



PURCHASING

July 16, 2026

MEMO TO: Prospective Bidders
FROM: Kimberly Toon, Purchasing Manager
SUBJECT: **Addendum #1: Blue Street Office Building Renovation**

DUE DATE AND TIME: JULY 23, 2026 at 1:00 p.m.

1. The Bid Documents are hereby modified by this Addendum #1 dated July 16, 2026. To include the following:

a. Q&A

2. The foregoing changes shall be incorporated in the Bid Documents, and a copy of the Addendum 1, signed by the Bidder, must accompany the Bid to indicate the Bidder's familiarity with the changes.

a. Q&A Responses

Question: Will USG acoustical ceiling panel #2220 be an acceptable ceiling panel for this project?

Answer: USG is an acceptable manufacturer. Tile design shall match that indicated on plans.

Question: Blue Street Auxiliary Building Renovation Drawing A3.0 detail 6 states that existing roof and coping to remain and install closed cell spray foam insulation, but Drawing A2.0 show a new roof being installed with insulation. Please advise which drawing is correct.

Answer: Existing roofing over the small lower roof area over the toilet room wing shall remain. Adding the spray foam insulation under the deck of this area achieves the insulation requirements for energy code.

Question: Do the allowances in the base bid cover the requirements for allowances in the alternate bid, or are separate allowances needed for the alternate bid?

Answer: Allowances described on the Office Building plans shall be included in the base bid. Allowances described on the Auxiliary Building plans shall be included in the bid alternate G-1 price.

Question: Are there any new Fire Alarm requirements for this project?

Answer: No

Question: Are there any new Fire Sprinkler requirements for this project?

Answer: No

Question: Are there any new Telecommunications requirements for this project?

Answer: No

Question: Are there any Test & Balance requirements for this project?

Answer: No

Question: Please confirm all toilet paper holders are provided by owner and installed by contractor?

Answer: Yes

Question: Please confirm there is no asbestos abatement required for this project?

Answer: There is no asbestos in either building.

Question: Has an asbestos and/or hazardous materials survey been completed for this project?

Answer: Yes, the City of Fayetteville has conducted a hazardous materials survey and found none in either building.

Question: If so, will the survey/report be provided to all bidders?

Answer: Surveys are attached.

Question: Are any known asbestos-containing materials (ACMs) present within the project limits?

Answer: No

Question: If asbestos-containing materials are present, will the Owner remove and dispose of those materials under a separate contract prior to the Contractor's work, or is asbestos abatement included in the Contractor's scope of work?

Answer: Not applicable

Question: On Plan Sheet G1.0 of the Blue Street Auxiliary Building Renovation, Life Safety Plan, call out is for existing fire extinguishers to remain. I do not see a specification on these drawings for new fire extinguishers or cabinets so is it correct to assume that none will be required for the Alternate G1? Please advise.

Answer: One new fire extinguisher and cabinet will be required as specified and called out on the Office Building plans (base bid). The Auxiliary Building does not need any new fire extinguisher cabinets or extinguishers.

Question: Do you happen to have any core samples of the existing roof? Is there a desired min. R-Value? Is there a desired roofing manufacturer. Is it possible for me to make a site visit?

Can you please share the contact info to setup a site visit with our subs?

Answer: Core samples were obtained for both roofs. Those results are described on the demolition plans. The R-Value requirement is described on the roof plans and building code summary. The roof membrane manufacture can be any product that meets the specifications described on the plans. If anyone needs to access the roof only please call Tim Johnson at 910-433-1375 to announce your visit. If you need to enter either building please contact Mr. Johnson to make an appointment.

Question: Can you please send a dimensioned floor plan?

Answer: Both buildings were measured and drawn to scale by Gordon Johnson Architecture, PLLC. If you need more detailed information you will have to visit the site to retrieve that data.

Question: Sheet A1.0, spec section 08114 shows 16 ga. HM door frames. On the same drawing, detail #3 Frame Elevations says 14 ga. frames. Do we use 16 or 14 ga?

Answer: All new exterior door frames shown shall be galvanized 14 ga hollow metal. All new interior door frames shown shall be 16 ga primed steel for a paint finish.

Question: We received an invitation to bid on the above mentioned project, our estimator wanted me to reach out and find out if there is a GC planholders/Bidders list or is this strictly a design build.

Answer: Attached are the sign-in sheets for the mandatory pre-bid meeting. Those general contractors attending are the assumed bidders for this project.

Bidder Acknowledgement:

Bidder Name (Print):_____

Bidder Signature:_____

Date of Signature:_____

Blue Street Office Building Renovation

Owner: City of Fayetteville, NC
IBT #COF1517006

AP# 2521

July 8, 2026

Pre-Bid Conference Agenda

Wednesday, July 8, 2026 @ 10:00 AM

**Former Blue Street Senior Center Building
739 Blue Street, Fayetteville, NC 28301**

AGENDA ITEMS

1. Introductions/Sign-in
2. Project Overview
 - a. Architectural
 - b. Mechanical/Electrical/Fire Protection
 - c. Communications & Security
 - d. Items provided by Owner
3. Submitting Complete and Accurate Bid Proposals
 - a. Bid Opening: July 23, 2026 @ 1:00 pm at City Hall Lafayette Room 433 Hay Street Fayetteville, NC 28301. Bids will be opened and read aloud.
 - b. Bid Proposal (see attached list of forms to be submitted with bid):
 1. Base Bid: Words and Numerals
 2. Indicate Addenda received (if any)
 3. Sign Bid Proposal
 4. Include bid security with Bid Proposal
 - c. Small Disadvantaged Business Enterprise (SDBE) Program
 1. 10% SDBE Participation Goal.
 2. Submit List of SDBE Subcontractors and Suppliers with bid (if applicable)
 3. Submittal of SDBE Letters of Intent to Perform and/or Good Faith Efforts by Apparent Low Bidder after bid.
4. Overview of Project Administration Issues
 - a. General Conditions w/ Construction Contract
 - b. Supplemental General Conditions
 1. Contract Bonds and Insurance
 2. Contract Time (180 calendar days to substantial completion) and Liquidated Damages (\$1,000 per day after substantial completion of 180 calendar days)
 3. E-Verify and Iran Divestment Act Requirements
 4. Allowances
 5. Alternate G1
 6. Contractor questions needed no later than July 14th at 5pm
5. Overview of Project Technical Issues
6. Adjourn / Building / Site Tour

SECTION 2: BID SUBMISSION REQUIREMENTS

2.1 Submission of Bids

Bids must be submitted in a sealed package clearly marked:

"ITB No. COF1517006 – Blue Street Office Building Renovation"

Each bidder must provide:

- **One signed hard copy of the complete bid delivered either in person or by mail by the bid date and deadline.**

Paper/mail submissions:

City of Fayetteville – Purchasing Office

Attn: Kim Toon, Purchasing Manager

433 Hay Street, Fayetteville, NC 28301

IMPORTANT: Late bids, regardless of cause, will not be accepted or considered. G.S. 143-129(b) requires that bids be sealed; opening a sealed bid prior to the time set for opening constitutes a Class 1 misdemeanor.

2.2 Bid Contents

The bidder's complete bid submission shall include the following items in the order listed. Failure to include any required item may result in the bid being deemed non-responsive.

Required Bid Documents:

- **Completed Bid Response Form (Section 10)** — fully executed by authorized representative, total bid amount in figures and words
- **Bid Bond (Attachment J)** — 5% of total bid amount
- **List of Subcontractors (Attachment I)** — all first-tier subcontractors and major suppliers
- **NC General Contractor License** — copy of current valid license
- **Non-Collusion Certification (Attachment F)**
- **Debarment, Suspension & Responsibility Certification (Attachment G)**
- **SDBE & HUB Program Forms (Attachment C)** — including HUB Affidavits A, B, and C (Attachment L)
- **Certification of Financial Condition (Attachment D)**
- **Qualifications / References (Attachment B)** — three construction project references
- **Pending Litigation Disclosure (Attachment H)**
- **Location of Workers (Attachment E)**
- **Acknowledged Addenda** — all addenda issued prior to bid due date

Post-Award Required Documents (within 10 days of award):

- **Performance Bond & Payment Bond (Attachment J)** — 100% each
- **Certificate(s) of Insurance (required levels specified in Section 2.7)**
- **Executed Contract** — Draft Construction Contract provided as Attachment K
- **E-Verify Compliance Certification**

July 8, 2026

[illegible]

CITY OF FAYETTEVILLE

Prebid

DATE: July 8, 2026

TIME: 10:00 A.M.

SUBJECT: Blue Street Office Building Renovation

NAME	COMPANY	PHONE	FAX	MOBILE	E-MAIL
Eric Blood	Eastern	910-364-1523			eblood@buildwith eastern.com
Prudence Manor	Hayes Inc	910-323-9112			hayesinc23@gmail.com
Whitney Wells	LLDC INC	910-568-9146			WC@LLDCUS.com
David Cockear	LLDC INC				DL@LLDCUS.com
Steve Korman	J&W CONST.	919-625-4198			STEVE.SHAWCONST@aol.com
Russell Marks	Marks Const. Company	919-770-2452			Russell@marks-construction.com
Shley Johnson	BKS Construction	910 813 9777			sjohnson@bksconstruction.org
Bryan Turner	BKS Construction	910 978 2417			bktcontractingllc@gmail.com
John Maultsby	BKS Construction	910 309 6804			jmaultsby@bksconstruction.org
Jimmy Cruz	Cruz Master LLC	646-879-9549			jimmy.cruz@cruzmastersllc.com
Chris Simpson	Aim Services Inc	919-627-5723			csimpson@aimservicesinc.com
Nick Charis	K+C Contractors, Inc.	910-390-4332			Nick.charis@kandccontractors.com

City of Fayetteville - Blue Street Senior Center Facility Renovations Site Visit

[illegible]

LIMITED ASBESTOS INSPECTION REPORT

739 Blue Street

Fayetteville, North Carolina

Asbestos Inspections, LLC Project # 2026-01-068

*Performed in general accordance with NCDHHS
along with OSHA regulation 29 CFR 1926*

Assessment Completed by:



Asbestos Inspections, LLC
4686 Pee Dee Highway
Conway, South Carolina 29527
(843) 995-5197

Dawn Schoolcraft
NC DHHS ID# 12884

Assessment Completed For:

City of Fayetteville
Timothy Johnson
910-322-4213
timothyjohnson@fayettevillenc.gov

Inspection Completed On – February 19, 2026
Report Prepared On – February 25, 2026

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1.0 SIGNATURE PAGE

This report has been performed at the request of Timothy Johnson with the City of Fayetteville. The inspection was conducted by Mike Schoolcraft with Asbestos Inspections, LLC on February 19, 2026. The report was prepared and reviewed by the undersigned inspector.

Inspection Performed by:	NCDHHS#	Signature	Date
Mike Schoolcraft	13088	Mike Schoolcraft	February 19, 2026
Report Prepared by:			
Dawn Schoolcraft	12884	Dawn Schoolcraft	February 25, 2026
Report Reviewed by:			
Dawn Schoolcraft	12884	Dawn Schoolcraft	February 25, 2026

2.0 COVER LETTER

February 25, 2026

City of Fayetteville
Timothy Johnson
910-322-4213
timothyjohnson@fayettevillenc.gov

Subject:
Limited Asbestos Inspection Report
739 Blue Street
Fayetteville, North Carolina 28301
Asbestos Inspections, LLC Project # 2026-01-068

Asbestos Inspections, LLC has completed a Limited Asbestos Assessment and Inspection for the structure located at 739 Blue Street, in Fayetteville, North Carolina. The limited inspection was completed on February 19, 2026 by a North Carolina Department of Health and Human Services (NC DHHS) building inspector.

The following report summarizes the project background, assessment procedures, results, and conclusions. The results presented in this report are indicative of conditions during the time of the inspection and of the specific areas outlined. The information provided in this report should not be used as a bidding document and field conditions should be verified. Should suspect building materials, not included within this report, be identified or impacted during the destructive activities, bulk samples must be collected and analyzed for asbestos content.

I appreciate this opportunity to provide our services. Should you have any questions concerning this report, please contact me at (843) 995-5197.

Sincerely,

Dawn Schoolcraft

Dawn Schoolcraft
Asbestos Building Inspector (NC DHHS ID#12884)

3.0 EXECUTIVE SUMMARY

3.1 Scope and Purpose

Timothy Johnson with the City of Fayetteville requested this limited assessment for the structure located at 739 Blue Street, in Fayetteville, North Carolina. Based on information obtained from you, the structure is scheduled for renovation(s) and/or repair(s). The purpose of this assessment was to identify asbestos containing materials (ACMs) prior to renovation(s) and/or repair(s).

The inspection was completed in accordance with procedures specified in NC DHHS Asbestos Rules along with Occupational Safety and Health Administration (OSHA) regulation 29 Code of the Federal Regulations (CFR) 1926. The representative bulk samples collected were analyzed by a National Voluntary Laboratory Accreditation Program (NVLAP) certified laboratory which is administered by the National Institute of Standards and Technology (NIST). This report has been prepared in accordance with Environmental Protection Agency (EPA) 40 CFR, 763.85(a)(4).

3.2 Facility Conditions

The subject facility consists of a Senior Center comprised of two buildings that are approximately 2200 and 6400 square-feet in size. The interior consists of drywall walls and ceilings throughout, vinyl cove base, select brick walls, vinyl floor tile, and ceramic tile. At this time, we have been asked to sample suspect materials that may be affected during repairs and/or renovations. Suspect materials sampled during this inspection include floor tile and mastic only.

The possibility exists that suspect materials were undetected in inaccessible areas such as areas deemed unsafe to enter, underneath or behind contents of units, behind exterior veneer, pipe chases, or wall voids. If additional suspect materials not included in this report are discovered during demolition, bulk samples should be collected and analyzed for asbestos content.

3.3 Findings and Conclusions

The EPA and NC DHHS define materials as asbestos containing if an asbestos content >1% is identified in a representative sample. **No asbestos** >1% was detected in the suspect materials collected and analyzed:

Material ID	Material	Regulatory Result	Highest Analytical Result	Est. Quantity
There are no homogenous materials for this project that have tested positive containing asbestos				

A copy of this report should be provided to the contractors to assist with compliance with applicable State and Federal regulations.

The results presented in this report are indicative of conditions during the time of the assessment. The information provided in this report should not be used as a bidding document and field conditions and quantities should be verified.

4.0 ASBESTOS ASSESSMENT DATA

The assessment was performed by observing and sampling suspect ACMs in the unit prior to the scheduled renovations. Representative bulk samples were then extracted, recorded on a chain of custody, and submitted to Eurofins/CEI Labs of Cary, North Carolina for laboratory analysis. The samples were tested via Polarized Light Microscopy (PLM).

The following tables exhibits the suspect material sampled, location, quantity of material sampled, condition of material, potential for future disturbance, laboratory test method, and laboratory result for each sample collected.

Materials Sampled

Material Id	Material	Space Name	Quantity	Material Category	Current Condition	Friability	Damage Potential	Physical Assessment Category
001	Rose Floor Tile/Yellow Mastic	Throughout	2200 sq. ft.	Miscellaneous	Good (No Damage)	Category I Nonfriable	Potential for Significant Damage	6

Sample Results

Sample #	Material	Sample Location	%	Mineral Type	Regulatory Result	Analysis Type
001A	Dark Pink, Beige Floor Tile	Bathroom	ND	ND	Tested Negative by Lab	PLM
	Tan, Yellow Mastic		ND	ND	Tested Negative by Lab	PLM
001B	Dark Pink, Beige Floor Tile		ND	ND	Tested Negative by Lab	PLM
	Tan, Yellow Mastic		ND	ND	Tested Negative by Lab	PLM

Please understand that quantities are estimated and should not be used for bidding purposes. Field conditions should be verified prior to bidding.

Site location plan is identified as Figure 1 in Appendix 1 of this report, photographs are in Appendix 2, laboratory results are in Appendix 3, and license is in Appendix 4.

5.0 CONCLUSIONS

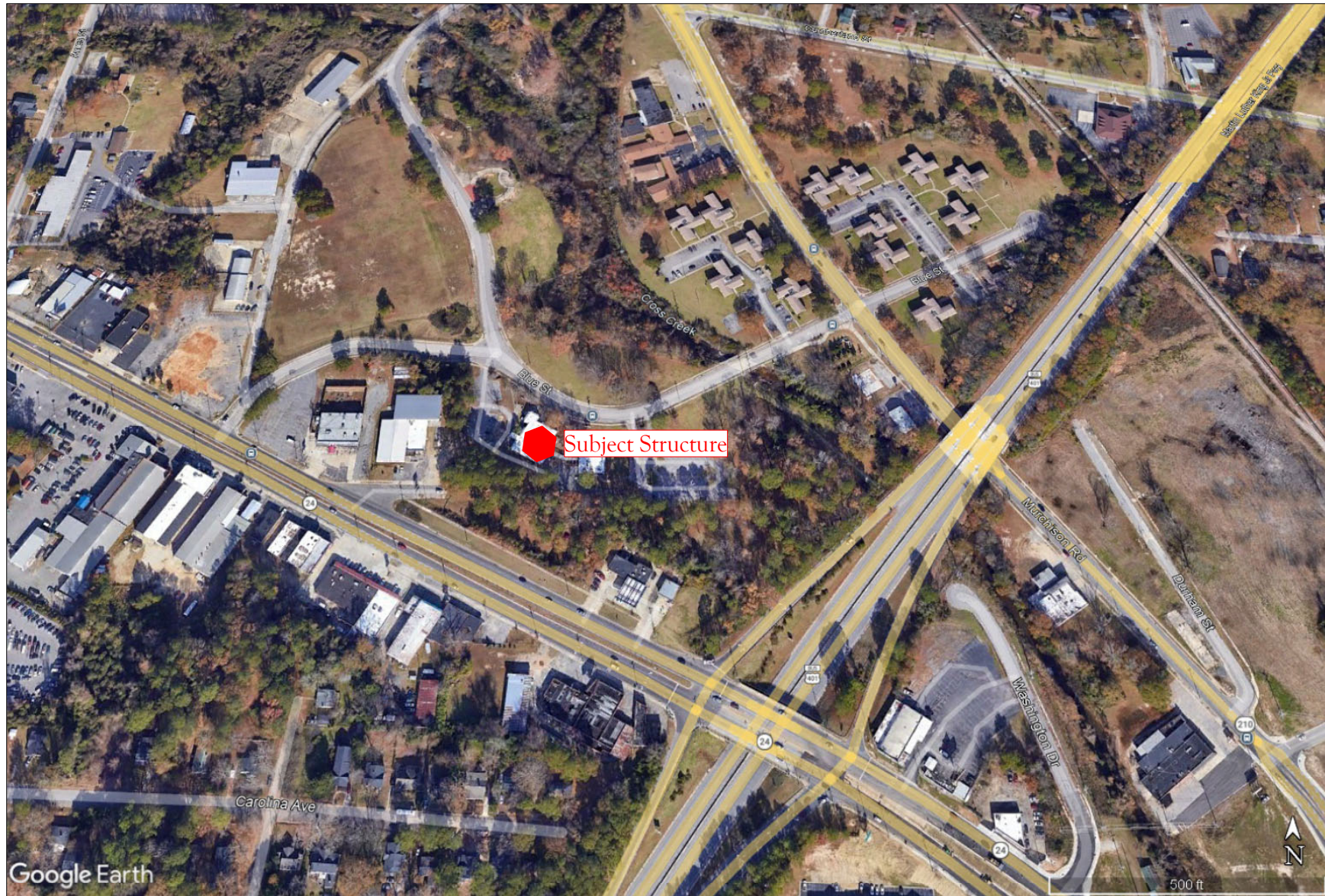
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APPENDIX 1
Site Location Plan



Site Location Plan
 739 Blue St
 Fayetteville, NC
 Project # - 2026-01-068

Scale: Not to Scale
 Reviewed By: DS
 Date: 2/20/26
 Source: N/A

Figure 1

APPENDIX 2

Photographs

Site Photos



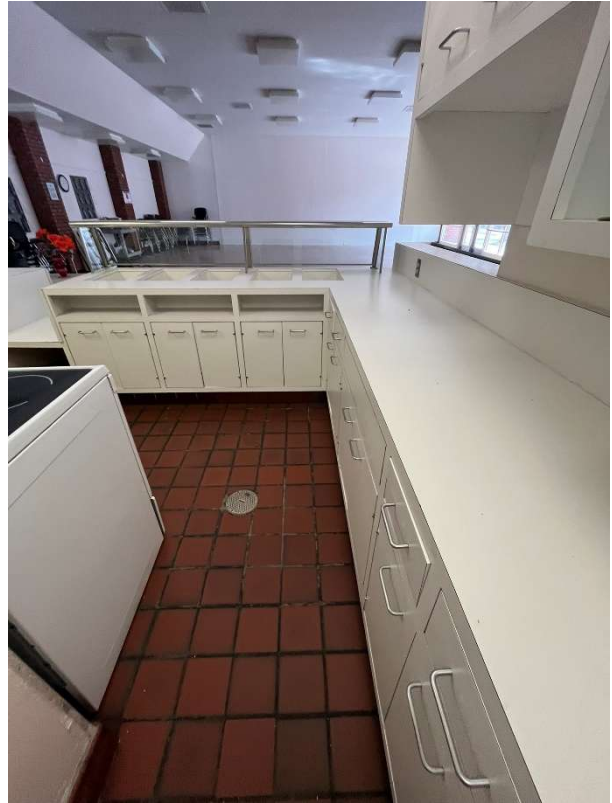
Interior



Interior



Interior



Interior



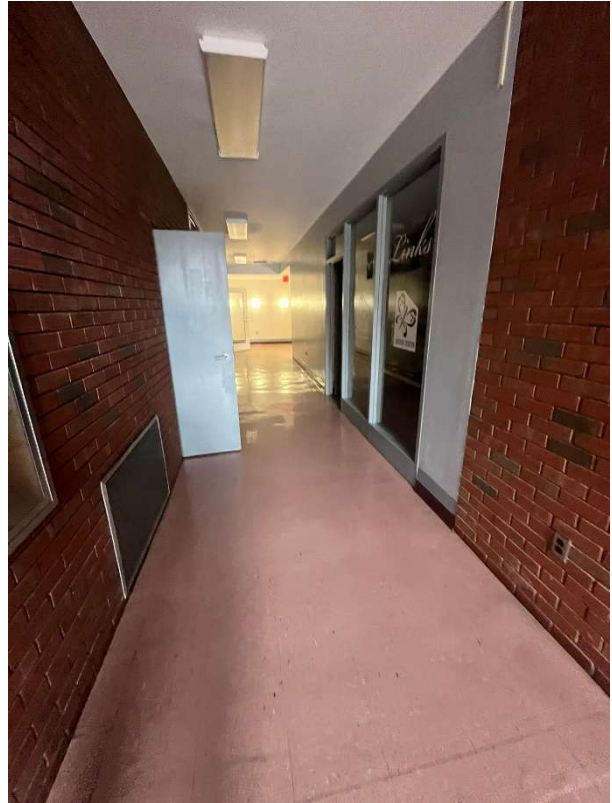
Interior



Interior



Interior



Interior



Interior



Interior



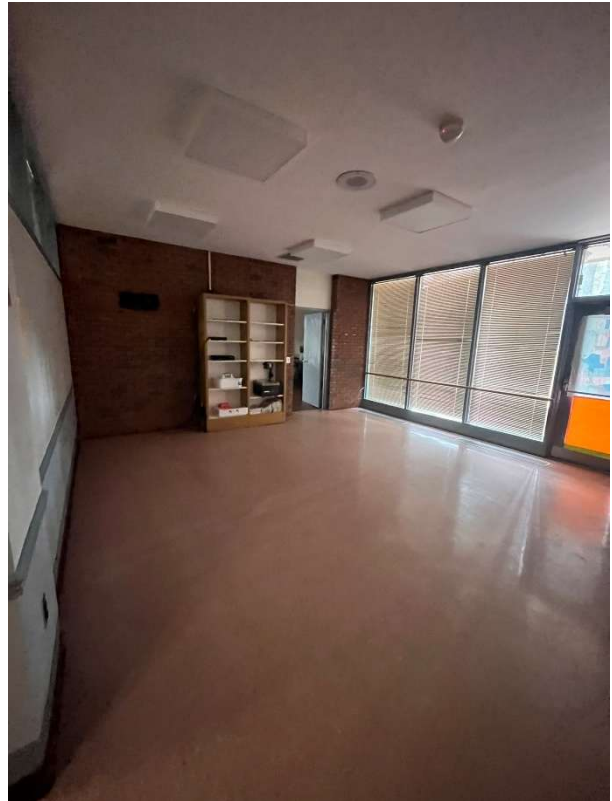
Interior, Bathroom



Interior



Interior



Interior

APPENDIX 3

Laboratory Results

February 24, 2026

Dawn Schoolcraft
Asbestos Inspections LLC
4686 Peedee Hwy
Conway, SC 29527

CLIENT PROJECT: 739 Blue St, 739 Blue St
LAB CODE: 727044-1

Dear Dawn,

Enclosed are asbestos analysis results for PLM Bulk samples received at our laboratory on 02/20/26. The samples were analyzed for asbestos using polarizing light microscopy (PLM) per the EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials and EPA 40 CFR Appendix E to Subpart E of Part 763: Interim Method of the Determination of Asbestos in Bulk Insulation Samples.

Sample results containing >1% asbestos are considered asbestos-containing materials (ACMs) per EPA regulatory requirements. The detection limit for the EPA 600 Method is <1% by calibrated visual estimate.

Thank you for your business and we look forward to continuing good relations.

Kind Regards,



Kamila Reichert,
Laboratory Director

NVLAP 101768-0

ASBESTOS ANALYTICAL REPORT
By: Polarized Light Microscopy

Prepared for

Asbestos Inspections LLC

CLIENT PROJECT:	739 Blue St, 739 Blue St
LAB CODE:	727044-1
TEST METHOD:	EPA 600 / R93 / 116 and EPA 40 CFR Appendix E to Subpart E of Part 763
REPORT DATE:	02/24/26
TOTAL SAMPLES ANALYZED:	4
# SAMPLES >1% ASBESTOS:	0
TOTAL LAYERS ANALYZED:	4

Project: 739 Blue St, 739 Blue St**Lab Code:** 727044-1**Method:** EPA 600 / R93 / 116 and EPA 40 CFR Appendix E to Subpart E of Part 763

Client ID	Lab ID	Layer	Sample Description	Asbestos %
001A	4152840		Dark-pink/beige floor tile	None Detected
001A (2)	4163256		Tan/yellow mastic	None Detected
001B	4152841		Dark-pink/beige floor tile	None Detected
001B (2)	4163257		Tan/yellow mastic	None Detected

ASBESTOS BULK ANALYSIS

By: Polarized Light Microscopy

Client: Asbestos Inspections LLC
4686 Peedee Hwy
Conway, SC 29527

Lab Code: 727044-1
Date Received: 02/20/26
Date Analyzed: 02/24/26
Date Reported: 02/24/26

Project: 739 Blue St, 739 Blue St

Method: ASBESTOS BULK PLM, EPA 600 METHOD

Client ID	Lab	Lab	NON-ASBESTOS COMPONENTS				ASBESTOS
Lab ID	Description	Attributes	Fibrous		Non-Fibrous		%
001A 4152840	Floor Tile	Homogeneous Dark-pink/beige Non-Fibrous Tightly Bound		100%	Vinyl		None Detected
001A (2) 4163256	Mastic	Homogeneous Tan/yellow Non-Fibrous Bound	2%	Cellulose	98%	Mastic	None Detected
001B 4152841	Floor Tile	Homogeneous Dark-pink/beige Non-Fibrous Tightly Bound		100%	Vinyl		None Detected
001B (2) 4163257	Mastic	Homogeneous Tan/yellow Non-Fibrous Bound	2%	Cellulose	98%	Mastic	None Detected

LEGEND:

Non-Anth = Non-Asbestiform Anthophyllite
Non-Trem = Non-Asbestiform Tremolite
Calc Carb = Calcium Carbonate

METHOD: EPA 600 / R93 / 116 and EPA 40 CFR Appendix E to Subpart E of Part 763

REPORTING LIMIT: 1% by calibrated visual estimation

REGULATORY LIMIT: 1%

Due to the limitations of the EPA 600 / R93 / 116 method, nonfriable organically bound materials (NOBs) such as vinyl floor tiles can be difficult to analyze via polarized light microscopy (PLM). EPA recommends that all NOBs analyzed by PLM, and found not to contain asbestos, be further analyzed by Transmission Electron Microscopy (TEM). Please note that PLM analysis of dust and soil samples for asbestos is not covered under NVLAP accreditation. Estimated measurement of uncertainty is available on request.

Eurofins Built Environment Testing East, LLC makes no warranty representation regarding the accuracy of client submitted information in preparing and presenting analytical results. Interpretation of the analytical results is the sole responsibility of the client. This report relates only to the samples tested or analyzed and may not be reproduced, except in full, without written approval by Eurofins Built Environment Testing East, LLC. Samples were received in acceptable condition unless otherwise noted. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government.

Information provided by customer includes customer sample ID and sample description.



Santiago Nicoletta
Analyst

DATA QA:



Samantha Webster
2/24/2026

APPROVED BY:



Kamila Reichert,
Laboratory Director



Built Environment Testing

RES Job #: 727044

SUBMITTED BY	INVOICE TO	CONTACT INFORMATION	SERIES
Company: Asbestos Inspections LLC	Company: Asbestos Inspections LLC	Contact: Dawn Schoolcraft	-1 PLM Priority 48
Address: 4686 Peedee Hwy	Address: 4686 Peedee Hwy	Phone:	-2 Chem Priority 48
Conway, SC 29527	Conway, SC 29527	Fax:	
		Cell: (843) 995-5197	
Project Number and/or P.O. #: 739 Blue St	Project Zip Code:	Final Data Deliverable Email Address:	
Project Description/Location: 739 Blue St		dschoolcraft1978@gmail.com (+ 1 ADDNL. CONTACTS)	

ASBESTOS LABORATORY	REQUESTED ANALYSIS										VALID MATRIX CODES		LAB NOTES
PLM / PCM / TEM / NYS DTL RUSH PRIORITY STANDARD											Air = A	Bulk = B	
											Dust = D	Food = F	
											Paint = P	Soil = S	
											Surface = SU	Swab = SW	
											Tape = T	Wipe = W	
											Drinking Water = DW		
											Waste Water = WW		
											ASTM E1792 approved wipe media only		
CHEMISTRY LABORATORY													
Dust RUSH PRIORITY STANDARD													
Metals RUSH PRIORITY STANDARD *PRIOR NOTICE REQUIRED FOR SAME DAY TAT													
Organics* SAME DAY RUSH PRIORITY STANDARD													
MICROBIOLOGY LABORATORY													
Viable Analysis** PRIORITY STANDARD **TAT DEPENDENT ON SPEED OF MICROBIAL GROWTH													
Medical Device Analysis RUSH STANDARD													
Mold Analysis RUSH PRIORITY STANDARD													
Turnaround times establish a laboratory priority, subject to laboratory volume and are not guaranteed. Additional fees apply for afterhours, weekends and holidays.													
Special Instructions:													
Client Sample ID Number (Sample ID's must be unique)													
1 001A	X												
2 001B	X												
3 P1					X								
4 P2					X								
5 P3					X								
6 P4					X								

Eurofins Built Environment Testing East, LLC establishes a unique Lab Sample ID, for each sample, by preceding each unique Client Sample ID with the laboratory RES Job Number.

Eurofins Built Environment Testing East, LLC will analyze incoming samples based on information received and will not be responsible for errors or omissions in calculations resulting from the inaccuracy of original data. By signing, client/company representative agrees that submission of the following samples for requested analysis as indicated on this Chain of Custody shall constitute an analytical services agreement with payment terms of NET30. Failure to comply with payment terms may result in a 18% APR finance charge.

Relinquished By: 	Dawn Schoolcraft	Date/Time: 02/20/2026 7:24:32	Sample Condition: Acceptable
Received By: 	John Foernzler	Date/Time: 02/20/2026 11:48:25	Carrier: Fed-Ex

Asbestos Inspections LLC
Sample Notes



RES #: 727044
Project Number and/or P.O. #: 739 Blue St
Project Description/Location: 739 Blue St

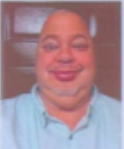
Client Sample ID	Sample Note	Quantity	Sampler(s)
001A	Floor Tile/Mastic		
001B	Floor Tile/Mastic		
P1	Light Blue Metal Door Frame		
P2	Blue/Gray Metal Door Frame		
P3	Exterior Door		
P4	Beige Metal Exterior Door		



SCDES ISSUED

Asbestos ID Card





Michael Schoolcraft

Expiration Date:

06/01/26

AIR SAMPLER

CONSULTBI

AS-00535

BI-01624

North Carolina Asbestos Accreditation



Michael A Schoolcraft
4686 Pee Dee Hwy
Conway, SC 29527

149022

EXPIRATION			
DOB	SEX	HT	WT
05-09-1973	M	5'10"	270
CLASS	#	EXP	
AIR MONITOR	80929	06-26	
INSPECTOR	13088	06-26	

NORTH CAROLINA LEAD CERTIFICATION



Michael A Schoolcraft
4686 Pee Dee Hwy
Conway, SC 29527

DOB	SEX	HT	WT
05-09-1973	M	5'10"	250

DISCIPLINE	#	LAST COURSE	EXPIRATION
INSPECTOR	110349	INS 09-21-2022	10-31-2023

United States Environmental Protection Agency

This is to certify that



Michael A Schoolcraft

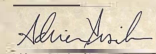
Inspector

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.220 as:

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires October 25, 2025



Adrienne Priselac, Manager, Toxics Office
Lead Division

LBP-1241150-1

Certification #

October 11, 2022

Issued On:



LIMITED LEAD-BASED PAINT INSPECTION REPORT

739 Blue Street

Fayetteville, North Carolina

Asbestos Inspections, LLC Project # 2026-01-068

*Performed in general accordance with HUD, NC DHHS,
along with OSHA regulation 29 CFR 1926.62*

Assessment Completed by:



Asbestos Inspections, LLC
4686 Pee Dee Highway
Conway, South Carolina 29527
(843) 995-5197

Dawn Schoolcraft
Lead Paint Inspector # LBP-R-1162035-3

Assessment Completed For:

City of Fayetteville
Timothy Johnson
910-322-4213
timothyjohnson@fayettevillenc.gov

Inspection Completed On – February 19, 2026
Report Prepared On – February 25, 2026

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Appendix 1-Site Location Plan

Appendix 2-Photographs

Appendix 3-Lead-Based Paint Laboratory Results

Appendix 4-License

1.0 SIGNATURE PAGE

This report has been performed at the request of Timothy Johnson with the City of Fayetteville. The inspection was conducted by Mike Schoolcraft with Asbestos Inspections, LLC on February 19, 2026. The report was prepared and reviewed by the undersigned inspector.

Inspection Performed by:	License#	Signature	Date
Mike Schoolcraft	LBP-I-11241150-1	<i>Mike Schoolcraft</i>	February 19, 2026
Report Prepared by:			
Dawn Schoolcraft	LBP-R-1162035-3	<i>Dawn Schoolcraft</i>	February 25, 2026
Report Reviewed by:			
Dawn Schoolcraft	LBP-R-1162035-3	<i>Dawn Schoolcraft</i>	February 25, 2026

2.0 COVER LETTER

February 25, 2026

City of Fayetteville
Timothy Johnson
910-322-4213
timothyjohnson@fayettevillenc.gov

Subject: Limited Lead-Based Paint Inspection Report
739 Blue Street
Fayetteville, North Carolina 28301
Asbestos Inspections, LLC Project # 2026-01-068

Asbestos Inspections, LLC has completed a Limited Lead-Based Paint Inspection for the structure located at 739 Blue Street, in Fayetteville, North Carolina. The inspection was completed on February 19, 2026 by an EPA licensed lead paint inspector.

The following report summarizes the project background, assessment procedures, results, and conclusions. The results presented in this report are indicative of conditions during the time of the inspection and of the specific areas outlined. The information provided in this report should not be used as a bidding document and field conditions should be verified. Should suspect paint coated surfaces, not included within this report, be identified or impacted during the destructive activities, samples must be collected and analyzed for lead content.

Disclosure Responsibility: A copy of this summary must be provided to new lessees (tenants), owners and purchasers of this property under Federal Law (24 CFR part 35 and 40 CFR part 745) before they become obligated under a lease or sales contract. The complete report must also be provided to new purchasers and it must be made available to new tenants. Landlords (lessors) and sellers are also required to distribute an educational pamphlet and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards.

I appreciate this opportunity to provide our services. Should you have any questions concerning this report, please contact me at (843) 995-5197.

Sincerely,

Dawn Schoolcraft

Dawn Schoolcraft
Lead Paint Inspector (License #LBP- I-I241150-3)

3.0 PROJECT INFORMATION

3.1 Scope and Purpose

Timothy Johnson with the City of Fayetteville requested this inspection for the structure located at 739 Blue Street, in Fayetteville, North Carolina. Based on information obtained from you, the structure is scheduled for demolition. The purpose of this assessment was to identify lead-based paint on building components prior to the scheduled demolition.

The inspection was completed in accordance with procedures specified in the Department of Housing and Urban Development (HUD) 1997 Revision that replaces Chapter 7 Lead-Based Paint Inspection, North Carolina Department of Health and Human Services (NC DHHS), along with Occupational Safety and Health Administration (OSHA) Lead in Construction Standard regulation 29 Code of the Federal Regulations (CFR) 1926.62. The representative bulk samples collected were analyzed by a laboratory recognized under the Environmental Protection Agencies (EPA) National Lead Laboratory Accreditation Program (NLLAP).

3.2 Facility Conditions

The subject facility consists of a Senior Center comprised of two buildings that are approximately 2200 and 6400 square-feet in size. The interior consists of drywall walls and ceilings throughout, vinyl cove base, select brick walls, vinyl floor tile, and ceramic tile. At this time, we have been asked to sample suspect materials that may be affected during repairs and/or renovations. We understand that new doors and frames are scheduled to be installed.

The possibility exists that paint coated surfaces were undetected in inaccessible areas such as, locked rooms, behind exterior veneer, pipe chases, or wall voids. If additional suspect paint coated surfaces not included in this report are discovered during renovation, samples should be collected and analyzed for lead content.

3.3 Lead-Based Paint Assessment Data

The assessment was performed by identifying paint coated surfaces associated with the structure in accordance with HUD and NC DHHS guidelines. One paint chip sample was collected for each painted surface of the structure's building components, which includes but is not limited to shutters, siding, exterior trim, window trim, windowsills, interior and exterior doors, door frames, walls, baseboards, chair rails and floors. The samples collected were approximately 1-4 square inches in size and included all layers of paint, placed inside an appropriate sample container, and labeled accordingly using a unique identification number. A chain of custody was completed for the samples with project specific information and then submitted to *Eurofins/CEI* for analysis. The samples collected were analyzed via EPA Method SW846 3050B/7000B. The following outlines the paint chip samples collected and analyzed:

Sample #	Substrate	Component	Color	Paint Location	Condition	Lead Concentration (% by weight)
P1	Metal	Door Frame	Light Blue	Kitchenette at Bath	Intact	0.0044
P2	Metal	Door Frame	Blue/Gray	Kitchenette	Intact	0.00477
P3	Metal	Exterior Door	Blue	Exterior Door Leads to Cafeteria Bldg.	Intact	0.00498
P4	Metal	Door	Beige	Cafeteria Bldg.	Intact	0.00446

Condition Assessment Key

Type of Bldg. Component	Total Area of Deteriorated Paint on Each Component		
	Intact	Fair ¹	Poor ²
Exterior components with large surface area	Entire surface area is intact	Less than or equal to 10 square feet	More than 10 square feet
Interior components with large surface area	Entire surface area is intact	Less than or equal to 2 square feet	More than 2 square feet
Interior and exterior components with small surface areas	Entire surface area is intact	Less than or equal to 10% of the total surface area of component	More than 10% of the total surface area or the component

Superscript 1 = surfaces in “fair” condition should be repaired and/or monitored but are not considered to be lead based paint hazards.

Superscript 2 = surfaces in “poor” condition are considered to be lead based paint hazards as defined by Title X and should be addressed through abatement or interim controls.

Site location plan is identified as Figure 1 in Appendix 1 of this report, photographs are in Appendix 2, lead-based paint lab results are in Appendix 3, and licenses are in Appendix 4.

4.0 CONCLUSIONS

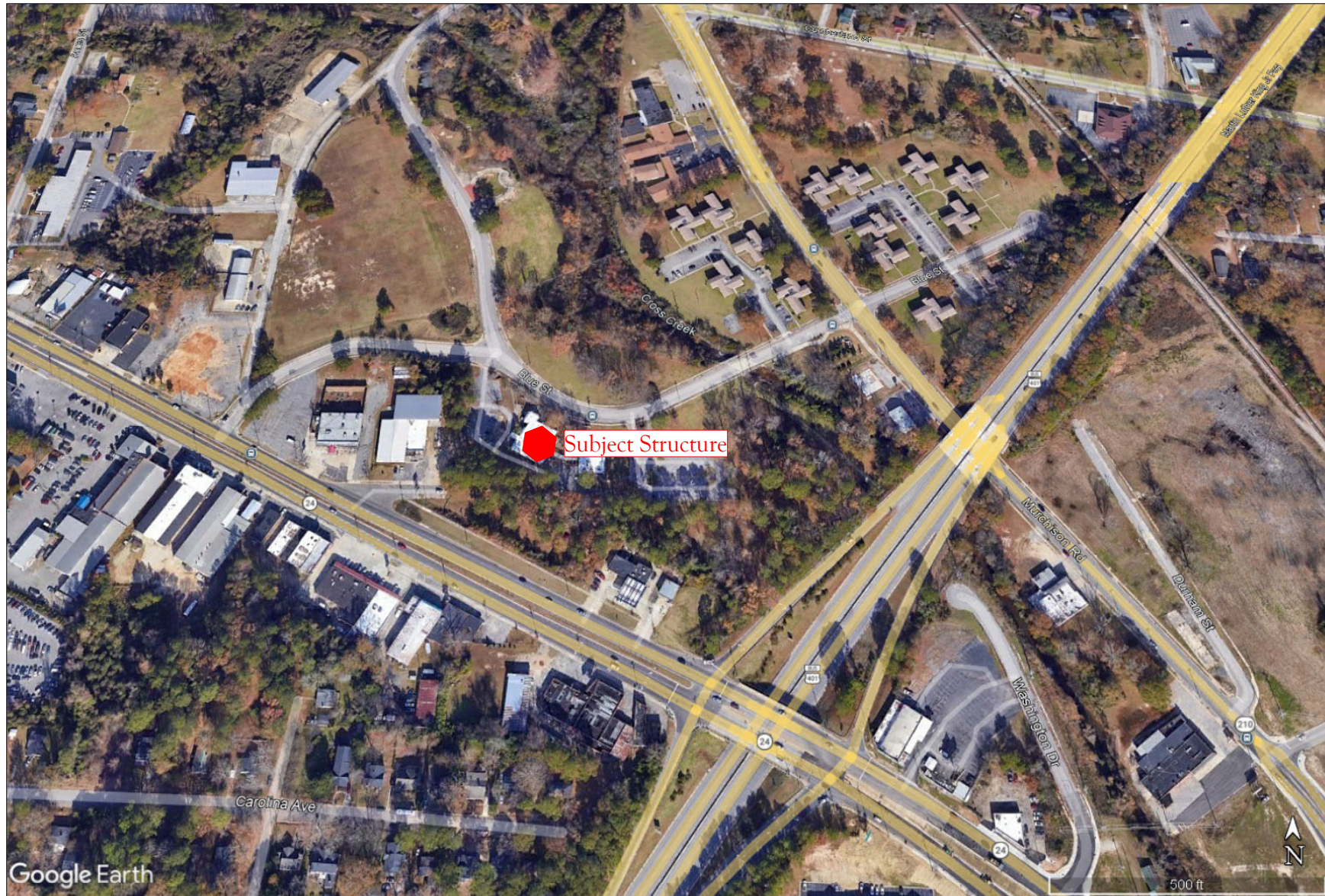
HUD and NC DHHS defines paint as lead-based if an amount greater than 1.0 mg/cm² or 0.5 percent by weight is identified in a paint chip sample. The results of this inspection indicate that **no lead** in concentrations greater than or equal to 1.0 mg/cm² or 0.5 percent by weight was identified on the building components sampled and analyzed for the structure located at 739 Blue Street, in Fayetteville, North Carolina.

Lead levels were detected in many of the samples collected. Even though the levels do not exceed the regulatory limits, OSHA regulations would apply to workers.

A copy of this report should be provided to the contractors to assist with compliance with applicable State and Federal regulations. Additionally, this report should be kept by the owner and future owners for the life of the dwelling.

Limited Lead-Based Paint Inspection Report
739 Blue St
Project Number – 2026-01-068
February 25, 2026

Site Location Plan



Site Location Plan
 739 Blue St
 Fayetteville, NC
 Project # - 2026-01-068

Scale: Not to Scale
 Reviewed By: DS
 Date: 2/20/26
 Source: N/A

Figure 1

Photographs

Site Photos



Interior

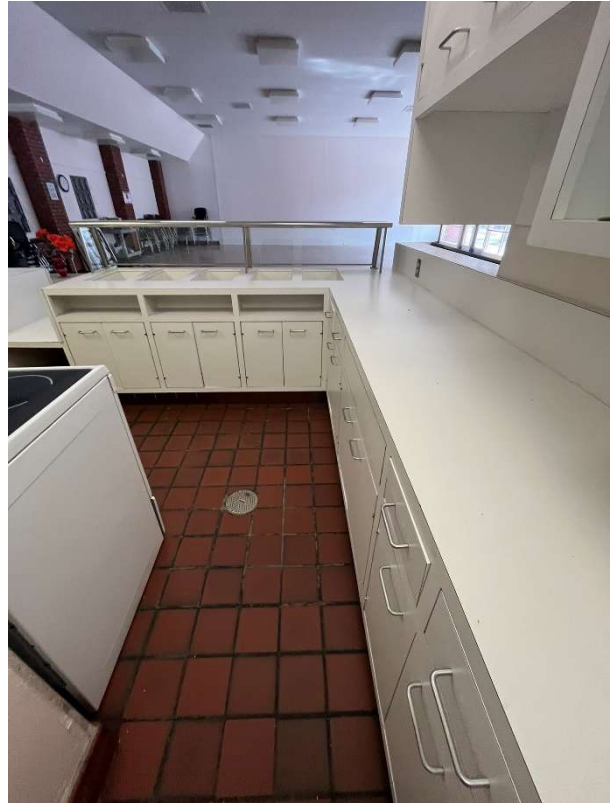


Interior

Limited Lead-Based Paint Inspection Report
739 Blue St
Project Number – 2026-01-068
February 25, 2026



Interior



Interior



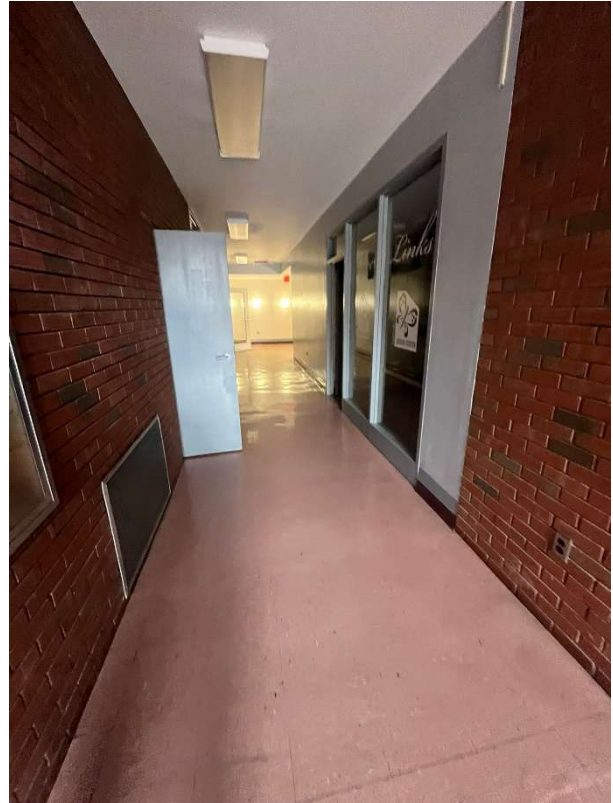
Interior



Interior



Interior



Interior



Interior



Interior



Interior, Bathroom



Interior



Interior



Interior

Laboratory Results

February 25, 2026

Dawn Schoolcraft
Asbestos Inspections LLC
4686 Peedee Hwy
Conway, SC 29527

CLIENT PROJECT: 739 Blue St, 739 Blue St
LAB CODE: 727044-2

Dear Dawn,

Enclosed are lead analysis results for chemistry samples received at our laboratory on February 20, 2026. The samples were analyzed for lead using flame atomic absorption spectrophotometry.

This report contains data that were produced under internal subcontract by Eurofins Reservoirs Environmental, Inc. The results have been included in this report and submitted to your office.

Thank you for your business and we look forward to continuing good relations.

Kind Regards,



Kamila Reichert,
Laboratory Director

AIHA LAP 103025



**Built Environment Testing
Reservoirs**

February 25, 2026

Subcontractor Number:

Laboratory Report: RES 727044-2

Project #/P.O. #: 739 Blue St

Project Description: 739 Blue St

Dawn Schoolcraft
Asbestos Inspections LLC
4686 Peedee Hwy
Conway, SC 29527

Dear Dawn,

Eurofins Reservoirs is an analytical laboratory accredited for the analysis of Environmental matrices by the American Industrial Hygiene Association (AIHA LAP), Lab ID 101533. The laboratory is currently proficient in the ELPAT program.

Eurofins Reservoirs has analyzed the following sample(s) using Atomic Absorption Spectroscopy (AAS) per your request. Reported sample results were not blank corrected. The analysis has been completed in general accordance with the appropriate methodology as stated in the analysis table. Results have been sent to your office.

RES 727044-2 is the job number assigned to this study. This report is considered highly confidential and the sole property of the customer. Eurofins Reservoirs will not discuss any part of this study with personnel other than those of the client. The results described in this report only apply to the samples analyzed, as received and with the information provided by the customer (i.e. sample volumes and areas). This report must not be used to claim endorsement of products or analytical results by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without written approval from Eurofins Reservoirs. Samples will be disposed of after sixty days unless longer storage is requested. If you have any questions about this report, please feel free to call 303-964-1986.

Sincerely,

A handwritten signature in blue ink that reads "Robin Klover".

by Erik Young

Robin Klover
Vice President



EUROFINS RESERVOIRS ENVIRONMENTAL, INC

NVLAP Lab Code 101896-0
AIHA LAP, LLC. LAB ID 101533

TABLE: I ANALYSIS: LEAD IN PAINT

Job Number: **727044-2**
Client: **Asbestos Inspections LLC**
Client Project/P.O.: **739 Blue St**
Client Project Description: **739 Blue St**
Date Samples Received: **February 20, 2026**
Analysis Type: **REI CHEMISTRY SOP / USEPA SW846 3050B/7420-M**
Turnaround: **Priority 48**
Date Samples Analyzed: **February 23, 2026**

NA = Not Analyzed
NR = Not Received
NSIB = No Sample In Bag
ND = None Detected
BAS = Below Analytical Sensitivity
BRL = Below Reporting Limit

Laboratory Sample ID		Reporting Limit	LEAD CONCENTRATION
Client ID Number		(µg/g)	(µg/g)
727044 -	P1	44.0	BRL
727044 -	P2	47.7	BRL
727044 -	P3	49.8	BRL
727044 -	P4	44.6	BRL

Unless otherwise noted on the QC table, all quality control samples performed within specifications established by the laboratory

Unless otherwise noted sample analyses have not been blank corrected



Rebecca Christensen
Analyst

EUROFINS RESERVOIRS ENVIRONMENTAL, INC

NVLAP Lab Code 101896-0
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BRL = Below Reporting Limit

Quality Control Batch	Analyte	Matrix Blank (µg)	Matrix Duplicate (%RPD)	Matrix Spike (% Recovery)	Laboratory Control Sample (% Recovery)
022326-3	Pb	BRL	1	102	104

Unless otherwise noted all quality control samples performed within specifications established by the laboratory.

Unless otherwise noted sample analyses have not been blank corrected



Rebecca Christensen
Analyst



Built Environment Testing

RES Job #: 727044

SUBMITTED BY	INVOICE TO	CONTACT INFORMATION	SERIES
Company: Asbestos Inspections LLC	Company: Asbestos Inspections LLC	Contact: Dawn Schoolcraft	-1 PLM Priority 48 -2 Chem Priority 48
Address: 4686 Peedee Hwy	Address: 4686 Peedee Hwy	Phone:	
Conway, SC 29527	Conway, SC 29527	Fax:	
		Cell: (843) 995-5197	
Project Number and/or P.O. #: 739 Blue St	Project Zip Code:	Final Data Deliverable Email Address:	
Project Description/Location: 739 Blue St		dschoolcraft1978@gmail.com (+ 1 ADDNL. CONTACTS)	

ASBESTOS LABORATORY					REQUESTED ANALYSIS							VALID MATRIX CODES				LAB NOTES		
PLM / PCM / TEM / NYS DTL RUSH PRIORITY STANDARD					PLM - PLM Short Report (EPA 600/R-93/116)	TEM	PCM	NYS	DUST	METALS - Analyte(s) Pb Lead by Flame AA (USEPA SW846)	ORGANICS	VIABLES	MEDICAL	MOLD	Air = A Bulk = B Dust = D Food = F Paint = P Soil = S Surface = SU Swab = SW Tape = T Wipe = W Drinking Water = DW Waste Water = WW **ASTM E1792 approved wipe media only** Sample Volume (L) / Area Sample Temperature (°C) Length (or Aliquots) x Width (or Area) (Aliquot) Matrix Code # of Containers Date Collected mm/dd/yy Time Collected hh:mm	Bulk = B Food = F Soil = S Swab = SW Wipe = W Drinking Water = DW Waste Water = WW **ASTM E1792 approved wipe media only**		
CHEMISTRY LABORATORY																		
Dust RUSH PRIORITY STANDARD																		
Metals RUSH PRIORITY STANDARD																		
Organics* SAME DAY RUSH PRIORITY STANDARD																		
MICROBIOLOGY LABORATORY																		
Viable Analysis** PRIORITY STANDARD																		
Medical Device Analysis RUSH STANDARD																		
Mold Analysis RUSH PRIORITY STANDARD																		
Turnaround times establish a laboratory priority, subject to laboratory volume and are not guaranteed. Additional fees apply for afterhours, weekends and holidays.																		
Special Instructions:																		
Client Sample ID Number (Sample ID's must be unique)					ASBESTOS	CHEMISTRY	MICROBIOLOGY	ICO										
1 001A					X											B		
2 001B					X											B		
3 P1									X							P		
4 P2									X							P		
5 P3									X							P		
6 P4									X							P		

Eurofins Built Environment Testing East, LLC establishes a unique Lab Sample ID, for each sample, by preceding each unique Client Sample ID with the laboratory RES Job Number.

Eurofins Built Environment Testing East, LLC will analyze incoming samples based on information received and will not be responsible for errors or omissions in calculations resulting from the inaccuracy of original data. By signing, client/company representative agrees that submission of the following samples for requested analysis as indicated on this Chain of Custody shall constitute an analytical services agreement with payment terms of NET30. Failure to comply with payment terms may result in a 18% APR finance charge.

Relinquished By:		Dawn Schoolcraft	Date/Time: 02/20/2026 7:24:32	Sample Condition: Acceptable
Received By:		John Foernzler	Date/Time: 02/20/2026 11:48:25	Carrier: Fed-Ex

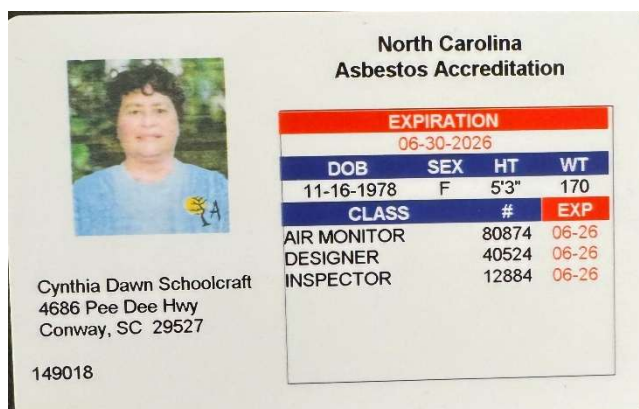
Asbestos Inspections LLC
Sample Notes



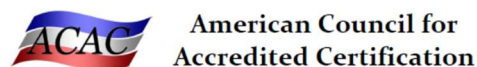
RES #: 727044
Project Number and/or P.O. #: 739 Blue St
Project Description/Location: 739 Blue St

Client Sample ID	Sample Note	Quantity	Sampler(s)
001A	Floor Tile/Mastic		
001B	Floor Tile/Mastic		
P1	Light Blue Metal Door Frame		
P2	Blue/Gray Metal Door Frame		
P3	Exterior Door		
P4	Beige Metal Exterior Door		

Certifications



14584, 06/30/2026, North Carolina, Dawn Schoolcraft



hereby certifies that
Dawn Schoolcraft
has met all the specific standards and qualifications of the re-certification process,
including continued professional development, and is hereby re-certified as a

CIEC

Council-certified
Indoor Environmental Consultant

This certificate expires on September 30, 2027

Charles F. Wiles
Charles F. Wiles, Executive Director

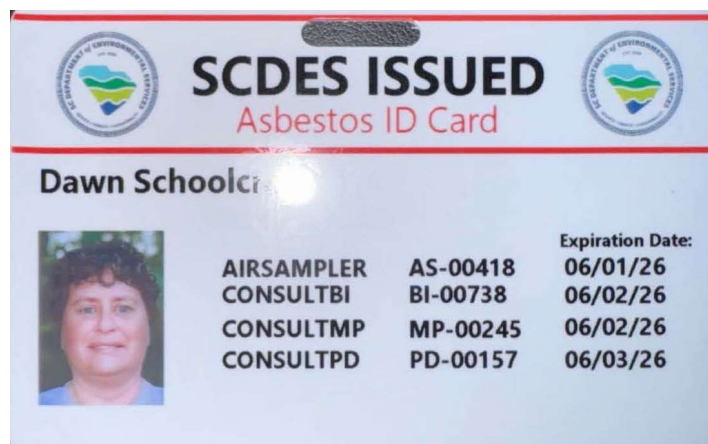
1909008
Certificate Number

This certificate remains the property of the American Council for Accredited Certification.

1909008, 09/30/2027, South Carolina, Dawn Schoolcraft



LBP-R-1162035-3, 03/16/2027, South Carolina, Dawn Schoolcraft



BI-00738, 06/02/2026, South Carolina, Dawn Schoolcraft

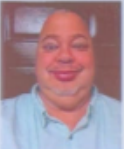


SCDES ISSUED

Asbestos ID Card



Michael Schoolcraft



**AIR SAMPLER
CONSULT**

**AS-00535
BI-01624**

Expiration Date:

**06/01/26
06/02/26**

**North Carolina
Asbestos Accreditation**



Michael A Schoolcraft
4686 Pee Dee Hwy
Conway, SC 29527

149022

EXPIRATION			
DOB	SEX	HT	WT
05-09-1973	M	5'10"	270
CLASS	#	EXP	
AIR MONITOR	80929	06-26	
INSPECTOR	13088	06-26	

NORTH CAROLINA LEAD CERTIFICATION



Michael A Schoolcraft
4686 Pee Dee Hwy
Conway, SC 29527

DISCIPLINE	#	LAST COURSE	EXPIRATION
INSPECTOR	110349	INS 09-21-2022	10-31-2023

DOB	SEX	HT	WT
05-09-1973	M	5'10"	250

United States Environmental Protection Agency

This is to certify that



Michael A Schoolcraft

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.220 as an

Inspector

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires October 25, 2025

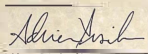
LBP-1241150-1

Certification #

October 11, 2022

Issued On:





Adrienne Priselac, Manager, Toxics Office

Lead Division