



Addendum # 4  
Issue Date: 2/2/12

Newport News Redevelopment & Housing Authority  
Division of Purchasing  
227 27<sup>th</sup> Street P.O. Box 797  
Newport News, VA 23607  
Phone: (757) 928-2623 Fax: (757) 245-2144  
[www.nnrha.com](http://www.nnrha.com)

Invitation for Bids  
IFB# 47-AWD-12-11  
December 27, 2011

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**Aqueduct Windows and Doors**  
**Bid Due Date: February 27, 2012 2:00 PM**

Sealed bids, subject to the conditions and instructions contained herein, will be received at the above office until the date and hour shown (local prevailing time) for furnishing the items or services described in the bid.

**It is agreed and understood that this page will constitute addendum #4, and shall be made part of the IFB document. This document must be signed and returned with the Bid.**

**Please note changes:**

**Addendum items attached:**

Lead Based Paint Survey

**Procurement Officer:** \_\_\_\_\_

Nina T. Britton, Procurement Officer, [nbritton@nnrha.org](mailto:nbritton@nnrha.org)

Company Name: \_\_\_\_\_

Print Name: \_\_\_\_\_ Title: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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# LEAD-BASED PAINT SURVEY RESULTS

AQUEDUCT APARTMENTS  
NEWPORT NEWS, VIRGINIA 23602

FOR:

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY  
NEWPORT NEWS, VIRGINIA

BY:

THE DEYOUNG-JOHNSON GROUP, INC.  
ENGINEERS/ARCHITECTS/PLANNERS/SURVEYORS  
1006 RICHMOND ROAD  
WILLIAMSBURG, VIRGINIA 23185

APRIL 6, 1993

DJG COMMISSION NO: 1920950



THE DEYOUNG-JOHNSON GROUP, INC.

I. EXECUTIVE SUMMARY

The Newport News Redevelopment and Housing Authority (NNRHA) retained the DeYoung-Johnson Group (DJG) to conduct a lead paint survey of the Aqueduct Apartments located in Newport News, Virginia.

Based on the results of the laboratory testing, a lead based paint hazard at this facility was not found.

Aqueduct Apartments is a housing project that was constructed in the early 1970's and consists of twenty-three (23) buildings with two hundred seventy-two (272) units. Fifty-four (54) units were surveyed.

## II. PURPOSE

The purpose of this survey is to identify lead based paint hazards that may exist at Aqueduct Apartments and to recommend possible abatement techniques of the identified hazards. A lead-based paint hazard is defined as "the presence of lead-based paint which has a lead content of 0.5% by weight." Any painted surfaces that are found to have a lead content equal to or greater than this amount must be abated.

### III. SCOPE OF INVESTIGATION

This survey was conducted using absorption spectroscopic analysis (AAS) techniques in order to determine the lead content of various paint samples that were physically removed from various substrates.

The Newport News Redevelopment and Housing Authority charged DJG with conducting the survey on interior painted surfaces only, although some exterior trim and siding was sampled as well. The Housing Authority selected all of the units to be surveyed. David Sage of NNRHA accompanied Timothy Mills of DJG during the field work and sample collection phase. The units selected and the quantity of units surveyed were determined by the Housing Authority using the suggestions found in the "Lead Based Paint: Interim Guidelines for Hazard Identification and Abatement in Public and Indian Housing, Department of Housing and Urban Development, September 1990".

Aqueduct Apartments is a project that consists of twenty-three (23) residential building structures with 272 units. Fifty-four (54) units were surveyed. See Appendix A.

The sampling method chosen included the collection of paint from the painted surfaces using the method described in Appendix 5 of the Interim Guidelines. Approximately six (6) paint samples were collected from each of the units surveyed and the samples were forwarded to an accredited laboratory for analysis. The results of the laboratory analysis are found in Appendix B of this report.

The surfaces surveyed included interior walls, baseboard, doors, door frames, ceilings, and window sills. Some entrance stairways were also surveyed. All of the units had aluminum replacement windows installed, and have had the exterior doors replaced as well, therefore, no testing of the windows and exterior doors was required.

The location and identification of each of the paint samples that were taken are indicated on field and floor plan sheets, located in Appendix C and D.

#### IV. DISCUSSION OF FINDINGS

A review of the physical condition of the painted surfaces surveyed, revealed that the vast majority of the interior painted surfaces are in generally good condition. A minimal amount of cracked or peeling paint was noted at a very few locations. Some of this may be attributed to roof or plumbing fixture leaks that caused the paint to peel. The exterior painted surfaces were found to be in generally fair condition with the exception of the exterior wood trim, which in some cases, is in fair to poor condition.

The survey also revealed that the painted surfaces where paint samples were removed appear to have a remarkably similar painting history. We did not find evidence that showed patterns that would indicate that the occupants repainted regularly. Paint film thicknesses and colors appear to be very consistent from unit to unit based on visual observations.

Additionally, all of the surfaces in any particular apartment appears to have been painted with the same paint throughout. This includes doors, door frames, walls, ceilings and base boards. The one exception to this is the possibility that the doors and wood trim and the bathrooms and kitchens were painted with a semi-gloss paint early on in the history of the project. The vast majority of the paint encountered ranged in color from light grey to off-white, with the exception of the exterior colors, which consists of darker, brighter colors.

The laboratory results show that all of the 298 tested paint samples are negative. No lead-based paint hazard was detected on the sampled surfaces.

V. **RECOMMENDATIONS**

Based on the results of the laboratory analysis, no further testing is recommended for this project and no abatement activities are believed to be required.