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## **Addendum # 1 Housing Rehabilitation – Berlin #4 REBID**

Date of Addendum: 11/10/2022

### **NOTICE TO ALL BIDDERS AND PLANHOLDERS**

The Bid Documents for the above-referenced Project are modified as set forth in this Addendum. The original Bid Documents and any previously issued addenda remain in full force and effect, except as modified by this Addendum, which is hereby made part of the Bid Documents. Vendors will take this Addendum into consideration when preparing and submitting a bid, and shall acknowledge receipt of this Addendum in the space provided in the Bid Documents.

### **BID SUBMITTAL DEADLINE**

The bid submittal time has not been changed.

### **1.0 – ATTACHMENTS**

<b>Item</b>	<b>Description</b>
1.1	REVISED BID FORM – To be used in lieu of bid form provided in original Bid Documents

### **2.0 – QUESTIONS AND ANSWERS**

The following questions and answers are provided as a matter of information to clarify issues raised about the Bid Documents.

<b>Item</b>	<b>Questions and Answers</b>
2.1	Q. Are multiple building permits required for the same property? A. If both projects of one property are awarded to the same vendor, only one building permit would be required. The County has attached a revised bid form with the building permit cost on its own line.
2.2	Q. Lead Paint – Can we get some guidance on how to propose a price on this? A. The County has added a line item under the scope of work for the lead abatement areas pertaining to the repairs. Also, included is the lead paint risk assessment for the property.

**END OF ADDENDUM**

# **ADDENDUM**

**Housing Rehabilitation Bid**

**Berlin # 4 – November 28, 2022**

PROJECT: BARBARA PURNELL

DATE: 08-22-2022

ADDRESS: 10319 GERMANTOWN ROAD

BERLIN, MD 21811

PHONE: 410-641-0638

#### SCOPE OF WORK

A: Contractor is to obtain all necessary permits. (If a contractor is awarded another project for the same property we will only require one building permit.)

PRICE: \_\_\_\_\_

B: Half bath renovations: Remove pedestal sink, and toilet. Remove tile finish flooring. Remove damaged plywood subflooring. Remove wall and ceiling drywall/ coverings and any towel bars etc. Contractor is to install new plywood sub flooring, same thickness as existing. Plywood is to be glued and screw nailed down. Insulate any exterior wall cavities with R- 13 Kraft faced fiberglass insulation. Contractor is to supply and install a bath fan/light combination, vented to the exterior. Contractor is to provide and install one (1) wall hung light fixture above the mirror with separate switch. Contractor is to provide and install one (1) GFCI wall outlet. Install ½ inch green board drywall. Drywall is to be taped and finished to a smooth paintable surface. Install ¼ inch lauan underlayment. Underlayment to be glued and stapled down with smoothed joints. Contractor is to provide and install new vinyl plank finish flooring per manufacturer's instructions. Provide and install standard base moulding and shoe moulding. Provide and install one (1) new white tall elongated toilet with new wax ring seal. Provide and install one (1) new white pedestal sink with Moen Chateau or equal faucet. Provide new shut all valves for toilet and sink water supply lines. Contractor is to include painting of all new work, two coats, with owner's choice on color. Contractor is to supply a standard wall mirror, as well as a chrome toilet paper holder and a towel bar. Contractor is to clean up and remove all construction related debris.

PRICE: \_\_\_\_\_

C: Contractor is to provide and install one (1) laundry gray box with supply and drain lines for existing washing machine. Contractor is to install a graspable hand rail the entire length of the basement stairs per current Code. Contractor is to supply and install one (1) submersible sump pump in the existing sump pit in the basement with drain line to the exterior. The drain line is to have a back check valve installed on it. The existing dryer is to have a vent installed that vents to the exterior and meets current Code. Contractor is to supply and install one (1) range hood fan/light combination that circulates to the interior.

PRICE: \_\_\_\_\_

**D: Lead Abatement: Entry door jamb and enclosed porch ceiling.**

**PRICE:** \_\_\_\_\_

**TOTAL PRICE:** \_\_\_\_\_

**SIGNATURE:** \_\_\_\_\_

**PRINTED NAME:** \_\_\_\_\_

**TITLE:** \_\_\_\_\_

**COMPANY NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

\_\_\_\_\_

**PHONE NUMBERS:**      **OFFICE:** \_\_\_\_\_      **CELL:** \_\_\_\_\_

**MHIC#:** \_\_\_\_\_      **EXPIRATION DATE:** \_\_\_\_\_

**DATE OF PROPOSAL:** \_\_\_\_\_

# DEBRA W HALL INSPECTIONS, INC

7519 Fire Tower Road  
Hebron, MD 21830

August 13th, 2022

Davida Washington  
Housing Rehabilitation Program Administrator  
Worcester County Government Center  
One W Market Street, Room 1201  
Snow Hill, MD 21863

RE: 10319 Germantown Rd, Berlin, MD

Dear Davida

Please find enclosed the pre-rehabilitation lead paint risk assessment for the home located at 10319 Germantown Rd, Berlin, Maryland. The property is 1,332+ sq ft home built in 1958. The home is owner occupied by Ms Barbara Purnell. Per the home owner the planned renovations are, but not limited to a interior remodeling of the bathroom and possible other rooms.

The XRF LBP testing was performed within current acceptable industry guidelines. The risk assessment was conducted using a NITON XLP 300 x-ray fluorescence (XRF) lead paint analyzer to sample paint for lead. Licensed Maryland Lead Paint Risk Assessor, Debra W Hall (license #15003 / #15004 expiration date 5/5/23) tested this site on 8/12/22.

The risk assessment determined that there is lead-based paint and lead hazards present in the property as of the date of the assessment. See enclosed floor plan, xrf readings and attached pictures.

Sincerely

Debra W Hall, President  
Maryland Lead Paint Risk Assessor #15003

Phone: 443-859-2303

Fax: 410-742-2321

[drhall@comcast.net](mailto:drhall@comcast.net)

## **Summary**

A lead paint risk assessment was conducted at 10319 Germantown Rd, Berlin, Maryland for the Worcester County Housing Rehabilitation Program, Worcester County, Maryland on August 12th, 2022. The assessment was conducted by Debra W Hall Inspections, Inc, MDE Contractor #15004 and performed by Debra W Hall, State of Maryland Lead Risk Assessor # 15003. The purpose of the assessment was to identify the presence of lead-based paint and lead-based paint hazards on and/or in the surfaces inside and outside the residence, as well as to identify the presence of deteriorated lead-based paint (LBP) and LBP that may be disturbed during planned renovations. Worcester County is providing funds from Community Development Block Grant monies, the State Special Loans Program and the Lead Hazard Reduction Grant and Loan Program. The assessment was also completed to help Worcester County to determine if any of the upcoming HUD and State funded renovation activities have the potential to create additional lead hazards. As part of the assessment, a visual survey of the property and structure was conducted and limited on-site paint testing using an x-ray fluorescence (XRF) lead analyzer was performed. The testing of the painted components of was conducted using a NITON XLP300 XRF Portable Analyzer.

The calibration of the XRF is done in accordance with the Performance Characteristic Sheet (PCS) for this instrument. This XRF instrument is calibrated using the NIST Standard Reference Material (SRM) supplied by the manufacturer. Three calibration readings are taken before and after the testing is conducted to insure manufacturer's standards are met. If for any reason the readings are outside the acceptable calibration check range, the manufacturer's instructions will be followed to bring the instrument into control XRF testing proceeds. If the instrument cannot be brought back into calibration it is taken off the site and sent back to the manufacturer for repair and/or re-calibration.

As a result of the Lead Hazard Risk Assessment and Lead Based Paint Testing conducted on 8/12/22, it was found that LBP paint and LBP hazards were present in the subject property. The analytical results from the assessment identified the following LBP paint and LBP hazards as defined by MDE and EPA / HUD standards.

**Findings**

The following components were found to contain lead-based paint in amounts greater than or equal to 0.7 mg/cm<sup>2</sup> .

**LBP:**

**Interior:**

Sun Porch (#1)	Door Casing & Jamb	Side C	white	Positive
Living Room (#2)	Door Casing & Jamb	Side A	white	Positive
Kitchen (#7)	Door Casing & Jamb	Side C	white	Positive
Hall (#9)	Door Casing & Jamb	Side A	white	Positive

**Exterior :**

None

The home was built in 1958. The original exterior front porch was enclosed into a room. The ceiling is the original ceiling and is positive for lead based paint. The door way between the enclosed porch and the living room was the original exterior door entrance. The door has been replaced and is negative for lead based paint; however, the jambs, and casings on in both rooms are positive for lead based paint. An addition was added onto the rear of the home. The door way between the kitchen and the hall is the same scenario as the doorway between the living room and porch. The jambs and casings in both rooms are positive for lead based paint. There is no door between the kitchen and hall.

**Conclusions:**

The above listed components were determined to be positive for lead paint as defined by the Maryland Dept of the Environment, and Environmental Protection Agency/Department of Housing and Urban Development (EPA/HUD) as containing lead in concentrations greater than or equal to 0.7 mg/cm<sup>2</sup>. When evaluating this report, it is assumed that according to Chapter 7 HUD guidelines, that if one testing combination (i.e. window, door) is positive for lead in an interior or exterior room equivalent, that all other similar testing combinations (same construction and paint history) in those areas are assumed to be positive. The same is true for negative readings.

### **Lead Hazard Control Options:**

Lead-safe work practices and worker/occupant protection practices complying with current MDE, EPA, HUD and OSHA standards will be necessary to safely complete all work involving the disturbance of LBP coated surfaces and components. In addition, any work considered lead based paint hazard control will enlist the use of interim control (temporary) methods and/or abatement (permanent) methods. It should be noted that all lead hazard control activities have the potential of creating additional hazards or hazards that were not present before. Details for the listed lead hazard control options and issues surrounding occupant/worker protection practices can be found in the publication entitled: Guidelines for the Evaluation and Control of LBP Hazards in Housing published by HUD, the EPA lead based paint regulations, the State Of Maryland lead based paint regulations, and the OSHA regulations found in its Lead in Construction Industry Standard.

All work shall be done in accordance with the EPA RRP rule or the EPA Lead Abatement Rule, as applicable, based on the control strategy determined by the Worcester County Rehabilitation Inspector and Lead Paint Inspector. All firms performing interim control or lead abatement activities must be certified by the State of Maryland, which is authorized by the EPA to conduct the certification programs. All persons performing interim control and abatement activities must have successfully completed a State of Maryland accredited training program in "renovation" (more specifically, renovation, repair and repainting); or have successfully completed a State of Maryland accredited training program in lead abatement work or supervision and been certified by the State of Maryland, as applicable.

### **Hazard 1: Door between Living Room and Enclosed Porch**

- a) ABATEMENT - RECOMMENDED: Remove and replace jambs and casings with new components. Plane and rehang door.
  
- b) INTERIM CONTROLS - STABILIZATION: Following preparation ,work, the lead-based paint coatings may be addressed by stabilizing the underlying substrate and then repainting. Plane and re hang door to eliminate friction surfaces.



### **Hazard 2: Door between Kitchen and Hall**

a) INTERIM CONTROLS - STABILIZATION: Following preparation work, the lead-based paint coatings may be addressed by stabilizing the underlying substrate and then repainting.

### **Hazard 3: Enclosed Porch Ceiling**

a) ABATEMENT - RECOMMENDED - Enclose the ceiling behind a hard rigid barrier that is mechanically fastened to the ceiling and sealed to prevent dust from escaping. i.e. drywall, wood, or vinyl.

b) INTERIM CONTROLS - Seal all existing cracks in the ceiling and repaint.

### **Clearance Following Lead Hazard Control Activities:**

Because this housing is receiving federal rehabilitation assistance, and the total amount of painted surfaces to be disturbed in the lead hazard control and rehabilitation work exceed HUD's *de minimis* amounts, HUD requires a clearance examination following the rehabilitation. Lead clearance testing is to be conducted in compliance with MDE standards and the HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, Second Edition July 2012.

### **Ongoing Monitoring:**

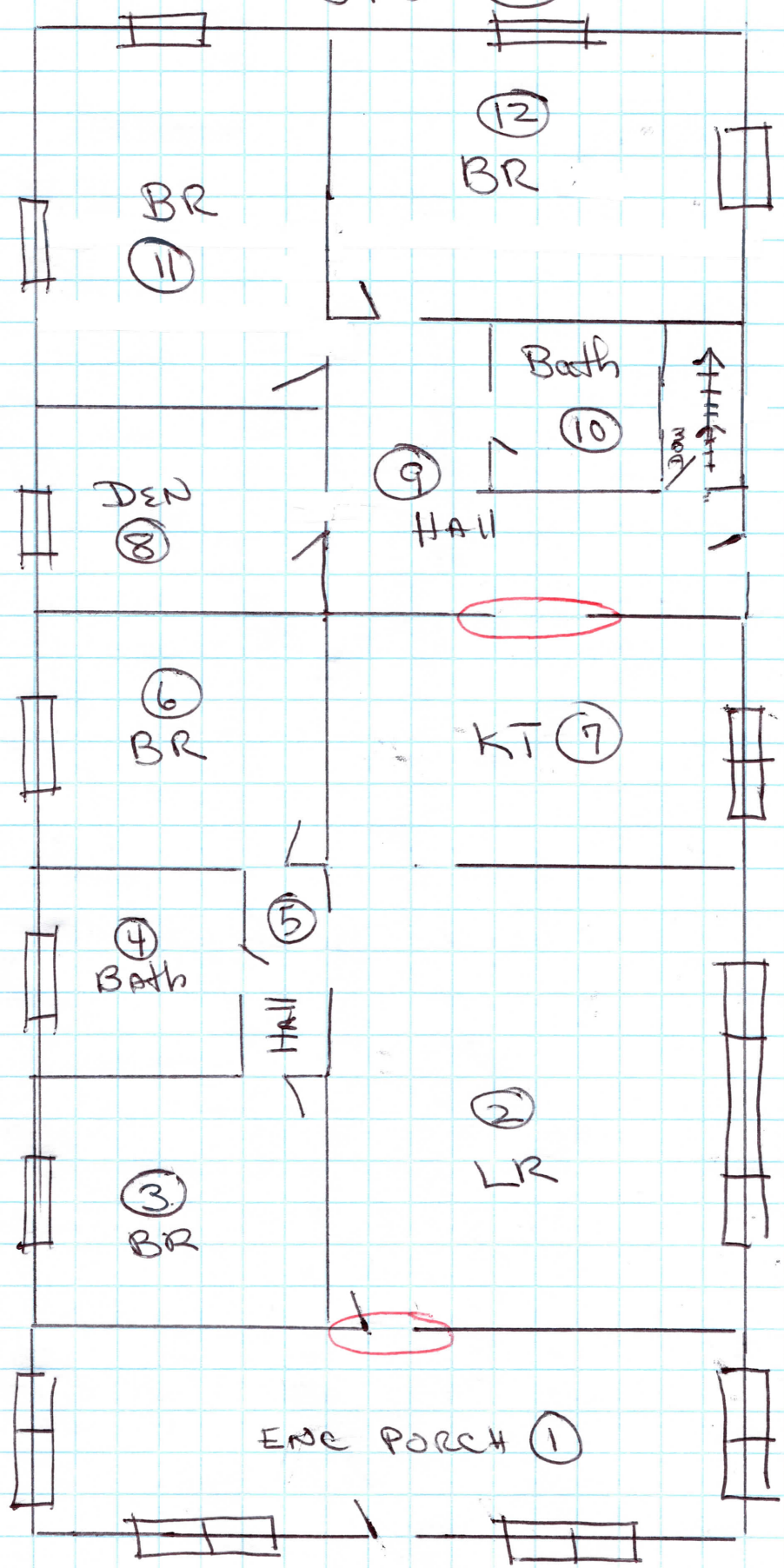
Ongoing monitoring is necessary in all dwellings in which LBP is known or presumed to be present. An annual visual assessment should be conducted by the homeowner to confirm that all paint with known or suspected LBP is not deteriorating, that lead hazard control methods have not failed, and that structural problems do not threaten the integrity of any remaining known, presumed or suspected LBP.

### **Disclosure:**

Results of this inspection must be provided to new lessees (tenants) and prospective buyers of the property under the Federal law (24 CFR part 35 and 40 CFR part 745) before they become obligated under a lease or sales contract. The complete report must

be provided by the owner to prospective buyers and it must be made available prospective tenants and to renewing tenants if they have not been provided the information previously. The inspectors plain language summary of the report must be provided to the client (property owner or manager) when the complete report is provided. The landlord (lessor) or seller is also required to distribute an educational pamphlet developed by the US Environmental Protection Agency entitled "**Protect Your Family From Lead in Your Home**" and include the Lead Warning Statement in the leases or sales contracts to ensure that parents have the information needed to protect their children from lead-based paint hazards. Complete disclosure requires the landlord/sellers and renters/buyers (and their agents) to sign and date acknowledgement that the required information and materials were provided and received. Also, prospective buyers must be provided the opportunity to have their own lead-based inspection, lead hazard screen or risk assessment performed before the purchase agreement is signed, the standard period is ten (10) days, but this period may be changed or waived by agreement between the seller and prospective buyer. EPA regulations require the inspector to keep the inspection report for at least three (3) years.

SIDE (C)



\* LEAD +

SIDE (B)

SIDE (A)

SIDE (A)

← 10319 Germantown Rd, Berlin →





