



ADDENDUM #2

306 10th STREET AFFORDABLE HOUSING DEVELOPMENT PROJECT

BID # 24/25-015

BIDS DUE NO LATER THAN: 4:00 PM ON AUGUST 21, 2025

This addendum is to notify all potential proposers of clarifications made to the Bid documents as stated below.

A) **Bid Document Delivery** – Proposals must be in the hands of the Housing Specialist or designee at 431 Prater Way, Sparks, Nevada, **NO LATER THAN 4:00 PM ON August 21, 2025.** Proposals postmarked prior to but not received until after this deadline will not be accepted. Vendor submittals may not be sent to the City of Sparks via the Internet/e-mail and those that are will not be entertained for award by the City of Sparks. The right is reserved to reject any Proposal or to accept the Proposal which is deemed by the City of Sparks to be in the best interest of the City of Sparks. The City of Sparks reserves the right to waive any irregularities and/or informalities in the proposal process.

B) City Responses to Planholder Request for Information:

1. Asbestos and lead based paint testing available for review.

City Response:

Wise 24-173 NV OSHA Lead Survey - 306 10th Street Sparks (3 pages)

Wise 24-173 – Asb Demo Survey – 306 10th Street Sparks (14 pages)

Please note and adjust your bid according to the revisions, additions, deletions, clarifications or modifications as presented on this Addendum #2, which are made a part of this bid. NOTE: To avoid disqualification, this Addendum 2 (and any other addenda) must be signed by an authorized representative of the bidding firm in the space provided and must be submitted with your firm's sealed proposal. Failure to return this addendum, duly signed, may be cause for rejection of the bid. ALL ADDENDA SHOULD BE SIGNED AND PLACED IN SEQUENTIAL ORDER AND ATTACHED TO THE FRONT OF THE BID PACKAGE, COMPLETE WITH ALL REQUIRED DOCUMENTS.

CONTRACTOR BUSINESS NAME

X _____
Authorized Signature

Printed Name of Person Signing

Amy Jones
Housing Specialist

August 13, 2025



July 15, 2024
Wise Project No. 24-173

**City of Sparks
431 Prater Way
Sparks, NV 89431**

Attn: Amy Jones

**RE: OSHA LEAD DEMOLITION SURVEY
Single Family Residence Demolition
306 10th Street Sparks, NV 89431**

Wise Consulting and Training, Inc. (WISE) was contracted to conduct an OSHA Lead Demolition survey at the site referenced above. A trained environment consultant from WISE conducted the survey on June 20, 2024. ***Our lead survey scope of work included investigating for the presence or absence of damaged or raveling Lead-Based Paint (LBP) OR Lead-Containing Materials (LCM) at this site that may result in lead contamination at the site due to demolition actions.***

For OSHA demolition surveys we use the following surface classification system for painted, varnished, or coated surfaces in poor/damaged condition. We consider any painted/coated surfaces measuring 1.0 mg/cm² or higher Lead-Based Paint (LBP) per EPA and HUD definition and if those LBP are in damaged condition, we consider their disturbance a potential Lead Activity per the OSHA Lead in Construction regulation (29 CFR 1926.62). Painted/coated surfaces that are equal to or below 1.0 mg/c² are considered low lead for the purpose of normal demolition work. If torch cutting or other very aggressive actions will be involved on surfaces like steel structures, we will add those surfaces as Lead Activities even when the LBP surfaces are in good condition and at lower levels of lead due to our experience with lead monitoring on projects over the last 25 years.

This survey was conducted with the use of a Viken Detection PB200 XRF Analyzer with current calibration. If any inconclusive or atypical readings are recorded, the inspector will conduct chip sampling and laboratory analysis of the paint film to resolve the inconclusive or atypical XRF readings. No inconclusive readings were recorded at the site.

FINDINGS

The following table includes the paint description, paint combination location, sample result, and condition of any LBP detected in our survey. Other paints at the site in good condition were not the subject of this demolition survey.

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

www.WiseCandT.com

LBP SUMMARY DATA					
Lead Classification	Paint Film Description	Paint Film Location	XRF Result mg/cm²	Color	Condition*
Lead-Based Paint (LBP)	Paint on Wood	Exterior Window Trim	13.7/15.2/19.8	Red	Deteriorated *See note below
Lead-Based Paint (LBP)	Paint on Wood	Exterior Siding	21.8/20.3/18.4	Tan/Black with Tan Below	Deteriorated *See note below
Lead-Based Paint (LBP)	Paint on Wood	Exterior Window Trim	13.7/15.2/19.8	Red	Deteriorated *See note below
Very Low or No	Paint on wood	Exterior Window Trim	0.00/0.00/0.00	Black	N/A
Very Low or No	Paint on Brick/Concrete	Exterior Foundation	0.00/0.00/0.00/0.00	Black	N/A
*Notes: Good - No significant deterioration (chipping peeling, oxidation); Deteriorated - Greater than 2 square feet of small components (trim) deteriorated; on interior surfaces greater than 10 percent; or greater than 10 square feet on exterior surfaces; NA - No or very low lead content, No Action recommended.					

Note * - There are relatively limited areas of LBP film that are in deteriorated condition. They amount to approximately 20 square feet on the exterior windows and siding.

Although the demolition survey focuses on paints in deteriorated condition, the table below includes the paint description, paint combination location, sample result, and condition of interior paint film results in good condition currently. This data could relate to intended renovation work or safety precautions for the demolition work.

LBP SUMMARY DATA					
Lead Classification	Paint Film Description	Paint Film Location	XRF Result mg/cm²	Color	Condition*
Lead-Based Paint (LBP)	Paint on Plaster	Interior Original Walls and Ceiling	14.1/12.8/15.2	White	Good
Lead-Based Paint (LBP)	Paint on Wood	Interior Trim and Cabinets	16.0/17.3/16.3	White	Good
Very Low or No	Paint on wood	Interior New Window Trim	0.00/0.00/0.00	White	N/A
Very Low or No	Paint on Drywall	Interior Drywall Walls and Ceiling	0.00/0.00/0.00	White	N/A
*Notes: Good - No significant deterioration (chipping peeling, oxidation); Deteriorated - Greater than 2 square feet of small components (trim) deteriorated; on interior surfaces greater than 10 percent; or greater than 10 square feet on exterior surfaces; NA - No or very low lead content, No Action recommended.					

CONCLUSION and RECOMMENDATIONS

There are minor areas of deteriorated LBP identified in this report and considerable surface areas on the outside and inside of this building with LBP in good condition. This information will be useful in determining the demolition approach.

We recommend that lead paint stabilization be conducted as an OSHA Lead Action on the areas of deteriorated LBP prior to demolition of the structure. We also recommend and that the presence of the LBP be made known to the demolition contractor, and they be required to conduct the demolition with appropriate dust mitigation including wetting during demolition and loadout and remove all debris from the site, such that the site is considered clean of any paint chips.

We will be available to assist with further consulting and inspection, if requested.

CLOSURE

It was not the intent of this study to find buried paint surfaces or to conduct excessive destructive means to find suspect lead components. It was the purpose to find and sample accessible suspect paint combinations and/or components, including multi-layered paints, that are in poor condition.

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

Thank you for the opportunity to be of service on this project. ***Please let me know if you have any questions regarding the results or our recommendations.***

Prepared by:



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



July 12, 2024
Wise Project No. 24-173

City of Sparks
431 Prater Way
Sparks, NV 89431

Attn: Amy Jones

RE: ASBESTOS DEMOLITION SURVEY
Single Family Residence
306 10th Street Sparks, NV 89431

Wise Consulting and Training (WISE) was contracted to conduct an asbestos demolition survey at this site including a vacant single-family residence. A consultant from WISE conducted the survey field work on June 20, 2024. *The scope of work that necessitated this survey includes the intended demolition of the structure at the site to allow for other use of the site.*

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

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

Twenty-five samples were collected resulting in thirty-seven analyses for asbestos content by EPA Method 600/R-93-116. The reason for sample splits is that more than one material was present in a sample and each material must be analyzed separately per EPA mandated laboratory protocols.

FINDINGS

The following table summarizes the material description, location, sample numbers, and friability determination of any homogeneous materials determined to be ACM. Per EPA and OSHA regulation definitions, ACM are materials containing greater than one percent (>1%) asbestos.

ACM Summary Data			
Material Description	Material Location	Sample Number & Asbestos Content	*Friability
Duct Wrap	Basement on HVAC System	24173-16 40% Chrysotile	F
*Note: Friable (F) – because the material will easily release asbestos fibers with renovation or demolition action and therefore Friable materials are Regulated ACM for disturbance and waste handling; Potentially Friable (PF) - because the materials may release asbestos fibers under standard renovation or demolition actions, so determination of removal procedures and waste handling is required by a professional / licensed asbestos contractor or consultant; Non-Friable (NF) - because standard renovation and demolition action are proven to not release elevated levels of asbestos fibers.			

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

- Texture(smooth), Drywall and Joint Compound – Second Floor Walls and Single Wall in Kitchen
- Texture(smooth), and Plaster – Walls and Ceiling on First floor.
- Texture(knockdown), Drywall, Joint Compound, and Plaster – First Floor Laundry Area and Stairwell.
- Sheet Flooring (White 4x4 Pattern) and Mastic – Kitchen.
- Sheet Flooring (Tan 12x12 Pattern) and Mastic – Bathrooms on First and Second Floor.
- Roofing – Roof on House.
- Concrete – Foundation.
- Mortar – Fireplace.

CONCLUSION and RECOMMENDATIONS

In conclusion, the ACM detected in this survey was the Duct Wrap that is Friable. We recommend that the Duct Wrap be removed in a Class 1 Containment by a licensed abatement contractor, per NV and EPA/NNPH asbestos regulation requirements. We further recommend that clearance inspection and air testing of the abatement work be conducted by an independent state licensed asbestos consultant to confirm the work is complete prior to demolition, per applicable asbestos regulations.

For projects in Washoe County, we recommend this report be submitted to the Northern Nevada Public Health (NNPH), Air Quality Management Division, to receive an Acknowledgment of Asbestos Assessment. By doing this, you have verifiable documentation that this survey was performed and may receive directions from NNPH on how to comply with local and Federal EPA regulations. To submit the Survey, you will need to establish an account with our local government Accela system and be able to post the application fees along with attaching the Survey report. Here is a link to the Accela Citizen Portal: <https://aca-prod.accela.com/ONE/Default.aspx>.

CLOSURE

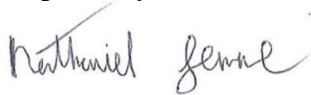
This report consists of this written report, the laboratory analytical report, and the sample location sketches all of which comprise the full report.

If additional suspect materials are encountered during demolition that were previously undetected, the consultant requests to be notified so that sampling or other appropriate responses can be determined.

Asbestos content varies from location to location within materials due to mixing and application processes. This report relates to the specific sample locations and material conditions at the time the survey was conducted. No other claims, warranties or guarantees are expressed or implied.

Thank you for the opportunity to be of service on this project. Please let us know if you have any questions regarding this report.

Prepared by:



Nathaniel Jenne, Environmental Consultant
NV Asbestos Consultant #IJPM 2203

Reviewed and Approved By:



J. Tom Wise, President
NV Asbestos Consultant #IJPM 43
NV Environmental Manager #EM 1618

Enc.: Sample Location Sketches
PLM Analytical Report No. 24026166

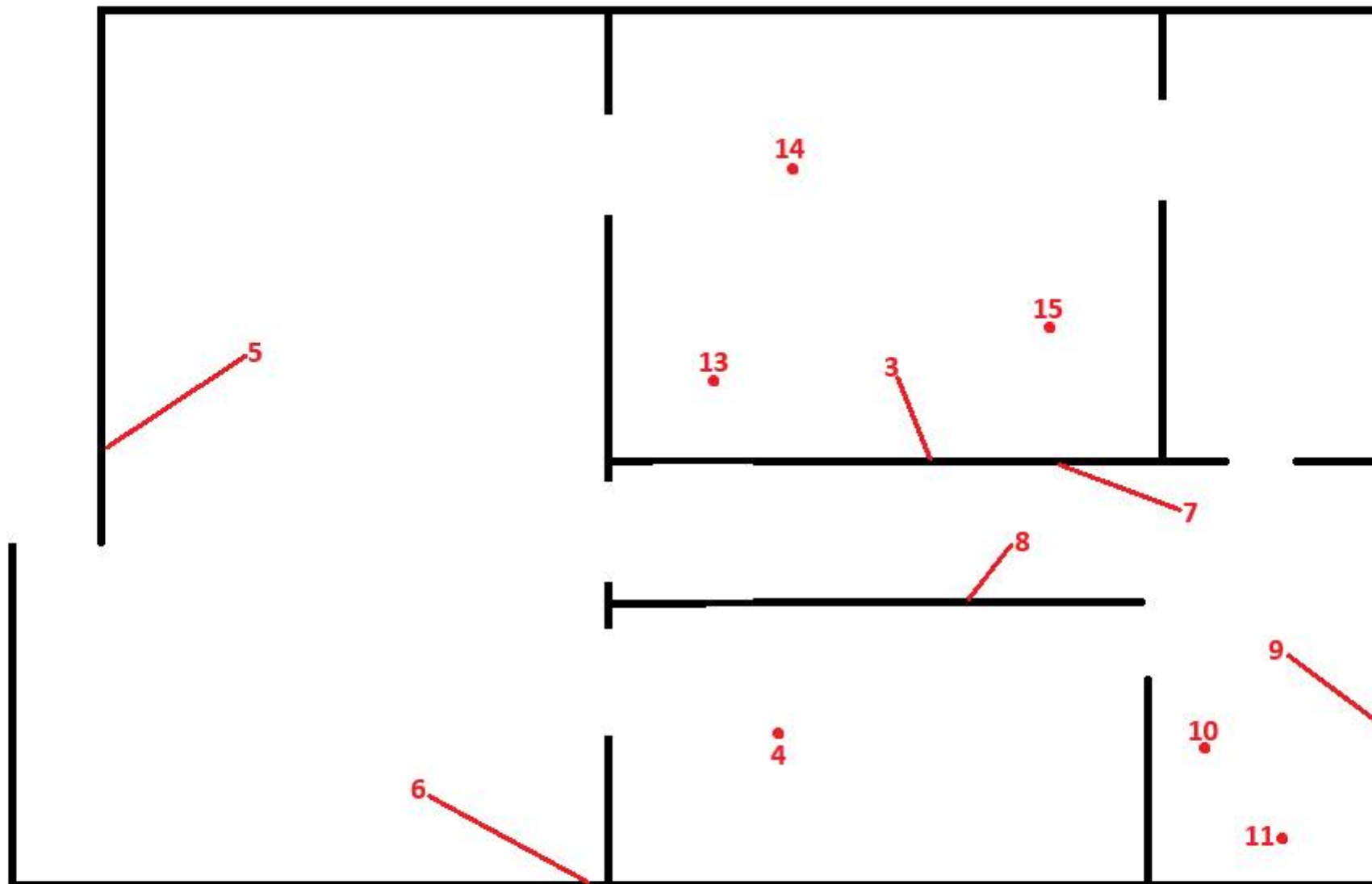
ASBESTOS SAMPLE LOCATION SKETCH

306 10th St. Sparks, NV 89431

WISE PROJECT # 24-173

First Floor

PAGE 1 OF 2



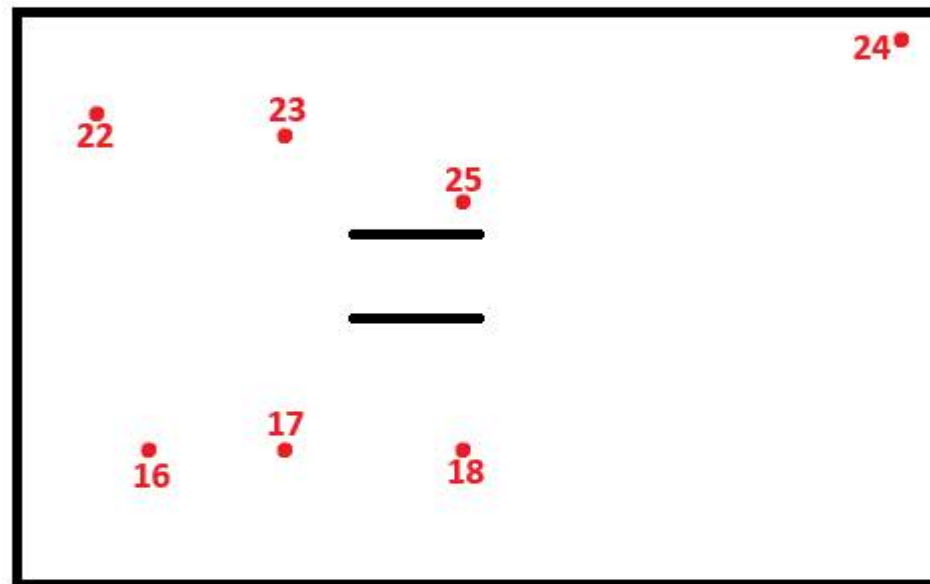
ASBESTOS SAMPLE LOCATION SKETCH

306 10th St. Sparks, NV 89431

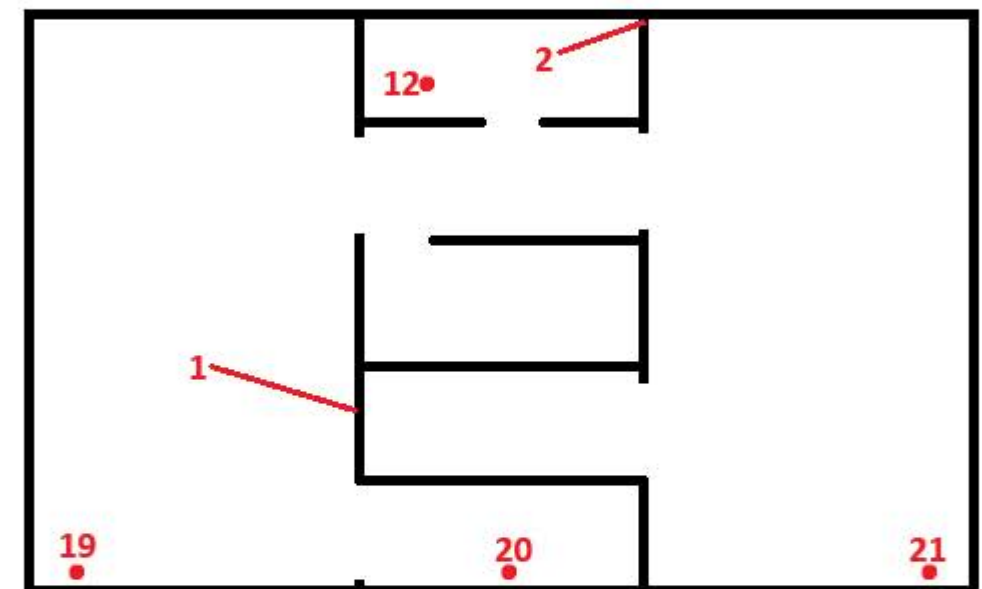
WISE PROJECT # 24-173

PAGE 2 OF 2

Basement



Second Floor





#24026166

Analysis Report prepared for

Wise Consulting & Training, Inc

5400 Mill Street
Suite A
Reno, NV 89502

Phone: (775) 827-2717

24-173
306 10th St.
Sparks

Collected: **June 20, 2024**
Received: **June 24, 2024**
Reported: **June 27, 2024**

We would like to thank you for trusting Hayes Microbial for your analytical needs!
We received 25 samples by FedEx in good condition for this project on June 24th, 2024.

The results in this analysis pertain only to this job, collected on the stated date, and should not be used in the interpretation of any other job. Information supplied by the customer can affect the validity of results. These results apply only to the samples as received. This report may not be duplicated, except in full, without the written consent of Hayes Microbial Consulting, LLC.

All information provided to Hayes Microbial is confidential information relating to our customers and their clients. We will not disclose, copy, or distribute any information verbally or written, except to those designated by the customer(s). We take confidentiality very seriously. No changes to the distribution list will be made without the express consent of the customer.

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

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



EPA Laboratory ID: VA01419



Lab ID: #188863



DPH License: #PH-0198

Asbestos PLM Bulk

EPA 600/R-93/116; EPA 40 CFR Appendix E to Subpart E of Part 763

#	Sample	Material Description	Non-Fibrous	Non-Asbestos Fibers	Asbestos Fibers
1	24173-1 - T, JC, DW - Second Floor Bedroom (Smooth)	Homogenous / Texture / White	100%		None Detected
		Homogenous / Joint Compound / White	100%		None Detected
		Heterogenous / Drywall / White/Brown	85%	15% Cellulose Fibers	None Detected
2	24173-2 - T, JC, DW - Second Floor Bath (Smooth)	Homogenous / Texture / White	100%		None Detected
		Lab Note: No Distinction or Separation Observed to Indicate Separate Joint Compound and Texture Materials.			
		Heterogenous / Drywall / White/Brown	90%	10% Cellulose Fibers	None Detected
3	24173-3 - T, JC, DW - Kitchen (Smooth)	Homogenous / Texture / White	100%		None Detected
		Homogenous / Joint Compound / White	100%		None Detected
		Heterogenous / Drywall / White/Brown	87%	10% Cellulose Fibers 3% Fiberglass	None Detected
4	24173-4 - T, P - First Floor Ceiling (Smooth)	Heterogenous / Rough Coat / Off-White	98%	2% Cellulose Fibers	None Detected
	Lab Note: Texture Material Not Observed.				

Asbestos PLM Bulk

EPA 600/R-93/116; EPA 40 CFR Appendix E to Subpart E of Part 763

#	Sample	Material Description	Non-Fibrous	Non-Asbestos Fibers	Asbestos Fibers
5	24173-5 - T, P - Front Room (Smooth)	Heterogenous / Rough Coat / Off-White	98%	2% Animal Hair	None Detected
Lab Note: Texture Material Not Observed.					
6	24173-6 - T, P - Living Room (Smooth)	Heterogenous / Rough Coat / Off-White	98%	2% Animal Hair	None Detected
Lab Note: Texture Material Not Observed.					
7	24173-7 - T, JC, DW - Stairs (KDT)	Homogenous / Texture / White	100%		None Detected
		Heterogenous / Rough Coat / Off-White	98%	2% Cellulose Fibers	None Detected
Lab Note: Sample Bag Labeled "KDT, Plaster"					
8	24173-8 - T, DW - Stairs (KDT)	Homogenous / Texture / White	100%		None Detected
		Heterogenous / Drywall / White/Brown	90%	10% Cellulose Fibers	None Detected
Lab Note: Sample Bag Labeled "KDT, DW, JC"; No Distinction or Separation Observed to Indicate Separate Joint Compound and Texture Materials.					

Asbestos PLM Bulk

EPA 600/R-93/116; EPA 40 CFR Appendix E to Subpart E of Part 763

#	Sample	Material Description	Non-Fibrous	Non-Asbestos Fibers	Asbestos Fibers
9	24173-9 - T, P - Stair Laundry Wall (KDT)	Homogenous / Texture / White	100%		None Detected
		Heterogenous / Drywall / White/Brown	90%	10% Cellulose Fibers	None Detected
		Lab Note: Sample Bag Labeled "KDT, DW"			
10	24173-10 - SF, M - First Floor Bath (Tan 12x12)	Heterogenous / Vinyl Flooring / Tan	85%	15% Cellulose Fibers	None Detected
		Homogenous / Adhesive / Yellow	100%		None Detected
11	24173-11 - SF, M - First Floor Bath (Tan 12x12)	Heterogenous / Vinyl Flooring / Tan	85%	15% Cellulose Fibers	None Detected
		Homogenous / Adhesive / Yellow	100%		None Detected
12	24173-12 - SF, M - Second Floor Bath (Tan 12x12)	Heterogenous / Vinyl Flooring / Tan	85%	15% Cellulose Fibers	None Detected
		Homogenous / Adhesive / Yellow	100%		None Detected
13	24173-13 - SF, M - Kitchen (White 4x4)	Heterogenous / Vinyl Flooring / White	80%	15% Cellulose Fibers 5% Fiberglass	None Detected
		Homogenous / Adhesive / Yellow	100%		None Detected

Asbestos PLM Bulk

EPA 600/R-93/116; EPA 40 CFR Appendix E to Subpart E of Part 763

#	Sample	Material Description	Non-Fibrous	Non-Asbestos Fibers	Asbestos Fibers
14	24173-14 - SF, M - Kitchen (White 4x4)	Heterogenous / Vinyl Flooring / White	80%	15% Cellulose Fibers 5% Fiberglass	None Detected
		Homogenous / Adhesive / Yellow	100%		None Detected
15	24173-15 - SF, M - Kitchen (White 4x4)	Heterogenous / Vinyl Flooring / White	80%	15% Cellulose Fibers 5% Fiberglass	None Detected
		Homogenous / Adhesive / Yellow	100%		None Detected
16	24173-16 - Duct Wrap - Basement	Homogenous / Fibrous / Gray	20%	40% Cellulose Fibers	40% Chrysotile
17	24173-17 - Duct Wrap - Basement	Homogenous / Fibrous / Gray			(Not Analyzed, Positive Stop)
18	24173-18 - Duct Wrap - Basement	Homogenous / Fibrous / Gray			(Not Analyzed, Positive Stop)
19	24173-19 - R - Roof	Heterogenous / Shingle / Black/White	85%	15% Fiberglass	None Detected
20	24173-20 - R - Roof	Heterogenous / Shingle / Black/White	85%	15% Fiberglass	None Detected
21	24173-21 - R - Roof	Heterogenous / Shingle / Black/White	85%	15% Fiberglass	None Detected
22	24173-22 - CC - Basement Foundation	Heterogenous / Cementitious / Gray	100%		None Detected

Asbestos PLM Bulk

EPA 600/R-93/116; EPA 40 CFR Appendix E to Subpart E of Part 763

#	Sample	Material Description	Non-Fibrous	Non-Asbestos Fibers	Asbestos Fibers
23	24173-23 - CC - Basement Foundation	Heterogenous / Cementitious / Gray	100%		None Detected
24	24173-24 - CC - Basement Foundation	Homogenous / Cementitious / Gray	100%		None Detected
25	24173-25 - Mortar - Fireplace	Homogenous / Mortar / Gray	100%		None Detected

Asbestos Analysis Information

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



ASBESTOS SURVEY DATA S

N

SHIP: FEDEX - PAK 50
DATE: 06-24-2024



PLM Analysis/Turnaround: 3 Day

Inspector: Nathaniel Jenne Cell: 775-830-3677	Project Name:	Date: 6/20/24
E-mail: Nathaniel@wisecandt.com	Project Location: 306 10th St. Sparks	Client Contact:
Project #: 24-173	Wise Consulting & Training, Inc. (775) 827-2717	Page: 1 of 2

Sample #	Material Description	Sample Location	H. Mat. #	Directions	Comments / Notes
24173-1	T,JC,DW	Second Floor Bedroom	1,2,3	Positive Stop	Smooth
24173-2	T,JC,DW	Second Floor Bath	1,2,3	↓	↓
24173-3	T,JC,DW	Kitchen	1,2,3	↓	↓
24173-4	T,P	First Floor Ceiling	4,5	Positive Stop	Smooth
24173-5	T,P	Front Room	4,5	↓	↓
24173-6	T,P	Living Room	4,5	↓	↓
24173-7	T,JC,DW	Stairs	6,2,3	Positive Stop	KDT
24173-8	T,DW	Stairs	6,3	↓	↓
24173-9	T,P	Stair Laundry Wall	6,5	↓	↓
24173-10	SF,M	First Floor Bath	7,8	Positive Stop	Tan 12x12
24173-11	SF,M	First Floor Bath	7,8	↓	↓
24173-12	SF,M	Second Floor Bath	7,8	↓	↓
24173-13	SF,M	Kitchen	9,10	Positive Stop	White 4x4
24173-14	SF,M	Kitchen	9,10	↓	↓
24173-15	SF,M	Kitchen	9,10	↓	↓
24173-16	Duct Wrap	Basement	11	Positive Stop	
24173-17	Duct Wrap	Basement	11	↓	
24173-18	Duct Wrap	Basement	11	↓	

VT - Vinyl Tile
T - Texture
SF - Sheet Flooring
EP - Exterior Plaster
R - Roofing
JC - Joint Compound
DW - Drywall
TSI - Thermal System
Insulation
EJ - Expansion Joint
BI - Boiler Insulation
CBM - Cove Base Mastic
CM - Carpet Mastic
GA - Gasket

FT - Floor Tile
SA - Spray Acoustic
P - Plaster
PP - Pool Plaster
CT - Ceiling Tile
M - Mastic
PFI - Pipe Fitting Insulation
PRI - Pipe Run Insulation
DI - Duct Insulation
TI - Tank Insulation
FP - Fire Proofing
LC - Leveling Compound
MM - Mirror Mastic
CC - Concrete

Friability

F = Friable

PF = Potentially
Friability

NF = Not Friable

Relinquished By:

Name/Company: **WISE - Nathaniel Jenne**

Signature: *Nathaniel Jenne*

Received By:

Name/Company: *HMC*

Signature: *(Signature)*

Date/Time

6/21/2024

Date/Time

6/24/24

