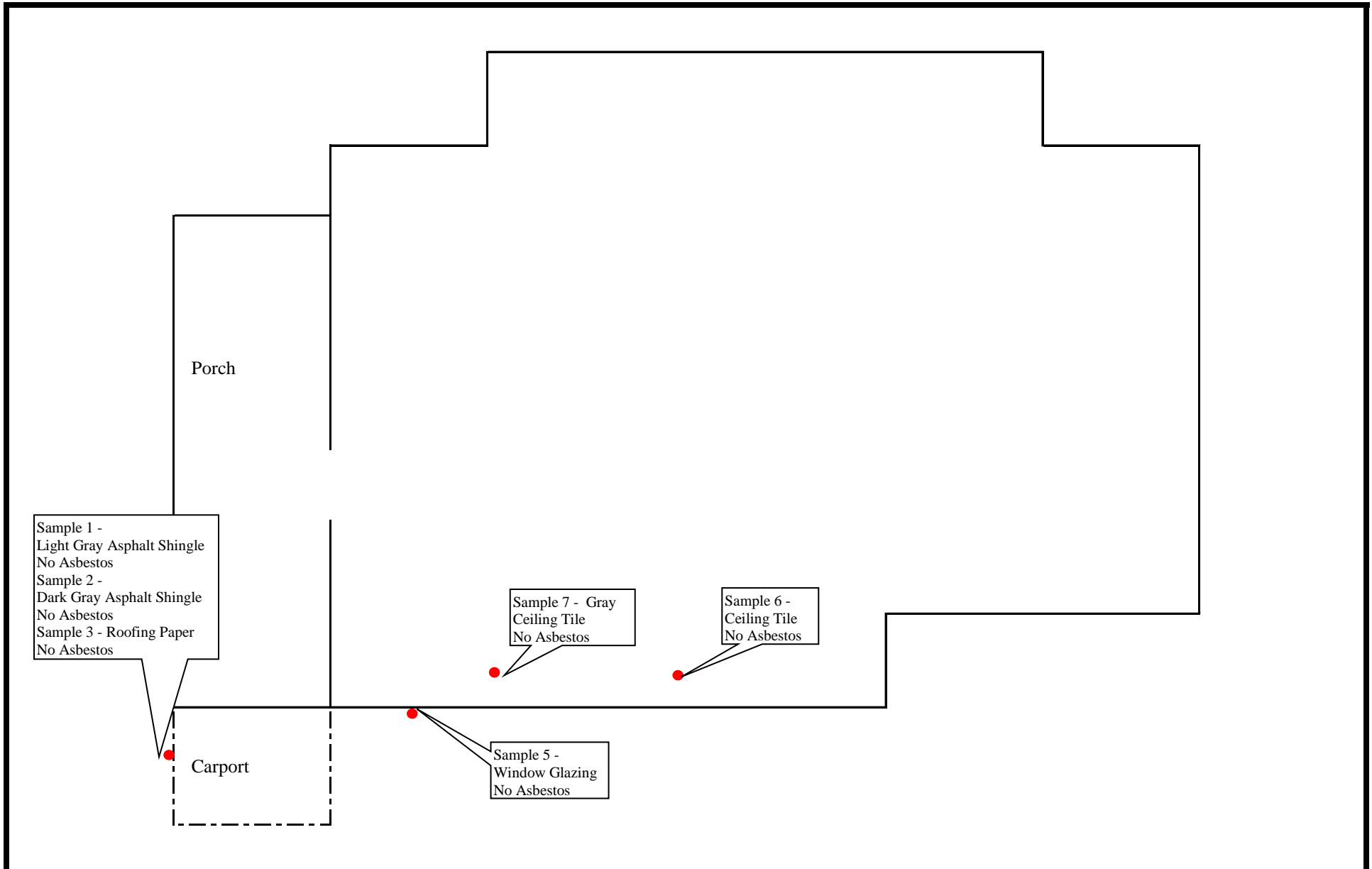
23-149.201 – 600 Commerce

Table 1

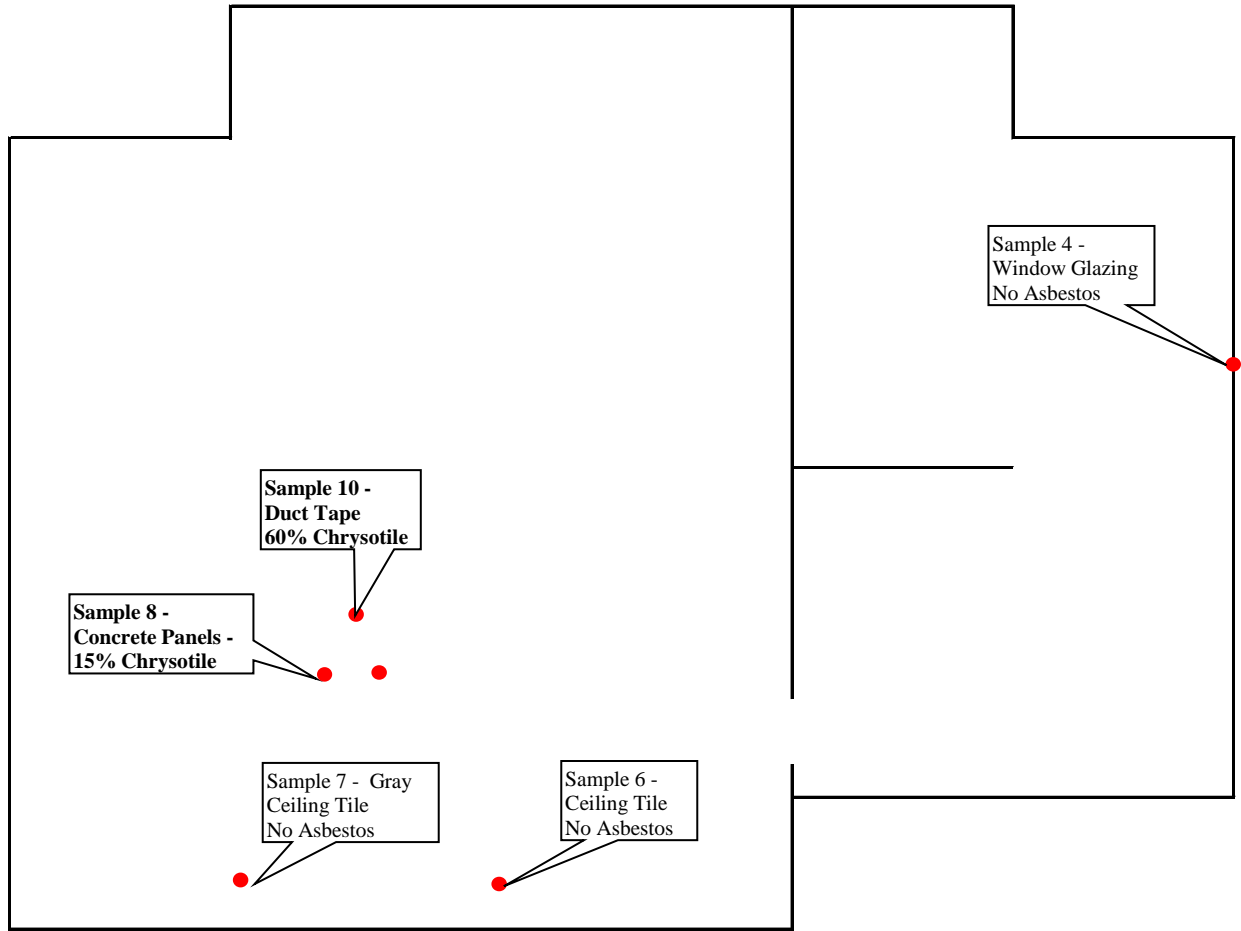
Table 1
Asbestos Survey Sample Descriptions and Analytical Results
600 Commerce Drive, Decatur, Georgia

Sample I.D.	Sample Description	Location	Condition and Friability	Analyses Results PLM Analyses
Sample 1	Light gray Asphalt Shingle - Top Layer	Roof	Good, Non-friable	Layer 1 - No Asbestos
Sample 2	Dark gray Asphalt Shingle - Bottom Layer	Roof	Good, Non-friable	Layer 1 - No Asbestos
Sample 3	Roofing Paper	Roof	Good, Non-friable	Layer 1 - No Asbestos
Sample 4	Window Glazing	Basement Window	Good, Non-friable	Layer 1 - No Asbestos
Sample 5	Window Glazing	Side Window	Good, Non-friable	Layer 1 - No Asbestos
Sample 6	Suspended Ceiling Tile	Bedroom	Good, Non-friable	Layer 1 - No Asbestos
Sample 7	Gray Ceiling Tile	Kitchen Closet	Good, Non-friable	Layer 1 Tile - No Asbestos Layer 2 Glue - No Asbestos
Sample 8	Concrete Panels - Stored in Basement	Basement	Good, Non-Friable	Layer 1 - 15% Chrysotile
Sample 9	Red Asphalt Shingle - Package	Basement	Good, Non-friable	Layer 1 - No Asbestos
Sample 10	Duct Tape on HVAC Duct	Basement	Good, Non-friable	Layer 1 - 60% Chrysotile

Figures 1 and 2



ETRI Environmental Technology Resources, Inc. 4780 Ashford Dunwoody Rd. Suite A-456 Atlanta, Georgia 30338	● Sample Location			FIGURE 1 SUSPECT ASBESTOS CONTAINING MATERIALS SAMPLE LOCATIONS - First Floor 600 Commerce Drive Decatur, Georgia
	Project No. 23-149	Scale Not to Scale	Date 12-5-2023	



ETRI

Environmental Technology Resources, Inc.
 4780 Ashford Dunwoody Rd.
 Suite A-456
 Atlanta, Georgia 30338

● Sample Location

Project No. 23-149	Scale Not to Scale	Date 12-5-2023
-----------------------	-----------------------	-------------------

FIGURE 2
SUSPECT ASBESTOS CONTAINING MATERIALS
SAMPLE LOCATIONS - Basement
 600 Commerce Drive
 Decatur, Georgia

Attachment A – Asbestos Inspector’s Training Certificate

The Environmental Institute

Tom Harper

Social Security Number - XXX-XX-7279

Environmental Technology Resources, Inc. - 4281 River Bottom Drive, Peachtree Corners, GA 30092

*Has completed 4 hours of coursework and satisfactorily
passed an examination that meets all criteria required for
EPA/AHERA/ASHARA (TSCA Title II) Approved Reaccreditation*

Asbestos in Buildings: Inspector Refresher

February 7, 2023

Course Date

19307

Certificate Number

February 7, 2023

Examination Date

February 7, 2024

Expiration Date



Beverly B. Campbell - Course Director/Training Manager

(Approved by the ABIH Certification Maintenance Committee for 1/2 CM point - Approval #11-577)

(Florida Provider Registration Number FL49-0001342 - Course #FL49-0002805)

TEI - 1395 S. Marietta Parkway SE - Building 100, Suite 124 - Marietta, GA 30067

Phone: 770-427-3600 - Website: www.tei-atl.com

Attachment B – Laboratory Analytical Report

**CHAIN OF CUSTODY
BULK ASBESTOS ANALYSIS**

Client Name: ETRI Project Name: 600 Commerce Drive
 Address: 4780 Ashford Dunwoody Rd Ste A-456 Project Number: 23-162
 City, State, Zip: Atlanta GA 30338 Sampling Date: 12-5-23
 Contact: Tom Hape Phone #: 770-888-8181
 Sampler's Name: Tom Hape Invoice To Name(s): _____
 Report To: _____ Invoice To Email(s): _____
 Report to Email: etri@madspring.com PO #: _____

Sample ID	Sample Location/Description	Analysis Requested	Turnaround Time (TAT)	Comments
1 Sample 1	Asphalt Shingle - Top Layer	PLM	STD	
2 Sample 2	Asphalt Shingle	↑ ↓	↓ ↑	
3 Sample 3	Roofing Paper			
4 Sample 4	Window Glazing - Basement			
5 Sample 5	Window Glazing			
6 Sample 6	Suspended Ceiling Tile			
7 Sample 7	Ceiling Tile Grout			
8 Sample 8	Concrete Panels			
9 Sample 9	Red Asphalt Shingle			
10 Sample 10	Duct Tape			
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Relinquished by: Thomas R. Hape Date/Time: 12-5-23 1530
 Received by: _____ Date/Time: _____
 Relinquished by: _____ Date/Time: _____
 Received by: _____ Date/Time: _____

Submission of samples to the laboratory constitutes acceptance of AES's Terms & Conditions. Client assumes sole responsibility for damage or loss of samples before we accept them. Samples received after 3PM or on Saturday are considered as received the following business day. If no TAT is marked on COC, AES will proceed with standard TAT.

Asbestos COC 7.15.19

Lab Recipient: [Signature] FOR LAB USE ONLY Date/Time: 12-5-23 1530 Method of Shipment: [Signature]



3080 Presidential Drive
Atlanta, GA 30340
Tel : (770) 457-8177
Fax: (770) 457-8188

ANALYTICAL ENVIRONMENTAL SERVICES, INC.

Bulk Sample Summary Report



Report Date: 13-Dec-23

Client Name: ETRI	AES Job Number: 2312385
Project Name: 600 COMMERCE DRIVE	Project Number: 23-162

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
Sample 1 Layer: 1	2312385-001A	SEE COC	ND	ND	ND	ND	ND	ND	
Sample 2 Layer: 1	2312385-002A	SEE COC	ND	ND	ND	ND	ND	ND	
Sample 3 Layer: 1	2312385-003A	SEE COC	ND	ND	ND	ND	ND	ND	
Sample 4 Layer: 1	2312385-004A	SEE COC	ND	ND	ND	ND	ND	ND	Paint included as binder
Sample 5 Layer: 1	2312385-005A	SEE COC	ND	ND	ND	ND	ND	ND	Paint included as binder
Sample 6 Layer: 1	2312385-006A	SEE COC	ND	ND	ND	ND	ND	ND	Paint included as binder

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophyllite
For comments on the samples, see the individual analysis sheets.
ND = None Detected

AES, Inc. is accredited by NIST's National Voluntary Laboratory Accreditation Program (NVLAP) for Polarized Light Microscopy (PLM) analysis, Lab Code 102082-0. All analyses performed in accordance with EPA "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" (EPA 600/M4-82-020), 1982 as found in 40 CFR, Part 763, Appendix E to Subpart E and "Method for the Determination of Asbestos in Bulk Building Materials" (EPA/600/R-93/116), 1993.
These test results apply only to those samples actually tested, as submitted by the client. All percentages are reported by visually estimated volume. PLM is not consistently reliable in detecting small concentrations of asbestos in floor tiles and similar nonfriable materials, quantitative TEM is currently the only method that can be used to determine conclusive asbestos content. Interpretation and use of test results are the client's responsibility. Laboratory liability is limited to the cost of analysis. This report must not be used to claim, and does not imply product certification, approval, or endorsement by NVLAP or any agency of the Federal Government.
This report must not be reproduced except in full without written approval of Analytical Environmental Services, Inc

Microanalyst:

Elena Ivanova

QC Analyst:

Yelena Khanina



3080 Presidential Drive
Atlanta, GA 30340
Tel : (770) 457-8177
Fax: (770) 457-8188

ANALYTICAL ENVIRONMENTAL SERVICES, INC.

Bulk Sample Summary Report



Report Date: 13-Dec-23

Client Name: ETRI	AES Job Number: 2312385
Project Name: 600 COMMERCE DRIVE	Project Number: 23-162

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
Sample 7 Layer: 1	2312385-007A	SEE COC	ND	ND	ND	ND	ND	ND	Paint included as binder
Sample 8 Layer: 1	2312385-008A	SEE COC	15	ND	ND	ND	ND	ND	Panel. Paint included as binder
Sample 9 Layer: 1	2312385-009A	SEE COC	ND	ND	ND	ND	ND	ND	
Sample 10 Layer: 1	2312385-010A	SEE COC	60	ND	ND	ND	ND	ND	Duct tape

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophyllite
For comments on the samples, see the individual analysis sheets.
ND = None Detected

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Microanalyst:

Elena Ivanova

QC Analyst:

Yelena Khanina

End of Report

Attachment C – Photographs of Asbestos Containing Materials



Sample 10 – White Duct Tape – 60% Chrysotile



Sample 8 – Concrete Panels in Basement– 15% Chrysotile

Plans
1010 North Parkwood Road

Demolition Concept Plan for:

1010 North Parkwood Rd.
Decatur, GA 30030
Submitted to:
Hugh Saxon

Neil W Norton

Neil W Norton
ISA Certified Master Arborist, SO-4158B
ISA Tree Risk Assessment Qualified
TreeInspection.com LLC
C-404-271-6526
neil@treeinspection.com

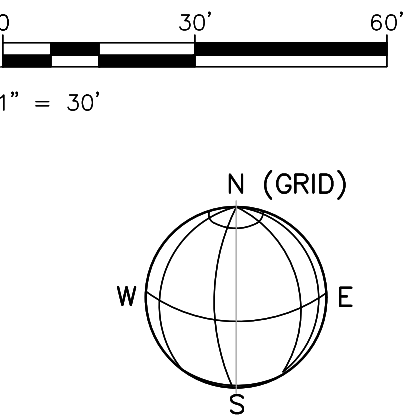


This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon.
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXEMPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING, PER CITY OR COUNTY ZONING DEPARTMENT.

NOTE: BUILDING TIES SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION WITHOUT VERIFICATION



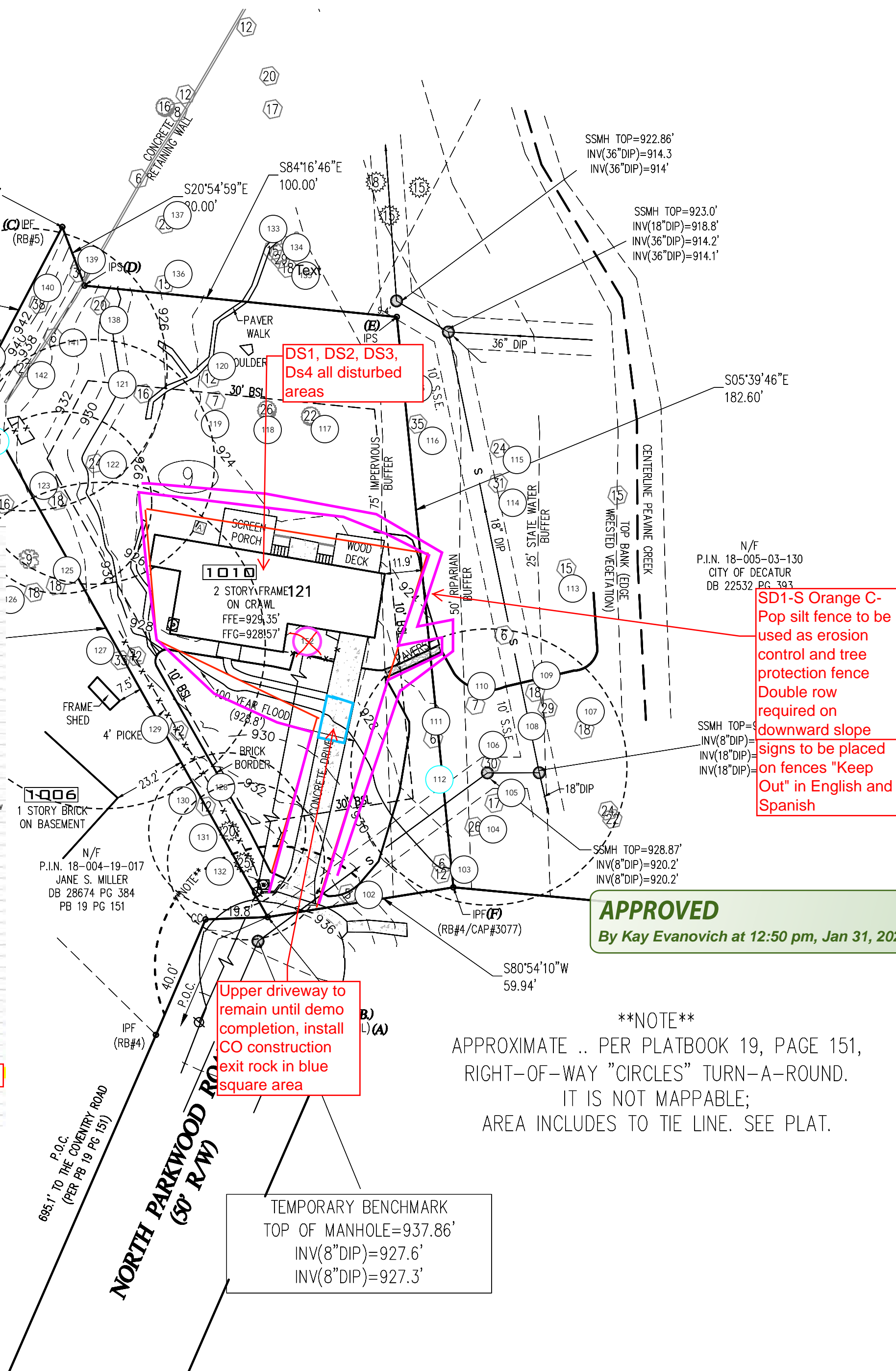
THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 2011 (NAD83(2011)). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
THE SOURCE OF VERTICAL DATUM IS THE TRIMBLE GPS NETWORK

Active tree protection measures shall consist of the following:

1. Erection of tree protection fencing around the outer limits of the critical root zone to include temporary chain link fence or four foot orange tree protection fencing and staked hay bales;
2. Posting of tree protection signs in both English and Spanish stating "Tree Protection Zone—Keep Out";
3. Avoidance of any soil disturbance or land development activities within the tree protection zone.
4. No material storage, no dumpster, and no Porta Potty in CRZ of any tree.
5. Failure to install tree fences (marked in red) will result in stop work order.

Per City of Decatur Ordinance section 9.1.13, Land disturbance and grading on single-family residential properties (e.g., R-85, R-60, R-50) shall be limited to no more than 125% of the total lot coverage permitted

Tree Tag	Species	Latin	DBH	CRZ	Canopy	Factor	Canopy Adj	Condition	Rating	Impact	Status	Risk	Defect/Notes	Rec. Maintenance
102	Japanese maple	Acer palmatum	7	9	755	0.5	378	4 Good	Good	0%	understory	Low		
103	American holly	Ilex opaca	11	13	450	0	0	2 Poor	Poor	0%	understory	Low	Agnes, honeysuckle	Ivy Removal
104	Tulip tree	Liriodendron tulipifera	32	40	0	0	0	4 Good	High	0%	adj. lot	Low		
105	Tulip tree	Liriodendron tulipifera	21	26	0	0	0	4 Good	Good	0%	adj. lot	Low	Cavity/Nest hole @ trunk	
106	Tulip tree	Liriodendron tulipifera	35	44	0	0	0	3 Fair	Good	0%	adj. lot	Low	Winter creeper	Ivy Removal
107	Sweetgum	Liquidambar styraciflua	21	26	0	0	0	4 Good	Good	3%	adj. lot	Low		
108	Sweetgum	Liquidambar styraciflua	29	36	0	0	0	4 Good	Good	0%	adj. lot	Low		
109	Sweetgum	Liquidambar styraciflua	23	29	0	0	0	4 Good	Good	0%	adj. lot	Low		
110	Japanese maple	Acer palmatum	8	10	0	0	0	4 Good	Good	0%	adj. lot	Low		
111	Japanese maple	Acer palmatum	9	11	638	0.5	319	4 Good	Good	0%	understory	Low		
112	Dogwood	Cornus species	8	10	310	0.5	155	4 Good	Good	0%	understory/boundary	Low		
113	Bowllder	Acer negundo	17	21	0	0	0	4 Good	Poor	0%	adj. lot	Low		
114	Bowllder	Acer negundo	25	31	0	0	0	2 Poor	Poor	0%	adj. lot	Low	Cavity/Nest hole	
115	Bowllder	Acer negundo	25	31	0	0	0	3 Fair	Poor	0%	adj. lot	Low	Dead twigs/Branches	
116	Pignut hickory	Carya glabra	41	51	0	0	0	4 Good	High	0%	adj. lot	Low		
117	Loblolly pine	Pinus taeda	26	33	1384	1	1384	4 Good	Good	0%	canopy	Low		
118	Loblolly pine	Pinus taeda	31	39	1886	1	1886	4 Good	Good	0%	canopy	Low		
119	Eastern redbud	Cercis canadensis	8	10	415	0.5	208	3 Fair	Fair	0%	understory	Low	Uncorrected lean	
120	Water oak	Quercus nigra	12	15	520	1	520	3 Fair	Fair	0%	canopy	Low	Understory	
121	Water oak	Quercus nigra	20	25	804	1	804	4 Good	Good	0%	canopy	Low		
122	Tulip tree	Liriodendron tulipifera	31	39	2165	1	2165	4 Good	High	4%	canopy	Low		
123	Sweetgum	Liquidambar styraciflua	23	29	1735	1	1735	3 Fair	Fair	0%	canopy	Low	Hem in woods	
124	Sweetgum	Liquidambar styraciflua	22	28	1590	0	0	2 Poor	Poor	0%	adj. lot	Low	Moderate Not tagged	Crown Reduction Pruning, Remove Ivy
125	Pignut hickory	Carya glabra	21	26	0	0	0	4 Good	Good	0%	adj. lot	Low		
126	Northern red oak	Quercus rubra	21	26	0	0	0	1 Dying/Dead	Poor	0%	adj. lot	Low	Leaning against 125 rotting	
127	Tulip tree	Liriodendron tulipifera	42	53	2734	0.5	1367	4 Good	High	15%	boundary	Low	No tag, on slope	
128	Dogwood	Cornus species	6	8	314	1	314	4 Good	Good	0%	canopy	Low	Under no tag	
129	Water oak	Quercus nigra	12	15	540	1	540	4 Good	Fair	0%	canopy	Low		
130	Common crapemyrtle	Lagerstroemia spp	20	25	320	0.5	160	4 Good	Good	0%	understory/boundary	Low	Jane Miller/Phillip Mckinnenn	
131	Common crapemyrtle	Lagerstroemia spp	20	25	320	0.5	160	4 Good	Good	5%	understory	Low		
132	Common crapemyrtle	Lagerstroemia spp	20	25	320	0.5	160	4 Good	Good	10%	understory	Low		
133	American holly	Ilex opaca	14	17	0	0	0	4 Good	Good	0%	adj. lot	Low		
134	American holly	Ilex opaca	21	27	0	0	0	4 Good	Good	0%	adj. lot	Low		
135	American holly	Ilex opaca	12	15	0	0	0	4 Good	Good	0%	adj. lot	Low		
136	American beech	Fagus grandifolia	18	23	0	0	0	4 Good	Fair	0%	adj. lot	Low	Moderate Target yard	
137	Tulip tree	Liriodendron tulipifera	32	40	0	0	0	3 Fair	Fair	0%	adj. lot	Low	Topped	
138	Tulip tree	Liriodendron tulipifera	36	45	3166	1	3166	4 Good	High	0%	canopy	Low		
139	Tulip tree	Liriodendron tulipifera	38	48	3250	0.5	1625	4 Good	High	0%	boundary	Low		
140	Tulip tree	Liriodendron tulipifera	49	61	3739	1	3739	4 Good	High	0%	canopy	Low		
141	Hickory	Carya spp	8	10	315	1	315	4 Good	Fair	0%	canopy	Low	Shagbark	
142	Tulip tree	Liriodendron tulipifera	36	45	2596	1	2596	4 Good	Fair	0%	canopy	Low	Moderate Cavity/Nest hole	
143	Pignut hickory	Carya glabra	8	10	201	0.5	101	4 Good	Fair	0%	understory	Low		
144	Blank Record		0	0	0	0	0						Empty	
145	Mockernut hickory	Carya tomentosa	15	19	0	0	0	4 Good	Good	0%	adj. lot	Low		
146	Tulip tree	Liriodendron tulipifera	41	51	0	0	0	4 Good	High	0%	adj. lot	Low		
151	Mockernut hickory	Carya tomentosa	11	14	230	1	230	4 Good	Fair	0%	canopy	Low	Not on survey	
152	American holly	Ilex opaca	4	5	0	0	0	4 Good	Good	100%	remove	Low		
			Canopy		24,026									
			Lot		20,155									
			%		112%		Complex							
			Remove		0%		Complex							



SD1-S Orange C-Pop silt fence to be used as erosion control and tree protection fence Double row required on downward slope signs to be placed on fences "Keep Out" in English and Spanish

APPROVED
By Kay Evanovich at 12:50 pm, Jan 31, 2024

NOTE
APPROXIMATE .. PER PLATBOOK 19, PAGE 151, RIGHT-OF-WAY "CIRCLES" TURN-A-ROUND. IT IS NOT MAPPABLE; AREA INCLUDES TO TIE LINE. SEE PLAT.

Upper driveway to remain until demo completion, install CO construction exit rock in blue square area

remove #152

BOUNDARY & TOPOGRAPHIC SURVEY FOR CITY OF DECATUR
LOT 9, C.A. LEMON & LAMAR SMITH SUBDIVISION
1010 NORTH PARKWOOD ROAD
CITY OF DECATUR, DEKALB COUNTY, GEORGIA
LAND LOT 4, DIST 18
DATE: APRIL 21, 2023



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FOR DEKALB SURVEYS, INC.
407 WEST PONCE DE LEON AVENUE SUITE B
DECATUR, GEORGIA 30030
404.373.9003

RESERVED FOR THE SUPERIOR COURT CLERK

GENERAL NOTES:

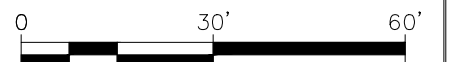
- 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
- 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
- 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
- 4: No Geodetic monuments were found within 500 feet of this site
- 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon.
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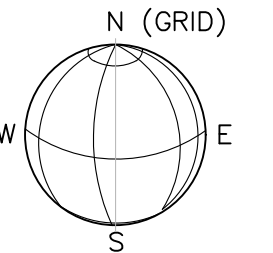
THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXEMPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

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 BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING, PER CITY OR COUNTY ZONING DEPARTMENT.

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1" = 30'



THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 2011 (NAD83(2011)). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

THE SOURCE OF VERTICAL DATUM IS THE TRIMBLE GPS NETWORK

REFERENCE: DEED BOOK 1436 PG 144
 DEED BOOK 2169 PG 580
 DEED BOOK 4860 PG(S) 575-577
 SURVEY FOR STEPHEN T & JANE S MILLER BY JOSEPH C KING, DATED 2-20-86
 FLOOD HAZARD NOTE: THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0062K EFFECTIVE DATE AUGUST 15, 2019
 SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 1436 PG 144
 PROPERTY OWNER AT TIME OF SURVEY: ANDREW R. PLANKENHORN
 PARCEL NUMBER: 18-004-19-016

TOTAL AREA: 20,155 SQ FT, 0.463 AC
 CALCULATED PLAT CLOSURE: 1:111,213

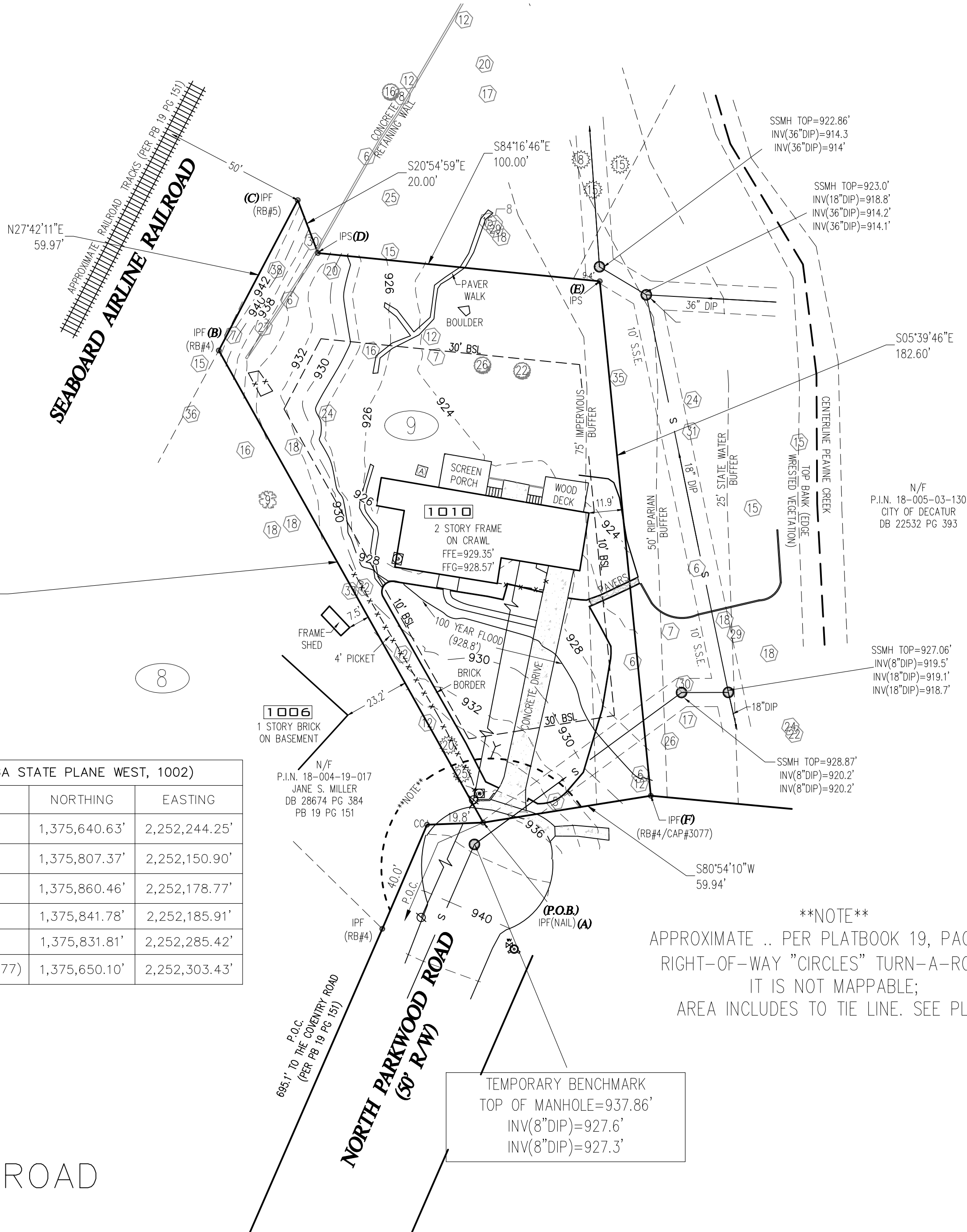
FIELD DATA:
 DATE OF FIELD SURVEY 4-19-2023

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.015 FEET.

EQUIPMENT USED:
 TRIMBLE S5 ROBOTIC TOTAL STATION
 TRIMBLE R2 GPS RECEIVER

1010 NORTH PARKWOOD ROAD	
ZONING: R-60 (CITY OF DECATUR)	
HOUSE = 1,782 S.F.	
CONCRETE / ASPHALT DRIVE = 875 S.F.	
FRONT STOOP = 35 S.F.	
FRONT WALK = 86 S.F.	
SIDE BRICK WALK = 66 S.F.	
SIDE PAVER WALK = 30 S.F.	
BRICK LANDSCAPE WALL(S) = 76 S.F.	
WOOD DECK = 157 S.F.	
SCREEN PORCH = 204 S.F.	
REAR CONC. PATIO / STEPS = 94 S.F.	
REAR PAVER WALK = 98 S.F.	
BOULDER = 8 S.F.	
CONCRETE RETAINING WALL = 30 S.F.	
AC PAD = 7 S.F.	
IMPERVIOUS TOTAL = 3,548 S.F.	
LOT AREA = 20,155 S.F.	
LOT COVERAGE (%) = 17.6	

LABEL	DESCRIPTION	NORTHING	EASTING
(A)	IPF(NAIL)	1,375,640.63'	2,252,244.25'
(B)	IPF(RB#4)	1,375,807.37'	2,252,150.90'
(C)	IPF(RB#5)	1,375,860.46'	2,252,178.77'
(D)	IPS	1,375,841.78'	2,252,185.91'
(E)	IPS	1,375,831.81'	2,252,285.42'
(F)	IPF(RB#4/CAP#3077)	1,375,650.10'	2,252,303.43'



- LEGEND**
- EOP EDGE OF PAVEMENT
 - CURB BACK OF CURB
 - BSL BUILDING SETBACK LINE (PRIMARY)
 - LLL LAND LOT LINE
 - PP POWER POLE
 - R/W RIGHT OF WAY
 - IPF IRON PIN FOUND
 - IPS 1/2" REBAR SET
 - SW SIDE WALK
 - CC CALCULATED CORNER
 - OHP OVERHEAD POWER
 - UP UNDERGROUND POWER
 - GAS- GAS UNDERGROUND GAS
 - W- UNDERGROUND WATER
 - UT- UNDERGROUND TELEPHONE
 - UNDERGROUND SEWER
 - FH FIRE HYDRANT
 - FDC FIRE DEPT. CONNECTION
 - CB CATCH BASIN
 - DWCB DOUBLE WING CATCH BASIN
 - SWCB SINGLE WING CATCH BASIN
 - MH MANHOLE
 - JB JUNCTION BOX
 - WM WATER METER
 - WV WATER VALVE
 - GV GAS VALVE
 - GM GAS METER
 - CO CLEANOUT
 - EM ELECTRIC METER
 - AC AIR CONDITIONING UNIT
 - TELEPHONE BOX
 - LP LIGHT POLE
 - CONCRETE PAD
- TREE SYMBOLS**
 X = DIAMETER IN INCHES
- (X) HARDWOOD
 - (P) PINE
 - (M) MAGNOLIA
 - (S) CREPE MYRTLE

****NOTE****
 APPROXIMATE .. PER PLATBOOK 19, PAGE 151, RIGHT-OF-WAY "CIRCLES" TURN-A-ROUND. IT IS NOT MAPPABLE; AREA INCLUDES TO TIE LINE. SEE PLAT.



FOR
 DEKALB SURVEYS, INC.
 407 WEST PONCE DE LEON AVENUE
 SUITE B
 DECATUR, GEORGIA 30030
 404.373.9003

BOUNDARY & TOPOGRAPHIC SURVEY FOR
 CITY OF DECATUR
 LOT 9, C.A. LEMON & LAMAR SMITH SUBDIVISION

1010 NORTH PARKWOOD ROAD
 CITY OF DECATUR, DEKALB COUNTY, GEORGIA
 LAND LOT 4, DIST 18
 DATE: APRIL 21, 2023



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Environmental Technology Resources, Inc.

December 16, 2023

Mr. Gregory Curtis
Building Official
City of Decatur
2635 Talley Street
Decatur, Georgia 30030

Re: Lead-Based Paint Survey Report, 1010 North Parkwood Drive in Decatur, Georgia

Dear Mr. Curtis:

This letter serves to summarize the findings from a lead-based paint survey completed at the residential property located at 1010 North Parkwood Drive in Decatur, Georgia.

The paint sampling was completed by Mr. Tom Harper of Environmental Technology Resources, Inc. (ETRI).

BACKGROUND INFORMATION

The subject property is developed with a two-story, single-family dwelling. The house is a wood-framed structure constructed on a concrete block crawl space foundation. The structure has a pitched roof covered with asphalt shingles. The exterior is finished with a painted wood siding on all sides.

The interior of the house includes three bedrooms and one bathroom. The main floor of the dwelling includes a kitchen, living room, bedroom with a separate sitting area, full bathroom and a single car garage. A glass enclosed porch is on the north side of the dwelling. A set of stairs in the midsection of the house leads to the second story. Two additional bedrooms and a full bathroom are located on the second story.

The crawl space-basement is accessible from a single door located on the north side of the structure. The crawl space-basement is unfinished with concrete block walls, unfinished ceiling and a partial concrete floor.

LEAD PAINT SURVEY

Lead based paint is a hazard in properties that were constructed prior to 1978. Lead is a cumulative metal that can cause significant health problems in small children when ingested.

For the purpose of this report, the term “Lead-based paint” means paint or other surface coatings that contain lead equal to or greater than 1.0 mg/cm² or 0.5 percent by weight (5,000 ug/g or 5,000 ppm by weight).

The paint survey was completed on December 5, 2023. ETRI inspected the interior and exterior of the structure and identified exterior trim paint, exterior wall paint, porch floor paint, window trim, interior walls and interior trim as having painted surfaces.

Samples of paint chips were submitted to Analytical Environmental Services, Inc., which is a National Voluntary Accreditation Program (NVLAP) Certified laboratory. Each sample was analyzed for total Lead using Method SW3050B/NIOSH 7082. Details regarding the sample identification, locations and results of the lead analyses are

provided in Table 1. The locations of the samples are shown in Figure 1.

Three of the paint samples were found to contain greater than 0.5 percent by weight lead. The following summarizes the samples that were found to contain Lead at greater than 0.5 percent Lead.

<u>Sample I.D.</u>	<u>Sample Description</u>	<u>Location</u>	<u>Results</u>
Sample 1	White Trim	Porch	0.515 wt.%
Sample 2	Red Exterior Wall	Exterior Wall	1.0 wt.%
Sample 3	White Exterior Trim	Exterior Trim	0.801 wt.%

The laboratory report for the sample analyses is included in Attachment A.

We appreciate the opportunity to work with you on this project. If you have any questions related to the report, please give me a call at (770) 888-8181.

Sincerely,
ENVIRONMENTAL TECHNOLOGY RESOURCES, INC.

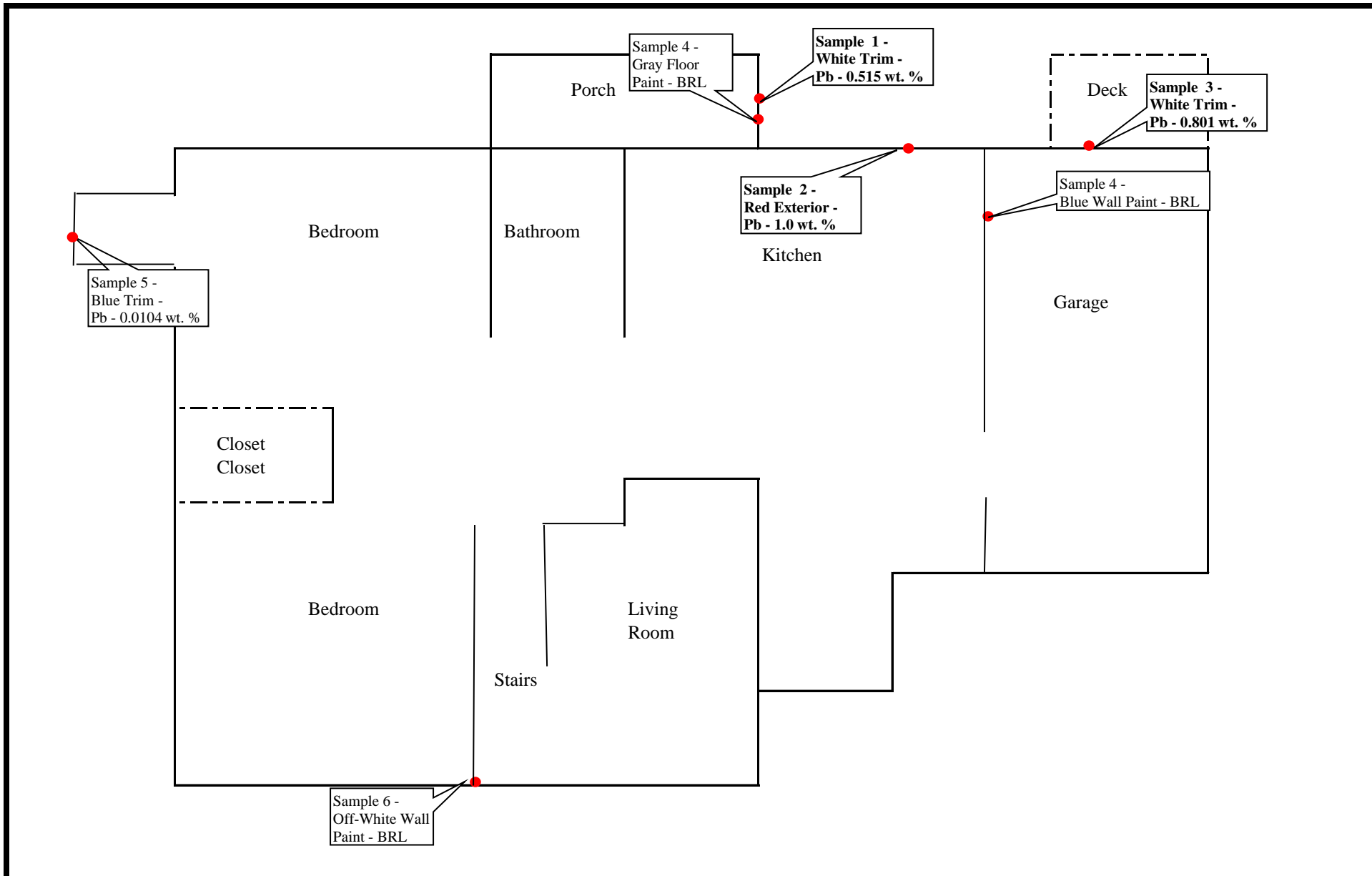


Thomas R. Harper
Technical Director

Attachments

23-149.201-1010 North Parkwood

Figure 1



ETRI
 Environmental Technology Resources, Inc.
 4780 Ashford Dunwoody Rd.
 Suite A-456
 Atlanta, Georgia 30338

● Sample Location		
Project No. 23-149	Scale Not to Scale	Date 12-5-2023

FIGURE 1
PAINT SAMPLE LOCATIONS AND RESULTS
 1010 North Parkwood Drive
 Decatur, Georgia

Table 1

Table 1
Paint Sample Locations, Descriptions and Analytical Results
 1010 North Parkwood Drive, Decatur, Georgia

Sample I.D.	Sample Description	Location	Lead Concentration in wt%
Sample 1	White Exterior Trim	Screened-In Porch	0.515
Sample 2	Red Exterior Wall	Exterior Siding	1.0
Sample 3	White Exterior Trim	Exterior Trim	0.801
Sample 4	Blue Wall Paint	Garage	BRL
Sample 5	White Door	Master Bedroom	0.0104
Sample 6	Off White Wall - Interior	Sitting Area	BRL
Sample 6	Off White Wall - Interior	Stairway	BRL
Sample 7	Gray Floor Paint	Screened In Porch	BRL

Note - BRL - Below Reporting Limit (Detection Limit)

Attachment A –Laboratory Analytical Report



ANALYTICAL ENVIRONMENTAL SERVICES, INC.

December 11, 2023

Tom Harper
ETRI

4780 Ashford Dunwoody, Suite A-456
Atlanta GA 30338

RE: 1010 North Parkwood

Dear Tom Harper:

Order No: 2312372

Analytical Environmental Services, Inc. received 7 samples on December 5, 2023 3:30 pm for the analyses presented in following report.

“No problems were encountered during the analyses except as noted in the Case Narrative or by qualifiers in the report or QC Summary. Additionally, all results for the associated Quality Control samples were within EPA and/or AES established limits.

AES’s accreditations are as follows:

-NELAP/State of Florida Laboratory ID E87582 for analysis of Non-Potable Water, Solid & Chemical Materials, Air & Emissions Volatile Organics, and Drinking Water Microbiology & Metals, effective 07/01/23-06/30/24. State of Georgia, Department of Natural Resources ID #800 for analysis of Drinking Water Metals, effective through 06/30/24 and Total Coliforms/ E. coli, effective 04/25/23-04/24/24.

-AIHA LAP, LLC Laboratory ID: 100671 for Industrial Hygiene samples (Metals and PCM Asbestos), Environmental Lead (Paint, Soil, Dust Wipes, Air), and Environmental Microbiology (Fungal) Direct Examination, effective until 11/01/25.

These results relate only to the items tested as received. This report may only be reproduced in full.

If you have any questions regarding these test results, please feel free to call.

Sincerely,

Mirzeta Kararic
Project Manager

Client: ETRI
Project: 1010 North Parkwood
Lab ID: 2312372

Case Narrative

Sample Receiving Nonconformance:

Extra sample labeled with sample ID "SAMPLE 4" was received with a collection date/time of "12/5/2023 1:26PM." Per Tom Harper on 12/6/23, proceed with analysis.

Lab Order:	2312372	Total Lead in Paint SW3050B/NIOSH 7082
Client:	ETRI	
Project:	1010 North Parkwood	
Matrix:	Paint	
Date Received	12/5/2023 3:30:00 PM	

Laboratory ID	Client Sample ID	Result	Units	Reporting Limit	DF	Qual	Date Collected	Date Analyzed	Analyst
2312372-001A	SAMPLE 1	0.515	wt%	0.0201	2.09		12/05/2023	12/08/2023	KM
2312372-002A	SAMPLE 2	1.00	wt%	0.0324	3.53		12/05/2023	12/08/2023	KM
2312372-003A	SAMPLE 3	0.801	wt%	0.0285	2.9		12/05/2023	12/08/2023	KM
2312372-004A	SAMPLE 4	BRL	wt%	0.00924	1		12/05/2023	12/08/2023	KM
2312372-005A	SAMPLE 5	0.0104	wt%	0.00905	1		12/05/2023	12/08/2023	KM
2312372-006A	SAMPLE 6	BRL	wt%	0.00945	1		12/05/2023	12/08/2023	KM
2312372-007A	SAMPLE 4	BRL	wt%	0.00972	1		12/05/2023	12/08/2023	KM

Qualifiers: BRL - Not Detected at the Reporting Limit
 B - Analyte detected in the associated Method Blank

DF - Dilution Factor

SAMPLE/COOLER RECEIPT CHECKLIST

1. Client Name: **ETRI**

AES Work Order Number: **2312372**

2. Carrier: FedEx UPS USPS Client Courier Other _____

	Yes	No	N/A	Details	Comments
3. Shipping container/cooler received in good condition?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	damaged <input type="checkbox"/> leaking <input type="checkbox"/> other <input type="checkbox"/>	
4. Custody seals present on shipping container?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>		
5. Custody seals intact on shipping container?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>		
6. Cooler temperature(s) within limits of 0-6°C? [See item 12 for temperature recordings.]	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>		
7. Chain of Custody (COC) present?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>		
8. Chain of Custody signed, dated, and timed when relinquished and received?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>		
9. Sampler name and/or signature on COC?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>		
10. Were all samples received within holding time?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>		
11. TAT marked on the COC?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	If no TAT indicated, proceeded with standard TAT per Terms & Conditions.	

12. Cooler 1 Temperature AMBIENT °C Cooler 2 Temperature _____ °C Cooler 3 Temperature _____ °C Cooler 4 Temperature _____ °C
 Cooler 5 Temperature _____ °C Cooler 6 Temperature _____ °C Cooler 7 Temperature _____ °C Cooler 8 Temperature _____ °C

13. Comments: _____

I certify that I have completed sections 1-13 (dated initials). CD 12/05/23

	Yes	No	N/A	Details	Comments
14. Temperature blanks present?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>		
15. Were sample containers intact upon receipt?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>		
16. Custody seals present on sample containers?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>		
17. Custody seals intact on sample containers?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>		
18. Do sample container labels match the COC?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	incomplete info <input type="checkbox"/> illegible <input type="checkbox"/> no label <input type="checkbox"/> other <input type="checkbox"/>	
19. Are analyses requested indicated on the COC?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>		
20. Were all of the samples listed on the COC received?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	samples received but not listed on COC <input checked="" type="checkbox"/> samples listed on COC not received <input type="checkbox"/>	
21. Was the sample collection date/time noted?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>		
22. Did we receive sufficient sample volume for indicated analyses?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>		
23. Were samples received in appropriate containers?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>		
24. Were VOA samples received without headspace (< 1/4" bubble)?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>		
25. Were trip blanks submitted?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	listed on COC <input type="checkbox"/> not listed on COC <input type="checkbox"/>	

26. Comments: _____

I certify that I have completed sections 14-26 (dated initials). CD 12/05/23

This section only applies to samples where pH can be checked at Sample Receipt.

	Yes	No	N/A	Details	Comments
27. Have containers needing chemical preservation been checked?*	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>		
28. Containers meet preservation guidelines?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>		
29. Was pH adjusted at Sample Receipt?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>		

*Note: Certain analyses require chemical preservation but must be checked in the laboratory and not upon Sample Receipt such as Coliforms, VOCs and Oil & Grease/TPH. This also excludes metals by EPA 200.7, 200.8 and 245.1 which will be verified between 16 and 24 hours after preservation.

I certify that I have completed sections 27-29(dated initials). CD 12/05/23

Locked

Client: ETRI
 Project Name: 1010 North Parkwood
 Workorder: 2312372

ANALYTICAL QC SUMMARY REPORT

BatchID: 367742

Sample ID: MB-367742	Client ID:	Units: wt%	Run No: 533073	Prep Date: 12/07/2023						
SampleType: MBLK	TestCode: Total Lead in Paint SW3050B/NIOSH 7082	BatchID: 12/08/2023	367742	Analysis Date: 12/08/2023	Seq No: 12665216					
Analyte	Result	RPT Limit	SPK value	SPK Ref Val	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPD Limit

Lead BRL 0.00998

Sample ID: LCS-367742	Client ID:	Units: wt%	Run No: 533073	Prep Date: 12/07/2023						
SampleType: LCS	TestCode: Total Lead in Paint SW3050B/NIOSH 7082	BatchID: 12/08/2023	367742	Analysis Date: 12/08/2023	Seq No: 12665217					
Analyte	Result	RPT Limit	SPK value	SPK Ref Val	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPD Limit

Lead 0.09463 0.00363 0.1013 93.4 80 120

Sample ID: 2312372-001AMS	Client ID: SAMPLE 1	Units: wt%	Prep Date: 12/07/2023	Run No: 533073							
SampleType: MS	TestCode: Total Lead in Paint SW3050B/NIOSH 7082	BatchID: 367742	Analysis Date: 12/08/2023	Seq No: 12665219							
Analyte	Result	RPT Limit	SPK value	SPK Ref Val	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPD Limit	Qual

Lead 0.6103 0.0233 0.0482 0.5147 198 75 125 S

Sample ID: 2312372-001AMSD	Client ID: SAMPLE 1	Units: wt%	Prep Date: 12/07/2023	Run No: 533073							
SampleType: MSD	TestCode: Total Lead in Paint SW3050B/NIOSH 7082	BatchID: 367742	Analysis Date: 12/08/2023	Seq No: 12665220							
Analyte	Result	RPT Limit	SPK value	SPK Ref Val	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPD Limit	Qual

Lead 0.6363 0.0236 0.0479 0.5147 254 75 125 0.6103 4.19 25 S

Qualifiers:	> Greater than Result value	< Less than Result value	B Analyte detected in the associated method blank
BRL	Below reporting limit	E Estimated (value above quantitation range)	H Holding times for preparation or analysis exceeded
J	Estimated value detected below Reporting Limit	N Analyte not NELAC certified	R RPD outside limits due to matrix
Rpt Lim	Reporting Limit	S Spike Recovery outside limits due to matrix	

End of Report



Environmental Technology Resources, Inc.

December 16, 2023

Mr. Gregory Curtis
Building Official
City of Decatur
2635 Talley Street
Decatur, Georgia 30030

Re: Asbestos Inspection Report, 1010 North Parkwood Drive, Decatur, Georgia

Dear Mr. Curtis:

This letter serves to summarize the findings from an asbestos survey completed on the property located at 1010 North Parkwood Drive in Decatur, Georgia (“subject property”).

The asbestos survey and sampling was completed by Mr. Tom Harper of Environmental Technology Resources, Inc. (ETRI). Mr. Harper has completed the Asbestos Inspector and Assessment course work and passed an exam that meets all requirements for EPA/AHERA/ASHARA (TSCA Title II) approved Accreditation and NESHAP Regulation Training. A copy of Mr. Harper’s Asbestos Inspector’s Training Certificate is attached to this letter report.

BACKGROUND INFORMATION

The subject property is developed with a two-story, single-family dwelling. The house is a wood-framed structure constructed on a concrete block crawl space foundation. The structure has a pitched roof covered with asphalt shingles. The exterior is finished with a painted wood siding on all sides.

The interior of the house includes three bedrooms and one bathroom. The main floor of the dwelling includes a kitchen, living room, bedroom with a separate sitting area, full bathroom and a single car garage. A glass enclosed porch is on the north side of the dwelling. A set of stairs in the midsection of the house leads to the second story. Two additional bedrooms and a full bathroom are located on the second story.

The crawl space-basement is accessible from a single door located on the north side of the structure. The crawl space-basement is unfinished with concrete block walls, unfinished ceiling and a partial concrete floor.

Asbestos containing materials (ACM’s) are commonly found in buildings constructed prior to 1981. Because of its strength and insulating qualities, asbestos was used in many building materials, including insulation, textured surfacing materials, and floor tile.

ASBESTOS SURVEY

The asbestos survey was completed on December 5, 2023. ETRI inspected the interior and exterior of the structure and identified roofing materials, duct tape, drywall, joint compound and vinyl flooring as suspect asbestos containing materials.

Samples of suspect ACM were submitted to Analytical Environmental Services, Inc., which is a National Voluntary Accreditation Program (NVLAP) Certified laboratory. Each sample was analyzed using Polarized Light Microscopy (PLM).

Details regarding the type of samples, sample locations, condition, and results of the asbestos analyses for samples collected during the inspection are provided in Table 1. The locations of the samples collected from the structure are shown in Figures 1 and 2.

The U.S. EPA Environmental Protection Agency (EPA) defines ACM as any material containing greater than one percent asbestos. The following materials were found to contain asbestos.

<u>Sample I.D.</u>	<u>Sample Description/Location</u>	<u>Results</u>
Sample 1	Duct Tape – HVAC Duct	60% Chrysotile
Sample 5	Red and Gray Sheet Vinyl/Kitchen	Backing - 40% Chrysotile
Sample 8	Red Stone Pattern Sheet Vinyl/Sitting Area	Tile 5% Chrysotile
Sample 9	Joint Compound/Kitchen	2% Chrysotile
Sample 11	Light Brown Floor Tile/Bathroom	2% Chrysotile

The laboratory report for the sample analyses is included in Attachment B.

We appreciate the opportunity to work with you on this project. If you have any questions related to the report, please give me a call at (770) 888-8181.

Sincerely,
ENVIRONMENTAL TECHNOLOGY RESOURCES, INC.



Thomas R. Harper
Technical Director

Attachments

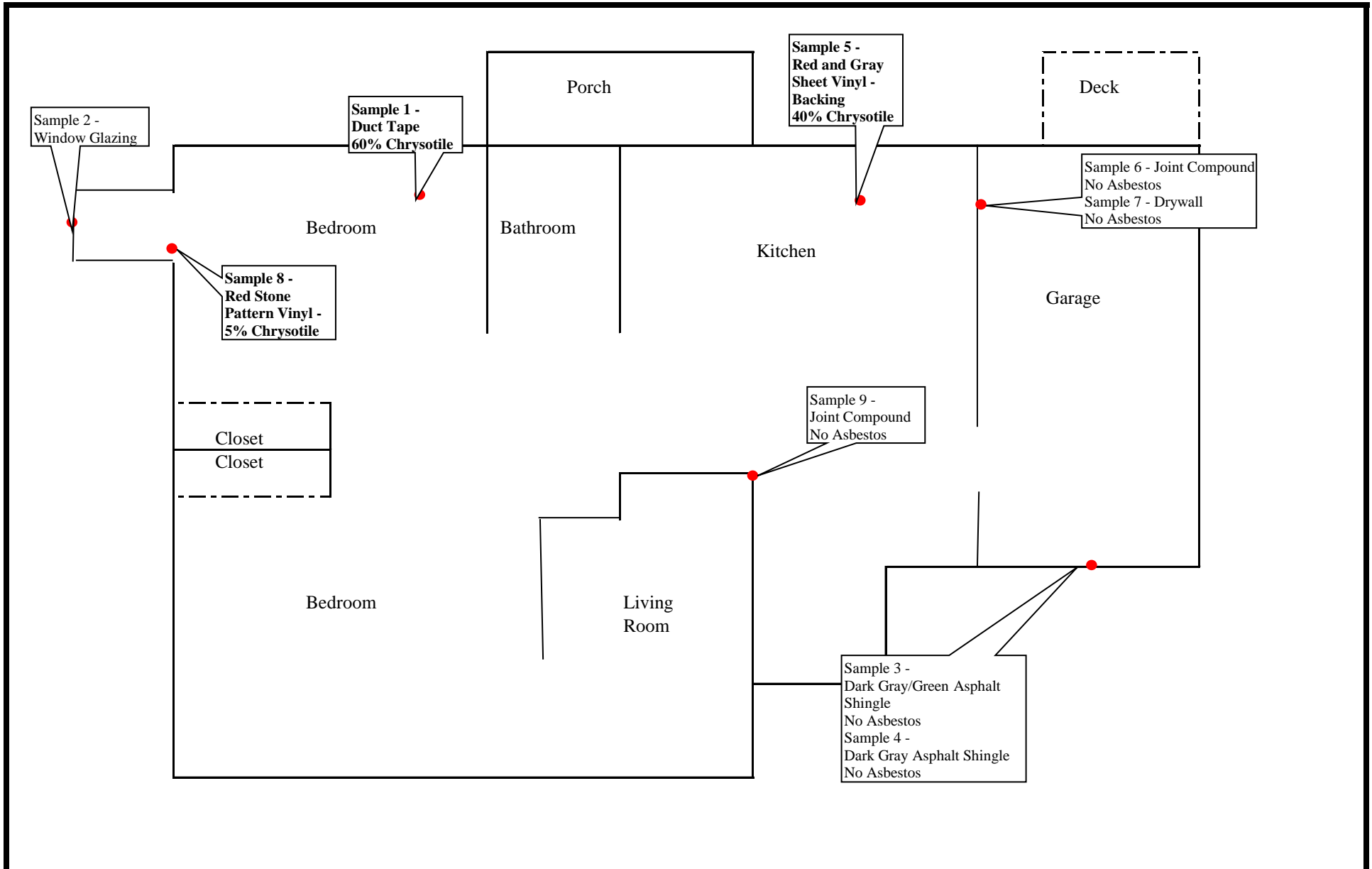
23-149.201 – 1010 North Parkwood

Table 1

Table 1
Asbestos Survey Sample Descriptions and Analytical Results
 1010 North Parkwood Drive, Decatur, Georgia

Sample I.D.	Sample Description	Location	Condition and Friability	Analyses Results PLM Analyses
Sample 1	Duct Tape	Crawl Space	Good, Non-friable	Layer 1 - 60% Chrysotile
Sample 2	Window Glazing	Duct		
		Window Behind	Good, Non-friable	Layer 1 - No Asbestos
		Kitchen		
Sample 3	Dark Gray/Green Asphalt Shingle - Top Layer	Roof	Good, Non-friable	Layer 1 - No Asbestos
Sample 4	Dark Gray Asphalt Shingle - Second Layer	Roof	Good, Non-friable	Layer 2 - No Asbestos
				Layer 1 - No Asbestos
				Layer 2 - No Asbestos
Sample 5	Red and Gray Sheet Vinyl	Kitchen	Good, Non-friable	Layer 1 Vinyl - No Asbestos
				Layer 2 Backing - 40% Chrysotile
Sample 6	Joint Compound	Garage	Good, Non-friable	Layer 1 - No Asbestos
				Layer 2 - No Asbestos
				Layer 3 - No Asbestos
Sample 7	Drywall	Garage	Good, Non-friable	Layer 1 - No Asbestos
		Closet		Layer 2 - No Asbestos
Sample 8	Red Stone Pattern Sheet Vinyl	Master	Good, Non-Friable	Layer 1 Tile - 5% Chrysotile
		Bedroom		Layer 2 Glue - No Asbestos
Sample 9	Joint Compound	Kitchen	Good, Non-friable	Layer 1 - 2% Chrysotile
Sample 10	Off-white/Blue Diamond 12 inch x 12 inch Vinyl Floor Tile	Bathroom	Good, Non-friable	Layer 1 Tile - No Asbestos
		Second Floor		Layer 2 Glue - No Asbestos
Sample 11	Light Brown Terrazzo Vinyl Tile - Second Layer	Bathroom	Good, Non-Friable	Layer 1 Tile - No Asbestos
		Second Floor		Layer 1 Glue - 2% Chrysotile
Sample 12	Joint Compound	Hallway	Good, Non-friable	Layer 1 - No Asbestos
		Stairs		
Sample 13	Roofing Paper	Closet	Good, Non-friable	Layer 1 - No Asbestos

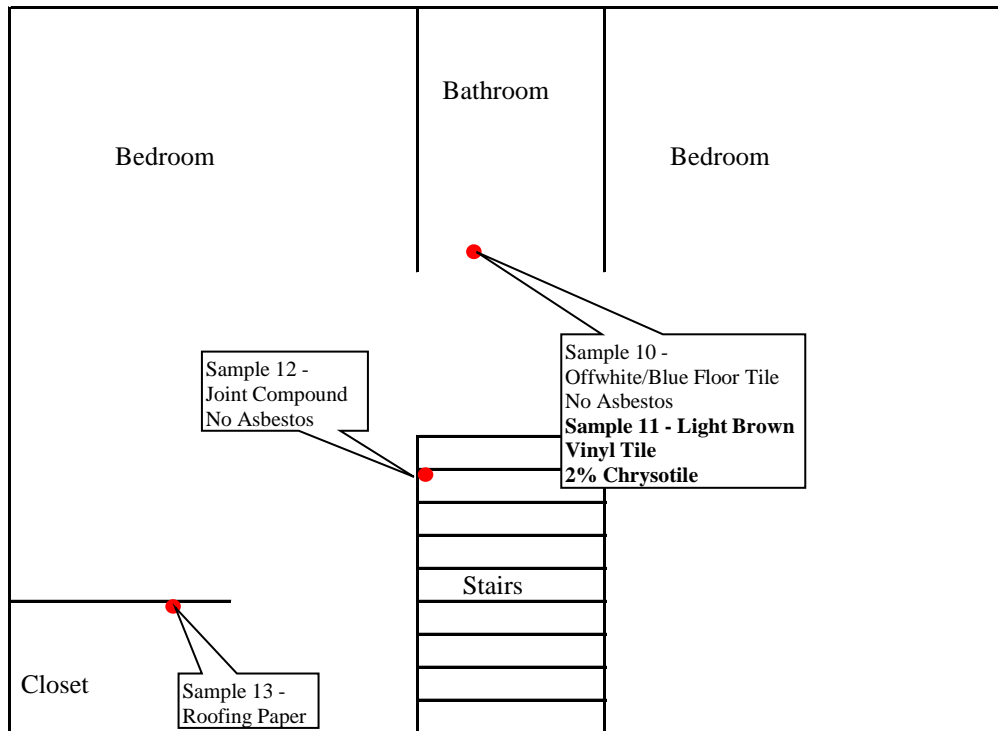
Figures 1 and 2



ETRI
 Environmental Technology Resources, Inc.
 4780 Ashford Dunwoody Rd.
 Suite A-456
 Atlanta, Georgia 30338

● Sample Location		
Project No. 23-149	Scale Not to Scale	Date 12-5-2023

FIGURE 1
SUSPECT ASBESTOS CONTAINING MATERIALS
SAMPLE LOCATIONS - First Floor
 1010 North Parkwood Drive
 Decatur, Georgia



ETRI

Environmental Technology Resources, Inc.
 4780 Ashford Dunwoody Rd.
 Suite A-456
 Atlanta, Georgia 30338

● Sample Location

Project No. 23-149	Scale Not to Scale	Date 12-5-2023
-----------------------	-----------------------	-------------------

FIGURE 2
SUSPECT ASBESTOS CONTAINING MATERIALS
SAMPLE LOCATIONS - Second Floor
 1010 North Parkwood Drive
 Decatur, Georgia

Attachment A – Asbestos Inspector’s Training Certificate

The Environmental Institute

Tom Harper

Social Security Number - XXX-XX-7279

Environmental Technology Resources, Inc. - 4281 River Bottom Drive, Peachtree Corners, GA 30092

*Has completed 4 hours of coursework and satisfactorily
passed an examination that meets all criteria required for
EPA/AHERA/ASHARA (TSCA Title II) Approved Reaccreditation*

Asbestos in Buildings: Inspector Refresher

February 7, 2023

Course Date

19307

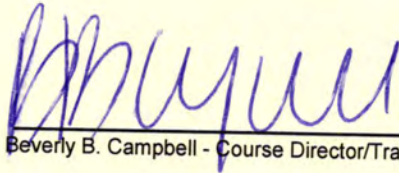
Certificate Number

February 7, 2023

Examination Date

February 7, 2024

Expiration Date



Beverly B. Campbell - Course Director/Training Manager



(Approved by the ABIH Certification Maintenance Committee for 1/2 CM point - Approval #11-577)

(Florida Provider Registration Number FL49-0001342 - Course #FL49-0002805)

TEI - 1395 S. Marietta Parkway SE - Building 100, Suite 124 - Marietta, GA 30067

Phone: 770-427-3600 - Website: www.tei-atl.com

Attachment B – Laboratory Analytical Report

**CHAIN OF CUSTODY
 BULK ASBESTOS ANALYSIS**

Client Name: ETRI Project Name: 1010 North Parkhurst
 Address: 4780 Ashford Dunwoody Rd Ste A-452 Project Number: 12-162
 City, State, Zip: Atlanta GA 30338 Sampling Date: 12-5-23
 Contact: Tom Cooper Phone #: _____
 Sampler's Name: Tom Cooper Invoice To Name(s): _____
 Report To: _____ Invoice To Email(s): _____
 Report to Email: _____ PO #: _____

Sample ID	Sample Location/Description	Analysis Requested	Turnaround Time (TAT)	Comments
1	Sample 1 White Duct Tape	P/M	500	
2	Sample 2 Window Blinds	↓	↓	
3	Sample 3 Dark grey/green Asphalt Shingle			
4	Sample 4 Dark Grey Asphalt Shingle			
5	Sample 5 Red & Gray Sheet Vinyl Ketcher			
6	Sample 6 Joint Compound Garage			
7	Sample 7 Drywall			
8	Sample 8 Red Stone Pattern Sheet Vinyl			
9	Sample 9 Joint Compound Ketcher			
10	Sample 10 Offwhite Blue 12x12 VET			
11	Sample 11 Light Brown Vinyl			
12	Sample 12 Joint Compound - Atticway			
13	Sample 13 Roofing Paper			
14				
15				
16				
17				
18				
19				
20				

Relinquished by: Thomas Cooper Date/Time: 12-5-23 1530
 Received by: _____ Date/Time: _____
 Relinquished by: _____ Date/Time: _____
 Received by: _____ Date/Time: _____

Submission of samples to the laboratory constitutes acceptance of AES's Terms & Conditions. Client assumes sole responsibility for damage or loss of samples before we accept them. Samples received after 3PM or on Saturday are considered as received the following business day. If no TAT is marked on COC, AES will proceed with standard TAT.

Asbestos COC 7.15.19

FOR LAB USE ONLY
 Lab Recipient: Ac O 3c Ohi Date/Time: 12-5-23 1530 Method of Shipment: al



3080 Presidential Drive
Atlanta, GA 30340
Tel : (770) 457-8177
Fax: (770) 457-8188

ANALYTICAL ENVIRONMENTAL SERVICES, INC.

Bulk Sample Summary Report



Report Date: 13-Dec-23

Client Name: ETRI	AES Job Number: 2312391
Project Name: 1010 NORTH PARKWOOD	Project Number: 12-162

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
Sample 1 Layer: 1	2312391-001A	SEE COC	60	ND	ND	ND	ND	ND	Duct tape
Sample 2 Layer: 1	2312391-002A	SEE COC	ND	ND	ND	ND	ND	ND	Paint included as binder
Sample 3 Layer: 1	2312391-003A	SEE COC	ND	ND	ND	ND	ND	ND	
Sample 3 Layer: 2	2312391-003A	SEE COC	ND	ND	ND	ND	ND	ND	
Sample 4 Layer: 1	2312391-004A	SEE COC	ND	ND	ND	ND	ND	ND	
Sample 4 Layer: 2	2312391-004A	SEE COC	ND	ND	ND	ND	ND	ND	

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophyllite
For comments on the samples, see the individual analysis sheets.
ND = None Detected

AES, Inc. is accredited by NIST's National Voluntary Laboratory Accreditation Program (NVLAP) for Polarized Light Microscopy (PLM) analysis, Lab Code 102082-0. All analyses performed in accordance with EPA "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" (EPA 600/M4-82-020), 1982 as found in 40 CFR, Part 763, Appendix E to Subpart E and "Method for the Determination of Asbestos in Bulk Building Materials" (EPA/600/R-93/116), 1993.

These test results apply only to those samples actually tested, as submitted by the client. All percentages are reported by visually estimated volume. PLM is not consistently reliable in detecting small concentrations of asbestos in floor tiles and similar nonfriable materials, quantitative TEM is currently the only method that can be used to determine conclusive asbestos content. Interpretation and use of test results are the client's responsibility. Laboratory liability is limited to the cost of analysis. This report must not be used to claim, and does not imply product certification, approval, or endorsement by NVLAP or any agency of the Federal Government.

This report must not be reproduced except in full without written approval of Analytical Environmental Services, Inc

Microanalyst:

Elena Ivanova

QC Analyst:

Yelena Khanina



3080 Presidential Drive
Atlanta, GA 30340
Tel : (770) 457-8177
Fax: (770) 457-8188

ANALYTICAL ENVIRONMENTAL SERVICES, INC.

Bulk Sample Summary Report



Report Date: 13-Dec-23

Client Name: ETRI	AES Job Number: 2312391
Project Name: 1010 NORTH PARKWOOD	Project Number: 12-162

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
Sample 5 Layer: 1	2312391-005A	SEE COC	ND	ND	ND	ND	ND	ND	Vinyl
Sample 5 Layer: 2	2312391-005A	SEE COC	40	ND	ND	ND	ND	ND	Backing
Sample 6 Layer: 1	2312391-006A	SEE COC	ND	ND	ND	ND	ND	ND	Joint compound. Paint included as binder
Sample 6 Layer: 2	2312391-006A	SEE COC	ND	ND	ND	ND	ND	ND	
Sample 6 Layer: 3	2312391-006A	SEE COC	ND	ND	ND	ND	ND	ND	
Sample 7 Layer: 1	2312391-007A	SEE COC	ND	ND	ND	ND	ND	ND	

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophyllite
For comments on the samples, see the individual analysis sheets.
ND = None Detected

AES, Inc. is accredited by NIST's National Voluntary Laboratory Accreditation Program (NVLAP) for Polarized Light Microscopy (PLM) analysis, Lab Code 102082-0. All analyses performed in accordance with EPA "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" (EPA 600/M4-82-020), 1982 as found in 40 CFR, Part 763, Appendix E to Subpart E and "Method for the Determination of Asbestos in Bulk Building Materials" (EPA/600/R-93/116), 1993.

These test results apply only to those samples actually tested, as submitted by the client. All percentages are reported by visually estimated volume. PLM is not consistently reliable in detecting small concentrations of asbestos in floor tiles and similar nonfriable materials, quantitative TEM is currently the only method that can be used to determine conclusive asbestos content. Interpretation and use of test results are the client's responsibility. Laboratory liability is limited to the cost of analysis. This report must not be used to claim, and does not imply product certification, approval, or endorsement by NVLAP or any agency of the Federal Government.

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Microanalyst:

Elena Ivanova

QC Analyst:

Yelena Khanina



3080 Presidential Drive
Atlanta, GA 30340
Tel : (770) 457-8177
Fax: (770) 457-8188

ANALYTICAL ENVIRONMENTAL SERVICES, INC.

Bulk Sample Summary Report



Report Date: 13-Dec-23

Client Name: ETRI	AES Job Number: 2312391
Project Name: 1010 NORTH PARKWOOD	Project Number: 12-162

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
Sample 7 Layer: 2	2312391-007A	SEE COC	ND	ND	ND	ND	ND	ND	
Sample 8 Layer: 1	2312391-008A	SEE COC	5	ND	ND	ND	ND	ND	Floor tile
Sample 8 Layer: 2	2312391-008A	SEE COC	ND	ND	ND	ND	ND	ND	Glue
Sample 9 Layer: 1	2312391-009A	SEE COC	2	ND	ND	ND	ND	ND	Joint compound. Paint included as binder
Sample 10 Layer: 1	2312391-010A	SEE COC	ND	ND	ND	ND	ND	ND	Floor tile
Sample 10 Layer: 2	2312391-010A	SEE COC	ND	ND	ND	ND	ND	ND	Glue

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophyllite
For comments on the samples, see the individual analysis sheets.
ND = None Detected

AES, Inc. is accredited by NIST's National Voluntary Laboratory Accreditation Program (NVLAP) for Polarized Light Microscopy (PLM) analysis, Lab Code 102082-0. All analyses performed in accordance with EPA "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" (EPA 600/M4-82-020), 1982 as found in 40 CFR, Part 763, Appendix E to Subpart E and "Method for the Determination of Asbestos in Bulk Building Materials" (EPA/600/R-93/116), 1993.

These test results apply only to those samples actually tested, as submitted by the client. All percentages are reported by visually estimated volume. PLM is not consistently reliable in detecting small concentrations of asbestos in floor tiles and similar nonfriable materials, quantitative TEM is currently the only method that can be used to determine conclusive asbestos content. Interpretation and use of test results are the client's responsibility. Laboratory liability is limited to the cost of analysis. This report must not be used to claim, and does not imply product certification, approval, or endorsement by NVLAP or any agency of the Federal Government.

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Microanalyst:

Elena Ivanova

QC Analyst:

Yelena Khanina



3080 Presidential Drive
Atlanta, GA 30340
Tel : (770) 457-8177
Fax: (770) 457-8188

ANALYTICAL ENVIRONMENTAL SERVICES, INC.

Bulk Sample Summary Report



Report Date: 13-Dec-23

Client Name: ETRI	AES Job Number: 2312391
Project Name: 1010 NORTH PARKWOOD	Project Number: 12-162

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
Sample 11 Layer: 1	2312391-011A	SEE COC	ND	ND	ND	ND	ND	ND	Vinyl
Sample 11 Layer: 2	2312391-011A	SEE COC	2	ND	ND	ND	ND	ND	Glue
Sample 12 Layer: 1	2312391-012A	SEE COC	ND	ND	ND	ND	ND	ND	Joint compound. Paint included as binder
Sample 13 Layer: 1	2312391-013A	SEE COC	ND	ND	ND	ND	ND	ND	

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophyllite
For comments on the samples, see the individual analysis sheets.
ND = None Detected

AES, Inc. is accredited by NIST's National Voluntary Laboratory Accreditation Program (NVLAP) for Polarized Light Microscopy (PLM) analysis, Lab Code 102082-0. All analyses performed in accordance with EPA "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" (EPA 600/M4-82-020), 1982 as found in 40 CFR, Part 763, Appendix E to Subpart E and "Method for the Determination of Asbestos in Bulk Building Materials" (EPA/600/R-93/116), 1993.
These test results apply only to those samples actually tested, as submitted by the client. All percentages are reported by visually estimated volume. PLM is not consistently reliable in detecting small concentrations of asbestos in floor tiles and similar nonfriable materials, quantitative TEM is currently the only method that can be used to determine conclusive asbestos content. Interpretation and use of test results are the client's responsibility. Laboratory liability is limited to the cost of analysis. This report must not be used to claim, and does not imply product certification, approval, or endorsement by NVLAP or any agency of the Federal Government.
This report must not be reproduced except in full without written approval of Analytical Environmental Services, Inc

Microanalyst:

Elena Ivanova

QC Analyst:

Yelena Khanina

End of Report

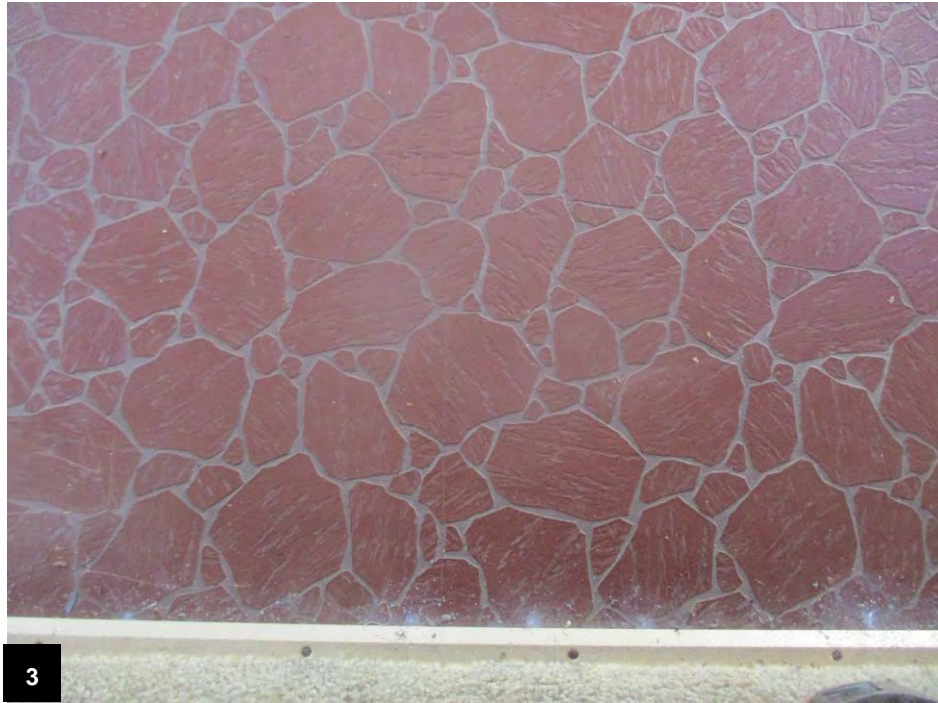
Attachment C – Photographs of Asbestos Containing Materials



Sample 1 – White Duct Tape – 60% Chrysotile



Sample 5 = Red/Gray Sheet Vinyl - Kitchen – Backing 40% Chrysotile



Sample 8 - Red Stone Pattern Vinyl – Sitting Area – 5% Chrysotile

Plans

475 Landover Drive

Survey and Tree Protection Plan - pending 1/24/2024

Soil Erosion Plan - pending 1/24/2024



Environmental Technology Resources, Inc.

December 17, 2023

Mr. Gregory Curtis
Building Official
City of Decatur
2635 Talley Street
Decatur, Georgia 30030

Re: Lead-Based Paint Survey Report, 475 Landover Drive in Decatur, Georgia

Dear Mr. Curtis:

This letter serves to summarize the findings from a lead-based paint survey completed at the residential property located at 475 Landover Drive in Decatur, Georgia.

The paint sampling was completed by Mr. Tom Harper of Environmental Technology Resources, Inc. (ETRI).

BACKGROUND INFORMATION

The subject property is developed with a one-story, single-family dwelling. The house is a wood-framed structure constructed on a crawl space foundation. The structure has a pitched roof covered with asphalt shingles. The exterior is finished with a brick and painted wood siding.

The interior of the house includes three bedrooms, two bathrooms, kitchen and living room. The interior is finished with sheet rock walls, wood and sheet rock ceilings, hardwood, carpet ceramic tile and vinyl floor tile floors.

The crawl space-basement is accessible from a single door located on the back side of the structure. The crawl space-basement has concrete block walls, an unfinished ceiling and dirt floor.

A two-car carport is adjacent to the house. The carport includes a half bathroom and a storage room. The carport is a wood-framed structure with a pitched roof covered with asphalt shingles.

The house includes 1,802 square feet and was constructed in 1956.

LEAD PAINT SURVEY

Lead based paint is a hazard in properties that were constructed prior to 1978. Lead is a cumulative metal that can cause significant health problems in small children when ingested.

For the purpose of this report, the term “Lead-based paint” means paint or other surface coatings that contain lead equal to or greater than 1.0 mg/cm² or 0.5 percent by weight (5,000 ug/g or 5,000 ppm by weight).

The paint survey was completed on December 5, 2023. ETRI inspected the interior and exterior of the structure and identified exterior trim paint and various interior painted walls and trim as having painted surfaces.

Samples of paint chips were submitted to Analytical Environmental Services, Inc., which is a National Voluntary Accreditation Program (NVLAP) Certified laboratory. Each sample was analyzed for total Lead using Method SW3050B/NIOSH 7082. Details regarding the sample identification, locations and results of the lead analyses are provided in Table 1. The locations of the samples are shown in Figure 1.

One of the paint samples were found to contain greater than 0.5 percent by weight lead. The following summarizes the samples that were found to contain Lead at greater than 0.5 percent Lead.

<u>Sample I.D.</u>	<u>Sample Description</u>	<u>Location</u>	<u>Results</u>
Sample 1	White Exterior Trim	Carport	0.932 wt.%

The laboratory report for the sample analyses is included in Attachment A.

We appreciate the opportunity to work with you on this project. If you have any questions related to the report, please give me a call at (770) 888-8181.

Sincerely,
ENVIRONMENTAL TECHNOLOGY RESOURCES, INC.

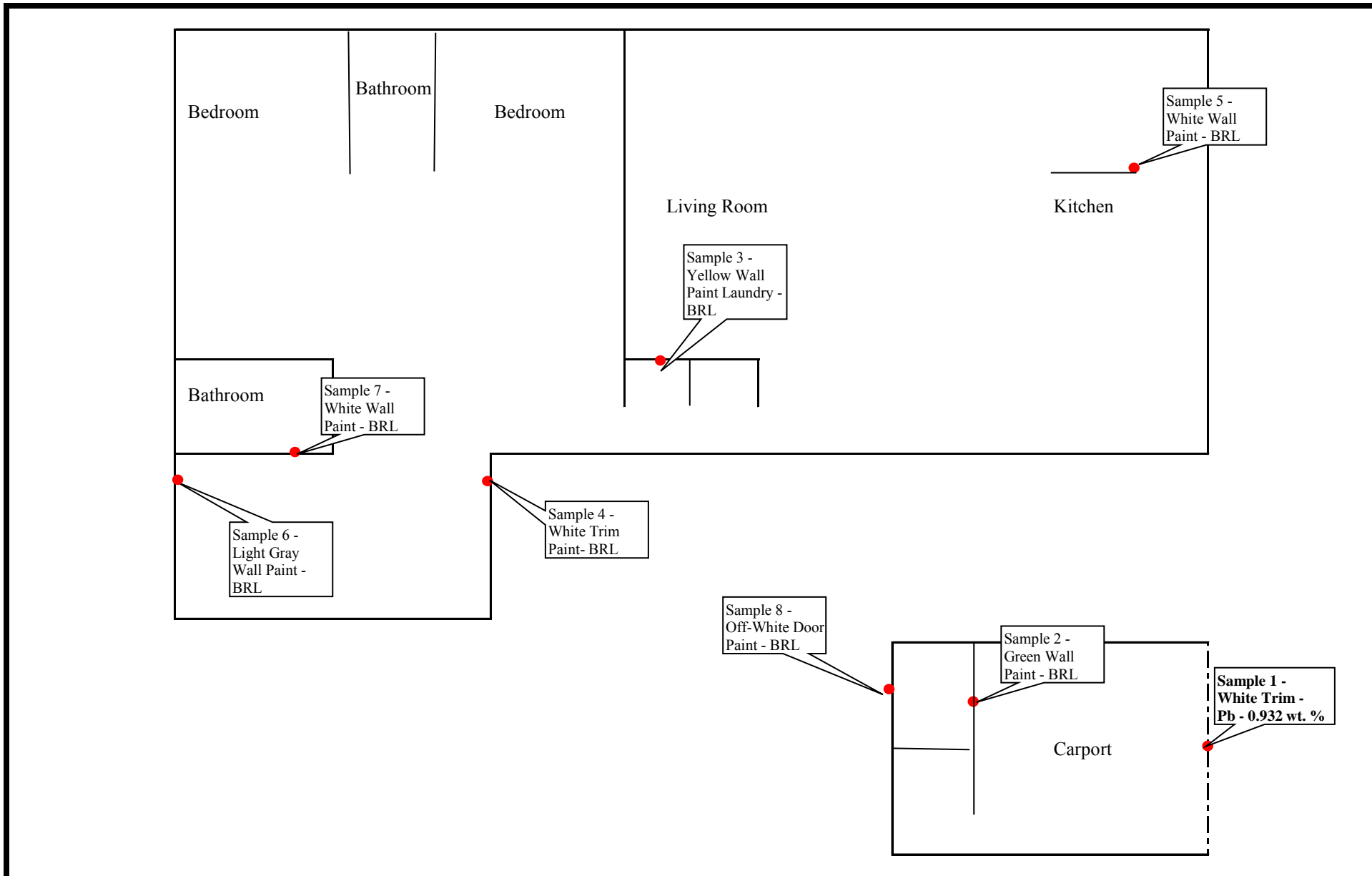


Thomas R. Harper
Technical Director

Attachments

23-149.201-475 Landover

Figure 1



ETRI
 Environmental Technology Resources, Inc.
 4780 Ashford Dunwoody Rd.
 Suite A-456
 Atlanta, Georgia 30338

● Sample Location		
Project No. 23-149	Scale Not to Scale	Date 12-5-2023

FIGURE 1
PAIN T SAMPLE LOCATIONS AND RESULTS
 475 Landover Drive
 Decatur, Georgia

Table 1

Table 1
Paint Sample Locations, Descriptions and Analytical Results
 475 Landover Drive, Decatur, Georgia

Sample I.D.	Sample Description	Location	Lead Concentration in wt%
Sample 1	White Exterior Trim	Carport and House	0.932
Sample 2	Green Wall Paint	Carport Restroom	BRL
Sample 3	Yellow Wall Paint	Laundry Room	BRL
Sample 4	White Door Trim	Master Bedroom	BRL
Sample 5	White Wall Paint	Kitchen	BRL
Sample 6	Light Gray Wall Paint	Master Bedroom	BRL
Sample 7	White Wall Paint	Screened In Porch	BRL
Sample 8	Off-white Door	Carport Storage Room	BRL

Note - BRL - Below Reporting Limit (Detection Limit)

Attachment A –Laboratory Analytical Report



ANALYTICAL ENVIRONMENTAL SERVICES, INC.

December 11, 2023

Tom Harper
ETRI

4780 Ashford Dunwoody, Suite A-456
Atlanta GA 30338

RE: 475 Landover Drive

Dear Tom Harper:

Order No: 2312373

Analytical Environmental Services, Inc. received 8 samples on December 5, 2023 3:29 pm for the analyses presented in following report.

“No problems were encountered during the analyses except as noted in the Case Narrative or by qualifiers in the report or QC Summary. Additionally, all results for the associated Quality Control samples were within EPA and/or AES established limits.

AES’s accreditations are as follows:

-NELAP/State of Florida Laboratory ID E87582 for analysis of Non-Potable Water, Solid & Chemical Materials, Air & Emissions Volatile Organics, and Drinking Water Microbiology & Metals, effective 07/01/23-06/30/24.
State of Georgia, Department of Natural Resources ID #800 for analysis of Drinking Water Metals, effective through 06/30/24 and Total Coliforms/ E. coli, effective 04/25/23-04/24/24.

-AIHA LAP, LLC Laboratory ID: 100671 for Industrial Hygiene samples (Metals and PCM Asbestos), Environmental Lead (Paint, Soil, Dust Wipes, Air), and Environmental Microbiology (Fungal) Direct Examination, effective until 11/01/25.

These results relate only to the items tested as received. This report may only be reproduced in full.

If you have any questions regarding these test results, please feel free to call.

Sincerely,

Mirzeta Kararic
Project Manager

Lab Order:	2312373	Total Lead in Paint SW3050B/NIOSH 7082
Client:	ETRI	
Project:	475 Landover Drive	
Matrix:	Paint	
Date Received	12/5/2023 3:29:00 PM	

Laboratory ID	Client Sample ID	Result	Units	Reporting Limit	DF	Qual	Date Collected	Date Analyzed	Analyst
2312373-001A	SAMPLE 1	0.932	wt%	0.0310	3.49		12/05/2023	12/08/2023	KM
2312373-002A	SAMPLE 2	BRL	wt%	0.00925	1		12/05/2023	12/08/2023	KM
2312373-003A	SAMPLE 3	BRL	wt%	0.00923	1		12/05/2023	12/08/2023	KM
2312373-004A	SAMPLE 4	BRL	wt%	0.00906	1		12/05/2023	12/08/2023	KM
2312373-005A	SAMPLE 5	BRL	wt%	0.00955	1		12/05/2023	12/08/2023	KM
2312373-006A	SAMPLE 6	BRL	wt%	0.00974	1		12/05/2023	12/08/2023	KM
2312373-007A	SAMPLE 7	BRL	wt%	0.00966	1		12/05/2023	12/08/2023	KM
2312373-008A	SAMPLE 8	BRL	wt%	0.00965	1		12/05/2023	12/08/2023	KM

Qualifiers: BRL - Not Detected at the Reporting Limit
 B - Analyte detected in the associated Method Blank

DF - Dilution Factor

SAMPLE/COOLER RECEIPT CHECKLIST

1. Client Name: ETRI

AES Work Order Number: 2312373

2. Carrier: FedEx UPS USPS Client Courier Other _____

	Yes	No	N/A	Details	Comments
3. Shipping container/cooler received in good condition?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	damaged <input type="checkbox"/> leaking <input type="checkbox"/> other <input type="checkbox"/>	
4. Custody seals present on shipping container?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>		
5. Custody seals intact on shipping container?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>		
6. Cooler temperature(s) within limits of 0-6°C? [See item 12 for temperature recordings.]	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>		
7. Chain of Custody (COC) present?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>		
8. Chain of Custody signed, dated, and timed when relinquished and received?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>		
9. Sampler name and/or signature on COC?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>		
10. Were all samples received within holding time?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>		
11. TAT marked on the COC?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	If no TAT indicated, proceeded with standard TAT per Terms & Conditions.	

12. Cooler 1 Temperature AMBIENT °C Cooler 2 Temperature _____ °C Cooler 3 Temperature _____ °C Cooler 4 Temperature _____ °C
 Cooler 5 Temperature _____ °C Cooler 6 Temperature _____ °C Cooler 7 Temperature _____ °C Cooler 8 Temperature _____ °C

13. Comments: _____

I certify that I have completed sections 1-13 (dated initials). CD 12/05/23

	Yes	No	N/A	Details	Comments
14. Temperature blanks present?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>		
15. Were sample containers intact upon receipt?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>		
16. Custody seals present on sample containers?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>		
17. Custody seals intact on sample containers?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>		
18. Do sample container labels match the COC?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	incomplete info <input type="checkbox"/> illegible <input type="checkbox"/> no label <input type="checkbox"/> other <input type="checkbox"/>	
19. Are analyses requested indicated on the COC?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>		
20. Were all of the samples listed on the COC received?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	samples received but not listed on COC <input type="checkbox"/> samples listed on COC not received <input type="checkbox"/>	
21. Was the sample collection date/time noted?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>		
22. Did we receive sufficient sample volume for indicated analyses?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>		
23. Were samples received in appropriate containers?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>		
24. Were VOA samples received without headspace (< 1/4" bubble)?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>		
25. Were trip blanks submitted?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	listed on COC <input type="checkbox"/> not listed on COC <input type="checkbox"/>	

26. Comments: _____

I certify that I have completed sections 14-26 (dated initials). CD 12/05/23

This section only applies to samples where pH can be checked at Sample Receipt.

	Yes	No	N/A	Details	Comments
27. Have containers needing chemical preservation been checked?*	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>		
28. Containers meet preservation guidelines?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>		
29. Was pH adjusted at Sample Receipt?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>		

*Note: Certain analyses require chemical preservation but must be checked in the laboratory and not upon Sample Receipt such as Coliforms, VOCs and Oil & Grease/TPH. This also excludes metals by EPA 200.7, 200.8 and 245.1 which will be verified between 16 and 24 hours after preservation.

I certify that I have completed sections 27-29(dated initials). CD 12/05/23

Locked

Client: ETRI
 Project Name: 475 Landover Drive
 Workorder: 2312373

ANALYTICAL QC SUMMARY REPORT

BatchID: 367742

Sample ID: MB-367742	Client ID:	Units: wt%	Run No: 533073	Prep Date: 12/07/2023						
SampleType: MBLK	TestCode: Total Lead in Paint SW3050B/NIOSH 7082	BatchID: 12/08/2023	367742	Analysis Date: 12/08/2023	Seq No: 12665216					
Analyte	Result	RPT Limit	SPK value	SPK Ref Val	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPD Limit

Lead BRL 0.00998

Sample ID: LCS-367742	Client ID:	Units: wt%	Run No: 533073	Prep Date: 12/07/2023						
SampleType: LCS	TestCode: Total Lead in Paint SW3050B/NIOSH 7082	BatchID: 12/08/2023	367742	Analysis Date: 12/08/2023	Seq No: 12665217					
Analyte	Result	RPT Limit	SPK value	SPK Ref Val	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPD Limit

Lead 0.09463 0.00363 0.1013 93.4 80 120

Sample ID: 2312372-001AMS	Client ID:	Units: wt%	Prep Date: 12/07/2023	Run No: 533073							
SampleType: MS	TestCode: Total Lead in Paint SW3050B/NIOSH 7082	BatchID: 367742	Analysis Date: 12/08/2023	Seq No: 12665219							
Analyte	Result	RPT Limit	SPK value	SPK Ref Val	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPD Limit	Qual

Lead 0.6103 0.0233 0.0482 0.5147 198 75 125 S

Sample ID: 2312372-001AMSD	Client ID:	Units: wt%	Prep Date: 12/07/2023	Run No: 533073							
SampleType: MSD	TestCode: Total Lead in Paint SW3050B/NIOSH 7082	BatchID: 367742	Analysis Date: 12/08/2023	Seq No: 12665220							
Analyte	Result	RPT Limit	SPK value	SPK Ref Val	%REC	Low Limit	High Limit	RPD Ref Val	%RPD	RPD Limit	Qual

Lead 0.6363 0.0236 0.0479 0.5147 254 75 125 0.6103 4.19 25 S

Qualifiers:	> Greater than Result value	< Less than Result value	B Analyte detected in the associated method blank
BRL	Below reporting limit	E Estimated (value above quantitation range)	H Holding times for preparation or analysis exceeded
J	Estimated value detected below Reporting Limit	N Analyte not NELAC certified	R RPD outside limits due to matrix
Rpt Lim	Reporting Limit	S Spike Recovery outside limits due to matrix	

End of Report



Environmental Technology Resources, Inc.

December 17, 2023

Mr. Gregory Curtis
Building Official
City of Decatur
2635 Talley Street
Decatur, Georgia 30030

Re: Asbestos Inspection Report, 475 Landover Drive, Decatur, Georgia

Dear Mr. Curtis:

This letter serves to summarize the findings from an asbestos survey completed on the property located at 475 Landover Drive in Decatur, Georgia (“subject property”).

The asbestos survey and sampling was completed by Mr. Tom Harper of Environmental Technology Resources, Inc. (ETRI). Mr. Harper has completed the Asbestos Inspector and Assessment course work and passed an exam that meets all requirements for EPA/AHERA/ASHARA (TSCA Title II) approved Accreditation and NESHAP Regulation Training. A copy of Mr. Harper’s Asbestos Inspector’s Training Certificate is attached to this letter report.

BACKGROUND INFORMATION

The subject property is developed with a one-story, single-family dwelling that includes 1,802 square feet of space and was constructed in 1956. The house is a wood-framed structure constructed on a crawl space foundation. The structure has a pitched roof covered with asphalt shingles. The exterior is finished with a brick and painted wood siding.

The interior of the house includes three bedrooms, two bathrooms, kitchen and living room. The interior is finished with sheet rock walls, wood and sheet rock ceilings, hardwood, carpet ceramic tile and vinyl floor tile floors.

The crawl space-basement is accessible from a single door located on the back side of the structure. The crawl space-basement has concrete block walls, an unfinished ceiling and dirt floor.

A two-car carport is adjacent to the house. The carport includes a half bathroom and a storage room. The carport is a wood-framed structure with a pitched roof covered with asphalt shingles.

Asbestos containing materials (ACM’s) are commonly found in buildings constructed prior to 1981. Because of its strength and insulating qualities, asbestos was used in many building materials, including insulation, textured surfacing materials, and floor tile.

ASBESTOS SURVEY

The asbestos survey was completed on December 5, 2023. ETRI inspected the interior and exterior of the structure and identified window glazing, roofing materials, drywall, joint compound, vinyl floor tile and sheet

vinyl, cove molding and attic insulation as suspect asbestos containing materials.

Samples of suspect ACM were submitted to Analytical Environmental Services, Inc., which is a National Voluntary Accreditation Program (NVLAP) Certified laboratory. Each sample was analyzed using Polarized Light Microscopy (PLM).

Details regarding the type of samples, sample locations, condition, and results of the asbestos analyses for samples collected during the inspection are provided in Table 1. The locations of the samples collected from the structure are shown in Figure 1.

The U.S. EPA Environmental Protection Agency (EPA) defines ACM as any material containing greater than one percent asbestos. The following materials were found to contain asbestos.

<u>Sample I.D.</u>	<u>Sample Description/Location</u>	<u>Results</u>
Sample 1	Window Glazing	2% Chrysotile

The laboratory report for the sample analyses is included in Attachment B.

We appreciate the opportunity to work with you on this project. If you have any questions related to the report, please give me a call at (770) 888-8181.

Sincerely,
ENVIRONMENTAL TECHNOLOGY RESOURCES, INC.



Thomas R. Harper
Technical Director

Attachments

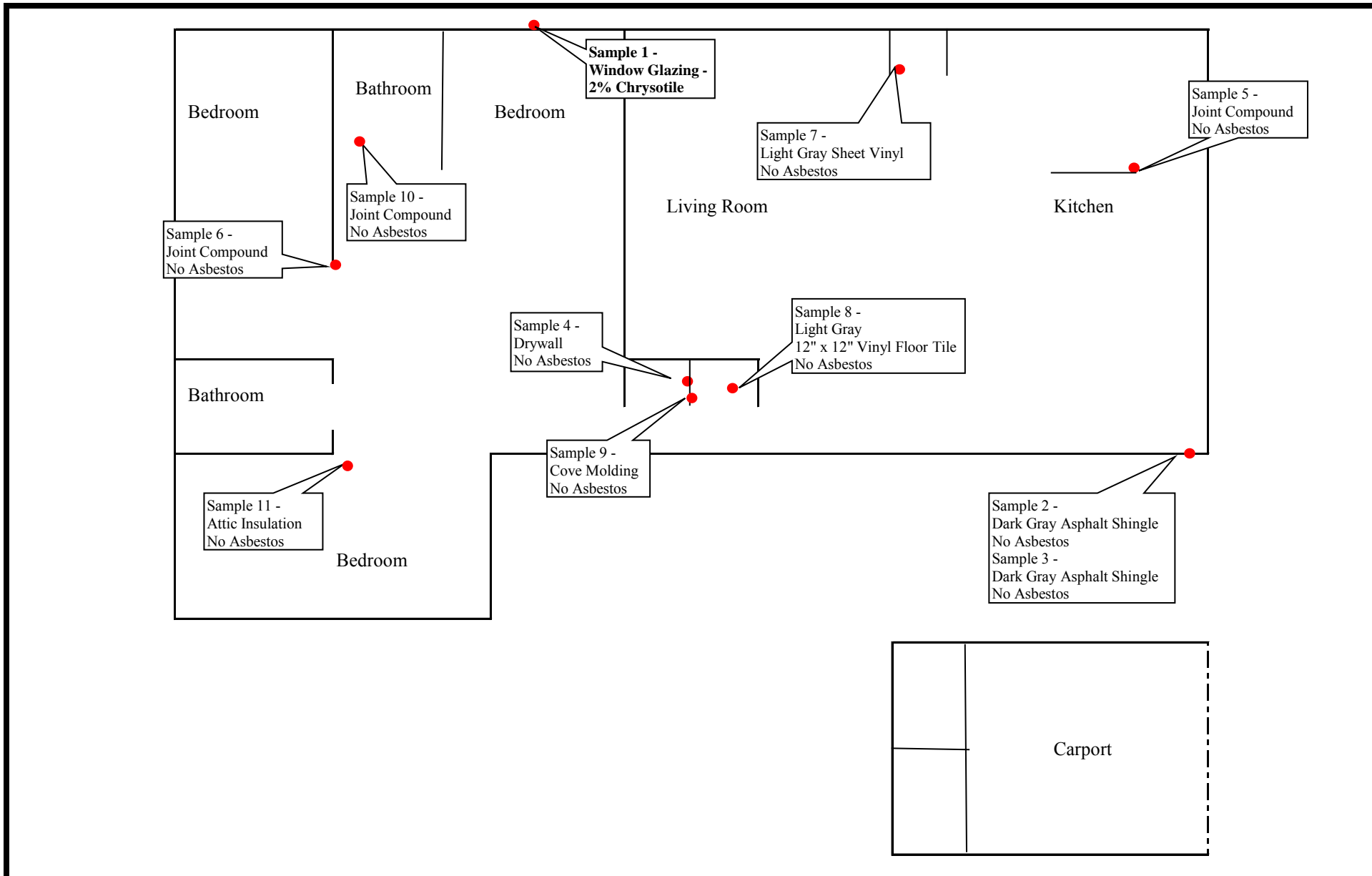
23-149.201 – 475 Landover

Table 1

Table 1
Asbestos Survey Sample Descriptions and Analytical Results
 475 Landover Drive, Decatur, Georgia

Sample I.D.	Sample Description	Location	Condition and Friability	Analyses Results PLM Analyses
Sample 1	Window Glazing	Exterior Window	Good, Non-friable	Layer 1 - 2% Chrysotile
Sample 2	Dark gray Asphalt Shingle - Top Layer	Roof	Good, Non-friable	Layer 1 - No Asbestos
Sample 3	Dark gray Asphalt Shingle - Bottom Layer	Roof	Good, Non-friable	Layer 1 - No Asbestos Layer 2 - No Asbestos
Sample 4	Drywall	Laundry Room	Good, Non-friable	Layer 1 Tape - No Asbestos Layer 2 Wallboard - No Asbestos
Sample 5	Joint Compound	Kitchen	Good, Non-friable	Layer 1 - No Asbestos Layer 2 - No Asbestos
Sample 6	Joint Compound	Bedroom	Good, Non-friable	Layer 1 - No Asbestos
Sample 7	Light Gray Sheet Vinyl	Kitchen Closet	Good, Non-friable	Layer 1 Tile - No Asbestos Layer 2 Glue - No Asbestos
Sample 8	Light Gray 12 inch x 12 inch Vinyl Floor Tile	Water Heater Closet	Good, Non-Friable	Layer 1 Tile - No Asbestos Layer 2 Glue - No Asbestos
Sample 9	Cove Molding	Laundry Room	Good, Non-friable	Layer 1 - No Asbestos Layer 2 - No Asbestos
Sample 10	Joint Compound	Bathroom	Good, Non-friable	Layer 1 - No Asbestos
Sample 11	Attic Insulation	Attic	Good, Non-friable	Layer 1 - No Asbestos

Figure 1



ETRI
 Environmental Technology Resources, Inc.
 4780 Ashford Dunwoody Rd.
 Suite A-456
 Atlanta, Georgia 30338

● Sample Location		
Project No. 23-149	Scale Not to Scale	Date 12-5-2023

FIGURE 1
SUSPECT ASBESTOS CONTAINING MATERIALS
SAMPLE LOCATIONS
 475 Landover Drive
 Decatur, Georgia

Attachment A – Asbestos Inspector’s Training Certificate

The Environmental Institute

Tom Harper

Social Security Number - XXX-XX-7279

Environmental Technology Resources, Inc. - 4281 River Bottom Drive, Peachtree Corners, GA 30092

*Has completed 4 hours of coursework and satisfactorily
passed an examination that meets all criteria required for
EPA/AHERA/ASHARA (TSCA Title II) Approved Reaccreditation*

Asbestos in Buildings: Inspector Refresher

February 7, 2023

Course Date

19307

Certificate Number

February 7, 2023

Examination Date

February 7, 2024

Expiration Date



Beverly B. Campbell - Course Director/Training Manager

(Approved by the ABIH Certification Maintenance Committee for 1/2 CM point - Approval #11-577)

(Florida Provider Registration Number FL49-0001342 - Course #FL49-0002805)

TEI - 1395 S. Marietta Parkway SE - Building 100, Suite 124 - Marietta, GA 30067

Phone: 770-427-3600 - Website: www.tei-atl.com

Attachment B – Laboratory Analytical Report

**CHAIN OF CUSTODY
 BULK ASBESTOS ANALYSIS**

Client Name: ETRI Project Name: 475 Landover Drive
 Address: 4780 Ashford Dunwoody Rd. Ste A-45B Project Number: 23-162
 City, State, Zip: Atlanta GA 30338 Sampling Date: 12-5-23
 Contact: Tom Hays Phone #: 770-888-8181
 Sampler's Name: Tom Hays Invoice To Name(s): _____
 Report To: _____ Invoice To Email(s): _____
 Report to Email: etri@windspring.com PO #: _____

Sample ID	Sample Location/Description	Analysis Requested	Turnaround Time (TAT)	Comments
1	Sample 1 Window 6/entry	PLM	STM	
2	Sample 2 DK gray Asphalt Shingle	↓	↓	
3	Sample 3 DK gray Asphalt Shingle			
4	Sample 4 Drywall			
5	Sample 5 Joint Compound/Kitchen			
6	Sample 6 Joint Compound Bedroom			
7	Sample 7 Light gray Sheet Vinyl			
8	Sample 8 Light gray 12" x 12" VFT			
9	Sample 9 Cove Molding			
10	Sample 10 Joint Compound Bathroom			
11	Sample 12 Attic Insulation			↓
12				
13				
14				
15				
16				
17				
18				
19				
20				

Relinquished by: Thomas P. Hays
 Received by: _____
 Relinquished by: _____
 Received by: _____

Date/Time: 12-5-23 1529
 Date/Time: _____
 Date/Time: _____
 Date/Time: _____

Submission of samples to the laboratory constitutes acceptance of AES's Terms & Conditions. Client assumes sole responsibility for damage or loss of samples before we accept them. Samples received after 3PM or on Saturday are considered as received the following business day. If no TAT is marked on COC, AES will proceed with standard TAT.

FOR LAB USE ONLY
 Lab Recipient: [Signature] Date/Time: 12-5-23 1530 Method of Shipment: [Signature]

Client: ETRI
Project: 425 LANDOVER DRIVE
Lab ID: 2312390

Case Narrative

Sample 2312390-011A was logged in as "Sample 11" according to sample bag ID.



3080 Presidential Drive
Atlanta, GA 30340
Tel : (770) 457-8177
Fax: (770) 457-8188

ANALYTICAL ENVIRONMENTAL SERVICES, INC.

Bulk Sample Summary Report



Report Date: 13-Dec-23

Client Name: ETRI	AES Job Number: 2312390
Project Name: 425 LANDOVER DRIVE	Project Number: 23-162

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
Sample 1 Layer: 1	2312390-001A	SEE COC	2	ND	ND	ND	ND	ND	Glazing
Sample 2 Layer: 1	2312390-002A	SEE COC	ND	ND	ND	ND	ND	ND	
Sample 3 Layer: 1	2312390-003A	SEE COC	ND	ND	ND	ND	ND	ND	
Sample 3 Layer: 2	2312390-003A	SEE COC	ND	ND	ND	ND	ND	ND	
Sample 4 Layer: 1	2312390-004A	SEE COC	ND	ND	ND	ND	ND	ND	Drywall tape
Sample 4 Layer: 2	2312390-004A	SEE COC	ND	ND	ND	ND	ND	ND	Wallboard

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophyllite
For comments on the samples, see the individual analysis sheets.
ND = None Detected

AES, Inc. is accredited by NIST's National Voluntary Laboratory Accreditation Program (NVLAP) for Polarized Light Microscopy (PLM) analysis, Lab Code 102082-0. All analyses performed in accordance with EPA "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" (EPA 600/M4-82-020), 1982 as found in 40 CFR, Part 763, Appendix E to Subpart E and "Method for the Determination of Asbestos in Bulk Building Materials" (EPA/600/R-93/116), 1993.
These test results apply only to those samples actually tested, as submitted by the client. All percentages are reported by visually estimated volume. PLM is not consistently reliable in detecting small concentrations of asbestos in floor tiles and similar nonfriable materials, quantitative TEM is currently the only method that can be used to determine conclusive asbestos content. Interpretation and use of test results are the client's responsibility. Laboratory liability is limited to the cost of analysis. This report must not be used to claim, and does not imply product certification, approval, or endorsement by NVLAP or any agency of the Federal Government.
This report must not be reproduced except in full without written approval of Analytical Environmental Services, Inc

Microanalyst:

Penka Topuzova

QC Analyst:

Yelena Khanina



3080 Presidential Drive
Atlanta, GA 30340
Tel : (770) 457-8177
Fax: (770) 457-8188

ANALYTICAL ENVIRONMENTAL SERVICES, INC.

Bulk Sample Summary Report



Report Date: 13-Dec-23

Client Name: ETRI	AES Job Number: 2312390
Project Name: 425 LANDOVER DRIVE	Project Number: 23-162

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
Sample 5 Layer: 1	2312390-005A	SEE COC	ND	ND	ND	ND	ND	ND	Joint compound. Paint included as binder
Sample 6 Layer: 1	2312390-006A	SEE COC	ND	ND	ND	ND	ND	ND	Joint compound. Paint included as binder
Sample 7 Layer: 1	2312390-007A	SEE COC	ND	ND	ND	ND	ND	ND	Floor tile
Sample 7 Layer: 2	2312390-007A	SEE COC	ND	ND	ND	ND	ND	ND	Glue
Sample 8 Layer: 1	2312390-008A	SEE COC	ND	ND	ND	ND	ND	ND	Floor tile
Sample 8 Layer: 2	2312390-008A	SEE COC	ND	ND	ND	ND	ND	ND	Glue

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophyllite
For comments on the samples, see the individual analysis sheets.
ND = None Detected

AES, Inc. is accredited by NIST's National Voluntary Laboratory Accreditation Program (NVLAP) for Polarized Light Microscopy (PLM) analysis, Lab Code 102082-0. All analyses performed in accordance with EPA "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" (EPA 600/M4-82-020), 1982 as found in 40 CFR, Part 763, Appendix E to Subpart E and "Method for the Determination of Asbestos in Bulk Building Materials" (EPA/600/R-93/116), 1993.
These test results apply only to those samples actually tested, as submitted by the client. All percentages are reported by visually estimated volume. PLM is not consistently reliable in detecting small concentrations of asbestos in floor tiles and similar nonfriable materials, quantitative TEM is currently the only method that can be used to determine conclusive asbestos content. Interpretation and use of test results are the client's responsibility. Laboratory liability is limited to the cost of analysis. This report must not be used to claim, and does not imply product certification, approval, or endorsement by NVLAP or any agency of the Federal Government.
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ANALYTICAL ENVIRONMENTAL SERVICES, INC.

Bulk Sample Summary Report



Report Date: 13-Dec-23

Client Name: ETRI	AES Job Number: 2312390
Project Name: 425 LANDOVER DRIVE	Project Number: 23-162

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
Sample 9 Layer: 1	2312390-009A	SEE COC	ND	ND	ND	ND	ND	ND	
Sample 9 Layer: 2	2312390-009A	SEE COC	ND	ND	ND	ND	ND	ND	
Sample 10 Layer: 1	2312390-010A	SEE COC	ND	ND	ND	ND	ND	ND	Joint compound. Paint included as binder
Sample 11 Layer: 1	2312390-011A	SEE COC	ND	ND	ND	ND	ND	ND	

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophyllite
For comments on the samples, see the individual analysis sheets.
ND = None Detected

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End of Report