PARKS, RECREATION, AND COMMUNITY ENHANCEMENT COMMITTEE
A G E N D A

OCTOBER 14, 2013 - 3:30 P.M.

DOVER PARK RECREATION CENTER
1210 WHITE OAK ROAD
DOVER, DELAWARE

Public comments are welcomed on any item and will be permitted at appropriate times. When possible, please notify the City Clerk (736-7008 or e-mail at CityClerk@dover.de.us) should you wish to be recognized.

AGENDA ADDITIONS/DELETIONS

1. **Future Use of the Dover Park Recreation Center**
   (Council Referred this Item Back to the Committee on July 22, 2013 to Allow Staff Time to Research Methodologies for Funding Repair or Replacement or Finding a Public/Private Partnership to Keep the Recreation Center in Operation)

2. **Benchmarks Established for the Economic Development Office**
   (Committee Action Not Required)

3. **Update - CDBG Program**
   (Committee Action Not Required)

4. **Adjournment**

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THE AGENDA ITEMS AS LISTED MAY NOT BE CONSIDERED IN SEQUENCE. THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE ADDITION OR THE DELETION OF ITEMS, INCLUDING EXECUTIVE SESSIONS.

ACTION FORM

PROCEEDING: Parks, Recreation & Community Enhancement
DEPARTMENT OF ORIGIN: Parks and Recreation **DATE SUBMITTED**: July 1, 2013
PREPARED BY: Ann Marie Townshend, AICP/Scott D. Koenig, P.E.
SUBJECT: Future Use of the Dover Park Recreation Center
REFERENCE: N/A
RELATED PROJECT: N/A
REVIEWED BY: Donna Mitchell, CPA, City Controller
EXHIBITS: Report of Findings from a Building Condition Survey, May 6, 2013
EXPENDITURE REQUIRED: $20,000 for Asbestos Removal; $30,000 for Demolition **AMOUNT BUDGETED**: Not budgeted – Bids will have to be approved by City Council **FUNDING SOURCE (Dept./Page in CIP & Budget)**: To be determined by City Manager
TIMETABLE: N/A
RECOMMENDED ACTION: Staff recommends that the Recreation Center building at Dover Park be demolished.

BACKGROUND AND ANALYSIS

With the opening of the John W. Pitts Center in April 2008, demand for use of the Recreation Center building at Dover Park declined. While the City continued to rent the Dover Park Recreation Center out for parties, the Pitts Center became the primary focus of the City's recreation programming. The Recreation Center, which had been a hub of community activity during years prior no longer served the purposes of the City's recreation programming. Programs that were scheduled for the Recreation Center were frequently cancelled due to low attendance.

Additionally, the building, which was constructed in 1974, had become dated and in need of investment to maintain functionality. Staff offices continued to be located at the Recreation Center until August 2012 when all Recreation staff were relocated to the Pitts Center. At this time, the City also discontinued rental of the building. The FY2013 budget included $30,000 in the CIP to replace the roof of the building. The roof had been patched routinely in response to building leaks.

During FY2013, there was also discussion about potentially renting the building out to a non-profit. Before investing funds to replace the roof and pursuing the potential of leasing the building to a non-profit, the City Manager and Director of Planning and Community Development believed that it was important to do a full assessment of the building to determine what other investments would be necessary to make the building functional, as all of the building's systems are dated and in need of some update. Compliance Environmental, Inc. was retained to do a Building Condition Survey. The survey report was completed and submitted to the City on May 6, 2013. A copy of the report is attached. The recommendations are listed on pages 8 through 10 of the report. Table 1 in Appendix A includes a summary of the recommended repairs as well as cost estimates. The Building Condition Survey did not include a structural engineering report, but if the City Council wishes to keep the building and renovate it, staff recommends that a structural engineering report be obtained prior to renovations.

Based on the information contained in the Building Condition Survey, staff recommends demolition of the structure. Full costs associated with demolition are currently not budgeted.

REPORT OF FINDINGS FROM A BUILDING CONDITION SURVEY

Dover Park Recreation Center Building
1210 White Oak Road,
Dover, Delaware 19901

FINAL REPORT DATE: May 6, 2013

Prepared for:

City of Dover Planning and Inspections
City Hall
15 East Loockerman Plaza
Dover, Delaware 19903
(302) 736-4217

Attention: Ms. Ann Marie Townshend, Director, Planning and Inspections

Prepared by:

Compliance Environmental, Inc.
150 South Bradford Street
Dover, Delaware 19904
302-674-4427

Environmental Professional:



Brian J. Goff, B.S.
Senior Consultant

Approved by:



Valentino P. De Rocili, Ph.D., CHMM
Senior Consultant

TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY 1

2.0 PURPOSE 1

3.0 BUILDING DESCRIPTION 2

4.0 ASBESTOS INSPECTION 2

5.0 LEAD-BASED PAINT INSPECTION 3

6.0 MOLD AND MOISTURE SURVEY 3
Visual Reconnaissance 3
Surface Moisture Measurements 4
Air Gas Measurements 4
Bioaerosol (Air) Samples 5
Surface (Tape-Lift) Sample 6

7.0 HVAC SYSTEM AND COMPONENT INSPECTION 7

8.0 HAZARDOUS MATERIALS 8

9.0 RECOMMENDATIONS 8
Asbestos 8
Lead-Based Paint 9
Mold and Moisture 9
HVAC System 9
Hazardous Materials 9

10.0 STANDARD OF CARE 10

11.0 ASSUMPTIONS & LIMITATIONS 10

12.0 RELIANCE 11

ATTACHMENTS

Attachment A: Executive Summary Table and Drawings.
Attachment B: Subject Property Location Map.
Attachment C: Asbestos Building Inspection Summary Report.
Attachment D: Lead-Based Paint Inspection Summary Report.
Attachment E: Project Photographs.
Attachment F: EMSL Laboratory Analytical Results for Fungal Air and Surface Samples.
Attachment G: Certifications.

1.0 EXECUTIVE SUMMARY

Compliance Environmental, Inc. (CEI) performed this building condition survey (Survey) for the Recreation Center Building, 1210 White Oak Road at Dover Park. The purpose of the Survey was to document the current condition of the building with respect to environmental conditions including microbial growth, moisture infiltration, asbestos-containing materials, lead-based paint, and the Heating, Ventilation, and Air conditioning (HVAC) system. Please note that the Survey was limited the aforementioned environmental conditions and did not include a structural condition or building code assessment. Also, as per the approved scope of work, no intrusive evaluations or observations requiring the installation of sampling holes to access interstitial spaces (e.g., wall cavities) were performed. Further details regarding the scope, objectives, extent and limitations of our services are detailed in the text of this report.

Please refer to Table 1 and drawings located in Attachment A of this report for an executive summary of CEI's Survey. Please note that this executive summary table and drawings are only a brief description of the Survey, and the entire report must be read for a comprehensive and accurate understanding of findings, conclusions and recommendations. This report discusses the environmental condition of the building as of the date of CEI's field reconnaissance on April 16, 2013.

Cost estimates contained in this report are budgetary without the benefit of contractor bidding and are based solely upon our experience with past similar projects. Actual costs will vary after a scope of work and schedule are determined and contractor bids are received.

2.0 PURPOSE

Compliance Environmental, Inc. was retained by the City of Dover (Client) to perform a building condition survey (Survey) for the Recreation Center Building at Dover Park. The purpose of the Survey was to document the current condition of the building with respect to environmental conditions including microbial growth, moisture infiltration, asbestos-containing materials, lead-based paint, and the HVAC system. Please note that the Survey was limited the aforementioned environmental conditions and did not include a structural condition or building code assessment. Also, as per the approved scope of work, no intrusive evaluations or observations requiring the installation of sampling holes to access interstitial spaces (e.g., wall cavities) were performed. Further details regarding the scope, objectives, extent and limitations of our services are detailed in the text of this report. All equipment used by CEI during this Survey was check calibrated prior to use in accordance with the manufacturer's instructions.

3.0 BUILDING DESCRIPTION

The Dover Park Recreation Center Building was built in year 1974. The single story wood framed structure (approximately 6,150 Square-Feet Total) has a concrete slab foundation, flat rubber membrane roof, elevated pitched asphalt shingle roofs, and a chimney. According to City of Dover personnel, the southwest storage room addition was constructed in year 1992 and the interior of the north portion of the building was renovated into office space in year 2007. Please refer to Photographs 1, 2, 3, and 4. The building has been vacant for approximately one (1) year with occasional rentals for public use. CEI did not observe an active fire suppression sprinkler system in the building; however, an active fire alarm system was observed. The building is currently handicap accessible. A central Heating, Ventilation, and Air conditioning (HVAC) unit supplies the Multi Purpose Room. This unit was installed sometime between years 2003 and 2008. Other locations within the building contain wall mounted electric HVAC units.

Floor coverings within the building are bare concrete, linoleum and carpet. Interior walls include wood paneling and/or gypsum board. Interior ceilings are either gypsum board or contain ceiling tiles. Fiberglass insulation was observed behind exterior walls and above ceiling tiles in most areas. Please refer to Photographs 5, 6, 7, and 8 as examples.

4.0 ASBESTOS INSPECTION

The building was inspected for asbestos containing materials (ACMs) in accordance with the Asbestos National Emissions Standards for Hazardous Air Pollutants (NESHAP) in 40 CFR Part 61, and the State of Delaware Regulations Governing the Control of Air Pollution, Regulation No. 21 Section 10. Bulk samples were collected from both interior and exterior suspect ACMs to determine the presence of ACM. The inspection was performed on April 16, 2013, during a building condition Survey performed by CEI. Please refer to Attachment C for a report of findings from the asbestos inspection.

Based on our visual inspection and laboratory analytical results of the bulk samples collected, the following ACMs (contain greater than one percent asbestos by weight) were identified at the inspected building.

1. Interior corrugated transite wall panels in the Boys and Girls Restrooms (approximately 750 square feet).

2. Interior gypsum board joint compound located in the Multi Purpose Room, Storage Room 3, Vending Room, Hallway 2 Closet, Mechanical Room, and adjoining wall between Activity Rooms 1 and 2 (approximately 2,800 square feet of gypsum board with asbestos joint compound).
3. Exterior roof flashing tar (approximately 25 linear feet).
4. Exterior window and door caulk (approximately 600 linear feet total: 30 window and 4 door locations).

5.0 LEAD-BASED PAINT INSPECTION

A limited lead-based paint inspection was performed on April 16, 2013, using a X-Ray Fluorescence (XRF) analyzer to provide sufficient information regarding the level of lead in painted surfaces at various locations, components, and substrates inside and outside of the building. Please refer to Attachment D for the Lead-Based Paint summary report.

The lead-based paint inspection was performed by Mr. Brian J. Goff (Certified Lead Risk Assessor LRA-11-0064R) using a RMD Model LPA-1 XRF Analyzer, Serial Number 01191, under Registration Number 2086AIK, for XRF readings. The XRF is a non-destructive test instrument which measures the amount of lead in painted surfaces. The XRF was check calibrated prior to and after readings. No substrate correction was required in accordance with the Performance Characteristic Sheet.

In Delaware, the current definition of lead-based paint is paint or other surface coatings that contain lead equal to or in excess of containing 1.0 mg/cm^2. Results of the XRF inspection indicate that the following tested painted surfaces have XRF readings equal to or greater than 1.0 mg/cm^2 and therefore, meet the State of Delaware definition for lead-based paint:

1. An approximate 5 foot by 3 foot black-colored metal square baluster stair rail panel on the stage (interior).

6.0 MOLD AND MOISTURE SURVEY

1. <u>Visual Reconnaissance</u>

A. No earthy or musty odors which are commonly associated with the presence of microbial growth were apparent inside the Recreation Center Building.

B. Carpet flooring was observed to be visibly dirt and worn. Please refer to Photographs 9 and 10 as examples.

C. Obvious visible staining consistent with the appearance of microbial growth and/or past incidents of apparent moisture damage/infiltration was observed on the following interior surfaces:

i. Ceiling tiles in Activity Room No. 2. Please refer to Photographs 11 and 12 as examples.

ii. Interior and exterior wood wall paneling and siding visible along the approximate bottom 1 foot of the walls and around the wall mounted HVAC units and windows predominantly along the east side of the building. However, other areas of water staining on the wood walls were observed in Activity Room No. 2 and Hallway 2 (and closet). Please refer to Photographs 13, 14, 15, 16, and 25 as examples.

D. The following exterior conditions that may potentially be allowing storm water to infiltrate inside the building.

i. The roof was observed to be damaged and in poor condition with standing water, plant life, leaf debris, and clogged and damaged/missing guttering. Please refer to Photographs 17, 18, 21, 22, 23, 24, and 26 for examples.

ii. The elevation of the contiguous exterior land surface including concrete apron at the east side of the building may not be providing positive storm water drainage away from the building. Further, apparent water damaged exterior wood siding was observed at the bottom of the east wall. These conditions may potentially be allowing storm water to migrate into the building envelope. Please refer to Photographs 19 and 20 for examples.

2. **Surface Moisture Measurements**

A. Accessible building components (i.e., wood flooring, walls and ceilings) located at the interior sample locations within Unit 6 were observed to be dry (less than 1 percent moisture for drywall and 15 percent for wood). No wet interior components were detected during the survey. Surface moisture measurements were collected using a Delmhorst BD-2100 surface moisture detection instrument.

3. **Air Gas Measurements**

A. Measurements of the air were recorded on April 16, 2013, at air sampling locations inside the building and outdoor reference measurement. Temperature, moisture, and indoor gas measurements of the air were collected using a Gray Wolf DirectSense Model 100 IAQ Monitoring Instrument. Please refer to Table 2.

Table 2.
Air Gas Measurements Recorded on April 16, 2013.

Location (Collected at Air Sample Locations)	Air Measurements Collected on April 5, 2013			
	Temperature (^{0}F)	Relative Humidity (%)	Carbon Monoxide (ppm)	Carbon Dioxide (ppm)
Multi Purpose Room	65.7	48.2	0.0	473
Activity Room No. 1	65.2	47.5	0.0	496
Hallway No. 1	65.1	48.4	0.0	491
Outdoor Air	66.3	54.7	0.4	391

4. **Bioaerosol (Air) Samples**

A. A total of four (4) bioaerosol samples were collected during our site visit for laboratory fungal Survey. Please refer to Table 3. All bioaerosol samples were collected prior to any surface sampling activities to minimize the spread of potential fungal spores into the air and possible interference with the air results.

B. Bioaerosol samples were collected to determine a total airborne fungal spore count (viable and non-viable), and for specific identification. Bioaerosol samples were collected using an SKC Quicktime Vacuum Pump at a calibrated flow rate of 30 liters per minute (L/min) and Air-O-Cell cassettes. Surface sampling techniques allowed for microscopic examination of fungal spores. All samples were sent via overnight delivery to EMSL Analytical, Inc. (EMSL), an independent analytical laboratory located in Cinnaminson, New Jersey, for microscopic examination of fungal spores and structures.

Table 3.
Comparison of Indoor and Outdoor Total Airborne Fungal Spore Concentrations on April 16, 2013.

Air Sample Location (Sample No.)	Total Indoor Fungal Spore Concentration	Total Outdoor Fungal Spore Concentration
Multi Purpose Room (MPR-1)	**200 count/m^3 Total** ***Aspergillus/Penicillium*** **= 20 count/m^3**	**860 count/m^3 Total** (OA-4) ***Aspergillus/Penicillium*** **= Not Present**
Activity Room No. 1 (AR1-2)	**180 count/m^3 Total** ***Aspergillus/Penicillium*** **= 60 count/m^3**	
Hallway No. 1 (Hallway1-3)	**607 count/m^3 Total** ***Aspergillus/Penicillium*** **= 210 count/m^3**	

C. Fungal spores are found everywhere, and spore count results are influenced by geographic location, seasonal and diurnal variation, and living/non-living conditions. It is desirable to have the total indoor fungal spore concentrations less than the total outdoor fungal spore concentration. Laboratory analytical results for the samples collected on April 16, 2013, indicate that the total indoor airborne fungal spore concentrations (200 to 607 count/m^3) in all tested areas were less than the outdoor concentration (860 count/m^3). However, laboratory analytical results for the air samples indicated the presence of airborne *Aspergillus/Penicillium* species all interior sample locations. These fungal species are good indicators of water damage and can be prevalent in water damaged buildings. Refer to the Attachment G for EMSL analytical results dated April 23, 2013.

5. **Surface (Tape-Lift) Sample**

A. One (1) surface (tape lift) sample was collected for laboratory microscopic examination of fungal spore and structures at a location where visible staining consistent with the appearance of microbial growth was observed: Multi Purpose Room-Southeast Wood Baseboard (TL-1). Please refer to Table 4 for laboratory analytical results.

Table 4.
Fungal Spore Concentrations for the Surface (Tape-Lift) Sample Collected on April 16, 2013.

Interior Surface (Tape-Lift) Sample Location (Sample No.)	Fungal Spore Concentration
Multi Purpose Room (TL-1) Collected on the Southeast wood baseboard	***Cladosporium*** **= "Rare" Concentration** ***Fibrous Particulate*** ***= "Low" Concentrations*** ***Insect Fragment*** **= "Rare" Concentrations**

B. The *Cladosporium* fungal species is a good indicator of water damage and can be prevalent in water damaged building materials. Refer to Attachment G for EMSL laboratory analytical results dated, April 23, 2013.

7.0 HVAC SYSTEM INSPECTION

1. The HVAC system coils were observed to be visibly impacted with dirt and debris. Additionally, an accumulation of leaves and debris were observed on top of and inside the HVAC system unit which indicates a potential problem with system tightness. Further, the HVAC filter was observed to be dirty and damaged. Please refer to Photographs 27 and 28.

2. Heavy accumulations of apparent settled dust was observed on the wall mounted metal return diffusers and metal ductwork inside the Multi Purpose Room. Additionally, visible accumulations of apparent dirt, debris, and storm water were observed inside the floor air return system located beneath the wood floor in the Multi Purpose Room. Please refer to Photographs 29, 30, 31, and 32.

3. One (1) surface (swab) sample was collected on the HVAC unit coils for laboratory microscopic examination of fungal spore and structures. Please refer to Photograph 27. The sample was sent via overnight delivery to EMSL for fungal Survey. Please refer to Table 5 for a summary of laboratory analytical results for the surface (swab) sample collected at the coils of the HVAC unit, and Attachment G for the analytical report from EMSL.

Table 5.
Fungal Spore Identification for the Surface (Swab) Sample Collected on the HVAC Coils on April 16, 2013.

Sample Location	Sample Number	Fungal Spores Present on Swab (Yes/No)
HVAC Unit Coils	Swab-1	**Yes -Yeast Present**

8.0 HAZARDOUS MATERIALS

Possible hazardous materials including, but not limited to, mercury bulbs, fluorescent light tubes, PCB light ballasts, and batteries for emergency light fixtures may be present at the building. A waste inventory was not performed as part of this building condition survey.

9.0 RECOMMENDATIONS

Based upon findings of this Building Survey, CEI recommends the following:

1. **Asbestos-Containing Materials**

   A. Any material that is an ACM must be removed from an area where renovation or demolition is planned, and there is a potential for disturbance of that material. A State of Delaware licensed asbestos abatement contractor must be employed to properly remove the ACM, and such work should be administered by a qualified design professional. Please be aware that proper notification must be submitted to the State of Delaware at least ten (10) working days prior to the start of asbestos removal or related activity.

   B. All suspect materials, including those similar to identified ACMs, should be considered to contain asbestos until such time as analytical testing determines the materials to be non-asbestos. This consideration should be applied to suspect ACMs, which were not identified in this report, which may be discovered during the renovation or demolition process. Before any abatement or major renovation is undertaken, confirmation samples may be required to verify the exact extent of the ACMs. Also, any changes in current conditions at the property should be reported to CEI immediately.

2. **Lead-Based Paint**

A. The stair rail panel to the stage located in the Multi Purpose Room should be properly removed and disposed by a certified lead abatement contractor, and replaced.

3. **Mold and Moisture**

A. All moisture infiltration and conditions which allow moisture infiltration into the building must be corrected as soon as possible. Moisture directly affects microbial growth activity. The greater the moisture, usually the greater the microbial activity.

B. An intrusive investigation should be performed by qualified personnel to determine the extent of potential moisture infiltration and possible microbial growth inside wall cavities at all affected areas. Microbial remediation should be performed by qualified personnel on all substrates containing visible or suspected microbial growth or visible water damage after correction of moisture infiltration.

C. The roof should be removed and replaced by a qualified contractor.

D. The exterior of the building near entrance locations require better positive drainage to allow storm water to be discharged away from building. Remove concrete apron at entrance, re-grade and replace for better positive drainage.

E. Carpets should be evaluated. Carpets should be cleaned or replaced as necessary.

4. **HVAC System**

A. The HVAC unit and all associated ductwork and piping (supply and return) should be evaluated, cleaned, and repaired as warranted by trained personnel as soon as possible in accordance with the recommendations contained in the National Air Duct Cleaners Association (NADCA). The HVAC system includes but is not limited to air handling units, coils, drip pans, ductwork and piping (supply and return), grilles, registers, diffusers, air filters, and all appurtenances.

B. All filters should be replaced.

C. The HVAC system should be evaluated for tightness to eliminate foreign materials entering into the system.

5. **Hazardous Materials**

A. An inventory of all hazardous materials should be completed prior to demolition and/or renovation activities. All hazardous materials should be removed and properly disposed by a licensed waste disposal contractor.

10.0 STANDARD OF CARE

Compliance Environmental, Inc. performed this Survey in accordance with our approved scope of work. This Survey was performed in accordance with generally accepted practices of this profession undertaken in similar studies at the same time and in the same geographical area. Compliance Environmental, Inc. has endeavored to meet this standard of care. In doing so, we explain the scope and limitations of microbial growth surveys to help clients identify and manage risk which may be further evaluated--but not eliminated--through additional research or assessment. No other warranties, express or implied, are intended or made with respect to this report or CEI's services. Information, data, and opinions furnished to CEI and contained in this report were obtained from sources considered reliable and believed to be true and correct. However, CEI has made no independent investigation as to such matters and undertakes no responsibility for the accuracy of such items. Users of this report should consider the scope and limitations related to these services when developing opinions as to risks associated with the site. Please be aware that any recommendations provide in this report are not presented in any particular order in terms of steps in a process for correcting or remediating an observation or finding listed in this report.

11.0 ASSUMPTIONS & LIMITATIONS

The Survey and testing results reveal conditions observable on a particular day and time. Certain indicators of the presence of conditions may have been latent, inaccessible, unobservable or not present during the most recent reconnaissance and may subsequently become observable or present. You are also advised that these types of inspections are *time sensitive* and conditions of moisture infiltration into the building are directly influenced by environmental conditions (such as humidity and moisture). These environmental conditions may be natural or caused by man and may vary significantly over relatively short periods of time.

An Survey of this type is designed to be opinion-oriented because findings are limited to interviews, and predominantly noninvasive reconnaissance restricted to observations made on a specific date. Therefore, CEI does not and cannot represent that the building contains no

potentially hazardous, harmful or toxic microbes or fungi, or their metabolites, or other latent conditions beyond those identified by the limited scope of this investigation. Since no intrusive evaluations were made into walls, floors or ceilings, conditions not included in this report may exist. This report represents our professional instrument of service to you as of the final report, and it may not be altered after final issuance. Further, these services are not to be construed as legal, medical or building construction interpretation or advice. CEI has made no independent investigation of corrective actions completed by Client or others to the building exterior (to prevent storm water infiltration) and undertakes no responsibility for their effectiveness.

Quantities provided in this report are approximate. Drawings and sketches provided in the report are not to scale or proportion and diagrammatic.

Cost estimates contained in this report are budgetary without the benefit of contractor bidding and are based solely upon our experience with past similar projects. Actual costs will vary after a scope of work and schedule are determined and contractor bids are received.

This report should not be used as a complete scope of work required to perform the recommendations provided in this report. Additional investigations, work plans, protocols and specifications may be required to perform any corrections or recommendations listed in this report.

12.0 RELIANCE

This report has been prepared for the exclusive use of the Client named on the cover page of this report, and any use or reliance by any other party is prohibited without the express written consent of the named Client and CEI. Notwithstanding the foregoing, any third party reliance that may be had is limited to the value of the services provided by CEI with said limit aggregate to any and all relying parties (unless otherwise agreed in writing). By accepting delivery of this report, the recipient agrees to hold CEI, and all officers and employees of CEI, harmless from any and all claims, damages, or liability of any kind, including, but not limited to, any claim or cause of action for monetary or any other form of damages. In any event, CEI's maximum liability to Client shall not exceed the cost of the services performed by CEI for Client.

ATTACHMENT A

Table 1: Executive Summary of Building Condition Survey
&
Moisture, Asbestos, and Lead-Based Paint Summary Drawings

Table 1.
Executive Summary of Building Condition Survey Performed at Dover Park Recreation Center Building, 1210 White Oak Road, Dover, DE 19901.

Survey Category	Survey Condition	Estimated Budget Cost
Moisture and Mold	1. The roof was observed to be damaged and in poor condition with standing water, plant life, leaf debris, and clogged and damaged guttering. ***Remove and replace the roof.*** 2. The exterior of the building near entrance locations require better positive drainage to allow stormwater to be discharged away from building. ***Remove concrete apron at entrance, re-grade and replace for better positive drainage.*** 3. Visible water staining was observed along the approximate bottom 1 foot of the wood walls and on wood around the wall mounted HVAC units and windows predominantly along the east side of the building. However, other areas of water staining on the wood walls and stained ceiling tiles were observed in Activity Room 2 and Hallway 2 (and closet). Also, standing water was observed in the ventilation chase beneath the Multi Purpose Room. Laboratory results indicate the presence of mold species that are good indicators of water damage (and can be prevalent in water damaged buildings) in both surface and air samples inside the building. ***Remove water impacted substrates and replace.*** 4. Carpets should be evaluated. ***Clean or replace carpets as necessary.*** ***An intrusive investigation should be performed by qualified personnel to determine the extent of potential moisture infiltration and microbial growth inside wall cavities at all affected areas. Microbial remediation should be performed by qualified personnel on all substrates containing visible or suspected microbial growth or visible water damage after correction of moisture infiltration.***	$ 81,525.00
Asbestos	Interior and exterior asbestos containing materials were identified at these locations: 1. Corrugated transite wall panels in the Boys and Girls Restrooms. 2. Drywall joint compound located in the Multi Purpose Room, Storage Room 3, Vending Room, Hallway 2 Closet, Mechanical Room, and adjoining wall between Activity Rooms 1 and 2. 3. Roof flashing tar. 4. Window and door caulk. ***All asbestos-containing materials should be properly removed and disposed by a certified asbestos abatement contractor.***	$ 18,450.00
Lead-Based Paint	Interior lead-based paint was identified on an approximate 5 foot by 3 foot black-colored metal square baluster stair rail panel on stage. ***The stair rail panel should be properly removed and disposed by a certified lead abatement contractor, and replaced.***	$ 500.00
Heating, Ventilation, and Air Conditioning (HVAC) System	The coils, diffusers, ductwork, and air return piping (located beneath the floor of the Multi Purpose Room) were observed to be dirty. The filter was observed to be damaged and dirty. Also, laboratory results indicate the presence of yeast on the coils. ***The HVAC system and all associated ductwork and piping (supply and return) should be evaluated, cleaned, and repaired as warranted by qualified personnel. Also, all filters should be replaced and the system tightness should be evaluated.***	$ 5,000.00
Hazardous Materials	Possible mercury bulbs, fluorescent light tubes, PCB light ballasts, and batteries for emergency light fixtures. ***All hazardous materials should be removed and properly disposed by a licensed waste disposal contractor.***	$ 5,000.00

Table 1. (Continued)
Estimated Budget Cost Calculations for the Dover Park Recreation Center Building, 1210 White Oak Road.

1. MOISTURE AND MOLD:

Survey Condition	Estimated Quantity	Unit		Unit Cost		Total Item
Remove/Replace Flat Roof	3,500	SF	$	4.00	$	14,000.00
Remove/Replace Asphalt Shingle Roof	4,500	SF	$	5.00	$	22,500.00
Replace Gutters/Downspouts	600	LF	$	7.50	$	4,500.00
Remove/Replace Concrete Apron	2,300	SF	$	10.50	$	24,150.00
Remove/Replace Impacted Substrates	700	SF	$	10.00	$	7,000.00
Clean Carpets	4,700	SF	$	1.25	$	5,875.00
Intrusive Moisture Investigation	1	LS	$	3,500.00	$	3,500.00
				Total =	**$**	**81,525.00**

2. ASBESTOS ABATEMENT:

Survey Condition	Estimated Quantity	Unit		Unit Cost		Total Item
Roof Tar on Asphalt Shingles	25	LF	$	20.00	$	500.00
Window/Door Caulk	600	LF	$	5.00	$	3,000.00
Transite Wall Panels	750	SF	$	5.00	$	3,750.00
Joint Compound	2,800	SF	$	4.00	$	11,200.00
				Total =	**$**	**18,450.00**

3. LEAD-BASED PAINT:

Survey Condition	Estimated Quantity	Unit		Unit Cost		Total Item
Remove/Dispose Baluster Stair Panel	1	EA	$	500.00	$	500.00
				Total =	**$**	**500.00**

4. CENTRAL HVAC SYSTEM:

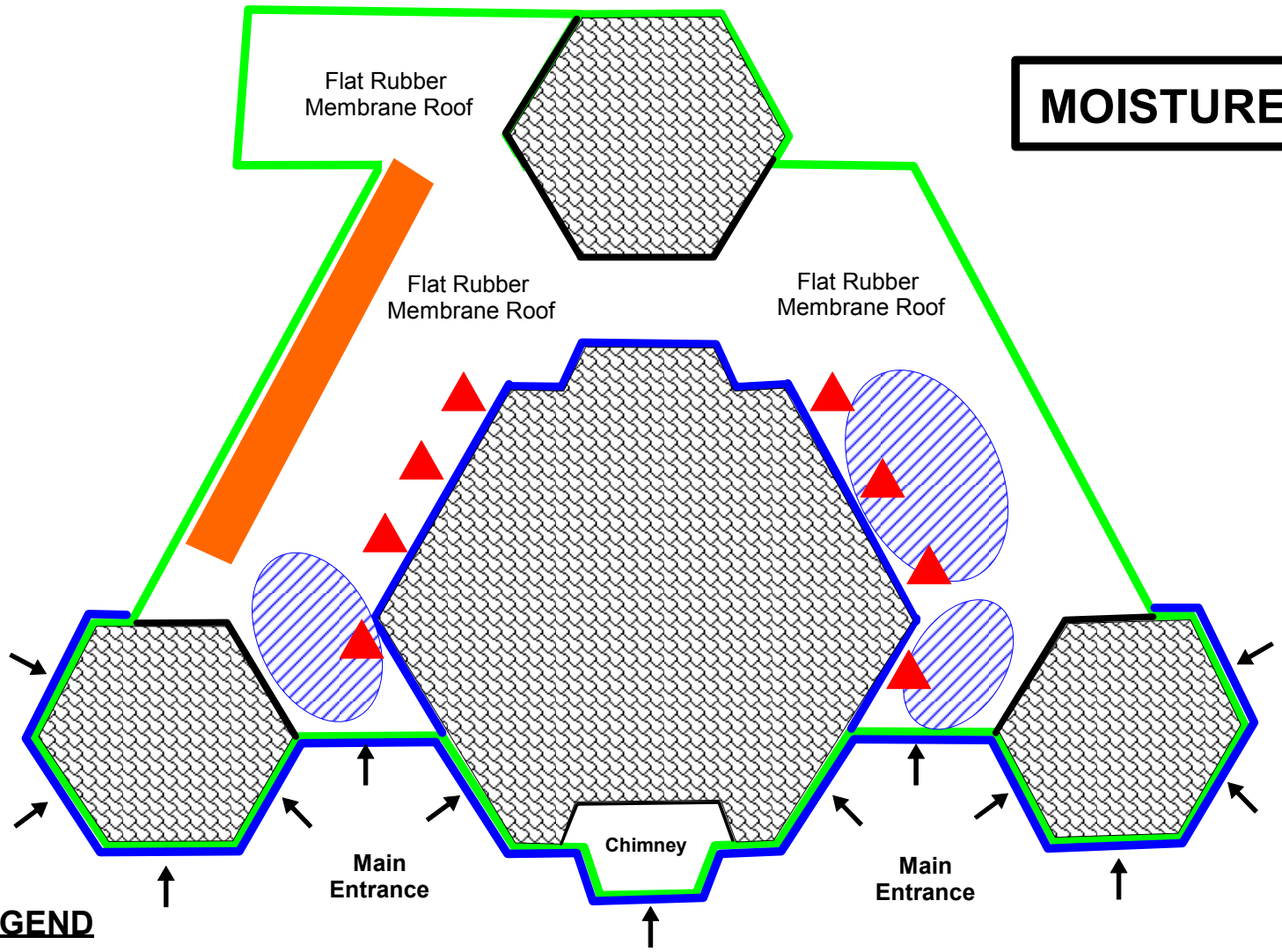
Survey Condition	Estimated Quantity	Unit		Unit Cost		Total Item
Clean Supply/Return Trunk Lines	225	LF	$	20.00	$	4,500.00
Minor Repair of AHU Box	1	EA	$	500.00	$	500.00
				Total =	**$**	**5,000.00**

5. HAZARDOUS MATERIALS:

Survey Condition	Estimated Quantity	Unit		Unit Cost		Total Item
Dispose of Hazmat if Building Demolished	1	LS	$	5,000.00	$	5,000.00
				Total =	**$**	**5,000.00**

DOVER PARK RECREATION CENTER BUILDING
EXTERIOR LAYOUT - PLAN VIEW

MOISTURE



LEGEND

= Location of visibly damaged asphalt roof shingles.

= Location of guttering clogged with leaves and debris, and locations of missing and/or disconnected downspouts.

= Location of water damged wood siding and window components.

= Location of standing water on the flat rubber membrane roof.

= Location of plant life and heavy accumulation of leaf debris on flat roof.

= Location of visibly damaged flat rubber membrane roof.

= Elevation of the exterior land surface including concrete apron may not be providing positive storm water drainage away from the building.

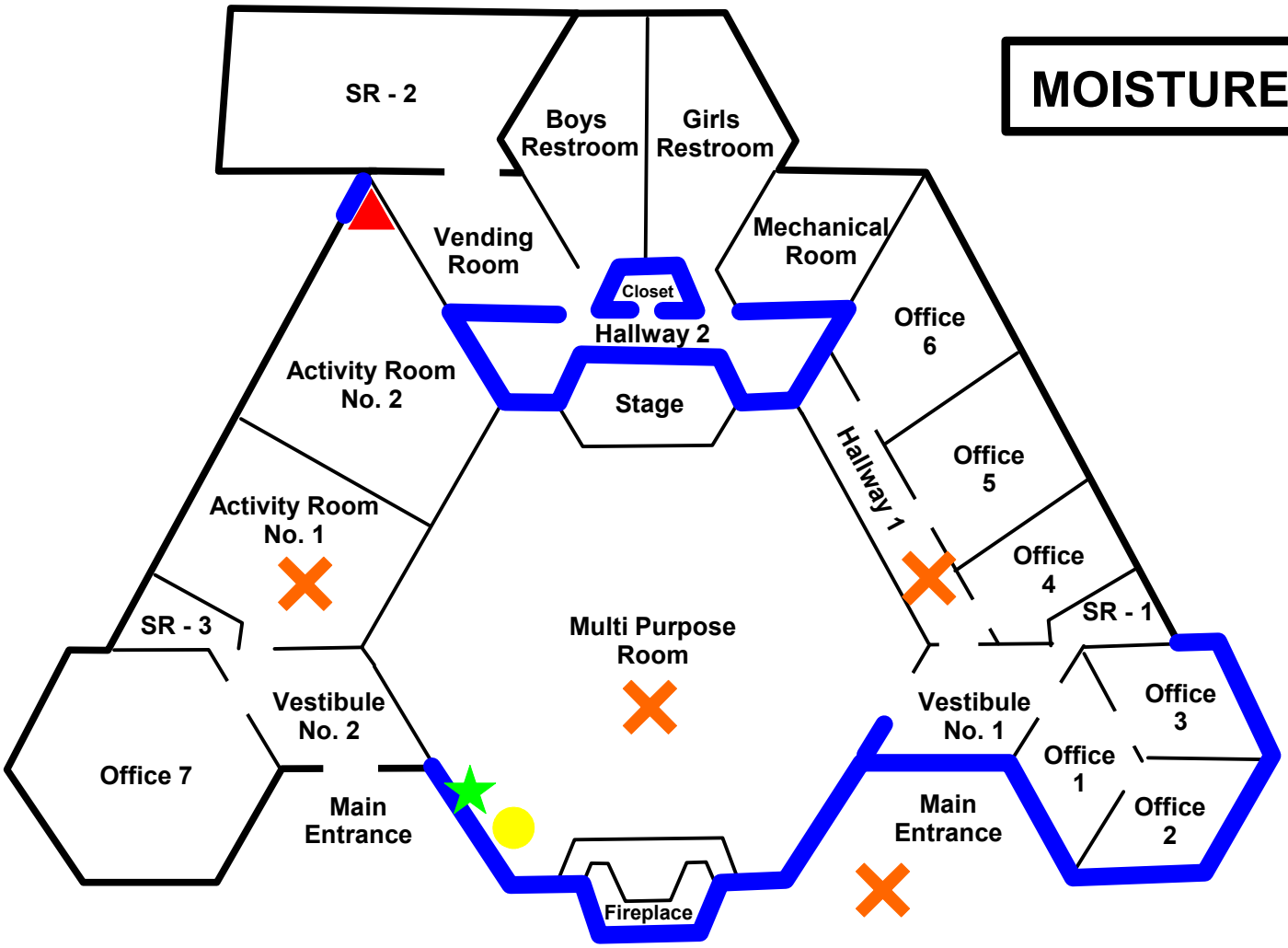
NOTE: This drawing is diagrammatic, not to scale or proportion.

Dover Park Recreation Center Building
1210 White Oak Road, Dover, Delaware 19901
Exterior Layout
Location of Observed Exterior Moisture Areas of Concern
May 6, 2013

COMPLIANCE ENVIRONMENTAL, INC.
Environmental Health & Safety Consultants
150 South Bradford Street, Dover, Delaware 19904
Phone: 302-674-4427 www.compliancecanhelp.com

CODPW-RecBldg-Ext-Moisture.srf

DOVER PARK RECREATION CENTER BUILDING
INTERIOR LAYOUT - PLAN VIEW



LEGEND

= Location of obvious visible staining consistent with the appearance of apparent moisture damage/infiltration along the approximate bottom 1 foot of the wood walls and around the wall mounted HVAC units and windows.

= Location of moisture stained ceiling tiles and bird/animal nest above ceiling.

= Location of surface tape lift sample (TL-1) collected on April 16, 2013. Laboratory indicated the presence of mold (i.e., Cladosporium species). This species can be prevalent in water damaged building materials.

= Location of bioaerosol samples collected on April 16, 2013. Laboratory results indicated the presence of airborne Aspergillus/Penicillium species all interior sample locations above the outdoor concentration. These fungal species are good indicators of water damage and can be prevalent in water damaged buildings.

= Location of standing water in ventilation chase.

NOTE: This drawing is diagrammatic, not to scale or proportion.

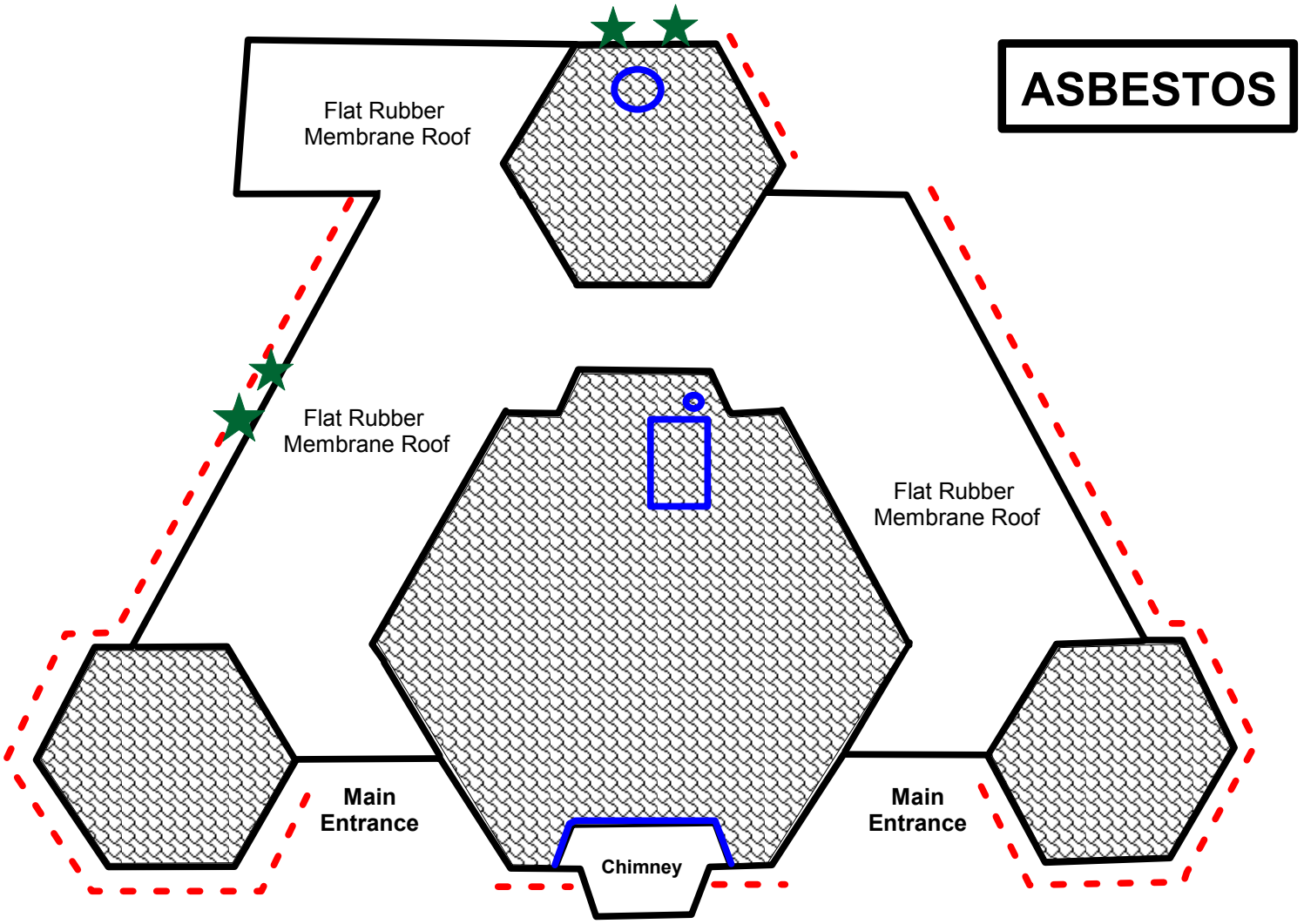
Dover Park Recreation Center Building
1210 White Oak Road, Dover, Delaware 19901
Interior Layout - First Floor
Location of Observed Interior Moisture Areas of Concern
May 3, 2013

COMPLIANCE ENVIRONMENTAL, INC.
Environmental Health & Safety Consultants
150 South Bradford Street, Dover, Delaware 19904
Phone: 302-674-4427 www.compliancecanhelp.com

CODPW-RecBldg-Int-Moisture.srf

DOVER PARK RECREATION CENTER BUILDING EXTERIOR

PLAN VIEW



LEGEND

= Asphalt Roof Shingle with Asbestos Flashing Tar (Approximately 25 Linear-Feet Total)

= Window Caulk. Window are Located on the First Floor (30 Windows Total). (Approximately 530 Linear-Feet Total)

= Door Caulk - 4 Locations. (Approximately 70 Linear-Feet Total)

= Pitched Shingle Roof

NOTE: This drawing is diagrammatic, not to scale or proportion.

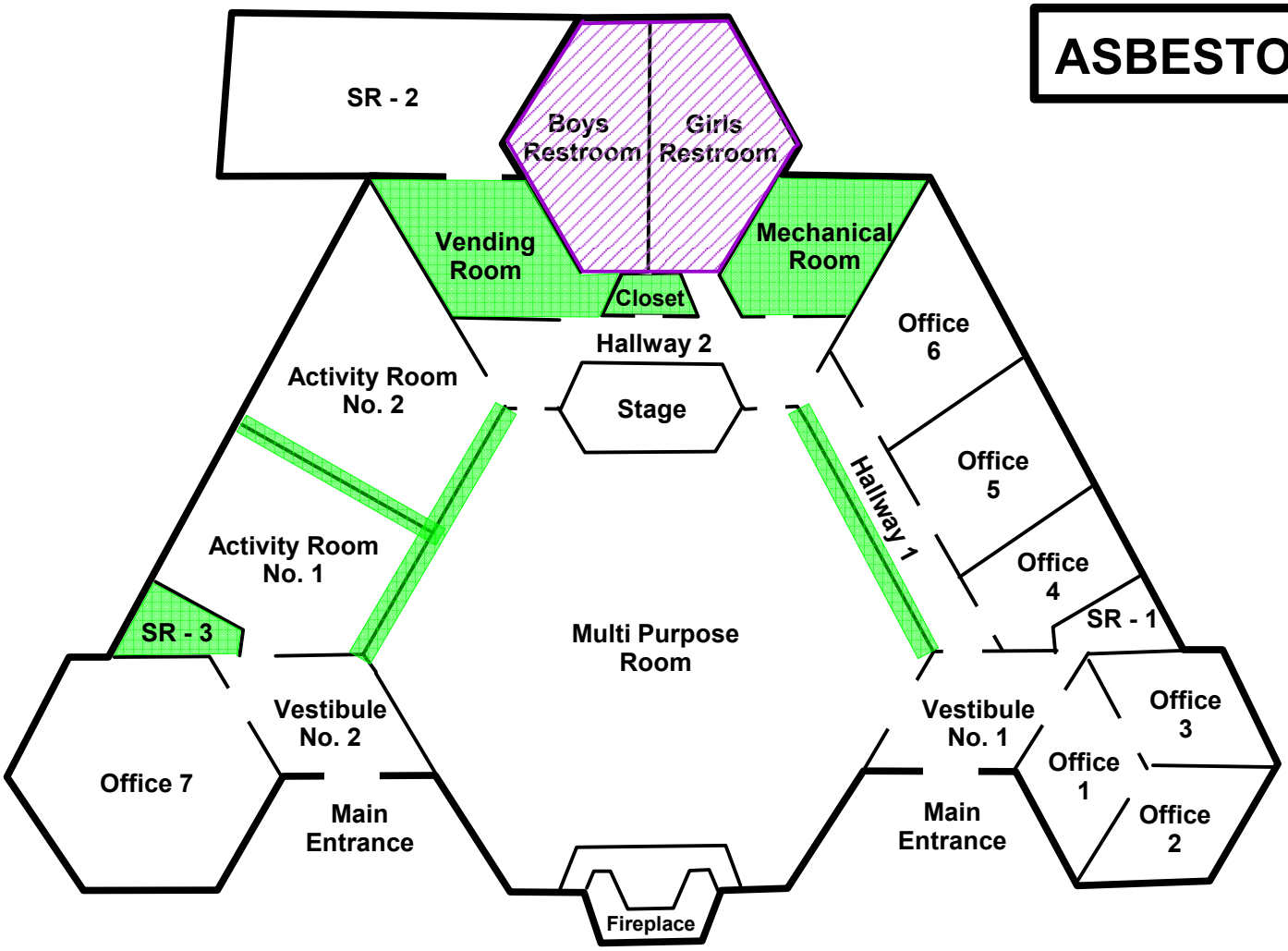
Dover Park Recreation Center Building
1210 White Oak Road, Dover, Delaware 19901
Exterior
Location of Asbestos-Containing Materials
May 6, 2013

COMPLIANCE ENVIRONMENTAL, INC.
Environmental Health & Safety Consultants
150 South Bradford Street, Dover, Delaware 19904
Phone: 302-674-4427 www.compliancecanhelp.com

CODPW-DPRCB-Ext-ACMLoc.srf

DOVER PARK RECREATION CENTER BUILDING
INTERIOR - FIRST FLOOR

PLAN VIEW



LEGEND

= Corrugated Transite Wall Panels (Approximately 750 Square-Feet)

= Joint Compound on Gypsum Board Walls and Ceilings (Approximately 2,800 Square-Feet)

NOTE: This drawing is diagrammatic, not to scale or proportion.

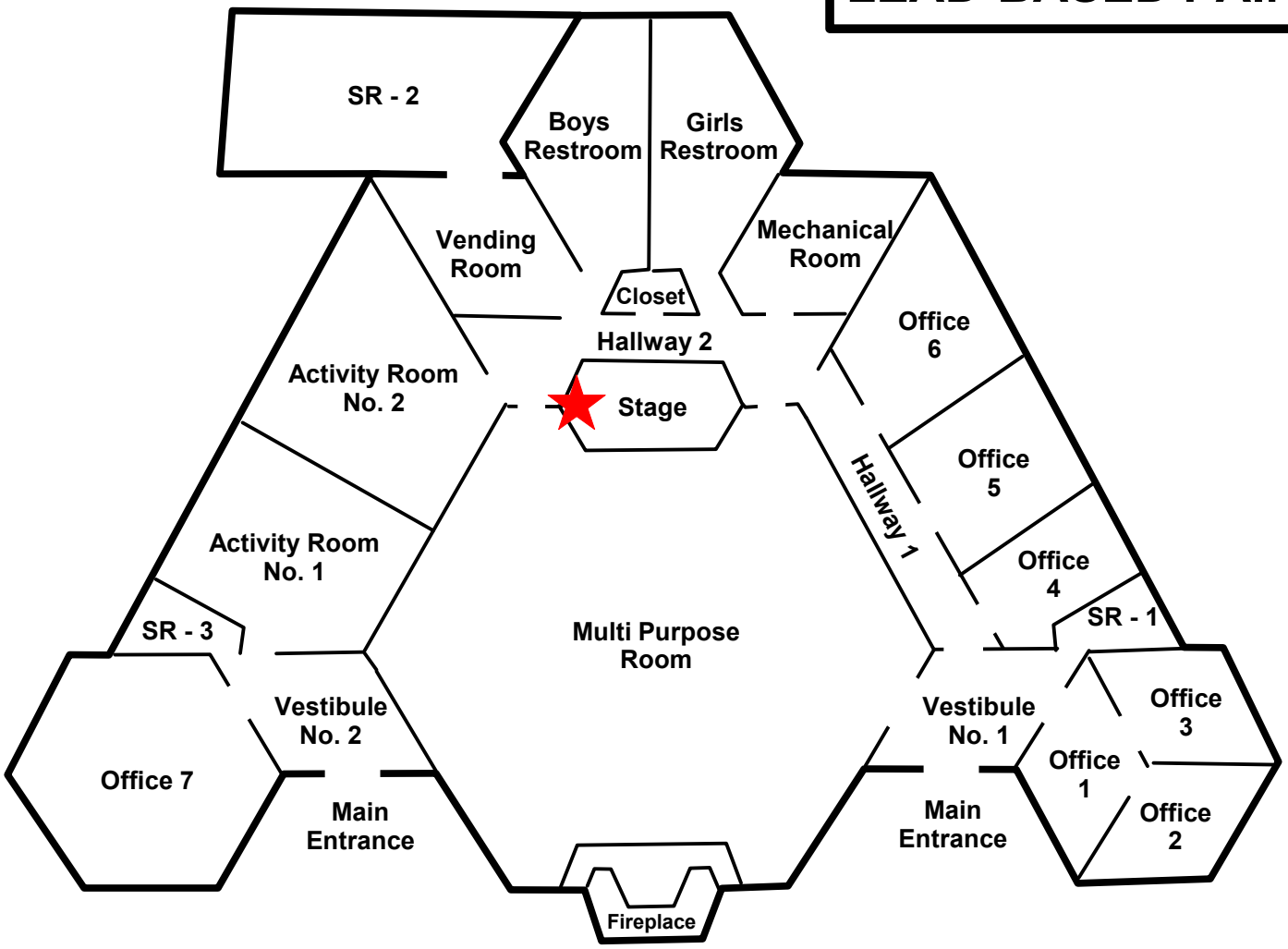
Dover Park Recreation Center Building
1210 White Oak Road, Dover, Delaware 19901
Interior - First Floor
Location of Asbestos-Containing Materials
May 6, 2013

COMPLIANCE ENVIRONMENTAL, INC.
Environmental Health & Safety Consultants
150 South Bradford Street, Dover, Delaware 19904
Phone: 302-674-4427 www.compliancecanhelp.com

CODPW-DPRCB-Int-ACMLoc.srf

DOVER PARK RECREATION CENTER BUILDING
INTERIOR LAYOUT - PLAN VIEW

LEAD-BASED PAINT



LEGEND

★ = Location of Intact Lead-Based Paint Identified on an Approximate 5 Foot by 3 Foot Black-Colored Metal Square Baluster Stair Rail Panel on Stage.

NOTE: This drawing is diagrammatic, not to scale or proportion.

Dover Park Recreation Center Building
1210 White Oak Road, Dover, Delaware 19901
Interior Layout - First Floor
Location of Lead-Based Paint
May 3, 2013

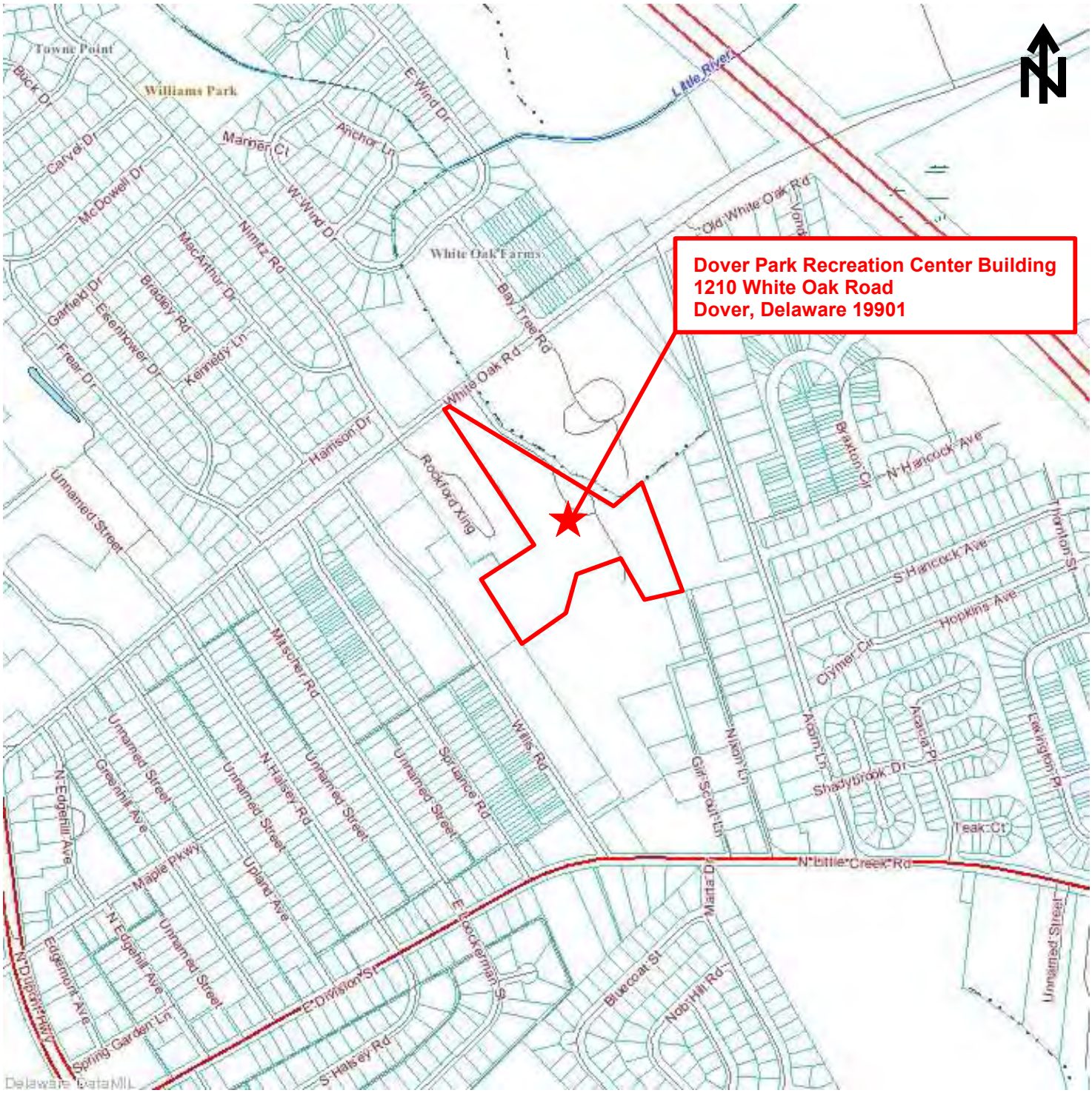
COMPLIANCE ENVIRONMENTAL, INC.
Environmental Health & Safety Consultants
150 South Bradford Street, Dover, Delaware 19904
Phone: 302-674-4427 www.compliancecanhelp.com

CODPW-RecBldg-Int-LBP-Loc.srf

ATTACHMENT B

Subject Property Location Map

DOVER PARK RECREATION CENTER BUILDING



NOTE: THIS DRAWING IS ADAPTED FROM A DELAWARE DATAMIL MAP. NOT TO SCALE.

LEGEND

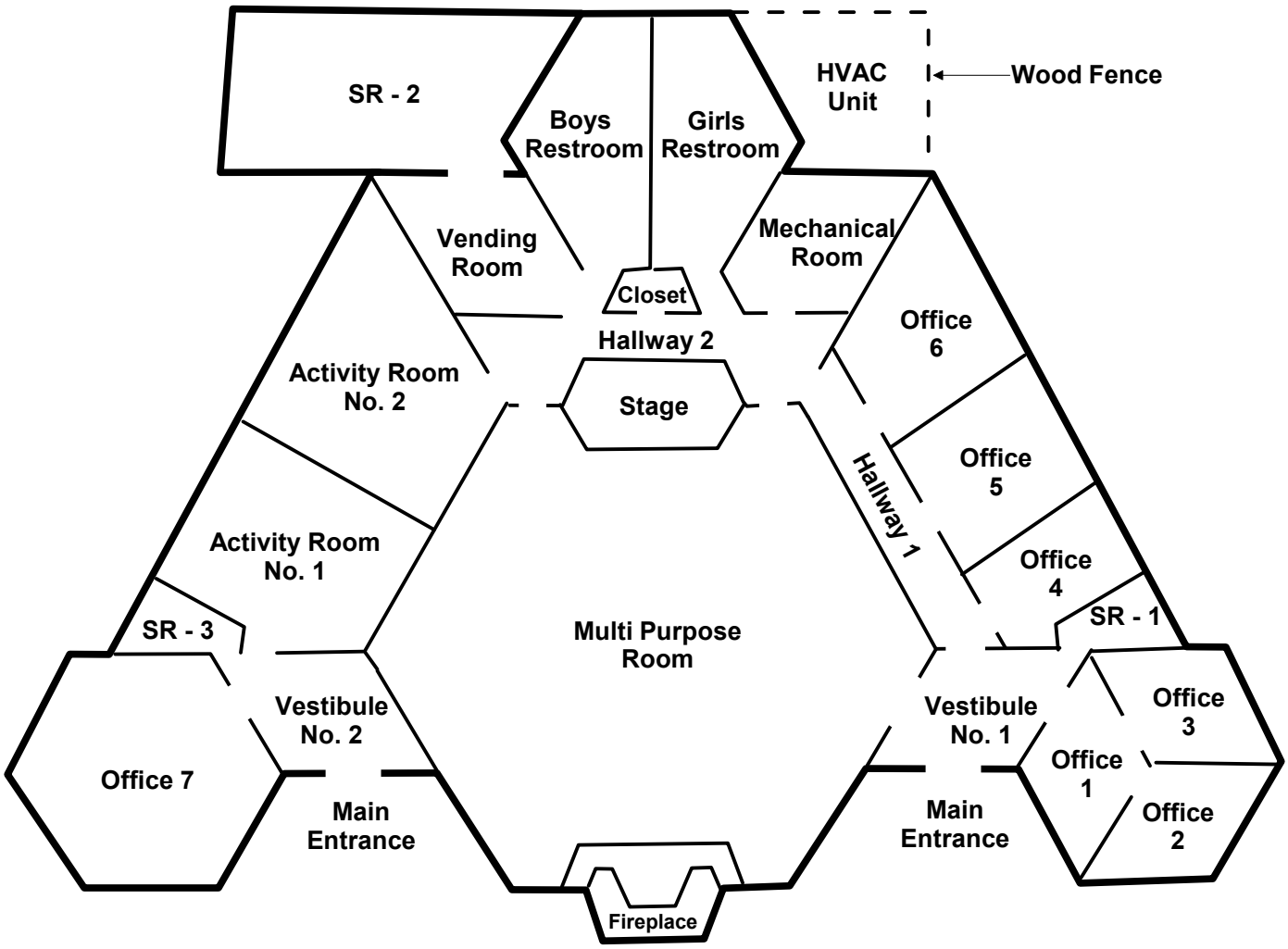
= Location of Dover Park Recreation Center Building
Tax Parcel No. 2-05-06815-01-0100-00001

Dover Park Recreation Center Building
1210 White Oak Road, Dover, Delaware 19901
Subject Property Location Map
May 3, 2013

COMPLIANCE ENVIRONMENTAL, INC.
Environmental Health & Safety Consultants
150 South Bradford Street, Dover, Delaware 19904
Phone: 302-674-4427 www.compliancecanhelp.com

CODPW-DPRCB-PLM.srf

DOVER PARK RECREATION CENTER BUILDING
INTERIOR LAYOUT - PLAN VIEW



NOTE: This drawing is diagrammatic, not to scale or proportion.

Dover Park Recreation Center Building
1210 White Oak Road, Dover, Delaware 19901
Interior Layout - First Floor
May 2, 2013

COMPLIANCE ENVIRONMENTAL, INC.
Environmental Health & Safety Consultants
150 South Bradford Street, Dover, Delaware 19904
Phone: 302-674-4427 www.compliancecanhelp.com

CODPW-RecBldg-Int-Layout.srf

ATTACHMENT C

Asbestos Building Inspection Summary Report

REPORT OF FINDINGS FROM AN ASBESTOS BUILDING INSPECTION

Dover Park Recreation Center Building
1210 White Oak Road,
Dover, Delaware 19901

FINAL REPORT DATE: May 6, 2013

Prepared for:

City of Dover Planning and Inspections
City Hall
15 East Loockerman Plaza
Dover, Delaware 19903
(302) 736-4217

Attention: Ms. Ann Marie Townshend, Director of Planning and Inspections

Prepared by:

Compliance Environmental, Inc.
150 South Bradford Street
Dover, Delaware 19904
302-674-4427

Asbestos Abatement Professional Service Firm No. PS-133

Anthony Konrad

Anthony E. Konrad
Certified Building Inspector No. 0185

TABLE OF CONTENTS

INTRODUCTION 1

PURPOSE 1

METHODS 2

LABORATORY RESULTS 3

ATTACHMENTS

Attachment A: Site Drawings Showing the Location of the Collected Samples.

Attachment B: Site Drawing Showing the Location of the Identified ACMs.

Attachment C: Analytical Report from EMSL.

INTRODUCTION

Date of Inspection: April 16, 2013

Type of Inspection: NESHAP

Client Name: The City of Dover

Property Address: 1210 White Oak Road, Dover, Delaware 19901 (See Appendix A)
Parcel No.2-05-06815-01-0100-00001

Construction Date: Original Building = 1974.
Southwest Storage Room Renovation = 1992
North Portion Office Renovation = 2007

Building Inspectors: Mr. Anthony E. Konrad (Certified Building Inspector No. 0185)
Mr. Jared P. Boesenberg (Certified Building Inspector No. 0229)

Building Description: The single story wood framed structure (approximately 6,150 Square-Feet) has a slab foundation, flat rubber membrane roof, elevated pitched asphalt shingle roofs, and a chimney.

PURPOSE

Compliance Environmental, Inc. was retained by Client to perform an inspection of the building to determine the presence of asbestos containing materials (ACMs). Therefore, bulk samples were collected from both interior and exterior suspect ACMs to determine the presence of ACM.

The above mentioned building has been inspected for asbestos containing materials in accordance with the Asbestos National Emissions Standards for Hazardous Air Pollutants (NESHAP) in 40 CFR Part 61, and the State of Delaware Regulations Governing the Control of Air Pollution, Regulation No. 21 Section 10. These regulations require building owners to inspect for the presence of ACM prior to renovations or demolition. The inspection was performed on April 16, 2013. Conditions described herein are accurate as of the date of this inspection.

METHODS

Homogenous sampling areas were identified and recorded for each building material assessed. A homogenous sampling area contains friable or non-friable material that is uniform in texture and appearance, was installed at one time, and is unlikely to consist of more than one type, or formulation of material.

Bulk samples were collected from accessible suspect ACMs to determine the presence of ACM. Bulk samples were collected in a randomly distributed manner that was representative of each of the homogeneous areas listed in Table 1. Please refer to Attachment A for a site drawing showing the location of the collected samples.

The samples were sent via overnight delivery to EMSL Analytical, Inc (EMSL), an independent analytical laboratory located in Cinnaminson, New Jersey, for asbestos analysis of bulk materials using Polarized Light Microscopy.

Table 1.
Homogeneous Sampling Areas.

Building Material	Location	Color	Laboratory Sample ID
INTERIOR			
Linoleum	Multi-Purpose Room	Brown/White	HA-1
Drywall	Vending Room	White	HA-2
Joint Compound	Vending Room	White	HA-3
1' x 1' Ceiling Tile	Vestibule No. 2	White	HA-4
Transite Wall Board	Boys Restroom	Gray	HA-5
Carpet Glue	Storage Room No. 1	Yellow	HA-6
Joint Compound	North Section Center Office	White	HA-14
Joint Compound	Storage Room No. 2	White	HA-15

Building Material	Location	Color	Laboratory Sample ID
EXTERIOR			
Shingle	Building Roof Cap	Black	HA-7
Shingle Mastic	Building Roof Cap	Black	HA-8
Felt Paper	Building Roof Cap	Black	HA-9
Flashing Tar	Chimney	Black	HA-10
Membrane Layer	Flat Roof	Black	HA-11
Felt Paper	Flat Roof	Black	HA-12
Window Caulk	First Floor Window	Gray/White	HA-13
Window Glazing	Elevated Roof Windows	White	HA-16
Galbestos	Roof Flashing	Silver	HA-17

The initial inspection was performed on April 16, 2013. Laboratory results for joint compound sampled in the Vending Room on April 16 which were presumed to be representative of joint compounds in the building indicate the presence of asbestos. On April 25, 2013, additional joint compound sampling was performed in previously renovated areas to confirm the extent of the asbestos joint compound. **The additional joint compound sampling was limited to the following areas:**

1. Southwest Storage Room Addition (Renovated in 1992).

2. North Portion Office Areas (Renovated 2007).

LABORATORY RESULTS

Laboratory analytical results indicate that the building materials listed below in Table 2 are ACMs (contain greater than one percent asbestos by weight). Also, please refer to Attachment B for site drawings showing the location of the identified ACMs.

Table 2.
Summary of Asbestos-Containing Materials.

Building Material	Location	Color	Friability	Approximate Quantity	Laboratory Sample ID	Laboratory Result
INTERIOR						
Joint Compound	Located on Gypsum Board Walls and/or Ceilings inside the Multi Purpose Room, Activity Room 3, Vending Room, Mechanical Room, Storage Rooms 1 and 3, and Custodial Closet	White	Friable	2,800 SF	HA-3	2 % Chrysotile
Corrugated Transite Panel	Boys and Girls Restrooms	Gray	Non-Friable	750 SF	HA-5	25 % Chrysotile
EXTERIOR						
Flashing Tar	Located on Roof Shingle and metal flashing	Black	Non-Friable	25 LF	HA-10	10 % Chrysotile
Window Caulk	Located on the first floor Perimeter of the Building	Black	Non-Friable	530 LF (30 Windows Locations)	HA-13	4 % Chrysotile
Door Caulk	Located on the West and South sides of the Building.	Black	Non-Friable	70 LF (4 Door Locations Total)		

NOTE: ***LF-Linear Feet; SF-Square Feet***

Laboratory analytical results indicate that all other sampled materials (not listed in Table 2) are not ACMs (i.e., contain equal to or less than one percent asbestos by weight). Please refer to Attachments C for the asbestos laboratory analytical reports.

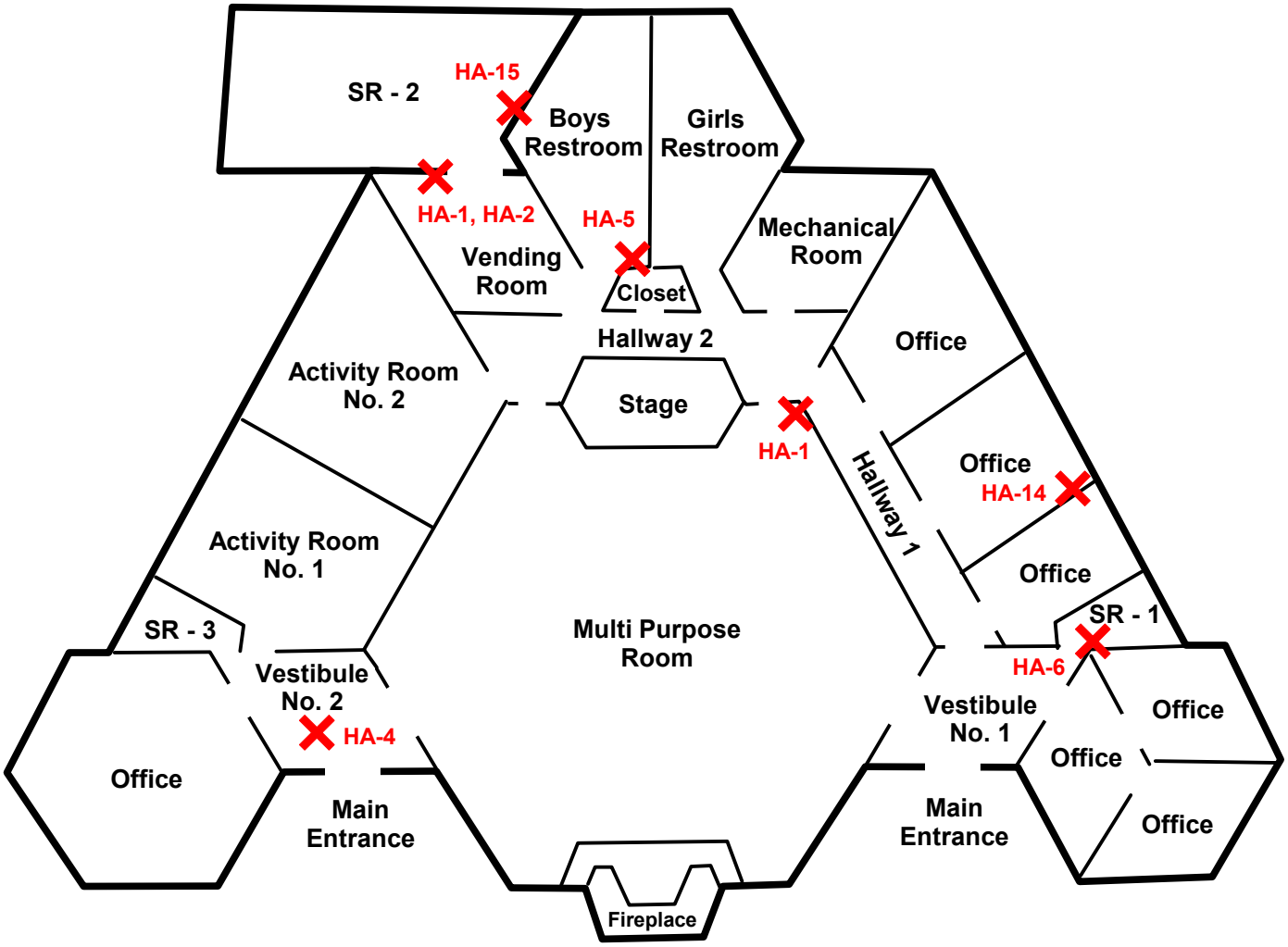
Suspected ACM may be located in concealed and inaccessible areas such as wall cavities, below ground level, and other hidden spaces. However, no destructive investigation was performed during this Inspection to gain access to these hidden spaces and inspect them for suspect ACM.

ATTACHMENT A

Site Drawings Showing the Location of the Collected Samples

DOVER PARK RECREATION CENTER BUILDING
INTERIOR - FIRST FLOOR SAMPLE LOCATIONS

PLAN VIEW



LEGEND

= Location of Suspect Asbestos-Containing Materials Collected on April 16, 2013.

NOTE: This drawing is diagrammatic, not to scale or proportion.

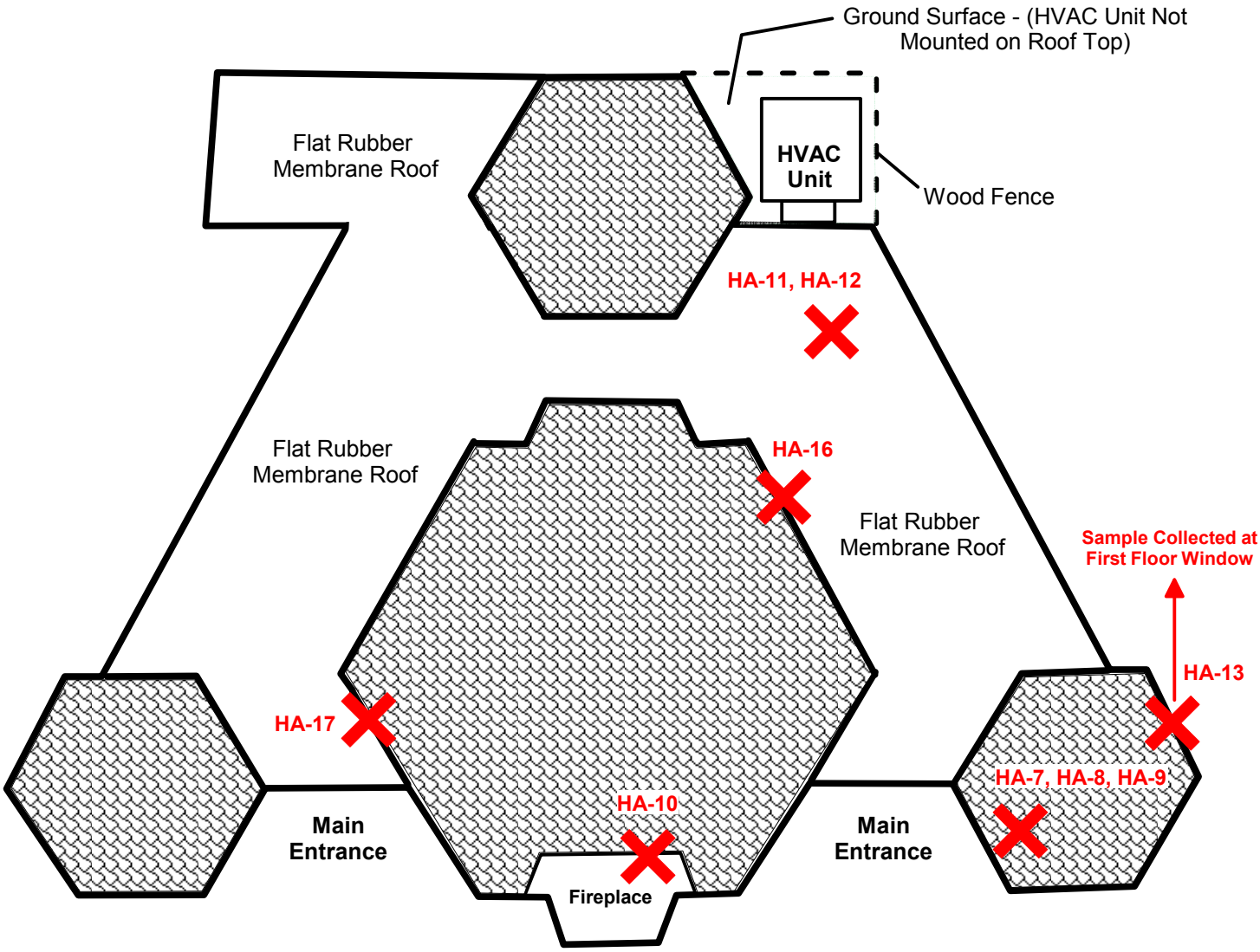
Dover Park Recreation Center Building
1210 White Oak Road, Dover, Delaware 19901
Interior - First Floor
Suspect Asbestos Sample Locations
May 1, 2013

COMPLIANCE ENVIRONMENTAL, INC.
Environmental Health & Safety Consultants
150 South Bradford Street, Dover, Delaware 19904
Phone: 302-674-4427 www.compliancecanhelp.com

CODPW-DPRCB-Int-ACMSampLoc.srf

DOVER PARK RECREATION CENTER BUILDING
EXTERIOR - SAMPLE LOCATIONS

PLAN VIEW



LEGEND

= Location of Suspect Asbestos-Containing Materials Collected on April 16, 2013.

= Pitched Shingle Roof

NOTE: This drawing is diagrammatic, not to scale or proportion.

Dover Park Recreation Center Building
1210 White Oak Road, Dover, Delaware 19901
Exterior
Suspect Asbestos Sample Locations
May 1, 2013

COMPLIANCE ENVIRONMENTAL, INC.
Environmental Health & Safety Consultants
150 South Bradford Street, Dover, Delaware 19904
Phone: 302-674-4427 www.compliancecanhelp.com

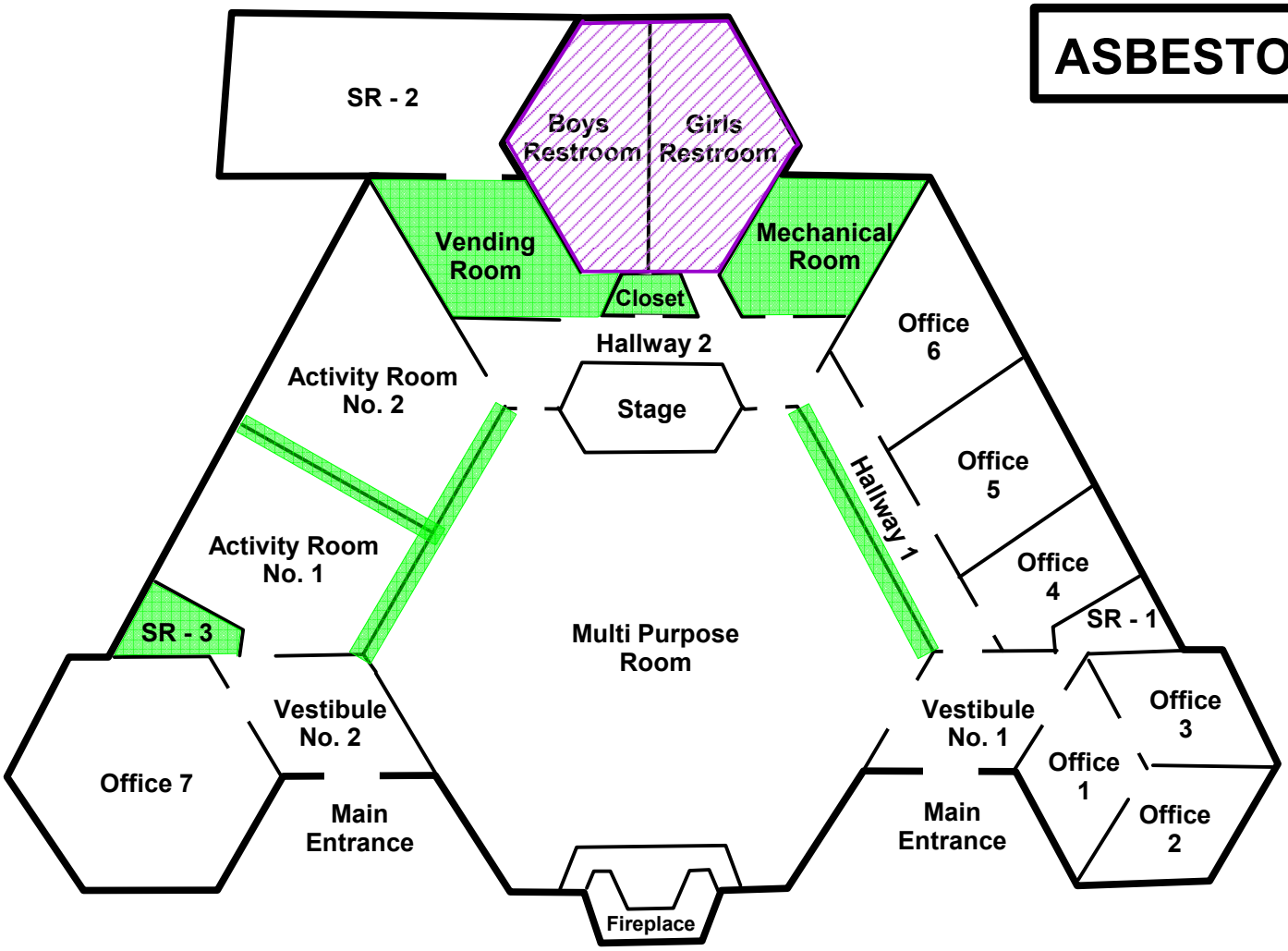
CODPW-DPRCB-Ext-ACMSampLoc.srf

ATTACHMENT B

Site Drawing Showing the Location of the Identified ACM

DOVER PARK RECREATION CENTER BUILDING
INTERIOR - FIRST FLOOR

PLAN VIEW



LEGEND

= Corrugated Transite Wall Panels (Approximately 750 Square-Feet)

= Joint Compound on Gypsum Board Walls and Ceilings (Approximately 2,800 Square-Feet)

NOTE: This drawing is diagrammatic, not to scale or proportion.

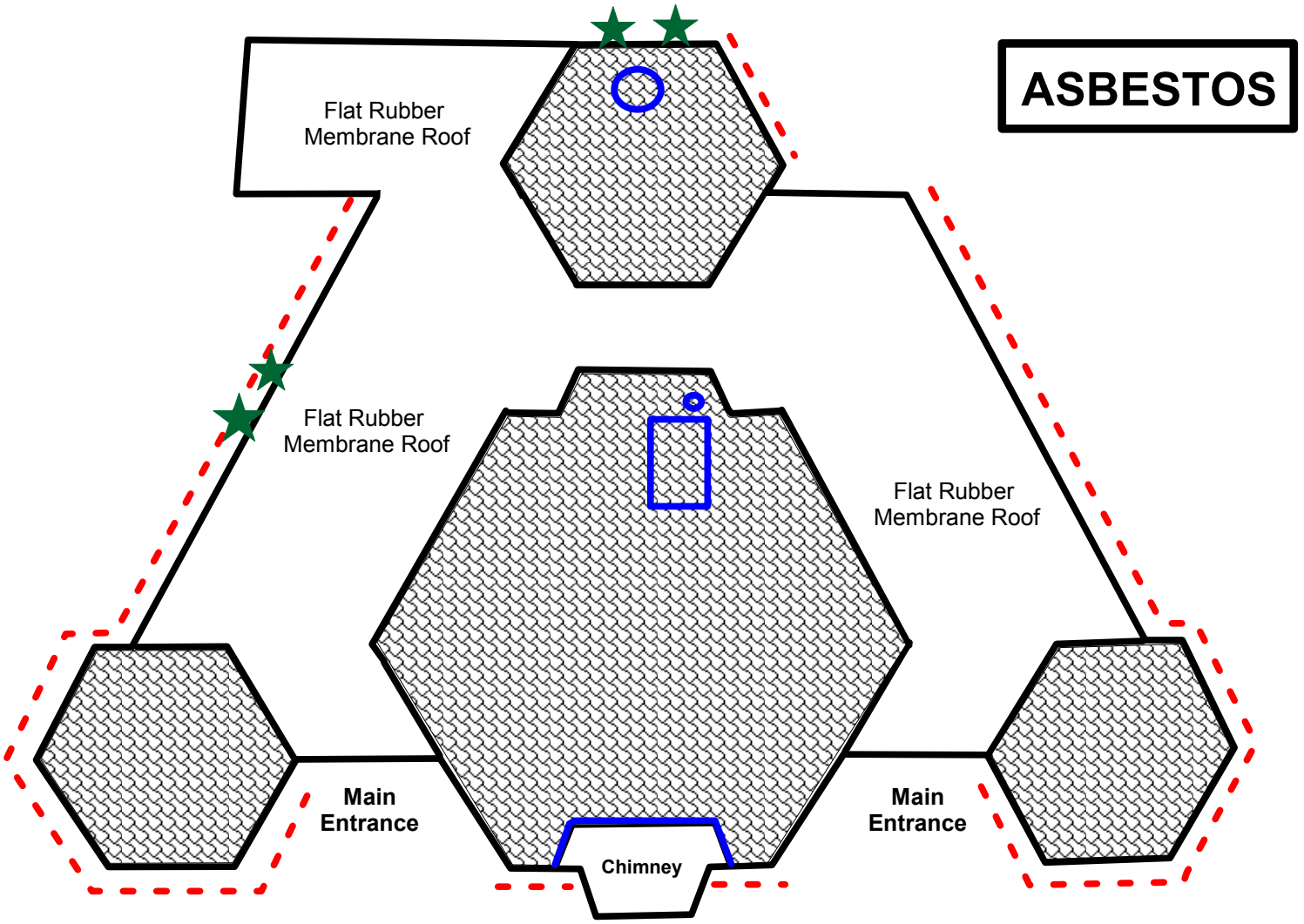
Dover Park Recreation Center Building
1210 White Oak Road, Dover, Delaware 19901
Interior - First Floor
Location of Asbestos-Containing Materials
May 6, 2013

COMPLIANCE ENVIRONMENTAL, INC.
Environmental Health & Safety Consultants
150 South Bradford Street, Dover, Delaware 19904
Phone: 302-674-4427 www.compliancecanhelp.com

CODPW-DPRCB-Int-ACMLoc.srf

DOVER PARK RECREATION CENTER BUILDING EXTERIOR

PLAN VIEW



LEGEND

= Asphalt Roof Shingle with Asbestos Flashing Tar (Approximately 25 Linear-Feet Total)

= Window Caulk. Window are Located on the First Floor (30 Windows Total). (Approximately 530 Linear-Feet Total)

= Door Caulk - 4 Locations. (Approximately 70 Linear-Feet Total)

= Pitched Shingle Roof

NOTE: This drawing is diagrammatic, not to scale or proportion.

Dover Park Recreation Center Building
1210 White Oak Road, Dover, Delaware 19901
Exterior
Location of Asbestos-Containing Materials
May 6, 2013

COMPLIANCE ENVIRONMENTAL, INC.
Environmental Health & Safety Consultants
150 South Bradford Street, Dover, Delaware 19904
Phone: 302-674-4427 www.compliancecanhelp.com

CODPW-DPRCB-Ext-ACMLoc.srf

ATTACHMENT C

Analytical Report from EMSL

EMSL Analytical, Inc.
200 Route 130 North, Cinnaminson, NJ 08077
Phone/Fax: (800) 220-3675 / (856) 786-5974
http://www.emsl.com cinnasblab@EMSL.com

EMSL Order:	041309544
CustomerID:	COEN80
CustomerPO:	
ProjectID:	

Attn: **Val De Rocili**
Compliance Environmental, Inc.
150 South Bradford Street
Dover, DE 19904

Phone:	(302) 674-4427
Fax:	(302) 674-4429
Received:	04/17/13 9:20 AM
Analysis Date:	4/23/2013
Collected:	4/16/2013

Project: **COD- RECREATION CENTER BUILDING**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 and/or EPA 600/M4-82-020 Method(s) using Polarized Light Microscopy

			Non-Asbestos			Asbestos	
Sample	**Description**	**Appearance**	**%**	**Fibrous**	**% Non-Fibrous**	**%**	**Type**
HA-1 *041309544-0001*	MULTI PURPOSE ROOM-INTERIOR - LINOLEUM-BROWN/ WHITE	Brown/Tan/White Non-Fibrous Homogeneous			100% Non-fibrous (other)		**None Detected**
HA-2 *041309544-0002*	VENDING ROOM-INTERIOR - DRYWALL-WHITE	White Fibrous Homogeneous	10%	Cellulose	90% Non-fibrous (other)		**None Detected**
HA-3 *041309544-0003*	VENDING ROOM-INTERIOR - JOINT COMPOUND-WHITE	White Non-Fibrous Homogeneous			98% Non-fibrous (other)	**2%**	**Chrysotile**
HA-4 *041309544-0004*	VESTIBULE #2-INTERIOR - CEILING TILE-WHITE	Gray/White Fibrous Homogeneous	60% 20%	Cellulose Min. Wool	20% Non-fibrous (other)		**None Detected**
HA-5 *041309544-0005*	BOYS RESTROOM-INTERIOR - TRANSITE WALL- WHITE	Gray Fibrous Homogeneous			75% Non-fibrous (other)	**25%**	**Chrysotile**

Analyst(s)

Andrew Castellano (13)

Stephen Siegel, CIH, Laboratory Manager
or other approved signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This 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. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Samples received in good condition unless otherwise noted. Estimated accuracy, precision and uncertainty data available upon request. Reporting limit is 1%

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA-LAP, LLC-IHLAP Lab 100194, NYS ELAP 10872, NJ DEP 03036

Initial report from 04/23/2013 09:42:18

EMSL Analytical, Inc.
200 Route 130 North, Cinnaminson, NJ 08077
Phone/Fax: (800) 220-3675 / (856) 786-5974
http://www.emsl.com cinnasblab@EMSL.com

EMSL Order:	041309544
CustomerID:	COEN80
CustomerPO:	
ProjectID:	

Attn: **Val De Rocili**
Compliance Environmental, Inc.
150 South Bradford Street
Dover, DE 19904

Phone:	(302) 674-4427
Fax:	(302) 674-4429
Received:	04/17/13 9:20 AM
Analysis Date:	4/23/2013
Collected:	4/16/2013

Project: **COD- RECREATION CENTER BUILDING**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 and/or EPA 600/M4-82-020 Method(s) using Polarized Light Microscopy

			Non-Asbestos				Asbestos	
Sample	**Description**	**Appearance**	**%**	**Fibrous**	**%**	**Non-Fibrous**	**%**	**Type**
HA-6 *041309544-0006*	STORAGE ROOM 1- INTERIOR - CARPET GLUE- YELLOW	Yellow Non-Fibrous Homogeneous			100%	Non-fibrous (other)		**None Detected**
HA-7 *041309544-0007*	BUILDING- EXTERIOR - ROOF SHINGLE- BLACK	Brown/Black Fibrous Homogeneous	15%	Glass	85%	Non-fibrous (other)		**None Detected**
HA-8 *041309544-0008*	BUILDING- EXTERIOR - ROOF SHINGLE MASTIC- BLACK	Black Non-Fibrous Homogeneous			100%	Non-fibrous (other)		**None Detected**
HA-9 *041309544-0009*	BUILDING- EXTERIOR - ROOF FELT PAPER- BLACK	Black Fibrous Homogeneous	75%	Cellulose	25%	Non-fibrous (other)		**None Detected**
HA-10 *041309544-0010*	BUILDING- EXTERIOR - ROOF FLASHING TAR- BLACK	Black Fibrous Homogeneous			90%	Non-fibrous (other)	**10%**	**Chrysotile**
HA-11 *041309544-0011*	BUILDING ROOF- EXTERIOR - RUBBER ROOF MEMBRANE- BLACK	Black Fibrous Homogeneous	30%	Synthetic	70%	Non-fibrous (other)		**None Detected**

Analyst(s)

Andrew Castellano (13)

Stephen Siegel, CIH, Laboratory Manager
or other approved signatory

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Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA-LAP, LLC-IHLAP Lab 100194, NYS ELAP 10872, NJ DEP 03036

Initial report from 04/23/2013 09:42:18

EMSL Analytical, Inc.
200 Route 130 North, Cinnaminson, NJ 08077
Phone/Fax: (800) 220-3675 / (856) 786-5974
http://www.emsl.com cinnasblab@EMSL.com

EMSL Order:	041309544
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Dover, DE 19904

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Received:	04/17/13 9:20 AM
Analysis Date:	4/23/2013
Collected:	4/16/2013

Project: **COD- RECREATION CENTER BUILDING**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 and/or EPA 600/M4-82-020 Method(s) using Polarized Light Microscopy

			Non-Asbestos				Asbestos	
Sample	**Description**	**Appearance**	**%**	**Fibrous**	**%**	**Non-Fibrous**	**%**	**Type**
HA-12 *041309544-0012*	BUILDING ROOF-EXTERIOR - ROOF DECK FELT PAPER-BLACK	Brown Fibrous Homogeneous	85% 10%	Cellulose Glass	5%	Non-fibrous (other)		**None Detected**
HA-13 *041309544-0013*	FF BUILDING WINDOWS-EXTERIOR - WINDOW CAULK- BLACK	Black Non-Fibrous Homogeneous			96%	Non-fibrous (other)	**4%**	**Chrysotile**

Analyst(s)

Andrew Castellano (13)

Stephen Siegel, CIH, Laboratory Manager
or other approved signatory

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http://www.emsl.com cinnasblab@EMSL.com

EMSL Order:	041310594
CustomerID:	COEN80
CustomerPO:	
ProjectID:	

Attn: **Val De Rocili**
Compliance Environmental, Inc.
150 South Bradford Street
Dover, DE 19904

Phone:	(302) 674-4427
Fax:	(302) 674-4429
Received:	04/26/13 9:10 AM
Analysis Date:	4/30/2013
Collected:	4/25/2013

Project: **COD-Recreation Center Building**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 and/or EPA 600/M4-82-020 Method(s) using Polarized Light Microscopy

			Non-Asbestos		Asbestos	
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**%**	**Type**
HA-14 *041310594-0001*	North Center Office-Interior - Joint Compound	White Non-Fibrous Homogeneous		100% Non-fibrous (other)		**None Detected**
HA-15 *041310594-0002*	Storage Room 2-Interior - Joint Compound	White Non-Fibrous Homogeneous		100% Non-fibrous (other)		**None Detected**
HA-16 *041310594-0003*	North Roof Windows-Exterior - Window Glaze	Gray/White Non-Fibrous Homogeneous		100% Non-fibrous (other)		**None Detected**
HA-17 *041310594-0004*	South Roof Window Flashing-Exterior - Galbestos	Black/Silver Non-Fibrous Homogeneous		100% Non-fibrous (other)	**<1%**	**Chrysotile**

Analyst(s)

Anne Paul (4)

Stephen Siegel, CIH, Laboratory Manager
or other approved signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This 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. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Samples received in good condition unless otherwise noted. Estimated accuracy, precision and uncertainty data available upon request. Reporting limit is 1%

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA-LAP, LLC-IHLAP Lab 100194, NYS ELAP 10872, NJ DEP 03036

Initial report from 04/30/2013 08:18:21

THIS IS THE LAST PAGE OF THE REPORT.

041309544

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Asbestos Chain of Custody

EMSL Order Number (*Lab Use Only*): 041309544

200 ROUTE 130 NORTH
CINNAMINSON, NJ 08077
PHONE: (856) 858-4800
FAX: (856) 858-4960

Company : Compliance Environmental, Inc (COEN80)	**EMSL-Bill to:** ☒ Same ☐ Different If Bill to is Different note instructions in Comments** *Third Party Billing requires written authorization from third party*
Street: 150 S. Bradford Street	
City: Dover / **State/Province: DE**	**Zip/Postal Code: 19904** / **Country: USA**
Report To (Name): Val De Rocili	**Fax #: 302-674-4429**
Telephone #: 302-674-4427	**Email Address: vderocili@compliancecanhelp.com**
Project Name/Number: COD - Recreation Center Building	
Please Provide Results: ☐ Fax ☒ Email / **Purchase Order:**	**U.S. State Samples Taken: DE**

Turnaround Time (TAT) Options* – Please Check

☐ 3 Hour ☐ 6 Hour ☐ 24 Hour ☐ 48 Hour ☐ 72 Hour ☐ 96 Hour ☒ 1 Week ☐ 2 Week

*For TEM Air 3 hr through 6 hr, please call ahead to schedule.*There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.

PCM - Air
- ☐ NIOSH 7400
- ☐ w/ OSHA 8hr. TWA

PLM - Bulk (reporting limit)
- ☒ PLM EPA 600/R-93/116 (<1%)
- ☐ PLM EPA NOB (<1%)

Point Count
- ☐ 400 (<0.25%) ☐ 1000 (<0.1%)

Point Count w/Gravimetric
- ☐ 400 (<0.25%) ☐ 1000 (<0.1%)
- ☐ NYS 198.1 (friable in NY)
- ☐ NYS 198.6 NOB (non-friable-NY)
- ☐ NIOSH 9002 (<1%)

TEM – Air ☐ **4-4.5hr TAT (AHERA only)**
- ☐ AHERA 40 CFR, Part 763
- ☐ NIOSH 7402
- ☐ EPA Level II
- ☐ ISO 10312

TEM - Bulk
- ☐ TEM EPA NOB
- ☐ NYS NOB 198.4 (non-friable-NY)
- ☐ Chatfield SOP
- ☐ TEM Mass Analysis-EPA 600 sec. 2.5

TEM – Water: EPA 100.2
- Fibers >10μm ☐ Waste ☐ Drinking
- All Fiber Sizes ☐ Waste ☐ Drinking

TEM- Dust
- ☐ Microvac - ASTM D 5755
- ☐ Wipe - ASTM D6480
- ☐ Carpet Sonication (EPA 600/J-93/167)

Soil/Rock/Vermiculite
- ☐ PLM CARB 435 - A (0.25% sensitivity)
- ☐ PLM CARB 435 - B (0.1% sensitivity)
- ☐ TEM CARB 435 - B (0.1% sensitivity)
- ☐ TEM CARB 435 - C (0.01% sensitivity)
- ☐ EPA Protocol (Semi-Quantitative)
- ☐ EPA Protocol (Quantitative)

Other:
- ☐

☐ **Check For Positive Stop – Clearly Identify Homogenous Group**

Samplers Name: Jared Boesenberg / **Samplers Signature:** Jared Boesenberg

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
HA-1	Linoleum - Multi purpose Room - Interior	Brown / White	4/16/13
HA-2	Drywall - Vending Room - Interior	White	4/16/13
HA-3	Joint Compound - Vending Room - Interior	White	4/16/13
HA-4	Ceiling Tile - Vestibule #2 - Interior	White	4/16/13
HA-5	Transite Wall - Boys Restroom - Interior	White	4/16/13
HA-6	Carpet Glue - Storage Room 1 - Interior	Yellow	4/16/13
HA-7	Roof Shingle - Building - Exterior	Black	4/16/13
HA-8	Roof Shingle Mastic - Building - Exterior	Black	4/16/13

RECEIVED CINNAMINSON, N.J. APR 17 A 11:02

Client Sample # (s): HA-1 - HA-13 **Total # of Samples:** 13

Relinquished (Client): Jared Boesenberg **Date:** 4/16/13 **Time:** 1700

Received (Lab): VC EMSL 17 **Date:** 4-17-13 **Time:** 9:20

Comments/Special Instructions:

13

041309544

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Asbestos Chain of Custody

EMSL Order Number *(Lab Use Only)*:

041309544

EMSL ANALYTICAL, INC.
200 ROUTE 130 NORTH
CINNAMINSON, NJ 08077
PHONE: (856) 858-4800
FAX: (856) 858-4960

Additional Pages of the Chain of Custody are only necessary if needed for additional sample information

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
HA-9	Roof Felt Paper - Building - Exterior	Black	4/16/13
HA-10	Roof Flashing Tar - Building - Exterior	Black	4/16/13
HA-11	Rubber Roof Membrane - Building Roof - Exterior	Black	4/16/13
HA-12	Roof Deck Felt Paper - Building Roof - Exterior	Black	4/16/13
HA-13	Window Caulk - FF Building Windows - Exterior	Black	4/16/13

RECEIVED
EMSL
CINNAMINSON, N.J.
2013 APR 17 A 11:02

***Comments/Special Instructions: FF = First Floor**

COD - Recreation Center Building

041310594

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Asbestos Chain of Custody

EMSL Order Number *(Lab Use Only)*: 041310594

200 Route 130 North
Cinnaminson, NJ 08077
Phone: (856) 858-4800
Fax: (856) 858-4960

EMSL-Bill to: ☒ Same ☐ Different
If Bill to is Different note instructions in Comments**

Third Party Billing requires written authorization from third party

Company : Compliance Environmental, Inc (COEN80)			
Street: 150 S. Bradford Street			
City: Dover	**State/Province: DE**	**Zip/Postal Code: 19904**	**Country: USA**
Report To (Name): Val De Rocili		**Fax #: 302-674-4429**	
Telephone #: 302-674-4427		**Email Address: vderocili@compliancecanhelp.com**	
Project Name/Number: COD - Recreation Center Building			
Please Provide Results: ☐ Fax ☒ Email	**Purchase Order:**	**U.S. State Samples Taken: DE**	

Turnaround Time (TAT) Options* – Please Check

☐ 3 Hour ☐ 6 Hour ☐ 24 Hour ☐ 48 Hour ☒ 72 Hour ☐ 96 Hour ☐ 1 Week ☐ 2 Week

*For TEM Air 3 hr through 6 hr, please call ahead to schedule.*There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.*

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- ☐ w/ OSHA 8hr. TWA

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Point Count w/Gravimetric
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- ☐ NIOSH 9002 (<1%)

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- ☐ AHERA 40 CFR, Part 763
- ☐ NIOSH 7402
- ☐ EPA Level II
- ☐ ISO 10312

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- ☐ TEM EPA NOB
- ☐ NYS NOB 198.4 (non-friable-NY)
- ☐ Chatfield SOP
- ☐ TEM Mass Analysis-EPA 600 sec. 2.5

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- Fibers >10µm ☐ Waste ☐ Drinking
- All Fiber Sizes ☐ Waste ☐ Drinking

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- ☐ Wipe - ASTM D6480
- ☐ Carpet Sonication (EPA 600/J-93/167)

Soil/Rock/Vermiculite
- ☐ PLM CARB 435 - A (0.25% sensitivity)
- ☐ PLM CARB 435 - B (0.1% sensitivity)
- ☐ TEM CARB 435 - B (0.1% sensitivity)
- ☐ TEM CARB 435 - C (0.01% sensitivity)
- ☐ EPA Protocol (Semi-Quantitative)
- ☐ EPA Protocol (Quantitative)

Other:
- ☐

☐ **Check For Positive Stop – Clearly Identify Homogenous Group**

Samplers Name: Jared Boesenberg **Samplers Signature:** [signature]

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
HA-14	Joint Compound - North Center Office - Interior	White	4/25/13
HA-15	Joint Compound - Storage Room 2 - Interior	White	4/25/13
HA-16	Window Glaze - North Roof Windows - Exterior	White	4/25/13
HA-17	Galbestos - South Roof Window Flashing - Exterior	Silver	4/25/13

Client Sample # (s): HA-1 - HA-4 **Total # of Samples:** 4

Relinquished (Client): [signature] **Date:** 4/25/13 **Time:** 1700

Received (Lab): AIC EMSL FX **Date:** 4/26/13 **Time:** 9:10A

Comments/Special Instructions:

4

ATTACHMENT D

Lead-Based Paint Inspection Summary Report

LEAD PAINT INSPECTION REPORT

REPORT NUMBER: S#01191 - 04/16/13 10:28

INSPECTION FOR: City of Dover
P.O. Box 475
Dover, DE 19903

PERFORMED AT: Parks and Recreation Building
1210 White Oak Road
Dover, DE 19901

INSPECTION DATE: 04/16/13

INSTRUMENT TYPE: R M D
MODEL LPA-1
XRF TYPE ANALYZER
Serial Number: 01191

ACTION LEVEL: 1.0 mg/cm²

OPERATOR LICENSE: LRA-11-0064R

Only visible and accessible painted surfaces were included in this inspection. Representative components were tested throughout the building in accordance with accepted guidelines. The measurements are accurate to the best of our knowledge.

SIGNED: _____ **Date:** 05/06/13

Compliance Environmental, Inc.
150 South Bradford Street
Dover, Delaware 19904

SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR: City of Dover

Inspection Date:	04/16/13	Parks and Recreation Building
Report Date:	5/6/2013	1210 White Oak Road
Abatement Level:	1.0	Dover, DE 19901
Report No.	S#01191 - 04/16/13 10:28	
Total Readings:	110	
Job Started:	04/16/13 10:28	
Job Finished:	04/16/13 14:49	

Read No.	Rm No.	Room Name	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm²)	Mode
1		CALIBRATION								1.2	TC
2		CALIBRATION								1.0	TC
3		CALIBRATION								1.1	TC
4	001	M-P Room	A	Beam	Rgt		I	Wood	Red	-0.1	QM
5	001	M-P Room	D	Wall	Lft		I	Drywall	White	0.0	QM
6	001	M-P Room	D	Baseboard	Lft		I	Wood	Br Stain	0.0	QM
7	001	M-P Room	A	Wall	Lft		I	Wood	Br Stain	-0.1	QM
8	001	M-P Room	C	Ceiling			I	Wood	Green	-0.1	QM
9	001	M-P Room	A	Window	Rgt	Rgt casing	I	Wood	Brown	0.0	QM
10	001	M-P Room	A	Window	Rgt	Sill	F	Wood	Br Stain	0.0	QM
11	001	M-P Room	A	Window	Rgt	Sash	I	Wood	Brown	0.1	QM
12	001	M-P Room	A	Window	Rgt	Well	F	Wood	Brown	0.3	QM
13	001	M-P Room	A	Window	Rgt	Lft jamb	I	Wood	Brown	0.0	QM
14	001	M-P Room	C	Door	Lft	U Ctr	I	Wood	Blue	-0.1	QM
15	001	M-P Room	C	Door	Lft	Lft casing	I	Metal	Black	-0.3	QM
16	001	M-P Room	C	Door	Lft	Lft jamb	I	Metal	Black	-0.2	QM
17	001	M-P Room	C	Door Stop	Lft		I	Metal	Brown	-0.2	QM
18	001	M-P Room	C	Stairs	Lft	Balusters	I	Metal	Black	1.0	QM
19	001	M-P Room	C	Stairs	Lft	Balusters	I	Metal	Black	0.0	QM
20	001	M-P Room	C	Stairs	Lft	Balusters	I	Metal	Black	1.0	QM
21	001	M-P Room	C	Door	Lft	Header	I	Wood	Blue	0.0	QM
22	001	M-P Room	D	Door	Rgt	U Lft	I	Metal	Brown	-0.2	QM
23	001	M-P Room	D	Door	Rgt	Lft casing	I	Metal	Brown	-0.1	QM
24	001	M-P Room	D	Door	Rgt	Lft jamb	I	Metal	Brown	-0.2	QM
25	001	M-P Room	D	Window	Lft	Sash	I	Wood	Brown	0.0	QM
26	002	SE Storage	A	Wall	U Lft		I	Drywall	White	0.0	QM
27	002	SE Storage	A	Ceiling			I	Drywall	White	0.0	QM
28	002	SE Storage	A	Door	Lft	U Ctr	I	Wood	White	0.0	QM
29	003	Activity 1	A	Wall	U Lft		I	Wood	Brown	0.1	QM
30	003	Activity 1	C	Wall	U Ctr		I	Wood	White Wp	-0.1	QM
31	003	Activity 1	B	Door	Rgt	U Ctr	I	Wood	White	-0.1	QM
32	003	Activity 1	B	Door	Rgt	Lft casing	I	Metal	Black	-0.3	QM
33	003	Activity 1	B	Door Stop	Rgt		I	Metal	Brown	-0.2	QM
34	003	Activity 1	B	Door	Rgt	Lft jamb	I	Metal	Black	-0.2	QM
35	003	Activity 1	B	Door	Rgt	Header	I	Wood	White	-0.1	QM
36	004	Activity 2	B	Door	Lft	U Ctr	I	Wood	Red	-0.1	QM
37	004	Activity 2	B	Door	Lft	Header	I	Wood	Red	0.1	QM
38	004	Activity 2	B	Door	Lft	Rgt casing	I	Metal	Black	-0.2	QM
39	004	Activity 2	B	Door Stop	Lft		I	Metal	Brown	-0.2	QM

SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR: City of Dover

Read No.	Rm No.	Room Name	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm^2)	Mode
40	004	Activity 2	B	Door		Lft Rgt jamb	I	Metal	Black	-0.2	QM
41	005	Vend Stge	D	Wall	U	Rgt	I	Drywall	White	0.0	QM
42	005	Vend Stge	D	Ceiling			I	Drywall	White	0.0	QM
43	005	Vend Stge	A	Door		Lft U Ctr	I	Wood	Brown	0.0	QM
44	005	Vend Stge	A	Door		Lft Header	I	Wood	Brown	0.0	QM
45	005	Vend Stge	A	Door Trim		Lft	I	Wood	Brown	0.0	QM
46	005	Vend Stge	A	Door Stop		Lft	I	Metal	Brown	-0.2	QM
47	005	Vend Stge	A	Door		Lft Rgt jamb	I	Metal	Black	-0.2	QM
48	005	Vend Stge	A	Door		Lft Rgt casing	I	Metal	Black	-0.2	QM
49	006	Boys Bath	B	Wall		Rgt	I	Transite	Yellow	-0.2	QM
50	006	Boys Bath	D	Wall	U	Rgt	I	Block	Yellow	0.0	QM
51	006	Boys Bath	C	Door		Ctr U Ctr	I	Wood	Brown	-0.1	QM
52	006	Boys Bath	C	Beam		Lft	I	Wood	Red	-0.1	QM
53	006	Boys Bath	B	Window		Rgt Rgt casing	I	Wood	Yellow	0.0	QM
54	006	Boys Bath	B	Window		Rgt Header	I	Wood	Yellow	0.3	QM
55	006	Boys Bath	A	Door		Ctr U Ctr	F	Wood	Red	0.0	QM
56	006	Boys Bath	D	Stall		Ctr	F	Metal	Red	0.0	QM
57	007	Mech. Rm	A	Wall	U	Rgt	I	Drywall	White	-0.1	QM
58	007	Mech. Rm	D	Shelf		Ctr	I	Wood	White	-0.1	QM
59	007	Mech. Rm	A	Door		Ctr U Ctr	I	Metal	Blue	0.0	QM
60	007	Mech. Rm	A	Door		Ctr Rgt casing	I	Metal	Blue	0.0	QM
61	007	Mech. Rm	A	Door		Ctr Rgt jamb	I	Metal	Blue	0.0	QM
62	007	Mech. Rm	A	Door Stop		Ctr	I	Metal	Blue	0.0	QM
63	007	Mech. Rm	A	Door		Ctr Header	I	Metal	Blue	0.0	QM
64	008	Activity 3	A	Wall	U	Ctr	I	Drywall	White	-0.1	QM
65	008	Activity 3	D	Window		Lft Lft casing	F	Wood	Brown	0.2	QM
66	008	Activity 3	D	Window		Lft Sill	I	Wood	Br Stain	0.0	QM
67	008	Activity 3	B	Door		Lft U Ctr	I	Wood	Br Stain	-0.2	QM
68	008	Activity 3	B	Door		Lft Rgt jamb	I	Wood	Br Stain	0.0	QM
69	008	Activity 3	B	Door		Lft Rgt casing	I	Wood	Br Stain	0.0	QM
70	009	NE Office	A	Wall	U	Ctr	I	Wood	White	0.1	QM
71	009	NE Office	C	Baseboard		Ctr	I	Wood	White	0.0	QM
72	010	Reception	C	Door		Rgt U Ctr	I	Wood	Red	0.0	QM
73	010	Reception	B	Wall	U	Ctr	I	Wood	Brown	-0.1	QM
74	001	Building #1	A	Siding		Rgt	F	Wood	Brown	-0.1	QM
75	001	Building #1	A	Soffit			F	Wood	Brown	0.0	QM
76	001	Building #1	A	Window		Ctr Sash	F	N/A	N/A	-0.2	QM
77	001	Building #1	A	Window		Ctr Sill	P	Wood	Brown	0.0	QM
78	001	Building #1	A	Fascia			F	Wood	Brown	0.0	QM
79	001	Building #1	A	Window		Rgt Sash	F	Metal	Brown	0.0	QM
80	001	Building #1	A	Window		Rgt Rgt casing	P	Wood	Brown	0.1	QM
81	001	Building #1	A	Vent Slat		Rgt	P	Wood	Brown	0.2	QM
82	001	Building #1	A	Vent Slat		Rgt	P	Wood	Green	0.2	QM
83	001	Building #1	A	Vent Casing		Rgt	P	Wood	Brown	-0.1	QM
84	001	Building #1	A	Railing		Ctr Railing	I	Metal	Black	-0.2	QM
85	002	Building #1	A	Window		Ctr Sash	F	Wood	Brown	0.0	QM
86	002	Building #1	A	Window		Ctr Header	F	Wood	Brown	0.2	QM

SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR: City of Dover

Read No.	Rm No.	Room Name	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm²)	Mode
87	002	Building #1	A	Window	Ctr	Sill	F	Wood	Brown	0.0	QM
88	001	Building #1	D	Wall	L Ctr		F	Wood	Brown	0.1	QM
89	001	Building #1	D	Vent Slat	Lft		P	Wood	Brown	0.0	QM
90	001	Building #1	D	Vent Slat	Lft		P	Wood	Green	0.0	QM
91	001	Building #1	D	Vent Casing	Lft		P	Wood	Brown	0.1	QM
92	001	Building #1	D	Window	Rgt	Sill	P	Wood	Black	-0.1	QM
93	001	Building #1	D	Window	Rgt	Lft casing	F	Metal	Brown	-0.2	QM
94	001	Building #1	D	Window	Rgt	Header	F	Metal	Gold	-0.1	QM
95	001	Building #1	D	Fence	Rgt		F	Wood	Brown	-0.1	QM
96	001	Building #1	C	Door	Ctr	U Ctr	P	Wood	Brown	0.0	QM
97	001	Building #1	C	Door	Ctr	Lft casing	P	Wood	Brown	0.0	QM
98	001	Building #1	C	Wall	U Rgt		F	Wood	Brown	-0.1	QM
99	001	Building #1	B	Wall	U Ctr		F	Wood	Brown	-0.1	QM
100	001	Building #1	B	Door	Ctr	U Ctr	F	Wood	Brown	-0.1	QM
101	001	Building #1	B	Door	Ctr	Lft casing	P	Wood	Brown	-0.1	QM
102	001	Building #1	B	Window	Ctr	Sash	F	Metal	Gold	-0.1	QM
103	001	Building #1	B	Window	Ctr	Rgt casing	F	Wood	Brown	0.0	QM
104	001	Building #1	B	Vent Slat	Ctr		P	Wood	Brown	0.0	QM
105	001	Building #1	B	Vent Slat	Ctr		P	Wood	Green	0.0	QM
106	001	Building #1	B	Vent Casing	Ctr		P	Wood	Brown	-0.1	QM
107	001	Building #1	B	Vent Casing	Ctr		P	Wood	Green	0.1	QM
108		CALIBRATION								1.1	TC
109		CALIBRATION								1.1	TC
110		CALIBRATION								1.2	TC

---- End of Readings ----

SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: City of Dover

Inspection Date:	04/16/13	Parks and Recreation Building
Report Date:	5/6/2013	1210 White Oak Road
Abatement Level:	1.0	Dover, DE 19901
Report No.	S#01191 - 04/16/13 10:28	
Total Readings:	110 Actionable: 2	
Job Started:	04/16/13 10:28	
Job Finished:	04/16/13 14:49	

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm²)	Mode
Interior Room 001 M-P Room									
018	C	Stairs	Lft	Balusters	I	Metal	Black	1.0	QM
020	C	Stairs	Lft	Balusters	I	Metal	Black	1.0	QM
Calibration Readings									
Calibration Readings									
Calibration Readings									

---- End of Readings ----

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: City of Dover

Inspection Date:	04/16/13	Parks and Recreation Building
Report Date:	5/6/2013	1210 White Oak Road
Abatement Level:	1.0	Dover, DE 19901
Report No.	S#01191 - 04/16/13 10:28	
Total Readings:	110	
Job Started:	04/16/13 10:28	
Job Finished:	04/16/13 14:49	

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm²)	Mode
Exterior Room 001 Building #1									
078	A	Fascia			F	Wood	Brown	0.0	QM
075	A	Soffit			F	Wood	Brown	0.0	QM
076	A	Window	Ctr	Sash	F	N/A	N/A	-0.2	QM
077	A	Window	Ctr	Sill	P	Wood	Brown	0.0	QM
080	A	Window	Rgt	Rgt casing	P	Wood	Brown	0.1	QM
079	A	Window	Rgt	Sash	F	Metal	Brown	0.0	QM
084	A	Railing	Ctr	Railing	I	Metal	Black	-0.2	QM
074	A	Siding	Rgt		F	Wood	Brown	-0.1	QM
081	A	Vent Slat	Rgt		P	Wood	Brown	0.2	QM
082	A	Vent Slat	Rgt		P	Wood	Green	0.2	QM
083	A	Vent Casing	Rgt		P	Wood	Brown	-0.1	QM
099	B	Wall	U Ctr		F	Wood	Brown	-0.1	QM
103	B	Window	Ctr	Rgt casing	F	Wood	Brown	0.0	QM
102	B	Window	Ctr	Sash	F	Metal	Gold	-0.1	QM
101	B	Door	Ctr	Lft casing	P	Wood	Brown	-0.1	QM
100	B	Door	Ctr	U Ctr	F	Wood	Brown	-0.1	QM
104	B	Vent Slat	Ctr		P	Wood	Brown	0.0	QM
105	B	Vent Slat	Ctr		P	Wood	Green	0.0	QM
106	B	Vent Casing	Ctr		P	Wood	Brown	-0.1	QM
107	B	Vent Casing	Ctr		P	Wood	Green	0.1	QM
098	C	Wall	U Rgt		F	Wood	Brown	-0.1	QM
097	C	Door	Ctr	Lft casing	P	Wood	Brown	0.0	QM
096	C	Door	Ctr	U Ctr	P	Wood	Brown	0.0	QM
088	D	Wall	L Ctr		F	Wood	Brown	0.1	QM
094	D	Window	Rgt	Header	F	Metal	Gold	-0.1	QM
092	D	Window	Rgt	Sill	P	Wood	Black	-0.1	QM
093	D	Window	Rgt	Lft casing	F	Metal	Brown	-0.2	QM
089	D	Vent Slat	Lft		P	Wood	Brown	0.0	QM
090	D	Vent Slat	Lft		P	Wood	Green	0.0	QM
091	D	Vent Casing	Lft		P	Wood	Brown	0.1	QM
095	D	Fence	Rgt		F	Wood	Brown	-0.1	QM
Exterior Room 002 Building #1									
086	A	Window	Ctr	Header	F	Wood	Brown	0.2	QM
085	A	Window	Ctr	Sash	F	Wood	Brown	0.0	QM
087	A	Window	Ctr	Sill	F	Wood	Brown	0.0	QM
Comment:									
Upper Roof Window									
Interior Room 001 M-P Room									
009	A	Window	Rgt	Rgt casing	I	Wood	Brown	0.0	QM

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: City of Dover

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm²)	Mode
011	A	Window	Rgt	Sash	I	Wood	Brown	0.1	QM
012	A	Window	Rgt	Well	F	Wood	Brown	0.3	QM
010	A	Window	Rgt	Sill	F	Wood	Br Stain	0.0	QM
013	A	Window	Rgt	Lft jamb	I	Wood	Brown	0.0	QM
007	A	Wall	Lft		I	Wood	Br Stain	-0.1	QM
004	A	Beam	Rgt		I	Wood	Red	-0.1	QM
008	C	Ceiling			I	Wood	Green	-0.1	QM
021	C	Door	Lft	Header	I	Wood	Blue	0.0	QM
015	C	Door	Lft	Lft casing	I	Metal	Black	-0.3	QM
016	C	Door	Lft	Lft jamb	I	Metal	Black	-0.2	QM
014	C	Door	Lft	U Ctr	I	Wood	Blue	-0.1	QM
018	C	Stairs	Lft	Balusters	I	Metal	Black	1.0	QM
019	C	Stairs	Lft	Balusters	I	Metal	Black	0.0	QM
020	C	Stairs	Lft	Balusters	I	Metal	Black	1.0	QM
017	C	Door Stop	Lft		I	Metal	Brown	-0.2	QM
006	D	Baseboard	Lft		I	Wood	Br Stain	0.0	QM
025	D	Window	Lft	Sash	I	Wood	Brown	0.0	QM
023	D	Door	Rgt	Lft casing	I	Metal	Brown	-0.1	QM
024	D	Door	Rgt	Lft jamb	I	Metal	Brown	-0.2	QM
022	D	Door	Rgt	U Lft	I	Metal	Brown	-0.2	QM
005	D	Wall	Lft		I	Drywall	White	0.0	QM
Interior Room 002 SE Storage									
026	A	Wall	U Lft		I	Drywall	White	0.0	QM
027	A	Ceiling			I	Drywall	White	0.0	QM
028	A	Door	Lft	U Ctr	I	Wood	White	0.0	QM
Interior Room 003 Activity 1									
029	A	Wall	U Lft		I	Wood	Brown	0.1	QM
035	B	Door	Rgt	Header	I	Wood	White	-0.1	QM
032	B	Door	Rgt	Lft casing	I	Metal	Black	-0.3	QM
034	B	Door	Rgt	Lft jamb	I	Metal	Black	-0.2	QM
031	B	Door	Rgt	U Ctr	I	Wood	White	-0.1	QM
033	B	Door Stop	Rgt		I	Metal	Brown	-0.2	QM
030	C	Wall	U Ctr		I	Wood	White Wp	-0.1	QM
Interior Room 004 Activity 2									
037	B	Door	Lft	Header	I	Wood	Red	0.1	QM
040	B	Door	Lft	Rgt jamb	I	Metal	Black	-0.2	QM
038	B	Door	Lft	Rgt casing	I	Metal	Black	-0.2	QM
036	B	Door	Lft	U Ctr	I	Wood	Red	-0.1	QM
039	B	Door Stop	Lft		I	Metal	Brown	-0.2	QM
Interior Room 005 Vend Stge									
044	A	Door	Lft	Header	I	Wood	Brown	0.0	QM
047	A	Door	Lft	Rgt jamb	I	Metal	Black	-0.2	QM
048	A	Door	Lft	Rgt casing	I	Metal	Black	-0.2	QM
043	A	Door	Lft	U Ctr	I	Wood	Brown	0.0	QM
045	A	Door Trim	Lft		I	Wood	Brown	0.0	QM

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: City of Dover

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm²)	Mode
046	A	Door Stop	Lft		I	Metal	Brown	-0.2	QM
041	D	Wall	U Rgt		I	Drywall	White	0.0	QM
042	D	Ceiling			I	Drywall	White	0.0	QM
Interior Room 006 Boys Bath									
055	A	Door	Ctr	U Ctr	F	Wood	Red	0.0	QM
054	B	Window	Rgt	Header	I	Wood	Yellow	0.3	QM
053	B	Window	Rgt	Rgt casing	I	Wood	Yellow	0.0	QM
049	B	Wall	Rgt		I	Transite	Yellow	-0.2	QM
051	C	Door	Ctr	U Ctr	I	Wood	Brown	-0.1	QM
052	C	Beam	Lft		I	Wood	Red	-0.1	QM
050	D	Wall	U Rgt		I	Block	Yellow	0.0	QM
056	D	Stall	Ctr		F	Metal	Red	0.0	QM
Interior Room 007 Mech. Rm									
057	A	Wall	U Rgt		I	Drywall	White	-0.1	QM
063	A	Door	Ctr	Header	I	Metal	Blue	0.0	QM
061	A	Door	Ctr	Rgt jamb	I	Metal	Blue	0.0	QM
060	A	Door	Ctr	Rgt casing	I	Metal	Blue	0.0	QM
059	A	Door	Ctr	U Ctr	I	Metal	Blue	0.0	QM
062	A	Door Stop	Ctr		I	Metal	Blue	0.0	QM
058	D	Shelf	Ctr		I	Wood	White	-0.1	QM
Interior Room 008 Activity 3									
064	A	Wall	U Ctr		I	Drywall	White	-0.1	QM
068	B	Door	Lft	Rgt jamb	I	Wood	Br Stain	0.0	QM
069	B	Door	Lft	Rgt casing	I	Wood	Br Stain	0.0	QM
067	B	Door	Lft	U Ctr	I	Wood	Br Stain	-0.2	QM
066	D	Window	Lft	Sill	I	Wood	Br Stain	0.0	QM
065	D	Window	Lft	Lft casing	F	Wood	Brown	0.2	QM
Interior Room 009 NE Office									
070	A	Wall	U Ctr		I	Wood	White	0.1	QM
071	C	Baseboard	Ctr		I	Wood	White	0.0	QM
Interior Room 010 Reception									
073	B	Wall	U Ctr		I	Wood	Brown	-0.1	QM
072	C	Door	Rgt	U Ctr	I	Wood	Red	0.0	QM
Calibration Readings									
001								1.2	TC
002								1.0	TC
003								1.1	TC
108								1.1	TC
109								1.1	TC
110								1.2	TC

---- End of Readings ----

DISTRIBUTION REPORT OF LEAD PAINT INSPECTION FOR: City of Dover

Inspection Date:	04/16/13	Parks and Recreation Building
Report Date:	5/6/2013	1210 White Oak Road
Abatement Level:	1.0	Dover, DE 19901
Report No.	S#01191 - 04/16/13 10:28	
Total Reading Sets:	104	
Job Started:	04/16/13 10:28	
Job Finished:	04/16/13 14:49	

Structure	Total	Structure Distribution: Positive		Negative		Inconclusive	
Baseboard	2	0	<0%>	2	<100%>	0	<0%>
Beam	2	0	<0%>	2	<100%>	0	<0%>
Ceiling	3	0	<0%>	3	<100%>	0	<0%>
Door Header	5	0	<0%>	5	<100%>	0	<0%>
Door Lft casing	5	0	<0%>	5	<100%>	0	<0%>
Door Lft jamb	3	0	<0%>	3	<100%>	0	<0%>
Door Rgt casing	4	0	<0%>	4	<100%>	0	<0%>
Door Rgt jamb	4	0	<0%>	4	<100%>	0	<0%>
Door Stop	5	0	<0%>	5	<100%>	0	<0%>
Door Trim	1	0	<0%>	1	<100%>	0	<0%>
Door U Ctr	12	0	<0%>	12	<100%>	0	<0%>
Door U Lft	1	0	<0%>	1	<100%>	0	<0%>
Fascia	1	0	<0%>	1	<100%>	0	<0%>
Fence	1	0	<0%>	1	<100%>	0	<0%>
Railing Railing	1	0	<0%>	1	<100%>	0	<0%>
Shelf	1	0	<0%>	1	<100%>	0	<0%>
Siding	1	0	<0%>	1	<100%>	0	<0%>
Soffit	1	0	<0%>	1	<100%>	0	<0%>
Stairs Balusters	3	2	<67%>	1	<33%>	0	<0%>
Stall	1	0	<0%>	1	<100%>	0	<0%>
Vent Casing	4	0	<0%>	4	<100%>	0	<0%>
Vent Slat	6	0	<0%>	6	<100%>	0	<0%>
Wall	15	0	<0%>	15	<100%>	0	<0%>
Window Header	3	0	<0%>	3	<100%>	0	<0%>
Window Lft casing	2	0	<0%>	2	<100%>	0	<0%>
Window Lft jamb	1	0	<0%>	1	<100%>	0	<0%>
Window Rgt casing	4	0	<0%>	4	<100%>	0	<0%>
Window Sash	6	0	<0%>	6	<100%>	0	<0%>
Window Sill	5	0	<0%>	5	<100%>	0	<0%>
Window Well	1	0	<0%>	1	<100%>	0	<0%>
Inspection Totals:	104	2	< 2%>	102	< 98%>	0	< 0%>

COMPLIANCE ENVIRONMENTAL, INC.
150 SOUTH BRADFORD STREET, DOVER, DELAWARE 19904
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For Your Health & Safety℠

INTERPRETATION OF THE LEAD-BASED PAINT INSPECTION REPORT

Compliance Environmental, Inc. (CEI) has completed the lead-based paint inspection at the location shown on the report. The following information should be used as a guide to interpret the results of the inspection:

1. **Purpose of this lead-based paint inspection.** The purpose of this lead-based paint inspection was to provide sufficient information regarding the level of lead in painted surfaces at various locations, components, and substrates in building(s) or structure(s).

2. **Only random, visible paint surfaces were tested during the inspection.** This is an acceptable practice using Federal and State standards for building structures. The lead-based paint inspection included a painted surface-by-surface inspection at select locations using a non-destructive test instrument (the RMD Model LPA-1 X-Ray Fluorescence (XRF) analyzer or the Niton XL-309 XRF), which measures the amount of lead in painted surfaces. Not all surfaces were tested. This report provides information only on the painted surfaces sampled as listed in the report. No assumptions are made regarding the level of lead in untested painted surfaces.

3. **A representative sampling of painted surfaces was tested by CEI as part of this lead-based paint inspection at the property.** Only non-intrusive, non-destructive methods were employed during the inspection. Sample locations were selected at visibly painted, non obstructed locations where access was not restricted. We assumed that no hidden, unapparent, or latent conditions, or defects in the property, or structures existed that would affect the findings of this report. While every attempt was made to provide as complete an inspection as possible, it is not practical to test 100% of the painted surfaces due to cost and time constraints. Results are limited to those portions of the property shown within this report. Factory coated items and articles not integrally part of the building or structure was not tested unless noted. We performed this lead-based paint inspection using accepted standard practices and guidelines for this type of inspection. This report does not rule out the possibility of circumstances created by latent conditions not discovered during the inspection. The conclusions made herein are based solely upon the information obtained during the inspection. Therefore, we do not warrant the findings or conclusions beyond the information contained in this report.

4. **The XRF analyzer used to complete this inspection was used to determine regulatory levels of lead-based paint.** Results in the report are shown as "positive," "negative," "inconclusive," or "incomplete" (Niton only) based upon the regulatory used to compare the result. The regulatory level used by the XRF is noted on the cover of the report as the "action level." In Delaware, the current definition of lead-based paint is paint containing 1.0 mg/cm^2 of lead or greater. In Maryland, the definition is greater than 0.7 mg/cm^2 of lead. The current Federal (HUD) definition of lead-based paint is paint containing 1.0 mg/cm^2 of lead or greater. No paint chip samples were analyzed, as part of this inspection, to confirm inconclusive results unless noted in this report. Inconclusive readings are assumed positive.

5. **A negative level of lead found in a painted surface does not necessary mean that there is, or is not a lead hazard.** Negative levels of lead in paint reported as part of this inspection suggests that lead was not found at, or above current regulatory definitions of lead-based paint. A risk assessment for lead-based paint hazards was not performed as part of the inspection. Only a risk assessment can determine the hazard level created by lead-based painted surfaces.

6. **Defining codes used in the inspection report.** The lead-based paint inspection report uses the following codes to define conditions found during the inspection:

Room Description or Side: Side "A" is the front of the building facing the access road. The other sides are identified in a clockwise order.

Paint Condition or Cnd: The condition of the painted surface is shown as "**I**" representing "**Intact**," "**F**" which indicates "**Fair**," and "**P**" which indicates "**Poor**." Intact (I) means that the entire observed painted surface is intact. Fair (F) means that for interior and exterior painted surfaces, that less than or equal to 10-percent of the estimated total surface area is visibly deteriorating (ie., cracking, blistering or flaking). Poor (P) indicates that more than and estimated 10-percent of the painted surfaces on components are visibly deteriorating.

Mode (RMD only): The Lead Paint Analyzer used by CEI operates in two (2) modes, a quick mode indicated by "**QM**" and time corrected mode shown as "**TC**." A "QM" result suggests that the lead content in the painted surface is either less than, greater than, or inconclusive regarding the regulatory level shown in the report. The recorded reading compared to the regulatory level suggests the result. If the recorded reading is equal to the regulatory level, then the lead-based paint level is considered inconclusive. A "TC" result is the amount of lead in the painted surface after a set amount of analysis time. The XRF analyzer was used as the non-destructive test instrument, allowing for a ± 0.3 mg/cm^2 level of accuracy in the standard mode (STD) all substrates.

Additional items included on the report prepared from Niton XL-309 readings are:

Flr: Floor level. *Strc:* Structure. *Feat:* Feature. *Sub:* Substrate. *Clr:* Color. *DI:* Depth of lead. *PbL or PbK:* Lead content in paint for "L" or "K" shell. *Combined:* Lead content in painted surface. *RES:* Result Positive, Negative, Inc (inconclusive), or Incom (incomplete test).

7. **Defining the parts of the inspection report.** The inspection report presents the data collected from each painted sample locations as follows:

Summary Report (RMD only): The summary report lists the "actionable" items found during the inspection, listing the inconclusive and positive samples above the action (abatement) level shown on the report cover sheet. This level is shown in "mg/cm^2" of lead detected in visible paint. The action level is set considering regulatory requirements. If average readings were used, the average of readings equal to or above the action level are reported.

Detailed Report: The detailed report, which is sorted by room description, shows the lead level in all painted surfaces tested. As indicated in the Summary Report, the action level is shown in "mg/cm^2" of lead detected in visible paint.

Statistical Report (RMD only): A report showing the percent positive, negative, and inconclusive.

WHAT NEEDS TO BE DONE ?

After review of the report, consider the following items:

A. According to the Federal Government, **lead-based paint that is in good condition is usually not a hazard.** However, peeling, chipping, chalking, or cracking lead-based paint is a hazard and needs immediate attention. Surfaces in "Fair" condition should be repaired and/or monitored. Surfaces in "Poor" condition could be a lead-based paint hazard and should be addressed immediately. In addition, a hazard could result if paint containing any amount of lead in good condition is disturbed, modified, or removed without professional assistance. Deteriorated paint containing any amount of lead may also present a substantial health risk.

B. Consider a **risk assessment** to learn the risk of the lead-based painted surfaces. A risk assessment can help in addressing a potential lead exposure problem and help decide the right course of action.

C. Consider "**abatement**" (permanent removal) of the painted surfaces containing lead above the action level, or "**interim controls**" (temporary measures) to control potential lead contamination. This decision is typically based on regulatory and economic factors. The requirements for each of these measures are regulated and require trained professionals to perform the work without creating a lead hazard.

THANK YOU

Compliance Environmental is pleased to have been selected to provide a lead-based paint inspection for this property. Please contact us if we can be of further assistance.

This report pertains only to the painted surfaces tested and does not necessarily apply to other apparently identical or similar painted surfaces. This report is submitted for the exclusive use of our client. Any reproduction of this report or use without the written authorization of CEI is prohibited.

ATTACHMENT E

Project Photographs



Photograph #1: View facing South of Dover Park Recreation Center Building.



Photograph #2: View facing Southeast of Dover Park Recreation Center Building.



Photograph #3: View facing East of Dover Park Recreation Center Building.



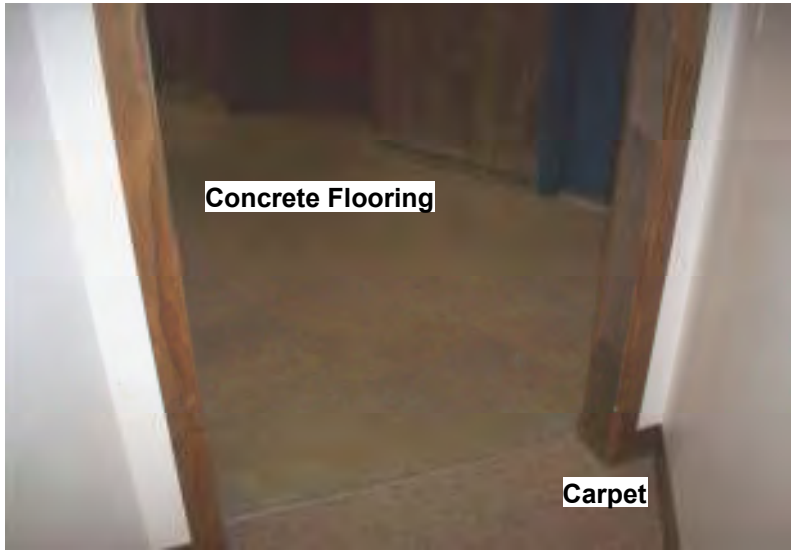
Photograph #4: View facing West of Dover Park Recreation Center Building.

Dover Park Recreation Center Building
1210 White Oak Road, Dover, Delaware 19901
Exterior Project Photographs
Photographs Taken on April 3, 2013

COMPLIANCE ENVIRONMENTAL, INC.
Environmental Health & Safety Consultants
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Photograph #5: View drywall and wood ceiling and wall paneling in the Multi Purpose Room.



Photograph #6: View of concrete and carpet flooring inside the building.



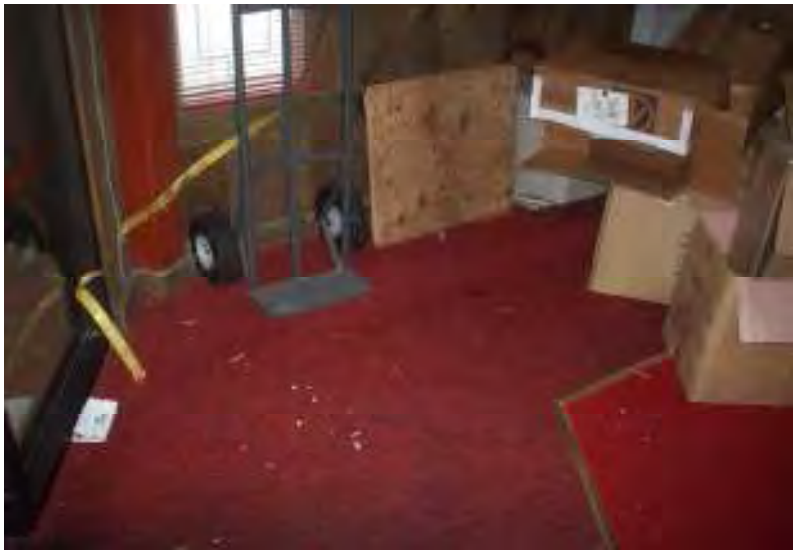
Photograph #7: Typical view of fiberglass wall insulation located behind wood paneling on an exterior wall. Red arrow points to fiberglass insulation.



Photograph #8: Typical view of fiberglass insulation located above a drop ceiling. Red arrow points to fiberglass insulation.

Dover Park Recreation Center Building
1210 White Oak Road, Dover, Delaware 19901
Interior Project Photographs
Photographs Taken on April 16, 2013

COMPLIANCE ENVIRONMENTAL, INC.
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Photograph #9: View of carpet flooring located at Office 7.



Photograph #10: View of carpet flooring at Vestiblue 1 (Northeast Main Entrance). Blue box indicates area of worn carpet.



Photograph #11: View of a stained ceiling tile located in Activity Room No. 2 Red arrow indicates area of past incidents of moisture infiltration.



Photograph #12: View of stained wood wall located at the southeast portion of the Multi Purpose Room. Blue arrows indicates location of surface tape lift sample (Sample No. TL-1).

Dover Park Recreation Center Building
1210 White Oak Road, Dover, Delaware 19901
Interior Project Photographs
Photographs Taken on April 16, 2013

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Photograph #13: View of the water stained wood wall located around the wall mounted HVAC unit in Office 3.



Photograph #14: View of the water stained wood wall located at the southwest corner of Hallway 2 outside of the vending room.



Photograph #15: View of the water stained wood wall located at the northern portion of Hallway 2.



Photograph #16: View of a stained ceiling tile located in Activity Room No. 2 Red arrow indicates area of past incidents of moisture infiltration.

Dover Park Recreation Center Building
1210 White Oak Road, Dover, Delaware 19901
Interior Project Photographs
Photographs Taken on April 16, 2013

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Photograph #17: View of damaged detatched debris filled gutter located on the North pitched asphalt shingle roof. Red arrow points to damaged gutter.



Photograph #18: View of detatched downspout on the West side of the building. Red arrow indicates area of missing downspout.



Photograph #19: View of ineffective drainage allowing for water levels to buildup next to the building at the Southeast main entrance. Red arrow points to debris filled gutter above damaged exterior wood paneling. Blue box indicates damaged exterior wood panels.



Photograph #20: View damaged exterior wood paneling at the Southeast main entrance possibly allowing moisture infiltration into the building. Blue box indicates damaged exterior wood panels.



Photograph #21: View of a water stained ceiling tile and bird/animal nest located in Activity Room No. 2.



Photograph #22: View of damaged area of the flat rubber membrane roof along the southern perimeter of the roof.



Photograph #23: View of the standing water and leaf debris located on the southeast portion of the flat rubber membrane roof.



Photograph #24: View of the standing water located on the northern portion of the flat rubber membrane roof.



Photograph #25: View of the water damaged exterior wood siding located on the southwest portion of the roof.



Photograph #26: View of the plant life and leaf debris located against the wood siding on the southwest portion of the roof.



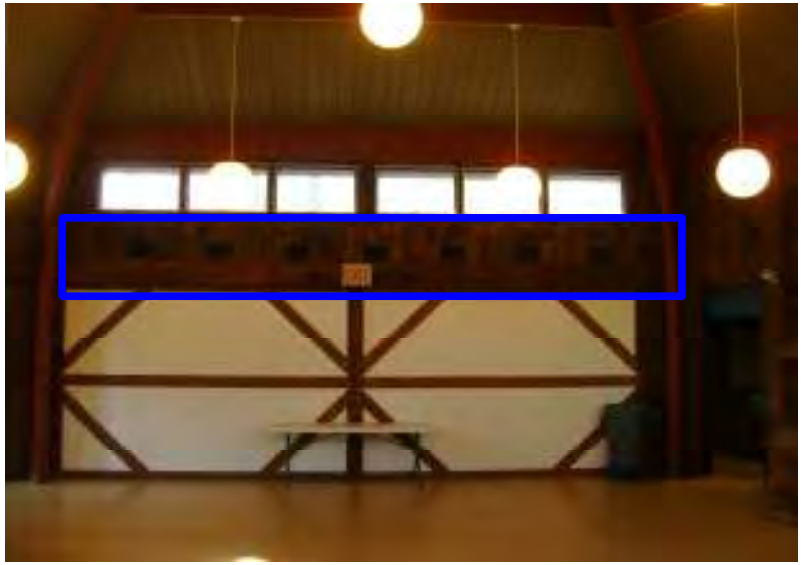
Photograph #27: View inside the HVAC unit showing dirt and leaf debris. Red arrow indicates the location of the surface swab sample (Sample No. Swab-1).



Photograph #28: View of the damaged and dirty HVAC filter.

Dover Park Recreation Center Building
1210 White Oak Road, Dover, Delaware 19901
Exterior Project Photographs
Photographs Taken on April 16, 2013

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Photograph #29: View of elevated wall mounted air supply registers located in the Multi Purpose Room. Blue box indicates location of metal supply registers.



Photograph #30: Typical view of supply register located in the Multi Purpose Room. Red arrow points to apparent heavy accmulation of settled dust on the supply register.



Photograph #31: Typical view of supply ductwork located in the Multi Purpose Room.



Photograph #32: View of floor return air system located beneath the wood floor located in the Multi Purpose Room. Red arrows point to apparent heavy accumulations of dirt, debris, and puddled stormwater.

ATTACHMENT F

EMSL Laboratory Analytical Results for
Fungal Air and Surface Samples

EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077
Phone/Fax: (800) 220-3675 / (856) 786-0262
http://www.emsl.com / cinnmicrolab@emsl.com

Order ID:	371305641
Customer ID:	COEN80
Customer PO:	
Project ID:	

Attn: Val De Rocili
Compliance Environmental, Inc.
150 South Bradford Street
Dover, DE 19904

Phone:	(302) 674-4427
Fax:	(302) 674-4429
Collected:	04/16/2013
Received:	04/17/2013
Analyzed:	04/23/2013

Proj: City of Dover-Recreation Center Building

Test Report: Air-O-Cell Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods EMSL 05-TP-003, ASTM D7391)

Lab Sample Number:	371305641-0001			371305641-0002			371305641-0003		
Client Sample ID:	MPR-1			AR1-2			Hallway1-3		
Volume (L):	150			150			150		
Sample Location:	Multi Purpose Room			Activity Room #1			North Hallway		
Spore Types	**Raw Count**	**Count/m³**	**% of Total**	**Raw Count**	**Count/m³**	**% of Total**	**Raw Count**	**Count/m³**	**% of Total**
Alternaria	-	-	-	-	-	-	1	20	3.3
Ascospores	-	-	-	1	20	11.1	-	-	-
Aspergillus/Penicillium	1	20	9.1	3	60	33.3	10	210	33.3
Basidiospores	4	80	36.4	2	40	22.2	1	20	3.3
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium	-	-	-	-	-	-	-	-	-
Cladosporium	6	100	54.5	1	20	11.1	13	270	43.3
Curvularia	-	-	-	-	-	-	-	-	-
Epicoccum	-	-	-	-	-	-	-	-	-
Fusarium	-	-	-	-	-	-	-	-	-
Ganoderma	-	-	-	-	-	-	-	-	-
Myxomycetes++	-	-	-	1	20	11.1	1*	7*	3.3
Pithomyces	-	-	-	1	20	11.1	-	-	-
Rust	-	-	-	-	-	-	1	20	3.3
Scopulariopsis	-	-	-	-	-	-	-	-	-
Stachybotrys	-	-	-	-	-	-	-	-	-
Torula	-	-	-	-	-	-	-	-	-
Ulocladium	-	-	-	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Zygomycetes	-	-	-	-	-	-	3	60	10
Peronospora	-	-	-	-	-	-	-	-	-
Pyricularia	-	-	-	-	-	-	-	-	-
Total Fungi	**11**	**200**	**100**	**9**	**180**	**100**	**30**	**607**	**100**
Hyphal Fragment	-	-	-	1	20	11.1	8	200	26.7
Insect Fragment	-	-	-	-	-	-	-	-	-
Pollen	-	-	-	-	-	-	2	40	6.7
Analyt. Sensitivity 600x	-	21	-	-	21	-	-	21	-
Analyt. Sensitivity 300x	-	7*	-	-	7*	-	-	7*	-
Skin Fragments (1-4)	-	1	-	-	2	-	-	2	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	1	-	-	3	-	-	2	-

Bipolaris++ = Bipolaris/Dreschlera/Exserohilum
Myxomycetes++ = Myxomycetes/Periconia/Smut

No discernable field blank was submitted with this group of samples.

Farbod Nekouei, M.S., Laboratory Manager
or Other Approved Signatory

High levels of background particulate can obscure spores and other particulates leading to underestimation. Background levels of 5 indicate an overloading of background particulates, prohibiting accurate detection and quantification. Present = Spores detected on overloaded samples. Results are not blank corrected unless othewise noted. The detection limit is equal to one fungal spore, structure, pollen, fiber particle or insect fragment. "*" Denotes particles found at 300X. "-" Denotes not detected. Due to method stopping rules, raw counts in excess of 100 are extrapolated based on the percentage analyzed. EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. Samples received in good condition unless otherwise noted.

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ AIHA-LAP, LLC--EMLAP Lab 100194

Initial report from: 04/23/2013 16:28:57

For Information on the fungi listed in this report please visit the Resources section at www.emsl.com

EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077
Phone/Fax: (800) 220-3675 / (856) 786-0262
http://www.emsl.com / cinnmicrolab@emsl.com

Order ID: 371305641
Customer ID: COEN80
Customer PO:
Project ID:

Attn: Val De Rocili
Compliance Environmental, Inc.
150 South Bradford Street
Dover, DE 19904

Phone: (302) 674-4427
Fax: (302) 674-4429
Collected: 04/16/2013
Received: 04/17/2013
Analyzed: 04/23/2013

Proj: City of Dover-Recreation Center Building

Test Report: Air-O-Cell Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods EMSL 05-TP-003, ASTM D7391)

Lab Sample Number:	371305641-0004		
Client Sample ID:	OA-4		
Volume (L):	30		
Sample Location:	Outside Air (Reference Sample)		
Spore Types	**Raw Count**	**Count/m³**	**% of Total**
Alternaria	1*	30*	10
Ascospores	-	-	-
Aspergillus/Penicillium	-	-	-
Basidiospores	5	500	50
Bipolaris++	-	-	-
Chaetomium	-	-	-
Cladosporium	1	100	10
Curvularia	-	-	-
Epicoccum	-	-	-
Fusarium	-	-	-
Ganoderma	-	-	-
Myxomycetes++	-	-	-
Pithomyces	-	-	-
Rust	-	-	-
Scopulariopsis	-	-	-
Stachybotrys	-	-	-
Torula	-	-	-
Ulocladium	-	-	-
Unidentifiable Spores	-	-	-
Zygomycetes	-	-	-
Peronospora	1*	30*	10
Pyricularia	2	200	20
Total Fungi	**10**	**860**	**100**
Hyphal Fragment	1	100	10
Insect Fragment	-	-	-
Pollen	1*	30*	10
Analyt. Sensitivity 600x	-	103	-
Analyt. Sensitivity 300x	-	33*	-
Skin Fragments (1-4)	-	1	-
Fibrous Particulate (1-4)	-	1	-
Background (1-5)	-	1	-

Bipolaris++ = Bipolaris/Dreschlera/Exserohilum
Myxomycetes++ = Myxomycetes/Periconia/Smut

No discernable field blank was submitted with this group of samples.

Farbod Nekouei, M.S., Laboratory Manager
or Other Approved Signatory

High levels of background particulate can obscure spores and other particulates leading to underestimation. Background levels of 5 indicate an overloading of background particulates, prohibiting accurate detection and quantification. Present = Spores detected on overloaded samples. Results are not blank corrected unless othewise noted. The detection limit is equal to one fungal spore, structure, pollen, fiber particle or insect fragment. "*" Denotes particles found at 300X. "-" Denotes not detected. Due to method stopping rules, raw counts in excess of 100 are extrapolated based on the percentage analyzed. EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. Samples received in good condition unless otherwise noted.

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ AIHA-LAP, LLC--EMLAP Lab 100194

Initial report from: 04/23/2013 16:28:57

For Information on the fungi listed in this report please visit the Resources section at www.emsl.com

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
Phone/Fax: (800) 220-3675 / (856) 786-0262
http://www.emsl.com / cinnmicrolab@emsl.com

Order ID: 371305641
Customer ID: COEN80
Customer PO:
Project ID:

Attn: Val De Rocili
Compliance Environmental, Inc.
150 South Bradford Street
Dover, DE 19904

Phone: (302) 674-4427
Fax: (302) 674-4429
Collected: 04/16/2013
Received: 04/17/2013
Analyzed: 04/23/2013

Proj: City of Dover-Recreation Center Building

Test Report: Microscopic Examination of Fungal Spores, Fungal Structures, Hyphae, and Other Particulates from Tape Samples (EMSL Method: M041)

Lab Sample Number:	371305641-0005				
Client Sample ID:	TL-1				
Sample Location:	Multi Purpose Room-Southeast				
Spore Types	Category				
Agrocybe/Coprinus	-				
Alternaria	-				
Ascospores	-				
Aspergillus/Penicillium	-				
Basidiospores	-				
Bipolaris++	-				
Chaetomium	-				
Cladosporium	Rare				
Curvularia	-				
Epicoccum	-				
Fusarium	-				
Ganoderma	-				
Myxomycetes++	-				
Paecilomyces	-				
Rust	-				
Scopulariopsis	-				
Stachybotrys	-				
Torula	-				
Ulocladium	-				
Unidentifiable Spores	-				
Zygomycetes	-				
Fibrous Particulate	Low				
Hyphal Fragment	-				
Insect Fragment	Rare				
Pollen	-				

Sample Comment: 371305641-0005 Sample contains MEDIUM amount of dark amorphous particles.

Category: Count/per area analyzed
Rare: 1 to 10 Low: 11 to 100 Medium: 101 to 1000 High: >1000

Bipolaris++ = Bipolaris/Dreschlera/Exserohilum Myxomycetes++ = Myxomycetes/Periconia/Smut
* = Sample contains fruiting structures and/or hyphae associated with the spores.

No discernable field blank was submitted with this group of samples.

Farbod Nekouei, M.S., Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation of the data contained in this report is the responsibility of the client. *-* denotes not detected. Samples received in good condition unless otherwise noted.
Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ AIHA-LAP, LLC--EMLAP Accredited #100194

Initial report from: 04/23/2013 16:28:57

For Information on the fungi listed in this report please visit the Resources section at www.emsl.com

EMSL Analytical, Inc.
200 Route 130 North, Cinnaminson, NJ 08077
Phone/Fax: (800) 220-3675 / (856) 786-0262
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EMSL Order:	371305641
CustomerID:	COEN80
CustomerPO:	
ProjectID:	

Attn: **Val De Rocili**
Compliance Environmental, Inc.
150 South Bradford Street
Dover, DE 19904

Phone:	(302) 674-4427
Fax:	(302) 674-4429
Received:	04/17/13 9:20 AM
Analysis Date:	4/24/2013
Collected:	4/16/2013

Project: **City of Dover-Recreation Center Building**

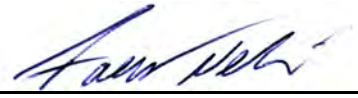
Test Report: Identification and Enumeration of Culturable Fungi by Swab (Including Speciation of Penicillium, Aspergillus, Cladosporium, and Stachybotrys (EMSL Method M005))

Sample Description	*Sample Location*	*Temp (C)*	*Sample Measure (Swab)*	*Analytical Sensitivity (CFU/Swab)*	*Dilution*	*Fungal Identification*	*Colony Count*	*CFUs (CFU/Swab)*	*Percent of Total*
Swab-1	HVAC Unit Coil	25	1	100	100	*Yeast*	12	1,200	100.0
371305641-0006	*Media:* MEA,CELL,CYA					**Total**	**12**	**1,200**	

No discernable blank was submitted with this group of samples

Analyst(s)

Zeljko Jurjevic (1)



Farbod Nekouei, M.S., Laboratory Manager
or other approved signatory

"<" means less than the stated value. The level of detection is equal to 1 CFU per plate of sample analyzed. CFU = colony forming unit. EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation of the data contained in this report is the responsibility of the client. Samples received in good condition unless otherwise noted.

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ AIHA-LAP, LLC--EMLAP Accredited #100194

Initial report from 04/24/2013 13:46:46

THIS IS THE LAST PAGE OF THE REPORT.

371305641

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

371305641
EMSL Order Number (*Lab Use Only*):

EMSL ANALYTICAL, INC.
200 ROUTE 130 NORTH
CINNAMINSON, NJ 08077
PHONE: 800-220-3675

Company : Compliance Environmental, Inc.		**EMSL-Bill to:** ☒ Same ☐ Different **If Bill to is Different please note in Comments****	
Street: 150 S. Bradford Street		*Third Party Billing requires written authorization from third party*	
City: Dover	**State/Province: DE**	**Zip/Postal Code: 19904**	**Country: USA**
Report To (Name): Val De Rocili		**Fax #: 302-674-4429**	
Telephone #: 302-674-4427		**E-mail Address: vderocili@compliancecanhelp.com**	
Project Name/ Number: City of Dover - Recreation Center Building			
Please Provide Results: ☐ **Fax** ☒ **E-mail**	**PO#**	**State Samples Taken: DE**	

Turnaround Time (TAT) Options* - Please Check (Air + Tape / Swab)

☐ 3 Hour	☐ 6 Hour	☐ 24 Hour	☐ 48 Hour	☐ 72 Hour	☐ 96 Hour	☒ 1 Week	☒ 2 Week

**Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide. TATs are subject to methodology requirements*

Non Culturable Air Samples (Spore Traps)

• **M001** Air-O-Cell • **M049** BioSIS • **M030** Micro 5	• **M173** Allegro M2 • **M003** Burkard • **M174** MoldSnap	• **M004** Allergenco • **M043** Cyclex • **M176** Relle Smart	• **M032** Allergenco-D • **M002** Cyclex-d • **M130** Via-Cell	• **M172** Versa Trap

Other Microbiology Test Codes

• **M041** Fungal Direct Examination • **M005** Viable Fungi ID and Count • **M006** Viable Fungi ID and Count (Speciation) • **M007** Culturable Fungi • **M008** Culturable Fungi (Speciation) • **M009** Gram Stain Culturable Bacteria • **M010** Bacterial Count and ID – 3 Most Prominent • **M011** Bacterial Count and ID – 5 Most Prominent • **M013** Sewage Contamination in Buildings	• **M014** Endotoxin Analysis • **M015** Heterotrophic Plate Count • **M180** Real Time Q-PCR-ERMI 36 Panel • **M018** Total Coliform (Membrane Filtration) • **M020** Fecal *Streptococcus* (Membrane Filtration) • **M210-215** *Legionella* Detection • **M026** Recreational Water Screen • **M027** Mycotoxin Analysis	• **M029** *Enterococci* • **M019** Fecal Coliform • **M133** MRSA Analysis • **M028** *Cryptococcus neoformans* Detection • **M120** *Histoplasma capsulatum* Detection • **M033-39** Allergen Testing • **M044** Group Allergen (Cat, Dog, Cockroach, Dustmites) • **Other** See Analytical Price Guide

Preservation Method (Water):

Name of Sampler: Anthony E. Konrad **Signature of Sampler:** Anthony Konrad

Sample #	Sample Location	Sample Type	Test Code	Volume/Area	Date/Time Collected
MPR-1	Multi Purpose Room	Air-O-Cell	M001	150 L	4-16-13 - 0905-hours
AR1-2	Activity Room #1	Air-O-Cell	M001	150 L	4-16-13 - 0914-hours
Hallway1-3	North Hallway	Air-O-Cell	M001	150 L	4-16-13 - 0926-hours
OA-4	Outside Air (Reference Sample)	Air-O-Cell	M001	30 L	4-16-13 - 0943-hours
TL-1	Multi Purpose Room - Southeast Wood Wall	Tape-Lift	M041	----------	4-16-13 - 1200-hours
Swab-1	HVAC Unit Coil	Swab	M008	----------	4-16-13 - 1000-hours

2013 APR 17 AM 10:38 CINNAMINSON NJ

Client Sample # (s):	**MPR-1 - Swab-1**	**Total # of Samples:**	**6**
Relinquished (Client): Anthony Konrad	**Date: 4/16/13**	**Time: 1700**	
Received (Client): QT EMSL FX	**Date:** 4/17	**Time:** 920	

Comments: AIR AND TAPE-LIFT SAMPLES - 1 WEEK TURN-AROUND-TIME
SWAB SAMPLE 2-WEEK TURN AROUND TIME

(4c, 1t, 1sw)

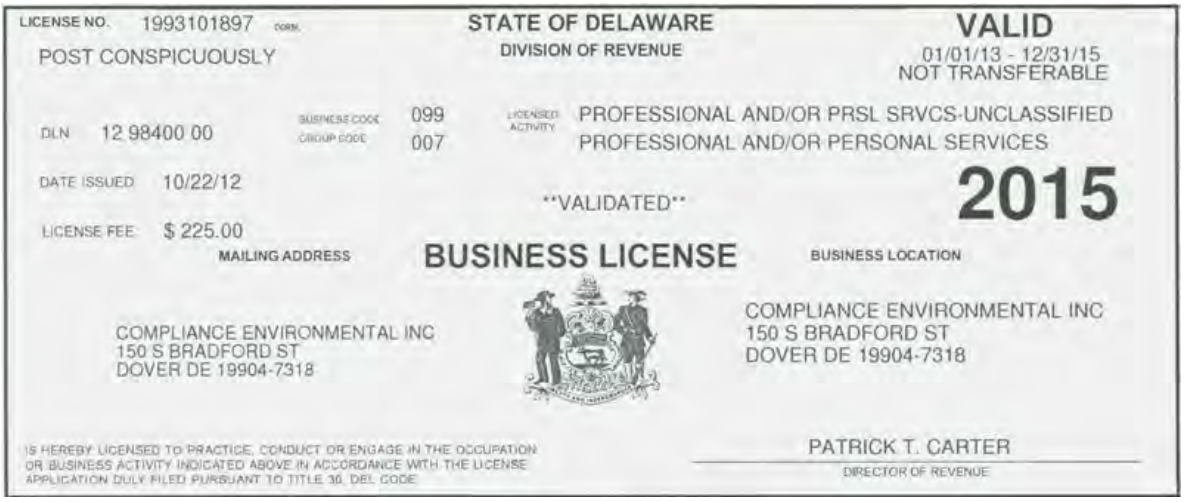
ATTACHMENT G

Certifications

COMPLIANCE ENVIRONMENTAL, INC.

150 South Bradford Street, Dover, Delaware 19904
Phone: 302-674-4427 Fax: 302-674-4429
www.compliancecanhelp.com

For Your Health & Safety℠



LICENSE NO. 1993101897 CORP.

POST CONSPICUOUSLY

STATE OF DELAWARE
DIVISION OF REVENUE

VALID
01/01/13 - 12/31/15
NOT TRANSFERABLE

DLN 12 98400 00

BUSINESS CODE 099
GROUP CODE 007

LICENSED ACTIVITY
PROFESSIONAL AND/OR PRSL SRVCS-UNCLASSIFIED
PROFESSIONAL AND/OR PERSONAL SERVICES

DATE ISSUED 10/22/12

VALIDATED

2015

LICENSE FEE $ 225.00

MAILING ADDRESS

COMPLIANCE ENVIRONMENTAL INC
150 S BRADFORD ST
DOVER DE 19904-7318

BUSINESS LICENSE

BUSINESS LOCATION

COMPLIANCE ENVIRONMENTAL INC
150 S BRADFORD ST
DOVER DE 19904-7318

IS HEREBY LICENSED TO PRACTICE, CONDUCT OR ENGAGE IN THE OCCUPATION OR BUSINESS ACTIVITY INDICATED ABOVE IN ACCORDANCE WITH THE LICENSE APPLICATION DULY FILED PURSUANT TO TITLE 30, DEL CODE

PATRICK T. CARTER
DIRECTOR OF REVENUE

STATE OF DELAWARE

THIS CERTIFIES THAT

Compliance Environmental, Incorporated

Has satisfactorily completed the requirements prescribed by the Office of Management & Budget as a Asbestos Abatement Professional Service Firm this

Second Day of December Two Thousand Twelve

This certification is valid for one (1) year to perform asbestos services within the State of Delaware.

This certification shall be proof that the above named Contractor has met the minimum requirements established by the State of Delaware for temporary certification. It is not intended as an overall endorsement of the Contractor's ability to provide services of varying size and shape. It does not endorse the methods and types of respiratory protection used by the Contractor.

Contractor's Address: 150 South Bradford Street
Dover, DE 19904

Expiration Date: December 2, 2013
Certification Number: PS-133

Director
Division of Facilities Management

DELAWARE HEALTH AND SOCIAL SERVICES
DIVISION OF PUBLIC HEALTH

OFFICE OF LEAD POISONING PREVENTION

Certificate to Conduct Lead-Based Paint Work

In the discipline of

Lead Risk Assessor

Certificate #: LRA-11-0064R **Effective Date: 09/19/11** **Expiration Date: 09/19/13**

This Certificate is issued in accordance with and subject to the provisions of the State of Delaware Regulations Governing Lead-Based Paint Hazards, adopted July 15, 1998, by the Secretary of Delaware Health & Social Services, under the authority of 16 DE Code, Chapter 1, §122(3)(t).

~ CERTIFICATE HOLDER ~

Brian Goff

Address: 150 S. Bradford Street
Dover, DE 19904

K T Rattay MD

Karyl T. Rattay, MD, MS, FAAP, FACPM
Director, Division of Public Health
Delaware Health & Social Services

CENTRAL DELAWARE TRAINING ACADEMY, INC.

BRIAN J. GOFF

150 South Bradford Street, Dover, DE 19904

has successfully completed EPA MAP & DELAWARE

LEAD RISK ASSESSOR REFRESHER TRAINING

I/A/W 40 CFR Part 745.225 and
16 DEL Code Chapter 1,§122(3)(t) Section 83.204

(THE COURSE LENGTH IS 8 HOURS)

on the 19th, day of September, Two Thousand-Eleven

David T. Stanley

DAVID T. STANLEY, PRESIDENT

Ronald S. Hercha

RONALD S. HERCHA, VICE PRESIDENT

CDTA
P.O. BOX 1344
DOVER, DE 19903-1344
(302) 677-1534

EXAMINATION DATE: 091911 **EXPIRATION DATE: 091913** **ID NUMBER CLRA-11-0064R**

CENTRAL DELAWARE TRAINING ACADEMY, INC.

ANTHONY E. KONRAD

has successfully completed EPA APPROVED

AHERA BUILDING INSPECTOR REFRESHER TRAINING

COURSE LENGTH 4 HOURS

on October 16th, Two Thousand-Twelve

DAVID T. STANLEY, PRESIDENT

RONALD S. HERCHA, VICE PRESIDENT

CDTA
P.O. BOX 1344
DOVER, DE 19903-1344
(302) 677-1534

EXAM DATE: 101612 EXPIRE DATE: 101613 ID NUMBER CB121016-0185

CENTRAL DELAWARE TRAINING ACADEMY, INC.

JARED P. BOSENBERG

has successfully completed EPA APPROVED

AHERA BUILDING INSPECTOR REFRESHER TRAINING

COURSE LENGTH 4 HOURS

on August 14th, Two Thousand-Twelve

DAVID T. STANLEY, PRESIDENT

RONALD S. HERCHA, VICE PRESIDENT

CDTA
P.O. BOX 1344
DOVER, DE 19903-1344
(302) 677-1534

EXAM DATE: 081412 EXPIRE DATE: 081413 ID NUMBER CB120814-0229

United States Department of Commerce
National Institute of Standards and Technology

NVLAP®

Certificate of Accreditation to ISO/IEC 17025:2005

NVLAP LAB CODE: 101048-0

EMSL Analytical, Inc.

Cinnaminson, NJ

is accredited by the National Voluntary Laboratory Accreditation Program for specific services, listed on the Scope of Accreditation, for:

BULK ASBESTOS FIBER ANALYSIS

This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2005. This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality management system (refer to joint ISO-ILAC-IAF Communique dated January 2009).

2012-07-01 through 2013-06-30

Effective dates

DEPARTMENT OF COMMERCE * UNITED STATES OF AMERICA *

For the National Institute of Standards and Technology

NVLAP-01C (REV. 2009-01-28)

NVLAP® **National Voluntary Laboratory Accreditation Program**

SCOPE OF ACCREDITATION TO ISO/IEC 17025:2005

EMSL Analytical, Inc.
200 Route 130 North
Cinnaminson, NJ 08077
Mr. Stephen Siegel, CIH
Phone: 800-220-3675 Fax: 856-786-5973
E-Mail: ssiegel@emsl.com
URL: http://www.emsl.com

BULK ASBESTOS FIBER ANALYSIS (PLM) **NVLAP LAB CODE 101048-0**

NVLAP Code	*Designation / Description*
18/A01	EPA-600/M4-82-020: Interim Method for the Determination of Asbestos in Bulk Insulation Samples

2012-07-01 through 2013-06-30
Effective dates

For the National Institute of Standards and Technology

NVLAP-01S (REV. 2005-05-19)

ECONOMIC DEVELOPMENT

DIVISIONAL VISION

Within the Department of Public Services, the Economic Development division has been charged to improve the quality of life in Dover by attracting and retaining quality jobs, supporting a vibrant town center, and creating an atmosphere that encourages and fosters business growth.

MAJOR PROGRAMS

DOWNTOWN DOVER PARTNERSHIP (DDP)

Objective: Provide administrative and other staff support to the Downtown Dover Partnership so that the organization can foster grass roots driven downtown redevelopment.

Measures:

1. Number of events where DDP is either the lead organizer or partner in event.

	2011-2012 Actual	2012-2013 Actual	2013-2014 Projected
Results	≥Ten events held in Downtown where DDP is either the lead organizer or partner. **21 events**	≥Ten events held in Downtown where DDP is either the lead organizer or partner. **17 events YTD**	≥Fifteen events held in Downtown where DDP is either the lead organizer or partner. **5 events YTD**

2. Set and reach an annual fundraising goal for the DDP.

	2011-2012 Actual	2012-2013 Actual	2013-2014 Projected
Results	Raise ≥$25,000 for DDP activities	Raise ≥$25,000 for DDP activities **$7,100 YTD** **DDP has reactivated Main Street Dover and applied for reinstatement of its 501c3 status**	**DDP has reactivated Main Street Dover and applied for reinstatement of its 501c3 status and is awaiting IRS reinstatement**

3. Monitor downtown merchant and business owner satisfaction.

	2011-2012 Actual	2012-2013 Actual	2013-2014 Projected
Results	Increased survey response rate and maintained above average rating.	Increased survey response rate and maintained above average rating	Increase survey response rate and maintain above average rating

DOWNTOWN DOVER BUSINESS GROWTH

Objective: Promote Downtown Dover as a location for new businesses, and provide support to existing businesses to ensure they survive.

Measures:

1. Monitor number of businesses opened in the Downtown Target Area.

	2011-2012 Actual	2012-2013 Actual	2013-2014 Projected
Results	Five new businesses opened with a net of three new businesses open in Downtown Target Area	≥Six new businesses open in Downtown Target Area – **7** ≥Four net new businesses open in Downtown Target Area –5 **Net**	≥Six new businesses open in Downtown Target Area - ≥Four net new businesses open in Downtown Target Area –

2. Work with property owners and entrepreneurs to fill vacant commercial spaces on Loockerman Street with viable businesses.

	2011-2012 Actual	2012-2013 Actual	2013-2014 Projected
Results	Three vacant commercial spaces filled	≥Four vacant commercial tenant spaces filled - **Four**	≥Four vacant commercial tenant spaces filled

CITY-WIDE ECONOMIC DEVELOPMENT

Objective: Promote Dover as a location for business growth.

Measures:

1. Maintain an unemployment rate for the City of Dover that is lower than national and state averages.

	2011-2012 Actual	2012-2013 Actual	2013-2014 Projected
Results	8.9% unemployment rate in May 2011	7.9% unemployment rate in May 2012	9.1% unemployment rate in August 2013

2. Monitor number of contacts with small businesses and with out-of-town companies interested in locating in Dover.

	2011-2013 Actual	2012-2013 Actual	2013-2014 Projected
Results	10 contacts with potential small businesses; Ten contacts with out-of-town companies interested in locating in Dover	≥20 contacts with potential small businesses; **18 Actual** ≥Ten contacts with out-of-town companies interested in locating in Dover **7 Actual**	≥20 contacts with potential small businesses - **8 YTD** ≥Ten contacts with out-of-town companies interested in locating in Dover - **4 YTD**

STRATEGIC OBJECTIVES FOR FISCAL YEAR 2013-2014

1. 1. **Complete a site development master plan for the Garrison tract.** This objective is a part of the Citywide Economic Development program and advances the critical success factors of Economic Development and Job Growth. **Site development master plan has been completed**

Measures:

a. Secure DEDO's assistance in marketing the Garrison Tract to site selection companies that contact DEDO regarding locations in Delaware. **Met with Delaware Economic Development Secretary Alan Levin and secured a commitment to market the Garrison Tract.**

b. Continue to assist Calpine and Kvaerner during construction phase.
Ongoing.

c. Develop request for proposals for the infrastructure improvements at the Garrison Tract and complete the selection process for the contractors to start the infrastructure improvements. **Selection process has been completed for the water tower. Negotiations are ongoing with Chesapeake Utilities to provide gas service to the remaining thirteen (13) parcels.**

2. **Promote citywide economic development initiatives**. This objective is a part of the Citywide Economic Development program and advances the critical success factors of Economic Development and Job Growth.

Measures:

a. Attract two prospects to the Garrison Tract by June 30, 2014.
Commitment from Uzin Utz to purchase Lot 12 and we are providing information to two other prospects for parcels at the Garrison Tract.

b. Continue to improve working relationship with Kent Economic Partnership by providing quarterly updates to the Partnership and working with the Partnership's Economic Development Committee. This measure is ongoing with no set completion date.

c. Attract one serious prospect to the Aero Park by June 30, 2014.

d. Update the Job Growth Report of the City's twelve largest employers including Dover Air Force Base and State Government and provide to Council. **Report prepared for Council in August 2013.**

e. Meet semi-annually with plant managers/owners of the largest employers in the City of Dover to include the Base Commander of Dover Air Force Base. **Held Breakfast Meeting with top employers in May 2013. Attended initial meeting of Plant Managers Association in September 2013.**

f. Partner with Kent Economic Partnership to develop a strategy for Food Innovation District in Dover.
First advisory committee meeting to be held October 10, 2013.

3. **Advance initiatives of the Downtown Dover Partnership**. This objective is a part of the Downtown Dover Partnership program and advances the critical success factors of Economic Development and Job Growth.

Measures:

a. Develop a recruitment strategy to attract new business to downtown with the assistance of the Recruitment Subcommittee of the Economic Development Committee. This is an ongoing project.

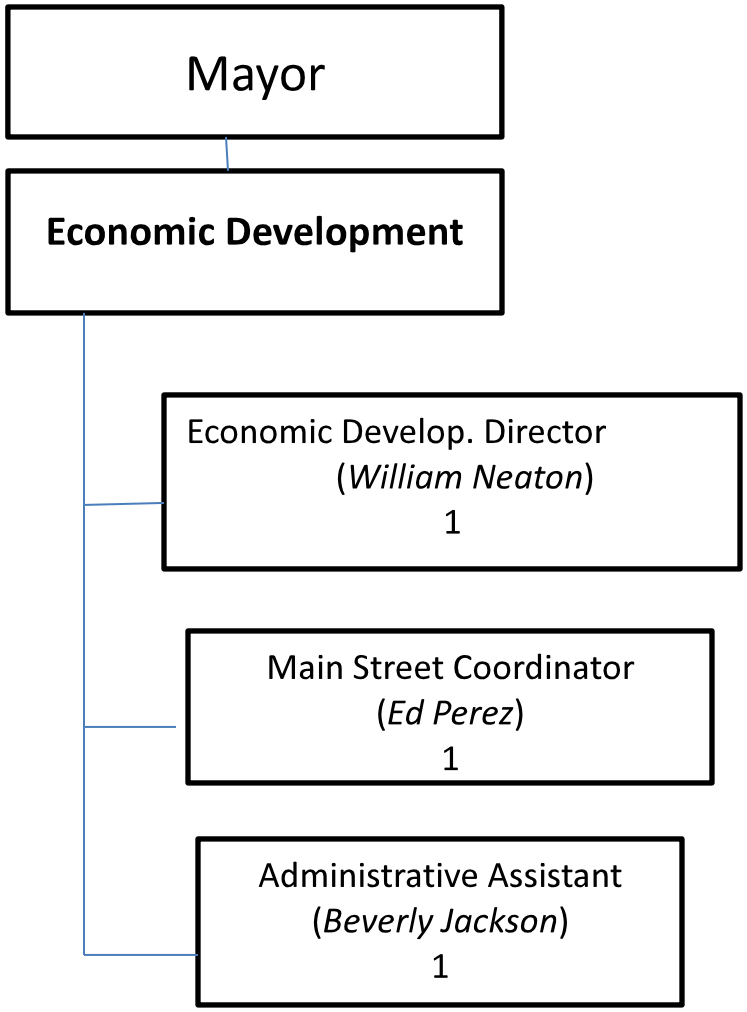
b. Update the marketing brochure which includes a current vacant property list and a map of the downtown

district as part of a business recruitment package. Brochure will be provided to commercial realtors and be accessible on the Downtown Dover Partnership website. This is an ongoing project.

c. Oversee the completion of the renovation process at 22-24 W Loockerman Street by February 2014. **Renovations underway for EZ Pass.**

d. Assist DDP and local realtors to attract a buyer for the Acme site.

ECONOMIC DEVELOPMENT
ORGANIZATION CHART
FISCAL YEAR 2014



Status of FY-12 CDBG Projects

Monthly statistics for the month of September 2013

CDBG FY13 Projects
Contracts for FY13 projects are scheduled to be signed on October 1st.

CDBG FY12 Projects

Homeownership Assistance Program
Six (6) families were provided settlement assistance to purchase properties in the City of Dover. All funds have been expended.

MHDC Homeowner Rehabilitation Program
CDBG funds will be used to rehabilitate owner occupied homes in the City of Dover found in violation of the City's housing code. The waiting list for this project opened on June 12th, and this project is underway.

Dover Interfaith Mission to the Homeless
CDBG funds will be used for operations cost for the shelter.

MHDC Emergency Home Repair Project
Emergency repairs have been completed on 4 homes.

NCALL Research
CDBG funds were used for foreclosure prevention and pre-purchase homeownership counseling services for ten (10) Dover residents.

Serenity Place
CDBG funds will be used for the reconstruction of a treatment facility for persons who suffer from substance abuse that was destroyed in a fire. Funds for this project have been expended.

Elizabeth W. Murphey School
CDBG funds will be used to install a geothermal heating system in one of the facilities that services children that are at risk for homelessness. This project has been completed.

Neighborhood Stabilization Program (NSP)

The city was awarded $1,426,740 for the acquisition and rehab of foreclosed properties to be sold to qualifying families. A total of $2,000,529 including program income has been expended on the acquisition and renovations for 11 properties. The remaining balance of $66,125 will be utilized for renovations and down payment assistance for eligible NSP properties. Eight properties have been sold, one is a lease purchase and one is a rental that serves persons with disabilities. Habitat has purchased the 11th NSP property in the City of Dover and they already have a buyer. Eight (8) first-time homebuyers have purchased homes through the NSP Settlement Assistance Program.

218 Ann Avenue (sold)

343 Mimosa Avenue (sold)

907 Woodcrest Avenue (sold)

1430 S. Hancock (group home rental)

1415 S. Hancock (sold)

4 Bennington Street (75% complete)

337 N. Governors Avenue (sold)

254 Green Blade Drive (sold)

302 Stone Brook Place (lease purchase)

11 Westover Drive (sold)

110 Thames Drive (sold)

Status of FY-12 Program Funds Spent - Fiscal Year 7/1/12- 6/30/13

2012 Grant Projects	Project Details	Total Grant	Funds Expended	Unencumbered Balance
Homeownership Assistance Program	Six families have purchased homes	$60,000	$60,000	$0
NCALL Reaearch	Housing Counseling and Foreclosure Prevention	$7,803	$5,000	$2,803
Dover Interfaith Mission to Homeless	Funding for utility and lease cost	$27,500	$13,748	$13,752
Serenity Place	project completed	$30,000	$30,000	$0
MHDC Emergency Home Repairs	Home repairs have been completed on 2 homes	$35,000	$20,972	$14,028
Elizabeth W. Murphey School	project completed	$32,782	$32,782	$0
MHDC Housing Rehabilitation Program	Rehabilitation of owner occupied homes underway	$52,782	$0	$52,782
Total		$245,867	$162,502	$83,365