King County Housing Authority

CAPITAL CONSTRUCTION DEPARTMENT
700 ANDOVER PARK WEST
TUKWILA, WA 98188

CONSTRUCTION ADDENDUM: #01

Click or tap to enter a date.

PROJECT NAME: Yardley Arms Fire Alarm System Replacement

PROJECT MANAGER: **Don Hatfield**

PHONE NUMBER: 206-574-1213 **EMAIL ADDRESS:** DonaldH@kcha.org

This Addendum is used to Identify Items in the Original Documents with Action as Follows:

☒ **CLARIFY** ☐ **CHANGE** ☐ **DELETE**

☒ **ADD** ☐ **SUBSTITUTE**

Page(s) Total for this Addenda including this page **16**

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1. Findings from the hazardous materials assessment:
   - **Asbestos-Containing Materials (ACMs):** Black mastic (with non-asbestos vinyl floor tile) found in main hallways and entry lobby (approx. 2,700 SF) on the 1st floor.
   - **Lead-Containing Paint:** Two painted samples were tested for lead; no lead was detected.
   - **As a bases of design use Potter PSN 1000 E**

   See the full report attached regarding hazardous materials.

2. **Question**: Per section 283100 part1.13 A and section 001010 the contractor is responsible for costs and coordination pertaining to integrated peripherals of the fire alarm system. Does this include sprinkler and elevator techs for inspections and testing and if so, are there specific companies required and cost estimates to bid off of available? Is Smith Fire required to be the source for obtaining and programming the AES radio and if so, do you have a cost estimate from them?

   ANSWER: Yes, the contractor is required to coordinate these items and is responsible for the cost of these items. Contractor will need to coordinate with Washington Elevator, Smith Fire and a sprinkler sub-contractor. Yes, Smith Fire is the required source to supply and program the AES device. The cost has varied from project to project between $3,000.00 - $6500.00. Contractor is responsible to include associated costs in base bid.

END OF CONSTRUCTION ADDENDUM: **01**

Limited Hazardous Materials Survey Report

Yardley Arms
1000 Southwest 130th Street
Burien, Washington

Prepared for:
King County Housing Authority
700 Andover Park West
Seattle, WA 98188

February 19, 2020
PBS Project No. 40573.198

PBS
214 EAST GALER STREET SUITE 300
SEATTLE, WA 98102
206.233.9639 MAIN
866.727.0140 FAX
PBSUSA.COM

TABLE OF CONTENTS

APPENDICES

1 INTRODUCTION

1.1 Background

PBS Engineering and Environmental, Inc. (PBS) performed a limited hazardous materials survey of Yardley Arms in anticipation of repairs to the in-slab plumbing on the 1st Floor. Accessible building areas included in the scope of work were inspected for the presence of asbestos-containing materials (ACMs) and lead-containing paint (LCP). The intent of this investigation is to ensure that the King County Housing Authority (KCHA) is in compliance with applicable regulatory requirements that a "good faith inspection" for ACMs be performed prior to renovation activities.

PBS understands plumbing repairs will impact walls and flooring in the main hallways, entry lobby, community room, and laundry room. PBS inspected all accessible areas of the building that are anticipated to be impacted by the planned repair work.

1.2 Survey Process

Accessible areas of Yardley Arms included in the project scope were inspected by AHERA-certified building inspector Claire Tsai (Cert. No. IRO-20-7316B Exp. 2/10/2021) on February 13, 2020.

When observed, suspect materials were sampled. All samples were assigned a unique identification number and transmitted for analysis to Seattle Asbestos Test, LLC (NVLAP # 201057-0) for analysis. All samples were analyzed by polarized light microscopy (PLM), which has a reliable limit of quantification of one percent asbestos by volume. Information regarding the type and location of sampled materials can be found on the attached PLM Laboratory Report. Located in Appendix A.

Destructive investigation was not performed to investigate inaccessible areas. Inaccessible areas are defined as those requiring selective demolition, fall protection or confined-space entry protocols to gain access. While PBS has endeavored to identify concealed ACM, additional unidentified materials may be present in concealed locations that that were not accessed during this survey. Any materials encountered during renovation that have not been previously sampled should be sampled for asbestos content prior to impact.

2 FINDINGS

2.1 Asbestos-Containing Materials (ACMs)

The following materials were sampled and contain **greater than 1% asbestos**.

- **Black mastic associated with non-asbestos 12" white vinyl floor tile –** Main hallways throughout 1st Floor and Entry Lobby (Approximately 2,700 SF**)**

The following materials were sampled and **do not** contain detectable asbestos.

- Gypsum wallboard and joint compound – Community room and main hallways
- Yellow carpet mastic grey leveler white vinyl floor tile – Entry Lobby
- Yellow carpet mastic – Main hallways on 1st Floor
- 12" white vinyl floor tile (with asbestos-containing black mastic) – Main hallways 1st Floor
- 4" grey vinyl cove base and tan mastic – Community room
- 12" vinyl floor tile white, yellow, orange, and green with associate yellow mastic – Laundry Room

Refer to Appendix A for a complete listing of representative bulk sampling and associated laboratory analysis.

2.2 Lead-Containing Paint

Two (2) representative painted coatings were sampled for lead content. The samples were assigned a unique identification number and transmitted to NVL Laboratories (AIHA-LAP IH #101861) in Seattle, Washington under chain-of-custody protocols for analysis using Flame Atomic Absorption (EPA 3051/7000B).

Lead was not detected in any of the samples collected.

Refer to Appendix B for additional information including specific sample locations and associated laboratory analysis.

3 RECOMMENDATIONS

3.1 Asbestos-Containing Materials (ACM)

Asbestos-containing materials were found within the work scope areas. PBS recommends that ACMs to be impacted by renovation or demolition activities be removed prior to construction or only be impacted by properly trained and protected personnel in accordance with applicable local, state and federal regulations. A qualified asbestos abatement contractor licensed in the State of Washington should be employed for any removal and proper disposal of ACM in accordance with all applicable local, state and federal regulations.

The possibility exist that suspect ACM may be present in equipment, wall and ceiling cavities, and in select areas included in the scope of renovations. These may include, but are not limited to pipe insulation, below slab components vapor barriers, and construction adhesives and wall mastics. In the event that suspect ACM is uncovered during construction, contractors should stop work immediately and inform the owner promptly for confirmation testing. All untested materials should be presumed asbestos-containing or tested for asbestos content prior to impact.

3.2 Lead-Containing Paint (LCP)

Lead-containing paint was not found within the work scope areas.

Paint coatings may exist in inaccessible areas of the building or in secondary coatings on building components. Any previously unidentified painted coatings should be considered lead containing until sampled and proven otherwise. Impact of paint with detectable concentrations of lead requires construction activities to be performed in accordance with the State of Washington Department of Labor and Industries regulation for Lead in Construction (WAC 296-155-176).

All construction activities performed in pre-1978 residential buildings require compliance with the EPA and State of Washington lead paint regulations including but not limited to 40 CFR 745 Renovation, Repair and Painting (RRP) program regulations and 24 CFR 35 Lead-Based Paint Poisoning in Certain Residential Structures. The paint sampling performed as part of this survey was not intended to meet the requirements of the HUD Guidelines for the Evaluation and Control of Lead-Based Paint in Housing.

Report prepared by:

Claire Tsai
AHERA Building Inspector
Cert. # IRO-20-7316B, Exp. 02/10/21

Report reviewed by:

Mark Hiley
Senior Project Manager

APPENDIX A

PLM Bulk Sampling Information

PLM Bulk Sample Laboratory Data Sheets

PLM Bulk Sample Chain of Custody Documentation

SEATTLE ASBESTOS TEST, LLC

Seattle Laboratory: 4500 9th Ave. NE, Suite 300, Seattle, WA 98105, Tel: 206.633.1111, Fax: 206.633.4747, NVLAP Lab Code: 201057-0

www.seattleasbestostest.com, admin@seattleasbestostest.com

Project Manager:	Mr. Mark Hiley, Ms. Claire Tsai	Date Analyzed:	2/17/2020
Client:	PBS Engineering and Environmental, Seattle	Client Job#:	40573.198
Address:	214 E Galer Street, Suite 300, Seattle, WA 98102	Project Location:	KCHA Ydalery Arms
Tel:	206.233.9639	Laboratory batch#:	202019365
		Samples Received:	10

Enclosed please find the test results for the bulk samples submitted to our laboratory for asbestos analysis. Analysis was performed using polarized light microscopy (PLM) in accordance with Test Method US EPA - 40 CFR Appendix E of Part 763, Interim Method of Determination of Asbestos in Bulk Insulation Samples and Test Method US EPA/600/R-93/116.

Percentages for this report are done by visual estimate and relate to the suggested acceptable error ranges by the method. Since variation in data increases as the quantity of asbestos decreases toward the limit of detection, the EPA recommends point counting for samples containing between <1% and 10% asbestos (NESHAP, 40 CFR Part 61). Statistically, point counting is a more accurate method. If you feel a point count might be beneficial, please feel free to call and request one.

The test results refer only to the samples or items submitted and tested. The accuracy with which these samples represent the actual materials is totally dependent on the acuity of the person who took the samples. This report must not be used by the client to claim product certification, approval, or endorsement by Seattle Asbestos Test, LLC, NVLAP, NIST, or any agency of the Federal government. The test report or calibration certificate shall not be reproduced except in full, without written approval of the laboratory.

This report is highly confidential and will not be released without your consent. Samples are archived for 30 days after the analysis, and disposed of as hazardous waste thereafter.

Thank you for using our service and let us know if we can further assist you.

Sincerely

SZhang

Steve (Fanyao) Zhang
President

LABORATORY CHAIN OF CUSTODY

20201936S

Project: KCHA Yardley Arms **Project #:** 40573.198

Analysis requested: PLM **Date:** 2/13/2020

Relinq'd by/Signature: Claire Tsai **Date/Time:** 2/13/2020

Received by/Signature: Yui Yang SAT **Date/Time:** 2/13/20@1515

Analyzed by: Carolyn Yee Carolyn Yee Date/Time: 2/17/2020 9:05

E-mail results to:

- ☐ Brian Stanford
- ☐ Willem Mager
- ☐ Gregg Middaugh
- ☒ Mark Hiley
- ☐ Tim Ogden
- ☐ Prudy Stoudt-McRae
- ☐ Cel Alvarez
- ☐ Janet Murphy
- ☐ Kaitlin Soukup
- ☐ Martin Estira
- ☐ Justin Day
- ☒ Claire Tsai
- ☐ Mike Smith
- ☐ Ferman Fletcher
- ☐ Holly Tuttle
- ☐ Ryan Hunter
- ☐ Eman Jabali

TURN AROUND TIME:

- ☐ 1 Hour
- ☐ 2 Hours
- ☐ 4 Hours
- ☐ 24 Hours
- ☐ 48 Hours
- ☒ 3 Days
- ☐ Other_____

Composite if positive***

SAMPLE DATA FORM

Sample #	Material	Location	Lab
40573.197-01	Gypsum wallboard joint compound***	Community room east wall	SAT
40573.197-02	Gypsum wallboard joint compound***	North Hallway near stair 1	
40573.197-03	Yellow carpet mastic grey leveler white 12" vinyl floor tile	Entry Room Lobby	
40573.197-04	Yellow carpet mastic white 12" vinyl floor tile black mastic	Hallway corner near room 105	
40573.197-05	Yellow carpet mastic white 12" vinyl floor tile patch black mastic	Hallway corner near room 105	
40573.197-06	4" grey vinyl cove base tan mastic	Community room	
40573.197-07	12" vinyl floor tile white yellow mastic	Laundry room	
40573.197-08	12" vinyl floor tile yellow	Laundry room	
40573.197-09	12" vinyl floor tile orange	Laundry room	
40573.197-10	12" vinyl floor tile green	Laundry room	

SEATTLE ASBESTOS TEST

Seattle Laboratory: 4500 9th Ave. NE, Suite 300, Seattle, WA 98105, Tel: 206.633.1111, Fax: 206.633.4747, NVLAP Lab Code: 201057-0

ANALYTICAL LABORATORY REPORT

PLM by Method EPA/600/R-93/116

Attn.:	Mr. Mark Hiley, Ms. Claire Tsai	**Client:**	PBS Engineering and Environmental, Seattle	**Address:**	214 E Galer Street, Suite 300, Seattle, WA 98102
Job#:	40573.198	**Batch#:**	202019365	**Date Received:**	2/13/2020
Samples Rec'd:	10	**Date Analyzed:**	2/17/2020	**Samples Analyzed:**	10
Project Loc.:	KCHA Ydalery Arms				

Analyzed by: Carolyn Yeo

Reviewed by: Steve (Fanyao) Zhang, President

Lab ID	Client Sample ID	Layer	Description	%	Asbestos Fibers	Non-fibrous Components	%	Non-asbestos Fibers
1	40573.197-01	1	White powdery material with paint and paper		None detected	Binder, Filler, Paint	23	Cellulose
		2	White chalky material with paper		None detected	Binder/filler, Gypsum/binder	24	Cellulose
2	40573.197-02	1	White powdery material with paint and paper		None detected	Binder, Filler, Paint	21	Cellulose
		2	White chalky material with paper		None detected	Binder/filler, Gypsum/binder	25	Cellulose
3	40573.197-03	1	Yellow mastic		None detected	Mastic/binder	3	Cellulose
		2	Gray brittle material		None detected	Binder, Filler	2	Cellulose
		3	Off-white tile		None detected	Vinyl/binder, Mineral grains	2	Cellulose
		4	Yellow mastic		None detected	Mastic/binder	3	Cellulose
4	40573.197-04	1	Yellow mastic		None detected	Mastic/binder	3	Cellulose
		2	Off-white tile		None detected	Vinyl/binder, Mineral grains	2	Cellulose
		3	Black mastic	3	Chrysotile	Mastic/binder	3	Cellulose
5	40573.197-05	1	Yellow mastic		None detected	Mastic/binder	2	Cellulose
		2	Off-white tile		None detected	Vinyl/binder, Mineral grains	3	Cellulose
		3	Black mastic	3	Chrysotile	Mastic/binder	3	Cellulose
6	40573.197-06	1	Trace gray rubbery material		None detected	Rubber/binder	2	Cellulose
		2	Tan/yellow mastic		None detected	Mastic/binder	3	Cellulose
7	40573.197-07	1	Trace off-white tile		None detected	Vinyl/binder, Mineral grains	2	Cellulose
		2	Yellow mastic		None detected	Mastic/binder	2	Cellulose
8	40573.197-08	1	Trace yellow tile		None detected	Vinyl/binder, Mineral grains	2	Cellulose
		2	Yellow mastic		None detected	Mastic/binder	3	Cellulose
9	40573.197-09	1	Trace Orange/red tile		None detected	Vinyl/binder, Mineral grains	2	Cellulose
		2	Yellow mastic		None detected	Mastic/binder	2	Cellulose
10	40573.197-10	1	Trace green/gray tile		None detected	Vinyl/binder, Mineral grains	3	Cellulose
		2	Yellow mastic		None detected	Mastic/binder	3	Cellulose

APPENDIX B

Lead in Paint Sampling Information

Paint Chip Laboratory Data Sheets

Paint Chip Chain of Custody Documentation

February 14, 2020

Claire Tsai
PBS Environmental - Seattle
214 E Galer St. Suite. 300
Seattle, WA 98102

NVL Batch # 2003359.00

RE: Total Metal Analysis
Method: EPA 7000B Lead by FAA <paint>
Item Code: FAA-02

Client Project: 40573.198
Location: KCHA Yardley Arms

Dear Ms. Tsai,

NVL Labs received 2 sample(s) for the said project on 2/13/2020. Preparation of these samples was conducted following protocol outlined in EPA 3051/7000B , unless stated otherwise. Analysis of these samples was performed using analytical instruments in accordance with EPA 7000B Lead by FAA <paint>. The results are usually expressed in mg/Kg and percentage (%). Test results are not blank corrected.

For recent regulation updates pertaining to current regulatory levels or permissible exposure levels, please call your local regulatory agencies for more detail.

At NVL Labs all analyses are performed under strict guidelines of the Quality Assurance Program. This report is considered highly confidential and will not be released without your approval. Samples are archived after two weeks from the analysis date. Please feel free to contact us at 206-547-0100, in case you have any questions or concerns.

Sincerely,

Shalini Patel, Lab Supervisor

Enc.: Sample results

LAB # 101861

Analysis Report

Total Lead (Pb)

Client: PBS Environmental - Seattle
Address: 214 E Galer St. Suite. 300
Seattle, WA 98102

Attention: **Ms. Claire Tsai**
Project Location: KCHA Yardley Arms

Batch #: 2003359.00
Matrix: Paint
Method: EPA 3051/7000B
Client Project #: 40573.198
Date Received: 2/13/2020
Samples Received: 2
Samples Analyzed: 2

Lab ID	Client Sample #	Sample Weight (g)	RL in mg/Kg	Results in mg/Kg	Results in percent
20027217	40573.197-Pb01	0.1816	55	< 55	<0.0055
20027218	40573.197-Pb02	0.2021	49	< 49	<0.0049

Sampled by: Client
Analyzed by: Yasuyuki Hida
Reviewed by: Shalini Patel

Date Analyzed: 02/14/2020
Date Issued: 02/14/2020

Shalini Patel, Lab Supervisor

mg/ Kg =Milligrams per kilogram
Percent = Milligrams per kilogram / 10000
Note : Method QC results are acceptable unless stated otherwise.
Unless otherwise indicated, the condition of all samples was acceptable at time of receipt.

RL = Reporting Limit
'<' = Below the reporting Limit

Bench Run No: 2020-0214-6
FAA-02

LEAD LABORATORY SERVICES

Company	PBS Environmental - Seattle	**NVL Batch Number**	**2003359.00**
Address	214 E Galer St. Suite. 300 Seattle, WA 98102	**TAT** 3 Days **AH** No **Rush TAT**	
Project Manager	Ms. Claire Tsai	**Due Date** 2/18/2020 **Time** 3:25 PM	
Phone	(206) 233-9639	**Email**	claire.tsai@pbsusa.com
		Fax	(866) 727-0140

Project Name/Number: 40573.198 **Project Location:** KCHA Yardley Arms

Subcategory Flame AA (FAA)

Item Code FAA-02 EPA 7000B Lead by FAA <paint>

Total Number of Samples 2 Rush Samples

	Lab ID	Sample ID	Description	A/R
1	20027217	40573.197-Pb01		A
2	20027218	40573.197-Pb02		A

	Print Name	Signature	Company	Date	Time
Sampled by	Client				
Relinquished by	Courier				

Office Use Only	Print Name	Signature	Company	Date	Time
Received by	Kelly AuVu		NVL	2/13/20	1525
Analyzed by	Yasuyuki Hida		NVL	2/14/20	
Results Called by					
☐ **Faxed** ☐ **Emailed**					

Special Instructions:

Date: 2/13/2020
Time: 3:33 PM
Entered By: Kelly AuVu

PBS

LABORATORY CH. 2003359

Project: KCHA Yardley Arms **Project #:** 40573.198

Analysis requested: FAA lead in paint **Date:** 2/13/2020

Relinq'd by/Signature: Claire Tsai **Date/Time:** 2/13/2020

Received by/Signature: Kellyn Allen eNVL **Date/Time:** 2/13/2020 1525 courier

E-mail results to:

- ☐ Brian Stanford
- ☐ Willem Mager
- ☐ Gregg Middaugh
- ☒ Mark Hiley
- ☐ Tim Ogden
- ☐ Prudy Stoudt-McRae
- ☐ Cel Alvarez
- ☐ Janet Murphy
- ☐ Kaitlin Soukup
- ☐ Martin Estira
- ☐ Justin Day
- ☒ Claire Tsai
- ☐ Mike Smith
- ☐ Ferman Fletcher
- ☐ Holly Tuttle
- ☐ Ryan Hunter
- ☐ Eman Jabali

TURN AROUND TIME:

- ☐ 1 Hour
- ☐ 2 Hours
- ☐ 4 Hours
- ☐ 24 Hours
- ☐ 48 Hours
- ☒ 3 Days
- ☐ Other_____

SAMPLE DATA FORM

Sample #	Material	Location	Lab
40573.197-Pb01	Beige/ gypsum wallboard/ wall	North hallway near stair 1	NVL
40573.197-Pb02	Beige/ gypsum wallboard/ wall	Hallway near stair 2	

APPENDIX C

Certifications

THIS IS TO CERTIFY THAT

CLAIRE TSAI

HAS SUCCESSFULLY COMPLETED THE TRAINING COURSE

for

ONLINE AHERA ASBESTOS INSPECTOR REFRESHER

In accordance with TSCA Title II, Part 763, Subpart E, Appendix C of 40 CFR

Course Date: 02/10/2020

Course Location: Portland, OR

Certificate: IRO-20-7316B

PBS

4-Hour Online AHERA Inspector Refresher Training; AHERA is the Asbestos Hazard Emergency Response Act enacting Title II of Toxic Substance Control Act (TSCA)

Expiration Date: 02/10/2021

For verification of the authenticity of this certificate contact:
PBS Environmental
4412 SW Corbett Avenue
Portland, OR 97239
(503) 248-1939

Andy Fridley, Instructor