THE CITY OF KEY WEST

525 Angela Street
Key West, FL 33040

ADDENDUM 1:
DEMOLITION OF 525 ANGELA ST AND 604 SIMONTON BUILDINGS
INVITATION TO BID # 11-001
December 16, 2010

This addendum is issued as supplemental information to the bid package for clarification of certain matters of both a general and a technical nature. The referenced bid package is hereby addended in accordance with the following items:

1. The bid opening has been changed from December 22, 2010 to December 28, 2010 at 3:00,
2. Attached is the prebid sign in sheet,
3. Attached is an updated Limited Lead Based Paint Inspection Report,
4. Attached is a site plan for the property,
5. Bidders shall excavate and remove entire spread footer and all utilities for both buildings,
6. Contractor is required to demolish existing structures and accessory structures such as ADA ramps,
7. All areas of disturbed soil due to demolition shall be compacted to 95% of the maximum density as determined by ASTM D698 Standard Proctor Density,
8. Grade will be brought up to match existing asphalt parking lot with crushed limestone placed in six (6) inch lifts compacted to 95% Std Proctor with the last three (3) inches to be No 57 stone,
9. Contractor will be required to repair any damage to the existing asphalt parking lot that occurred during demolition and repair any stripping that is damaged,
10. Attached is the Tree Disposition List and Tree Disposition Plan report for the site. Contractors shall be required to ball and burlap or remove and dispose as indicated those plants affected by the demolition. All plants listed as Transplant Location TBD or Transplant Mallory must be balled and burlapped and transported to a site identified by the City. Contractor is not required to transplant the plant material once removed.
11. Contractor shall coordinate all plant removal with Cynthia D Coogle, City's Urban Forestry Program Manager and in general follow the attached Planting Rules letters B, C, D, K, L, M, P, Q, and R
12. Contractor shall remove and dispose of all antennas located on the roofs,
13. Contractor shall minimize use of existing parking lot during demolition,
14. No crushing of material will be allowed on site due to noise and dust that will be created,
15. If water is needed on site, the Contractor may install a water tap just passed the meter for each site,

16. Contractor is responsible for notifying the Florida Department of Environmental Protection using form DEP 62-257.900(1): Notice of Asbestos Renovation or Demolition,
17. City will obtain HARC permit for demolition of both sites,
18. All stormwater inlets shall be protected,
19. All utility disconnects shall be performed by a licensed contractor associated with that utility (plumber, electrician, etc),
20. If piles are encountered, Contractor shall cut piles off a minimum of two (2) feet below the existing grade,
21. Contractor shall install a six (6) foot tall construction fence with mesh curtain around the entire site (except Angela St) that is being demolished. A six (6) foot tall solid wood fence shall be installed along the Angela Street side of City Hall during demolishing of that structure. Fence shall have a minimum of 4x4 post and 1x6 pickets. All lumber shall be pressure treated and secured using deck screws. Contractor will be responsible for obtaining HARC permit for the fence. Contractor shall construct the fence panels in such a way that they are easily removable from the post as a panel section.

All Proposers shall acknowledge receipt and acceptance of this Addendum No. 1 by submitting the addendum with their proposal. Proposals submitted without acknowledgement or without this Addendum may be considered non-responsive.

_____ _____

Signature Name of Business

SIGN-IN SHEET

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ENVIRONMENTAL SERVICES, LLC

LIMITED
LEAD-BASED PAINT INSPECTION REPORT

FOR

KEY WEST CITY HALL BUIDLING
525 ANGELA STREET & 604 SIMONTON STREET
KEY WEST, FLORIDA

Prepared for

PBSJ
2001 NW 107 AVENUE
KEY WEST, FLORIDA 33172

ATTENTION: MR. MARK HENRY

Prepared by

Hiram A. Aguiar
EPA Lead Inspector Certificate #FL-I-9781-2

EE&G Environmental Services, LLC
14505 Commerce Way, Suite 400
Miami, Florida 33016
(305) 374-8300

October 20, 2010
EE&G Project No. 2010-2502LBP

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SECTION 1.0

INTRODUCTION

1.1 INTRODUCTION

At the request of the PBS&J (hereafter referred to as the Owner), EE&G Environmental Services, LLC (EE&G) conducted a limited Lead-Based Paint (LBP) inspection of the City Hall building and adjacent Annex building located at 525 Angela Street and 604 Simonton Street, Key West, Florida on October 13, and 14, 2010 by Environmental Protection Agency (EPA) Lead-Based Paint Inspector Hiram Aguiar of EE&G. EE&G's scope of work for this project consisted of evaluating the subject facility utilizing an X-Ray Fluorescence (XRF) instrument to assess for lead concentrations in selected painted building components.

1.2 OWNER INFORMATION

CITY OF KEY WEST FLA
PO BOX 1409
KEY WEST, FLORIDA 33041

1.3 EDUCATIONAL MATERIALS

A copy of *Renovate Right: Important Lead Hazard for Families, Child Care Providers, and Schools* has been provided in Appendix A of this report. Federal law requires that individuals receive certain information before renovating more than two square feet of painted surfaces in housing, child care facilities and schools built before 1978.

- Homeowners and tenants: renovators must give you this pamphlet before starting work.
- Child-care facilities, including preschools and kindergarten classrooms, and the families of children under the age of six that attend those facilities: renovators must provide a copy of this pamphlet to child-care facilities and general renovation information to families whose children attend those facilities.

Federal law requires contractors that disturb lead-based paint in homes, child care facilities and schools built before 1978 to be certified and follow specific work practices to prevent lead contamination. Contractors must provide certification prior to renovations.

SECTION 2.0

BUILDING DESCRIPTION

KEY WEST CITY HALL BUILDNG AND ANNEX BUILDING

The two-story school buildings were observed to be constructed primarily of concrete, steel, and wood; interior walls were observed to be finished with plaster and drywall, ceilings were observed to be finished with drywall and laid-in ceiling tiles. Floors were observed to be finished with vinyl floor tile, carpet, and ceramic tile. The heating, ventilation, and air-conditioning system was covered with fiberglass insulation. Plumbing components were located behind walls or above hard ceilings. Painting history was not available at the time of the inspection.

SECTION 3.0

METHODS AND LIMITATIONS

3.1 XRF METHODS

The limited inspection was performed based on a modified version of the protocol established in the "Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing" by the Department of Housing and Urban Development (HUD) in June 1995. A portable spectrum analyzing XRF instrument manufactured by Niton Corporation was utilized to perform a limited LBP inspection of interior and exterior painted building components of the structures located at the subject property. The XRF serial number was 7494, and last date of calibration was April 1, 2010.

The XRF instrument performs a self-calibration test on startup. The calibration was then verified using a known standard from the United States Department of Commerce National Institute of Standards and Technology (NIST). QA/QC measurements were taken with the Level III (1.04 mg/cm^2) NIST standard at the beginning and end of the inspection. XRF test results expressed lead concentrations in milligram per square centimeter (mg/cm^2). The results were stored in the XRF for later retrieval in a spreadsheet format.

XRF testing locations, or testing combinations, were determined on site by an EPA Certified Lead-Based paint Inspector and the following factors; location (e.g. Building, Floor, Unit, Room), component (e.g. Wall, Ceiling, Door, Door Frame, Baseboard, etc.), substrate (e.g. Drywall, Concrete, Wood, Metal, etc.), and painting history (if available). An XRF reading was obtained from selected testing combinations.

3.2 LIMITATIONS

The limited inspection was conducted to assess selected painted building components for the presence of lead. Because of limitations in access this inspection can not be utilized as a Lead-Based Paint Inspection as defined in the HUD Guidelines, that is beyond the intent and scope of this limited inspection. The inspected areas are assumed to be representative of the materials used throughout the facility. This limited inspection report has been prepared by EE&G in a manner consistent with industry standards exercised by members of the profession practicing under similar conditions. No other warranty, expressed or implied is made. Under no circumstances is this limited inspection report to be utilized as a bid proposal or a project specification document, as this is not its intent. The intent of this inspection report is to assist the client in assessing for lead in selected painted building components.

EPA and HUD define lead-based paint (LBP) as; paint or other coatings that contain lead at or greater than the level of 1.0 mg/cm^2 or 0.5% by weight; however, the US Department of Labor's Occupational Safety and Health Administration (OSHA) lead regulation, 29 CFR 1926.62, does not recognize a concentration of lead in paint that may be safe for workers therefore, measurable amounts of lead are considered to be a potential source of exposure. This assessment can be utilized to identify building components that contain lead. However, as

OSHA does not recognize the absence of lead through XRF, this assessment can not be utilized for establishing that coatings are lead-free for purposes of OSHA compliance.

EE&G's interpretations and recommendations are based upon the results of the XRF testing, environmental regulations, and quality control and assurance standards. The results, conclusions, and recommendations contained in this report pertain to conditions observed at the time of the inspection. Other conditions elsewhere at the subject facility may differ from those in the inspected locations and, such conditions are unknown, may change over time, and have not been considered.

This report was prepared solely for the use of EE&G's client, and is not intended for use by third party beneficiaries. The client shall indemnify and hold EE&G harmless against any liability for any loss arising out of or relating to reliance by any third party on any work performed there under, or the contents of this report. EE&G will not be held responsible for the interpretation or use by others of data developed pursuant to the compilation of this report, or for use of segregated portions of this report.

SECTION 4.0

INSPECTION FINDINGS

4.1 XRF TESTING RESULTS

EPA and HUD define lead-based paint (LBP) as; paint or other coatings that contain lead at or greater than the level of 1.0 mg/cm^2 by XRF measurement or 0.5% by weight by Flame AAS. The following components were identified as LBP during this inspection:

DESCRIPTION:	Metal door jambs/casing
LOCATION:	City hall building
Flame AAS Results	1.2 % and 0.59 %

Testing combinations, XRF and Flame AAS lab results are presented in Appendix B. Additional amount of these LBP components may be located in other areas of this facility.

SECTION 5.0

RECOMMENDATIONS

5.1 RECOMMENDATIONS FOR LEAD-BASED PAINT

If the structure is to be demolished:

Prior to demolition, a "wastestream characterization" should be performed on the structure. This waste stream must be characterized by a Toxic Characteristic Leachate Procedure (TCLP) test. The EPA requires TCLP testing to determine if the waste is considered either hazardous (and must be disposed of in a special disposal site) or is nonhazardous, and may be disposed of in a standard landfill. For some materials such as steel and mostly metal components, recycling at a certified recycling facility is another alternative to including these components as a representative fraction of the waste stream characterization.

During demolition and disposal operations:

To comply with OSHA lead regulation 29 CFR 1926.62, the paint chip laboratory analysis (Flame AAS, Method SW 846, 7420) results should be made available to any personnel that will conduct demolition operations of this structure. This regulation considers paint that contains any amount of lead to be lead-based paint and mandates protective measures any time a demolition project involves the disturbance of LBP components in such a way as to cause airborne emissions of lead particulate (torching, disc sanding, etc.). These protective measures include: personnel protection (respirators, protective suits, etc...), engineering controls and personnel air monitoring until results of the personnel monitoring indicate airborne lead concentrations below the Permissible Exposure Limit (PEL) of fifty (50) micrograms per cubic meter as an eight-hour time weighted average (TWA). In lieu of the above protective measures, demolition personnel may provide objective historical data from previous similar projects to demonstrate that the PEL for lead will not be exceeded.

5.2 DISCLOSURE OF LBP HAZARDS

The Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as Title X, Section 1018 requires the disclosure to the purchaser or lessee of any known information on lead-based paint or lead-based paint hazards and provide to the purchaser or lessee any lead hazard evaluation reports available prior to the sale or lease of most housing built prior to 1978.

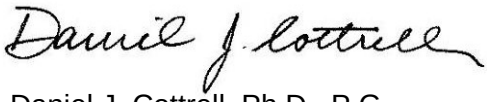
SECTION 6.0

SIGNATURE PAGE

Submitted by

Hiram Aguiar
EPA Lead-Based Paint Inspector, EE&G

Reviewed by



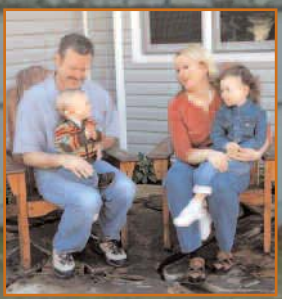
Daniel J. Cottrell, Ph.D., P.G.
Senior Technical Advisor, EE&G
EPA Lead-Based Paint Risk Assessor

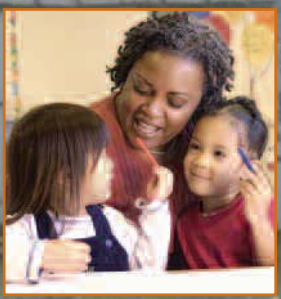
APPENDIX A

RENOVATE RIGHT
EPA PAMPHLET

Renovate Right

Important Lead Hazard Information for Families, Child Care Providers and Schools





UNITED STATES • ENVIRONMENTAL PROTECTION AGENCY •

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

It's the Law!

Federal law requires that individuals receive certain information before renovating more than two square feet of painted surfaces in housing, child care facilities and schools built before 1978.

- Homeowners and tenants: renovators must give you this pamphlet before starting work.
- Child care facilities, including preschools and kindergarten classrooms, and the families of children under the age of six that attend those facilities: renovators must provide a copy of this pamphlet to child-care facilities and general renovation information to families whose children attend those facilities.

Also, beginning April 2010, federal law will require contractors that disturb lead-based paint in homes, child care facilities and schools, built before 1978 to be certified and follow specific work practices to prevent lead contamination. Therefore beginning in April 2010, ask to see your contractor's certification.

Renovating, Repairing, or Painting?

- Is your home, your building, or the child care facility or school your children attend, being renovated, repaired, or painted?
- Was your home, your building, or the child care facility or school your children under age 6 attend, built before 1978?

If the answer to these questions is YES, there are a few important things you need to know about lead-based paint.

This pamphlet provides basic facts about lead and information about lead safety when work is being done in your home, your building or the childcare facility or school your children attend.

The Facts About Lead

- Lead can affect children's brains and developing nervous systems, causing reduced IQ, learning disabilities, and behavioral problems. Lead is also harmful to adults.
- Lead in dust is the most common way people are exposed to lead. People can also get lead in their bodies from lead in soil or paint chips. Lead dust is often invisible.
- Lead-based paint was used in more than 38 million homes until it was banned for residential use in 1978.
- Projects that disturb lead-based paint can create dust and endanger you and your family. Don't let this happen to you. Follow the practices described in this pamphlet to protect you and your family.

Who Should Read This Pamphlet?

This pamphlet is for you if you:

- Reside in a home built before 1978,
- Own or operate a child care facility, including preschools and kindergarten classrooms, built before 1978, or
- Have a child under six who attends a child care facility built before 1978.

You will learn:

- Basic facts about lead and your health,
- How to choose a contractor, if you are a property owner,
- What tenants, and parents/guardians of a child in a child care facility or school should consider,
- How to prepare for the renovation or repair job,
- What to look for during the job and after the job is done,
- Where to get more information about lead.

This pamphlet is not for:

- **Abatement projects.** Abatement is a set of activities aimed specifically at eliminating lead or lead hazards. EPA has regulations for certification and training of abatement professionals. If your goal is to eliminate lead or lead hazards, contact the National Lead Information Center at **1-800-424-LEAD (5323)** for more information.
- **"Do-it-yourself" projects.** If you plan to do renovation work yourself, this document is a good start, but you will need more information to complete the work safely. Call the National Lead Information Center at **1-800-424-LEAD (5323)** and ask for more information on how to work safely in a home with lead-based paint.
- **Contractor education.** Contractors who want information about working safely with lead should contact the National Lead Information Center at **1-800-424-LEAD (5323)** for information about courses and resources on lead-safe work practices.

Lead and Your Health

Lead is especially dangerous to children under six years of age.

Lead can affect children's brains and developing nervous systems, causing:

- Reduced IQ and learning disabilities.
- Behavior problems.

Even children who appear healthy can have dangerous levels of lead in their bodies.

Lead is also harmful to adults. In adults, low levels of lead can pose many dangers, including:

- High blood pressure and hypertension.
- Pregnant women exposed to lead can transfer lead to their fetus.

Lead gets into the body when it is swallowed or inhaled.

- People, especially children, can swallow lead dust as they eat, play, and do other normal hand-to-mouth activities.
- People may also breathe in lead dust or fumes if they disturb lead-based paint. People who sand, scrape, burn, brush or blast or otherwise disturb lead-based paint risk unsafe exposure to lead.

What should I do if I am concerned about my family's exposure to lead?

- Call your local health department for advice on reducing and eliminating exposures to lead inside and outside your home, child care facility or school.
- Always use lead-safe work practices when renovation or repair will disturb lead-based paint.
- A blood test is the only way to find out if you or a family member already has lead poisoning. Call your doctor or local health department to arrange for a blood test.

For more information about the health effects of exposure to lead, visit the EPA lead website at www.epa.gov/lead/pubs/leadinfo.htm or call 1-800-424-LEAD (5323).

There are other things you can do to protect your family everyday.

- Regularly clean floors, window sills, and other surfaces.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat a healthy, nutritious diet consistent with the USDA's dietary guidelines, that helps protect children from the effects of lead.
- Wipe off shoes before entering house.

Where Does the Lead Come From?

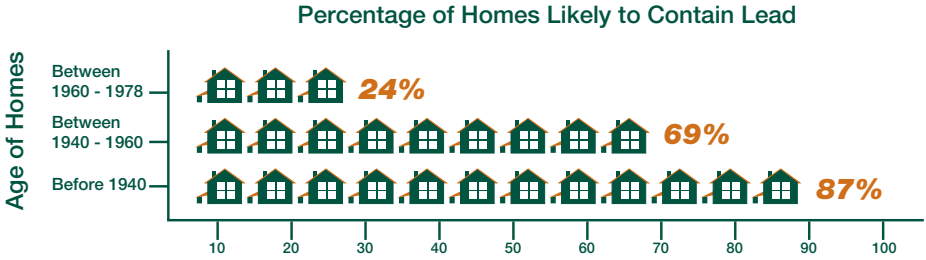
Dust is the main problem. The most common way to get lead in the body is from dust. Lead dust comes from deteriorating lead-based paint and lead-contaminated soil that gets tracked into your home. This dust may accumulate to unsafe levels. Then, normal hand to-mouth activities, like playing and eating (especially in young children), move that dust from surfaces like floors and windowsills into the body.

Home renovation creates dust. Common renovation activities like sanding, cutting, and demolition can create hazardous lead dust and chips.

Proper work practices protect you from the dust. The key to protecting yourself and your family during a renovation, repair or painting job is to use lead-safe work practices such as containing dust inside the work area, using dust-minimizing work methods, and conducting a careful cleanup, as described in this pamphlet.

Other sources of lead. Remember, lead can also come from outside soil, your water, or household items (such as lead-glazed pottery and lead crystal). Contact the National Lead Information Center at **1-800-424-LEAD (5323)** for more information on these sources.

Checking Your Home for Lead-Based Paint



Older homes, child care facilities, and schools are more likely to contain lead-based paint. Homes may be single-family homes or apartments. They may be private, government-assisted, or public housing. Schools are preschools and kindergarten classrooms. They may be urban, suburban, or rural.

You have the following options:

You may decide to assume your home, child care facility, or school contains lead. Especially in older homes and buildings, you may simply want to assume lead-based paint is present and follow the lead-safe work practices described in this brochure during the renovation, repair, or painting job.

You or your contractor may also test for lead using a lead test kit. Test kits must be EPA-approved and are available at hardware stores. They include detailed instructions for their use.

You can hire a certified professional to check for lead-based paint. These professionals are certified risk assessors or inspectors, and can determine if your home has lead or lead hazards.

- A certified inspector or risk assessor can conduct an inspection telling you whether your home, or a portion of your home, has lead-based paint and where it is located. This will tell you the areas in your home where lead-safe work practices are needed.
- A certified risk assessor can conduct a risk assessment telling you if your home currently has any lead hazards from lead in paint, dust, or soil. The risk assessor can also tell you what actions to take to address any hazards.
- For help finding a certified risk assessor or inspector, call the National Lead Information Center at **1-800-424-LEAD (5323).**

For Property Owners

You have the ultimate responsibility for the safety of your family, tenants, or children in your care. This means properly preparing for the renovation and keeping persons out of the work area (see p. 8). It also means ensuring the contractor uses lead-safe work practices.

Beginning April 2010, federal law will require that contractors performing renovation, repair and painting projects that disturb lead-based paint in homes, child care facilities, and schools built before 1978 to be certified and follow specific work practices to prevent lead contamination.

Until contractors are required to be certified, make sure your contractor can explain clearly the details of the job and how the contractor will minimize lead hazards during the work.

- Ask if the contractor is trained to perform lead-safe work practices and to see a copy of their training certificate.
- Ask them what lead-safe methods they will use to set up and perform the job in your home, child care facility or school.
- Ask if the contractor is aware of the lead renovation rules. For example, contractors are required to provide you with a copy of this pamphlet before beginning work. A sample pre-renovation disclosure form is provided at the back of this pamphlet. Contractors may use this form to make documentation of compliance easier.
- Ask for references from at least three recent jobs involving homes built before 1978, and speak to each personally.

Always make sure the contract is clear about how the work will be set up, performed, and cleaned.

- Share the results of any previous lead tests with the contractor.
- Even before contractors are required to be certified you should specify in the contract that they follow the work practices described on pages 9 and 10 of this brochure.
- The contract should specify which parts of your home are part of the work area and specify which lead-safe work practices should be used in those areas. Remember, your contractor should confine dust and debris to the work area and should minimize spreading that dust to other areas of the home.
- The contract should also specify that the contractor clean the work area, verify that it was cleaned adequately, and re-clean it if necessary.

Once these practices are required, if you think a worker is failing to do what they are supposed to do or is doing something that is unsafe, you should:

- Direct the contractor to comply with the contract requirements,
- Call your local health or building department, or
- Call EPA's hotline **1-800-424-LEAD (5323).**

For Tenants, and Families of Children Under Age Six in Child Care Facilities and Schools

You play an important role ensuring the ultimate safety of your family.

This means properly preparing for the renovation and staying out of the work area (see p. 8).

Beginning April 2010, federal law will require that contractors performing renovation, repair and painting projects that disturb lead-based paint in homes, child care facilities and schools built before 1978 that a child under age six visits regularly to be certified and follow specific work practices to prevent lead contamination.

The law will require anyone hired to renovate, repair, or do painting preparation work on a property built before 1978 to follow the steps described on pages 9 and 10 unless the area where the work will be done contains no lead-based paint.

Once these practices are required, if you think a worker is failing to do what they are supposed to do or is doing something that is unsafe, you should:

- Contact your landlord,
- Call your local health or building department, or
- Call EPA's hotline **1-800-424-LEAD (5323).**

If you are concerned about lead hazards left behind after the job is over, you can check the work yourself (see page 10).

If your property receives housing assistance from HUD (or a state or local agency that uses HUD funds), you must follow the more stringent requirements of HUD's Lead-safe Housing Rule and the ones described in this pamphlet.

Preparing for a Renovation

The work areas should not be accessible to occupants while the work occurs. The rooms or areas where work is being done may be blocked off or sealed with plastic sheeting to contain any dust that is generated. The contained area will not be available to you until the work in that room or area is complete, cleaned thoroughly, and the containment has been removed. You will not have access to some areas and should plan accordingly.

You may need:

- Alternative bedroom, bathroom, and kitchen arrangements if work is occurring in those areas of your home.
- A safe place for pets because they, too, can be poisoned by lead and can track lead dust into other areas of the home.
- A separate pathway for the contractor from the work area to the outside, in order to bring materials in and out of the home. Ideally, it should not be through the same entrance that your family uses.
- A place to store your furniture. All furniture and belongings may have to be moved from the work area while the work is done. Items that can't be moved, such as cabinets, should be wrapped in heavy duty plastic.
- To turn off forced-air heating and air conditioning systems while work is done. This prevents dust from spreading through vents from the work area to the rest of your home. Consider how this may affect your living arrangements.

You may even want to move out of your home temporarily while all or parts of the work are being done.

Child care facilities and schools may want to consider alternative accommodations for children and access to necessary facilities.

During the Work

Beginning April 2010, federal law will require contractors that are hired to perform renovation, repair and painting projects in homes, child care facilities, and schools built before 1978 that disturb lead-based paint to be certified and follow specific work practices to prevent lead contamination.

Even before contractors are required to be certified and follow specific work practices, the contractor should follow these three simple procedures, described below:

1. **Contain the work area.** The area should be contained so that dust and debris do not escape from that area. Warning signs should be put up and heavy-duty plastic and tape should be used as appropriate to:
   - Cover the floors and any furniture that cannot be moved.
   - Seal off doors and heating and cooling system vents.

   These will help prevent dust or debris from getting outside the work area.

2. **Minimize dust.** There is no way to eliminate dust, but some methods make less dust than others. For example, using water to mist areas before sanding or scraping; scoring paint before separating components; and prying and pulling apart components instead of breaking them are techniques that generate less dust than alternatives. Some methods generate large amounts of lead-contaminated dust and should not be used. They are:
   - Open flame burning or torching.
   - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment.
   - Using a heat gun at temperatures greater than 1100°F.

3. **Clean up thoroughly.** The work area should be cleaned up daily to keep it as clean as possible. When all the work is done, the area should be cleaned up using special cleaning methods before taking down any plastic that isolates the work area from the rest of the home. The special cleaning methods should include:
   - Using a HEPA vacuum to clean up dust and debris on all surfaces, followed by
   - Wet mopping with plenty of rinse water.

When the final cleaning is done, look around. There should be no dust, paint chips, or debris in the work area. If you see any dust, paint chips, or debris, the area should be re-cleaned.

For Property Owners: After the Work is Done

When all the work is finished, you will want to know if your home, child care facility, or school has been cleaned up properly. Here are some ways to check.

Even before contractors are required to be certified and follow specific work practices, you should:

Ask about your contractor's final cleanup check. Remember, lead dust is often invisible to the naked eye. It may still be present even if you cannot see it. The contractor should use disposable cleaning cloths to wipe the floor of the work area and compare them to a cleaning verification card to determine if the work area was adequately cleaned.

To order a cleaning verification card and detailed instructions visit the EPA lead website at **www.epa.gov/lead** or contact the National Lead Information Center at **1-800-424-LEAD (5323)** or visit their website at **www.epa.gov/lead/nlic.htm.**

You also may choose to have a lead-dust test. Lead-dust tests are wipe samples sent to a laboratory for analysis.

- You can specify in your contract that a lead-dust test will be done. In this case, make it clear who will do the testing.
- Testing should be done by a lead professional.

If you choose to do the testing, some EPA-recognized lead laboratories will send you a kit that allows you to collect samples and send them back to the lab for analysis.

Contact the National Lead Information Center at **1-800-424-LEAD (5323)** for lists of qualified professionals and EPA-recognized lead labs.

If your home, child care facility, or school fails the dust test, the area should be re-cleaned and tested again.

Where the project is done by contract, it is a good idea to specify in the contract that the contractor is responsible for re-cleaning if the home, child care facility, or school fails the test.

For Additional Information

You may need additional information on how to protect yourself and your children while a job is going on in your home, your building, or childcare facility.

- The **National Lead Information Center** at **1-800-424-LEAD (5323)** or **www.epa.gov/lead/nlic.htm** can tell you how to contact your state, local, and/or tribal programs or get general information about lead poisoning prevention.

  - State and tribal lead poisoning prevention or environmental protection programs can provide information about lead regulations and potential sources of financial aid for reducing lead hazards. If your State or local government has requirements more stringent than those described in this pamphlet, you must follow those requirements.
  - Local building code officials can tell you the regulations that apply to the renovation work that you are planning.
  - State, county, and local health departments can provide information about local programs, including assistance for lead-poisoned children and advice on ways to get your home checked for lead.

- The **National Lead Information Center** can also provide a variety of resource materials, including the following guides to lead-safe work practices. Many of these materials are also available at **www.epa.gov/lead/pubs/brochure.htm.**
  - Lead Paint Safety, a Field Guide for Painting, Home Maintenance, and Renovation Work
  - Reducing Lead Hazards When Remodeling Your Home
  - Protect Your Family from Lead in Your Home
  - Lead in Your Home: A Parent's Reference Guide

For the hearing impaired, call the Federal Information Relay Service at 1-800-877-8339 to access any of the phone numbers in this brochure.

EPA Contacts

EPA Regional Offices

EPA addresses residential lead hazards through several different regulations. EPA requires training and certification for conducting abatement, education about hazards associated with renovations, disclosure about known lead paint and lead hazards in housing, and sets lead-paint hazard standards.

Your Regional EPA Office can provide further information regarding lead safety and lead protection programs at **www.epa.gov/lead.**

Region 1
(Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)
Regional Lead Contact
U.S. EPA Region 1
Suite 1100
One Congress Street
Boston, MA 02114-2023
(888) 372-7341

Region 2
(New Jersey, New York, Puerto Rico, Virgin Islands)
Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 209, Mail Stop 225
Edison, NJ 08837-3679
(732) 321-6769

Region 3
(Delaware, Maryland, Pennsylvania, Virginia, Washington, DC, West Virginia)
Regional Lead Contact
U.S. EPA Region 3
1650 Arch Street
Philadelphia, PA 19103-2029
(215) 814-5000

Region 4
(Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)
Regional Lead Contact
U.S. EPA Region 4
61 Forsyth Street, SW
Atlanta, GA 30303-8960
(404) 562-9900

Region 5
(Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)
Regional Lead Contact
U.S. EPA Region 5
77 West Jackson Boulevard
Chicago, IL 60604-3507
(312) 886-6003

Region 6
(Arkansas, Louisiana, New Mexico, Oklahoma, Texas)
Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue,
12th Floor
Dallas, TX 75202-2733
(214) 665-6444

Region 7
(Iowa, Kansas, Missouri, Nebraska)
Regional Lead Contact
U.S. EPA Region 7
901 N. 5th Street
Kansas City, KS 66101
(913) 551-7003

Region 8
(Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)
Regional Lead Contact
U.S. EPA Region 8
999 18th Street, Suite 300
Denver, CO 80202-2466
(303) 312-6312

Region 9
(Arizona, California, Hawaii, Nevada)
Regional Lead Contact
U.S. Region 9
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-8021

Region 10
(Alaska, Idaho, Oregon, Washington)
Regional Lead Contact
U.S. EPA Region 10
1200 Sixth Avenue
Seattle, WA 98101-1128
(206) 553-1200

Other Federal Agencies

CPSC

The Consumer Product Safety Commission (CPSC) protects the public from the unreasonable risk of injury or death from 15,000 types of consumer products under the agency's jurisdiction. CPSC warns the public and private sectors to reduce exposure to lead and increase consumer awareness. Contact CPSC for further information regarding regulations and consumer product safety.

CPSC
4330 East West Highway
Bethesda, MD 20814
Hotline 1-(800) 638-2772
www.cpsc.gov

CDC Childhood Lead Poisoning Prevention Branch

The Centers for Disease Control and Prevention (CDC) assists state and local childhood lead poisoning prevention programs to provide a scientific basis for policy decisions, and to ensure that health issues are addressed in decisions about housing and the environment. Contact CDC Childhood Lead Poisoning Prevention Program for additional materials and links on the topic of lead.

CDC Childhood Lead Poisoning Prevention Branch
4770 Buford Highway, MS F-40
Atlanta, GA 30341
(770) 488-3300
www.cdc.gov/nceh/lead

HUD Office of Healthy Homes and Lead Hazard Control

The Department of Housing and Urban Development (HUD) provides funds to state and local governments to develop cost-effective ways to reduce lead-based paint hazards in America's privately-owned low-income housing. In addition, the office enforces the rule on disclosure of known lead paint and lead hazards in housing, and HUD's lead safety regulations in HUD-assisted housing, provides public outreach and technical assistance, and conducts technical studies to help protect children and their families from health and safety hazards in the home. Contact the HUD Office of Healthy Homes and Lead Hazard Control for information on lead regulations, outreach efforts, and lead hazard control research and outreach grant programs.

U.S. Department of Housing and Urban Development
Office of Healthy Homes
and Lead Hazard Control
451 Seventh Street, SW, Room 8236
Washington, DC 20410-3000
HUD's Lead Regulations Hotline
(202) 402-7698
www.hud.gov/offices/lead/


UNITED STATES
ENVIRONMENTAL PROTECTION AGENCY

Current Sample Pre-Renovation Form

Effective until April 2010.

Confirmation of Receipt of Lead Pamphlet

❑ I have received a copy of the pamphlet, *Renovate Right: Important Lead Hazard Information for Families, Child Care Providers and Schools* informing me of the potential risk of the lead hazard exposure from renovation activity to be performed in my dwelling unit. I received this pamphlet before the work began.

Printed name of recipient

Date

Signature of recipient

Self-Certification Option (for tenant-occupied dwellings only) —
If the lead pamphlet was delivered but a tenant signature was not obtainable, you may check the appropriate box below.

❑ **Refusal to sign** — I certify that I have made a good faith effort to deliver the pamphlet, *Renovate Right: Important Lead Hazard Information for Families, Child Care Providers and Schools*, to the rental dwelling unit listed below at the date and time indicated and that the occupant refused to sign the confirmation of receipt. I further certify that I have left a copy of the pamphlet at the unit with the occupant.

❑ **Unavailable for signature** — I certify that I have made a good faith effort to deliver the pamphlet, *Renovate Right: Important Lead Hazard Information for Families, Child Care providers and Schools*, to the rental dwelling unit listed below and that the occupant was unavailable to sign the confirmation of receipt. I further certify that I have left a copy of the pamphlet at the unit by sliding it under the door.

Printed name of person certifying

Attempted delivery date and time lead pamphlet delivery

Signature of person certifying lead pamphlet delivery

Unit Address

Note Regarding Mailing Option — As an alternative to delivery in person, you may mail the lead pamphlet to the owner and/or tenant. Pamphlet must be mailed at least 7 days before renovation (Document with a certificate of mailing from the post office).


UNITED STATES
ENVIRONMENTAL PROTECTION AGENCY

Future Sample Pre-Renovation Form

This sample form may be used by renovation firms to document compliance with the Federal pre-renovation education and renovation, repair, and painting regulations.

Occupant Confirmation

Pamphlet Receipt

❑ I have received a copy of the lead hazard information pamphlet informing me of the potential risk of the lead hazard exposure from renovation activity to be performed in my dwelling unit. I received this pamphlet before the work began.

Owner-occupant Opt-out Acknowledgment

❑ (A) I confirm that I own and live in this property, that no child under the age of 6 resides here, that no pregnant woman resides here, and that this property is not a child-occupied facility.

Note: A child resides in the primary residence of his or her custodial parents, legal guardians, foster parents, or informal caretaker if the child lives and sleeps most of the time at the caretaker's residence.

Note: A child-occupied facility is a pre-1978 building visited regularly by the same child, under 6 years of age, on at least two different days within any week, for at least 3 hours each day, provided that the visits total at least 60 hours annually.

If Box A is checked, check either Box B or Box C, but not both.

❑ (B) I request that the renovation firm use the lead-safe work practices required by EPA's Renovation, Repair, and Painting Rule; or

❑ (C) I understand that the firm performing the renovation will not be required to use the lead-safe work practices required by EPA's Renovation, Repair, and Painting Rule.

Printed Name of Owner-occupant

Signature of Owner-occupant | Signature Date

Renovator's Self Certification Option (for tenant-occupied dwellings only)

***Instructions to Renovator*:** If the lead hazard information pamphlet was delivered but a tenant signature was not obtainable, you may check the appropriate box below.

❑ **Declined** – I certify that I have made a good faith effort to deliver the lead hazard information pamphlet to the rental dwelling unit listed below at the date and time indicated and that the occupant declined to sign the confirmation of receipt. I further certify that I have left a copy of the pamphlet at the unit with the occupant.

❑ **Unavailable for signature** – I certify that I have made a good faith effort to deliver the lead hazard information pamphlet to the rental dwelling unit listed below and that the occupant was unavailable to sign the confirmation of receipt. I further certify that I have left a copy of the pamphlet at the unit by sliding it under the door or by (fill in how pamphlet was left). _____

Printed Name of Person Certifying Delivery | Attempted Delivery Date

Signature of Person Certifying Lead Pamphlet Delivery

Unit Address

Note Regarding Mailing Option — As an alternative to delivery in person, you may mail the lead hazard information pamphlet to the owner and/or tenant. Pamphlet must be mailed at least seven days before renovation. Mailing must be documented by a certificate of mailing from the post office.

Note: This form is not effective until April 2010.

1-800-424-LEAD (5323)
www.epa.gov/lead

EPA-740-F-08-002
March 2008

APPENDIX B

XRF TESTING DATA

KEY WEST CITY HALL COMPLEX
CITY HALL BUILDING 525 ANGELA

Reading No	Component	Substrate	Side	Condition	Color	Site	Floor	Room	Results	Pb mg/cm2
1										1.94
2	CALIBRATE	WOOD		INTACT	ORANGE				Positive	1.1
3	WALL	CONCRETE	A E	INTACT	BEIGE	JPCH 525		OUTSIDE	Negative	0
4	WALL	CONCRETE	A E	INTACT	BEIGE	JPCH 525		OUTSIDE	Negative	0
5	WALL	CONCRETE	B	INTACT	BEIGE	JPCH 525		OUTSIDE	Negative	0.01
6	WALL	CONCRETE	B	INTACT	BEIGE	JPCH 525		OUTSIDE	Negative	0
7	WALL	CONCRETE	C	INTACT	BEIGE	JPCH 525		OUTSIDE	Negative	0
8	WALL	CONCRETE	C	INTACT	BEIGE	JPCH 525		OUTSIDE	Negative	0
9	WALL	CONCRETE	C	INTACT	BEIGE	JPCH 525		OUTSIDE	Negative	0.01
10	WALL	CONCRETE	D	INTACT	BEIGE	JPCH 525		OUTSIDE	Negative	0
11	WALL	CONCRETE	D	INTACT	BEIGE	JPCH 525		OUTSIDE	Negative	0
12	DOOR	METAL	D	INTACT	WHITE	JPCH 525		OUTSIDE	Negative	0
13	DOOR JAMB	WOOD	D	INTACT	WHITE	JPCH 525		OUTSIDE	Negative	0
14	DOOR JAMB	WOOD	C	PEELING	WHITE	JPCH 525		OUTSIDE	Negative	0.5
15	DOOR JAMB	METAL	C	PEELING	WHITE	JPCH 525		OUTSIDE	Negative	0.3
16	DOOR	METAL	C	PEELING	WHITE	JPCH 525		OUTSIDE	Negative	0.5
17	DOOR	METAL	C	PEELING	WHITE	JPCH 525		OUTSIDE	Negative	0
18	DOOR JAMB	WOOD	C	PEELING	WHITE	JPCH 525		OUTSIDE	Negative	0
19	DOOR	METAL	A	PEELING	WHITE	JPCH 525		OUTSIDE	Negative	0
20	DOOR	WOOD	A	PEELING	WHITE	JPCH 525		OUTSIDE	Negative	0
21	DOOR JAMB	METAL	A	PEELING	WHITE	JPCH 525		OUTSIDE	Null	1
22	DOOR JAMB	METAL	A	PEELING	WHITE	JPCH 525		OUTSIDE	Null	1.1
23	DOOR JAMB	METAL	A	PEELING	WHITE	JPCH 525		OUTSIDE	Negative	0
24	WALL	PLASTER	A	PEELING	WHITE	JPCH 525	FIRST	CLERKS LOBBY	Negative	0
25	WALL	PLASTER	B	INTACT	WHITE	JPCH 525	FIRST	CLERKS LOBBY	Negative	0.01
26	WALL	PLASTER	C	INTACT	WHITE	JPCH 525	FIRST	CLERKS LOBBY	Negative	0.05
27	WINDOW F	PLASTER	A	INTACT	GREEN	JPCH 525	FIRST	CLERKS LOBBY	Negative	0
28	WINDOW S	PLASTER	A	INTACT	GREEN	JPCH 525	FIRST	CLERKS LOBBY	Negative	0
29	WINDOW S	WOOD	A	INTACT	GREEN	JPCH 525	FIRST	CLERKS LOBBY	Negative	0
30	WINDOW P	WOOD	A	INTACT	GREEN	JPCH 525	FIRST	CLERKS LOBBY	Negative	0.1
31	DOOR	WOOD	D	INTACT	GREEN	JPCH 525	FIRST	CLERKS OFF	Negative	0.29
32	DOOR JAMB	METAL	D	INTACT	GREEN	JPCH 525	FIRST	CLERKS OFF	Negative	0.7
33	WALL	WOOD	A	INTACT	WHITE	JPCH 525	FIRST	CLERKS OFF	Negative	0
34	WALL	WOOD	C	INTACT	WHITE	JPCH 525	FIRST	CLERKS OFF	Negative	0
35	WINDOW F	WOOD	C	INTACT	GREEN	JPCH 525	FIRST	CLERKS OFF	Negative	0.08
36	EL PANEL SHU	WOOD	A	INTACT	GREEN	JPCH 525	FIRST	CLERKS OFF	Negative	0
37	DOOR	WOOD	D	INTACT	WHITE	JPCH 525	FIRST	CLERKS OFF	Negative	0
38	DOOR JAMB	METAL	D	INTACT	WHITE	JPCH 525	FIRST	CLERKS OFF	Null	1
39	DOOR JAMB	METAL	D	INTACT	WHITE	JPCH 525	FIRST	CLERKS OFF	Null	0.9
40	DOOR JAMB	METAL	C	INTACT	WHITE	JPCH 525	FIRST	CLERKS OFF	Negative	0.6
41	DOOR JAMB	METAL	C	INTACT	WHITE	JPCH 525	FIRST	CLERKS OFF	Negative	0.6
42	DOOR JAMB	METAL	C	INTACT	WHITE	JPCH 525	FIRST	CLERKS OFF FILE RM	Negative	0.7
43	WINDOW S	WOOD	A	INTACT	WHITE	JPCH 525	FIRST	CLERKS OFF NE	Negative	0
44	WINDOW F	WOOD	A	INTACT	WHITE	JPCH 525	FIRST	CLERKS OFF NE	Negative	0
45	BASEBOARD	WOOD	A	INTACT	WHITE	JPCH 525	FIRST	CLERKS OFF NE	Negative	0
46	WALL	CONCRETE	A	INTACT	GREEN	JPCH 525	FIRST	CLERKS OFF SAFE RM	Negative	0
47	WALL	DRYWALL	A	INTACT	WHITE	JPCH 525	FIRST	CLERKS STORAGE BLDG	Negative	0
48	WALL	DRYWALL	C	INTACT	WHITE	JPCH 525	FIRST	CLERKS STORAGE BLDG	Negative	0
49	DOOR	METAL	A	INTACT	WHITE	JPCH 525	FIRST	CLERKS STORAGE BLDG	Negative	0.01
50	DOOR JAMB	METAL	A	INTACT	WHITE	JPCH 525	FIRST	CLERKS STORAGE BLDG	Negative	0.01
51	DOOR	METAL	D	INTACT	GREEN	JPCH 525	FIRST	HR	Negative	0.01
52	WINDOW F	METAL	D	INTACT	GREEN	JPCH 525	FIRST	HR	Negative	0.3
53	WALL	PLASTER	A	INTACT	WHITE	JPCH 525	FIRST	HR	Negative	0.24
54	WALL	PLASTER	C	INTACT	WHITE	JPCH 525	FIRST	HR	Negative	0.19
55	DOOR	WOOD	A	INTACT	GREEN	JPCH 525	FIRST	HR DIR OFF	Negative	0
56	DOOR JAMB	WOOD	A	INTACT	GREEN	JPCH 525	FIRST	HR DIR OFF	Negative	0
57	DOOR JAMB	WOOD	A	INTACT	PINK	JPCH 525	FIRST	HR DIR OFF	Negative	0
58	WALL	PLASTER	A	INTACT	PINK	JPCH 525	FIRST	HR DIR OFF	Negative	0.17
59	WALL	PLASTER	A	INTACT	PINK	JPCH 525	FIRST	HR DIR OFF	Negative	0.16
60	BASEBOARD	WOOD	A	INTACT	PINK	JPCH 525	FIRST	HR DIR OFF	Negative	0
61	WALL	PLASTER	A	INTACT	WHITE	JPCH 525	FIRST	PI OFF	Negative	0.01
62	WALL	PLASTER	C	INTACT	WHITE	JPCH 525	FIRST	PI OFF	Negative	0.01
63	DOOR	WOOD	C	INTACT	GREEN	JPCH 525	FIRST	PI OFF	Negative	0
64	DOOR JAMB	WOOD	C	INTACT	GREEN	JPCH 525	FIRST	PI OFF	Negative	-0.03
65	DOOR	METAL	A	INTACT	GREEN	JPCH 525	FIRST	PI OFF	Null	0.6
66	DOOR	METAL	A	INTACT	GREEN	JPCH 525	FIRST	PI OFF	Negative	0.5

KEY WEST CITY HALL COMPLEX
CITY HALL BUILDING 525 ANGELA

Reading No	Component	Substrate	Side	Condition	Color	Site	Floor	Room	Results	Pb mg/cm2
67	DOOR JAMB	METAL	A	INTACT	GREEN	JPCH 525	FIRST	PI OFF	Negative	0.11
68	FIRE HOSE BC	METAL	C	INTACT	RED	JPCH 525	FIRST	PI OFF	Negative	0.07
69	WALL	PLASTER	C	INTACT	WHITE	JPCH 525	FIRST	CONF RM	Negative	0.01
70	WALL	PLASTER	A	INTACT	WHITE	JPCH 525	FIRST	CONF RM	Negative	0.02
71	DOOR	WOOD	C	INTACT	PINK	JPCH 525	FIRST	CONF RM	Negative	-0.52
72	DOOR JAMB	WOOD	C	INTACT	YELLOW	JPCH 525	FIRST	CONF RM	Negative	0.11
73	WALL	PLASTER	C	INTACT	YELLOW	JPCH 525	FIRST	CONF RM	Negative	0.04
74	CEILING	PLASTER	C	INTACT	WHITE	JPCH 525	FIRST	CONF RM	Negative	0
75	CEILING	PLASTER	C	INTACT	WHITE	JPCH 525	FIRST	CONF RM	Negative	0
76	WALL	DRYWALL	C	INTACT	WHITE	JPCH 525	SECOND	CITY MANAGER OFF	Negative	0
77	WALL	DRYWALL	B	INTACT	WHITE	JPCH 525	SECOND	CITY MANAGER OFF	Negative	0
78	BASEBOARD	WOOD	B	INTACT	GREEN	JPCH 525	SECOND	CITY MANAGER OFF	Negative	0.01
79	DOOR	WOOD	A	INTACT	GREEN	JPCH 525	SECOND	CITY MANAGER OFF	Negative	0
80	DOOR JAMB	METAL	A	INTACT	GREEN	JPCH 525	SECOND	CITY MANAGER OFF	Negative	0.02
81	WALL	DRYWALL	C	INTACT	WHITE	JPCH 525	SECOND	CITY MANAGER CONF RM	Negative	0
82	WALL	DRYWALL	B	INTACT	WHITE	JPCH 525	SECOND	CITY MANAGER CONF RM	Negative	0.01
83	CLOSET D	WOOD	C	INTACT	GREEN	JPCH 525	SECOND	CITY MANAGER CONF RM	Negative	0
84	BASEBOARD	WOOD	C	INTACT	GREEN	JPCH 525	SECOND	CITY MANAGER CONF RM	Negative	0
85	WALL	DRYWALL	C	INTACT	WHITE	JPCH 525	SECOND	CITY MANAGER OFF	Negative	0
86	WALL	DRYWALL	D	INTACT	WHITE	JPCH 525	SECOND	CITY MANAGER OFF	Negative	0
87	WALL	PLASTER	B	INTACT	WHITE	JPCH 525	SECOND	LOBBY	Negative	0.01
88	WALL	PLASTER	A	INTACT	YELLOW	JPCH 525	SECOND	MAYOR COMM OFF	Negative	0
89	WALL	PLASTER	C	INTACT	YELLOW	JPCH 525	SECOND	MAYOR COMM OFF	Negative	0
90	DOOR JAMB	METAL	C	INTACT	WHITE	JPCH 525	SECOND	MAYOR COMM OFF	Null	1.1
91	DOOR JAMB	METAL	C	INTACT	WHITE	JPCH 525	SECOND	MAYOR COMM OFF	Null	1.1
92	DOOR JAMB	METAL	C	INTACT	WHITE	JPCH 525	SECOND	MAYOR COMM OFF	Null	1
93	WINDOW F	WOOD	A	INTACT	YELLOW	JPCH 525	SECOND	MAYOR COMM OFF	Negative	0
94	WINDOW S	WOOD	A	INTACT	YELLOW	JPCH 525	SECOND	MAYOR COMM OFF	Negative	0
95	WINDOW	METAL	A	INTACT	WHITE	JPCH 525	SECOND	MAYOR COMM OFF	Negative	0
96	WINDOW	METAL	A	INTACT	WHITE	JPCH 525	SECOND	MAYOR COMM OFF	Negative	0
97	DOOR JAMB	WOOD	C	INTACT	YELLOW	JPCH 525	SECOND	MAYOR COMM OFF	Negative	0
98	DOOR JAMB	METAL	D	INTACT	GREEN	JPCH 525	SECOND	AHR	Negative	0.17
99	DOOR	METAL	D	INTACT	GREEN	JPCH 525	SECOND	AHR	Negative	0.4
100	WALL	CONCRETE	D	INTACT	WHITE	JPCH 525	SECOND	AHR	Negative	0
101	WALL	CONCRETE	C	INTACT	WHITE	JPCH 525	SECOND	AHR	Negative	0
102	PIPES	METAL	C	INTACT	GREY	JPCH 525	SECOND	AHR	Negative	0
103	DOOR	WOOD	D	INTACT	WHITE	JPCH 525	SECOND	CITY ATTORNEY OFF	Negative	0
104	DOOR JAMB	METAL	D	INTACT	WHITE	JPCH 525	SECOND	CITY ATTORNEY OFF	Negative	-0.07
105	WALL	DRYWALL	A	INTACT	WHITE	JPCH 525	SECOND	CITY ATTORNEY OFF	Negative	0
106	WALL	DRYWALL	A	INTACT	WHITE	JPCH 525	SECOND	CITY ATTORNEY OFF	Negative	0.01
107	BASEBOARD	WOOD	A	INTACT	WHITE	JPCH 525	SECOND	CITY ATTORNEY OFF	Negative	0
108	DOOR	WOOD	D	INTACT	WHITE	JPCH 525	SECOND	CITY ATTORNEY OFF	Negative	0
109	DOOR JAMB	WOOD	D	INTACT	WHITE	JPCH 525	SECOND	CITY ATTORNEY OFF	Negative	-0.82
110	DOOR JAMB	WOOD	D	INTACT	WHITE	JPCH 525	SECOND	CITY ATTORNEY OFF	Negative	0
111	WALL	DRYWALL	C	INTACT	BEIGE	JPCH 525	SECOND	CITY ATTORNEY OFF	Negative	0
112	WALL	DRYWALL	B	INTACT	BEIGE	JPCH 525	SECOND	CITY ATTORNEY OFF	Negative	0
113	BASEBOARD	WOOD	B	INTACT	WHITE	JPCH 525	SECOND	CITY ATTORNEY OFF	Negative	0
114	WALL	DRYWALL	D	INTACT	GREEN	JPCH 525	SECOND	CITY ATTORNEY OFF	Negative	0
115	CALIBRATE	WOOD		INTACT	ORANGE				Positive	1.1

A= EAST **B = SOUTH** **C = WEST** **D = NORTH**

KEY WEST CITY HALL COMPLEX
ANNEX BUILDING 604 SIMONTON

Reading No	Component	Substrate	Side	Condition	Color	Site	Floor	Room	Results	Pb mg/cm2
116										1.75
117	CALIBRATE	WOOD		INTACT	ORANGE				Positive	1.1
118	WALL	CONCRETE	A N	INTACT	PINK	604 SIMONTON	SECOND	OUTSIDE	Negative	0
119	WALL	CONCRETE	C	INTACT	PINK	604 SIMONTON	SECOND	OUTSIDE	Negative	0
120	DOOR	METAL	C	INTACT	PINK	604 SIMONTON	SECOND	OUTSIDE	Negative	0
121	DOOR J	METAL	C	INTACT	PINK	604 SIMONTON	SECOND	OUTSIDE	Negative	0.02
122	DOOR J	METAL	C	INTACT	WHITE	604 SIMONTON	SECOND	OUTSIDE	Negative	0.04
123	WALL	WOOD	C	INTACT	BLUE	604 SIMONTON	SECOND	OFFICES S	Negative	0
124	WALL	WOOD	B	INTACT	BLUE	604 SIMONTON	SECOND	OFFICES S	Negative	0
125	BASEBOARD	WOOD	B	INTACT	WHITE	604 SIMONTON	SECOND	OFFICES S	Negative	0
126	WINDOW S	WOOD	B	INTACT	BLUE	604 SIMONTON	SECOND	OFFICES S	Negative	0
127	SHELF	WOOD	A	INTACT	BLUE	604 SIMONTON	SECOND	OFFICES S	Negative	0
128	WINDOW TRIM	WOOD	B	INTACT	BLUE	604 SIMONTON	SECOND	OFFICES S	Negative	0.01
129	DOOR	WOOD	D	INTACT	WHITE	604 SIMONTON	SECOND	OFFICES S	Negative	0
130	DOOR J	WOOD	D	INTACT	WHITE	604 SIMONTON	SECOND	OFFICES S	Negative	0
131	DOOR F	WOOD	D	INTACT	WHITE	604 SIMONTON	SECOND	OFFICES S	Negative	0
132	WALL	WOOD	D	INTACT	BLUE	604 SIMONTON	SECOND	HALLWAY	Negative	0
133	WALL	WOOD	D	INTACT	BLUE	604 SIMONTON	SECOND	HALLWAY	Negative	0
134	WALL	WOOD	B	INTACT	BLUE	604 SIMONTON	SECOND	HALLWAY	Negative	0
135	WALL	WOOD	B	INTACT	BLUE	604 SIMONTON	SECOND	HALLWAY	Negative	0
136	BASEBOARD	WOOD	B	INTACT	WHITE	604 SIMONTON	SECOND	HALLWAY	Negative	0
137	BASEBOARD	WOOD	D	INTACT	WHITE	604 SIMONTON	SECOND	HALLWAY	Negative	0
138	WINDOW S	WOOD	D	INTACT	WHITE	604 SIMONTON	SECOND	HALLWAY	Negative	0
139	WALL	DRYWALL	B	INTACT	BLUE	604 SIMONTON	SECOND	BATHROOM M	Negative	0
140	WALL	DRYWALL	C	INTACT	BLUE	604 SIMONTON	SECOND	BATHROOM M	Negative	0
141	WALL	WOOD	B	INTACT	BEIGE	604 SIMONTON	SECOND	BATHROOM M	Negative	0
142	WALL	WOOD	B	INTACT	RED	604 SIMONTON	SECOND	BATHROOM M	Negative	0
143	WALL	WOOD	B	INTACT	YELLOW	604 SIMONTON	SECOND	BATHROOM M	Negative	0
144	BASEBOARD	WOOD	B	INTACT	WHITE	604 SIMONTON	SECOND	OFFICES	Negative	0
145	BULLETIN B	WOOD	D	INTACT	WHITE	604 SIMONTON	SECOND	OFFICES	Negative	0.02
146	WALL	WOOD	A	INTACT	BLUE	604 SIMONTON	SECOND	OFFICES N	Negative	0
147	WALL	WOOD	B	INTACT	BLUE	604 SIMONTON	SECOND	OFFICES N	Negative	0
148	WALL	WOOD	D	INTACT	BLUE	604 SIMONTON	SECOND	OFFICES N	Negative	0
149	WALL	WOOD	C	INTACT	GREEN	604 SIMONTON	SECOND	OFFICES N	Negative	0
150	WINDOW S	WOOD	D	INTACT	GREEN	604 SIMONTON	SECOND	OFFICES N	Negative	0
151	WINDOW F	WOOD	D	INTACT	WHITE	604 SIMONTON	SECOND	OFFICES N	Negative	0
152	BASEBOARD	WOOD	D	INTACT	WHITE	604 SIMONTON	SECOND	OFFICES N	Negative	0
153	WALL	CONCRETE	C	INTACT	PINK	604 SIMONTON	FIRST	OUTSIDE	Negative	0
154	DOOR	WOOD	C	PEELING	PINK	604 SIMONTON	FIRST	OUTSIDE	Negative	0
155	DOOR J	METAL	C	PEELING	PINK	604 SIMONTON	FIRST	OUTSIDE	Negative	0.01
156	WALL	CONCRETE	B	PEELING	PINK	604 SIMONTON	FIRST	OUTSIDE	Null	0.01
157	WALL	CONCRETE	B	PEELING	PINK	604 SIMONTON	FIRST	OUTSIDE	Negative	0.01
158	WALL	CONCRETE	B	PEELING	PINK	604 SIMONTON	FIRST	OUTSIDE	Negative	0
159	WALL	CONCRETE	B	PEELING	PINK	604 SIMONTON	FIRST	OUTSIDE	Negative	0
160	WALL	CONCRETE	A	PEELING	PINK	604 SIMONTON	FIRST	OUTSIDE	Negative	0.02
161	WALL	CONCRETE	A	PEELING	PINK	604 SIMONTON	FIRST	OUTSIDE	Negative	0
162	WALL	CONCRETE	D	PEELING	PINK	604 SIMONTON	FIRST	OUTSIDE	Negative	0
163	WALL	CONCRETE	D	PEELING	PINK	604 SIMONTON	FIRST	OUTSIDE	Negative	0
164	WALL	WOOD	A	PEELING	BLUE	604 SIMONTON	FIRST	OFFICE ENT	Negative	0
165	WALL	WOOD	A	PEELING	BLUE	604 SIMONTON	FIRST	OFFICE ENT	Negative	0
166	WALL	WOOD	B	PEELING	BLUE	604 SIMONTON	FIRST	OFFICE ENT	Negative	0
167	WALL	WOOD	C	PEELING	BLUE	604 SIMONTON	FIRST	OFFICE ENT	Negative	0
168	WINDOW S	WOOD	C	PEELING	BLUE	604 SIMONTON	FIRST	OFFICE ENT	Negative	0
169	WINDOW F	WOOD	C	PEELING	BLUE	604 SIMONTON	FIRST	OFFICE ENT	Negative	0
170	DOOR	WOOD	B	PEELING	BROWN	604 SIMONTON	FIRST	OFFICE ENT	Negative	0
171	DOOR J	WOOD	B	PEELING	WHITE	604 SIMONTON	FIRST	OFFICE ENT	Negative	0
172	DOOR F	WOOD	B	PEELING	WHITE	604 SIMONTON	FIRST	OFFICE ENT	Negative	0
173	WALL	WOOD	B	INTACT	BEIGE	604 SIMONTON	FIRST	OFFICES S	Negative	0
174	WALL	WOOD	D	INTACT	BEIGE	604 SIMONTON	FIRST	OFFICES S	Negative	0
175	WINDOW S	WOOD	B	INTACT	BEIGE	604 SIMONTON	FIRST	OFFICES S	Negative	0
176	DOOR J	WOOD	D	INTACT	BEIGE	604 SIMONTON	FIRST	OFFICES S	Negative	0
177	DOOR J	WOOD	B	INTACT	BEIGE	604 SIMONTON	FIRST	OFFICES S	Negative	0
178	DOOR	WOOD	B	INTACT	WHITE	604 SIMONTON	FIRST	OFFICES S	Negative	0
179	WALL	DRYWALL	B	INTACT	BLUE	604 SIMONTON	FIRST	BATHROOM HALLWAY	Negative	0
180	CEILING	DRYWALL	B	INTACT	BLUE	604 SIMONTON	FIRST	BATHROOM HALLWAY	Negative	0
181	BASEBOARD	DRYWALL	C	INTACT	WHITE	604 SIMONTON	FIRST	BATHROOM HALLWAY	Negative	0
182	CALIBRATE	WOOD		INTACT	ORANGE	604 SIMONTON	FIRST	BATHROOM HALLWAY	Positive	1.2

A= EAST **B = SOUTH** **C = WEST** **D = NORTH**

EMSL Analytical, Inc.
3 Cooper St., Westmont, NJ 08108
Phone: (856) 858-4800 Fax: (856) 858-9551 Email: westmontleadlab@emsl.com

Attn: **Hiram Aguiar**
EE & G
14505 Commerce Way
Suite 400
Miami Lakes, FL 33016

Fax: Phone: (305) 374-8300

Project: **2010-2502 / Former City of KW City Hall**

Customer ID: EEG50
Customer PO:
Received: 10/18/10 10:07 AM
EMSL Order: 201014505

EMSL Proj:

Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B*/7000B)

Client Sample Description	*Lab ID*	*Collected*	*Analyzed*	*Lead Concentration*
1	*0001*		10/19/2010	1.2 % wt
	Site: Fl-1 Ext. DJ at Stairwell Desc: White Paint			
2	*0002*		10/19/2010	0.59 % wt
	Site: Clerks Off. DJ Hall Ent. To Safe Desc: White Paint			

Initial report from

Shannon Kauffman, Lead Lab Supervisor
or other approved signatory

Reporting limit is 0.01 % wt. The QC data associated with these sample results included in this report meet the method quality control requirements, unless specifically indicated otherwise. Unless noted, results in this report are not blank corrected . 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.

* slight modifications to methods applied Samples received in good condition unless otherwise noted. Quality Control Data associated with this sample set is within acceptable limits, unless otherwise noted

Samples analyzed by EMSL Analytical, Inc. 3 Cooper St., Westmont NJ NJ-NELAP: 04653, AIHA-LAP, LLC. ELLAP Accreditation 100194

201014505

Former City of KW City Hall / 2010-2302

EMSL ANALYTICAL CHAIN OF CUSTODY LEAD

Date: ________ EMSL Representative: ________ Project Name/No.: ________ P.O.#: ________

Company Name: EE&G EMSL-Bill to: Miami Office

Street: 14505 Commerce Way, Ste 400 Street: ________

Box #: ________ Box #: ________

City/State: Miami, Fl Zip: 33032 City/State: ________ Zip: ________

Phone Results to: (Name) Hiram Aguiar Telephone: ________

E-mail Results to: (Name) haguiar@eeandg.com Fax #: ________

MATRIX	METHOD	INSTRUMENT	RL (Reporting Limit)	TAT
Lead Chips*	SW846-7420, 3050B Mod. / AOAC (974.02)	Flame Atomic Absorption	0.01% ++	24 hrs
Lead Wastewater Lead Soil +	SW846-7420	Flame Atomic Absorption	0.4 mg/l water 40 mg/kg (ppm) soil	
	or SW846-6010B	ICP	0.1 mg/l water 10 mg/kg (ppm) soil	
Lead in Air***	NIOSH 7082 Mod.	Flame Atomic Absorption	4 ug/filter	
	or NIOSH 7300 Mod.	ICP	3.0 ug/filter	
Lead in Wipe ▲ ☐-ASTM *List Wipe Type*	SW846-7420 / HUD Appendix 14.2 Digest.	Flame Atomic Absorption	10 ug/wipe	
________ ☐-non ASTM	or SW846-6010B	ICP	3.0 ug/wipe	
TCLP Lead **	SW846-1311/ 7420	Flame Atomic Absorption	0.4 mg/l (ppm)	
	or SW846-6010B	ICP	0.1 mg/l (ppm)	
STLC Lead (California) #	CA Title 22 66261.126 / SW846-7420	Flame Atomic Absorption	0.4 mg/l (ppm)	
	or SW846-6010B	ICP	0.1 mg/l (ppm)	
Lead in Air ****	NIOSH 7105 Mod.	Graphite Furnace Atomic Absorption	0.03 ug/filter	
Lead Wastewater	SW846-7421	Graphite Furnace Atomic Absorption	0.003 mg/l (ppm) water	
Lead Soil +			0.3 mg/kg (ppm) soil	
Lead in Drinking Water (check state Certification Requirements)	EPA 239.2 / 200.9	Graphite Furnace Atomic Absorption	0.003 mg/l (ppm)	
Total Dust	NIOSH 0500-0600	Gravimetric Reduction	0.0001g	

TAT (Turnaround) - Same day, 24 hr - 1 Day, 2 Days, 3 Days, 4 Days, 5 Days, 6-10 Days

*, **, ***, ****, +, ++ ,# Please Refer to Price Quote

▲ If no box is checked, non-ASTM is assumed

SAMPLE #	LOCATION	Air volume, L Area, in^2	LAB #
1 White Paint	Fl-1 Ext DJ at stairwell		14508.1
2 " "	Clerks off. D.J. Hall Ext. to Safe		2

@ Relinquished By: (Person) Hiram Aguiar Date: ________

Received at EMSL By: [signature] Date: 10/18/10

Received at EMSL By: ________ Date: ________

Note: Please duplicate this form and use additional sheets if necessary.

Lead Chain Burrows residence 5-22-09

APPENDIX C

PHOTOGRAPHS

Photograph #1: Key West City Hall building – 525 Angela Street, Key West, FL

Photograph #2: Typical LBP metal door jamb/casing identified during this inspection.

Photograph #3: Exterior LBP metal door jamb/casing tested with XRF and sampled for lab analysis during this inspection.

Photograph #4: Interior LBP metal door jamb/casing tested with XRF and sampled for lab analysis during this inspection.

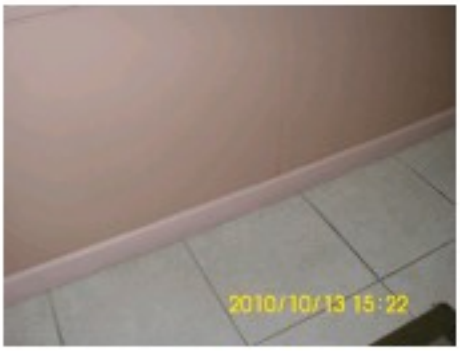
Photograph #5: Annex building – 604 Simonton Street, KW, Florida.

Key West City Hall

Key West City Hall

Key West City Hall

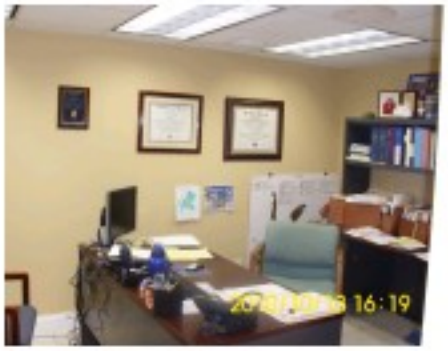
Key West City Hall



Key West City Hall

Key West City Hall

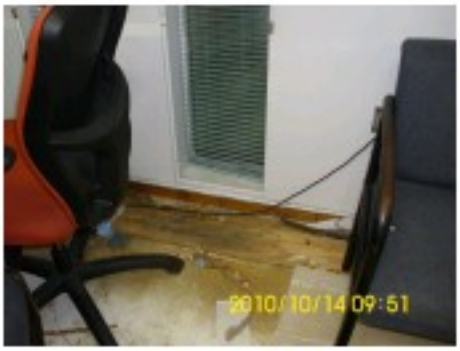
Key West City Hall



Key West City Hall-Annex Building

Key West City Hall-Annex Building

Key West City Hall-Annex Building



APPENDIX D

PROPERTY RECORDS

Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501

Property Record View

Alternate Key: 1012548 Parcel ID: 00012210-000000

Ownership Details

Mailing Address:
CITY OF KEY WEST FLA

PO BOX 1409
KEY WEST, FL 33041

Property Details

PC Code: 89 - MUNICIPAL OTHER THAN (PC/LIST)
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 525 ANGELA ST KEY WEST
Legal Description: KW ALL LOT 1&PT LOTS 2-3-4 OR35-107-108 SQR 61 OR160-589-590 OR608-337

Show Parcel Map

Exemptions

Exemption	Amount
15 - MUNICIPAL LANDS	6,634,123.00

Land Details

Land Use Code	Frontage	Depth	Land Area
100E - COMMERCIAL EXEMPT	240	241	62,417.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1
Total Living Area: 19112
Year Built: 1960

Building 1 Details

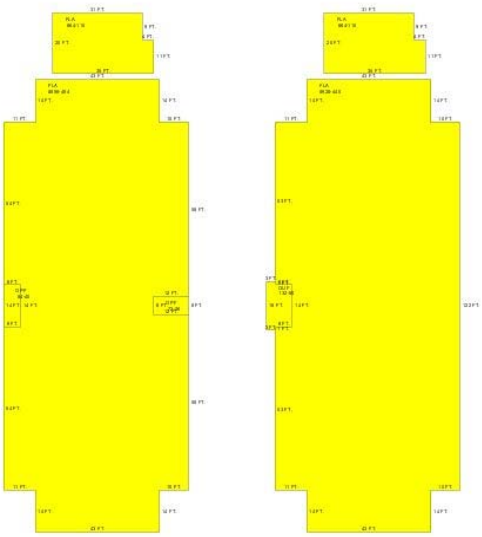
Building Type		**Condition**	E	**Quality Grade**	450
Effective Age	14	**Perimeter**	1,124	**Depreciation %**	15
Year Built	1960	**Special Arch**	0	**Grnd Floor Area**	19,112
Functional Obs	0	**Economic Obs**	0		

Inclusions:

Roof Type		**Roof Cover**		**Foundation**	
Heat 1		**Heat 2**		**Bedrooms**	0
Heat Src 1		**Heat Src 2**			

Extra Features:

2 Fix Bath	0	**Vacuum**	0
3 Fix Bath	0	**Garbage Disposal**	0
4 Fix Bath	0	**Compactor**	0
5 Fix Bath	0	**Security**	0
6 Fix Bath	0	**Intercom**	0
7 Fix Bath	0	**Fireplaces**	0
Extra Fix	31	**Dishwasher**	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1991					8,856
2	OPF		1	1991					84
3	OPF		1	1991					72
4	OUF		1	1991					132
5	FLA		1	1991					8,928
6	FLA		1	1999					664
7	FLA		1	1999					664

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2320	CITY BLDGS B	100	Y	Y
	2324	CITY BLDGS B	100	Y	Y
	2325	CITY BLDGS B	100	N	Y
	2326	CITY BLDGS B	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
591	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	13,400 SF	0	0	1973	1974	2	25
2	AC2:WALL AIR COND	10 UT	0	0	1991	1992	2	20
3	AC2:WALL AIR COND	23 UT	0	0	1991	1992	1	20
4	FN2:FENCES	210 SF	5	42	1999	2000	2	30
5	PT3:PATIO	200 SF	50	4	1999	2000	2	50
6	AP2:ASPHALT PAVING	34,800 SF	240	145	2006	2007	2	25

Appraiser Notes

KEY WEST CITY HALL & PARKING GARAGE
HURRICANE DAMAGES

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	B94-3721	11/01/1994	11/01/1995	500	Commercial	PAINT OFFICES ON 2ND FL.
	E94-4009	12/01/1994	11/01/1995	500	Commercial	ELECTRICAL
	A95-0418	02/01/1995	11/01/1995	6,300	Commercial	16 SQS SINGLE PLY ROOFING

	B95-3740	11/01/1995	11/01/1995	10,000	Commercial	CONVERT STOR TO OFFICE SP
	B95-3959	11/01/1995	11/01/1995	20,000	Commercial	CONVERT STOR TO OFFICE SP
	96-2764	07/01/1996	11/01/1996	5,000	Commercial	ELECTRICAL
	95-0059	12/01/1995	11/01/1996	1	Commercial	ELECTRICAL
	96-0316	01/01/1996	11/01/1996	2,300	Commercial	MECHANICAL
	97-0140	01/01/1997	06/01/1997	4,000	Commercial	REPAIR
	97-1874	06/01/1997	06/01/1997	1,200	Commercial	ROOF
	97-2378	07/01/1997	07/01/1997	3,240	Commercial	PLUMBING
1	98-1132	04/20/1998	01/01/1999	8,400	Commercial	INSTALL OF BACKFLOW
	99-1491	05/03/1999	02/15/2000	99,000	Commercial	ADDITION
	00-0149	02/07/2000	07/10/2000	1,500	Commercial	CANVAS AWNING
	00-0844	03/31/2000	07/10/2000	1	Commercial	REPLACE DOOR
	00-1406	05/23/2000	07/10/2000	1	Commercial	REPLACE 10 FIXTURES
1	01-3206	09/20/2001	08/24/2001	4,000	Commercial	1200SF TILE
1	02-2514	07/30/2002	11/17/2002	2,500	Commercial	ELECTRIC DOOR
	02-2473	09/18/2002	11/17/2002	8,200	Commercial	ELECTRICAL FOR DOOR
	02-2073	07/30/2002	11/17/2002	7,800	Commercial	REPLACE FRONT DOORS
	04-0097	01/16/2004	06/22/2004	2,600	Commercial	NEW FENCE & GATE
	04-0786	03/15/2004	06/22/2004	21,000	Commercial	REPAIR ROOF
	04-1892	06/10/2004	12/02/2004	89,000	Commercial	R&R HIST. STREET LIGHTS
	05-1110	04/07/2005	06/30/2006	200	Commercial	NEW RECEPTACLE IN THE COMPUTER ROOM.
	06-1893	03/21/2006	06/30/2006	30,000	Commercial	STORM REPAIRS DRYWALL & DOORS ,INSULATION AND TILE
	04-3799	12/15/2004	06/30/2006	2,400	Commercial	REPLACE EXISTING ROOF
	05-1390	05/10/2005	06/30/2006	29,000	Commercial	INSTALL SOFFITT
	07-3558	07/18/2007	07/18/2007	6,000	Commercial	CHANGE OUT 10-TON A.C ON TOP OF ROOF
	05-2824	07/07/2005	08/10/2006	200,000	Commercial	DEMO PARKING GARAGE.
	05-2825	03/06/2006	08/10/2006	250,000	Commercial	REBUILD PARKING LOT, DRAINS, LIGHTING, ASPHALT.

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2010	3,121,768	79,420	3,432,935	6,634,123	6,634,123	6,634,123	0
2009	3,121,768	82,259	7,333,998	10,538,025	10,538,025	10,538,025	0
2008	3,121,768	85,097	8,114,210	11,321,075	11,321,075	11,321,075	0
2007	2,124,852	87,942	9,362,550	11,575,344	11,575,344	11,575,344	0
2006	3,609,656	18,396	6,241,700	9,869,752	9,869,752	9,869,752	0
2005	3,651,146	18,450	5,617,530	9,287,126	9,287,126	9,287,126	0
2004	3,734,110	18,511	4,369,190	8,121,811	8,121,811	8,121,811	0
2003	3,734,110	19,276	1,498,008	5,251,394	5,251,394	5,251,394	0
2002	3,715,245	20,040	1,498,008	5,233,293	5,233,293	5,233,293	0
2001	3,715,245	20,811	1,498,008	5,234,064	5,234,064	5,234,064	0
2000	3,715,245	15,189	1,373,174	5,103,608	5,103,608	5,103,608	0
1999	3,695,535	15,126	1,373,174	5,083,835	5,083,835	5,083,835	0
1998	2,469,019	15,836	1,373,174	3,858,029	3,858,029	3,858,029	0
1997	2,469,019	5,896	1,248,340	3,723,255	3,723,255	3,723,255	0
1996	1,969,723	5,896	1,248,340	3,223,959	3,223,959	3,223,959	0
1995	1,969,723	5,896	1,248,340	3,223,959	3,223,959	3,223,959	0
1994	1,969,723	5,896	1,248,340	3,223,959	3,223,959	3,223,959	0
1993	1,969,723	5,896	1,248,340	3,223,959	3,223,959	3,223,959	0
1992	1,969,723	5,896	1,248,340	3,223,959	3,223,959	3,223,959	0
1991	995,293	0	1,248,340	2,243,633	2,243,633	2,243,633	0
1990	918,732	0	1,014,276	1,933,008	1,933,008	1,933,008	0
1989	918,732	0	998,672	1,917,404	1,917,404	1,917,404	0
1988	866,114	0	873,838	1,739,952	1,739,952	1,739,952	0
1987	838,572	0	573,456	1,412,028	1,412,028	1,412,028	0

1986	845,990	0	561,753	1,407,743	1,407,743	1,407,743	0
1985	815,551	0	561,753	1,377,304	1,377,304	1,377,304	0
1984	796,789	0	561,753	1,358,542	1,358,542	1,358,542	0
1983	796,789	0	310,800	1,107,589	1,107,589	1,107,589	0
1982	706,588	0	310,800	1,017,388	1,017,388	1,017,388	0

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

There are no sales to display for this parcel.

Monroe County Property Appraiser
Ervin A. Higgs, CFA
P.O. Box 1176
Key West, FL 33041-1176

Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501

Property Record View

Alternate Key: 1012556 Parcel ID: 00012220-000000

Ownership Details

Mailing Address:
CITY OF KEY WEST FLORIDA

PO BOX 1409
KEY WEST, FL 33041

Property Details

PC Code: 89 - MUNICIPAL OTHER THAN (PC/LIST)
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 604 SIMONTON ST KEY WEST
Legal Description: KW PT LOT 2 SQR 61 SIMONTON ST OR288-24/25 OR997-1065/1067 OR1155-42/43(LG)

Show Parcel Map

Exemptions

Exemption	Amount
15 - MUNICIPAL LANDS	1,353,137.00

Land Details

Land Use Code	Frontage	Depth	Land Area
100E - COMMERCIAL EXEMPT	35	141	4,935.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1
Total Living Area: 7595
Year Built: 1968

Building 1 Details

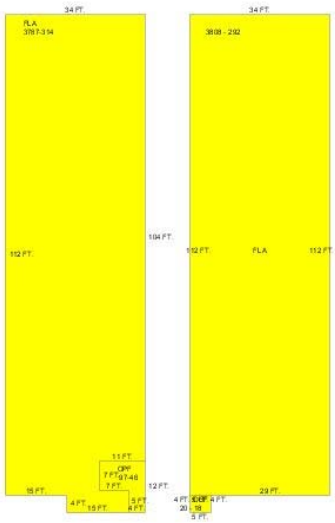
Building Type		**Condition**	E	**Quality Grade**	400
Effective Age	14	**Perimeter**	606	**Depreciation %**	15
Year Built	1968	**Special Arch**	0	**Grnd Floor Area**	7,595
Functional Obs	0	**Economic Obs**	0		

Inclusions:

Roof Type	**Roof Cover**	**Foundation**
Heat 1	**Heat 2**	**Bedrooms** 0
Heat Src 1	**Heat Src 2**	

Extra Features:

2 Fix Bath	0	**Vacuum**	0
3 Fix Bath	0	**Garbage Disposal**	0
4 Fix Bath	0	**Compactor**	0
5 Fix Bath	0	**Security**	0
6 Fix Bath	0	**Intercom**	0
7 Fix Bath	0	**Fireplaces**	0
Extra Fix	6	**Dishwasher**	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1968					3,787
2	OPF		1	1968					97
3	FLA		1	1968					3,808
4	OUF		1	1968					20

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2329	OFF BLDG MULT STY-B	100	N	Y
	2331	OFF BLDG MULT STY FP	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
593	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	700 SF	0	0	1975	1976	2	25
2	FN2:FENCES	70 SF	0	0	1975	1976	3	30

Appraiser Notes

CITY BUILDING & PLANNING DEPT

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	9801978	06/23/1998	01/01/1999	2,000	Commercial	INSTALL NEW COUNTER TOP
1	9801978	06/23/1998	01/01/1999	2,000	Commercial	RE-WIRE COUNTER
1	9903642	10/27/1999	11/18/1999	725	Commercial	ELECTRICAL CIRCUITS
	9903256	01/26/2000	12/01/2000	5,000	Commercial	INSTALL GATE OPERATORS
	0000467	02/25/2000	12/01/2000	6,000	Commercial	ELECTRICAL
	0000160	03/15/2000	12/01/2000	19,000	Commercial	UPGRADE RESTROOMS
	0002772	09/08/2000	12/01/2000	1,037	Commercial	PLUMBING
	0002782	09/27/2000	12/01/2000	8,000	Commercial	INTERIOR WORK
	00-3517	02/27/2001	10/31/2001	200	Commercial	CHANGE SIGN
	00-3163	10/03/2000	10/31/2001	28,969	Commercial	REPAIR SPALLING & PAINT
	01-0002	01/02/2001	10/31/2001	1,035	Commercial	ELECTRICAL
	01-2902	08/16/2001	10/31/2001	20,000	Commercial	A/C
	06-0187	01/12/2006	08/10/2006	10,500	Commercial	BUILD RECEPTION COUNTER

06-0222	01/15/2006	08/10/2006	1,000	Commercial	INSTALL WIRING.
06-3685	06/20/2006	08/10/2006	12,000	Commercial	INSTALL FRESH AIR SYSTEM.

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2010	772,504	770	579,863	1,353,137	1,353,137	1,353,137	0
2009	772,504	770	579,863	1,353,137	1,353,137	1,353,137	0
2008	772,504	770	641,550	1,414,824	1,414,824	1,414,824	0
2007	701,442	770	641,550	1,343,762	1,343,762	1,343,762	0
2006	779,263	770	468,825	1,248,858	1,248,858	1,248,858	0
2005	788,220	770	419,475	1,208,465	1,208,465	1,208,465	0
2004	806,128	770	320,775	1,127,673	1,127,673	1,127,673	0
2003	806,128	770	148,050	954,948	954,948	954,948	0
2002	806,128	770	148,050	954,948	954,948	954,948	0
2001	746,802	770	148,050	895,622	895,622	895,622	0
2000	746,802	357	123,375	870,534	870,534	870,534	0
1999	746,802	357	123,375	870,534	870,534	870,534	0
1998	499,032	357	123,375	622,764	622,764	622,764	0
1997	499,032	357	113,505	612,894	612,894	612,894	0
1996	453,665	357	113,505	567,527	567,527	567,527	0
1995	453,665	357	113,505	567,527	567,527	567,527	0
1994	453,665	357	113,505	567,527	567,527	567,527	0
1993	441,605	361	113,505	555,471	555,471	555,471	0
1992	441,600	366	113,505	555,471	555,471	555,471	0
1991	441,596	370	113,505	555,471	555,471	555,471	0
1990	450,198	404	104,869	555,471	555,471	0	555,471
1989	554,811	440	103,635	658,886	658,886	0	658,886
1988	446,350	305	98,700	545,355	545,355	0	545,355
1987	487,827	327	45,340	533,494	533,494	0	533,494
1986	461,379	481	44,415	506,275	506,275	0	506,275
1985	430,718	481	44,415	475,614	475,614	0	475,614
1984	259,415	481	44,415	304,311	304,311	0	304,311
1983	259,415	481	29,189	289,085	289,085	0	289,085
1982	250,100	481	29,189	279,770	279,770	0	279,770

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
12/1/1990	1155 / 42	608,000	WD	U

Monroe County Property Appraiser
Ervin A. Higgs, CFA
P.O. Box 1176
Key West, FL 33041-1176

APPENDIX E

CERTIFICATES

United States Environmental Protection Agency

This is to certify that

Hiram A. Aguiar

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402(a)(1), and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226 as a:

Inspector

In the Jurisdiction of:

Florida

This certification is valid from the date of issuance and expires September 10, 2010

FL-I-9781-2

Certification #

SEP 19 2007

Issued On

Joanne Benante, Chief

Pesticides and Toxic Substances Branch

United States Environmental Protection Agency

This is to certify that

Daniel J. Cottrell

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402(a)(1), and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226 as a:

Risk Assessor

In the Jurisdiction of:

Florida

This certification is valid from the date of issuance and expires December 27, 2010

Joanne Benante

FL-R-10745-2

Certification #

NOV 7 2007

Issued On

Joanne Benante, Chief

Pesticides and Toxic Substances Branch

United States Environmental Protection Agency

This is to certify that

EE&G Environmental Services, LLC

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402(a)(1), and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226.

In the Jurisdiction of:

Florida

This certification is valid from the date of issuance and expires September 8, 2010

Joanne Benante

FL-10142-2

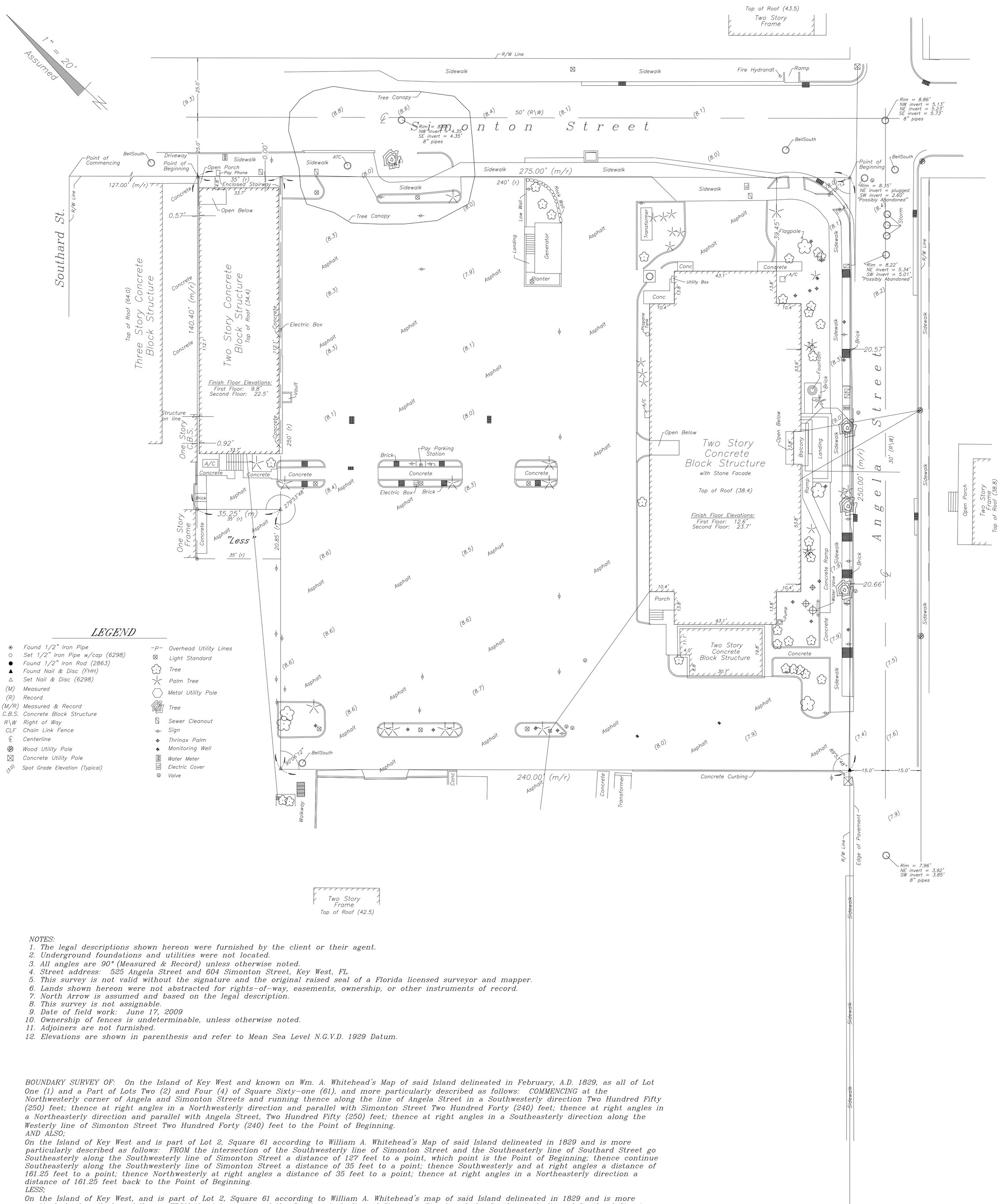
Certification #

OCT 16

Issued On

Joanne Benante, Chief

Pesticides and Toxic Substances Branch



LEGEND

- Found 1/2" Iron Pipe
- Set 1/2" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (2863)
- Found Nail & Disc (FHH)
- Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ℄ Centerline
- Wood Utility Pole
- Concrete Utility Pole
- (3.0) Spot Grade Elevation (Typical)
- -P- Overhead Utility Lines
- Light Standard
- Tree
- Palm Tree
- Metal Utility Pole
- Tree
- Sewer Cleanout
- Sign
- Thrinax Palm
- Monitoring Well
- WM Water Meter
- EL Electric Cover
- Valve

NOTES:
1. The legal descriptions shown hereon were furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 525 Angela Street and 604 Simonton Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. This survey is not assignable.
9. Date of field work: June 17, 2009
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.
12. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.

BOUNDARY SURVEY OF: On the Island of Key West and known on Wm. A. Whitehead's Map of said Island delineated in February, A.D. 1829, as all of Lot One (1) and a Part of Lots Two (2) and Four (4) of Square Sixty-one (61), and more particularly described as follows: COMMENCING at the Northwesterly corner of Angela and Simonton Streets and running thence along the line of Angela Street in a Southwesterly direction Two Hundred Fifty (250) feet; thence at right angles in a Northwesterly direction and parallel with Simonton Street Two Hundred Forty (240) feet; thence at right angles in a Northeasterly direction and parallel with Angela Street, Two Hundred Fifty (250) feet; thence at right angles in a Southeasterly direction along the Westerly line of Simonton Street Two Hundred Forty (240) feet to the Point of Beginning.
AND ALSO;
On the Island of Key West and is part of Lot 2, Square 61 according to William A. Whitehead's Map of said Island delineated in 1829 and is more particularly described as follows: FROM the intersection of the Southwesterly line of Simonton Street and the Southeasterly line of Southard Street go Southeasterly along the Southwesterly line of Simonton Street a distance of 127 feet to a point, which point is the Point of Beginning; thence continue Southeasterly along the Southwesterly line of Simonton Street a distance of 35 feet to a point; thence Southwesterly and at right angles a distance of 161.25 feet to a point; thence Northwesterly at right angles a distance of 35 feet to a point; thence at right angles in a Northeasterly direction a distance of 161.25 feet back to the Point of Beginning.
LESS;
On the Island of Key West, and is part of Lot 2, Square 61 according to William A. Whitehead's map of said Island delineated in 1829 and is more particularly described as follows: FROM the intersection of the Southwesterly line of Simonton Street and the Southeasterly line of Southard Street go Southwesterly along the Southeasterly line of Southard Street a disance of 160.58 feet to the Northeast corner of that certain parcel of land described in Official Records Book 300 on Pages 22 and 23 of the Public Records of Monroe County, Florida; thence run Southeasterly along the Northeasterly boundary of the said Parcel of Land described in said Official Records Book 300 on Pages 22 and 23, a distance of 127 feet to an iron pipe, said point being the Point of Beginning of the land being described herein; thence from the said Point of Beginning, run Northeasterly, parallel to said Southard Street, 20.85 feet to a two inch steel fence post; thence run Southeasterly, parallel to said Simonton Street, along a metal frame, 35 feet to a two inch steel fence post; thence run Southwesterly, parallel to said Southard Street, 20.85 feet to an iron rod; thence run Northwesterly, 35 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: City of Key West;

J. LYNN O'FLYNN, INC.

_____
J. Lynn O'Flynn, PSM
Florida Reg. #6298

July 1, 2009

Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Boundary Survey of
City Hall
City of Key West

DRAWN BY:	REVISIONS:	DATE:
JLO	1. Roof Height	7-15-09
CHECKED BY: JLO	2.	
	3.	
	4.	
	5.	
DATE: 6-24-09	6.	
	7.	

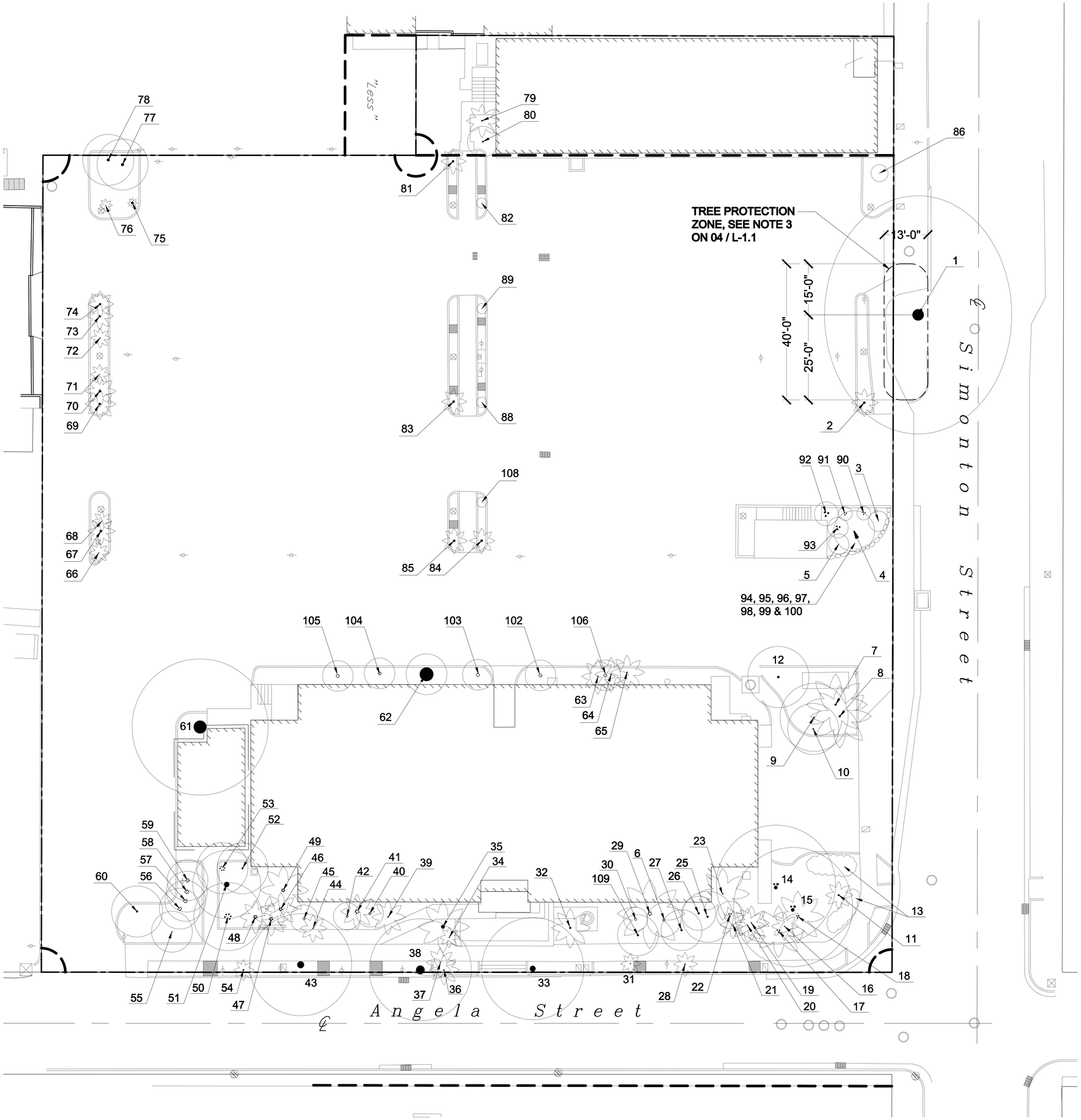
SHEET: 1
OF: 1

City of Key West Administration Building
Existing Tree Disposition List

NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	CONDITION	STATUS/TRANSPLANT LOCATION
1	Swietenia mahagoni	Mahogany	60'	70' x 55'	40"	Specimen	Remain
2	Sabal palmetto	Palmetto	12'	8'	8"	Good	KW Bight
3	Bourreria ovata	Strong Bark	10'	6'	1 1/2"	Good	PP Grinnel and Angela
4	Lysiloma latisiliqua	Wild Tamarind	12'	12'	3 1/2"	Good	KW Bight
5	Bourreria ovata	Strong Bark	10'	6'	1 1/2"	Good	PP Grinnel and Angela
6	Codiaeum variegatum	Croton	15'	10'	Multi	Fair	KW Bight
7	Cocos nucifera	Coconut	20'	18'	7"	Good	Mallory
8	Cocos nucifera	Coconut	20'	18'	7"	Good	South Roosevelt
9	Ficus	Fig	20'	20'	4 1/2"	Fair	Remove
10	Not Identified		20'	15'	4 1/2"	Fair	Remove
11	Adonidia merrilli	Christmas Palm	20'	8'	6"	Fair	Remove
12	Draceana marginata	Draceana	20'	18'	8" Multi	Poor	Remove
13	Capparis cynophallophora	Jamaican Caper	5'	5'	2" Multi	Poor/Hedged	Remove
14	Clusia rosea	Autograph Tree	20'	35'	6"-12" Multi	Poor	Remove
15	Clusia rosea	Autograph Tree	20'	35'	8" Multi	Poor	Remove
16	Thrinax radiata	Thatch Palm	5'	8'	3"	Good	KW Bight
17	Thrinax radiata	Thatch Palm	20'	15'	4" Multi	Fair	PP 18 and Flagler
18	Thrinax radiata	Thatch Palm	20'	15'	5" & 4" Multi	Fair	PP 18 and Flagler
19	Thrinax radiata	Thatch Palm	20'	10'	4"	Fair	KW Bight
20	Thrinax radiata	Thatch Palm	20'	10'	4"	Fair	KW Bight
21	Thrinax radiata	Thatch Palm	5'	8'	2"	Good	KW Bight
22	Codiaeum variegatum	Croton	10'	8'	Multi	Fair	KW Bight
23	Thrinax radiata	Thatch Palm	15'	15'	4"	Fair	KW Bight
24	Not Applicable						
25	Bursera simarouba	Gumbo Limbo	18'	15'	3 1/2"	Good	KW Bight
26	Myrcianthes fragrans	Simpson Stopper	18'	10'	3 1/2"	Good	KW Bight
27	Swietenia mahagoni	Mahogany	18'	12'	3 1/2"	Good	Bayview
28	Thrinax radiata	Thatch Palm	6'	7'	4"	Good	KW Bight
29	Ptychosperma macarthurii	McArthur Palm	25'	20'	2" Multi	Poor/Leggy	Remove
30	Codiaeum variegatum	Croton	15'	7'	Multi	Fair	Mallory
31	Thrinax radiata	Thatch Palm	6'	6'	3 1/2"	Good	Garrison B
32	Dypsis lastelliana	Teddy Bear Palm	30'	12'	7"	Good	KW Bight
33	Delonix regia	Poinciana	50'	30'	20"	Poor	Remove
34	Thrinax radiata	Thatch Palm	5'	6'	3"	Good	KW Bight
35	Sabal palmetto	Palmetto	30'	15'	13"	Good	KW Bight
36	Ptychosperma elegans	Alexander Palm	30'	9'	3 1/2"	Fair	Remove
37	Ptychosperma elegans	Alexander Palm	30'	9'	3 1/2"	Fair	Remove
38	Delonix regia	Poinciana	50'	30'	30"	Poor	Remove
39	Ptychosperma elegans	Alexander Palm	45'	10'	4"	Poor/Leggy	Remove
40	Murraya paniculata	Jasmine	10'	8'	2" Multi	Fair	Remove
41	Ptychosperma elegans	Alexander Palm	20'	10'	3" Multi	Fair	Remove
42	Murraya paniculata	Jasmine	10'	8'	3" Multi	Fair	Remove
43	Delonix regia	Poinciana	50'	30'	24"	Poor	Remove
44	Thrinax radiata	Thatch Palm	6'	8'	3"	Good	KW Bight
45	Codiaeum variegatum	Croton	12'	8'	Multi	Fair	Mallory
46	Thrinax radiata	Thatch Palm	20'	10'	4" Multi	Fair	KW Bight
47	Thrinax radiata	Thatch Palm	20'	10'	4" Multi	Fair	KW Bight
48	Thrinax radiata	Thatch Palm	12'	10'	5" Multi	Fair	Mallory
49	Thrinax radiata	Thatch Palm	30'	15'	4" Multi	Fair	KW Bight
50	Draceana marginata	Draceana	20'	20'	7" Multi	Poor	Remove
51	Erythrina herbacea	Coral Bean	50'	20'	18"	Fair/Leggy	Remove
52	Capparis cynophallophora	Jamaican Caper	20'	15'	6"	Fair	KW Bight
53	Capparis cynophallophora	Jamaican Caper	20'	15'	2 1/2" Multi	Fair	KW Bight
54	Thrinax radiata	Thatch Palm	5'	6'	5"	Good	Garrison B
55	Not Identified			8'	12'	3"	Poor	Remove
56	Capparis cynophallophora	Jamaican Caper	20'	12'	6" Multi	Fair	KW Bight
57	Capparis cynophallophora	Jamaican Caper	20'	12'	4" Multi	Fair	KW Bight
58	Capparis cynophallophora	Jamaican Caper	15'	12'	5" Multi	Poor	Remove
59	Capparis cynophallophora	Jamaican Caper	15'	12'	2" Multi	Poor	Remove
60	Capparis cynophallophora	Jamaican Caper	15'	15'	7"	Fair	KW Bight
61	Peltophorum pterocarpum	Yellow Poinciana	50'	40'	45"	Poor	Remove
62	Large Tree Stump		12'	12'	48"	Poor	Remove
63	Ptychosperma elegans	Alexander Palm	30'	10'	3"	Fair	Remove
64	Ptychosperma elegans	Alexander Palm	20'	10'	3"	Fair	Remove
65	Ptychosperma elegans	Alexander Palm	15'	10'	3"	Fair	Remove
66	Thrinax morrisii	Key Thatch Palm	5'	6'	3"	Good	Garrison B
67	Sabal palmetto	Palmetto	12'	8'	8"	Good	Garrison B
68	Thrinax morrisii	Key Thatch Palm	5'	6'	3"	Good	Garrison B
69	Sabal palmetto	Palmetto	15'	9'	8"	Good	Garrison B
70	Sabal palmetto	Palmetto	16'	9'	10"	Good	Garrison B
71	Thrinax morrisii	Key Thatch Palm	4'	6'	3"	Good	Garrison B
72	Thrinax morrisii	Key Thatch Palm	4'	6'	3"	Good	Garrison B
73	Sabal palmetto	Palmetto	16'	8'	9"	Good	Garrison B
74	Sabal palmetto	Palmetto	14'	8'	8"	Good	Garrison B
75	Sabal palmetto	Palmetto	10'	3'	9"	Fair	Garrison B
76	Thrinax morrisii	Key Thatch Palm	4'	4'	2"	Good	Garrison B
77	Citrus aurantium	Sour Orange	15'	15'	10"	Poor	Remove
78	Tecoma stans	Yellow Elder	18'	15'	10"	Poor	Remove
79	Adonidia merrilli	Christmas Palm	18'	10'	5"	Fair	Garrison B
80	Plumeria rubra	Frangipani	12'	9'	5"	Poor	Remove
81	Sabal palmetto	Palmetto	15'	8'	8"	Good	Garrison B
82	Eugenia foetida	Spanish Stopper	6'	3'	1 1/2"	Good	PP 6th and Flagler
83	Sabal palmetto	Palmetto	15'	8'	8"	Good	KW Bight
84	Sabal palmetto	Palmetto	15'	8'	8"	Good	KW Bight
85	Sabal palmetto	Palmetto	12'	8'	9"	Good	KW Bight
86	Dipholis salicifolia	Willow Bustic	10'	5'	1 1/2"	Good	Indigenous
87	Not Applicable						
88	Eugenia foetida	Spanish Stopper	10'	3'	1 1/2'	Good	KW Bight
89	Eugenia foetida	Spanish Stopper	6'	3'	1"	Good	KW Bight
90	Eugenia rhombea	Red Stopper	6'	4'	1" Multi	Good	Indigenous
91	Eugenia foetida	Spanish Stopper	8'	4'	1" Multi	Good	PP 6th and Flagler
92	Bourreria cassinifolia	Little Strongbark	4'	7'	1" Multi	Good	PP 6th and Flagler
93	Calyptranthes pallens	Spicewood	7'	6'	1" Multi	Good	Indigenous
94	Serenoa repens	Saw Palmetto	3'	3'	NA	Good	KW Bight
95	Canella winterana	Wild Cinnamon	7'	4'	1"	Good	Indigenous
96	Coccothrinax argentata	Silver Palm	2'	2'	2"	Good	Indigenous
97	Lantana depressa	White Lantana	3'	4'	Multi	Good	Indigenous
98	Psychotria ligustrifolia	Dwarf Wild Coffee	3'	3'	Multi	Good	Garrison B
99	Zamia pumila	Coontie	3'	3'	NA	Good	Garrison B
100	Eugenia confusa	Red Berry Stopper	7'	4'	1" Multi	Good	PP Grinnel and Angela
101	Not Applicable						
102	Codiaeum variegatum	Croton	15'	9'	Multi	Fair	Mallory
103	Codiaeum variegatum	Croton	15'	9'	Multi	Fair	Mallory
104	Codiaeum variegatum	Croton	15'	9'	Multi	Fair	Mallory
105	Codiaeum variegatum	Croton	15'	9'	Multi	Fair	Mallory
106	Codiaeum variegatum	Croton	15'	9'	Multi	Fair	Mallory
107	Not Applicable						
108	Eugenia foetida	Spanish Stopper	8'	3'	1 1/2"	Good	Garrison B
109	Murraya paniculata	Jasmine	12'	12'	6"	Fair	Remove

All Shrubs/Vegetation Not Shown On This Schedule Are To Be Removed.

01 L-1.0 **TREE DISPOSITION LIST**
SCALE: N.T.S.



NOTE:
Specific location of transplanted material at each transplant location to be determined by City of Key West Urban Forestry Program Manager.

0 10 20 30
GRAPHIC SCALE: 1" = 10'-0"

02 L-1.0 **EXISTING TREE DISPOSITION PLAN**
SCALE: 1"=10'-0"

ARCHITECT:
mbi | k2m
ARCHITECTURE, INC.
Architecture, Interior Design, Procurement, Owner Representation, Specialty Consulting
1001 Whitehead St., Unit 101
Key West, Florida 33040
Tel: 305-292-7722
Fax: 305-292-2162
Email: info@mbi-k2m.com
URL: www.mbi-k2m.com
PROF. REG. AA26001059
Finding Innovative Solutions Through Sustainable Design
Key West | Southwest Florida | Cleveland | Houston | Charlotte

Seal:

Consultants:
STRUCTURAL ENGINEER: TKW Consulting Engineers
CIVIL ENGINEER: Perez Engineering
MEP / FP ENGINEER: TLC Engineering for Architecture
PLANNER: The Craig Co.
LANDSCAPE ARCHITECT: Elizabeth Newland

Revisions:
2008.08.14 HARC Submission
2008.09.26 100% SD Submission
2008.09.01 Planning/ORC Submission
2008.09.22 Second HARC Submission
2008.10.23 95% Design Development
2008.11.13 100% Design Development
2009.12.11 80% Construction Documents
2009.12.17 Planning Board Submission
2010.01.27 Construction Documents
2010.01.28 Planning Board Submission
2010.03.01 100% Construction Documents

THE CITY OF KEY WEST
ADMINISTRATION BUILDING COMPLEX
SIMONTON STREET
KEY WEST, FL 33040

Drawing Size	Project #:
36x48	MK-08021
Drawn By: JV	Checked By: BN

Title:
EXISTING TREE DISPOSITION PLAN

Sheet Number:
L-1.0

Date: March 1, 2010

TREE TRANSPLANTING NOTES

1. Trees to be relocated shall be root pruned a minimum of eight weeks prior to transplanting. Landscape Contractor shall maintain transplanted materials during construction period by watering, weeding, mowing, spraying, fertilizing, pruning and other horticultural practices.
2. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor shall be notified to verify utility locations prior to digging. Utility trenching is to be coordinated with the Landscape prior to beginning of project. The Owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
3. The Landscape Contractor shall comply with all local and State codes and shall be responsible for obtaining all applicable permits.
4. Landscape Architect shall regularly inspect the relocated materials to ensure compliance with horticultural practices as noted. Landscape Architect will submit a written report to Landscape Contractor of any deficiencies found during the maintenance period.
5. The Landscape Contractor is responsible for guaranteeing the transplanted trees and palms for a period of one year. At the time of final inspection all transplanted trees and palms that are not in a healthy growing condition they shall be replaced by the Landscape Contractor.
6. Root Pruning and Transplanting Operations: The Landscape Contractor shall take all precautions to minimize shock of root pruning and transplanting in accordance with standard arboriculture procedures including:

A. The diameter of the root-pruning or transplanting circle shall be at a distance away from the trunk equal to 12" times each inch of trunk diameter at breast height.
B. All roots small shall be cleanly cut with a sharp spade, a clean saw or chainsaw depending on the size of the root.
C. The canopy of the tree shall be thinned to compensate for the root loss, still leaving the entire shape of the canopy intact. The trimming shall be as per the ANSI A-300 Standards.
D. For all palms except Sabal palmetto, the lower fronds shall be pruned leaving 9-11 fronds that can be tied without an excessive amount of weight that may damage the heart of the palm. The Sabal palmetto shall be have all fronds cut without damaging the bud.
E. After root pruning trees, backfill roots to original existing grade with a soil mixture consisting of 50% existing soil and 50% mulch.
F. Provide a minimum of 3" mulch over backfill area to prevent weed growth, conserve moisture and prevent evaporation.
G. Install tree bracing as per Planting Detail 09 / L-1.1 to ensure stability of tree during time period prior to transplanting.
H. Provide tree protection as per Tree Protection Detail 5 / L-1.1 to ensure that the tree or root system is not damaged during the root-pruning period.
I. After root pruning, during root regeneration period trees shall be watered 3 times per week.
J. Immediately prior to transplanting tie the branches of the tree up to avoid damage.
K. The root ball shall be wrapped with burlap to protect the soil around the roots and protect the roots from drying out prior to moving from the hole.
L. Finish cutting of root ball for transplanting.
M. Transplanting must occur within 24 hours after being dug for relocation. Plants should be kept in shade and the canopy kept moist.
N. Digging and preparation of the new hole for the transplant shall be done prior to removing the tree from the existing location.
O. The depth of the new hole shall be equal to the depth of the root ball and the width shall be equal to twice the width of the root ball.
P. Trees and palms shall be lifted from the ground with heavy equipment designed specifically for tree relocation so that the trunk and crown is not impacted and damaged by the equipment.
Q. The slings used to lift the trees and heavy weight palms shall be non-binding nylon type slings that are wrapped under the root ball to support the weight of tree or heavy palm. Slings shall not be solely wrapped around the trunk of the tree that can cause damage, girdling and result in decline and death of the tree.
R. The slings used to lift the lighter weight palms shall be non-binding nylon type slings that are wrapped around the trunk to support the weight of the palm. Padding the sling may be necessary so that the trunk or "boots" are not damaged.
S. The tree shall be planted slightly higher than their original planting level prior to relocation. The palm shall be planted at the same elevation prior to relocation. The tree and palm shall be centrally positioned in the planting hole and set straight, plumb or normal to the growth pattern prior to transplanting.
T. The tree shall be backfilled according to Planting Detail 09 / L-1.1 with a soil mix consisting of 50% freshwater sand and 50% inland muck. The palm shall be backfilled according to the Planting Detail with a soil mix consisting of 70% freshwater sand and 30% inland muck.
U. Trees and palms shall be deep root watered to eliminate air pockets in the backfill mix prior to mulching.
V. A 4" saucer shall be created around the edge of the plant pit to help hold water.
W. Provide a minimum of 3" layer of mulch over saucer and backfill area outside saucer to prevent the weed growth, conserve moisture, and prevent evaporation.
X. Install tree and palm bracing as per Planting Detail No.4 / L2.1, to ensure stability of tree and palm during time period prior to and after transplanting.
Y. Over the guarantee period the Landscape Contractor is responsible for resetting any trees/palms that are not vertical when caused by winds less than 75 MPH.
Z. After transplanting trees and palms the Landscape Contractor shall be responsible for obtaining water and watering to maintain soil moisture during the guarantee period at a minimum of:
First Month- Daily; Second Month- 3 Times Per Week; Third and Fourth Month 2 Times Per Week; Last Eight Months-1 Time Per Week.