

**REQUEST FOR PROPOSALS (RFP)
FOR
RAMKABIR PERMANENT SUPPORTIVE HOUSING PROJECT**

*Request for Proposal Number: OPS 2026-006
08/10/2026*



Community Action Partnership of Kern
1300 18th St, Ste 200
Bakersfield, California 93301
661.336.5236

Proposals Due by 2:00 p.m. September 8th, 2026

REQUEST FOR PROPOSALS (RFP):
RAMKABIR PERMANENT SUPPORTIVE HOUSING PROJECT
GENERAL CONDITIONS

I. PURPOSE

Community Action Partnership of Kern (“CAPK”), is soliciting proposals from qualified, licensed general contractors to furnish all labor, materials, equipment, and services necessary to complete the rehabilitation and adaptive-reuse construction of the Ramkabir Permanent Supportive Housing Project (the “Project”) located at 901 Union Avenue, Bakersfield, California 93307.

The Project is funded through the California Department of Housing and Community Development (“HCD”) Homekey+ Program, a state program administered in partnership with the City of Bakersfield (the “City”) as lead applicant and CAPK as co-applicant and Developer. Because the Homekey+ program carries fixed, state-imposed completion deadlines that cannot be extended for ordinary delays, the schedule is the governing constraint of this procurement. Prospective proposers are advised that this is a fixed deadline, time-is-of-the-essence project subject to liquidated damages, as set forth in Section XI.

Developer	Community Action Partnership of Kern (CAPK)
Project	Ramkabir Permanent Supportive Housing (30 Supportive Housing units)
Site	901 Union Avenue, Bakersfield, CA 93307 — former 38-room motel (three single-story wood-frame buildings, constructed 1937), to be converted to 30 Supportive Housing units under MX-1 zoning
Delivery Method	Best-value Request for Proposals (Proposal Method) qualifications and price (see Section IV)
Funding	State of California Homekey+ Program with local match (public works; prevailing wage)
Wage Determination	State prevailing wage; DIR-registered contractors
Architect of Record	Skarphol Frank Associates (SFA) Gregory Frank, Architect (C-31980, CASp-595)
Estimated Notice to Proceed	September 22, 2026,
Contract Completion	Substantial Completion August 13, 2027 (CofO/TCO); Final Completion September 11, 2027,

A. Proposal Submission Information

1. **Closing Date:** Proposals must be submitted no later than **2:00 p.m. September 8, 2026**
2. **Inquiries:** Inquiries concerning this RFP should be directed to the Business Services Department, at procurement@capk.org.
3. **Costs of Proposal Preparation:** All costs incurred in the preparation of a proposal responding to this RFP will be the sole responsibility of the Vendor and will not be reimbursed by CAPK.

Unless otherwise stated, all materials submitted by Vendor in response to this RFP shall become the property of CAPK.

B. Proposal Submission Instruction to Vendors: Your proposal should be addressed as follows:

Community Action Partnership of Kern (CAPK)

RFP OPS 2026-006

ATTN: Liz G Vargas - Procurement

1300 18th Street, Ste 200

Bakersfield, CA 93301

Or via email to: procurement@capk.org

It is the responsibility of the Vendor to ensure that CAPK receives the proposals by the date and time specified above. **Late proposals will not be considered. Confirmation of receipt is the sole responsibility of Vendor.** Each Vendor must submit its proposal using the enclosed format in Section III below. If any proposal submitted deviates from the requested proposal format, it may be cause for disqualification. This does not, however, preclude the Vendor from offering value-added alternatives and additional, relevant information in addition to the information requested in the RFP. The alternatives, however, must be fully explained in written form, and must be separately stated as alternatives in both the proposal content and fee proposal.

Expected Timelines:

	Date(s)	Event
1	August 10, 2026	RFP Released to public
2	August 18, 2026, 8:00 AM	Job Walk – get maintenance out at 6:00
3	August 25, 2026 by 5:00 PM	Due date for Vendor Questions - Please email to Procurement@capk.org
4	August 28 th , 2026	Responses to Vendor questions emailed to Vendors
5	September 8, 2026, by 2:00pm	DUE DATE FOR PROPOSALS FROM VENDORS
6	September 14 – 22, 2026	Proposal scoring and Board approval
6	Approx. September 22, 2026	Notification of Award

C. Right to Reject: CAPK reserves the right to reject all proposals received in response to this RFP. The Contract for the accepted proposal will be based upon the factors described in this RFP. CAPK reserves the right to waive all informalities or irregularities in any proposal.

D. Confidentiality: The Vendor agrees to keep the information related to negotiations in strict confidence. Other than the reports submitted to CAPK, the Vendor agrees not to publish, reproduce or otherwise divulge such information in whole or in part, in any manner or form or authorize or permit others to do so, taking such reasonable measures as are necessary to restrict access to the information, while in the Vendor's possession, to those employees on the Vendor's staff who must have the information on a "need-to-know" basis. The Vendor agrees to immediately notify, in writing, CAPK's authorized representative in the event the Vendor determines or has reason to suspect a breach of this requirement.

E. Notification of Award: CAPK anticipates but does not guarantee that the Contract will be awarded by approximately **September 22, 2026**.

Award will be made to the most responsible Vendor whose service, experience and approach to the project are most compatible with the CAPK's needs. The scored proposals will be presented to CAPK's Board of Directors for final award. CAPK will be the sole judge in making this determination.

- F. Small, Local & Veteran Business Participation / Subcontracting Outreach Plan:** Efforts will be made by CAPK to utilize small Local & Veteran Businesses, with the consideration that the primary responsibility is the most favorable return to CAPK.

A Vendor qualifies as a small business firm if it meets the definition of "small business" as established by the Small Business Administration (13 CFR 121.201).

- G. Price:** All prices and quotations must be typed or written in ink utilizing attached bid form. No erasures or correction fluid is permitted. Errors may be crossed out and corrections printed in ink by the person signing the proposal.

II. SCOPE OF WORK: The Work consists of the complete conversion, rehabilitation, and adaptive reuse of an existing 1937 motel (38 rooms) into a 30-unit Permanent Supportive Housing community, ready for occupancy, in conformance with the Construction Documents prepared by Skarphol Frank Associates and all applicable codes and Program requirements. The scope reflects the architect's preliminary Scope of Work and includes, without limitation, the following. Where this summary and the Construction Documents differ, the Construction Documents govern.

A. Demolition, Fire Restoration, and Environmental Remediation

1. Environmental testing for lead-based paint and asbestos, followed by full abatement and remediation in accordance with EPA and Cal/OSHA regulations.
2. Restoration of all areas impacted by fire damage to ensure structural safety and code compliance.
3. Selective demolition is necessary for unit reconfiguration and infrastructure upgrades.

B. Unit Reconfiguration and Interior Improvements

1. Reduction of the total unit count from 38 to 30 to meet MX-1 zoning minimum density, and reconfiguration of floor plans to accommodate the required accessible units.
2. Installation of kitchenettes in all units, including cabinets, sinks, cooktops/microwaves, and refrigeration.
3. Upgrade of all interior plumbing, electrical, and mechanical systems to residential standards.

C. Accessibility and Life-Safety Compliance

1. Construction of eight (8) total accessible units, consistent with the HCD project report basis of award: five (5) units exceeding mobility standards plus three (3) units with hearing/vision features, in compliance with the ADA and the California Building Code, including accessible routes, restrooms, entrances, and common areas for universal access.
2. Upgrade or installation of fire/life-safety systems, including alarms, sprinklers (if required), and emergency lighting.

D. Structural and Seismic Rehabilitation

1. Structural assessment and seismic retrofitting where required by current building code.
2. Reinforcement of load-bearing elements to accommodate the change to a residential occupancy classification.

E. Energy Efficiency and Sustainability (Title 24)

3. Building-envelope retrofit with new insulation and high-efficiency windows and doors.

4. Replacement or upgrade of HVAC systems and lighting to meet Title 24 energy standards, and installation of low-flow plumbing fixtures and energy-efficient appliances.

F. Community Facilities and Supportive-Services Spaces

1. On-site spaces for property management, case management, and resident services; shared laundry facilities; and a common room, with secure and functional access to supportive services.

G. Site and Exterior Improvements

2. Upgrades to site drainage, lighting, and security systems.
3. Reconfiguration of parking to include accessible stalls and EV-capable spaces as required.
4. Improvements to landscaping, fencing, and pedestrian pathways to support neighborhood integration.
5. *All Work shall conform to Homekey+ funding requirements, MX-1 zoning, the California Building Code, Title 24, ADA guidelines, and all applicable state and federal housing regulations.*

H. Construction-Phase Site Security - The Contractor shall provide and maintain construction-phase site security and shall hold the security contract. From the Notice to Proceed through Substantial Completion, the Contractor has care, custody, and control of the site and is responsible for protecting the Work, materials, and equipment against theft and vandalism. The site is in an area with elevated theft risk; the following minimum-security standard applies, and the Contractor remains responsible for protecting the Work whether or not the minimum standard proves sufficient:

1. Secure perimeter fencing, locked gates, controlled site access, and adequate site lighting.
2. Monitored video surveillance and intrusion alarms covering entrances, material staging, and stored equipment, with recorded footage retained and made available to CAPK on request.
3. Licensed, uniformed security guard coverage during high-risk hours — at a minimum, overnight on weekdays and full coverage on weekends and holidays [specify, e.g., 6:00 p.m.–6:00 a.m. weekdays and 24 hours on weekends/holidays]. The level of coverage (on-site guard versus surveillance-only) is subject to adjustment by CAPK.
4. Just-in-time delivery of high-theft materials (for example, mini-split condensers, appliances, water heaters, copper, and wire) and lockable on-site storage with inventory control, so that materials are not left exposed before installation.
5. A designated 24-hour emergency contact and an incident-reporting protocol requiring prompt notice to CAPK of any theft, vandalism, or breach, with CAPK access to surveillance feeds and incident logs.
6. The security vendor shall carry commercial general liability of not less than \$1,000,000 per occurrence and \$2,000,000 aggregate (benchmarked to the site's location and crime exposure) and workers' compensation insurance for its guard personnel; shall name CAPK, the City, and the Contractor as additional insureds on the vendor's own policy on a primary and non-contributory basis; and shall provide a waiver of subrogation in favor of CAPK and the City.
7. Builder's-risk protective safeguards: the site-security program shall satisfy any protective-safeguards, watchman, or vacancy requirements imposed by the builder's-risk carrier. The Contractor shall obtain the carrier's written confirmation that the proposed security schedule meets those requirements so that no off-hours theft, vandalism, or fire loss is subject to denial. This confirmation is a condition precedent to mobilization.

8. Owner review before finalizing: before the security vendor and its coverage are finalized, and before mobilization, the Contractor shall submit to CAPK for review and approval the security vendor's insurance certificates and endorsements and the builder's-risk policy specifications and declarations — not merely certificates of insurance.
 9. Coverage hours and handoff: the cost proposal shall state the exact security hours, and the Contractor shall maintain a written overlap/handoff protocol between construction-hours supervision and the non-construction-hours security vendor so that responsibility for the site is continuous with no gap at the boundary.
 10. The Contractor's indemnity obligations under the Contract extend to the acts and omissions of the security subcontractor, so that CAPK and the City are protected if the security vendor is underinsured.
 11. *Site security shall be priced as a separately stated line item in the cost proposal, together with a per-guard-hour unit rate for adjustments..*
- I. Project Schedule — Time Is of the Essence** - Time is of the essence. The Work is subject to fixed, non-extendable completion deadlines imposed by the Project's State funding program. HCD has confirmed, with no exceptions, that the Project has sixty (60) days from the date of the Homekey+ Conditional Commitment Letter originally received July 13, 2026, before the twelve (12)-month construction-completion period begins; the program does not extend this deadline for ordinary delays, including labor shortages and supply-chain conditions. The Contract Substantial Completion Date is set in advance of the program construction-complete deadline to preserve Owner float for punch-list, closeout, and occupancy.

CONTRACT Substantial Completion	August 13, 2027 — evidenced by issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy by the City of Bakersfield Building Department for all units, set in advance of the program deadline to preserve Owner float
CONTRACT Final Completion	September 11, 2027 — coincides with the Program Construction-Complete Deadline; all punch-list items closed, final lien releases, as-builts, and other closeout documents submitted
Program Construction-Complete Deadline	September 11, 2027 — twelve (12) months after the closing of the 60-day period following the July 13, 2026, Conditional Commitment Letter; HCD has confirmed no exceptions to this deadline
Program Expenditure & Occupancy Deadline	Same as the Program Construction-Complete Deadline above

The Contract Substantial Completion Date is intentionally set in advance of the program construction-complete deadline to preserve Owner float for punch-list, closeout, and the occupancy period. The successful proposer must demonstrate the capacity and staffing to achieve Substantial Completion by the Contract date without qualification. With its proposal, each proposer shall submit a detailed, resource-loaded critical-path-method (CPM) baseline schedule demonstrating how the Contract Completion Date will be met, including long-lead procurement, abatement, permitting/inspection sequencing, and crew loading.

III. PROCUREMENT METHOD AND CONDITIONS OF AWARD

Delivery and Selection Method: This procurement is conducted under CAPK's Accounting & Financial Policies and Procedures Manual, using the competitive Proposal Method of

procurement. Award will be made to the responsible proposer whose proposal is most advantageous to the Project considering price and the other evaluation factors in Section IX; this is a Request for Proposals and not an invitation for sealed bids, and award will not be made solely on the basis of lowest price.

Conditions Precedent to Award and Contract: This solicitation is issued in advance of, and expressly conditioned upon, satisfaction of each of the following.

- CAPK reserves the right to postpone, modify, or cancel this RFP, or to decline to award, at any time and without liability, if any condition is not satisfied:
 - CAPK's execution of a binding property instrument (ground lease, disposition and development agreement, or transfer of title) with the City granting CAPK the right to develop, control, encumber, and operate the Project site;
 - Execution of the HCD Homekey+ Standard Agreement and satisfaction of its conditions, including establishment of the milestone schedule;
 - Confirmation of available funding and CAPK Board of Directors authorization to enter into the construction contract; and
 - Any approvals required from HCD or the City.
 - No proposer acquires any right to award, and CAPK incurs no obligation, until a written contract is fully executed. Costs of preparing and submitting a proposal are borne solely by the proposer.

Sealed Proposals and Minimum Competition: Proposals may be submitted preferably via email or may be delivered in person or mail by the deadline. This procurement seeks a minimum of three (3) proposals. If fewer than three responsive proposals are received after proper advertising, CAPK may re-solicit or proceed under the Non-Competitive Method (Insufficient Proposers) provision, documenting the inadequacy of competition in the procurement file. Approvals: For construction and major renovations over \$250,000, award of the resulting contract is subject to approval by CAPK's Chief Executive Officer and Board of Directors. No award is final, and no Notice to Proceed will issue, until those approvals and the conditions above are satisfied.

Conflicts of Interest and Ethical Conduct: Consistent with the CAPK's Code of Conduct in Purchasing, firms and their affiliates that participated in developing the specifications or requirements for this Project, including the Project architect, are not eligible to submit a proposal. Proposers shall not offer gratuities, favors, or anything of value to any CAPK officer, employee, Board member, or agent involved in this procurement, and shall disclose any actual or apparent conflict of interest. Each member of the evaluation panel will execute a conflict-of-interest and confidentiality certification before reviewing proposals.

IV. FUNDING SOURCE AND COMPLIANCE REQUIREMENTS

This is a state-funded public works project. The successful proposer and all subcontractors shall comply with all Program and legal requirements, including without limitation:

- California prevailing wage law (Labor Code § 1720 et seq.): payment of not less than the applicable prevailing wage rates, submission of certified payroll records, and compliance with apprenticeship requirements.
- Registration with the California Department of Industrial Relations (DIR) under Labor Code § 1725.5, and compliance with DIR electronic certified-payroll and compliance-monitoring requirements.
- Contractor and subcontractor licensing in good standing with the California Contractors State License Board (CSLB) in the appropriate classification(s).
- Nondiscrimination and equal-opportunity requirements, and accessibility requirements

under the California Building Code, the federal Fair Housing Act, Section 504, and the ADA.

- All conditions of the Project's ministerial building permit.

V. MINIMUM QUALIFICATIONS

- A.** To be eligible for award, a proposer must document each of the following as of the proposal due date. Failure to meet any minimum qualification may render a proposal non-responsive:
- B.** Active, appropriate California contractor's license (Class B and/or the classification(s) required by the Work) in good standing.
- C.** Active DIR public-works contractor registration.
- D.** Bonding capacity sufficient to provide 100% payment and 100% performance bonds for the full Contract amount, evidenced by a surety letter.
- E.** Successful completion, within the last seven (7) years, of at least three (3) projects of comparable type and scale — preferably but not required, occupied or adaptive-reuse residential rehabilitation or permanent supportive/affordable housing — including at least one (1) completed on a fixed, deadline-driven schedule.
- F.** Demonstrated financial capacity to staff and finance the Work at the pace required to meet the Contract Completion Date.
- G.** No debarment, suspension, or disqualification from public contracting, and no pattern of liquidated-damages assessments or terminations for default on comparable projects.

VI. PROPOSAL CONTENT REQUIREMENTS

Proposals must include the following:

- A.** Transmittal letter and completed proposal forms;
- B.** Evidence of minimum qualifications (Section V)
- C.** Technical proposal addressing the evaluation criteria below, including a CPM baseline schedule, key-personnel commitments and resumes, subcontractor and self-perform plan, and a narrative describing precisely how the proposer will achieve the Contract Completion Date;
- D.** At least three (3) verifiable references for comparable, on-time projects;
- E.** The cost proposal (lump sum, with the unit prices and allowances required by the forms, including a separately-stated site-security line item and a per-guard-hour unit rate per Section II above);
- F.** Required certifications (non-collusion; Iran Contracting Act; debarment/suspension; and conflict-of-interest disclosure) (Attachment F). The complete proposal, including the cost proposal, shall be submitted sealed in accordance with the Proposal Submission Information above.
- G.** A Small, Local, and Veteran Business Participation Plan describing the proposer's good-faith outreach and subcontracting approach.
- H.** **Vendor Information Sheet:** Appendix A.
- I.** **W-9:** Appendix B.
- J.** **Additional Terms and Conditions:** Appendix C.

VII. VENDOR REQUIREMENTS

- A.** All responsive proposals shall be reviewed and evaluated by CAPK to determine which proposal best meets CAPK's needs for this project by demonstrating the competency and professional qualifications necessary for the satisfactory performance of the required services.

VIII. PROPOSAL SUBMITTAL PROCESS

- A. The submission of a proposal shall be an indication that the Vendor has investigated and satisfied itself as to the conditions to be encountered, the character, quality and scope of work to be performed, and the requirements of CAPK.
- B. All proposals received by CAPK will be considered a "Public Record" as defined in Section 6252 of the California Government code and shall be open to public inspection, except to the extent the Vendor designates trade secrets or other proprietary material to be confidential. Any documentation which the Vendor believes to be a trade secret must be provided to CAPK in a separate envelope and must be clearly marked as a trade secret. CAPK will endeavor to restrict distribution of material and analysis of the proposals. Vendors are cautioned that materials designated as trade secrets may nevertheless be subject to disclosure and CAPK shall in no way be liable or responsible for any such disclosure. Vendors are advised that CAPK does not wish to receive material designated as trade secrets and requests that Vendors not supply trade secrets unless necessary. The Vendor's qualification package, and any other supporting materials submitted to CAPK in response to the request, will not be returned and will become the property of CAPK.

IX. SELECTION PROCESS AND CRITERIA

This is a NEGOTIATED procurement and as such, award will not necessarily be made to the Vendor submitting the lowest priced proposal. Award will be made to the Vendor submitting the best responsive proposal satisfying CAPK's requirements, as determined by CAPK, including consideration of price and other indicated factors.

Nonresponsive Proposals

Proposals may be judged nonresponsive and removed from further consideration if any of the following occur:

- The proposal is not received timely in accordance with the terms of this RFP.
- The proposal does not follow the specified format.
- The proposal is missing any of the proposal content requirements found in Section VI.
- The proposal does not include Appendix C, signed on behalf of the Vendor.

Proposal Evaluation

Proposals will be evaluated by an evaluation committee using the weighted criteria below. Consistent with the fixed-deadline nature of this Project, schedule certainty and relevant on-time performance are scored criteria. Price is a significant but not controlling factor.

- A. All proposals received by the specified deadline will be reviewed by CAPK for content, fees, related experience and professional qualifications of Vendor.
- B. The evaluation and selection of the successful Vendor shall be based upon the factors listed below with corresponding point evaluation. Total points available are 100.

Evaluation of each proposal will be scored on the following factors:

#	Evaluation Criterion	Max Points
1	Schedule certainty: realism and completeness of the CPM baseline,	15

#	Evaluation Criterion	Max Points
	demonstrated ability to meet the Contract Completion Date, crew loading, and long-lead/abatement/permitting sequencing	
2	Relevant experience and past performance, including verified on-time completion of comparable rehabilitation / PSH / adaptive-reuse projects	10
3	Price (lump sum, with allowances and unit prices)	60
4	Technical approach, logistics, quality control, and self-perform / subcontractor capacity	5
5	Key personnel qualifications and committed availability	5
6	Small, Woman, Local & Veteran Business Participation / Subcontracting Outreach Plan	5
	TOTAL	100

C. CAPK may, at its discretion, request presentations by or meetings with any or all Vendors to clarify the Vendors' proposals. However, CAPK reserves the right to make an award without further discussion of the proposals submitted. Therefore, proposals should be submitted initially on the most favorable terms, from both technical and price standpoints, which the Vendor can propose. CAPK contemplates award of the Contract to the responsible Vendor with the highest total points awarded by CAPK's proposal evaluation team.

D. Upon final selection, the Contract will be processed by CAPK for award of the Contract.

X. KEY CONTRACT TERMS

A. The successful proposer will execute CAPK's construction contract, which will include, at minimum, the following terms. Proposers must be prepared to accept these terms; material exceptions must be identified in the proposal and may affect evaluation.

- i. Substantial Completion and Final Completion, defined: "Substantial Completion" means the stage in the progress of the Work when the Work is sufficiently complete in accordance with the Contract Documents so that CAPK can occupy the units for their intended use, as evidenced by issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy by the City of Bakersfield Building Department, subject only to a punch list of minor items that do not prevent occupancy. "Final Completion" means full completion of all Work, including all punch-list items, together with submission of final lien releases, as-built drawings, warranties, and other closeout documents required by the Contract.
- ii. Contract form: stipulated lump sum covering all Work shown in the Contract Documents. Changed or extra work, and any differing site conditions, are adjusted by change order to documented actual cost with fixed overhead and profit. CAPK does not use cost-plus-a-percentage-of-cost or percentage-of-construction-cost contracting.
- iii. Bonds: a 5% bid guarantee (bid bond or certified check) with the proposal, and 100% payment and 100% performance bonds required prior to Notice to Proceed.

- iv. Insurance: commercial general liability, automobile, workers' compensation, and builder's risk in amounts stated in the contract, naming CAPK and the City as additional insureds.
- v. Retention: five percent (5%) of each progress payment, released in accordance with law upon satisfactory completion.
- vi. Progress payments: submitted monthly on AIA Document G702 (Application and Certificate for Payment) with AIA Document G703 (Continuation Sheet) as the schedule of values, certified by the Architect as a condition of payment, and paid less the five percent (5%) retention stated above.
- vii. Prevailing wage, DIR registration, and certified-payroll compliance as conditions of payment.
- viii. Change orders and time extensions governed by Section XI; no extension for ordinary weather, labor, or supply-chain conditions.
- ix. Care, custody, and control; protection of the Work: from Notice to Proceed to Substantial Completion the Contractor has care, custody, and control of the site and bears the risk of loss from theft and vandalism to the Work, subject to builder's risk insurance. Provision of the specified minimum site security (Section II above) is a minimum requirement and does not limit or excuse the Contractor's obligation to protect the Work. CAPK is responsible for securing the vacant premises before the Contractor's mobilization and after Substantial Completion; the contract defines the points at which care, custody, and control transfer to and from the Contractor.
- x. Site security pricing: site security is a separately-stated line item in the Contract Sum, with a stated per-guard-hour unit rate; CAPK may increase or decrease guard coverage by change order at that unit rate.
- xi. Right-to-audit clause and record availability: CAPK and its designees may access and audit all records relating to the Contract for a period of not less than three years.
- xii. Required certifications and verification: non-collusion declaration; Iran Contracting Act certification (contracts of \$1,000,000 or more); debarment and suspension certification; and, prior to contracting, completion of a Form W-9 and CAPK's new-contractor verification.
- xiii. Owner's right to suspend or terminate for cause or for convenience.

XI. TIME, DELAY, AND LIQUIDATED DAMAGES

Time Is of the Essence: Time is of the essence of the Contract. The Contractor shall achieve Substantial Completion of the Work not later than the Contract Completion Date established in Section II, as it may be adjusted only by a written change order granting an excusable time extension below.

Acknowledgment of Damages: The parties acknowledge and agree that if the Contractor fails to achieve Substantial Completion by the Contract Completion Date, CAPK will sustain substantial damages that are, and will be, extremely difficult and impractical to ascertain with precision. Such damages include, without limitation:

- The cost of providing clients interim housing (motel or other temporary living space) each day until the units can be occupied;
- extended project financing, carrying, insurance, and administrative and construction-management costs;

- extended construction-utilities carrying costs;
- extended City costs;
- lost or delayed operating subsidies and rental revenue for thirty (30) supportive-housing units;
- the delayed delivery of housing to a vulnerable population;
- and material jeopardy to time-limited Homekey+ grant funding, which is subject to fixed state deadlines and potential deobligation or recapture by HCD.

Accordingly, the parties agree that the liquidated-damages amount set forth below represents a reasonable estimate, made as of the date of contract formation, of the damages CAPK would suffer from delayed completion, and does not constitute a penalty.

Liquidated Damages Amount: For each calendar day that Substantial Completion extends beyond the Contract Completion Date, the Contractor shall pay CAPK, or CAPK may withhold, liquidated damages in the amount of \$5,000 per calendar day (derived from the Liquidated Damages Worksheet, Attachment G, which builds the rate from client interim-housing/relocation cost — priced at \$130 per night per unit, reflecting CAPK’s actual experience that only a limited pool of motels will accept its clients — extended project-management/CM cost, insurance carry cost, and construction-utilities carry cost).

A separate Final Completion date has been established (Section II); liquidated damages of \$1,100 per calendar day (Attachment G Final Completion calculation — extended project-management/CM, insurance, and construction-utilities carry cost only, excluding client-housing cost since occupancy has already occurred at Substantial Completion) shall apply to any delay in Final Completion beyond that date. Liquidated damages are the Owner’s exclusive monetary remedy for Contractor-caused delay to completion, and are in addition to (and not in lieu of) the Owner’s remedies for other breaches, defective work, or failure to prosecute the Work.

Excusable Delay and Time Extensions: The Contractor’s sole remedy for excusable delay is a time extension, granted only for delays that are beyond the Contractor’s control, not concurrent with a Contractor-caused delay, unforeseeable, and not the result of the Contractor’s acts or omissions. Consistent with the Homekey+ NOFA, ordinary weather, construction labor shortages, and supply-chain conditions do not constitute excusable delay. Requests for extension must be submitted in writing within seven (7) days of the event, with supporting schedule analysis; failure to timely request waives the claim.

XII. CONDITIONS TO AWARD

- A.** CAPK reserves the right to delay the selection process, withdraw and reissue the RFP, or cancel this procurement.
- B.** This solicitation does not commit CAPK to pay any costs in the preparation or presentation of a submittal.

XIII. TIMELINE

Start time to begin fulfilling the requirements of the proposal shall be after the Contract is signed.

XIV. PROHIBITED ACTIVITY

Vendors or their agents shall not make any personal contacts with any member of CAPK’s Board

of Directors or program personnel prior to selection and award of a Contract for this work.

XV. PROTEST AND GRIEVANCE PROCEDURE

After selection, CAPK will notify proposers in writing of the results. A proposer may file a written grievance concerning this procurement, limited to alleged violations of applicable law or CAPK's failure to follow its own procurement policies, consistent with the CAPK's Procurement Grievance Procedures. The written notice of results will identify the contact for grievances and the deadline for filing. This procedure is the exclusive remedy for procurement disputes.

XVI. ATTACHMENTS

The following documents are incorporated into this RFP by reference. Attachments A, B, C, D, F and G, have been prepared as standalone documents; Appendices A through C, following this RFP, are CAPK's standard-form Vendor Information Sheet, W-9, and Additional Terms and Conditions, and are separate from the Project-specific Attachments listed below (see Section VI above).

- Attachment A — Construction Documents
- Attachment B — Form of Construction Contract
- Attachment C — Proposal Forms (cost proposal, references).
- Attachment D — Applicable Prevailing Wage Determinations.
- Attachment E — Hazardous-Materials Surveys: (1) Asbestos & Lead-Based Paint Inspection Report (Pillar EHS Solutions, Inc., 9/6/2024) and (2) Phase I Environmental Site Assessment (Krazan & Associates, 3/27/2025).
- Attachment F — Required Certifications (non-collusion, Iran Contracting Act, debarment/suspension, and conflict-of-interest disclosure).
- Attachment G — Liquidated Damages Worksheet

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APPENDIX A

Community Action Partnership of Kern

• Business Services Department •

1300 18th St, Ste 200 Bakersfield, CA 93301 • 661.336.5236 • procurement@capk.org

VENDOR INFORMATION SHEET

Date: _____ Prepared By: _____

Official Business Name: _____

DBA: _____

Location Address: _____

Street

City

State

Zip

Remit Address: _____

Street

City

State

Zip

Contact Person: _____ Title: _____

Phone #: _____ Accts. Receivable Phone #: _____

Fax #: _____ Customer Service Phone #: _____

CAPK Vendor #: _____ E-mail Address: _____

Federal ID # or SS#: _____ Type of Business: _____

Contractor Lic. #: _____ Business Lic. #: _____ City Issued: _____

General Liability Insurance Carrier & Policy #: _____

Auto Liability Insurance Carrier & Policy #: _____

Workers Compensation Insurance Carrier & Policy #: _____

FEDERAL TAX CLASSIFICATION:

☐ Individual/Sole Proprietor ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/Estate

☐ Limited Liability Co. C = C Corp S = S Corp P = Partnership ☐ Other: _____

BUSINESS ENTITY/CLASSIFICATION:

☐ Board Member ☐ Employee ☐ Faith Based ☐ Fed Gov't ☐ For Profit ☐ Housing Collaborative ☐ Local Gov't

☐ Non-Profit ☐ Parent ☐ Post Secondary Ed ☐ Provider ☐ School District

SBA CLASSIFICATION:

It is the policy of Community Action Partnership of Kern, consistent with Federal, State and local laws, to promote and encourage the development, participation, and continued expansion of Small Business Enterprises, Minority Business Enterprises, Women's Business Enterprises and Veteran Business Enterprises.

☐ Minority-Owned ☐ Small Business ☐ Veteran-Owned ☐ Woman-Owned

Years in Business: _____ Accept Purchase Orders: ☐ Yes ☐ No

If your business has a Social Security number as Tax ID, we require the signature of the owner.

Authorized Signature: _____

Print Name: _____

Title: _____

Date: _____

APPENDIX B

Form W-9
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

**Give form to the
requester. Do not
send to the IRS.**

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)	
	2 Business name/disregarded entity name, if different from above.	
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate ☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____ Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ <i>(Applies to accounts maintained outside the United States.)</i>
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions _____ ☐	
	5 Address (number, street, and apt. or suite no.). See instructions.	Requester's name and address (optional)
	6 City, state, and ZIP code	
	7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number											
				-				-			
or											
Employer identification number											

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person	Date
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

APPENDIX C

Community Action Partnership of Kern Additional Terms and Conditions

1. **TAXES.** The Vendor is solely responsible to pay all taxes and comply with all Federal, State, and local laws, ordinances, rules, regulations and lawful orders bearing on the performance of work.
2. **ASSIGNMENT OF SUBCONTRACTING.** The Vendor may not assign or transfer the Contract, or any interest therein or claim thereunder, or subcontract any portion of the work thereunder, without the prior written approval of CAPK. If CAPK consents to such assignment or transfer, the terms and conditions of the Contract shall be binding upon any assignee or transferee. Any transfer shall be considered an addendum to the Contract and must be included as such.
3. **TERMINATION FOR CONVENIENCE OF CAPK.** CAPK may terminate the Contract at any time by giving written notice to the Vendor of such termination and specifying the effective date thereof. In that event, all finished or unfinished documents and other materials as described herein, at the option of CAPK, shall become its property. If the Contract is terminated by CAPK as provided herein, the Vendor shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents and other materials. The Vendor hereby expressly waives any and all claims for damages or compensation arising under the Contract except as set forth in this section in the event of such termination.
4. **CHANGES.** CAPK may from time to time, require changes in the scope of the services of the Vendor to be performed hereunder. Such changes, including any increase or decrease in the amount of the Vendor's compensation which are mutually agreed upon by and between CAPK and the Vendor, shall be effective when incorporated in written amendments to the Contract. Amendments shall be valid only after approval by Vendor and CAPK's Executive Director.
5. **CLAIMS.** All claims for money due or to become due to the Vendor from CAPK under the Contract may not be assigned to a bank, trust company, or other financial institution without CAPK approval. Notice or requests of any such assignment or transfer shall be furnished promptly in writing to CAPK.
6. **NOTICE.** Any notice or notices required or permitted to be given pursuant to the Contract may be personally served on the other party by the party giving such notice, or may be served by certified mail, return receipt requested.
7. **AFFIRMATIVE ACTION.** The Vendor agrees to abide by all State and Federal Affirmative Action policies and laws.
8. **DISPUTE RESOLUTION.** Any dispute arising regarding the interpretation or implementation of the Contract, including any claims for breach of the Contract, shall be resolved by submitting the claim for arbitration to the American Arbitration Association in accordance with its rules and procedures applicable to commercial disputes. The location of any arbitration hearing shall be Bakersfield, California, and any enforcement of the arbitrator's decision shall be brought in the Superior Court of the County of Kern, Bakersfield, California.
9. **EQUAL EMPLOYMENT OPPORTUNITY.** All hiring and other employment practices by the Vendor shall be non-discriminatory, based on merit and qualifications without regard to race, color, religion, national origin, ancestry, disability, medical condition, marital status, age or sex.
10. **SBE/MBE/WBE POLICY STATEMENT.** It is the policy of Community Action Partnership of Kern, consistent with Federal, State and local laws, to promote and encourage the development, participation, and continued expansion of Small Business Enterprises, Minority Business Enterprises and Women's Business Enterprises.

11. **AMERICAN MADE.** To the extent practicable, all equipment and products provided by Vendor will be American made.
12. **CONFIDENTIALITY.** The Vendor shall use his or her best efforts to keep confidential any information obtained during the performance of the Contract.
13. **RESPONSIBILITY.** If Vendor is part of a corporation, the individual or individuals who sign the Contract on behalf of the corporation are jointly responsible for performance of the Contract.
14. **PROTEST BY VENDOR:** If the Vendor wishes to file a protest against CAPK for any action, the Vendor must do so in writing with CAPK within 72 hours after the action to be protested has occurred. All protests will be taken under advisement. Any protests received after that will not be recognized.
15. **CONFLICT OF INTEREST:** In accordance with California Public Contract Code 10410, no officer or employee of CAPK shall engage in any employment, activity or enterprise from which the officer or employee receives compensation or has a financial interest in the Contract, which may be in whole, or in part, sponsored or funded by a Local, State, or Federal agency. Also, no relative of an employee of CAPK may enter into or bid on an Contract while said employee is still employed by CAPK. No relative of an employee of CAPK may bid on an Contract until 12 months after the date said employee of CAPK has left employment of CAPK, either voluntarily or involuntarily. It is contrary to CAPK policy for any CAPK employee to personally solicit, demand or receive any gratuity of any kind from a Vendor in connection with any decision affecting a CAPK purchase or Contract for Goods or Services. Thus, if such a case were to occur, the Vendor may file a protest with CAPK as specified in the section titled "Protest by Vendor."
16. **DEBARMENT AND SUSPENSION CERTIFICATION:** Vendor, under penalty of perjury, certified that, except as noted below, he/she or any person associated therewith in the capacity of owner, partner, director, officer, manager:
 - a. Is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any federal agency;
 - b. Has not been suspended, debarred, voluntarily excluded or determined ineligible by any federal agency within the past three (3) years;
 - c. Does not have a proposed debarment pending; and
 - d. Has not been indicted, convicted, or had a civil judgment rendered against it by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past three (3) years.

If there are any exceptions to the Certifications above, insert the exceptions in the following space:

Exceptions will not necessarily result in denial of award, but will be considered in determining Vendor responsibility. For any exception noted above, indicate below to whom it applies, initiating agency, and dates of action.

Note: Providing false information may result in criminal prosecution or administrative sanctions.

17. **WORKER'S COMPENSATION:** Labor Code Section 3700 provides:

"Every employer except the State and all political subdivisions or institutions thereof, shall secure the payment of compensation in one or more of the following ways:

"(a) By being insured against liability to pay compensation in one or to more than one of the insurers duly authorized to write compensation insurance in this State.

"(b) By securing from the Director of Industrial Relations a certificate of consent to self-insure, which

may be given upon furnishing proof satisfactory to the Director of Industrial Relations of ability to self-insure and to pay any compensation that may become due to his employees."

Vendor is aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions of that Code, and Vendor will comply with those provisions before commencing the performance of the work of the Contract.

(In accordance with Article 5 [commencing at Section 1860], Chapter 1, Part 7, Division 2 of the Labor Code, this certificate must be signed and filed with the awarding body prior to performing any work under the Contract.)

18. INSURANCE REQUIREMENTS: Vendor shall procure, furnish and maintain for the duration of the Contract the following types and limits of insurance herein:

- a. Automobile Liability Insurance, providing coverage on an occurrence basis for bodily injury, including death, of one or more persons, property damage and personal injury, with limits of not less than One Million Dollars (\$1,000,000) per occurrence; and the policy shall:
- b. Provide coverage for owned, non-owned and hired autos.
- c. Contain an additional insured endorsement in favor of Community Action Partnership of Kern, its board, officers, agents, employees and volunteers.
- d. Broad Form Commercial General Liability Insurance, ISO form CG00 01 11 85 or 88 providing coverage on an occurrence basis for bodily injury, including death, of one or more persons, property damage and personal injury, with limits of not less than One Million Dollars (\$1,000,000) per occurrence; and the policy shall:
- e. Provide Contractual Liability coverage for the terms of the Contract.
- f. Contain an additional insured endorsement in favor in favor of Community Action Partnership of Kern, its board, officers, agents, employees and volunteers.
- g. Workers' compensation insurance with statutory limits and employer's liability insurance with limits of not less than One Million Dollars (\$1,000,000) per occurrence; and the policy shall contain a waiver of subrogation endorsement in favor of Community Action Partnership of Kern, its board, officers, agents, employees and volunteers.

All policies required of the Vendor shall be primary insurance as to Community Action Partnership of Kern, its board, officers, agent's employees and volunteers and any insurance or self-insurance maintained by Community Action Partnership of Kern, its board, officers, agents employees and designated volunteers shall be in excess of the Vendor's insurance and shall not contribute with it. Additional insured endorsement shall use ISO form CG20 10 11 85 (in no event with an edition date later than 1990).

Insurance is to be placed with insurers with a Best's rating of no less than A:VII. Any deductibles, self-insured retentions or insurance in lesser amounts, or lack of certain types of insurance otherwise required by the Contract, or insurance rated below Best's A:VII, must be declared prior to execution of the Contract and approved by CAPK in writing.

All policies shall contain an endorsement providing Community Action Partnership of Kern with thirty (30) days written notice of cancellation or material change in policy language or terms. All policies shall provide that there shall be continuing liability thereon, notwithstanding any recovery on any policy.

The insurance required hereunder shall be maintained until all work required to be performed by the Contract is satisfactorily completed.

Vendor shall furnish CAPK with a certificate of insurance and required endorsements evidencing the insurance required. CAPK may withdraw its offer of an Contract or cancel the Contract if certificates of insurance and endorsements required have not been provided prior to the execution of the Contract.

Signature

Date

Print Name

Company Name

REMAINDER OF PAGE LEFT BLANK INTENTIONALLY

Attachment A
See Electronic file for Plans and Specification Book



CONTRACT FOR CONSTRUCTION AGREEMENT

This Contract for Construction (the “Agreement”) is made and entered into as of this *** day of **, 2026 by and between *** (“Contractor,” also referred to herein as “Vendor”) and Community Action Partnership of Kern (“CAPK”). In consideration of mutual promises and agreements of the parties as herein set forth, the parties agree as follows:

This Agreement is entered into for the construction of the Ramkabir Permanent Supportive Housing Project (the “Project”), the rehabilitation and adaptive reuse of an existing motel located at 901 Union Avenue, Bakersfield, California 93307 into thirty (30) permanent supportive housing units. The Project is funded through the State of California Department of Housing and Community Development (“HCD”) Homekey+ Program, administered in partnership with the City of Bakersfield (the “City”) as lead applicant and CAPK as co-applicant and Developer. This Agreement results from CAPK Request for Proposals No. OPS 2026-006 (the “RFP”) and Contractor’s proposal in response thereto, both of which are incorporated into the Contract Documents. This is a public works project subject to California prevailing wage law; time is of the essence.

1. THE WORK.

- a. **SCOPE.** Vendor shall perform for CAPK the construction work identified in **Attachment A** (the “Services”) which is incorporated herein by reference as if set forth fully herein. The specific details including the scope, sequence, and schedule of the Work shall be as set forth in **Attachment A**. The Work shall be performed in strict conformance with the Contract Documents. References in this Agreement to the “Services” mean the “Work.”
- b. **CONTRACT DOCUMENTS; ORDER OF PRECEDENCE.** The “contract documents” consist of this agreement and its attachments and addenda; the plans and specifications prepared by skarphol frank associates (attachment a); the RFP and all addenda; and contractor’s accepted proposal. The contract documents are complementary, and what is required by one is as binding as if required by all. In the event of conflict, precedence shall be: (1) this agreement; (2) addenda, in reverse chronological order; (3) the specifications; (4) the plans; and (5) contractor’s proposal.
- c. **VENDOR QUALIFICATIONS AND COMPLIANCE WITH LAWS.** Vendor and all persons engaged by Vendor to perform the Services shall possess all necessary licensing, training, permits and experience to perform the Services, safely, in a workmanlike and professional manner according to best practices. Vendor shall comply with all laws and regulations bearing on the Services. If any portions of the Services will involve work requiring governmental permission or approval, including but not limited to a permit, Vendor shall secure such permission or approval as required to perform the Services, before commencing such Services. Without limiting the foregoing, Contractor and each subcontractor shall at all times hold an active, appropriate California Contractors State License Board license in the classification(s) required for the Work, and shall be registered with the California Department of Industrial Relations (DIR) pursuant to Labor Code section 1725.5.
- d. **VENDOR PROJECT MANAGEMENT.** Vendor shall perform the Services in a timely manner and shall keep CAPK informed of progress and any developments that may affect the timeline for the completion of the Services, or cause any variance to the Services as described on **Attachment A**. CAPK shall provide on a timely basis all information and documents requested by Vendor necessary for Vendor’s effective representation of CAPK’s interests in performing the Services.

Contractor shall provide competent full-time supervision of the Work, shall maintain and regularly update the resource-loaded critical-path-method (CPM) schedule submitted with its proposal, and shall diligently prosecute the Work so as to achieve Substantial Completion and Final Completion by the dates set forth in Article 2.

- e. **CHANGES IN WORK.** During the course of providing the Service, CAPK may require changes in their scope. Such changes, including any increase or decrease in the amount of the Vendor's fees for such changes shall be agreed to by the parties in writing, through an addendum to this Agreement, at which time the scope of work shall be changed in accordance therewith. Vendor shall not deviate from the Services identified in **Attachment A** without such written amendment. Vendor shall not be entitled to any change in compensation for performing work that deviates from the Services identified in Exhibit A, that is not approved by CAPK in writing, prior to the performance of such Services. Changes shall be authorized only by written change order signed by CAPK prior to performance of the changed work. Adjustments to the Contract Sum for changed or extra work shall be limited to documented actual cost plus the fixed overhead-and-profit markup stated in the Contract Documents; CAPK does not use cost-plus-a-percentage-of-cost or percentage-of-construction-cost pricing.
- f. While performing the Services, Vendor shall abide by all instructions provided by CAPK and shall ensure that Vendor and all persons engaged by Vendor to perform the Services conduct themselves in a professional manner.

2. CONTRACT TIME

- a. **CONTRACT TIME.** Contractor shall commence the work upon the notice to proceed issued by capk (estimated september 11, 2026, and contingent on the conditions precedent stated in the RFP) and shall achieve substantial completion of the entire work not later than august 13, 2027, and final completion not later than september 11, 2027 (the "contract time"). These dates are established by the homekey+ funding program and are not extendable for ordinary delays.
- b. **TIME IS OF THE ESSENCE.** Time is of the essence of this agreement. Contractor acknowledges that the project is subject to fixed, non-extendable state funding deadlines and that capk will suffer substantial damages if the work is not completed within the contract time.
- c. **LIQUIDATED DAMAGES.** The parties agree that capk's actual damages from delayed completion are, and will be, extremely difficult and impractical to ascertain, and that the following amounts are a reasonable estimate of those damages and do not constitute a penalty. For each calendar day that substantial completion extends beyond the date in section 2.1, contractor shall pay capk, or capk may withhold, liquidated damages of five thousand dollars (\$5,000) per calendar day. For each calendar day that final completion extends beyond the date in section 2.1 (substantial completion having been achieved), contractor shall pay capk, or capk may withhold, liquidated damages of one thousand dollars (\$1,000) per calendar day. Liquidated damages are capk's exclusive monetary remedy for contractor-caused delay to completion and are in addition to capk's remedies for other breaches, defective work, or failure to prosecute the work.
- d. **EXCUSABLE DELAY.** Contractor's sole remedy for excusable delay is a time extension by written change order, granted only for delays beyond contractor's control, not concurrent with a contractor-caused delay, unforeseeable, and not caused by contractor's acts or omissions. Consistent with the homekey+ notice of funding availability, ordinary weather, construction labor shortages, and supply-chain conditions are not excusable delay. A written request with supporting schedule analysis must be submitted within seven (7) days of the event or the claim is waived.

3. TERMINATION.

- a. **TERMINATION BY CAPK FOR CONVENIENCE.** CAPK may discharge Vendor at any time, for any reason, by written notice provide according to this agreement, which shall be effective

immediately if hand-delivered to Vendor, or upon forty-eight (48) hours of mailing such written notice. Unless specifically agreed to between Vendor and CAPK, Vendor will provide no further services and incur no further costs on CAPK's behalf upon receipt of the notice. Vendor shall be entitled to compensation for satisfactory work completed by Vendor, and all unfinished work in any form shall, at the option of CAPK, become CAPK's property.

- b. **TERMINATION FOR DEFAULT.** In addition to termination for convenience, capk may terminate this agreement for cause if contractor: fails to prosecute the work so as to endanger timely completion within the contract time; fails to supply enough properly skilled workers, materials, or equipment; fails to pay subcontractors, suppliers, or prevailing wages; disregards applicable laws or the contract documents; fails to maintain required bonds or insurance; or otherwise materially breaches this agreement. Except where the default is not curable, capk shall give written notice and seven (7) days to cure; if the default is not cured, capk may take possession of the site and materials, complete the work by whatever method it deems expedient, and hold contractor and its surety liable for all costs of completion in excess of the unpaid contract sum, together with liquidated damages accruing during the period of default. If it is later determined that contractor was not in default, the termination shall be treated as a termination for convenience.
- c. **TERMINATION BY VENDOR.** Vendor may terminate this Agreement for a material breach by CAPK that is not cured within sixty (60) days' notice of such breach to CAPK.
- d. **TERMINATION BY MUTUAL AGREEMENT.** The parties may mutually terminate this Agreement at any time by mutual agreement in writing.

4. CONTRACT SUM AND PAYMENT.

- a. **CONTRACT SUM.** As full compensation for complete performance of the work, capk shall pay contractor the stipulated lump sum of _____ dollars (\$_____) (the "contract sum"), as set forth in contractor's accepted cost proposal (attachment a). The contract sum is not subject to adjustment except by written change order as provided in section 1.4. This is a lump-sum contract; capk does not use not-to-exceed, time-and-materials, or cost-plus-a-percentage pricing.
- b. **PROGRESS PAYMENTS.** Contractor shall submit a schedule of values for CAPK approval before the first payment application. Contractor shall submit monthly applications for payment for work completed and materials suitably stored, on AIA document G702 (application and certificate for payment) with AIA document G703 (continuation sheet) as the schedule of values, certified by the architect as a condition of payment, supported by conditional lien and bond waivers for the current period and unconditional waivers for amounts previously paid. CAPK shall pay the undisputed amount of each approved application, less retention, in accordance with the California prompt-payment statutes applicable to public works. Payment does not constitute acceptance of nonconforming work.

Vendor shall mail or email all invoices, with required detail, to:

apayable@capk.org

Community Action Partnership of Kern,
Attn: Accounts Payable,
1300 18th Street, Suite 200
Bakersfield, CA 93301.

- c. **PAYMENT OF INVOICES/DISPUTES.** CAPK shall make payment of undisputed portion of a Vendor invoice within forty-five (45) days from the date the original invoice is received at CAPK's Finance Department. CAPK shall identify any dispute as to invoicing within thirty (30) of receipt of the invoice containing a disputed charge. Notwithstanding any provision in this Agreement, non-

payment of a portion of any portion of a disputed invoice of Vendor shall not be grounds for Vendor to terminate this Agreement.

- d. **RETENTION.** CAPK shall retain five percent (5%) of each progress payment. Retention shall be released in accordance with applicable law following final completion and CAPK's acceptance, subject to contractor's submission of all required closeout documents, lien releases, and warranties. CAPK may withhold from payment or retention amounts necessary to protect CAPK from loss due to defective work, third-party claims, liquidated damages, or contractor's failure to perform.

5. RELATIONSHIP OF PARTIES.

- a. **INDEPENDENT CONTRACTOR.** The relationship established with Vendor through this Agreement is that of independent contractor. This agreement shall not be construed to create a relationship of employment, or principal and agent between Vendor and CAPK, nor shall this Agreement be deemed to create any business relationship, such a partnership or joint-venture. Vendor operates an independent business through which Vendor provides services similar to the Services to third parties.
- b. **TAXES.** Vendor and solely Vendor shall be responsible for paying all taxes related to the fees that Vendor receives from CAPK pursuant to this Agreement and withholding any monies from such fee that Vendor may be required to withhold, whether on behalf of Vendor, or any employee, independent contractor or agent engaged by Vendor.
- c. **WAIVER OF EMPLOYMENT RIGHTS.** Vendor hereby waives any right to any and all compensation or benefits of any kind that Vendor would be entitled to as an employee of CAPK.
- d. **VENDOR'S CONTROL.** Vendor shall have full control over the performance of the Services, including the tools, personnel and materials used and the manner in which the Services are performed.
- e. **NO EXCLUSIVITY.** No provision of this Agreement shall be construed to require Vendor to provide the Services exclusively to CAPK during the term of this Agreement.

6. REPRESENTATIONS OF THE PARTIES

a. **VENDOR REPRESENTATIONS. VENDOR REPRESENTS AND WARRANTS:**

- i. The party executing this Agreement on behalf of the Vendor is duly authorized by Vendor to contract with CAPK.
- ii. Vendor operates an independent business through which Vendor customarily provides services similar to the Services, and Vendor is experienced and qualified to provide the Services.
- iii. Vendor possesses all licensing, permitting or other requirements by federal, state and local law required to provide the Services.
- iv. Neither Vendor, nor any person associated with Vendor as an owner, partner, director, officer, member, principal or manager of Vendor:
 - 1. Is under suspension, debarment, voluntary exclusion, or determination of ineligibility by any federal agency, nor or any of the foregoing actions pending against such person;
 - 2. Has been suspended, debarred, voluntarily excluded or determined ineligible by any federal agency within the past three (3) years;
 - 3. Has been indicted, convicted, or had a civil judgment rendered against it by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past three (3) years.
- v. Neither Vendor nor any owner, partner, director, officer, member, principal, manager, employee or independent contractor engaged by Vendor is an officer or employee of CAPK,

or a relative of any officer or employee of CAPK, and no individual who was an officer or employee of CAPK within the 12 months prior to the bid, is an employee, owner, partner, director, officer, member, principal, manager or independent contractor of Vendor.

- vi. Vendor has no agreement, whether written or oral, with any officer or employee of CAPK, or a relative of any officer or employee of CAPK that would give such person a financial interest in this Agreement.
- vii. Vendor has not offered or provided any gratuity to any CAPK employee or officer to influence CAPK's decision to engage Vendor to provide the Services.
- viii. Vendor is a [Small Business Enterprise/Minority Business Enterprise/Women's Business Enterprise].

b. CAPK REPRESENTATIONS. CAPK REPRESENTS AND WARRANTS:

- i. The Services consist of work that is outside the usual course of CAPK's business.
- ii. CAPK does not possess the skills or expertise to provide the Services.
- iii. To the best of CAPK's knowledge, no employee or officer of CAPK has solicited any gratuity or any financial benefit whatsoever from Vendor, to influence CAPK's decision to retain Vendor to provide the Services.

7. INSURANCE. Vendor shall procure, furnish and maintain at all times for the duration of this Agreement the types and limits of insurance specified hereinbelow, and comply with the requirements hereunder.

a. COMMERCIAL GENERAL LIABILITY. Commercial General Liability insurance coverage (ISO form CG 00 01 11 85 or 88) with limits of no less than One Million Dollars (\$1,000,000) per occurrence. Such insurance shall:

- i. State that Vendor is an independent contractor in relation to CAPK and will include a statement that the Vendor is insured for the Services required under this Agreement and which provides contractual liability coverage for the terms of this Agreement.
- ii. Contain an additional insured endorsement in favor of CAPK, its board, officers, agents, employees and volunteers.

b. AUTOMOBILE LIABILITY INSURANCE. Automobile Liability Insurance, providing coverage on an occurrence basis for bodily injury, including death, of one or more persons, property damage and personal injury, with limits of not less than One Million Dollars (\$1,000,000) per occurrence; and the policy shall:

- i. Provide coverage for owned, non-owned and hired autos.
- ii. Contain an additional insured endorsement in favor of CAPK, its board, officers, agents, employees and volunteers.

c. WORKERS' COMPENSATION INSURANCE. Vendor shall at all times during the performance of the Services, maintain Workers' compensation insurance in accordance with applicable law, and employer's liability insurance with limits of not less than One Million Dollars (\$1,000,000) per occurrence.

d. BUILDER'S RISK / COURSE OF CONSTRUCTION. Contractor shall procure and maintain "all-risk" builder's risk / course-of-construction insurance on a replacement-cost basis covering the full completed value of the work, including materials stored on and off site and in transit, until final completion and acceptance. CAPK and the city shall be named insureds and loss payees as their interests appear. Builder's-risk limits shall include soft costs (extended period of indemnity / delay in completion) given the Program funding timelines. The policy shall be primary and non-contributory, contain a waiver of subrogation in favor of CAPK and the City, and require the carrier to give CAPK direct written notice of cancellation or material change. Contractor shall furnish the policy declarations (not merely a certificate of insurance) for CAPK's review before permits and

mobilization, and shall be responsible for the builder's-risk deductible on any loss within its care, custody, and control.

- e. **ADDITIONAL INSURED; THE CITY.** In addition to CAPK and the parties named elsewhere in this article, all liability policies required of contractor shall name the City of Bakersfield and its council, officers, agents, employees, and volunteers as additional insureds. Contractor shall furnish certificates and endorsements evidencing all required coverages, naming both CAPK and the city, prior to commencing the work.
- f. **SITE-SECURITY SUBCONTRACTOR AND PROTECTIVE SAFEGUARDS.** If Contractor subcontracts construction-phase site security, the security vendor shall carry commercial general liability of not less than \$1,000,000 per occurrence and \$2,000,000 aggregate and workers' compensation, name CAPK, the City, and Contractor as additional insureds on the vendor's own policy on a primary and non-contributory basis, and provide a waiver of subrogation in favor of CAPK and the City. Contractor shall ensure the site-security program satisfies any protective-safeguards, watchman, or vacancy requirements of the builder's-risk carrier and shall obtain the carrier's written confirmation to that effect before mobilization. Contractor shall submit the security vendor's certificates and endorsements and the builder's-risk policy declarations for CAPK's review and approval before the vendor and coverage are finalized. Contractor's indemnity obligations extend to the acts and omissions of the security subcontractor.
- g. **REQUIREMENTS APPLICABLE TO ALL INSURANCE POLICIES.** All policies required of Vendor in this Agreement:
 - i. Shall contain a waiver of subrogation endorsement in favor of CAPK, its board, officers, agents, employees and volunteers.
 - ii. Shall be primary insurance as to CAPK, its board, officers, agents employees and volunteers and any insurance or self-insurance maintained by CAPK, its board, officers, agents employees and designated volunteers shall be in addition to the Vendor's insurance and shall not contribute with it. Additional insured endorsement shall use ISO form CG20 10 11 85 (in no event with an edition date later than 1990).
 - iii. Insurance is to be placed with insurers with a Best's rating of no less than A:VII. Any deductibles, self-insured retentions or insurance in lesser amounts, or lack of certain types of insurance otherwise required by this Agreement, or insurance rated below Best's A:VII, must be declared prior to execution of this Agreement and approved by CAPK in writing.
 - iv. All policies shall contain an endorsement providing CAPK with thirty (30) days written notice of cancellation or material change in policy language or terms. All policies shall provide that there shall be continuing liability thereon, notwithstanding any recovery on any policy.
 - v. Vendor shall furnish CAPK with a certificate of insurance and required endorsements evidencing the insurance required. CAPK may withdraw its offer of Agreement or cancel this Agreement if certificates of insurance and endorsements required have not been provided prior to the execution of this Agreement.

8. RESTRICTIVE COVENANTS.

- a. **CONFIDENTIAL INFORMATION.** Vendor acknowledges and agrees that this Agreement creates a relationship of confidence and trust on the part of Vendor, and that during the term of this Agreement, Vendor may acquire or have access to, certain Confidential Information (as hereinafter defined) of CAPK. During the term of this Agreement and at all times thereafter, Vendor shall preserve as confidential all Confidential Information that it may acquire or have access to during the term of this Agreement. Without the CAPK's prior written consent, which may be given or withheld in CAPK's sole and absolute discretion, Vendor shall not (i) disclose any Confidential Information to any third party nor give any third party access thereto, (ii) use any Confidential Information except to perform the Services hereunder, nor (iii) disclose the terms

and conditions of this Agreement; provided, however, that the foregoing will not apply to the extent Vendor, in the opinion of counsel, is required to disclose any Confidential Information by applicable law or legal process as long as Vendor promptly notifies CAPK of such pending disclosure and consults with CAPK prior to such disclosure as to the advisability of seeking a protective order or other means of preserving the confidentiality of the Confidential Information. In the event that Vendor is required by applicable law or legal process to disclose any Confidential Information, Vendor agrees to use reasonable efforts to obtain assurances that the information so disclosed will continue to be accorded confidential treatment.

- b. **VENDOR'S INTELLECTUAL PROPERTY.** If, during the course of providing Services, Vendor:
 - i. utilizes or discloses existing, writings, products, inventions, discoveries, developments, improvements, ideas, technical notes, programs, specifications, computer or other apparatus programs and related documentation, and other works of authorship, tangible and intangible property, whether or not patentable, copyrightable or subject to other forms of protection, made, created, developed, discovered, written or conceived by Vendor, (the "Vendor's Intellectual Property") in whole or in part, to CAPK; or
 - ii. develops any of the foregoing which constitute Vendor's Intellectual Property,
Then Vendor shall identify such intellectual property in writing, and Vendor shall provide CAPK a limited license to use Vendor's Intellectual Property for so long as it is needed by CAPK, in CAPK's sole discretion, without further cost, expense, royalty or other fee.
- c. **REMEDIES.** Any breach by Vendor of the restrictive covenants contained herein at Section 8 shall be a material breach of this Agreement by Vendor. If Vendor breaches any covenants restricting Vendor's use or disclosure of Confidential Information set forth herein, CAPK shall have the rights and may resort to all of the remedies available to it under existing law or in equity, by statute or otherwise. Vendor hereby acknowledges and agrees that the restrictive covenants described in herein are of a special and unique character that gives them a peculiar value, the loss of which cannot be reasonably or adequately compensated in damages or in an action at law. Vendor therefore expressly agrees that CAPK shall be entitled to seek and obtain injunctive or other equitable relief, without the necessity of proving actual damages or posting a bond, to prevent or remedy a breach by Vendor of any of said covenants.
- d. **DEFINITIONS:**
 - i. "Confidential Information" shall mean (i) information owned by CAPK, that gives or could give CAPK some competitive advantage or the disclosure of which could be detrimental to such owner's interests, (ii) information or material which is owned by CAPK, or in which CAPK has an interest, (iii) all information (in writing or otherwise) concerning CAPK (including, without limitation, information concerning such party's business, assets, liabilities, operations, affairs, financial condition, projections, contracts, customers, products, future plans or prospects) which is not generally known by the public, (iv) all analyses, compilations, studies, reports, records or other documents or materials which contain, or are prepared on the basis of any information or material which either CAPK furnishes to Vendor, or which are prepared by CAPK for Vendor, for the purpose of providing the Services, and (v) information regarding CAPK's future engagements and operations that may require the future services of Vendor. Vendor acknowledges that each of the foregoing items of Confidential Information constitute valuable trade secrets that are not owned by Vendor and that the use of such Confidential Information in contravention of this Agreement would constitute the misappropriation of trade secrets under California law. Notwithstanding the above, "Confidential Information" does not include any information or material that (a) is or becomes public knowledge otherwise than by act or omission of Vendor; or (b) is or becomes available to Vendor without obligation of confidence from a source having the legal right to disclose such information; or (c) is already in the Vendor's

knowledge and/or possession and was not received by the non-owner as a result of a prior relationship with the other party to this Agreement.

- ii. "CAPK" shall also include any and all employees, independent contractors (other than Vendor) and affiliates of CAPK.
- iii. "Vendor" shall include any and all shareholders, employees, assistants, agents, advisors, independent contractors and affiliates of Vendor.

9. RELEASE OF PAPERS AND PROPERTY. Upon termination of this Agreement, Vendor will return to CAPK all records, notes, documentation and other items that were used, created or controlled by Vendor on behalf of CAPK during the term of this Agreement, regardless of whether such information constitutes Confidential Information. In the event that CAPK requests that Vendor relinquish CAPK's original documents in its file, CAPK agrees to give Vendor at least ten (10) working days written notice of CAPK's request in order to provide Vendor sufficient time to make a copy for Vendor's records.

10. NOTICES. Any notice or notices required or permitted to be given pursuant to this Agreement may be personally served on the other party by the party giving such notice, or may be served by Certified Mail, to the address set forth below.

Vendor:

ATTN: ***

Phone: *** Fax: ***

CAPK:

Community Action Partnership of Kern

ATTN: ***

5005 Business Park North

Bakersfield, CA 93309

Phone: (661) 336-5236 Fax: (661)

11. INDEMNIFICATION. Vendor agrees to protect, defend, indemnify and hold CAPK and each of its officers, employees, independent Vendors, volunteers and agents, free and harmless from and against any and all losses, claims, liens, demands, and causes of action of every kind and character including the amount of judgment, penalties, interest, court costs, and legal fees incurred by CAPK in defense of same, arising in favor of any party, including governmental agencies or bodies on account of taxes, liens, claims, debts, personal injuries, death (including, but not limited to, CAPK, its employees, independent contractors or volunteers, and third parties), or damages to property (including, but not limited to, property of CAPK, its employees, independent contractors, volunteers or agents, and third parties), and without limitation by enumeration all other claims or demands of every character occurring or in any way incident to, in connection with or arising directly or indirectly out of, (i) the Services to be performed by Vendor hereunder; (ii) a breach by Vendor of any representation (meaning such representation shall not be true during the term of this Agreement), covenant, or agreement contained in this Agreement which is otherwise required to be performed or observed by Vendor; (iii) the intentional, reckless or negligent act or omission by Vendor, its employees or independent contractors while performing Services; (iv) any taxes owed by Vendor generally, or due to a determination that Vendor is something other than an independent contractor of CAPK; or (v) any violation(s) of applicable law bearing on Vendor's performance of Services. Vendor further agrees to investigate, handle, respond to, provide defense for and defend any such claims, demand or suit at its expense (with counsel selected and directed by CAPK and reasonably acceptable to both parties) and agrees to bear all other costs and expenses related thereto, even if said claim, demand or suit is groundless, false or fraudulent.

12. BONDS.

- a. **BID GUARANTEE.** Contractor's proposal was accompanied by a bid guarantee equal to five percent (5%) of the proposed price, as required by the RFP.
- b. **PAYMENT AND PERFORMANCE BONDS.** Prior to the notice to proceed, contractor shall furnish a payment bond and a performance bond, each in the full amount of the contract sum, issued by

an admitted surety insurer authorized in California with an a.m. best rating of not less than a:vii. The bonds shall remain in effect through final completion and the warranty period.

- c. **SURETY AND REPLACEMENT.** If any surety becomes unacceptable to CAPK or is unable to meet its obligations, contractor shall, within ten (10) days of demand, furnish a substitute bond and surety satisfactory to CAPK at no additional cost to CAPK. No progress payment shall be due while any required bond is not in full force.

13. PREVAILING WAGE AND LABOR COMPLIANCE.

- a. **PREVAILING WAGES.** This is a public works project. Contractor and all subcontractors shall pay not less than the applicable general prevailing wage rates determined by the director of industrial relations under labor code section 1720 et seq., and shall post and comply with those determinations.
- b. **DIR REGISTRATION AND MONITORING.** Contractor and all subcontractors shall be currently registered with the DIR under labor code section 1725.5 and shall comply with the DIR's electronic certified-payroll and compliance-monitoring requirements. This project is subject to compliance monitoring and enforcement by the DIR.
- c. **Certified payroll and apprenticeship.** Contractor shall submit certified payroll records and comply with all apprenticeship requirements under labor code section 1777.5. Contractor shall be responsible for its subcontractors' compliance and shall indemnify CAPK against any penalties, back-wage assessments, or debarment arising from noncompliance.
- d. **COMPLIANCE AS CONDITION OF PAYMENT.** Timely submission of complete, accurate certified payroll and other labor-compliance records is a condition precedent to each progress payment and to release of retention.

14. SUBSTANTIAL AND FINAL COMPLETION; WARRANTY; CARE OF THE WORK.

- a. **SUBSTANTIAL COMPLETION.** "Substantial completion" means the stage when the work is sufficiently complete in accordance with the contract documents so that CAPK can occupy all units for their intended use, as evidenced by issuance of a certificate of occupancy or temporary certificate of occupancy by the City of Bakersfield building department, subject only to a punch list of minor items that do not prevent occupancy.
- b. **FINAL COMPLETION.** "Final completion" means full completion of all work, including all punch-list items, together with submission of final lien releases, as-built drawings, warranties, operation and maintenance materials, and all other closeout documents required by the contract documents.
- c. **WARRANTY.** Contractor warrants that all materials and equipment will be new unless otherwise specified and that the work will be free from defects and in conformance with the contract documents. Contractor shall, at its expense, correct any work found defective within one (1) year after substantial completion (or such longer period as any specific warranty requires), and shall repair any resulting damage to other work.
- d. **CARE, CUSTODY, AND CONTROL; RISK OF LOSS.** From the notice to proceed through substantial completion, contractor shall have care, custody, and control of the site and shall bear the risk of loss from theft, vandalism, and casualty to the work, subject to the builder's risk insurance required above. Contractor shall provide and maintain the construction-phase site security described in the RFP and contract documents as a minimum requirement that does not limit contractor's obligation to protect the work. CAPK is responsible for securing the vacant premises before contractor's mobilization and after substantial completion.
- e. **CLOSEOUT SUBMITTALS.** As a condition of final completion and release of retention, contractor

shall deliver all closeout submittals required by the contract documents, including as-built drawings, warranties, operation and maintenance manuals, final unconditional lien and bond waivers, and evidence of all required governmental sign-offs.

15. INCORPORATION OF ADDENDUMS BY REFERENCE. Signature below indicates acceptance of all CAPK addendums that are attached hereto and incorporated by reference as if set forth fully herein:

- a. Addendum A: Debarment and Suspension Certification;
- b. Addendum B: Noncollusion Affidavit;
- c. Addendum C: Certification of Workmen's Compensation;
- d. Addendum D: Insurance Requirements;
- e. Addendum E: Prevailing Wage Compliance Certification;
- f. Addendum F: Material and Workmanship Warranty;
- g. Addendum G: Additional Terms and Conditions.

16. MISCELLANEOUS PROVISIONS.

- a. **CONFLICT OF INTEREST.** The parties hereto shall at all times comply with California Public Contract Code 10410 prohibiting conflicts of interest as defined therein and CAPK's policy against any employee of CAPK personally soliciting, demanding or receiving any gratuity of any kind from a Vendor in connection with any decision affecting this Agreement.
- b. **AFFIRMATIVE ACTION.** The Vendor agrees to abide by all State and Federal Affirmative Action policies and laws.
- c. **EQUAL EMPLOYMENT OPPORTUNITY.** All hiring and other employment practices by the Vendor shall be non-discriminatory, based on merit and qualifications without regard to race, color, religion, national origin, ancestry, disability, medical condition, marital status, age or sex.
- d. **ENTIRE AGREEMENT; MODIFICATION.** This Agreement sets forth the final and entire agreement of the parties with respect to the subject matter hereof and supersedes all prior agreements, understandings and representations, whether oral or written, with respect thereto. This Agreement may only be modified by a written instrument duly executed by the parties.
- e. **WAIVER.** The failure of either party hereto at any time to enforce performance by the other party of any provision of this Agreement shall in no way affect such party's rights thereafter to enforce the same, nor shall the waiver by either party of any breach of any provision hereof be deemed to be a waiver by such party of any other breach of the same or any other provision hereof.
- f. **ASSIGNMENT.** Vendor may not assign or transfer this Agreement, or any interest therein or claim thereunder, or subcontract any portion of the work thereunder, without the prior written approval of CAPK. If CAPK consents to such assignment or transfer, the terms and conditions of this Agreement shall be binding upon any assignee or transferee. Any transfer shall be considered an addendum to this Agreement and must be included as such.
- g. **FURTHER ASSURANCES.** The parties agree to execute and deliver such additional documents or instruments as may be necessary or appropriate to carry out the terms of this Agreement.
- h. **SEVERABILITY.** All sections, clauses and covenants contained in this Agreement are severable, and in the event any of them shall be held to be invalid by any court, this Agreement shall be interpreted as if such invalid sections, clauses or covenants were not contained herein.
- i. **ATTORNEY'S FEES.** In the event of any dispute concerning the enforcement or interpretation of this Agreement, the prevailing party shall be entitled to reasonable attorney's fees, costs, and expenses (including expert witness fees), in addition to any other relief to which that party may be entitled. This provision shall be construed as applicable to the entire Agreement.
- j. **CONSTRUCTION.** The provisions of this Agreement shall be construed as to their fair meaning, and not for or against any party based upon any attribution to such party as the source of the language in question. Headings used in this Agreement are for convenience of reference only and

shall not be used in construing this Agreement. The parties further agree that they both have been represented by independent counsel, and have freely negotiated the terms of this Agreement, such that it shall be construed neutrally and not in favor of or against any party who drafted the Agreement.

- k. **AUTHORITY.** The parties hereto represent and warrant that they are authorized to enter into this agreement and have heretofore taken all acts necessary to authorize them to so act and establish the rights and obligations between the parties hereto.
- l. **COUNTERPARTS.** This Agreement may be executed and delivered, including by facsimile, in one or more counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.
- m. **APPLICABLE LAW.** The laws of the State of California shall govern this Agreement. The sole and exclusive venue for any action filed to interpret or enforce this Agreement shall be the Superior Court of Kern County, California or the U.S. District Court for the Eastern District of California, Fresno Division, and each party hereby consents to any motion filed by the other to move to one of those venues any action filed in any other venue or jurisdiction.
- n. **DISPUTE RESOLUTION.** Any dispute arising regarding the interpretation or implementation of this Agreement, including any claims for breach of this Agreement, shall be resolved by submitting the claim for arbitration to the American Arbitration Association in accordance with its rules and procedures applicable to commercial disputes. The location of any arbitration hearing shall be Bakersfield, California, and any enforcement of the arbitrator's decision shall be brought in the Superior Court of the County of Kern, Bakersfield, California.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date hereinabove first written.

VENDOR:

Signature: _____

Date: _____

Printed Name: _____

Title: _____

CAPK: COMMUNITY ACTION PARTNERSHIP OF KERN

Signed by: _____

Date: _____

Printed Name: _____

Title: _____

ADDENDUM "A"
2 CFR PART 180 (GOVERNMENTWIDE DEBARMENT AND SUSPENSION) AND CALIFORNIA PUBLIC
CONTRACT CODE SECTION 10285.1
DEBARMENT AND SUSPENSION CERTIFICATION

VENDOR, under penalty of perjury, certified that, except as noted below, he/she or any person associated therewith in the capacity of owner, partner, director, officer, manager:

- Is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any federal agency;
- Has not been suspended, debarred, voluntarily excluded or determined ineligible by any federal agency within the past three (3) years;
- Does not have a proposed debarment pending; and
- Has not been indicted, convicted, or had a civil judgment rendered against it by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past three (3) years.

If there are any exceptions to the Certifications, insert the exceptions in the following space:

Exceptions will not necessarily result in denial of award, but will be considered in determining Vendor responsibility. For any exception noted above, indicate below to whom it applies, initiating agency, and dates of action.

Note: Providing false information may result in criminal prosecution or administrative sanctions.

Signature of Vendor

Date

ADDENDUM "B"
NONCOLLUSION AFFIDAVIT
(Public Contract Code Section 7106)

In accordance with Public Contract Code section 7106, _____
Name of Vendor

deposes and says that he or she is _____ of _____
Title Company Name

party making the foregoing bid, that the bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit or cost element of the bid price, or of that of any other bidder, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and, further, that the bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

Under penalty of perjury, the Vendor declares that neither the Vendor nor any subcontractor to be engaged by the Vendor for this project has been convicted of any offense referred to in the California Public Contract Code.

Signature of Vendor

Date

Address

ADDENDUM "C"
VENDOR'S CERTIFICATE
REGARDING WORKER'S COMPENSATION

Labor Code Section 3700 provides:

"Every employer except the State and all political subdivisions or institutions thereof, shall secure the payment of compensation in one or more of the following ways:

"(a) By being insured against liability to pay compensation in one or to more than one of the insurers duly authorized to write compensation insurance in this State.

"(b) By securing from the Director of Industrial Relations a certificate of consent to self-insure, which may be given upon furnishing proof satisfactory to the Director of Industrial Relations of ability to self-insure and to pay any compensation that may become due to his employees."

I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for Workers Compensation or to undertake self-insurance in accordance with the provisions of that Code, and I will comply with those provisions before commencing the performance of the work of this Agreement.

(In accordance with Article 5 [commencing at Section 1860], Chapter 1, Part 7, Division 2 of the Labor Code, this certificate must be signed and filed with the awarding body prior to performing any work under this Agreement.)

ADDENDUM "D"
INSURANCE REQUIREMENTS

Insurance: Vendor shall procure, furnish and maintain for the duration of this Agreement the following types and limits of insurance ("basic insurance requirements") herein:

1. Automobile Liability Insurance, providing coverage on an occurrence basis for bodily injury, including death, of one or more persons, property damage and personal injury, with limits of not less than One Million Dollars (\$1,000,000) per occurrence; and the policy shall:
 - a. Provide coverage for owned, non-owned and hired autos.
 - b. Contain an additional insured endorsement in favor of Community Action Partnership of Kern, its board, officers, agents employees and volunteers.
2. Broad Form Commercial General Liability Insurance, ISO form CG00 01 11 85 or 88 providing coverage on an occurrence basis for bodily injury, including death, of one or more persons, property damage and personal injury, with limits of not less than One Million Dollars (\$1,000,000) per occurrence; and the policy shall:
 - a. Provide Contractual Liability coverage for the terms of this Agreement.
 - b. Contain an additional insured endorsement in favor in favor of Community Action Partnership of Kern, its board, officers, agents employees and volunteers.
3. Workers' compensation insurance with statutory limits and employer's liability insurance with limits of not less than One Million Dollars (\$1,000,000) per occurrence; and the policy shall contain a waiver of subrogation endorsement in favor of Community Action Partnership of Kern, its board, officers, agents employees and volunteers.
4. Builder's Risk / Course of Construction insurance on an "all-risk" replacement-cost basis covering the full completed value of the Work, including materials stored on or off site and in transit, maintained until final completion and acceptance, with CAPK and the City of Bakersfield named as insureds and loss payees as their interests appear.
5. The City of Bakersfield and its council, officers, agents, employees, and volunteers shall also be named as additional insureds on all liability policies required under this Addendum, in addition to CAPK.

All policies required of the Vendor shall be primary insurance as to Community Action Partnership of Kern, its board, officers, agents employees and volunteers and any insurance or self-insurance maintained by Community Action Partnership of Kern, its board, officers, agents employees and designated volunteers shall be in excess of the Vendor's insurance and shall not contribute with it. Additional insured endorsement shall use ISO form CG20 10 11 85 (in no event with an edition date later than 1990).

Insurance is to be placed with insurers with a Best's rating of no less than A:VII. Any deductibles, self-insured retentions or insurance in lesser amounts, or lack of certain types of insurance otherwise required by this Agreement, or insurance rated below Best's A:VII, must be declared prior to execution of this Agreement and approved by CAPK in writing.

All policies shall contain an endorsement providing Community Action Partnership of Kern with thirty (30) days written notice of cancellation or material change in policy language or terms. All policies shall provide that there shall be continuing liability thereon, notwithstanding any recovery on any policy.

The insurance required hereunder shall be maintained until all work required to be performed by this Agreement is satisfactorily completed.

Vendor shall furnish CAPK with a certificate of insurance and required endorsements evidencing the insurance required. CAPK may withdraw its offer of Agreement or cancel this Agreement if certificates of insurance and endorsements required have not been provided prior to the execution of this Agreement.

ADDENDUM "E"
PREVAILING WAGE REQUIREMENTS AND COMPLIANCE CERTIFICATION

The Department of Industrial Relations (DIR) determines the General Prevailing Wage Rates (GPWR), including fringe benefits, for each craft, classification, or type of worker considered to be necessary to complete the Agreement work.

Concerning Classification of Labor and Wage Rate Determinations:

1. Vendor must use the classification that most accurately describes the work to be performed.
2. Vendor must reclassify workers to conform to changes in duties, if any.
3. Vendor must maintain an accurate payroll record of the time spent in each classification.

Occasionally, a wage rate may not be provided in the Department of Industrial Relations' wage determination for a particular labor classification. When this occurs, the workers should be reclassified, if possible, to a comparable classification.

I hereby certify that if awarded a Agreement with the Community Action Partnership of Kern (the "CAPK"), I will conform to the requirements as stipulated above and as set forth in the California Labor Code, Sections 1770, 1773.1 – 1773.9, and all other California Labor Code Sections regarding General Prevailing Wage Rates and workers benefits.

I also hereby certify that if awarded a Agreement with CAPK I will comply with the State of California Public Works Contract Requirements and will allow CAPK to perform on-site audits, with 48-hour notice, of all payroll records and apprentice and trainee employment requirements records for the duration of the Agreement. I further certify that I and all subcontractors are registered with the Department of Industrial Relations under Labor Code section 1725.5, will submit certified payroll records, and will comply with all apprenticeship requirements under Labor Code section 1777.5.

Vendor's Name (type or print)

Name of Vendor's Company

Vendor's Signature

Dated

ADDENDUM "F"
MATERIAL AND WORKMANSHIP WARRANTY

Vendor hereby unconditionally guarantees that the Work performed will be done in accordance with the requirements of the Agreement therefore and further guarantees the Work of the Agreement to be and remain free of defects in workmanship and materials for a period of two (2) years from and after the completion of all Agreement obligations by the Vendor. The Vendor specifically waives any right to claim or rely on the statutory definition of completion set forth in Civil Code section 8180 et seq.. The Vendor specifically acknowledges and agrees that completion shall mean the Vendor's complete performance of all Work required by the Agreement, amendments, change orders, construction change directives and punch lists, and CAPK's formal acceptance of the Project, without regard to prior occupancy, substantial completion doctrine, beneficial occupancy, or otherwise. The Vendor hereby agrees to repair or replace any and all Work, together with any adjacent Work which may have been damaged or displaced in so doing, that may prove to be not in accordance with the requirements of the Agreement or that may be defective in its workmanship or materials within the guarantee period specified, without any expense whatsoever to CAPK, ordinary wear and tear and unusual abuse and neglect only excepted. [Note: this Addendum states a two-year guarantee period; the construction contract states one year — confirm and reconcile the intended warranty period before issuance.]

The Vendor further agrees that within ten (10) calendar days after being notified in writing by CAPK of any Work not in accordance with the requirements of the Agreement or any defects in the Work, it will commence and prosecute with due diligence all Work necessary to fulfill the terms of this guarantee, and to complete the Work within a period of time stipulated in writing. In the event it fails to so comply, Vendor does hereby authorize CAPK to proceed to have such Work done at the Vendor's expense and it will pay the cost thereof upon demand. CAPK shall be entitled to all costs, including reasonable attorneys' fees, necessarily incurred upon the Vendor's refusal to pay the above costs.

The guarantee period for corrected defective work shall continue for a duration equivalent to the original guarantee period.

Notwithstanding the foregoing paragraph, in the event of an emergency constituting an immediate hazard to the health or safety of CAPK's clients, or its property, CAPK may undertake at the Vendor's expense without prior notice, all Work necessary to correct such hazardous condition when it was caused by the Work of the Vendor not being in accordance with the requirements of this Agreement, or being defective, and to charge the same to the Vendor as specified in the preceding paragraph. The guarantee set forth herein is not intended by the parties, nor shall it be construed, as in any way limiting or reducing CAPK's rights to enforce all terms of the Agreement referenced hereinabove or the time for enforcement thereof. This guarantee is provided in addition to, and not in lieu of, CAPK's rights on such Agreement.

ADDENDUM "G"
ADDITIONAL TERMS AND CONDITIONS

1. **TAXES.** The Vendor is solely responsible to pay all taxes and comply with all Federal, State, and local laws, ordinances, rules, regulations and lawful orders bearing on the performance of work.
2. **INSURANCE.** Vendor shall procure, furnish and maintain for the duration of this Agreement all insurances listed in Addendum I (Insurance Requirements).
3. **ASSIGNMENT OF SUBCONTRACTING.** The Vendor may not assign or transfer this Agreement, or any interest therein or claim thereunder, or subcontract any portion of the work thereunder, without the prior written approval of CAPK. If CAPK consents to such assignment or transfer, the terms and conditions of this Agreement shall be binding upon any assignee or transferee. Any transfer shall be considered an addendum to this Agreement and must be included as so.
4. **TERMINATION FOR CONVENIENCE OF CAPK.** CAPK may terminate this Agreement at any time by giving written notice to the Vendor of such termination and specifying the effective date thereof. In that event, all finished or unfinished documents and other materials as described herein, at the option of CAPK, shall become its property. If the Agreement is terminated by CAPK as provided herein, the Vendor shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents and other materials. The Vendor hereby expressly waives any and all claims for damages or compensation arising under this Agreement except as set forth in this section in the event of such termination.
5. **CHANGES.** CAPK may from time to time, require changes in the scope of the services of the Vendor be performed hereunder. Such changes, including any increase or decrease in the amount of the Vendor's compensation which are mutually agreed upon by and between CAPK and the Vendor, shall be effective when incorporated in written amendments to the Agreement. Amendments shall be valid only after approval by Vendor and CAPK's Executive Director.
6. **CLAIMS.** All claims for money due or to become due to the Vendor from CAPK under this Agreement may not be assigned to a bank, trust company, or other financial institution without such approval. Notice, or requests, of any such assignment or transfer shall be furnished promptly in writing to CAPK.
7. **NOTICE.** Any notice or notices required or permitted to be given pursuant to this agreement may be personally served on the other party by the party giving such notice, or may be served by certified mail, return receipt requested.
8. **AFFIRMATIVE ACTION.** The Vendor agrees to abide by all State and Federal Affirmative Action policies and laws.
9. **DISPUTE RESOLUTION.** Any dispute arising regarding the interpretation or implementation of this Agreement, including any claims for breach of this Agreement, shall be resolved by submitting the claim for arbitration to the American Arbitration Association in accordance with its rules and procedures applicable to commercial disputes. The location of any arbitration hearing shall be Bakersfield, California, and any enforcement of the arbitrator's decision shall be brought in the Superior Court of the County of Kern, Bakersfield, California.
10. **EQUAL EMPLOYMENT OPPORTUNITY.** All hiring and other employment practices by the Vendor shall be non-discriminatory, based on merit and qualifications without regard to race, color, religion, national origin, ancestry, disability, medical condition, marital status, age or sex.
11. **SBE/MBE/WBE POLICY STATEMENT.** It is the policy of Community Action Partnership of Kern, consistent with Federal, State and local laws, to promote and encourage the development, participation, and continued expansion of Small Business Enterprises, Minority Business Enterprises and Women's Business Enterprises.
12. **CONFIDENTIALITY.** The Vendor shall use his or her best efforts to keep confidential any information obtained during the performance of this agreement.
13. **RESPONSIBILITY.** If Vendor is part of a corporation, the individual or individuals who sign this Agreement on behalf of the corporation are jointly responsible for performance of this Agreement.
14. **PROTEST BY VENDOR:** If the Vendor wishes to file a protest against CAPK for any action, the Vendor must do so in writing with CAPK within 72 hours after the action to be protested has occurred. All protests will be taken under advisement. Any protests received after that will not be recognized

15. **CONFLICT OF INTEREST:** In accordance with California Public Contract Code 10410, no officer or employee of CAPK shall engage in any employment, activity or enterprise from which the officer or employee receives compensation or has a financial interest in this agreement, which may be in whole, or in part, sponsored or funded by a Local, State, or Federal Agency.

Also, no relative of an employee of CAPK may enter into or bid on a Agreement while said employee is still employed by CAPK. No relative of an employee of CAPK may bid on a Agreement until 12 months after the date said employee of CAPK has left employment of CAPK, either voluntarily or involuntarily.

It is contrary to Policy for any CAPK employee to personally solicit, demand or receive any gratuity of any kind from a Vendor in connection with any decision affecting a CAPK purchase or Agreement for services. Thus, if such a case were to occur, the Vendor may file a protest with CAPK as specified in the section titled "Protest by Vendor."

Attachment C

Each proposal shall include, in the order required by RFP Section 7.1, the following completed forms. Use additional sheets as needed; all forms must be signed by an individual authorized to bind the Proposer.

C-1. Cost Proposal Form

Proposer shall submit the cost proposal below, in accordance with RFP Section 10. Owner Allowances are carried in the Contract Sum and reconciled by change order to documented actual cost with fixed overhead and profit, per RFP Section 8; they are not a basis for competitive price differentiation and should be carried at the amounts stated in Attachment I.

Base Lump Sum Proposal (Sections 2.1–2.8 scope, exclusive of Owner Allowances and Site Security below)	\$
Site Security — Lump Sum, base coverage per Section 2.8 minimum standard, for the Contract Time	\$
Builders Risk Insurance	\$
Site Security — Per-Guard-Hour Unit Rate (for CAPK-directed adjustment by change order)	\$ /hour
TOTAL BASE PROPOSAL (Lump Sum + Allowances + Site Security Lump Sum)	\$

Alternates (if any are requested by Addendum):

Proposer / Firm Name: _____

By (Signature): _____

Name / Title: _____

Date: _____

C-2. References Form

Provide at least three (3) verifiable references for comparable, completed, on-time projects within the last seven (7) years (RFP Section 6(4)), preferably occupied or adaptive-reuse residential rehabilitation or permanent supportive/affordable housing, including at least one completed on a fixed, deadline-driven schedule. Attach additional sheets for more than three references.

Ref. No.	Project Name / Address	Owner / Client Contact (Name, Phone, Email)	Contract Value	NTP Date	Substantial Completion Date	LDs Assessed? (Y/N)
1						
2						
3						

Briefly describe the comparable scope of work for each reference listed above (attach additional sheets as needed):

Reference 1:

Reference 2:

Reference 3:

Proposer / Firm Name: _____

By (Signature): _____

Name / Title: _____

Date: _____

Attachment D
Prevailing Wage Determinations

1. Wage-Rate Classification for This Project

This is a public works project subject to California prevailing wage law (Labor Code § 1720 et seq.). Because the Project consists of the rehabilitation and adaptive reuse of three single-story, wood-frame buildings into thirty (30) dwelling units — apartments not exceeding four stories — the residential housing buildings fall within the "residential" definition of California Code of Regulations § 16001(d). The California Department of Industrial Relations (DIR) Residential Prevailing Wage Determinations for Kern County therefore apply to work on the residential buildings.

Two limits apply, per DIR's determinations: (a) the residential rate applies only to the residential portion meeting the § 16001(d) definition — any separate, non-residential or ancillary structure on the site is paid at the general (commercial) rate; and (b) where DIR publishes no residential determination for a given craft, that craft is paid at the general (commercial) determination for Kern County. As a result, this Project will use a mix of residential and general determinations, as set out below.

2. Which Determinations Govern; How to Obtain Them

The prevailing wage determinations in effect on the bid advertisement date govern for the entire life of the resulting contract, subject to any predetermined increases stated in the determinations (Labor Code § 1773.2; CCR § 16204). The rates reproduced in Section 3 are the current snapshot from the determinations issued December 1, 2025 (effective for bids advertised on or after December 11, 2025). DIR reissues determinations on a semi-annual cycle, so CAPK must confirm and attach the determinations actually in effect on this Project's advertisement date before the RFP is issued.

- Residential determinations (index): <https://www.dir.ca.gov/oprl/residential/reslist.html>
- Kern County residential determination (PDF): <https://www.dir.ca.gov/oprl/residential/kern.pdf>
- General (commercial) determinations (index):
<https://www.dir.ca.gov/OPRL/DPreWageDetermination.htm>
- Apprentice wage determinations:
<https://www.dir.ca.gov/OPRL/PWAppWage/PWAppWageStart.asp>

3. Kern County Residential Determinations Applicable to This Project

Rates below are the Basic Straight-Time Hourly Rate. The total prevailing wage obligation for each craft is the base rate PLUS the employer payments (health & welfare, pension, vacation/dues, training, and "other") stated in the full determination; contractors must pay the total and must apply any predetermined increases. Determinations issued December 1, 2025 (Kern County).

Craft / Classification	Base \$/hr	Determination No.	Expires
Residential Carpenter — Framers & Finishers	41.39	R-23-31-2-2025-1	6/30/2026 *
Insulation Installer	25.35	R-23-31-2-2025-1	6/30/2026 *
Shingler	40.54	R-23-31-2-2025-1	6/30/2026 *

Cabinet Installer	41.10	R-23-31-2-2025-1	6/30/2026 *
Wood Floor Installer	36.55	R-23-31-2-2025-1	6/30/2026 *
Grade Slabber / Subterranean Garage Concrete	40.02	R-23-31-2-2025-1	6/30/2026 *
Residential Carpenter: Fence Builder	41.66	R-23-31-20-2025-1	6/30/2026 *
Residential Drywall Installer / Lather	36.57	R-31-X-41-2025-1A	6/30/2026 *
Residential Laborer	46.00	R-23-102-2-2025-1	6/30/2026 *
Cleanup / Landscaping / Fencing	45.00	R-23-102-2-2025-1	6/30/2026 *
Residential Plaster Tender	46.72	R-102-X-16-2025-1	8/4/2026 *
Plaster Clean-Up Laborer	44.17	R-102-X-16-2025-1	8/4/2026 *
Residential Plasterer	43.18	R-203-X-2-2025-1	7/31/2026 *
Residential Plumber	48.83	R-204-X-6-2025-1	6/30/2026 *
Residential Plumber: Fire Sprinkler Fitter (Bakersfield — W. of Hwy 14)	39.29	R-204-669-1-2025-1A	12/31/2025 **
Residential Sheet Metal Worker	41.18	R-166-108-998-2025-1	6/30/2026 **

* = no predetermined increase; effective until superseded (obtain the new rate from DIR after the expiration date). ** = predetermined increases have been issued and MUST be paid on their effective dates (Sheet Metal: +\$2.40 on 7/1/2026, 7/1/2027, 7/1/2028; Fire Sprinkler Fitter: scheduled base/fringe increases beginning 1/1/2026 and 4/1/2026).

Geographic note: For the Fire Sprinkler Fitter craft, Kern County is split at Highway 14. 901 Union Avenue (Bakersfield) lies WEST of Highway 14, so Determination R-204-669-1-2025-1A applies.

4. Crafts Paid Under the General (Commercial) Determination

DIR has not issued residential determinations for the following crafts, which this Project's scope of work is expected to require. These are paid at the applicable General Prevailing Wage Determination for Kern County (Southern California region). This list is illustrative, not exhaustive; the Contractor is responsible for classifying each scope of work correctly:

- **Electrician** (Inside Wireman) and Sound/Communication & Low-Voltage — electrical upgrades, fire-alarm, security, data, EV-capable stalls, lighting
- **Painter / Drywall Finisher-Taper** — interior and exterior painting and taping
- **Glazier** — high-efficiency windows and doors (Title 24 envelope)
- **Ironworker** (Structural & Reinforcing) — seismic/structural retrofit steel and rebar
- **Operating Engineer** — demolition, grading, site work, and equipment operation
- **Cement Mason** — concrete flatwork and finishing
- **Roofer / Waterproof** — mechanical-room and office-building roofing (non-shingle) and waterproofing

- **Asbestos / Lead Abatement Worker** — hazardous-materials abatement (a significant scope item; see Attachment F surveys)
- **Teamster / Truck Driver** — hauling and disposal of demolition and abatement debris
- **Tile Setter & Finisher; Floor Coverer** — bathroom/kitchen tile and resilient/carpet flooring

5. Compliance Notes

- Because the Project is 100% State-funded (Proposition 1 / HHAP through HCD Homekey+), only California DIR prevailing wages apply; there is no federal Davis-Bacon overlay.
- Contractor and all subcontractors must be registered with DIR under Labor Code § 1725.5, submit electronic certified payroll, and comply with apprenticeship requirements under Labor Code § 1777.5.
- The total prevailing wage for each craft equals the base hourly rate plus the employer payments (fringe benefits) and any predetermined increases stated in the governing determination, together with travel and subsistence where applicable (Labor Code §§ 1773.1, 1773.9).

Attachment E
Hazardous-Materials Surveys



PILLAR
EHS SOLUTIONS

Asbestos & Lead-Based Paint Inspection Report



901 Union Ave.
Bakersfield, CA 93307

Report prepared by:
Ryan Hester, MS, CIH, CSP
Principal Consultant
Pillar EHS Solutions, Inc.
Report Date: September 6, 2024

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1. SUMMARY

Pillar EHS Solutions, Inc. (Pillar) conducted a survey for asbestos containing materials (ACM) and lead-based paint at 901 Union Ave., Bakersfield, CA 93307. The survey was conducted in preparation for upcoming renovation activity at the subject property. The survey was performed on August 26, 27, and 28, 2024, by Ryan Hester, CIH, CSP, Certified Asbestos Consultant (CAC) No. 11-4835, and Certified Lead Inspector/Risk Assessor No. LRC-00001949.

A total of eighty-seven (87) samples were collected for asbestos analysis. Almost all the samples contained multiple layers of materials, and each layer was analyzed separately by the laboratory. Three (3) samples were not analyzed due to a “positive stop”, because a previous sample in the set had already determined the material to contain asbestos. Several materials at the site were found to contain asbestos including, air cell pipe insulation on piping in the building attics, black mastic over mudded pipe elbows on the exterior of the guest room buildings, pipe elbow mudded insulation inside the mechanical building, roof penetration mastics, gasket material on the boiler, 9” x 9” floor tile and associated mastic in the front office building, and window putty on the front office building windows. One (1) Transite vent pipe has been assumed to contain asbestos.

A total of 862 lead-based paint samples were collected, including instrument calibration readings. Lead-based paint was not uniformly identified throughout the structures, but was identified on some components including some doors, door jambs, baseboards, cabinets, eaves, angle supports, and walls. Furthermore, multiple ceramic tiles were determined to contain lead-based glaze.

2. SCOPE OF WORK

The scope of this project was to survey the four (4) buildings at 901 Union Ave., Bakersfield, CA 93307 for asbestos containing materials and lead-based paint. The survey included three (3) guest room buildings, with a total of thirty-six (36) guest rooms, a storage room, the mechanical rooms, and the front office building. At the time of the assessment, guest rooms 20 and 21 were inaccessible, and room 19 was so severely damaged there was no paint remaining to test for lead content.

3. LABORATORY INFORMATION

The asbestos samples were submitted to Eurofins EPK Built Environment Testing, LLC in Glendale, CA.

- Address: 1010 N. Central Avenue, #390, Glendale, CA 91202
- Phone Number: 866-888-6653
- California Environmental Laboratory Accreditation Program (CA-ELAP) Certificate No. 3065.
- National Voluntary Laboratory Accreditation Program (NVLAP) Code 200945-0.

3.1 LABORATORY ANALYTICAL METHODOLOGY

The asbestos samples were analyzed according to EPA method 600/R-93/116 using Polarized Light Microscopy (PLM) with dispersion staining for identification of bulk material for asbestos down to 1%.

4. SITE DESCRIPTION

According to county records, the subject site is a motel constructed in 1937. There appeared to be four (4) distinct buildings at the site, however county records indicate that there are five (5) buildings. All the buildings are single-story buildings with stucco exterior walls, primarily plaster interior walls, and tile roofing, except for the mechanical rooms and front office patio which have asphalt composition shingle roofs.

Building 1 – For the purposes of this survey Building 1 is the northernmost building which includes guest rooms 1 through 11 and the mechanical rooms. The building is approximately 3,250 ft². The guest rooms are all on a raised foundation and the mechanical rooms are on a concrete slab foundation. The guest rooms all have ceramic tile flooring, except for Room 8, which has peel and stick vinyl floor tiles in the bedroom. The tile flooring and ceramic wall tiles in the guest rooms are not uniform. Several types of tiles were identified, including 6" x 6" orange or brown floor tile, updated wood-look 4" x 24" tile, updated 12" x 24" tile, and 12" x 12" tile. Some of the bathroom shower stalls had been updated with newer tiles and some appeared to still have original 4" ceramic tiles. All the windows appear to have been updated, and drywall and joint compound were observed around the windows. Drywall was also observed on the soffit in the guest room kitchens. There are insulated water lines on the exterior north side of the building that are

insulated with fiberglass and felt wrap on the runs and mudded at the elbows and intersections. There are also insulated water lines in the building attic space that are insulated with air-cell wrap. The attic insulation that was accessible in this building is fiberglass.

Building 2 – For the purposes of the survey Building 2 is the west guest building, shaped like an L, and containing guest rooms 12 through 31 and the storage room. The building is approximately 6,000 ft². Guest rooms 12-17 are all on a raised foundation and the storage room and guest rooms 18-31 are on a concrete slab foundation. The guest rooms all have ceramic tile flooring. The tile flooring and ceramic wall tiles in the guest rooms are not uniform. Several types of tiles were identified, including 6" x 6" orange or brown floor tile, updated wood-look 4" x 24" tile, updated 12" x 24" tile, and 12" x 12" tile. Some of the bathroom shower stalls had been updated with newer tiles and some appeared to still have original 4" ceramic tiles. All the windows appear to have been updated, and drywall and joint compound were observed around the windows. Drywall was also observed on the soffit in the guest room kitchens. There are insulated water lines on the exterior west and south sides of the building that are insulated with fiberglass and felt wrap on the runs and mudded at the elbows and intersections. There are also insulated water lines in the building attic space that are insulated with air-cell wrap. The attic insulation that was accessible in this building is fiberglass.

Building 3 – For the purposes of the survey Building 3 is the south guest building and contains guest rooms 32 through 37. The building is approximately 1,600 ft². This building is on a concrete slab foundation. The guest rooms all have ceramic tile flooring. The tile flooring and ceramic wall tiles in the guest rooms are not uniform. Several types of tiles were identified, including 6" x 6" orange or brown floor tile, updated wood-look 4" x 24" tile, updated 12" x 24" tile, and 12" x 12" tile. Some of the bathroom shower stalls had been updated with newer tiles and some appeared to still have original 4" ceramic tiles. All the windows appear to have been updated, and drywall and joint compound were observed around the windows. There are insulated water lines on the exterior south side of the building that are insulated with fiberglass and felt wrap on the runs and mudded at the elbows and intersections. There are also insulated water lines in the building attic space that are insulated with air-cell wrap. The attic insulation that was accessible in this building is fiberglass.

Front Office Building – The front office building is approximately 2,500 ft². The building includes an entry, lobby area, three restrooms, an office, two bedrooms, a kitchen, a living room, and a patio storage area. The exterior of the building has both stucco and wood siding on the walls. Some of the windows are updated aluminum frame windows, but some of the south windows are original metal windows with window putty. The roof is tile with felt underneath. The interior of the building has plaster walls and ceilings, with some drywall in the patio room and the north bathroom (Bathroom 3). The lobby, entry, and office areas have 9" x 9" floor tile with black mastic. There is 12" x 12" ceiling tile with mastic pucks in the lobby area. Flooring in the hallway, bathrooms, and kitchen is ceramic tile. There is carpet in bedroom 2, no flooring in bedroom 1, and no flooring in the living room. There are water pipes in the attic insulated with air cell wrap. The attic is insulated with fiberglass.

5. SAMPLING

All asbestos samples were collected by a DOSH Certified Asbestos Consultant (CAC) following the methods prescribed in 40 CFR § 763.86. All sampling was performed using clean sampling tools, which were decontaminated between samples to ensure no cross contamination. Wet methods, using amended water, and a HEPA vacuum were used to control and clean up and asbestos dust generated by the sampling process.

The lead-based paint inspection was performed according to requirements found in 17 CCR §35039. All samples were collected by a CDPH Certified Lead Inspector.

5.1 ASBESTOS SAMPLE COLLECTION PROCEDURE

The inspector first assessed the subject site for suspect ACMs. Once the suspect ACMs were identified the inspector collected the appropriate number of samples for each homogeneous material according to 40 CFR § 763.86. Each sample was placed into a sealable plastic baggie and given a unique sample number. At the completion of sampling, all the samples were logged onto a chain-of-custody (COC), and the samples and COC were properly packaged and shipped overnight to the laboratory via FedEx.

5.2 ASBESTOS SAMPLE RESULTS

The following table presents all samples collected as part of this assessment and includes the sample location, material, asbestos type and concentration, and the materials condition and friability. The friable or non-friable classification of an ACM presented within this table represents

the material as it existed at the time of the survey. If demolition, renovation, or abatement work practices may damage, crush, crumble, or reduce the material to powder, it is the client's responsibility to ensure that any NESHAP notification submitted for this site accurately categorizes the ACM based on the contractor's work practices.

Table 1 Asbestos Sample Results

Sample No.	Sample Location	Sample Material	Asbestos Type & Percent	Friable	Estimated Quantity
901-01	Guest Room 1 – North wall of bedroom.	Texture	None Detected	N/A	35,000 ft ²
		Plaster	None Detected	N/A	
		Button Board	None Detected	N/A	
901-02	Guest Room 1 – Kitchen floor.	6x6 Ceramic Tile	None Detected	N/A	425 ft ²
		Grout	None Detected	N/A	
		Thinset	None Detected	N/A	
901-03	Guest Room 4 – Kitchen soffit.	Drywall	None Detected	N/A	1,000 ft ²
		Joint Compound	None Detected	N/A	
901-04	Guest Room 4 – Bedroom south wall, at window.	Drywall	None Detected	N/A	w/03
		Joint Compound	None Detected	N/A	
901-05	Guest Room 5 – Bathroom floor.	12x12 Ceramic Tile	None Detected	N/A	400 ft ²
		Grout	None Detected	N/A	
		Thinset	None Detected	N/A	
901-06	Guest Room 2 – Bedroom floor.	12x24 Ceramic Tile	None Detected	N/A	2,000 ft ²
		Grout	None Detected	N/A	
		Thinset	None Detected	N/A	
901-07	Guest Room 6 – Bedroom, north wall.	Texture	None Detected	N/A	w/01
		Plaster	None Detected	N/A	
		Button Board	None Detected	N/A	
901-08	Guest Room 6 – Kitchen floor.	6x6 Ceramic Tile	None Detected	N/A	w/02
		Grout	None Detected	N/A	
		Thinset	None Detected	N/A	
901-09	Guest Room 6 – Kitchen soffit.	Drywall	None Detected	N/A	w/03
		Joint Compound	None Detected	N/A	
901-10	Guest Room 6 – South wall, window.	Joint Compound	None Detected	N/A	w/03
901-11	Guest Room 7 – Bedroom floor.	Vinyl Floor Tile	None Detected	N/A	110 ft ²
		Mastic	None Detected	N/A	
901-12	Guest Room 7 – Closet floor.	Vinyl Floor Tile	None Detected	N/A	w/11
		Mastic	None Detected	N/A	
901-13	Guest Room 7 – Kitchen floor.	12x12 Ceramic Tile	None Detected	N/A	w/05
		Grout	None Detected	N/A	
		Thinset	None Detected	N/A	
901-14	Guest Room 10 – Kitchen, west wall.	Texture	None Detected	N/A	w/01
		Plaster	None Detected	N/A	
		Button Board	None Detected	N/A	
901-15	Guest Room 11 – Kitchen soffit.	Texture	None Detected	N/A	w/03
		Tape	None Detected	N/A	
		Joint Compound	None Detected	N/A	
		Drywall	None Detected	N/A	

Sample No.	Sample Location	Sample Material	Asbestos Type & Percent	Friable	Estimated Quantity
901-16	Guest Room 11 – Bedroom floor	6x24 Ceramic Tile	None Detected	N/A	2,125 ft ²
		Grout	None Detected	N/A	
		Thinset	None Detected	N/A	
901-17	Guest Room 11 – Bathroom shower.	4x4 Ceramic Tile	None Detected	N/A	2,500 ft ²
		Grout	None Detected	N/A	
		Thinset	None Detected	N/A	
901-18	Guest Room 8 – Bathroom shower.	4x4 Ceramic Tile	None Detected	N/A	w/17
		Grout	None Detected	N/A	
		Thinset	None Detected	N/A	
901-19	Guest Room 15 – Bedroom floor.	6x24 Ceramic Tile	None Detected	N/A	w/16
		Grout	None Detected	N/A	
		Thinset	None Detected	N/A	
901-20	Guest Room 12 – Closet wall.	Drywall	None Detected	N/A	w/03
		Joint Compound	None Detected	N/A	
901-21	Guest Room 16 – Bedroom, east wall.	Texture	None Detected	N/A	w/01
		Plaster	None Detected	N/A	
901-22	Guest Room 17 – Bedroom floor.	12x24 Ceramic Tile	None Detected	N/A	w/06
		Grout	None Detected	N/A	
901-23	Exterior – South side of Building 1 at Room 1.	Stucco Finish – White	None Detected	N/A	12,000 ft ²
		Stucco Scratch 1	None Detected	N/A	
		Stucco Finish – Beige	None Detected	N/A	
		Stucco Scratch 2	None Detected	N/A	
901-24	Exterior – South side of Building 1 at Room 3.	Stucco Finish – White	None Detected	N/A	w/24
		Stucco Scratch 1	None Detected	N/A	
		Stucco Finish – Beige	None Detected	N/A	
		Stucco Scratch 2	None Detected	N/A	
901-25	Exterior – South side of Building 1 at Room 11.	Stucco Finish – White	None Detected	N/A	w/24
		Stucco Scratch	None Detected	N/A	
901-26	Exterior – East side of Building 2 between Rooms 18 and 19.	Stucco Finish – White	None Detected	N/A	w/24
		Stucco Scratch 1	None Detected	N/A	
		Stucco Scratch 2	None Detected	N/A	
901-27	Exterior – East side of Building 2 outside Room 23.	Stucco Finish – White	None Detected	N/A	w/24
		Stucco Scratch 1	None Detected	N/A	
		Stucco Finish – Beige	None Detected	N/A	
		Stucco Scratch 2	None Detected	N/A	
901-28	Exterior – East side of Building 2 outside Room 31.	Stucco Finish – White	None Detected	N/A	w/24
		Stucco Scratch 1	None Detected	N/A	
		Stucco Finish – Brown	None Detected	N/A	
		Stucco Scratch 2	None Detected	N/A	

Sample No.	Sample Location	Sample Material	Asbestos Type & Percent	Friable	Estimated Quantity
		Stucco Finish – Beige	None Detected	N/A	
		Stucco Scratch 3	None Detected	N/A	
		Paper	None Detected	N/A	
901-29	Exterior – North side of Building 3 outside Room 37.	Stucco Finish – Brown	None Detected	N/A	w/24
		Stucco Finish – White	None Detected	N/A	
		Stucco Scratch 1	None Detected	N/A	
		Stucco Finish – Beige	None Detected	N/A	
		Stucco Scratch 2	None Detected	N/A	
		Paper	None Detected	N/A	
901-30	Guest Room 18 – Bedroom ceiling.	Texture	None Detected	N/A	w/01
		Plaster	None Detected	N/A	
		Button Board	None Detected	N/A	
901-31	Guest Room 28 – North wall.	Texture	None Detected	N/A	w/01
		Plaster	None Detected	N/A	
		Button Board	None Detected	N/A	
901-32	Guest Room 32 – West wall.	Texture	None Detected	N/A	w/01
		Plaster	None Detected	N/A	
		Button Board	None Detected	N/A	
901-33	Guest Room 28 – Shower Stall.	4x4 Ceramic Tile	None Detected	N/A	w/17
		Grout	None Detected	N/A	
		Thinset	None Detected	N/A	
901-34	Guest Room 24 – Shower stall.	4x4 Ceramic Tile	None Detected	N/A	w/33
		Grout	None Detected	N/A	
		Thinset	None Detected	N/A	
901-35	Guest Room 22 – East wall.	Drywall	None Detected	N/A	w/03
		Joint Compound	None Detected	N/A	
901-36	Guest Room 28 – North wall.	Drywall	None Detected	N/A	w/03
		Joint Compound	None Detected	N/A	
901-37	Guest Room 36 – North wall.	Drywall	None Detected	N/A	w/03
		Joint Compound	None Detected	N/A	
901-38	Guest Room 24 – Bedroom floor.	4x24 Ceramic Tile	None Detected	N/A	2,125 ft ²
		Grout	None Detected	N/A	
		Thinset	None Detected	N/A	
901-39	Guest Room 30 – Bedroom floor.	4x24 Ceramic Tile	None Detected	N/A	w/38
		Grout	None Detected	N/A	
		Thinset	None Detected	N/A	
901-40	Guest Room 19 – Attic, water line.	Air Cell Pipe Insulation	55% Chrysotile	Yes	1000 linear feet
901-41	Guest Room 19 – Attic, water line.	Air Cell Pipe Insulation	Positive Stop	Yes	w/40
901-42	Guest Room 31 – Attic, water line.	Air Cell Pipe Insulation	Positive Stop	Yes	w/40
901-43	Exterior – South side of Building 2, at Room 31, water lines.	Felt Wrap	None Detected	N/A	1000 linear feet
		Silver Paint	None Detected	N/A	

Sample No.	Sample Location	Sample Material	Asbestos Type & Percent	Friable	Estimated Quantity
901-44	Exterior – South side of Building 2, at Room 31, water lines.	Mudded Elbow	None Detected	N/A	60 elbows
901-45	Exterior – South side of Building 2, at Room 27, water lines.	Felt Wrap	None Detected	N/A	w/43
		Silver Paint	None Detected	N/A	
901-46	Exterior – South side of Building 2, at Room 27.	Black Mastic	2% Chrysotile	No	60 elbows
		Mudded Elbow	None Detected	N/A	
901-47	Exterior – South side of Building 3, at Room 37.	Black Mastic	Positive Stop	No	w/46
		Mudded Elbow	None Detected	N/A	
901-48	Roof – Above Room 27	Red Roof Tile	None Detected	N/A	10,850 ft ²
		Felt	None Detected	N/A	
901-49	Roof – Above the storage room.	Red Roof Tile	None Detected	N/A	w/48
		Felt	None Detected	N/A	
901-50	Roof – Above Room 7	Red Roof Tile	None Detected	N/A	w/48
		Felt	None Detected	N/A	
901-51	Mechanical Room 2 – 2” pipe elbow south of the boiler.	Black Wrap	None Detected	N/A	150 linear feet
		Mudded Elbow – Off white	15% Chrysotile	Yes	23 elbows
		Mudded Elbow - Gray	None Detected	N/A	
901-52	Mechanical Room 3 – 2” pipe elbow above the green pump.	Black Wrap	None Detected	N/A	150 linear feet
		Mudded Elbow – Off white	15% Chrysotile	Yes	w/51
		Mudded Elbow - Gray	None Detected	N/A	
901-53	Mechanical Room 1 – 2” pipe elbow.	Mudded Elbow – Off white	15% Chrysotile	Yes	w/51
		Mudded Elbow - Gray	None Detected	N/A	
901-54	Mechanical Building Roof – North edge near center.	Shingle	None Detected	N/A	720 ft ²
		Felt	None Detected	N/A	
		Mastic	4% Chrysotile	No	2 ft²
901-55	Mechanical Building Roof – Northwest corner.	Shingle	None Detected	N/A	w/54
		Felt	None Detected	N/A	
		Mastic	4% Chrysotile	No	w/54
901-56	Building 1 – Roof Spine	Tile Mortar - Red	None Detected	N/A	450 ft ²
		Tile Mortar - Gray	None Detected	N/A	
901-57	Building 1 – Roof Spine	Tile Mortar - Red	None Detected	N/A	w/56
		Tile Mortar - Gray	None Detected	N/A	
901-58	Mechanical Room 2 – 3” flange gasket on top of boiler.	Gray Gasket	15% Chrysotile	No	0.25 ft²
901-59	Mechanical Room 2 – Boiler, internal refractory, west side.	Refractory Insulation	None Detected	N/A	30 ft ²
901-60	Mechanical Room 2 – Boiler, internal refractory, door.	Refractory Insulation	None Detected	N/A	w/59

Sample No.	Sample Location	Sample Material	Asbestos Type & Percent	Friable	Estimated Quantity
901-61	Mechanical Room 2 – Boiler, internal refractory, east side.	Refractory Insulation	None Detected	N/A	w/59
901-62	Front Office Building – Lobby floor.	9x9 Floor Tile	3% Chrysotile	No	550 ft²
		Black Mastic	2% Chrysotile	No	
901-63	Front Office Building – Office floor.	9x9 Floor Tile	3% Chrysotile	No	w/62
		Black Mastic	2% Chrysotile	No	
901-64	Front Office Building – Office, east wall.	Brown Cove Base	None Detected	N/A	14 ft ²
901-65	Front Office Building – Office, west wall.	Brown Cove Base	None Detected	N/A	w/64
901-66	Front Office Building – Hallway floor.	Ceramic Tile	None Detected	N/A	300 ft ²
		Grout	None Detected	N/A	
		Thinset	None Detected	N/A	
901-67	Front Office Building – Hallway floor.	Ceramic Tile	None Detected	N/A	w/66
		Grout	None Detected	N/A	
		Thinset	None Detected	N/A	
901-68	Front Office Building – Hallway, north wall.	Texture	None Detected	N/A	4,100 ft ²
		Plaster	None Detected	N/A	
		Button Board	None Detected	N/A	
901-69	Front Office Building – Living Room, east wall.	Texture	None Detected	N/A	w/68
		Plaster	None Detected	N/A	
		Button Board	None Detected	N/A	
901-70	Front Office Building – Bedroom 2, east wall.	Texture	None Detected	N/A	w/68
		Plaster	None Detected	N/A	
		Button Board	None Detected	N/A	
901-71	Front Office Building – Office, west wall.	Texture	None Detected	N/A	w/68
		Plaster	None Detected	N/A	
901-72	Front Office Building – Bedroom 1, west wall.	Texture	None Detected	N/A	w/68
		Plaster	None Detected	N/A	
901-73	Front Office Building – Bathroom 3, south wall.	Drywall	None Detected	N/A	
		Joint Compound	None Detected	N/A	
901-74	Front Office Building – Patio, south wall.	Drywall	None Detected	N/A	w/73
		Joint Compound	None Detected	N/A	
901-75	Front Office Building – Patio, ceiling.	Joint Compound	None Detected	N/A	w/73
901-76	Front Office Building – Lobby ceiling.	12x12 Ceiling Tile	None Detected	N/A	350 ft ²
		Mastic	None Detected	N/A	
901-77	Front Office Building – Lobby ceiling.	12x12 Ceiling Tile	None Detected	N/A	w/76
		Mastic	None Detected	N/A	
901-78	Front Office Building – Attic	Air Cell Insulation	65% Chrysotile	Yes	w/40
		Cloth wrap	None Detected	N/A	
901-79	Front Office Building – Bedroom 1 window.	Window Putty	None Detected	No	7.5 ft ²
901-80	Front Office Building – Office window.	Window Putty	<1% Chrysotile	No	w/79
901-81	Front Office Building – Exterior, south wall.	Beige Stucco Finish Coat	None Detected	N/A	320 ft ²
		Scratch Coat	None Detected	N/A	

Sample No.	Sample Location	Sample Material	Asbestos Type & Percent	Friable	Estimated Quantity
901-82	Front Office Building – Exterior, south wall.	Beige Stucco Finish Coat	None Detected	N/A	w/81
		Scratch Coat	None Detected	N/A	
		Paper	None Detected	N/A	
901-83	Front Office Building – Exterior, west side.	Beige Stucco Finish Coat	None Detected	N/A	w/81
		Scratch Coat	None Detected	N/A	
		Paper	None Detected	N/A	
901-84	Front Office Building – Roof, south side.	Roof Tile	None Detected	N/A	3 ft ²
		Mastic	4% Chrysotile	No	
		Felt	None Detected	N/A	
901-85	Front Office Building – Roof, west side.	Roof Tile	None Detected	N/A	w/84
		Mastic	4% Chrysotile	No	
		Felt	None Detected	N/A	
901-86	Front Office Building – Patio roof, near northwest corner.	Shingle 1	None Detected	N/A	2,800 ft ²
		Felt	None Detected	N/A	
		Shingle 2	None Detected	N/A	
901-87	Front Office Building – Patio roof, northeast corner.	Shingle 1	None Detected	N/A	w/87
		Felt	None Detected	N/A	
		Shingle 2	None Detected	N/A	
		Felt 2	None Detected	N/A	
Assumed	Front Office Building – Vent pipe from water heater closet through roof.	Transite Pipe – 4" diameter	Assumed to contain more than 1% asbestos.	No	5 linear feet

Red text indicates sample contain asbestos.

5.3 LEAD-BASED PAINT SAMPLE COLLECTION PROCEDURE

The survey for lead-based paint is conducted by first identifying each room equivalent. A room equivalent is an identifiable part of a building, such as a room, hallway, foyer, or exterior. After each room equivalent is identified and numbered the inspector, using the XRF Paint Analyzer, analyzes the surface coating for each unique testing combination. A testing combination is made up of the room equivalent, component type, and substrate. The sample location, testing combination, paint color, sample results and other relevant information is stored in the XRF Paint Analyzer's internal memory and downloaded to an Excel spread sheet at the completion of the survey. The lead-based paint survey was completed using a Viken Pb200e XRF Gun, Serial Number 3337.

5.4 LEAD PAINT SAMPLE RESULTS

The following table presents all positive samples collected as part of this assessment and includes the sample number, room equivalent, component, substrate, paint color, lead concentration, and

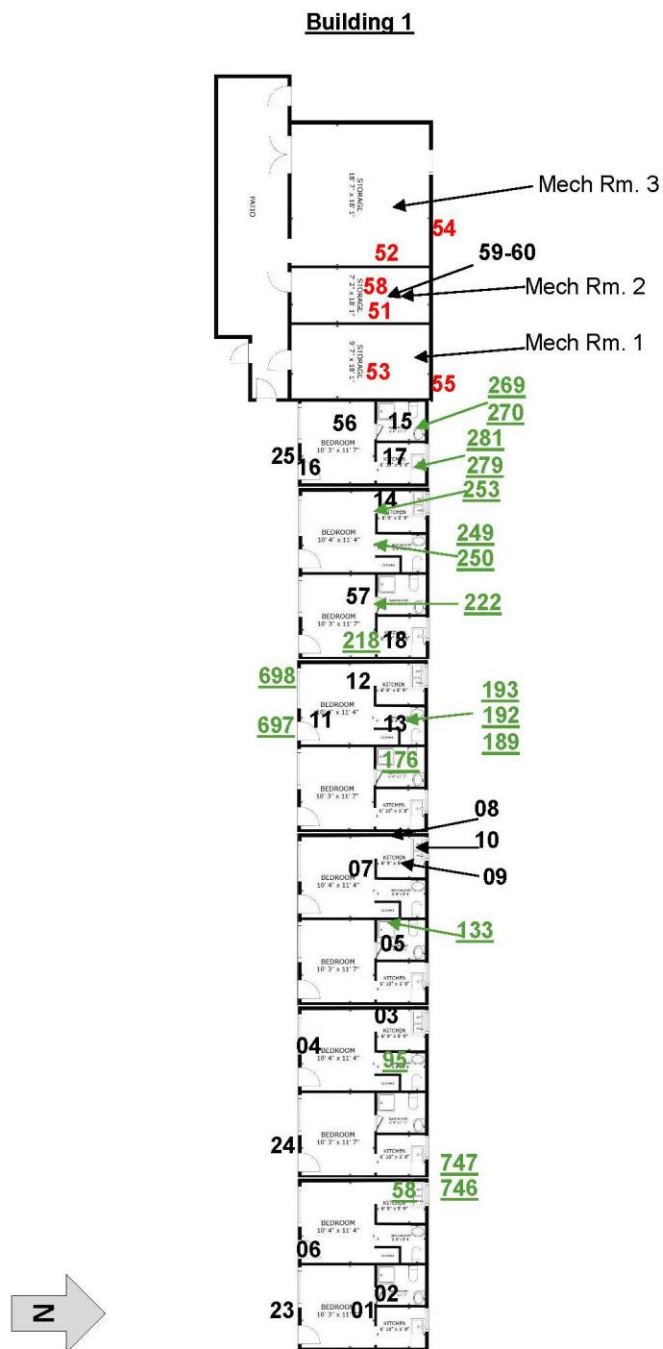
paint condition. For this assessment, side A is the east side of the site. All lead-based paint sample are reported in Appendices.

Table 2 Positive Lead-Based Paint Samples

Reading	Area	Sub-Area	Side	Component	Substrate	Color	Condition	Conc. (mg/cm ²)	Result
58	Room 2	Kitchen	D	Countertop	Tile	White	Good	6.9	Positive
95	Room 4	Bathroom	A	Shower Stall	Tile	Multi-Colored	Good	21.5	Positive
133	Room 5	Bathroom	C	Shower Stall	Tile	Multi-Colored	Good	42	Positive
176	Room 7	Bathroom	C	Shower Stall	Tile	Multi-Colored	Good	19.1	Positive
189	Room 8	Bathroom	B	Door	Wood	Blue (Light)	Fair	1	Positive
192	Room 8	Bathroom	A	Shower Stall	Tile	Multi-Colored	Good	22.4	Positive
193	Room 8	Bathroom	C	Baseboard	Tile	Multi-Colored	Good	16.2	Positive
218	Room 9	Kitchen	B	Door Jamb	Wood	White	Good	2.5	Positive
222	Room 9	Bathroom	B	Door Jamb	Wood	White	Good	1.7	Positive
249	Room 10	Bathroom	B	Door	Wood	White	Fair	1.5	Positive
250	Room 10	Bathroom	B	Door Jamb	Wood	White	Fair	4.1	Positive
253	Room 10	Kitchen	B	Door Jamb	Wood	White	Fair	2.1	Positive
269	Room 11	Bathroom	A	Shower Stall	Tile	Multi-Colored	Good	43	Positive
270	Room 11	Bathroom	C	Baseboard	Tile	Multi-Colored	Good	48	Positive
279	Room 11	Kitchen	D	Wall	Plaster	Pink	Fair	2.5	Positive
281	Room 11	Kitchen	B	Door Jamb	Wood	White	Fair	1.5	Positive
325	Room 14	Bathroom	B	Wall	Tile	Beige	Good	6	Positive
331	Room 14	Kitchen	A	Wall	Tile	Beige	Good	7.1	Positive
355	Room 15	Bathroom	B	Wall	Tile	Beige	Good	5.5	Positive
357	Room 15	Bathroom	Floor	Floor	Tile	Orange	Good	5.6	Positive
371	Room 16	Bathroom	B	Wall	Tile	Beige	Good	7.2	Positive
384	Room 16	Kitchen	D	Cabinet - Base	Wood	White	Fair	1.5	Positive
419	Room 18	Bedroom	A	Baseboard	Wood	White	Fair	1.4	Positive
422	Room 18	Bathroom	D	Shower Stall	Tile	Beige	Fair	5.6	Positive
457	Room 23	Bathroom	B	Shower Stall	Tile	Beige	Good	6.7	Positive
472	Room 24	Bathroom	D	Shower Stall	Tile	Black	Poor	6	Positive
475	Room 24	Bathroom	A	Door Jamb	Wood	Black	Poor	1	Positive
486	Room 25	Bathroom	B	Shower Stall	Tile	Beige	Good	5.5	Positive
497	Room 26	Bedroom	B	Cabinet Drawer	Wood	White	Fair	1.4	Positive
502	Room 26	Bathroom	C	Shower Stall	Tile	Beige	Good	6	Positive
515	Room 27	Bathroom	A	Shower Stall	Tile	Beige	Poor	6	Positive
526	Room 28	Bathroom	C	Shower Stall	Tile	Tan	Good	6.4	Positive
542	Room 29	Bathroom	A	Shower Stall	Tile	Beige	Good	5.2	Positive

Reading	Area	Sub-Area	Side	Component	Substrate	Color	Condition	Conc. (mg/cm ²)	Result
558	Room 30	Bathroom	Floor	Floor	Tile	Beige	Good	5.3	Positive
559	Room 30	Bathroom	C	Shower Stall	Tile	Beige	Good	6.1	Positive
600	Room 32	Bathroom	D	Baseboard	Tile	Beige	Good	8	Positive
615	Room 33	Bathroom	D	Door	Wood	White	Fair	1	Positive
629	Room 34	Bathroom	C	Shower Stall	Tile	Beige	Good	6.1	Positive
645	Room 35	Bathroom	A	Shower Stall	Tile	Beige	Good	5.6	Positive
660	Room 36	Bathroom	C	Shower Stall	Tile	Beige	Good	4.6	Positive
674	Room 37	Bathroom	A	Shower Stall	Tile	Beige	Good	5.8	Positive
697	Building 1	Exterior	B	Angle Supports	Wood	Red	Fair	1	Positive
698	Building 1	Exterior	B	Eaves	Wood	Red	Fair	1.2	Positive
746	Building 1	Exterior	D	Door	Wood	Beige	Poor	6.6	Positive
747	Building 1	Exterior	D	Door Jamb	Wood	Beige	Poor	1.4	Positive
775	Office Bldg	Bathroom 1	Floor	Floor	Tile	Brown	Good	5.4	Positive
797	Office Bldg	Bathroom 2	A	Countertop	Tile	White	Good	22.3	Positive
798	Office Bldg	Bathroom 2	A	Sink	Ceramic	White	Good	6.5	Positive
818	Office Bldg	Kitchen	C	Countertop	Tile	Beige	Good	7.4	Positive
835	Office Bldg	Patio	B	Door Casing	Wood	White	Fair	1.1	Positive
836	Office Bldg	Patio	D	Sink	Ceramic	White	Good	25.2	Positive
845	Office Bldg	Bedroom 2	B	Door Jamb	Wood	Beige	Good	1	Positive

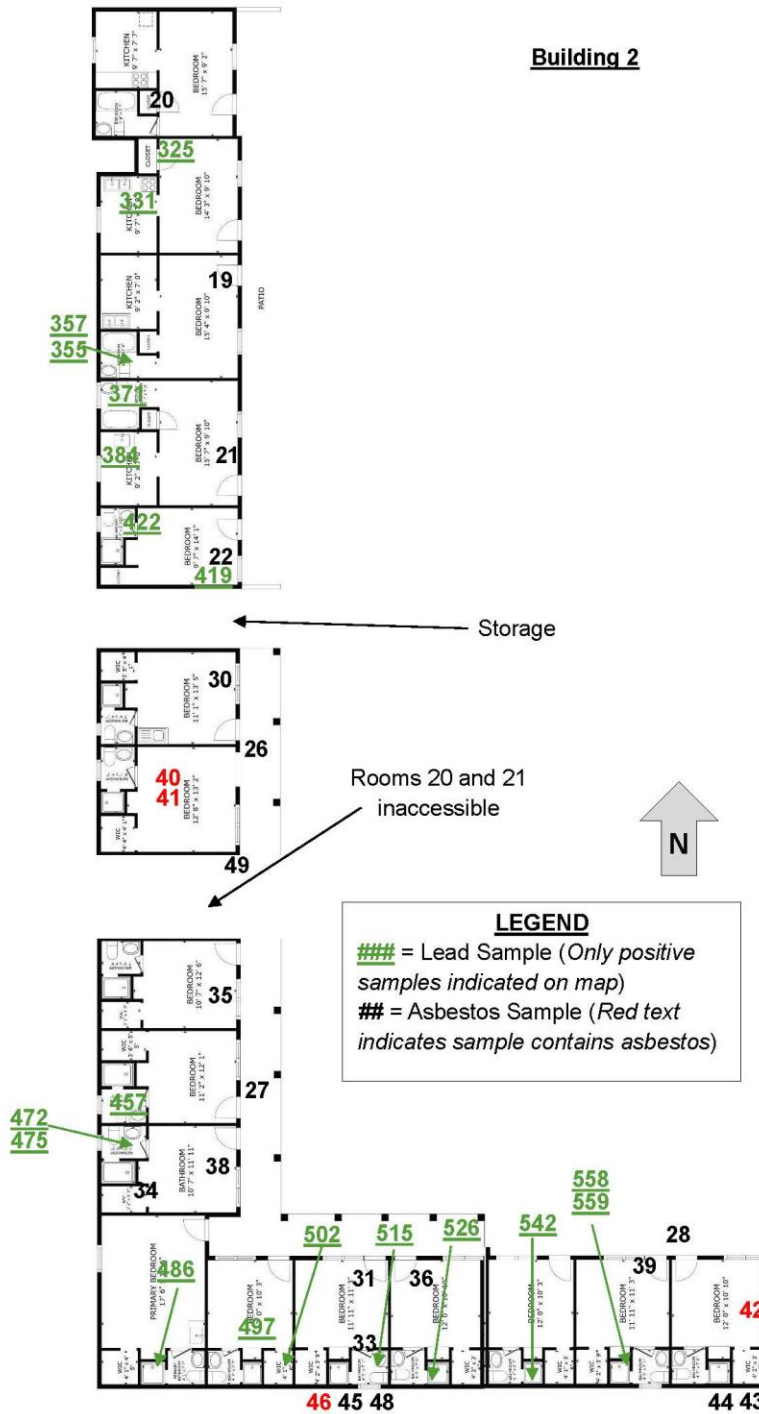
6. SAMPLE LOCATION MAPS



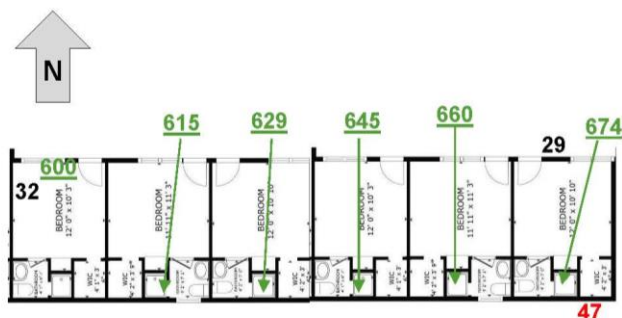
LEGEND

= Lead Sample (Only positive samples indicated on map)

= Asbestos Sample (Red text indicates sample contains asbestos)



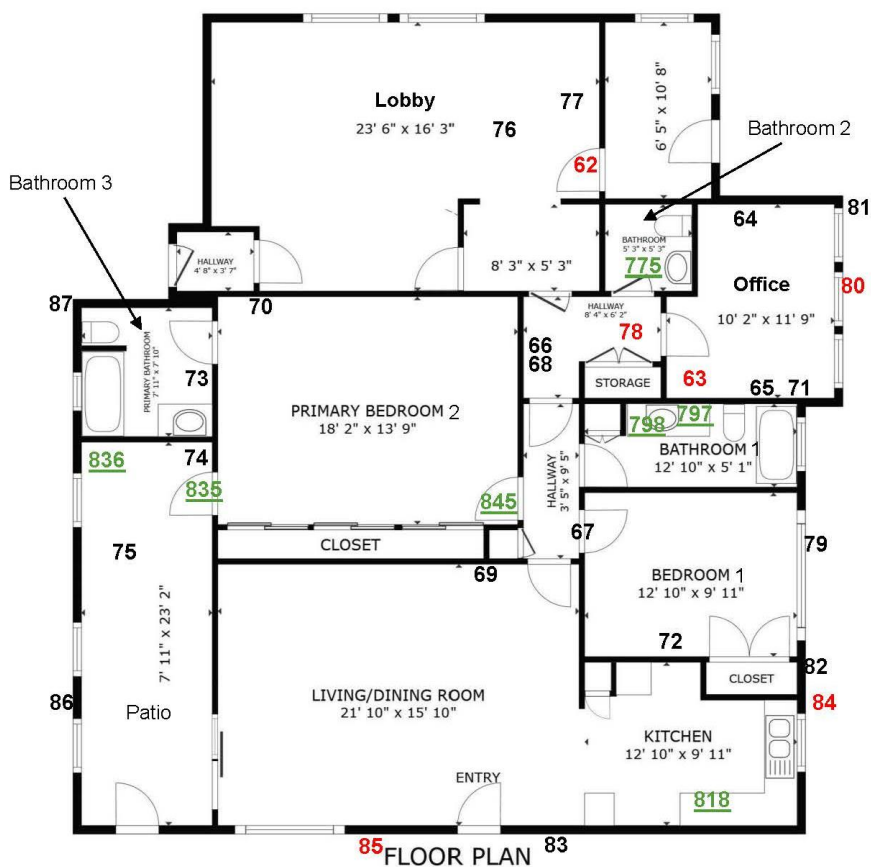
Building 3



LEGEND

= Lead Sample (Only positive samples indicated on map)
= Asbestos Sample (Red text indicates sample contains asbestos)

Front Office Building



LEGEND

= Lead Sample (Only positive samples indicated on map)
= Asbestos Sample (Red text indicates sample contains asbestos)

7. CONCLUSIONS

Based on the visual assessment of materials and the laboratory analysis, the following ACMs have been identified at the subject site:

- The air cell pipe insulation on the water lines in the attic space of all four buildings.
- The black mastic with silver paint on the mudded elbow on the water lines on the exterior of the guest room buildings.
- The 2" pipe mudded elbows in the mechanical rooms in Building 1.
- Black roof penetration mastics on the roof of the mechanical rooms and on the roof of the front office building.
- The gray gasket material in the flange on top of the boiler in mechanical room 2.
- The 9" x 9" floor tile and associated black mastic in the office and lobby areas of the front office building.
- The transite vent pipe above the water heater closet in the front office building is assumed to contain more than 1% asbestos.
- The window putty on the south windows of the front office building has been determined to contain less than 1% asbestos.

****Materials containing less than 1% asbestos should be verified by point-count method. In lieu, of point count analysis Pillar EHS Solutions, Inc. recommends that the material is handled as asbestos containing material (containing >1% asbestos).***

Based on the visual assessment of materials and the XRF data, lead-based paint has been identified at the subject site on various doors, door jambs, cabinets, eaves, angled support beams, and one wall. Ceramic tiles with lead-based glaze were identified in multiple guest rooms and in the front office building. See Table 2 for a list of all components containing more than 1 mg/cm².

8. RECOMMENDATIONS

8.1 ASBESTOS RECOMMENDATIONS

Performing demolition or renovation activities where asbestos is present could release asbestos fibers into the environment and expose workers and/or building occupants to potential health risk. If work activity requires disturbance of asbestos containing materials, then the affected materials should be handled and removed by qualified individuals using appropriate work practices consistent with 8 CCR §1529.

Contractors disturbing materials that contain any amount of asbestos are subject to 8 CCR §1529, including at a minimum: exposure monitoring, use of HEPA equipped vacuum cleaners, wet methods, and prompt clean up, and proper labeling of waste containers. Additionally, depending on employee exposure levels, asbestos concentrations in the material, and Cal/OSHA work classifications, required work practices may include regulated areas, additional engineering controls, respiratory protection, protective clothing, supervision by a competent person, hazard communications, training, and notification. Additionally, any contractor that disturbs more than 100 square feet of asbestos containing construction materials (ACCM) shall be registered with the Division of Occupational Safety and Health. Consult with the proper state, county, and local departments and secure all appropriate permits before disturbing any asbestos.

According to the EPA's National Emissions Standard for Hazardous Air Pollutants (NESHAP), all Regulated Asbestos Containing Material (RACM) shall be removed prior to any demolition or renovation activity that would break up, dislodge, or similarly disturb asbestos containing materials. Additionally, proper notifications shall be made to the local air quality management or air pollution control district prior to the start of work.

If previously unidentified suspect ACMs are encountered during work activity, construction personnel/contractors should be instructed to immediately cease work activities that may initiate a fiber release episode until the material can be assessed and a determination of asbestos content is made.

8.2 LEAD-BASED PAINT RECOMMENDATIONS

All identified lead-based paint should be kept in good condition by regularly inspecting the paint and repainting as needed to prevent flaking, peeling, excessive chalking, or other forms of deterioration. Friction and/or impact surfaces, such as doors, door frames, and windows, should have lead-based paint removed or the component should be replaced to prevent future lead hazards from developing. Any work impacting the identified lead-based paint should be performed where applicable, in accordance with:

- California Department of Public Health Title 17, California Code of Regulations, Division 1, Chapter 8
- EPA Renovation, Repair, and Painting Program, and
- All other applicable federal, state, and local laws.

Lead-based paint is a term used for categorizing paint in public or residential buildings and is defined in by the State of California as paint containing 1.0 mg/cm² of lead or more. Paint may contain lead at concentrations that are not considered “lead-based paint”. The provisions set forth in CCR Title 8, Cal/OSHA Construction Safety Orders Lead Section 1532.1, should be followed during construction, alteration, or repair, of equipment or components coated with paint containing any amount of lead. Section (d)(4) of the regulation stipulates that objective data which demonstrate that lead surface coatings are under 600 ppm by weight can be used in lieu of initial exposure monitoring only if work practices do not include the use of the “trigger tasks” highlighted in Section (d)(2). Performing tasks such as manual scraping or demolition, cutting and torch burning may require the use of qualified, trained personnel. Additional safety precautions may include medical surveillance, respiratory protection, and exposure assessments based on work practices.

9. LIMITATIONS

Pillar EHS Solutions, Inc. (Pillar) considers the findings and conclusions provided in this report are reasonable. The professional opinions and recommendations provided herein have been made in accordance with generally accepted principles and practices as applied by similar professionals in the community at the time preparation. Pillar does not accept responsibility for any changes in the state of the art or in applicable regulations.

The information reported herein is considered sufficient in detail and scope to determine the presence, condition, and hazard potential of accessible and/or exposed asbestos-containing materials. The results are limited to the samples taken and the locations sampled.

There is a possibility that conditions may exist which could not be identified within the scope of the survey or were not apparent during the site visit. This survey covered only those areas that were included in the scope and/or physically accessible to the inspector at the time of the survey. Suspect materials not identified or sampled during the survey may be hazardous and should be treated as asbestos containing, until sampled and analyzed. The survey is also limited to the information available from the client at the time it was conducted. No other warranties are implied or expressed.

10. SIGNATURES

The survey was conducted, and report prepared by:



Ryan Hester, MS, CIH, CSP
Certified Asbestos Consultant No. 11-4835
Lead Inspector/Risk Assessor No. LRC-00001949
Principal Consultant
Pillar EHS Solutions, Inc.



STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:



Ryan Hester

CERTIFICATE TYPE:

Lead Inspector/Assessor

Lead Project Monitor

NUMBER:

LRC-00001949

LRC-00001948

EXPIRATION DATE:

7/14/2024

7/14/2024

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD



11. APPENDICES

11.1 ASBESTOS LABORATORY RESULTS



Built Environment Testing



Report for:

Ryan Hester, MS, CIH, CSP
Pillar EHS Solutions
9003 Del Palma Dr
Bakersfield, CA 93314

Regarding: Eurofins EPK Built Environment Testing, LLC
Project: 901 Union Ave., Bakersfield, CA; Asbestos Survey
EML ID: 3763570

Approved by:

Dates of Analysis:
Asbestos PLM: 09-04-2024

Approved Signatory
Roshanak Kalantari

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EM-AS-S-1267)
NVLAP Lab Code 200945-0

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the samples as received and tested. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested.

Eurofins EPK Built Environment Testing, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Eurofins EPK Built Environment Testing, LLC

EMLab ID: 3763570, Page 1 of 27



Eurofins EPK Built Environment Testing, LLC
1010 N Central Avenue, Suite 460, Glendale, CA 91202
(833) 465-5857 www.eurofinsus.com/Built

Client: Pillar EHS Solutions
C/O: Ryan Hester, MS, CIH, CSP
Re: 901 Union Ave., Bakersfield, CA; Asbestos
Survey

Date of Receipt: 08-29-2024
Date of Report: 09-04-2024

ASBESTOS PLM REPORT

Total Samples Submitted: 87
Total Samples Analyzed: 84
Total Samples with Layer Asbestos Content > 1%: 12

Location: 901-01, Texture/plaster/button brd

Lab ID-Version†: 18548913-1

Sample Layers	Asbestos Content
Light Green Texture	ND
Light Gray Plaster	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 901-02, Tile/grout/thinset

Lab ID-Version†: 18548914-1

Sample Layers	Asbestos Content
Brown Tile	ND
Dark Gray Grout	ND
White Thinset	ND
Sample Composite Homogeneity:	Moderate

Location: 901-03, Drywall/joint compound

Lab ID-Version†: 18548915-1

Sample Layers	Asbestos Content
White Non-Fibrous Material	ND
White Joint Compound (Trace)	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

All components not quantified as asbestos content and non-asbestos content are considered to be non-fibrous matrix components. Matrix components may include, but are not limited to, gypsum, paint, silicate minerals, vinyl, binder, calcium carbonate, tar, and foam.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

† A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Eurofins EPK Built Environment Testing, LLC

EMLab ID: 3763570, Page 2 of 27



Eurofins EPK Built Environment Testing, LLC
1010 N Central Avenue, Suite 460, Glendale, CA 91202
(833) 465-5857 www.eurofinsus.com/Built

Client: Pillar EHS Solutions
C/O: Ryan Hester, MS, CIH, CSP
Re: 901 Union Ave., Bakersfield, CA; Asbestos
Survey

Date of Receipt: 08-29-2024
Date of Report: 09-04-2024

ASBESTOS PLM REPORT

Location: 901-04, Joint compound

Lab ID-Version†: 18548916-1

Sample Layers	Asbestos Content
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	5% Cellulose
Sample Composite Homogeneity:	Moderate

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Eurofins EPK Built Environment Testing, LLC
1010 N Central Avenue, Suite 460, Glendale, CA 91202
(833) 465-5857 www.eurofinsus.com/Built

Client: Pillar EHS Solutions
C/O: Ryan Hester, MS, CIH, CSP
Re: 901 Union Ave., Bakersfield, CA; Asbestos
Survey

Date of Receipt: 08-29-2024
Date of Report: 09-04-2024

ASBESTOS PLM REPORT

Location: 901-05, Tile/thinset/grout

Lab ID-Version†: 18548917-1

Sample Layers	Asbestos Content
Brown Tile	ND
Dark Brown Grout	ND
White Thinset	ND
Sample Composite Homogeneity:	Moderate

Location: 901-06, Tile/thinset/grout

Lab ID-Version†: 18548918-1

Sample Layers	Asbestos Content
Gray Tile	ND
Gray Grout	ND
White Thinset	ND
Sample Composite Homogeneity:	Moderate

Location: 901-07, Texture/plaster/button brd

Lab ID-Version†: 18548919-1

Sample Layers	Asbestos Content
White Texture	ND
Light Gray Plaster	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 901-08, Tile/grout/thinset

Lab ID-Version†: 18548920-1

Sample Layers	Asbestos Content
Tan Tile	ND
Brown Grout	ND
White Thinset	ND
Sample Composite Homogeneity:	Moderate

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Date of Receipt: 08-29-2024
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ASBESTOS PLM REPORT

Location: 901-09, Drywall/joint comp

Lab ID-Version†: 18548921-1

Sample Layers	Asbestos Content
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 901-10, Joint comp

Lab ID-Version†: 18548922-1

Sample Layers	Asbestos Content
White Joint Compound	ND
Composite Non-Asbestos Content:	2% Cellulose
Sample Composite Homogeneity:	Good

Location: 901-11, Vinyl floor tile

Lab ID-Version†: 18548923-1

Sample Layers	Asbestos Content
Brown Floor Tile	ND
Black Mastic	ND
Sample Composite Homogeneity:	Moderate

Location: 901-12, VFT

Lab ID-Version†: 18548924-1

Sample Layers	Asbestos Content
Brown Floor Tile	ND
Transparent Mastic	ND
Sample Composite Homogeneity:	Moderate

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ASBESTOS PLM REPORT

Location: 901-13, Tile/grout/thinset

Lab ID-Version†: 18548925-1

Sample Layers	Asbestos Content
Tan Tile	ND
Dark Brown Grout	ND
White Thinset	ND
Sample Composite Homogeneity:	Moderate

Location: 901-14, Texture/plaster/button brd

Lab ID-Version†: 18548926-1

Sample Layers	Asbestos Content
White Texture	ND
Light Gray Plaster	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 901-15, Drywall/joint comp

Lab ID-Version†: 18548927-1

Sample Layers	Asbestos Content
White Compound	ND
Cream Tape	ND
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 901-16, Tile/grout/thinset

Lab ID-Version†: 18548928-1

Sample Layers	Asbestos Content
Black Tile	ND
Black Grout	ND
White Thinset	ND
Sample Composite Homogeneity:	Moderate

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ASBESTOS PLM REPORT

Location: 901-17, Tile/grout/thinset

Lab ID-Version‡: 18548929-1

Sample Layers	Asbestos Content
Gray Tile	ND
White Grout	ND
Gray Thinset	ND
Sample Composite Homogeneity: Moderate	

Location: 901-18, Tile/grout/thinset

Lab ID-Version‡: 18548930-1

Sample Layers	Asbestos Content
Orange Tile	ND
White Grout	ND
Gray Thinset	ND
Sample Composite Homogeneity: Moderate	

Location: 901-19, Tile/grout/thinset

Lab ID-Version‡: 18548931-1

Sample Layers	Asbestos Content
Black Tile	ND
Black Grout	ND
White Thinset	ND
Sample Composite Homogeneity: Moderate	

Location: 901-20, Drywall/joint comp

Lab ID-Version‡: 18548932-1

Sample Layers	Asbestos Content
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content: 10% Cellulose	
Sample Composite Homogeneity: Moderate	

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ASBESTOS PLM REPORT

Location: 901-21, Texture/plaster

Lab ID-Version†: 18548933-1

Sample Layers	Asbestos Content
Off-White Texture	ND
Light Gray Plaster	ND
Sample Composite Homogeneity: Moderate	

Location: 901-22, Tile/grout

Lab ID-Version†: 18548934-1

Sample Layers	Asbestos Content
Black Tile	ND
Black Grout	ND
Sample Composite Homogeneity: Moderate	

Location: 901-23, Stucco (multiple layers)

Lab ID-Version†: 18548935-1

Sample Layers	Asbestos Content
White Stucco	ND
Gray Cementitious Material	ND
Beige Stucco	ND
Dark Gray Cementitious Material	ND
Sample Composite Homogeneity: Moderate	

Location: 901-24, Stucco (multiple layers)

Lab ID-Version†: 18548936-1

Sample Layers	Asbestos Content
White Stucco	ND
Gray Cementitious Material	ND
Beige Stucco	ND
Light Gray Cementitious Material	ND
Sample Composite Homogeneity: Moderate	

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ASBESTOS PLM REPORT

Location: 901-25, Stucco (multiple layers)

Lab ID-Version†: 18548937-1

Sample Layers	Asbestos Content
White Stucco	ND
Gray Cementitious Material	ND
Sample Composite Homogeneity: Moderate	

Location: 901-26, Stucco (multiple layers)

Lab ID-Version†: 18548938-1

Sample Layers	Asbestos Content
White Stucco	ND
Gray Cementitious Material	ND
Brown Cementitious Material	ND
Sample Composite Homogeneity: Moderate	

Location: 901-27, Stucco (multiple layers)

Lab ID-Version†: 18548939-1

Sample Layers	Asbestos Content
White Stucco	ND
Light Gray Cementitious Material	ND
Beige Stucco	ND
Gray Cementitious Material	ND
Sample Composite Homogeneity: Moderate	

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ASBESTOS PLM REPORT

Location: 901-28, Stucco (multiple layers) w/paper

Lab ID-Version†: 18548940-1

Sample Layers	Asbestos Content
White Stucco	ND
Gray Cementitious Material 1	ND
Brown Stucco	ND
Gray Cementitious Material 2	ND
Beige Stucco	ND
Gray Cementitious Material 3	ND
Dark Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Poor

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ASBESTOS PLM REPORT

Location: 901-29, Stucco (multiple layers) w/paper

Lab ID-Version†: 18548941-1

Sample Layers	Asbestos Content
Brown Stucco	ND
White Stucco	ND
Gray Cementitious Material 1	ND
Beige Stucco	ND
Gray Cementitious Material 2	ND
Dark Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Poor

Location: 901-30, Texture/plaster/button brd

Lab ID-Version†: 18548942-1

Sample Layers	Asbestos Content
White Texture	ND
Light Gray Plaster	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 901-31, Texture/plaster/button brd

Lab ID-Version†: 18548943-1

Sample Layers	Asbestos Content
White Texture	ND
Light Gray Plaster	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

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ASBESTOS PLM REPORT

Location: 901-32, Texture/plaster/button brd

Lab ID-Version†: 18548944-1

Sample Layers	Asbestos Content
White Texture	ND
Light Gray Plaster	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

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ASBESTOS PLM REPORT

Location: 901-33, Tile/grout/thinset

Lab ID-Version‡: 18548945-1

Sample Layers	Asbestos Content
Beige Ceramic Tile	ND
White Grout	ND
White Thinset	ND
Sample Composite Homogeneity: Moderate	

Location: 901-34, Tile/grout/thinset

Lab ID-Version‡: 18548946-1

Sample Layers	Asbestos Content
Black Ceramic Tile	ND
White Grout	ND
White Thinset	ND
Sample Composite Homogeneity: Moderate	

Location: 901-35, Drywall/joint comp

Lab ID-Version‡: 18548947-1

Sample Layers	Asbestos Content
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content: 10% Cellulose	
Sample Composite Homogeneity: Moderate	

Location: 901-36, Drywall/joint comp

Lab ID-Version‡: 18548948-1

Sample Layers	Asbestos Content
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content: 10% Cellulose	
Sample Composite Homogeneity: Moderate	

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ASBESTOS PLM REPORT

Location: 901-37, Drywall/joint comp

Lab ID-Version†: 18548949-1

Sample Layers	Asbestos Content
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 901-38, Tile/grout/thinset

Lab ID-Version†: 18548950-1

Sample Layers	Asbestos Content
Brown Tile	ND
Brown Grout	ND
White Thinset	ND
Sample Composite Homogeneity:	Moderate

Location: 901-39, Tile/grout/thinset

Lab ID-Version†: 18548951-1

Sample Layers	Asbestos Content
Brown Tile	ND
Dark Brown Grout	ND
White Thinset	ND
Sample Composite Homogeneity:	Moderate

Location: 901-40, Air cell pipe wrap positive stop

Lab ID-Version†: 18548952-1

Sample Layers	Asbestos Content
Black Wrap	55% Chrysotile
Sample Composite Homogeneity:	Good

Comments: Samples 901-41 and 901-42 were not analyzed due to prior positive series.

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Date of Receipt: 08-29-2024
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ASBESTOS PLM REPORT

Location: 901-43, Pipe wrap/silver paint positive stop

Lab ID-Version†: 18548955-1

Sample Layers	Asbestos Content
Silver Paint	ND
Dark Brown Wrap	ND
Composite Non-Asbestos Content:	45% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 901-44, Muddled elbow positive stop

Lab ID-Version†: 18548956-1

Sample Layers	Asbestos Content
Gray Insulation	ND
Composite Non-Asbestos Content:	10% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 901-45, Pipe wrap/silver paint positive stop

Lab ID-Version†: 18548957-1

Sample Layers	Asbestos Content
Silver Paint	ND
Dark Brown Wrap	ND
Composite Non-Asbestos Content:	45% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 901-46, Muddled elbow positive stop

Lab ID-Version†: 18548958-1

Sample Layers	Asbestos Content
Black Mastic with Silver Paint	2% Chrysotile
Gray Insulation	ND
Composite Non-Asbestos Content:	10% Glass Fibers
Sample Composite Homogeneity:	Moderate

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Eurofins EPK Built Environment Testing, LLC
1010 N Central Avenue, Suite 460, Glendale, CA 91202
(833) 465-5857 www.eurofinsus.com/Built

Client: Pillar EHS Solutions
C/O: Ryan Hester, MS, CIH, CSP
Re: 901 Union Ave., Bakersfield, CA; Asbestos
Survey

Date of Receipt: 08-29-2024
Date of Report: 09-04-2024

ASBESTOS PLM REPORT

Location: 901-47, Muddled elbow positive stop

Lab ID-Version†: 18548959-1

Sample Layers	Asbestos Content
Gray Insulation	ND
Composite Non-Asbestos Content:	10% Glass Fibers
Sample Composite Homogeneity:	Good

Comments: Black Mastic with Silver Paint was not analyzed due to prior positive series.

Location: 901-48, Roof tile/felt

Lab ID-Version†: 18548960-1

Sample Layers	Asbestos Content
Red Tile	ND
Black Roofing Felt	ND
Composite Non-Asbestos Content:	20% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 901-49, Roof tile/felt

Lab ID-Version†: 18548961-1

Sample Layers	Asbestos Content
Red Tile	ND
Black Roofing Felt	ND
Composite Non-Asbestos Content:	20% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 901-50, Roof tile/felt

Lab ID-Version†: 18548962-1

Sample Layers	Asbestos Content
Red Tile	ND
Black Roofing Felt	ND
Composite Non-Asbestos Content:	20% Cellulose
Sample Composite Homogeneity:	Moderate

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1010 N Central Avenue, Suite 460, Glendale, CA 91202
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ASBESTOS PLM REPORT

Location: 901-51, Pipe wrap/mudded elbow

Lab ID-Version†: 18548963-1

Sample Layers	Asbestos Content
Dark Brown Wrap with Silver Foil	ND
Off-White Insulation	15% Chrysotile
Gray Insulation	ND
Composite Non-Asbestos Content:	15% Glass Fibers 10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 901-52, Pipe wrap/mudded elbow

Lab ID-Version†: 18548964-1

Sample Layers	Asbestos Content
Dark Brown Wrap with Silver Foil	ND
Off-White Insulation	15% Chrysotile
Gray Insulation	ND
Composite Non-Asbestos Content:	15% Glass Fibers 10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 901-53, Modded elbow

Lab ID-Version†: 18548965-1

Sample Layers	Asbestos Content
Off-White Insulation	15% Chrysotile
Gray Insulation	ND
Composite Non-Asbestos Content:	15% Glass Fibers
Sample Composite Homogeneity:	Moderate

Location: 901-54, Shingle/felt/mastic

Lab ID-Version†: 18548966-1

Sample Layers	Asbestos Content
Black Roofing Shingle with Multicolored Pebbles	ND
Black Roofing Felt	ND
Black Roofing Mastic	4% Chrysotile
Composite Non-Asbestos Content:	15% Cellulose 10% Glass Fibers
Sample Composite Homogeneity:	Moderate

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ASBESTOS PLM REPORT

Location: 901-55, Shingle/felt/mastic

Lab ID-Version‡: 18548967-1

Sample Layers	Asbestos Content
Black Roofing Shingle with Multicolored Pebbles	ND
Black Roofing Felt	ND
Black Roofing Mastic	4% Chrysotile
Composite Non-Asbestos Content:	15% Cellulose 10% Glass Fibers
Sample Composite Homogeneity:	Moderate

Location: 901-56, Roof tile mortar

Lab ID-Version‡: 18548968-1

Sample Layers	Asbestos Content
Red Tile	ND
Gray Mortar	ND
Sample Composite Homogeneity:	Moderate

Location: 901-57, Roof tile mortar

Lab ID-Version‡: 18548969-1

Sample Layers	Asbestos Content
Red Tile	ND
Gray Mortar	ND
Sample Composite Homogeneity:	Moderate

Location: 901-58, Gray gasket

Lab ID-Version‡: 18548970-1

Sample Layers	Asbestos Content
Dark Gray Gasket	15% Chrysotile
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: 901-59, White refractory positive stop

Lab ID-Version†: 18548971-1

Sample Layers	Asbestos Content
Off-White Compound	ND
Composite Non-Asbestos Content:	3% Vermiculite
Sample Composite Homogeneity:	Good

Location: 901-60, White refractory positive stop

Lab ID-Version†: 18548972-1

Sample Layers	Asbestos Content
Off-White Compound	ND
Composite Non-Asbestos Content:	3% Vermiculite
Sample Composite Homogeneity:	Good

Location: 901-61, White refractory

Lab ID-Version†: 18548973-1

Sample Layers	Asbestos Content
Off-White Compound	ND
Composite Non-Asbestos Content:	3% Vermiculite
Sample Composite Homogeneity:	Good

Location: 901-62, 9x9 floor tile/mastic positive stop

Lab ID-Version†: 18548974-1

Sample Layers	Asbestos Content
Brown Floor Tile	3% Chrysotile
Black Mastic	2% Chrysotile
Sample Composite Homogeneity:	Moderate

Comments: Sample 901-63 was not analyzed due to prior positive series.

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ASBESTOS PLM REPORT

Location: 901-64, Cove base

Lab ID-Version†: 18548976-1

Sample Layers	Asbestos Content
Brown Cove Base	ND
Sample Composite Homogeneity: Good	

Location: 901-65, Cove base

Lab ID-Version†: 18548977-1

Sample Layers	Asbestos Content
Brown Cove Base	ND
Sample Composite Homogeneity: Good	

Location: 901-66, Tile/grout/thinset

Lab ID-Version†: 18548978-1

Sample Layers	Asbestos Content
Tan Tile	ND
Brown Grout	ND
White Thinset	ND
Sample Composite Homogeneity: Moderate	

Location: 901-67, Tile/grout/thinset

Lab ID-Version†: 18548979-1

Sample Layers	Asbestos Content
Tan Tile	ND
Brown Grout	ND
Gray Thinset	ND
Sample Composite Homogeneity: Moderate	

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ASBESTOS PLM REPORT

Location: 901-68, Texture/plaster/button brd

Lab ID-Version†: 18548980-1

Sample Layers	Asbestos Content
White Texture	ND
Light Gray Plaster	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 901-69, Texture/plaster/button brd

Lab ID-Version†: 18548981-1

Sample Layers	Asbestos Content
White Texture	ND
Light Gray Plaster	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 901-70, Texture/plaster/button brd

Lab ID-Version†: 18548982-1

Sample Layers	Asbestos Content
White Texture	ND
Light Gray Plaster	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 901-71, Texture/plaster

Lab ID-Version†: 18548983-1

Sample Layers	Asbestos Content
White Texture	ND
Light Gray Plaster	ND
Sample Composite Homogeneity:	Moderate

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ASBESTOS PLM REPORT

Location: 901-72, Texture/plaster

Lab ID-Version†: 18548984-1

Sample Layers	Asbestos Content
White Texture	ND
Light Gray Plaster	ND
Sample Composite Homogeneity: Moderate	

Location: 901-73, Drywall/joint comp positive stop joint comp

Lab ID-Version†: 18548985-1

Sample Layers	Asbestos Content
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content: 10% Cellulose	
Sample Composite Homogeneity: Moderate	

Location: 901-74, Drywall/joint comp positive stop joint comp

Lab ID-Version†: 18548986-1

Sample Layers	Asbestos Content
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content: 10% Cellulose	
Sample Composite Homogeneity: Moderate	

Location: 901-75, Joint comp positive stop joint comp

Lab ID-Version†: 18548987-1

Sample Layers	Asbestos Content
White Joint Compound	ND
Sample Composite Homogeneity: Good	

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ASBESTOS PLM REPORT

Location: 901-76, Ceiling tile/mastic

Lab ID-Version‡: 18548988-1

Sample Layers	Asbestos Content
Brown Ceiling Tile with White Surface	ND
Brown Mastic	ND
Composite Non-Asbestos Content:	70% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 901-77, Ceiling tile/mastic

Lab ID-Version‡: 18548989-1

Sample Layers	Asbestos Content
Brown Ceiling Tile with White Surface	ND
Brown Mastic	ND
Composite Non-Asbestos Content:	70% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 901-78, Air cell pipe wrap

Lab ID-Version‡: 18548990-1

Sample Layers	Asbestos Content
Gray Wrap	65% Chrysotile
Gray Woven Material	ND
Composite Non-Asbestos Content:	15% Cotton 5% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 901-79, Window putty positive stop

Lab ID-Version‡: 18548991-1

Sample Layers	Asbestos Content
White Window Putty	ND
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: 901-80, Window putty positive stop

Lab ID-Version‡: 18548992-1

Sample Layers	Asbestos Content
Beige Window Putty	< 1% Chrysotile
Sample Composite Homogeneity:	Good

Location: 901-81, Stucco

Lab ID-Version‡: 18548993-1

Sample Layers	Asbestos Content
Beige Stucco	ND
Gray Stucco	ND
Composite Non-Asbestos Content:	< 1% Synthetic Fibers
Sample Composite Homogeneity:	Moderate

Location: 901-82, Stucco/paper

Lab ID-Version‡: 18548994-1

Sample Layers	Asbestos Content
Beige Stucco	ND
Gray Stucco	ND
Brown Paper	ND
Composite Non-Asbestos Content:	15% Cellulose < 1% Synthetic Fibers
Sample Composite Homogeneity:	Moderate

Location: 901-83, Stucco/paper

Lab ID-Version‡: 18548995-1

Sample Layers	Asbestos Content
Beige Stucco	ND
Gray Stucco	ND
Brown Paper	ND
Composite Non-Asbestos Content:	15% Cellulose < 1% Synthetic Fibers
Sample Composite Homogeneity:	Moderate

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ASBESTOS PLM REPORT

Location: 901-84, Roof tile/mastic/felt

Lab ID-Version†: 18548996-1

Sample Layers	Asbestos Content
Gray Tile with Red Surface	ND
Gray/Black Roofing Mastic	4% Chrysotile
Black Roofing Felt	ND
Composite Non-Asbestos Content:	20% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 901-85, Roof tile/mastic/felt

Lab ID-Version†: 18548997-1

Sample Layers	Asbestos Content
Gray Tile with Red Surface	ND
Gray/Black Roofing Mastic	4% Chrysotile
Black Roofing Felt	ND
Composite Non-Asbestos Content:	20% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 901-86, Shingle/felt 1/shingle 2/

Lab ID-Version†: 18548998-1

Sample Layers	Asbestos Content
Black Roofing Shingle with Brown Pebbles	ND
Black Roofing Felt	ND
Black Roofing Shingle with Gray Pebbles	ND
Composite Non-Asbestos Content:	20% Cellulose 15% Glass Fibers
Sample Composite Homogeneity:	Moderate

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ASBESTOS PLM REPORT

Location: 901-87, Shingle/felt 1/shingle 2/felt 2

Lab ID-Version†: 18548999-1

Sample Layers	Asbestos Content
Black Roofing Shingle with Brown Pebbles	ND
Black Roofing Felt 1	ND
Black Roofing Shingle with Gray Pebbles	ND
Black Roofing Felt 2	ND
Composite Non-Asbestos Content:	25% Cellulose 15% Glass Fibers
Sample Composite Homogeneity:	Moderate

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

All components not quantified as asbestos content and non-asbestos content are considered to be non-fibrous matrix components. Matrix components may include, but are not limited to, gypsum, paint, silicate minerals, vinyl, binder, calcium carbonate, tar, and foam.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

† A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Eurofins EPK Built Environment Testing, LLC

EMLab ID: 3763570, Page 26 of 27

Eurofins EPK Built Environment Testing, LLC
1010 N Central Avenue, Suite 460, Glendale, CA 91202
(833) 465-5857 www.eurofinsus.com/Built

Client: Pillar EHS Solutions
C/O: Ryan Hester, MS, CIH, CSP
Re: 901 Union Ave., Bakersfield, CA; Asbestos
Survey

Date of Receipt: 08-29-2024
Date of Report: 09-04-2024

ASBESTOS PLM REPORT

Total Samples Submitted: 87
Total Samples Analyzed: 84
Total Samples Not Analyzed: 3

901-41, Air cell pipe wrap positive stop

Lab ID-Version†: 18548953-0

NOT ANALYZED	POSITIVE STOP
--------------	---------------

901-42, Air cell pipe wrap positive stop

Lab ID-Version†: 18548954-0

NOT ANALYZED	POSITIVE STOP
--------------	---------------

901-63, 9x9 floor tile/mastic positive stop

Lab ID-Version†: 18548975-0

NOT ANALYZED	POSITIVE STOP
--------------	---------------

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Sample results described as "Positive Stop" were not analyzed because the previous sample layer(s) contained asbestos >1%. Sample results described as "Sample Bag Empty" were not analyzed because while the sample bag was submitted it did not contain a discernible sample. Sample results described as "No Sample Submitted" were not analyzed because the sample bag was not submitted with the project. Sample results described as "Insufficient Sample" were not analyzed because while the sample was submitted for analysis, there was insufficient material present to analyze the sample confidently. Sample results described as "Per Client Request" were submitted to the laboratory but not analyzed because the laboratory was requested to hold the sample.

† A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Eurofins EPK Built Environment Testing, LLC

EMLab ID: 3763570, Page 27 of 27



CHAIN OF CUSTODY				eurofins				EMLab P&K			
www.eurofins.com/Built											
East: (866) 871-1984 Central: (800) 651-4802 West: (866) 888-5653											
CONTACT INFORMATION				PROJECT INFORMATION				TURN AROUND TIME CODES - (TAT)			
Company:	Pillar EHS Solutions, Inc.	Address:	9003 Del Palma Dr., Bakersfield, CA 93314	STD - Standard (Default)	Ruins received after 2pm or on weekends, will be considered received the next business day, Please alert us in advance of weekend analysis needs.						
Contact:	Ryan Hester	Special Instructions:		ND - Next Business Day							
Phone:	661-885-5729			SD - Same Business Day							
PROJECT INFORMATION				TURN AROUND TIME CODES - (TAT)							
Project ID:	901 Union Ave., Bakersfield, CA	Sampling Date:	8/26/24-8/28/24	WH - Weekend/Holiday/ASAP							
Project Description:	Asbestos Survey	Sampled By:	Ryan Hester								
Project Zip Code:	93307										
PO Number:											
SAMPLE ID	DESCRIPTION	Sample Type (Below)	TAT (Above)	Total Volume/Area (as applicable)	NOTES (Time of day, Temp, RH, etc.)						
901-01	Texture/Floor/Bottom Bld.	B	STD								
901-02	Tile/GROUT/Thinsel										
901-03	Drywall/Joint Compound										
901-04	Joint Compound										
901-05	Tile/Thinsel/GROUT										
901-06	Tile/Thinsel/GROUT										
901-07	Texture/Plaster/Bottom Bld.										
901-08	Tile/GROUT/Thinsel										
901-09	Drywall/Joint Comp.										
901-10	Thinsel/GROUT/Thinsel										
901-11	Thinsel/GROUT/Thinsel										
901-12	Thinsel/GROUT/Thinsel										
901-13	Tile/GROUT/Thinsel										
901-14	Texture/Plaster/Bottom Bld.										
901-15	Drywall/Joint Comp.										
SAMPLE TYPE CODES						RELINQUISHED BY					
BC - BioCassette™	CP - Contact Plate	T - Tape	O - Other:			DATE & TIME					
ATIS - Andersen	ST - Spore Trap	SW - Swab				8/28/24 4:30PM					
SAS - Surface Air Sampler	B - Bulk	SO - Soil				RECEIVED BY					
NP - Non-potable Water	P - Potable Water	D - Dust				DATE & TIME					
						AUG 29 2024					
						Raymond D. B. 9:30A					

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www.eurofins.com/Built		East: (866) 871-1984 Central: (800) 651-4802 West: (866) 888-5653			
CONTACT INFORMATION Company: Pillar EHS Solutions, Inc. Address: 9003 Del Palma Dr., Bakersfield, CA 93314 Contact: Ryan Hester Special Instructions: Phone: 661-885-5729					
PROJECT INFORMATION Project ID: 901 Union Ave., Bakersfield, CA Project Description: Asbestos Survey Project Zip Code: 93307 Sampling Date/Time: 8/26/24 8:28/24 PO Number: Ryan Hester By: Ryan Hester					
TURN AROUND TIME CODES - (TAT) STD - Standard (Default) NP - Next Business Day SD - Same Business Day WH - Weekend/holiday/ASAP Rushes received after 2pm or on weekends, will be considered received the next business day. Please alert us in advance of weekend analysis needs.					
WEATHER None [] Fog [] Rain [] Snow [] Wind [] Clear [] Light [] Moderate [] Heavy []					
REQUESTED SERVICES Non-Culturable: Spore Trap Analysis, Other biological particles - supplement, Direct Microscopic Exam (Qualitative), Quantitative spore count direct exam, Dust Characterization Culturable: 1-Media Surface Fungi (Genus ID + Asp. spp.), Culturable Air Fungi (Genus ID + Asp. spp.), Gram Stain and Counts (Culturable Air and Surface Bacteria), Legionella culture, Total Coliform, E.coli (Presence/Absence), QuantiTray-Sewage Screen, OTHER: (please specify test) BioCassette™ Andersen Swab, Water, Bulk, Dust, Soil, Contact Plate					
RECEIVED SEP 003763570 					
ASBESTOS & LEAD-BASED PAINT TESTING Asbestos in Air - PCM Airborne Fiber Count (NIOSH 7400) Asbestos Bulk - PLM Lead (Pb) - Flame AA PCR (please specify test) Allergens (please specify test) Combustion by-products by PLM					
SAMPLE ID	DESCRIPTION	Sample Type (below)	TAT (above)	Total Volume/Area (as applicable)	NOTES (Time of day, Temp, RH, etc.)
901-16	Tile / Grout / Trimset	B	STD		
901-17					
901-18					
901-19					
901-20	Drywall / Joint Comp				
901-21	Texture / Plaster				
901-22	Tile / Grout				
901-23	Stucco (multiple layers)				
901-24					
901-25					
901-26					
901-27					
901-28					
901-29					
901-30	Texture / Plaster / Grout / Bed				
SAMPLE TYPE CODES BC - BioCassette™ CP - Contact Plate T - Tape O - Other AT - Andersen ST - Spore Trap SW - Swab SAS - Surface Air Sampler B - Bulk SO - Soil NP - Non-potable Water P - Potable Water D - Dust					
RELINQUISHED BY Signature: [Signature] DATE & TIME: 8/28/24 4:30PM					
RECEIVED BY Signature: Raymond Dalton DATE & TIME: AUG 29 2024 9:304					

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EMCS-F-1182, R34, May 2022, Page 3 of 6

CHAIN OF CUSTODY
www.eurofins.com/Built

East: (866) 871-1984
Central: (800) 551-4802
West: (866) 888-6653

EM Lab P&K

CONTACT INFORMATION

Company: **Pillar EHS Solutions, Inc.** Address: **9003 Del Palma Dr., Bakersfield, CA 93314**

Contact: **Ryan Hester** Special Instructions:

Phone: **661-885-6729**

PROJECT INFORMATION

Project ID: **901 Union Ave., Bakersfield, CA**

Project Description: **Asbestos Survey**

Project Zip Code: **93307**

Project Date: **8/26/24-8/28/24**

Project By: **Ryan Hester**

TURN AROUND TIME CODES - (TAT)

STD - Standard (Default)

ND - Next Business Day

SD - Same Business Day

WH - Weekend/holiday/ASAP

Rushes received after 2pm or on weekends, will be considered received the next business day. Please alert us in advance of weekend analysis needs.

WEATHER

None

Light

Moderate

Heavy

LEVEL

None

Light

Moderate

Heavy

REQUESTED SER

003763570

Non-Culturable

Spore Trap

Trap, Bulk

Culturable

BioCassette™ Andersen Swab, Water, Bulk, Dust, Contact Plate

SAMPLE ID	DESCRIPTION	Sample Type (below)	TAT (above)	Total Volume/Area (as applicable)	NOTES (Time of day, Temp, RH, etc.)	Asbestos in Air - PCM Airborne Fiber Count (NIOSH 7400)	Asbestos Bulk - PLM	Lead (Pb) - Flame AA	PCR (please specify test)	Allergens (please specify test)	Combustion by-products by PLM
901-46	Muddled Elbow	B	STD			X					
901-47	Roof Tile / Felt	B	STD			X					
901-48	Roof Tile / Felt	B	STD			X					
901-49	Roof Tile / Felt	B	STD			X					
901-50	Roof Tile / Felt	B	STD			X					
901-51	Roof Tile / Felt	B	STD			X					
901-52	Roof Tile / Felt	B	STD			X					
901-53	Roof Tile / Felt	B	STD			X					
901-54	Roof Tile / Felt	B	STD			X					
901-55	Roof Tile / Felt	B	STD			X					
901-56	Roof Tile / Felt	B	STD			X					
901-57	Roof Tile / Felt	B	STD			X					
901-58	Roof Tile / Felt	B	STD			X					
901-59	Roof Tile / Felt	B	STD			X					
901-60	Roof Tile / Felt	B	STD			X					

RELIQUISHED BY

Ryan Hester

DATE & TIME

8/28/24 4:30 PM

RECEIVED BY

Raymond Dalton

DATE & TIME

AUG 29 2024

SAMPLE TYPE CODES

BC - BioCassette™

A1S - Andersen

SAS - Surface Air Sampler

NP - Non-portable Water

CP - Contact Plate

ST - Spore Trap

B - Bulk

P - Potable Water

T - Tape

SW - Swab

SO - Soil

D - Dust

O - Other



CHAIN OF CUSTODY www.eurofins.com/Built East: (866) 871-1984 Central: (800) 651-4802 West: (866) 888-6653		EM Lab P&K	
WEATHER None Light Moderate Heavy			
LEVEL None Light Moderate Heavy			
REQUESTED SER 003763570			
CONTACT INFORMATION Company: Pillar EHS Solutions, Inc. Contact: Ryan Hester Phone: 661-885-5729		Address: 9003 Del Palma Dr., Bakersfield, CA 93314 Special Instructions:	
PROJECT INFORMATION Project ID: 901 Union Ave., Bakersfield, CA Project Description: Asbestos Survey Project Zip Code: 93307		TURN AROUND TIME CODES - (TAT) STD - Standard (Default) ND - Next Business Day SD - Same Business Day WH - Weekend/Holiday/ASAP	
Project ID: 901 Union Ave., Bakersfield, CA Project Description: Asbestos Survey Project Zip Code: 93307		STD - Standard (Default) ND - Next Business Day SD - Same Business Day WH - Weekend/Holiday/ASAP	
SAMPLE ID 901-61 901-62 901-63 901-64 901-65 901-66 901-67 901-68 901-69 901-70 901-71 901-72 901-73 901-74 901-75		DESCRIPTION White Retaining 9x9 Floor Tile/Mastic Core Base Tile / Grout / Thinset Texture / Plaster / Bath Bed Texture / Plaster Drywall / Joint Comp. Joint Comp.	
SAMPLE TYPE CODES BC - BioCassette™ AT - Andersen SAS - Surface Air Sampler NP - Non-potable Water		RELINQUISHED BY [Signature] DATE & TIME: 8/28/24 4:30 PM	
RECEIVED BY [Signature] Raymond Dalton DATE & TIME: AUG 29 2024 9:50 AM		NOTES Positive Shop Potentially Joint Comp.	
ANALYSIS Spore Trap Analysis Other biological particles - supplement Direct Microscopic Exam (Qualitative) Quantitative spore count direct exam Dust Characterization 1-Media Surface Fungi (Genus ID + Asp. spp.) Culturable Air Fungi (Genus ID + Asp. spp.) Gram Stain and Counts (Culturable Air and Surface Bacteria) Legionella culture Total Coliform, E. coli (Presence/Absence) QuantiTray-Sewage Screen OTHER: (please specify test)		ASBESTOS Asbestos in Air - PCM Airborne Fiber Count (NIOSH 7400) Asbestos Bulk - PLM Lead (Pb) - Flame AA PCR (please specify test) Allergens (please specify test) Combustion by-products by PLM	

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11.2 XRF PAINT ANALYZER RESULTS

Green text indicates sample positive for lead-based paint.

Reading Area	Sub-Area	Side	Component	Substrate	Color	Condition	Damage Type	Concentration	Result
1 Cal Check								1.1	Pass
2 Cal Check								1.1	Pass
3 Cal Check								1.1	Pass
4 Blank Check								0	Pass
5 Blank Check								0	Pass
6 Blank Check								0	Pass
7 Room 1	Bedroom	B	Door Jamb	Metal	Black			0.1	Negative
8 Room 1	Bedroom	A	Wall	Plaster	White			0	Negative
9 Room 1	Bedroom	B	Wall	Plaster	White			0	Negative
10 Room 1	Bedroom	C	Wall	Plaster	White			0.4	Negative
11 Room 1	Bedroom	D	Wall	Plaster	White			0	Negative
12 Room 1	Bedroom	D	Baseboard	Wood	White			0	Negative
13 Room 1	Bedroom		Ceiling Ceiling	Plaster	White			0	Negative
14 Room 1	Bedroom	Floor	Floor	Tile	Gray			0.1	Negative
15 Room 1	Bathroom	Floor	Floor	Tile	Brown			0	Negative
16 Room 1	Bathroom	C	Wall	Tile	Tan			0	Negative
17 Room 1	Bathroom	B	Door	Wood	White			0	Negative
18 Room 1	Bathroom	B	Door Jamb	Wood	White			0.3	Negative
19 Room 1	Bathroom	A	Wall	Plaster	White			0.5	Negative
20 Room 1	Bathroom	B	Wall	Plaster	White			0.2	Negative
21 Room 1	Bathroom	C	Wall	Plaster	White			0.1	Negative
22 Room 1	Bathroom	D	Wall	Plaster	White			0	Negative
23 Room 1	Bathroom	D	Window Sill	Wood	White			0.2	Negative
24 Room 1	Bathroom	D	Sink	Ceramic	White			0.1	Negative
25 Room 1	Bathroom	D	Toilet	Ceramic	White			0	Negative
26 Room 1	Kitchen	D	Wall	Plaster	White			0	Negative
27 Room 1	Kitchen	A	Wall	Plaster	White			0	Negative
28 Room 1	Kitchen	B	Wall	Plaster	White			0	Negative
29 Room 1	Kitchen	C	Wall	Plaster	White			0	Negative
30 Room 1	Kitchen	D	Window Sill	Wood	White			0	Negative
31 Room 1	Kitchen	A	Baseboard	Wood	White			0.1	Negative
32 Room 1	Kitchen	A	Baseboard	Wood	White			0.1	Negative
33 Room 1	Kitchen	B	Door	Wood	White			0.2	Negative
34 Room 1	Kitchen	B	Door Jamb	Wood	White			0.2	Negative
35 Room 1	Bedroom	B	Window Sill	Wood	White			0	Negative
36 Room 2	Bedroom	B	Window Sill	Wood	White			0	Negative
37 Room 2	Bedroom	B	Baseboard	Wood	White			0.2	Negative

38 Room 2	Bedroom	B	Door Jamb	Metal	Black	0.1 Negative
39 Room 2	Bedroom	A	Wall	Plaster	Beige	0.4 Negative
40 Room 2	Bedroom	B	Wall	Plaster	Beige	0 Negative
41 Room 2	Bedroom	C	Wall	Plaster	Beige	0.3 Negative
42 Room 2	Bedroom	D	Wall	Plaster	Beige	0 Negative
43 Room 2	Bathroom	A	Wall	Plaster	Beige	0.1 Negative
44 Room 2	Bathroom	B	Wall	Plaster	Beige	0 Negative
45 Room 2	Bathroom	C	Wall	Plaster	Beige	0 Negative
46 Room 2	Bathroom	D	Wall	Plaster	Beige	0 Negative
47 Room 2	Bathroom	B	Door	Wood	Beige	0.1 Negative
48 Room 2	Bathroom	B	Door Casing	Wood	Beige	0.3 Negative
49 Room 2	Bathroom	D	Window Sill	Wood	Beige	0.1 Negative
50 Room 2	Bathroom	D	Sink	Ceramic	White	0.1 Negative
51 Room 2	Bathroom	A	Toilet	Ceramic	White	0.3 Negative
52 Room 2	Bathroom	A	Wall	Tile	Brown	0.3 Negative
53 Room 2	Bathroom	A	Wall	Tile	Black	0.1 Negative
54 Room 2	Bathroom	A	Bathub	Ceramic	White	0.1 Negative
55 Room 2	Bathroom	Floor	Floor	Tile	Brown	0 Negative
56 Room 2	Kitchen	Floor	Floor	Tile	Brown	0 Negative
57 Room 2	Kitchen	D	Sink	Ceramic	White	0.5 Negative
58 Room 2	Kitchen	D	Counter Top	Tile	White	6.9 Positive
59 Room 2	Kitchen	B	Door Jamb	Wood	White	0.2 Negative
60 Room 2	Kitchen	A	Wall	Plaster	Beige	0.4 Negative
61 Room 2	Kitchen	B	Wall	Plaster	Beige	0 Negative
62 Room 2	Kitchen	C	Wall	Plaster	Beige	0 Negative
63 Room 2	Kitchen	D	Wall	Plaster	Beige	0 Negative
64 Room 3	Bedroom	B	Door Jamb	Metal	Black	0.2 Negative
65 Room 3	Bedroom	B	Baseboard	Wood	White	0.2 Negative
66 Room 3	Bedroom	B	Window Sill	Wood	White	0 Negative
67 Room 3	Bedroom	A	Wall	Plaster	White	0.2 Negative
68 Room 3	Bedroom	B	Wall	Plaster	White	0 Negative
69 Room 3	Bedroom	C	Wall	Plaster	White	0.2 Negative
70 Room 3	Bedroom	D	Wall	Plaster	White	0.2 Negative
71 Room 3	Kitchen	A	Wall	Plaster	White	0 Negative
72 Room 3	Kitchen	B	Wall	Plaster	White	0 Negative
73 Room 3	Kitchen	C	Wall	Plaster	White	0.3 Negative
74 Room 3	Kitchen	D	Wall	Plaster	White	0 Negative
75 Room 3	Kitchen	B	Baseboard	Wood	White	0.1 Negative

76 Room 3	Kitchen	D	Window Sill	Wood	White	0 Negative
77 Room 3	Bathroom	D	Window Sill	Wood	White	0 Negative
78 Room 3	Bathroom	B	Door	Wood	White	0.3 Negative
79 Room 3	Bathroom	B	Door Jamb	Wood	White	0.3 Negative
80 Room 3	Bathroom	C	Toilet	Ceramic	White	0 Negative
81 Room 3	Bathroom	D	Sink	Ceramic	White	0.3 Negative
82 Room 3	Bathroom	A	Wall	Plaster	White	0.3 Negative
83 Room 3	Bathroom	B	Wall	Plaster	White	0 Negative
84 Room 3	Bathroom	C	Wall	Plaster	White	0.1 Negative
85 Room 3	Bathroom	D	Wall	Plaster	White	0 Negative
86 Room 4	Bedroom	A	Wall	Plaster	White	0.4 Negative
87 Room 4	Bedroom	B	Wall	Plaster	White	0 Negative
88 Room 4	Bedroom	C	Wall	Plaster	White	0.1 Negative
89 Room 4	Bedroom	D	Wall	Plaster	White	0 Negative
90 Room 4	Bedroom	B	Door	Wood	Brown	0.1 Negative
91 Room 4	Bedroom	B	Baseboard	Wood	White	0 Negative
92 Room 4	Bedroom	B	Window Sill	Wood	White	0 Negative
93 Room 4	Bathroom	D	Window Sill	Wood	White	0.1 Negative
94 Room 4	Bathroom	C	Baseboard	Wood	White	0 Negative
95 Room 4	Bathroom	A	Shower Stall	Tile	Multi-Color Good	21.5 Positive
96 Room 4	Bathroom	B	Door	Wood	White	0.1 Negative
97 Room 4	Bathroom	B	Door Jamb	Wood	White	0.4 Negative
98 Room 4	Bathroom	A	Wall	Plaster	White	0 Negative
99 Room 4	Bathroom	B	Wall	Plaster	White	0 Negative
100 Room 4	Bathroom	C	Wall	Plaster	White	0 Negative
101 Room 4	Bathroom	D	Wall	Plaster	White	0 Negative
102 Room 4	Bathroom	D	Sink	Ceramic	White	0.4 Negative
103 Room 4	Bathroom	A	Toilet	Ceramic	White	0 Negative
104 Room 4	Kitchen	A	Baseboard	Wood	White	0.1 Negative
105 Room 4	Kitchen	D	Window Sill	Wood	White	0.1 Negative
106 Room 4	Kitchen	D	sink support	Wood	White	0 Negative
107 Room 4	Kitchen	A	Wall	Plaster	White	0.4 Negative
108 Room 4	Kitchen	B	Wall	Plaster	White	0 Negative
109 Room 4	Kitchen	C	Wall	Plaster	White	0 Negative
110 Room 4	Kitchen	D	Wall	Plaster	White	0 Negative
111 Room 4	Kitchen	B	Door Jamb	Wood	White	0.1 Negative
112 Room 5	Bedroom	B	Window Sill	Wood	White	0 Negative
113 Room 5	Bedroom	B	Baseboard	Wood	White	0 Negative

114 Room 5	Bedroom	D	Closet Door	Wood	White	0.4 Negative
115 Room 5	Bedroom	D	Closet Door Jamb	Wood	White	0 Negative
116 Room 5	Bedroom	D	Closet Shelf	Wood	White	0 Negative
117 Room 5	Bedroom	A	Wall	Plaster	White	0.1 Negative
118 Room 5	Bedroom	B	Wall	Plaster	White	0 Negative
119 Room 5	Bedroom	C	Wall	Plaster	White	0 Negative
120 Room 5	Bedroom	D	Wall	Plaster	White	0 Negative
121 Room 5	Kitchen	A	Wall	Plaster	White	0.5 Negative
122 Room 5	Kitchen	B	Wall	Plaster	White	0.4 Negative
123 Room 5	Kitchen	C	Wall	Plaster	White	0 Negative
124 Room 5	Kitchen	D	Wall	Plaster	White	0 Negative
125 Room 5	Kitchen	D	Window Sill	Wood	White	0 Negative
126 Room 5	Kitchen	A	Baseboard	Wood	White	0 Negative
127 Room 5	Kitchen	A	Door	Wood	White	0.1 Negative
128 Room 5	Kitchen	A	Door Jamb	Wood	White	0.3 Negative
129 Room 5	Bathroom	A	Door Jamb	Wood	White	0.2 Negative
130 Room 5	Bathroom	A	Door	Wood	White	0 Negative
131 Room 5	Bathroom	A	Baseboard	Wood	White	0.3 Negative
132 Room 5	Bathroom	D	Window Sill	Wood	White	0.1 Negative
133 Room 5	Bathroom	C	Shower Stall	Tile	Multi-Color Good	42 Positive
134 Room 5	Bathroom	A	Wall	Plaster	White	0 Negative
135 Room 5	Bathroom	B	Wall	Plaster	White	0 Negative
136 Room 5	Bathroom	C	Wall	Plaster	White	0.3 Negative
137 Room 5	Bathroom	D	Wall	Plaster	White	0 Negative
138 Room 6	Bedroom	A	Wall	Plaster	White	0 Negative
139 Room 6	Bedroom	B	Wall	Plaster	White	0 Negative
140 Room 6	Bedroom	C	Wall	Plaster	White	0.2 Negative
141 Room 6	Bedroom	D	Wall	Plaster	White	0 Negative
142 Room 6	Bedroom	B	Baseboard	Wood	White	0.2 Negative
143 Room 6	Bedroom	B	Window Sill	Wood	White	0 Negative
144 Room 6	Bathroom	D	Window Sill	Wood	White	0 Negative
145 Room 6	Bathroom	B	Door	Wood	White	0 Negative
146 Room 6	Bathroom	B	Door Jamb	Wood	White	0.3 Negative
147 Room 6	Bathroom	A	Wall	Plaster	White	0.1 Negative
148 Room 6	Bathroom	B	Wall	Plaster	White	0 Negative
149 Room 6	Bathroom	C	Wall	Plaster	White	0 Negative
150 Room 6	Bathroom	D	Wall	Plaster	White	0 Negative
151 Room 6	Kitchen	A	Wall	Plaster	White	0 Negative

152 Room 6	Kitchen	B	Wall	Plaster	White	0.1 Negative
153 Room 6	Kitchen	C	Wall	Plaster	White	0.3 Negative
154 Room 6	Kitchen	D	Wall	Plaster	White	0 Negative
155 Room 6	Kitchen	Floor	Floor	Tile	Brown	0.1 Negative
156 Room 7	Bedroom	A	Wall	Plaster	White	0.3 Negative
157 Room 7	Bedroom	B	Wall	Plaster	White	0 Negative
158 Room 7	Bedroom	C	Wall	Plaster	White	0.3 Negative
159 Room 7	Bedroom	D	Wall	Plaster	White	0 Negative
160 Room 7	Bedroom	B	Baseboard	Wood	White	0 Negative
161 Room 7	Bedroom	B	Window Sill	Wood	White	0 Negative
162 Room 7	Bedroom	D	Closet Door	Wood	White	0.2 Negative
163 Room 7	Bedroom	D	Closet Door Casing	Wood	White	0.1 Negative
164 Room 7	Bedroom	D	Closet Shelf	Wood	White	0 Negative
165 Room 7	Kitchen	B	Door Jamb	Wood	White	0.1 Negative
166 Room 7	Kitchen	A	Baseboard	Wood	White	0.1 Negative
167 Room 7	Kitchen	D	Window Sill	Wood	White	0 Negative
168 Room 7	Kitchen	A	Wall	Plaster	White	0 Negative
169 Room 7	Kitchen	B	Wall	Plaster	White	0 Negative
170 Room 7	Kitchen	C	Wall	Plaster	White	0 Negative
171 Room 7	Kitchen	D	Wall	Plaster	White	0 Negative
172 Room 7	Kitchen	D	sink support	Wood	White	0 Negative
173 Room 7	Bathroom	B	Door	Wood	White	0.3 Negative
174 Room 7	Bathroom	B	Door Jamb	Wood	White	0.1 Negative
175 Room 7	Bathroom	D	Window Sill	Wood	White	0 Negative
176 Room 7	Bathroom	C	Shower Stall	Tile	Multi-Color Good	19.1 Positive
177 Room 7	Bathroom	A	Wall	Plaster	White	0 Negative
178 Room 7	Bathroom	B	Wall	Plaster	White	0.1 Negative
179 Room 7	Bathroom	C	Wall	Plaster	White	0.4 Negative
180 Room 7	Bathroom	D	Wall	Plaster	White	0 Negative
181 Room 8	Bedroom	A	Wall	Plaster	Blue (Light)	0.3 Negative
182 Room 8	Bedroom	B	Wall	Plaster	Blue (Light)	0 Negative
183 Room 8	Bedroom	C	Wall	Plaster	Blue (Light)	0.2 Negative
184 Room 8	Bedroom	D	Wall	Plaster	Blue (Light)	0 Negative
185 Room 8	Bedroom	B	Window Sill	Wood	Blue (Light)	0 Negative
186 Room 8	Bedroom	B	Baseboard	Wood	Brown	0.1 Negative
187 Room 8	Bedroom	D	Closet Door Jamb	Wood	White	0.1 Negative
188 Room 8	Bedroom	D	Closet Shelf	Wood	White	0.1 Negative
189 Room 8	Bathroom	B	Door	Wood	Blue (Light, Fair)	Normal Wear
						1 Positive

190 Room 8	Bathroom	B	Door Jamb	Wood	Blue (Light)	0.3 Negative
191 Room 8	Bathroom	B	Window Sill	Wood	Blue (Light)	0.1 Negative
192 Room 8	Bathroom A	A	Shower Stall	Tile	Multi-Color Good	22.4 Positive
193 Room 8	Bathroom C	C	Baseboard	Tile	Multi-Color Good	16.2 Positive
194 Room 8	Bathroom	Floor	Floor	Tile	White	0.4 Negative
195 Room 8	Bathroom	A	Wall	Plaster	Blue (Light)	0 Negative
196 Room 8	Bathroom	B	Wall	Plaster	Blue (Light)	0 Negative
197 Room 8	Bathroom	C	Wall	Plaster	Blue (Light)	0 Negative
198 Room 8	Bathroom	D	Wall	Plaster	Blue (Light)	0 Negative
199 Room 8	Kitchen	A	Wall	Plaster	Yellow	0.4 Negative
200 Room 8	Kitchen	B	Wall	Plaster	Yellow	0.1 Negative
201 Room 8	Kitchen	C	Wall	Plaster	Yellow	0.3 Negative
202 Room 8	Kitchen	D	Wall	Plaster	Yellow	0.1 Negative
203 Room 8	Kitchen	B	Door	Wood	Blue (Light)	0.2 Negative
204 Room 8	Kitchen	B	Door Jamb	Wood	Yellow	0.1 Negative
205 Room 8	Kitchen	D	Window Sill	Wood	Yellow	0 Negative
206 Room 9	Bedroom	B	Window Sill	Wood	White	0 Negative
207 Room 9	Bedroom	B	Baseboard	Wood	White	0 Negative
208 Room 9	Bedroom	A	Wall	Plaster	White	0.4 Negative
209 Room 9	Bedroom	B	Wall	Plaster	White	0.1 Negative
210 Room 9	Bedroom	C	Wall	Plaster	White	0.3 Negative
211 Room 9	Bedroom	D	Wall	Plaster	White	0.3 Negative
212 Room 9	Kitchen	A	Wall	Plaster	White	0 Negative
213 Room 9	Kitchen	B	Wall	Plaster	White	0.1 Negative
214 Room 9	Kitchen	C	Wall	Plaster	White	0 Negative
215 Room 9	Kitchen	D	Wall	Plaster	White	0 Negative
216 Room 9	Kitchen	D	Window Sill	Wood	White	0 Negative
217 Room 9	Kitchen	A	Baseboard	Wood	White	0.4 Negative
218 Room 9	Kitchen B	B	Door Jamb	Wood	White	2.5 Positive
219 Room 9	Kitchen	D	sink support	Wood	White	0 Negative
220 Room 9	Kitchen	D	soffit	Drywall	White	0.1 Negative
221 Room 9	Bathroom	B	Door	Wood	White	0.3 Negative
222 Room 9	Bathroom B	B	Door Jamb	Wood	White	1.7 Positive
223 Room 9	Bathroom	D	Window Sill	Wood	White	0.1 Negative
224 Room 9	Bathroom	A	Wall	Plaster	White	0 Negative
225 Room 9	Bathroom	B	Wall	Plaster	White	0.1 Negative
226 Room 9	Bathroom	C	Wall	Plaster	White	0.1 Negative
227 Room 9	Bathroom	D	Wall	Plaster	White	0 Negative

228 Room 10	Bedroom	A	Wall	Plaster	White	0.1 Negative
229 Room 10	Bedroom	B	Wall	Plaster	White	0 Negative
230 Room 10	Bedroom	C	Wall	Plaster	White	0.3 Negative
231 Room 10	Bedroom	D	Wall	Plaster	White	0 Negative
232 Room 10	Bedroom	B	Baseboard	Wood	White	0.7 Negative
233 Cal Check						1.1 Pass
234 Cal Check						1.1 Pass
235 Cal Check						1.1 Pass
236 Blank Check						1.1 Pass
237 Blank Check						0 Pass
238 Blank Check						0 Pass
239 Blank Check						0 Pass
240 Room 10	Bedroom	B	Window Sill	Wood	White	0 Negative
241 Room 10	Bedroom	A	Wall	Plaster	White	0.2 Negative
242 Room 10	Bedroom	B	Wall	Plaster	White	0 Negative
243 Room 10	Bedroom	C	Wall	Plaster	White	0.3 Negative
244 Room 10	Bedroom	D	Wall	Plaster	White	0 Negative
245 Room 10	Bathroom	A	Wall	Plaster	White	0.1 Negative
246 Room 10	Bathroom	B	Wall	Plaster	White	0 Negative
247 Room 10	Bathroom	C	Wall	Plaster	White	0 Negative
248 Room 10	Bathroom	D	Wall	Plaster	White	0 Negative
249 Room 10	Bathroom	B	Door	Wood	White	1.5 Positive
250 Room 10	Bathroom	B	Door Jamb	Wood	White	4.1 Positive
251 Room 10	Bathroom	D	Window Sill	Wood	White	0.1 Negative
252 Room 10	Kitchen	D	Window Sill	Wood	White	0 Negative
253 Room 10	Kitchen	B	Door Jamb	Wood	White	2.1 Positive
254 Room 10	Kitchen	B	Baseboard	Wood	White	0.6 Negative
255 Room 10	Kitchen	A	Wall	Plaster	White	0 Negative
256 Room 10	Kitchen	B	Wall	Plaster	White	0 Negative
257 Room 10	Kitchen	C	Wall	Plaster	White	0.5 Negative
258 Room 10	Kitchen	D	Wall	Plaster	White	0.1 Negative
259 Room 10	Bedroom	A	Wall	Plaster	White	0.1 Negative
260 Room 10	Bedroom	B	Wall	Plaster	White	0.2 Negative
261 Room 10	Bedroom	C	Wall	Plaster	White	0.2 Negative
262 Room 10	Bedroom	D	Wall	Plaster	Yellow	0.1 Negative
263 Room 10	Bedroom	B	Window Sill	Wood	White	0 Negative
264 Room 10	Bedroom	B	Baseboard	Wood	White	0 Negative
265 Room 10	Bedroom	D	Closet Door	Wood	White	0 Negative

266 Room 11	Bedroom	D	Closet Door Jamb	Wood	White		0 Negative
267 Room 11	Bathroom	B	Door	Wood	White		0.4 Negative
268 Room 11	Bathroom	B	Door Jamb	Wood	White		0.4 Negative
269 Room 11	Bathroom	A	Shower Stall	Tile	Multi-Color Good	43 Positive	
270 Room 11	Bathroom	C	Baseboard	Tile	Multi-Color Good	48 Positive	
271 Room 11	Bathroom	Floor	Floor	Tile	Gray		0.3 Negative
272 Room 11	Bathroom	A	Wall	Plaster	White		0 Negative
273 Room 11	Bathroom	B	Wall	Plaster	White		0.2 Negative
274 Room 11	Bathroom	C	Wall	Plaster	White		0 Negative
275 Room 11	Bathroom	D	Wall	Plaster	White		0 Negative
276 Room 11	Kitchen	A	Wall	Plaster	Pink		0 Negative
277 Room 11	Kitchen	B	Wall	Plaster	Pink		0 Negative
278 Room 11	Kitchen	C	Wall	Plaster	Pink		0.2 Negative
279 Room 11	Kitchen	D	Wall	Plaster	Pink	Fair	Damaged
280 Room 11	Kitchen	B	Baseboard	Wood	White		0.6 Negative
281 Room 11	Kitchen	B	Door Jamb	Wood	White	Fair	Damaged
282 Room 12	Bedroom	A	Door Jamb	Metal	Black		1.5 Positive
283 Room 12	Bedroom	A	Door	Wood	Brown		0 Negative
284 Room 12	Bedroom	A	Window Sill	Wood	White		0 Negative
285 Room 12	Bedroom	A	Baseboard	Wood	White		0 Negative
286 Room 12	Bedroom	C	Closet Door	Wood	White		0.2 Negative
287 Room 12	Bedroom	C	Closet Door Jamb	Wood	White		0.1 Negative
288 Room 12	Bedroom	A	Wall	Plaster	White		0.2 Negative
289 Room 12	Bedroom	B	Wall	Plaster	White		0.2 Negative
290 Room 12	Bedroom	C	Wall	Plaster	White		0 Negative
291 Room 12	Bedroom	D	Wall	Plaster	White		0.3 Negative
292 Room 12	Bedroom	Floor	Floor	Tile	Brown		0.2 Negative
293 Room 12	Kitchen	Floor	Floor	Tile	Tan		0 Negative
294 Room 12	Kitchen	C	Baseboard	Wood	White		0 Negative
295 Room 12	Kitchen	C	Window Sill	Wood	White		0 Negative
296 Room 12	Kitchen	B	Cabinet - Wall	Wood	White		0.1 Negative
297 Room 12	Kitchen	B	Cabinet Door	Wood	White		0 Negative
298 Room 12	Kitchen	A	Door Jamb	Wood	White		0.3 Negative
299 Room 12	Kitchen	A	Wall	Plaster	White		0 Negative
300 Room 12	Kitchen	B	Wall	Plaster	White		0 Negative
301 Room 12	Kitchen	C	Wall	Plaster	White		0.1 Negative
302 Room 12	Kitchen	D	Wall	Plaster	White		0.5 Negative
303 Room 12	Bathroom	A	Wall	Plaster	White		0 Negative

304 Room 12	Bathroom	B	Wall	Plaster	White	0 Negative
305 Room 12	Bathroom	C	Wall	Plaster	White	0 Negative
306 Room 12	Bathroom	D	Wall	Plaster	White	0 Negative
307 Room 12	Bathroom	B	Baseboard	Wood	White	0 Negative
308 Room 12	Bathroom	A	Door	Wood	White	0 Negative
309 Room 12	Bathroom	A	Door Jamb	Wood	White	0.2 Negative
310 Room 12	Bathroom	A	Window Sill	Wood	White	0 Negative
311 Room 12	Bathroom	D	Wall	Tile	White	0 Negative
312 Room 12	Bathroom	Floor	Floor	Tile	Brown	0 Negative
313 Room 14	Bedroom	A	Baseboard	Wood	White	0 Negative
314 Room 14	Bedroom	A	Window Sill	Wood	White	0 Negative
315 Room 14	Bedroom	C	Closet Door	Wood	White	0 Negative
316 Room 14	Bedroom	C	Closet Door Jamb	Wood	White	0.2 Negative
317 Room 14	Bedroom	A	Wall	Plaster	White	0 Negative
318 Room 14	Bedroom	B	Wall	Plaster	White	0.4 Negative
319 Room 14	Bedroom	C	Wall	Plaster	White	0 Negative
320 Room 14	Bedroom	D	Wall	Plaster	White	0.3 Negative
321 Room 14	Bathroom	A	Wall	Plaster	White	0.1 Negative
322 Room 14	Bathroom	B	Wall	Plaster	White	0.1 Negative
323 Room 14	Bathroom	C	Wall	Plaster	White	0.2 Negative
324 Room 14	Bathroom	D	Wall	Plaster	White	0 Negative
325 Room 14	Bathroom	B	Wall	Tile	Beige	Good
326 Room 14	Bathroom	A	Door	Wood	White	0 Negative
327 Room 14	Bathroom	A	Door Jamb	Wood	White	0.3 Negative
328 Room 14	Kitchen	A	Door Jamb	Wood	White	0.2 Negative
329 Room 14	Kitchen	C	Baseboard	Wood	White	0.6 Negative
330 Room 14	Kitchen	C	Window Sill	Wood	White	0 Negative
331 Room 14	Kitchen	A	Wall	Tile	Beige	Good
332 Room 14	Kitchen	Floor	Floor	Tile	Beige	0 Negative
333 Room 14	Kitchen	A	Wall	Plaster	White	0.1 Negative
334 Room 14	Kitchen	B	Wall	Plaster	White	0.5 Negative
335 Room 14	Kitchen	C	Wall	Plaster	White	0.2 Negative
336 Room 14	Kitchen	D	Wall	Plaster	White	0 Negative
337 Room 14	Kitchen	D	Shelves	Wood	White	0 Negative
338 Room 15	Bedroom	A	Window Sill	Wood	White	0 Negative
339 Room 15	Bedroom	A	Baseboard	Wood	White	0 Negative
340 Room 15	Bedroom	C	Closet Door Jamb	Wood	White	0.1 Negative
341 Room 15	Bedroom	A	Wall	Plaster	White	0.3 Negative

342 Room 15	Bedroom	B	Wall	Plaster	White	0 Negative
343 Room 15	Bedroom	C	Wall	Plaster	White	0.1 Negative
344 Room 15	Bedroom	D	Wall	Plaster	White	0.4 Negative
345 Room 15	Kitchen	A	Wall	Plaster	White	0.1 Negative
346 Room 15	Kitchen	B	Wall	Plaster	White	0.5 Negative
347 Room 15	Kitchen	C	Wall	Plaster	White	0.1 Negative
348 Room 15	Kitchen	D	Wall	Plaster	White	0.3 Negative
349 Room 15	Kitchen	A	Door Jamb	Wood	White	0 Negative
350 Room 15	Kitchen	C	Window Sill	Wood	White	0 Negative
351 Room 15	Kitchen	B	Shelves	Wood	White	0 Negative
352 Room 15	Bathroom	C	Window Sill	Wood	White	0.1 Negative
353 Room 15	Bathroom	A	Door	Wood	White	0.3 Negative
354 Room 15	Bathroom	A	Door Jamb	Wood	White	0.3 Negative
355 Room 15	Bathroom	B	Wall	Tile	Beige	Good
356 Room 15	Bathroom	B	Baseboard	Wood	White	0.8 Negative
357 Room 15	Bathroom	Floor	Floor	Tile	Orange	Good
358 Room 15	Bathroom	A	Wall	Plaster	White	5.6 Positive
359 Room 15	Bathroom	B	Wall	Plaster	White	0.5 Negative
360 Room 15	Bathroom	C	Wall	Plaster	White	0.6 Negative
361 Room 15	Bathroom	D	Wall	Plaster	White	0 Negative
362 Room 16	Bedroom	A	Wall	Plaster	White	0 Negative
363 Room 16	Bedroom	B	Wall	Plaster	White	0 Negative
364 Room 16	Bedroom	C	Wall	Plaster	White	0 Negative
365 Room 16	Bedroom	D	Wall	Plaster	White	0 Negative
366 Room 16	Bedroom	A	Baseboard	Wood	White	0 Negative
367 Room 16	Bedroom	A	Window Sill	Wood	White	0.1 Negative
368 Room 16	Bedroom	C	Closet Door Jamb	Wood	White	0.1 Negative
369 Room 16	Bedroom	Floor	Floor	Tile	Brown	0 Negative
370 Room 16	Bathroom	Floor	Floor	Tile	Brown	0 Negative
371 Room 16	Bathroom	B	Wall	Tile	Beige	Good
372 Room 16	Bathroom	D	Baseboard	Wood	White	0 Negative
373 Room 16	Bathroom	A	Door Jamb	Wood	White	0 Negative
374 Room 16	Bathroom	C	Window Sill	Wood	White	0 Negative
375 Room 16	Bathroom	A	Wall	Plaster	White	0.1 Negative
376 Room 16	Bathroom	B	Wall	Plaster	White	0.1 Negative
377 Room 16	Bathroom	C	Wall	Plaster	White	0 Negative
378 Room 16	Bathroom	D	Wall	Plaster	White	0 Negative
379 Room 16	Kitchen	A	Wall	Plaster	White	0.1 Negative

380 Room 16	Kitchen	B	Wall	Plaster	White	0.5 Negative
381 Room 16	Kitchen	C	Wall	Plaster	White	0.1 Negative
382 Room 16	Kitchen	D	Wall	Plaster	White	0 Negative
383 Room 16	Kitchen	C	Window Sill	Wood	White	0 Negative
384 Room 16	Kitchen	D	Cabinet - Base	Wood	White	1.5 Positive
385 Room 16	Kitchen	A	Door Jamb	Wood	White	0.1 Negative
386 Room 17	Bedroom	A	Window Sill	Wood	White	0 Negative
387 Room 17	Bedroom	A	Baseboard	Wood	White	0.3 Negative
388 Room 17	Bedroom	A	Wall	Plaster	White	0 Negative
389 Room 17	Bedroom	B	Wall	Plaster	White	0.2 Negative
390 Room 17	Bedroom	C	Wall	Plaster	White	0 Negative
391 Room 17	Bedroom	D	Wall	Plaster	White	0.2 Negative
392 Room 17	Bathroom	A	Wall	Plaster	White	0 Negative
393 Room 17	Bathroom	B	Wall	Plaster	White	0 Negative
394 Room 17	Bathroom	C	Wall	Plaster	White	0.1 Negative
395 Room 17	Bathroom	D	Wall	Plaster	White	0.5 Negative
396 Room 17	Bathroom	A	Door	Wood	White	0.2 Negative
397 Room 17	Bathroom	A	Door Jamb	Wood	White	0.2 Negative
398 Room 17	Bathroom	B	Shower Stall	Tile	Beige	0.2 Negative
399 Room 17	Bathroom	Floor	Floor	Tile	Beige	0.2 Negative
400 Storage Room	Bathroom	A	Door	Wood	Red	0.3 Negative
401 Storage Room		D	Cabinet - Wall	Wood	Red	0.1 Negative
402 Cal Check						1 Pass
403 Cal Check						1 Pass
404 Cal Check						1.1 Pass
405 Blank Check						0 Pass
406 Blank Check						0 Pass
407 Blank Check						0 Pass
408 Cal Check						0.8 Pass
409 Cal Check						1.1 Pass
410 Cal Check						0.9 Pass
411 Blank Check						0 Pass
412 Blank Check						0 Pass
413 Blank Check						0 Pass
414 Room 18	Bedroom	A	Wall	Plaster	White	0 Negative
415 Room 18	Bedroom	B	Wall	Plaster	White	0 Negative
416 Room 18	Bedroom	C	Wall	Plaster	White	0 Negative
417 Room 18	Bedroom	D	Wall	Plaster	White	0 Negative

418 Room 18	Bedroom	A	Window Sill	Wood	White			0.2 Negative
419 Room 18	Bedroom	A	Baseboard	Wood	White	Fair	Fire Damage	0.2 Negative
420 Room 18	Bathroom	A	Door	Wood	White			1.4 Positive
421 Room 18	Bathroom	A	Door Jamb	Wood	White			0 Negative
422 Room 18	Bathroom	D	Shower Stall	Tile	Beige	Fair	Smoke Damage	0.2 Negative
423 Room 18	Bathroom	C	Window Sill	Wood	White			5.6 Positive
424 Room 18	Bathroom	A	Wall	Plaster	White			0.1 Negative
425 Room 18	Bathroom	B	Wall	Plaster	White			0.1 Negative
426 Room 18	Bathroom	C	Wall	Plaster	White			0.4 Negative
427 Room 18	Bathroom	Floor	Floor	Tile	Orange			0.1 Negative
428 Room 18	Bedroom	Floor	Floor	Tile	Brown			0.7 Negative
429 Room 22	Bedroom	Floor	Floor	Tile	Brown			0.3 Negative
430 Room 22	Bedroom	A	Baseboard	Wood	Beige			0.3 Negative
431 Room 22	Bedroom	A	Window Sill	Wood	Beige			0 Negative
432 Room 22	Bedroom	C	drawer frame	Wood	Beige			0 Negative
433 Room 22	Bedroom	A	Wall	Plaster	Beige			0.1 Negative
434 Room 22	Bedroom	B	Wall	Plaster	Beige			0 Negative
435 Room 22	Bedroom	C	Wall	Plaster	Beige			0.4 Negative
436 Room 22	Bedroom	D	Wall	Plaster	Beige			0 Negative
437 Room 22	Bathroom	A	Wall	Plaster	White			0.1 Negative
438 Room 22	Bathroom	B	Wall	Plaster	White			0.4 Negative
439 Room 22	Bathroom	C	Wall	Plaster	White			0 Negative
440 Room 22	Bathroom	D	Wall	Plaster	White			0.1 Negative
441 Room 22	Bathroom	D	Shower Stall	Tile	Beige			0.3 Negative
442 Room 22	Bathroom	A	Door	Wood	White			0.1 Negative
443 Room 22	Bathroom	A	Door Jamb	Wood	White			0.3 Negative
444 Room 22	Bathroom	C	Window Sill	Wood	White			0 Negative
445 Room 23	Bedroom	D	Baseboard	Wood	Beige			0 Negative
446 Room 23	Bedroom	B	Chair Rail	Wood	Beige			0 Negative
447 Room 23	Bedroom	A	Door	Wood	Brown			0 Negative
448 Room 23	Bedroom	A	Door Jamb	Metal	Black			0.1 Negative
449 Room 23	Bedroom	A	Wall	Plaster	Beige			0 Negative
450 Room 23	Bedroom	B	Wall	Plaster	Beige			0 Negative
451 Room 23	Bedroom	C	Wall	Plaster	Beige			0 Negative
452 Room 23	Bedroom	D	Wall	Plaster	Beige			0.3 Negative
453 Room 23	Bathroom	A	Wall	Plaster	Beige			0 Negative
454 Room 23	Bathroom	B	Wall	Plaster	Beige			0.1 Negative
455 Room 23	Bathroom	C	Wall	Plaster	Beige			0.1 Negative

456 Room 23	Bathroom	D	Wall	Plaster	Beige		0.3 Negative
457 Room 23	Bathroom	B	Shower Stall	Tile	Beige	Good	6.7 Positive
458 Room 23	Bathroom	D	Toilet	Ceramic	Pink		0 Negative
459 Room 23	Bathroom	D	Sink	Ceramic	White		0.1 Negative
460 Room 23	Bathroom	A	Door	Wood	Beige		0.2 Negative
461 Room 23	Bathroom	A	Door Jamb	Wood	Beige		0.2 Negative
462 Room 24	Bathroom	A	Baseboard	Wood	Beige		0 Negative
463 Room 24	Bathroom	A	Window Sill	Wood	Black		0 Negative
464 Room 24	Bathroom	A	Wall	Plaster	Black		0 Negative
465 Room 24	Bathroom	B	Wall	Plaster	Black		0.2 Negative
466 Room 24	Bathroom	C	Wall	Plaster	Black		0.3 Negative
467 Room 24	Bathroom	D	Wall	Plaster	Black		0.2 Negative
468 Room 24	Bathroom	A	Wall	Plaster	Black		0.5 Negative
469 Room 24	Bathroom	B	Wall	Plaster	Black		0.2 Negative
470 Room 24	Bathroom	C	Wall	Plaster	Black		0 Negative
471 Room 24	Bathroom	D	Wall	Plaster	Black		0 Negative
472 Room 24	Bathroom	D	Shower Stall	Tile	Black	Poor	6 Positive
473 Room 24	Bathroom	Floor	Floor	Tile	Beige		0.1 Negative
474 Room 24	Bathroom	A	Door	Wood	Black		0.1 Negative
475 Room 24	Bathroom	A	Door Jamb	Wood	Black	Poor	1 Positive
476 Room 25	Bathroom	A	Baseboard	Wood	White		0 Negative
477 Room 25	Bathroom	A	Window Sill	Wood	White		0 Negative
478 Room 25	Bathroom	A	Wall	Plaster	White		0 Negative
479 Room 25	Bathroom	B	Wall	Plaster	White		0.2 Negative
480 Room 25	Bathroom	C	Wall	Plaster	White		0 Negative
481 Room 25	Bathroom	D	Wall	Plaster	White		0.3 Negative
482 Room 25	Bathroom	A	Wall	Plaster	White		0 Negative
483 Room 25	Bathroom	B	Wall	Plaster	White		0 Negative
484 Room 25	Bathroom	C	Wall	Plaster	White		0.3 Negative
485 Room 25	Bathroom	D	Wall	Plaster	White		0.2 Negative
486 Room 25	Bathroom	B	Shower Stall	Tile	Beige	Good	5.5 Positive
487 Room 25	Bathroom	Floor	Floor	Tile	Beige		0 Negative
488 Room 25	Bathroom	A	Door	Wood	White		0.2 Negative
489 Room 25	Bathroom	A	Door Jamb	Wood	White		0.1 Negative
490 Room 25	Bathroom	C	Window Sill	Wood	White		0 Negative
491 Room 26	Bathroom	C	Window Sill	Wood	White		0 Negative
492 Room 26	Bathroom	D	Baseboard	Wood	White		0 Negative
493 Room 26	Bathroom	A	Wall	Plaster	White		0.2 Negative

494 Room 26	Bedroom	B	Wall	Plaster	White		0 Negative
495 Room 26	Bedroom	C	Wall	Plaster	White		0.3 Negative
496 Room 26	Bedroom	D	Wall	Plaster	White		0.3 Negative
497 Room 26	Bedroom	B	Cabinet Drawer	Wood	White	Fair	1.4 Positive
498 Room 26	Bedroom	A	sink frame	Wood	White		0 Negative
499 Room 26	Bathroom	D	Door	Wood	White		0 Negative
500 Room 26	Bathroom	D	Door Jamb	Wood	White		0.1 Negative
501 Room 26	Bathroom	B	Window Sill	Wood	White		0 Negative
502 Room 26	Bathroom	C	Shower Stall	Tile	Beige	Good	6 Positive
503 Room 26	Bathroom	A	Wall	Plaster	White		0.4 Negative
504 Room 26	Bathroom	B	Wall	Plaster	White		0 Negative
505 Room 26	Bathroom	C	Wall	Plaster	White		0 Negative
506 Room 26	Bathroom	D	Wall	Plaster	White		0 Negative
507 Room 27	Bedroom	A	Wall	Plaster	Black		0.3 Negative
508 Room 27	Bedroom	B	Wall	Plaster	Black		0.1 Negative
509 Room 27	Bedroom	C	Wall	Plaster	Black		0.3 Negative
510 Room 27	Bedroom	D	Wall	Plaster	Black		0 Negative
511 Room 27	Bedroom	D	Baseboard	Wood	Blue (Light)		0.9 Negative
512 Room 27	Bathroom	D	Door	Wood	Blue (Light)		0.1 Negative
513 Room 27	Bathroom	D	Door Jamb	Wood	Blue (Light)		0.1 Negative
514 Room 27	Bathroom	B	Window Sill	Wood	White		0 Negative
515 Room 27	Bathroom	A	Shower Stall	Tile	Beige	Poor	6 Positive
516 Room 27	Bathroom	A	Wall	Plaster	Black		0 Negative
517 Room 27	Bathroom	B	Wall	Plaster	Black		0.2 Negative
518 Room 27	Bathroom	C	Wall	Plaster	Black		0.3 Negative
519 Room 27	Bathroom	D	Wall	Plaster	Black		0.2 Negative
520 Room 28	Bedroom	A	Wall	Plaster	White		0.3 Negative
521 Room 28	Bedroom	C	Wall	Plaster	White		0.3 Negative
522 Room 28	Bedroom	D	Wall	Plaster	White		0 Negative
523 Room 28	Bedroom	D	Baseboard	Wood	White		0.2 Negative
524 Room 28	Bedroom	B	Cabinet Drawer	Wood	White		0.5 Negative
525 Room 28	Bathroom	D	Door Jamb	Wood	White		0.3 Negative
526 Room 28	Bathroom	C	Shower Stall	Tile	Tan	Good	6.4 Positive
527 Room 28	Bathroom	Floor	Floor	Tile	Tan		0.1 Negative
528 Room 28	Bathroom	A	Wall	Plaster	Blue (Light)		0 Negative
529 Room 28	Bathroom	B	Wall	Plaster	Blue (Light)		0.1 Negative
530 Room 28	Bathroom	C	Wall	Plaster	Blue (Light)		0 Negative
531 Room 28	Bathroom	D	Wall	Plaster	Blue (Light)		0 Negative

532 Room 29	Bedroom	A	Wall	Plaster	Beige	0.2 Negative
533 Room 29	Bedroom	B	Wall	Plaster	Beige	0 Negative
534 Room 29	Bedroom	C	Wall	Plaster	Beige	0.3 Negative
535 Room 29	Bedroom	D	Wall	Plaster	Beige	0 Negative
536 Room 29	Bedroom	D	Baseboard	Wood	Beige	0.1 Negative
537 Room 29	Bedroom	D	Window Sill	Wood	Beige	0 Negative
538 Room 29	Bedroom	B	Cabinet Drawer	Wood	Beige	0 Negative
539 Room 29	Bathroom	D	Door	Wood	Beige	0 Negative
540 Room 29	Bathroom	D	Door Jamb	Wood	Beige	0.1 Negative
541 Room 29	Bathroom	B	Window Sill	Wood	Beige	0 Negative
542 Room 29	Bathroom	A	Shower Stall	Tile	Beige	5.2 Positive
543 Room 29	Bathroom	Floor	Floor	Tile	Blue	0.2 Negative
544 Room 29	Bathroom	A	Wall	Plaster	Beige	0 Negative
545 Room 29	Bathroom	B	Wall	Plaster	Beige	0.1 Negative
546 Room 29	Bathroom	C	Wall	Plaster	Beige	0.4 Negative
547 Room 29	Bathroom	D	Wall	Plaster	Beige	0 Negative
548 Room 30	Bedroom	A	Wall	Plaster	White	0.4 Negative
549 Room 30	Bedroom	B	Wall	Plaster	White	0 Negative
550 Room 30	Bedroom	C	Wall	Plaster	White	0.3 Negative
551 Room 30	Bedroom	D	Wall	Plaster	White	0.2 Negative
552 Room 30	Bedroom	C	Door	Wood	White	0 Negative
553 Room 30	Bedroom	C	Door Casing	Wood	White	0 Negative
554 Room 30	Bedroom	C	Door Jamb	Wood	White	0 Negative
555 Room 30	Bedroom	D	Baseboard	Wood	White	0 Negative
556 Room 30	Bedroom	D	Window Sill	Wood	White	0 Negative
557 Room 30	Bedroom	Floor	Floor	Tile	Brown	0.3 Negative
558 Room 30	Bathroom	Floor	Floor	Tile	Beige	5.3 Positive
559 Room 30	Bathroom	C	Shower Stall	Tile	Beige	6.1 Positive
560 Room 30	Bathroom	D	Door	Wood	White	0.2 Negative
561 Room 30	Bathroom	D	Door Jamb	Wood	White	0 Negative
562 Room 30	Bathroom	B	Window Sill	Wood	White	0 Negative
563 Room 30	Bathroom	A	Wall	Plaster	White	0.3 Negative
564 Room 30	Bathroom	B	Wall	Plaster	Blue	0.1 Negative
565 Room 30	Bathroom	C	Wall	Plaster	White	0 Negative
566 Room 30	Bathroom	D	Wall	Plaster	White	0 Negative
567 Room 31	Bedroom	A	Wall	Plaster	White	0.3 Negative
568 Room 31	Bedroom	B	Wall	Plaster	White	0.2 Negative
569 Room 31	Bedroom	C	Wall	Plaster	White	0.4 Negative

570 Room 31	Bedroom	D	Wall	Plaster	White	0.1 Negative
571 Room 31	Bedroom	D	Baseboard	Wood	White	0 Negative
572 Room 31	Bedroom	D	Window Sill	Wood	White	0 Negative
573 Room 31	Bathroom	B	Window Sill	Wood	White	0 Negative
574 Room 31	Bathroom	D	Door Jamb	Wood	White	0 Negative
575 Room 31	Bathroom	A	Shower Stall	Tile	Beige	0 Negative
576 Room 31	Bathroom	A	Wall	Plaster	White	0.1 Negative
577 Room 31	Bathroom	B	Wall	Plaster	White	0.2 Negative
578 Room 31	Bathroom	C	Wall	Plaster	White	0 Negative
579 Room 31	Bathroom	D	Wall	Plaster	White	0 Negative
580 Cal Check						1.1 Pass
581 Cal Check						1.2 Pass
582 Cal Check						1 Pass
583 Blank Check						0 Pass
584 Blank Check						0 Pass
585 Blank Check						0 Pass
586 Blank Check						0 Negative
587 Room 32	Bedroom	D	Door	Wood	Brown	0 Negative
588 Room 32	Bedroom	D	Door Jamb	Metal	Black	0.3 Negative
589 Room 32	Bedroom	A	Baseboard	Wood	White	0.4 Negative
590 Room 32	Bedroom	B	Cabinet Drawer	Wood	White	0 Negative
591 Room 32	Bedroom	A	Wall	Plaster	Beige	0.3 Negative
592 Room 32	Bedroom	B	Wall	Plaster	Beige	0 Negative
593 Room 32	Bedroom	C	Wall	Plaster	Beige	0 Negative
594 Room 32	Bedroom	D	Wall	Plaster	Beige	0 Negative
595 Room 32	Bathroom	A	Wall	Plaster	Beige	0.1 Negative
596 Room 32	Bathroom	B	Wall	Plaster	Beige	0.2 Negative
597 Room 32	Bathroom	C	Wall	Plaster	Beige	0.4 Negative
598 Room 32	Bathroom	C	Wall	Plaster	Beige	0.3 Negative
599 Room 32	Bathroom	C	Shower Stall	Tile	Brown	0.3 Negative
600 Room 32	Bathroom	D	Baseboard	Tile	Beige	8 Positive
601 Room 32	Bathroom	Floor	Floor	Tile	Beige	0.4 Negative
602 Room 32	Bathroom	D	Door	Wood	Beige	0 Negative
603 Room 32	Bathroom	D	Door Jamb	Wood	Beige	0.2 Negative
604 Room 32	Bathroom	B	Window Sill	Wood	Beige	0 Negative
605 Room 33	Bedroom	D	Baseboard	Wood	White	0.4 Negative
606 Room 33	Bedroom	A	Wall	Plaster	White	0.3 Negative
607 Room 33	Bedroom	B	Wall	Plaster	White	0.1 Negative

608 Room 33	Bedroom	C	Wall	Plaster	White		0.4 Negative
609 Room 33	Bedroom	D	Wall	Plaster	White		0 Negative
610 Room 33	Bathroom	A	Wall	Plaster	White		0.1 Negative
611 Room 33	Bathroom	B	Wall	Plaster	White		0 Negative
612 Room 33	Bathroom	C	Wall	Plaster	White		0 Negative
613 Room 33	Bathroom	D	Wall	Plaster	White		0 Negative
614 Room 33	Bathroom	A	Shower Stall	Tile	Beige		0.1 Negative
615 Room 33	Bathroom	D	Door	Wood	White	Fair	Damaged
616 Room 33	Bathroom	D	Door Jamb	Wood	White		0.1 Negative
617 Room 33	Bathroom	B	Window Sill	Wood	White		0 Negative
618 Room 33	Bathroom	B	Trim	Wood	White		0.3 Negative
619 Room 34	Bedroom	D	Baseboard	Wood	White		0 Negative
620 Room 34	Bedroom	D	Window Sill	Wood	Beige		0 Negative
621 Room 34	Bedroom	A	Wall	Plaster	Beige		0.2 Negative
622 Room 34	Bedroom	B	Wall	Plaster	Beige		0 Negative
623 Room 34	Bedroom	C	Wall	Plaster	Beige		0.3 Negative
624 Room 34	Bedroom	D	Wall	Plaster	Beige		0 Negative
625 Room 34	Bathroom	A	Wall	Plaster	White		0.4 Negative
626 Room 34	Bathroom	B	Wall	Plaster	White		0.1 Negative
627 Room 34	Bathroom	C	Wall	Plaster	White		0.1 Negative
628 Room 34	Bathroom	D	Wall	Plaster	White		0.1 Negative
629 Room 34	Bathroom	C	Shower Stall	Tile	Beige	Good	6.1 Positive
630 Room 34	Bathroom	Floor	Floor	Tile	Orange		0.9 Negative
631 Room 34	Bathroom	D	Door	Wood	White		0 Negative
632 Room 34	Bathroom	D	Door Jamb	Wood	White		0.1 Negative
633 Room 34	Bathroom	B	Window Sill	Wood	White		0 Negative
634 Room 35	Bedroom	D	Baseboard	Wood	White		0 Negative
635 Room 35	Bedroom	B	Cabinet Drawer	Wood	White		0.1 Negative
636 Room 35	Bedroom	D	window gate	Metal	Black		0 Negative
637 Room 35	Bedroom	A	Wall	Plaster	White		0.3 Negative
638 Room 35	Bedroom	B	Wall	Plaster	White		0 Negative
639 Room 35	Bedroom	C	Wall	Plaster	White		0.2 Negative
640 Room 35	Bedroom	D	Wall	Plaster	White		0 Negative
641 Room 35	Bathroom	A	Wall	Plaster	White		0.1 Negative
642 Room 35	Bathroom	B	Wall	Plaster	White		0.3 Negative
643 Room 35	Bathroom	C	Wall	Plaster	White		0 Negative
644 Room 35	Bathroom	D	Wall	Plaster	White		0 Negative
645 Room 35	Bathroom	A	Shower Stall	Tile	Beige	Good	5.6 Positive

646 Room 35	Bathroom	Floor	Floor	Tile	Orange	0.2 Negative
647 Room 35	Bathroom	D	Door	Wood	White	0.2 Negative
648 Room 35	Bathroom	D	Door Jamb	Wood	White	0.2 Negative
649 Room 35	Bathroom	B	Window Sill	Wood	White	0 Negative
650 Room 36	Bedroom	D	Window Sill	Wood	White	0 Negative
651 Room 36	Bedroom	D	Baseboard	Wood	White	0.2 Negative
652 Room 36	Bedroom	A	Wall	Plaster	White	0.1 Negative
653 Room 36	Bedroom	B	Wall	Plaster	White	0 Negative
654 Room 36	Bedroom	C	Wall	Plaster	White	0.2 Negative
655 Room 36	Bedroom	D	Wall	Plaster	White	0 Negative
656 Room 36	Bathroom	A	Wall	Plaster	White	0 Negative
657 Room 36	Bathroom	B	Wall	Plaster	White	0.1 Negative
658 Room 36	Bathroom	C	Wall	Plaster	White	0 Negative
659 Room 36	Bathroom	D	Wall	Plaster	White	0.3 Negative
660 Room 36	Bathroom	C	Shower Stall	Tile	Beige	4.6 Positive
661 Room 36	Bathroom	D	Door	Wood	White	0.2 Negative
662 Room 36	Bathroom	D	Door Jamb	Wood	White	0.3 Negative
663 Room 36	Bathroom	B	Window Sill	Wood	White	0 Negative
664 Room 37	Bedroom	D	Window Sill	Wood	White	0 Negative
665 Room 37	Bedroom	D	Baseboard	Wood	White	0.3 Negative
666 Room 37	Bedroom	A	Wall	Plaster	White	0 Negative
667 Room 37	Bedroom	B	Wall	Plaster	White	0 Negative
668 Room 37	Bedroom	C	Wall	Plaster	White	0 Negative
669 Room 37	Bedroom	D	Wall	Plaster	White	0.1 Negative
670 Room 37	Bathroom	A	Wall	Plaster	White	0.2 Negative
671 Room 37	Bathroom	B	Wall	Plaster	White	0 Negative
672 Room 37	Bathroom	C	Wall	Plaster	White	0.1 Negative
673 Room 37	Bathroom	D	Wall	Plaster	White	0.1 Negative
674 Room 37	Bathroom	A	Shower Stall	Tile	Beige	5.8 Positive
675 Room 37	Bathroom	D	Door	Wood	White	0.2 Negative
676 Room 37	Bathroom	D	Door Jamb	Wood	White	0.1 Negative
677 Room 37	Bathroom	B	Window Sill	Wood	White	0 Negative
678 Building 3	Exterior	C	Wall	Stucco	Beige	0 Negative
679 Building 3	Exterior	D	Wall	Stucco	Beige	0.1 Negative
680 Building 3	Exterior	A	Wall	Stucco	Beige	0.1 Negative
681 Building 3	Exterior	D	Eaves	Wood	Red	0.3 Negative
682 Building 3	Exterior	D	Rafter Tail	Wood	Red	0.3 Negative
683 Building 3	Exterior	D	Post	Wood	Red	0.6 Negative

684 Building 3	Exterior	D	Header Beam	Wood	Red		0.5 Negative
685 Building 3	Exterior	D	Fascia	Wood	Red		0.8 Negative
686 Building 2	Exterior	A	Fascia	Wood	Red		0.7 Negative
687 Building 2	Exterior	A	Rafter Tail	Wood	Red		0.8 Negative
688 Building 2	Exterior	A	Eaves	Wood	Red		0.5 Negative
689 Building 2	Exterior	A	Header Beam	Wood	Red		0.5 Negative
690 Building 2	Exterior	A	Post	Wood	Red		0.4 Negative
691 Building 2	Exterior	A	Wall	Stucco	Beige		0 Negative
692 Building 2	Exterior	B	Wall	Stucco	Beige		0.2 Negative
693 Building 2	Exterior	D	Wall	Stucco	Beige		0 Negative
694 Building 1	Exterior	B	Wall	Stucco	Beige		0.1 Negative
695 Building 1	Exterior	A	Wall	Stucco	Beige		0.1 Negative
696 Building 1	Exterior	D	Wall	Stucco	Beige		0 Negative
697 Building 1	Exterior	B	Angle Supports	Wood	Red	Fair	1 Positive
698 Building 1	Exterior	B	Eaves	Wood	Red	Fair	1.2 Positive
699 Building 4	Exterior	D	Eaves	Wood	Red		0 Negative
700 Building 4	Exterior	D	Fascia	Wood	Red		0 Negative
701 Building 4	Exterior	D	Rafter Tail	Wood	Red		0 Negative
702 Building 4	Exterior	D	Wall	Wood	Red		0 Negative
703 Building 4	Exterior	D	Window Frame	Wood	Red		0 Negative
704 Building 4	Exterior	C	Wall	Wood	Black		0.1 Negative
705 Building 4	Exterior	C	Eaves	Wood	White		0.3 Negative
706 Building 4	Exterior	C	Fascia	Wood	White		0.4 Negative
707 Building 4	Exterior	C	Door	Wood	White		0.1 Negative
708 Building 4	Exterior	C	Door Jamb	Wood	White		0.4 Negative
709 Building 4	Exterior	C	Wall	Stucco	Beige		0 Negative
710 Building 4	Exterior	B	Wall	Stucco	Beige		0 Negative
711 Building 4	Exterior	B	Trim	Wood	White		0.3 Negative
712 Building 4	Exterior	B	Window Sill	Wood	White		0.3 Negative
713 Building 4	Exterior	B	Window Casing	Wood	White		0.4 Negative
714 Building 4	Exterior	B	Header Beam	Wood	White		0.1 Negative
715 Building 4	Exterior	B	Door	Wood	White		0.2 Negative
716 Building 4	Exterior	B	Door Jamb	Wood	White		0 Negative
717 Building 4	Exterior	A	Wall	Wood	White		0 Negative
718 Cal Check							1.1 Pass
719 Cal Check							1.1 Pass
720 Cal Check							1 Pass
721 Blank Check							0 Pass

722	Blank Check					0 Pass
723	Blank Check					0 Pass
724	Cal Check					1.1 Pass
725	Cal Check					0.9 Pass
726	Cal Check					1.1 Pass
727	Blank Check					0 Pass
728	Blank Check					0 Pass
729	Blank Check					0 Pass
730	Mechanical EExterior	B	Wall	Stucco	White	0 Negative
731	Mechanical EExterior	C	Wall	Stucco	White	0 Negative
732	Mechanical EExterior	B	Door	Metal	White	0.1 Negative
733	Mechanical EExterior	B	Door Jamb	Metal	Red	0.2 Negative
734	Mechanical EMech Rm 1	A	Wall	Stucco	Beige	0.3 Negative
735	Mechanical EMech Rm 1	B	Wall	Stucco	Beige	0.3 Negative
736	Mechanical EMech Rm 1	C	Wall	Stucco	Beige	0.2 Negative
737	Mechanical EMech Rm 1	D	Wall	Stucco	Beige	0.3 Negative
738	Mechanical EMech Rm 1	B	Door Jamb	Metal	Red	0.1 Negative
739	Mechanical EMech Rm 2	B	Door Jamb	Metal	Red	0.2 Negative
740	Mechanical EMech Rm 2	A	Wall	Stucco	Beige	0 Negative
741	Mechanical EMech Rm 2	B	Wall	Stucco	Beige	0.3 Negative
742	Mechanical EMech Rm 2	C	Wall	Stucco	Beige	0.4 Negative
743	Mechanical EMech Rm 2	C	boiler	Metal	Silver	0.1 Negative
744	Building 2 Exterior	C	Wall	Stucco	Silver	0.1 Negative
745	Building 2 Exterior	C	Wall	Stucco	Silver	0.1 Negative
746	Building 1 Exterior	D	Door	Wood	Beige	6.6 Positive
747	Building 1 Exterior	D	Door Jamb	Wood	Beige	1.4 Positive
748	Mechanical EExterior	D	Wall	Stucco	Beige	0 Negative
749	Mechanical EExterior	D	louwered vent	Metal	Red	0.2 Negative
750	Office Bldg Entry	A	Wall	Wood	White	0.3 Negative
751	Office Bldg Entry	B	Wall	Wood	White	0 Negative
752	Office Bldg Entry	C	Wall	Wood	White	0 Negative
753	Office Bldg Entry	Ceiling	Wall	Wood	White	0.3 Negative
754	Office Bldg Entry	B	Window Frame	Wood	White	0.2 Negative
755	Office Bldg Entry	B	Door	Wood	White	0.1 Negative
756	Office Bldg Entry	B	Door Jamb	Wood	White	0.2 Negative
757	Office Bldg lobby	B	Door Jamb	Wood	White	0.2 Negative
758	Office Bldg lobby	B	Door	Wood	White	0.1 Negative
759	Office Bldg lobby	A	Window Frame	Wood	White	0.3 Negative

760 Office Bldg	lobby	A	Baseboard	Wood	White	0.5 Negative
761 Office Bldg	lobby	A	Baseboard	Wood	White	0.2 Negative
762 Office Bldg	lobby	A	Header Beam	Wood	White	0.3 Negative
763 Office Bldg	lobby	B	Wall	Wood	White	0 Negative
764 Office Bldg	lobby	C	Wall	Wood	White	0 Negative
765 Office Bldg	lobby	D	Wall	Wood	Red	0 Negative
766 Office Bldg	lobby	D	Door	Wood	Red	0.3 Negative
767 Office Bldg	lobby	D	Door Jamb	Wood	Red	0.3 Negative
768 Office Bldg	lobby	B	Wall	Plaster	White	0.1 Negative
769 Office Bldg	Bathroom 1	A	Wall	Plaster	White	0.5 Negative
770 Office Bldg	Bathroom 1	B	Wall	Plaster	White	0 Negative
771 Office Bldg	Bathroom 1	C	Wall	Plaster	White	0 Negative
772 Office Bldg	Bathroom 1	D	Wall	Plaster	White	0.5 Negative
773 Office Bldg	Bathroom 1	C	Door Jamb	Wood	White	0.6 Negative
774 Office Bldg	Bathroom 1	C	Door	Wood	Varnish	0.1 Negative
775 Office Bldg Bathroom 1 Floor						
776 Office Bldg	Bathroom 1	B	Toilet	Ceramic	White	0.1 Negative
777 Office Bldg	Bathroom 1	B	Sink	Ceramic	White	0 Negative
778 Office Bldg	Office	A	Wall	Plaster	White	0.6 Negative
779 Office Bldg	Office	B	Wall	Plaster	White	0.1 Negative
780 Office Bldg	Office	C	Wall	Plaster	White	0.5 Negative
781 Office Bldg	Office	D	Wall	Plaster	White	0 Negative
782 Office Bldg	Office	B	Window Frame	Wood	White	0.4 Negative
783 Office Bldg	Office	B	Window Sash	Metal	White	0.4 Negative
784 Office Bldg	Office	B	Door Jamb	Wood	White	0.9 Negative
785 Office Bldg	Office	B	Door	Wood	Varnish	0.1 Negative
786 Office Bldg	Hallway	A	Wall	Plaster	White	0 Negative
787 Office Bldg	Hallway	B	Wall	Plaster	White	0 Negative
788 Office Bldg	Hallway	C	Wall	Plaster	White	0.1 Negative
789 Office Bldg	Hallway	D	Wall	Plaster	White	0.5 Negative
790 Office Bldg	Bathroom 2	A	Wall	Plaster	White	0 Negative
791 Office Bldg	Bathroom 2	B	Wall	Plaster	White	0 Negative
792 Office Bldg	Bathroom 2	C	Wall	Plaster	White	0.5 Negative
793 Office Bldg	Bathroom 2	D	Wall	Plaster	White	0.3 Negative
794 Office Bldg	Bathroom 2	D	Door Jamb	Wood	White	0.7 Negative
795 Office Bldg	Bathroom 2	A	Cabinet - Wall	Wood	White	0.6 Negative
796 Office Bldg	Bathroom 2	A	Cabinet Door	Wood	White	0.8 Negative
797 Office Bldg Bathroom 2 A						
			Counter Top	Tile	White	22.3 Positive

798 Office Bldg Bathroom 2 A		Sink	Ceramic	White	Good	6.5 Positive
799 Office Bldg	Bathroom 2 A	Bathub	Ceramic	White		0.5 Negative
800 Office Bldg	Bedroom 1 A	Wall	Plaster	White		0.5 Negative
801 Office Bldg	Bedroom 1 B	Wall	Plaster	White		0 Negative
802 Office Bldg	Bedroom 1 C	Wall	Plaster	White		0.4 Negative
803 Office Bldg	Bedroom 1 D	Wall	Plaster	White		0.7 Negative
804 Office Bldg	Bedroom 1 C	Baseboard	Wood	White		0.6 Negative
805 Office Bldg	Bedroom 1 C	Closet Door	Wood	White		0.7 Negative
806 Office Bldg	Bedroom 1 C	Closet Door Jamb	Wood	White		0.7 Negative
807 Office Bldg	Bedroom 1 C	Closet Shelf	Wood	White		0 Negative
808 Office Bldg	Bedroom 1 D	Door Jamb	Wood	White		0 Negative
809 Office Bldg	Bedroom 1 B	Window Frame	Wood	White		0.8 Negative
810 Office Bldg	Bedroom 1 B	Window Sash	Metal	White		0.3 Negative
811 Office Bldg	Kitchen A	Wall	Plaster	White		0.6 Negative
812 Office Bldg	Kitchen B	Wall	Plaster	White		0.6 Negative
813 Office Bldg	Kitchen C	Wall	Plaster	White		0.1 Negative
814 Office Bldg	Kitchen D	Wall	Plaster	White		0.1 Negative
815 Office Bldg	Kitchen A	Cabinet - Wall	Wood	White		0.5 Negative
816 Office Bldg	Kitchen A	Cabinet Door	Wood	White		0.8 Negative
817 Office Bldg	Kitchen Ceiling	hvac register	Metal	White		0.1 Negative
818 Office Bldg Kitchen C	Counter Top	Tile	Beige		Good	7.4 Positive
819 Office Bldg	Living Room A	Wall	Plaster	White		0.5 Negative
820 Office Bldg	Living Room B	Wall	Plaster	White		0.5 Negative
821 Office Bldg	Living Room D	Wall	Plaster	White		0.2 Negative
822 Office Bldg	Living Room C	Wall	Wood	Beige		0 Negative
823 Office Bldg	Living Room C	Crown Molding	Wood	Beige		0 Negative
824 Office Bldg	Living Room C	Window Sill	Wood	White		0.6 Negative
825 Office Bldg	Living Room C	Window Frame	Wood	White		0.6 Negative
826 Office Bldg	Living Room C	Window Sash	Metal	White		0 Negative
827 Office Bldg	Patio A	Wall	Drywall	Beige		0.1 Negative
828 Office Bldg	Patio B	Wall	Drywall	Beige		0 Negative
829 Office Bldg	Patio B	Wall	Stucco	Beige		0 Negative
830 Office Bldg	Patio C	Wall	Wood	Red		0 Negative
831 Office Bldg	Patio D	Wall	Drywall	Beige		0 Negative
832 Office Bldg	Patio B	Sliding Door	Metal	White		0.3 Negative
833 Office Bldg	Patio B	Door	Wood	White		0.3 Negative
834 Office Bldg	Patio B	Door Jamb	Wood	White		0.3 Negative

835 Office Bldg	Patio	B	Door Casings	Wood	White	Fair	Normal Wear	1.1 Positive
836 Office Bldg	Patio	D	Sink	Ceramic	White	Good		25.2 Positive
837 Office Bldg	Patio	D	Window Sill	Wood	Beige			0 Negative
838 Office Bldg	Bedroom 2	A	Wall	Plaster	Beige			0 Negative
839 Office Bldg	Bedroom 2	B	Wall	Plaster	Beige			0 Negative
840 Office Bldg	Bedroom 2	C	Wall	Plaster	Beige			0.3 Negative
841 Office Bldg	Bedroom 2	D	Wall	Plaster	Beige			0 Negative
842 Office Bldg	Bedroom 2	C	Closet Door	Wood	Beige			0.8 Negative
843 Office Bldg	Bedroom 2	C	Closet Door Jamb	Wood	Beige			0.4 Negative
844 Office Bldg	Bedroom 2	C	Closet Shelf	Wood	Beige			0 Negative
845 Office Bldg	Bedroom 2	B	Door Jamb	Wood	Beige	Good		1 Positive
846 Office Bldg	Bedroom 2	B	Door	Wood	Varnish			0 Negative
847 Office Bldg	Bedroom 2	D	Door Casings	Wood	White			0.1 Negative
848 Office Bldg	Bathroom 3	B	Door Jamb	Wood	White			0 Negative
849 Office Bldg	Bathroom 3	B	Door	Wood	White			0 Negative
850 Office Bldg	Bathroom 3	A	Wall	Concrete	White			0.1 Negative
851 Office Bldg	Bathroom 3	B	Wall	Drywall	Beige			0.1 Negative
852 Office Bldg	Bathroom 3	C	Wall	Drywall	Beige			0 Negative
853 Office Bldg	Bathroom 3	D	Wall	Drywall	Beige			0.1 Negative
854 Office Bldg	Bathroom 3	D	Wall	Tile	Beige			0.1 Negative
855 Office Bldg	Bathroom 3	D	Bathub	Ceramic	White			0.2 Negative
856 Office Bldg	Bathroom 3	D	Toilet	Ceramic	White			0 Negative
857 Cal Check								1.1 Pass
858 Cal Check								1.1 Pass
859 Cal Check								1.1 Pass
860 Blank Check								0 Pass
861 Blank Check								0 Pass
862 Blank Check								0 Pass

11.38552 FORM

State of California—Health and Human Services Agency

California Department of Public Health

LEAD HAZARD EVALUATION REPORT

Section 1 — Date of Lead Hazard Evaluation 08/28/2024

Section 2 — Type of Lead Hazard Evaluation (Check one box only)

☒ Lead Inspection ☐ Risk assessment ☐ Clearance Inspection ☐ Other (specify) _____

Section 3 — Structure Where Lead Hazard Evaluation Was Conducted

Address [number, street, apartment (if applicable)]		City	County	Zip Code
901 Union Ave.		Bakersfield	Kern	93307
Construction date (year) of structure	Type of structure		Children living in structure?	
1937	☐ Multi-unit building ☐ School or daycare ☐ Single family dwelling ☒ Other: Abandoned Motel		☐ Yes ☒ No ☐ Don't Know	

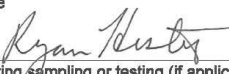
Section 4 — Owner of Structure (if business/agency, list contact person)

Name		Telephone number	
City of Bakersfield Code Enforcement - David Paquette		661-326-3948	
Address [number, street, apartment (if applicable)]		City	State
1715 Chester Ave.		Bakersfield	CA
			Zip Code
			93301

Section 5 — Results of Lead Hazard Evaluation (check all that apply)

☐ No lead-based paint detected ☒ Intact lead-based paint detected ☒ Deteriorated lead-based paint detected
☐ No lead hazards detected ☐ Lead-contaminated dust found ☐ Lead-contaminated soil found ☐ Other _____

Section 6 — Individual Conducting Lead Hazard Evaluation

Name		Telephone number	
Ryan Hester		661-885-5729	
Address [number, street, apartment (if applicable)]		City	State
9003 Del Palma Dr.		Bakersfield	CA
			Zip Code
			93314
CDPH certification number	Signature	Date	
LRC-00001949		09/06/2024	

Name and CDPH certification number of any other individuals conducting sampling or testing (if applicable)

Section 7 — Attachments

- A. A foundation diagram or sketch of the structure indicating the specific locations of each lead hazard or presence of lead-based paint;
B. Each testing method, device, and sampling procedure used;
C. All data collected, including quality control data, laboratory results, including laboratory name, address, and phone number.

First copy and attachments retained by inspector

Second copy and attachments retained by owner

Third copy only (no attachments) mailed or faxed to:

California Department of Public Health
Childhood Lead Poisoning Prevention Branch Reports
850 Marina Bay Parkway, Building P, Third Floor
Richmond, CA 94804-6403
Fax: (510) 620-5656

CDPH 8552 (8/19)



Attachment F
REQUIRED CERTIFICATIONS

Proposer shall complete, sign, and submit each of the four certifications below with its proposal, per RFP Section 7.1(f).

F-1. Non-Collusion Declaration

(Public Contract Code § 7106 form)

The undersigned, being first duly sworn, deposes and says that he/she is the [title] of [Proposer Name], the party making the foregoing proposal; that the proposal is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the proposal is genuine and not collusive or sham; that the Proposer has not directly or indirectly induced or solicited any other proposer to put in a false or sham proposal, and has not directly or indirectly colluded, conspired, connived, or agreed with any proposer or anyone else to put in a sham proposal, or to refrain from proposing; that the Proposer has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the proposal price of the Proposer or any other proposer, or to fix any overhead, profit, or cost element of the proposal price, or of that of any other proposer, or to secure any advantage against CAPK or anyone interested in the proposed contract; that all statements contained in the proposal are true; and further, that the Proposer has not, directly or indirectly, submitted its proposal price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, proposal depository, or to any member or agent thereof, or to any individual or group of individuals, to effectuate a collusive or sham proposal.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

By (Signature): _____

F-2. Iran Contracting Act Certification

(Public Contract Code §§ 2202–2208 — applicable to contracts for goods or services of \$1,000,000 or more)

By signing below, the undersigned certifies, on behalf of the Proposer identified below, that the Proposer is not identified on the current list of persons and entities engaged in investment activities in Iran maintained by the California Department of General Services pursuant to Public Contract Code § 2203(b), and is not a person described in Public Contract Code § 2202(d), unless the Proposer has obtained a waiver pursuant to Public Contract Code § 2203(c).

☐ The undersigned certifies as stated above.

☐ The undersigned cannot certify as stated above — explanation attached on a separate sheet, including any applicable waiver documentation.

By (Signature): _____

F-3. Debarment, Suspension, and Ineligibility Certification

(2 CFR Part 180; California Public Contract Code § 10285.1; and Labor Code §§ 1777.1 and 1777.7 (public works debarment))

The undersigned certifies, to the best of its knowledge, that the Proposer and its principals:

(a) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal, state, or local government department or agency;

(b) have not, within the preceding three (3) years, been convicted of, or had a civil judgment rendered against them for, commission of fraud, a criminal offense, violation of antitrust statutes, embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property, in connection with obtaining, attempting to obtain, or performing a public transaction or contract;

(c) are not presently indicted for, or otherwise criminally or civilly charged by a government entity with commission of, any of the offenses enumerated in paragraph (b); and

(d) have not, within the preceding three (3) years, had one or more public transactions (federal, state, or local) terminated for cause or default.

Where the Proposer is unable to certify to any of the statements in this certification, the Proposer shall attach an explanation to this proposal.

☐ The undersigned certifies without exception to (a) through (d) above.

☐ The undersigned cannot certify without exception — explanation attached on a separate sheet.

By (Signature): _____

F-4. Conflict-of-Interest Disclosure Form

(Per RFP Section 4.5 and CAPK's Accounting & Financial Policies and Procedures Manual, Code of Conduct in Purchasing)

The undersigned discloses the following actual or apparent conflicts of interest, if any, involving the Proposer or its officers, employees, or affiliates, and any CAPK officer, employee, Board member, or agent involved in this procurement (write "None" if not applicable):

The undersigned further certifies that neither the Proposer nor its affiliates participated in developing the specifications or requirements for this Project, including as the Project architect or engineer of record, and that no gratuities, favors, or items of value have been or will be offered to any CAPK officer, employee, Board member, or agent involved in this procurement.

Proposer / Firm Name: _____

By (Signature): _____

Name / Title: _____

Date: _____

Attachment G

Ramkabir Permanent Supportive Housing
Liquidated Damages Daily Rate Worksheet

901 Union Avenue, Bakersfield, CA 93307

SECTION 1 — Client Interim Housing / Relocation Cost	
Item	Value
Homekey+ Assisted Units potentially requiring interim housing	30
Interim housing / motel nightly rate per unit (\$/night)	\$129.81
Daily Client Interim Housing Cost	\$3,894

SECTION 2 — Extended Project Management / Owner's CM Cost	
Item	Value
Total Estimated Construction Budget (\$)	\$11,067,175
Assumed annual owner's CM fee (% of construction budget)	3.0%
Daily Extended PM / CM Cost	\$910

SECTION 3 — Insurance Carry Cost During Construction Delay	
Item	Value
Hard Construction Cost / Insured Value (\$)	\$8,721,650
Assumed annual builder's risk + GL premium (% of hard cost)	0.75%
Daily Insurance Carry Cost	\$179

SECTION 4 — Construction Utilities Carry Cost	
Item	Value
Assumed monthly temporary construction utilities cost (\$)	\$500
Daily Construction Utilities Carry Cost	\$16

DAILY LIQUIDATED DAMAGES RATE BUILD-UP	
Item	Value
Client Interim Housing / Relocation Cost	\$3,900
Extended Project Management / CM Cost	\$910
Insurance Carry Cost	\$179
Construction Utilities Carry Cost	\$16
DAILY LIQUIDATED DAMAGES RATE	\$5,000

FINAL COMPLETION DAILY RATE (excludes client-housing cost — units already occupied at Substantial Completion)	
Item	Value
Extended Project Management / CM Cost	\$905
Insurance Carry Cost	\$179
Construction Utilities Carry Cost	\$16
FINAL COMPLETION DAILY LD RATE	\$1,100