



Memorandum

To: Interested Contractors
From: John Winkler, General Manager
Date: May 15, 2025
RE: Request for Bids for King Lake Property Demolition

Proposals due by 10:00 am on May 29, 2025

The Papio-Missouri River Natural Resources District (District) will receive bids for the demolition and cleanup of 3 residential properties in Douglas County, Nebraska.

The work consists of demolition of residential structures at 3 properties in Douglas County. Asbestos reports will be provided prior to demolition. A notice to proceed will be issued separately for each property. All work must be completed for each property no later than June 30, 2025.

Items to be included in the bid:

- Removal of building debris to an approved landfill (this includes debris from the burning of structures, garages, driveways, sidewalks, and above-grade concrete slabs);
- Asbestos abatement, if applicable;
- Permitted disposal of fuel tanks that support a residential use only, if applicable;
- Removal of all structure foundation walls to at least 1 foot below the finish grade of the site;
- Termination of all abandoned utilities at least 2 feet below the finish grade of the site; and
- Grading, leveling, and seeding of all sites.

Please reference the bid package for each property for the contract form, special conditions, map, and asbestos report. Minimum insurance requirements are outlined in the contractor agreement form and are required in order to bid this project.

Bidders should provide their bid and a signed agreement to be considered.

Bids addressed to General Manager, Papio-Missouri River Natural Resources District, 8901 South 154th Street, Omaha, Nebraska 68138, and marked "Bid Enclosed – Douglas County Demolition" must be on file in such office on or before 10:00 am on May 29, 2025. Any Bids received after the specified time will not be considered. The bids to be opened and read by the General Manager before bidders and the public commencing at 10:00 am on that same date at the District's office.

Inquiries regarding this matter may be addressed to Lori Laster at llaster@papionrd.org or Ian Ghanavati at IGhanavati@PapioNRD.org. Papio-Missouri River NRD staff may be reached by telephone at 402-444-6222.



24253 King Lake Road Contractor Agreement

Papio-Missouri River Natural Resources District (District)	Contractor Information (Contractor)
8901 S. 154 th Street	Name:
Omaha, NE 68138	Address:
Phone: (402) 444-6222	City/State/Zip:
Fax: (402) 895-6543	Phone:

Work to be performed for the District (the Work):

The work consists of asbestos abatement and demolition of residential structures 24253 King Lake Road in Douglas County, Nebraska. A map and asbestos/lead pain inspection report are included in Attachment 3. All work must be completed by June 30, 2025.

Items to be included in the bid:

- All permitting required.
- Asbestos abatement. Areas found to contain asbestos are roof flashing on detached garage, kitchen floor tile, and interior cementitious panel pieces in the interior wall of the residence.
- Removal of building debris to an approved landfill (this includes garages, driveways, sidewalks, and above-grade concrete slabs).
- Permitted disposal of fuel tanks that support residential use only, if applicable.
- Removal of all structure foundation walls to at least 1 foot below the finish grade of the site.
- Termination of all abandoned utilities at least 2 feet below the finish grade of the site.
- Grading, leveling, and seeding of all sites.

See Attachment 2 for further details. Additionally, this project is funded in part by the Federal Emergency Management Agency (FEMA). See Attachment 1 for additional contract provisions.

Total Contract Price:	
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Contractor shall commence the Work on **June 1, 2025** and shall complete the Work by **June 30, 2025**. Time is of the essence for the Work. Contractor shall be responsible for obtaining any and all licenses, permits, and authorizations required for the Work. This Contract may only be amended or supplemented by a written change order executed by the District. Contractor shall not be entitled to any additional compensation in excess of the Contract Price, without The District's prior written approval in the form of a written change order.

Contractor agrees to undertake the Work as an independent contractor without creation of an employee-employer relationship between Contractor and the District. To the fullest extent permitted by law, Contractor will defend, indemnify and hold harmless the District, its directors, officers and employees, from and against all claims and demands of all persons arising out of the performance of the Work including but not limited to claims by Contractor, Contractor's employees, and/or third parties for damages to persons or property, except as may be caused directly by the sole negligence or willful misconduct of the District or of its directors, officers or employees. Contractor shall not subcontract any portion of the Work or assign any portion of this Contract without the prior written consent of the District, which consent may be withheld in the District's sole discretion.

Contractor agrees to and shall maintain the following types and minimum limits of insurance during the term of this contract, and at the commencement of the Work and at other times as reasonably requested by the District, to furnish Certificates of Insurance to the District evidencing the same:

- A. Commercial General Liability - \$1,000,000 – naming the District as an additional insured
- B. Workers Compensation – Statutory limits
- C. Commercial Auto Liability - \$1,000,000

Contractor affirmatively waives any and all claims by Contractor against the District for indirect or consequential damages, including but not limited to, lost or anticipated profits. Contractor further hereby waives any and all lien rights it may have with respect to the Work and/or any property related to the Work.

Contractor agrees to perform the Work skillfully, carefully, diligently and in a good and workmanlike manner, and guarantees and warrants the Work against all defects in materials or workmanship for 2 years after completion of the Work. Contractor agrees to comply with all Federal, State and local laws, codes, regulations, and the policies of the District, which can be found at <http://www.papionrd.org/about-nrd/policies-and-manuals/> (collectively, "Laws and Regulations"). Contractor further agrees to pay all taxes imposed by any Federal, State or local law, and any employment insurance, pensions or old age retirement funds, due as a result or incident of the Work.

Contractor shall submit a written invoice to the District for the Work completed up to the date of the invoice. The District will review the invoice to determine whether the invoice accurately represents the amount completed and, in its sole discretion, determine whether to approve the full invoice or pay a portion of the invoice for the Work completed at the date of the invoice. The invoiced amount as approved by the District will be paid to the Contractor no later than forty-five (45) days after the date the invoice was received by the District.

Contractor acknowledges that it has reviewed and will meet the Provisions 1 through 21 on the attached Government-Mandated Provisions document. _____ **(Contractor to Initial)**

Nothing herein or in any other agreement between Contractor and the District shall be construed as a waiver of all or any part of, or as in any way limiting, the sovereign immunity afforded to the District pursuant to Laws and Regulations.

Accepted and agreed to:

Papio-Missouri River NRD	Contractor:
Print Name/Title:	Print Name/Title:
Signature/Date:	Signature/Date:

Government-Mandated Provisions

Because this project activity is funded in whole or in part by the Federal Government, or an Agency thereof, Federal Law requires that the NRD's contracts relating to the project include certain provisions. To the extent the government-mandated provisions listed below conflict with the terms of the Agreement between the NRD and Contractor, the government-mandated provisions shall apply. Depending upon the type of work or services provided and the dollar value of the resultant contract, some of the provisions set forth in this Section may not apply to the Contractor or to the work or services to be provided hereunder; however, the provisions are nonetheless set forth to cause this Contract to comply with Federal Law. Parenthetical comments in the following paragraphs are taken from 44 CFR §13.36 and the FEMA Contract Provisions Template, FEMA Office of Chief Counsel.

1. Remedies. In the event that the Contractor defaults in the performance or observance of any covenant, agreement or obligation set forth in this Agreement, and if such default remains uncured for a period of five (5) days after notice of default has been given by NRD to Contractor, then NRD may take any one or more of the following steps, at its option:
 - a. by mandamus or other suit, action or proceeding at law or in equity, require Contractor to perform its obligations and covenants hereunder, or enjoin any acts or things which may be unlawful or in violation of the rights of the NRD hereunder, or obtain damages caused to the NRD by any such default;
 - b. have access to and inspect, examine and make copies of all books and records of Contractor which pertain to the project;
 - c. make no further disbursements, and demand immediate repayment from Contractor of any funds previously disbursed under this Agreement;
 - d. terminate this Agreement by delivering to Contractor a written notice of termination; and/or
 - e. take whatever other action at law or in equity may be necessary or desirable to enforce the obligations and covenants of Contractor hereunder, including but not limited to the recovery of funds.

No delay in enforcing the provisions hereof as to any breach or violation shall impair, damage or waive the right of NRD to enforce the same or to obtain relief against or recover for the continuation or repetition of such breach or violation or any similar breach or violation thereof at any later time or times. In the event that NRD prevails against Contractor in a suit or other enforcement action hereunder, Contractor agrees to pay the reasonable attorneys' fees and expenses incurred by NRD.

2. Termination for Cause. NRD may terminate this Contract as set out in the foregoing Section 1(d).
3. Termination for Convenience. NRD may terminate this Agreement at its convenience at any time and is effective upon issuance. Delivery may be made by mail, phone, fax or email.

4. Anti-Kickback. Contractor shall comply with the Copeland “Anti-Kickback” Act (40 U.S.C. 3145) as supplemented in Department of Labor regulations (29 CFR Part 3). (Applies to all contracts and subcontracts for construction or repair where the Davis-Bacon Act applies, but does not apply to the FEMA Public Assistance Program).
5. Davis-Bacon Act. Contractor shall comply with the Davis-Bacon Act (40 U.S.C. §§ 3141-3144 and 3146-3148) as supplemented by Department of Labor regulations (29 CFR Part 5). (Applies to construction contracts in excess of \$2,000 awarded by grantees and subgrantees when required by federal grant program legislation, but does not apply to projects paid for with disaster funding). If applicable, and in accordance with the statute, Contractor must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week.
6. Contract Work Hours and Safety Standards Act. When awarded a contract by the non-federal entity in excess of \$100,000 under grant and cooperative agreement programs that involve the employment of mechanics or laborers for construction work, the Contractor must comply with the following:

(1) Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

(2) Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in paragraph (b)(1) of this section the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph (b)(1) of this section, in the sum of \$26 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (b)(1) of this section.

(3) Withholding for unpaid wages and liquidated damages. FEMA or the NRD shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (b)(2) of this section.

(4) Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraph (b)(1) through (4) of this section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs (b)(1) through (4) of this section.

7. Suspension and Debarment.

(1) This contract is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such, the contractor is required to verify that none of the contractor's principals (defined at 2 C.F.R. § 180.995) or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).

(2) The contractor must comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.

(3) This certification is a material representation of fact relied upon by NEMA and NRD. If it is later determined that the contractor did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to NEMA and NRD, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.

(4) The bidder or proposer agrees to comply with the requirements of 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The bidder or proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions.

8. Byrd Anti-Lobbying Amendment.

i. Contractors who apply or bid for an award of \$100,000 or more shall file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, officer or employee of Congress, or an employee of a Member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient who in turn will forward the certification(s) to the awarding agency.

ii. Required disclosure forms are attached as Exhibit A to this addendum.

9. Reporting Requirements. The Contractor agrees to comply with all governmental requirements and regulations pertaining to the reporting of information within any specified period of time.

10. Patent Rights and Copyrights. With respect to any discovery or invention which arises or is developed in the course of or under this Agreement, Contractor is responsible for complying with requirements

pertaining to patent rights, as defined by the awarding agency. With respect to any publication, documents, or data that arises or is developed in the course of or under this Agreement, the Contractor is responsible for complying with requirements pertaining to copyright, as defined by the awarding agency.

11. Access to Documents. Contractor shall exercise best efforts to maintain communication with NRD's personnel whose involvement in the project is necessary or advisable for successful and timely completion of the work of the project, but not limited to the closing of specific transactions. Communications between the parties shall be verbal or in writing, as requested by the parties or as dictated by the subject matter to be addressed. During the term of this Agreement and for the ensuing record-retention period, Contractor shall make any or all project records available upon reasonable request, and in any event within two (2) business days of request, to NRD, Nebraska Emergency Management Agency (NEMA), the Federal Emergency Management Agency (FEMA), the Comptroller General of the United States, and any other agency of State or Federal government, or the duly authorized representatives of any of the foregoing, that has provided funding or oversight for the project, for the purpose of making audit, examination, excerpts and/or transcriptions. For purposes of this section, "records" means any and all books, documents, papers and records of any type or nature that are directly pertinent to this Agreement. Contractor agrees to furnish, upon termination of this Agreement and upon demand by the NRD, copies of all basic notes and sketches, charts, computations, and any other data prepared or obtained by the Contractor pursuant to this Agreement, without cost and without restrictions or limitation as to the use relative to specific projects covered under this Agreement. In such event, the Contractor shall not be liable for the NRD's use of such documents on other projects.
12. Retention of Documents. Contractor shall maintain all project records for a minimum period of three (3) years after the date of final payment for services rendered under this Agreement.
13. Clean Air Act and the Federal Water Pollution Control Act.
 1. For all Contracts in excess of \$150,000, the contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq. 2. The contractor agrees to report each violation to the NRD and understands and agrees that the NRD will, in turn, report each violation as required to assure notification to the Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office. 3. The contractor agrees to include these requirements in each subcontract exceeding \$150,000 financed in whole or in part with Federal assistance provided by FEMA.
 - Federal Water Pollution Control Act 1. The contractor agrees to comply with all applicable standards, orders, or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq.
 2. The contractor agrees to report each violation to the NRD and understands and agrees that the NRD will, in turn, report each violation as required to assure notification to the Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.
 3. The contractor agrees to include these requirements in each subcontract exceeding \$150,000 financed in whole or in part with Federal assistance provided by FEMA.

14. Procurement of Recovered Materials.

(i) In the performance of this contract, the Contractor shall make maximum use of products containing recovered materials that are EPA-designated items unless the product cannot be acquired—

- Competitively within a timeframe providing for compliance with the contract performance schedule;
- Meeting contract performance requirements; or
- At a reasonable price.

(ii) Information about this requirement, along with the list of EPA-designated items, is available at EPA's Comprehensive Procurement Guidelines web site,

<https://www.epa.gov/smm/comprehensiveprocurement-guideline-cpg-program>

(iii) The Contractor also agrees to comply with all other applicable requirements of Section 6002 of the Solid Waste Disposal Act.

15. Domestic Preference for Procurements. To the fullest extent permitted under law, the Contractor through its purchases and subcontracts shall provide a preference for the purchase, acquisition, or use of good, products or material produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products.)

For the purposes of this section above:

"Produced in the United States" means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coating, occurred in the United States.

"Manufacturing products" means items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.

16. Access to Records.

The following access to records requirements apply to this contract: (1) The Contractor agrees to provide NRD, NEMA, the FEMA Administrator, the Comptroller General of the United States, or any of their authorized representatives access to any books, documents, papers, and records of the Contractor which are directly pertinent to this contract for the purposes of making audits, examinations, excerpts, and transcriptions. (2) The Contractor agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed. (3) The Contractor agrees to provide the FEMA Administrator or his authorized representatives access to construction or other work sites pertaining to the work being completed under the contract. (4) In compliance with the Disaster Recovery Act of 2018, the NRD and the Contractor acknowledge and agree that no language in this contract is intended to prohibit audits or internal reviews by the FEMA Administrator or the Comptroller General of the United States.

17. Energy Efficiency Standards. The Contractor shall comply with mandatory standards and policies relating to energy efficiency that are contained in the State Energy Conservation Plan issued pursuant to the Energy Policy and Conservation Act (Pub. L. 94–163, 89 Stat. 871). [53 FR 8078, 8087, Mar. 11, 1988, as amended at 60 CFR 19639, 19645, Apr. 19, 1995]

18. Bonding Requirements. For construction or facility improvement contracts exceeding the simplified acquisition threshold (currently \$100,000), the minimum bonding requirements are as follows:

- (1) A bid guarantee from each bidder equivalent to five (5) percent (%) of the bid price. The “bid guarantee” shall consist of a firm commitment such as a bid bond, certified check, or other negotiable instrument accompanying a bid as assurance that the bidder will, upon acceptance of his bid, execute such contractual documents as may be required within the time specified.

Prior to or at contract execution, the Contractor shall provide to the NRD:

- (2) A performance bond on the part of the Contractor for one hundred (100) percent (%) of the contract price. A “performance bond” is one executed in connection with a contract to secure fulfillment of all the Contractor’s obligations under such contract.
- (3) A payment bond on the part of the Contractor for one hundred (100) percent (%) of the contract price. A “payment bond” is one executed in connection with a contract to assure payment as required by law of all persons supplying labor and material in the execution of the work provided for in the contract.

19. Prohibition on Contracting for Covered Telecommunications Equipment or Services.

Definitions. As used in this clause, the terms backhaul; covered foreign country; covered telecommunications equipment or services; interconnection arrangements; roaming; substantial or essential component; and telecommunications equipment or services have the meaning as defined in FEMA Policy, #405-143-1 Prohibitions on Expending FEMA Award Funds for Covered Telecommunications Equipment or Services As used in this clause—

(a) Prohibitions.

- (1) Section 889(b) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019, Pub. L. No. 115-232, and 2 C.F.R. § 200.216 prohibit the head of an executive agency on or after Aug.13, 2020, from obligating or expending grant, cooperative agreement, loan, or loan guarantee funds on certain telecommunications products or from certain entities for national security reasons.
- (2) Unless an exception in paragraph (c) of this clause applies, the contractor and its subcontractors may not use grant, cooperative agreement, loan, or loan guarantee funds from the Federal Emergency Management Agency to:
 - (i) Procure or obtain any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology of any system;

- (ii) Enter into, extend, or renew a contract to procure or obtain any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology of any system;
- (iii) Enter into, extend, or renew contracts with entities that use covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system; or
- (iv) Provide, as part of its performance of this contract, subcontract, or other contractual instrument, any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system.

(b) Exceptions.

- (1) This clause does not prohibit contractors from providing—
 - a. A service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or
 - b. Telecommunications equipment that cannot route or redirect user data traffic or permit visibility into any user data or packets that such equipment transmits or otherwise handles.
- (2) By necessary implication and regulation, the prohibitions also do not apply to:
 - a. Covered telecommunications equipment or services that:
 - i. Are not used as a substantial or essential component of any system; and
 - ii. Are not used as critical technology of any system.
 - b. Other telecommunications equipment or services that are not considered covered telecommunications equipment or services.

(c) Reporting requirement.

- (1) In the event the Contractor identifies covered telecommunications equipment or services used as a substantial or essential component of any system, or as critical technology as part of any system, during contract performance, or the contractor is notified of such by a subcontractor at any tier or by any other source, the contractor shall report the information in paragraph (d)(2) of this clause to the recipient or subrecipient, unless elsewhere in this contract are established procedures for reporting the information.
- (2) The Contractor shall report the following information pursuant to paragraph (d)(1) of this clause:
 - (i) Within one business day from the date of such identification or notification: The contract

number; the order number(s), if applicable; supplier name; supplier unique entity identifier (if known); supplier Commercial and Government Entity (CAGE) code (if known); brand; model number (original equipment manufacturer number, manufacturer part number, or wholesaler number); item description; and any readily available information about mitigation actions undertaken or recommended.

- (ii) Within 10 business days of submitting the information in paragraph (d)(2)(i) of this clause: Any further available information about mitigation actions undertaken or recommended. In addition, the contractor shall describe the efforts it undertook to prevent use or submission of covered telecommunications equipment or services, and any additional efforts that will be incorporated to prevent future use or submission of covered telecommunications equipment or services.

(d) *Subcontracts*. The Contractor shall insert the substance of this clause, including this paragraph (e), in all subcontracts and other contractual instruments.

20. Compliance with Federal Law, Regulations and Executive Orders.

- i. This is an acknowledgement that FEMA financial assistance will be used to fund all or a portion of the contract. The Contractor will comply with all applicable Federal law, regulations, executive orders, FEMA policies, procedures, and directives.
- ii. The Federal Government is not a party to this contract and is not subject to any obligations or liabilities to the non-Federal entity, contractor, or any other party pertaining to any matter resulting from the contract.
- iii. The Contractor certifies that it is in compliance in all respects with all applicable Federal anti-discrimination laws and acknowledges that its compliance with such laws is material to the Government's decisions for purposes of 31 U.S.C. 3729(b)(4).
- iv. The Contractor certifies that it does not operate programs promoting Diversity, Equity, and Inclusion that violate applicable anti-discrimination laws.

21. Program Fraud and False or Fraudulent Statements or Related Acts.

The Contractor acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to the Contractor's actions pertaining to this contract.

Exhibit A

Signature of Contractor's Authorized Official Name and Title of Contractor's Authorized Official Date

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The Contractor, _____, certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. Chap. 38, Administrative Remedies for False Claims and Statements, apply to this certification and disclosure, if any. Signature of Contractor's Authorized Official Name and Title of Contractor's Authorized Official Date

Signature of Contractor's Authorized Official

Name and Title of Contractor's Authorized Official

Date



Supplementary Conditions
April 24, 2025

The following conditions are to be met and included in the bid:

- Demolition of structure(s) located at 24253 King Lake Road, Valley, Nebraska. See attached map.
- Asbestos reports are attached. Documentation of asbestos containing materials disposal must be sent with invoice.
- Obtain all necessary permits (demolition permit).
- Removal of demolition debris and household hazardous wastes to an approved landfill (this includes debris from the demolition of houses, garages, driveways, sidewalks, and above-grade concrete slabs);
- Permitted disposal of fuel tanks that support a residential use only;
- Removal of all structure foundation and basement walls to at least 1 foot below the finish grade of the site;
- Filling of basements with compacted clean fill (basement floors must have a minimum 1-foot-diameter hole in the floor to allow for drainage). Fill source and amount must be identified with invoice.
- Removal of only those trees that restrict the demolition work on any structure;
- Termination of all abandoned utilities at least 2 feet below the finish grade of the site; and
- Grading, leveling, and seeding of all demolition sites.

I have read and accept these Supplemental Conditions.

Name/Company

Signature

Date



Legend

Omaha Planning Code Violations



Parcels_public

Property Lines (Parcels)



Douglas County NE

0 500 1000
ft

Please contact Douglas County GIS for map questions (gis@douglascounty-ne.gov)

Printed from dogs.org:
05/15/2025 21:15:39

This map is a user generated static output from an Internet mapping site and is for reference only. Data on this map may or may not be accurate, current, or otherwise reliable. It is for informational purposes only, and may not be suitable for legal, engineering, or surveying purposes. Do NOT use property lines from this website for plan submissions.



August 5, 2022

Mrs. Lori Ann Lester
Papio-Missouri River Natural Resources District
8901 S. 154th Street
Omaha, Nebraska 68138

Subject: Pre-Demolition Asbestos and Lead-Based Paint (LBP) Survey Report
Vacant Single-Family Home
24253 King Lake Road
Valley, Nebraska 68064
Atlas Project No.: 204BS04845

Dear Mrs. Lester:

Atlas Technical Consultants (Atlas) is pleased to submit this report for the results of the asbestos-containing materials (ACMs) and lead-based paint (LBPs) survey conducted at the Vacant Single-Family Home located at 24253 King Lake Road in Valley, Nebraska 68064 (Project Site). This ACM and LBP survey was conducted at the request of Papio-Missouri River Natural Resources District (Client) in preparation for demolition of the Project Site. Atlas conducted the survey on July 26, 2022. **Asbestos was detected in the ceiling texture throughout the interior ceilings of the home.** No lead-based paints were identified in the Project Area.

Pre-Demolition Asbestos Survey

On July 26, 2022, the site located at 24253 King Lake Road in Valley, Nebraska 68064, was inspected for ACM by inspector Jerod Frost of Atlas. Mr. Frost has completed the requisite training for asbestos accreditation as inspector at a state approved training provider under TSCA Title II. Mr. Frost's AHERA accreditation number is MTITB9349IR and his State of Nebraska Inspector license number is 1220. Atlas' asbestos survey was performed generally following the sampling protocol as outlined under AHERA, 40 Code of Federal Regulations (CFR) 763. Approximate quantities of visible and accessible suspect materials were estimated by field measurements.

Laboratory Analytical Method

Bulk samples were collected of suspect building materials, other than glass and bare wood or metal building, on July 26, 2022 by assessing the condition of the material and removing a small piece that was then placed into a sample bag, sealed and uniquely labeled. The sample locations were noted and the samples were delivered to EMSL Analytical Inc. (EMSL) Laboratory for analysis using Polarized Light Microscopy (PLM) in accordance with the United States Environmental Protection Agency (EPA) "Method for the Determination of Asbestos in Bulk Building Materials" (EPA/600/R-93/116, July 1993). The laboratory is located in Cinnaminson, New Jersey and is registered as an American Industrial Hygiene Association (AIHA)-accredited laboratory and participates in the National Voluntary Lab Accreditation Participation (NVLAP) (Lab #101048-0).

Asbestos Results

A summary of the analytical results, sample numbers, material descriptions, sample locations and estimated quantities is provided in Table 1. Atlas personnel certifications are provided in Attachment A. Supporting documentation for the sample analyses, including copies of laboratory analytical reports, chain-of-custody documents and laboratory certifications are provided in Attachment B.

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Table 1. Limited Asbestos Sampling Results
Vacant Single-Family Home
24253 King Lake Road
Valley, Nebraska 68064
Sampling Date: July 26, 2022

Sample No.	Homogenous Material	Location & Quantity of Material	Asbestos Content per Layer	Friable	Condition
1	Shingles with Felt Paper	House	ND	No	Fair
2	Drywall and Joint Compound	Throughout	ND	No	Fair
3	Floor Tile and Mastic	Front Door	ND	No	Fair
4	Ceiling Texture	Throughout Ceilings 1,000 square feet	2% Chrysotile	Yes	Fair
5					
6					

ND = Non detect, NA = Not Applicable, * = Positive/contaminated by proximal association with an asbestos layer; **= Less than regulated levels of asbestos by PLM analysis (EPA), nonetheless regulated by OSHA exposure requirements.

Asbestos-Containing Materials Summary

Atlas submitted six (6) bulk samples (with 8 layers) of suspect ACMs on July 26, 2022. During the limited survey, Atlas identified the following visible/accessible ACMs:

- **Samples 4-6 Ceiling Texture (Throughout house) - 2% Chrysotile**

The PLM sampling data indicates the presence of asbestos in the ceiling texture samples. The removal of these asbestos containing materials and associated debris is regulated under OSHA, EPA and state regulations.

Contractors should use caution during construction-related activities as concealed asbestos-containing materials that were not previously visible/sampled may be encountered. If materials not sampled during this investigation are later discovered, they should be sampled and confirmed if they contain regulated quantities of asbestos by PLM analysis. If so confirmed, they will require removal and disposal in accordance with federal, state and local regulations, prior to disturbance. Work activities involving exposure to asbestos-containing materials requires personnel training, monitoring and accreditations.

Lead-Based Paint Survey

The LBP inspection via XRF methodology at the Site was conducted in general accordance with the United States Environmental Protection Agency (US EPA) 40 CFR Part 745 "Lead; Identification of Dangerous Levels of Lead; Final Rule", dated January 5, 2001, and the U.S. Department of Housing and Urban Development's (HUD) "Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing" (HUD Guidelines), dated June 1995, revised 2012.



XRF Analytical Method

Atlas utilized XRF Lead Paint Analyzer Pb200i (serial number 1847), manufactured by Heuresis Corporation, to perform the inspection. XRF analysis was performed on various accessible interior painted components within the Site. One XRF reading was taken on each representative building component. No paint chip samples were collected during this survey. XRF results were divided into two categories: positive and negative, as defined by the Pb200i Performance Characteristic Sheet (PCS). A copy of the current PCS for Pb200i is provided in Appendix C.

The Pb200i instrument is a complete lead paint analysis system that quickly, accurately and non-destructively measures the concentration of LBP on painted surfaces. Pb200i field of view is limited to a depth of 3/8", deep enough to handle virtually all painted surfaces, but not prone to detect lead objects located behind the surface or painted surfaces on the reverse side of the component being tested. The Pb200i analyzer is able to analyze and compute corrections for any substrate material effects, eliminating any corrections by the device operator. The Pb200i spectrum analyzer recorded test results in milligrams per square centimeter (mg/cm²), according to "K-Shell" readings, as required by HUD Guidelines.

Upon arrival at the job Site and after the inspection work was completed, several "validation tests" were performed to assure that the instrument was operating properly. A series of three test measurements (three readings each) were taken on the U.S. National Institute of Standards and Technology (NIST) Paint Film Standard (1.02 mg/cm² Standard Reference Material No. 2573), a calibration block provided by the manufacturer, and 0.0 mg/cm² block, as required by the instrument's PCS and HUD Guidelines. The individual readings and an average of the three readings were recorded and compared to the standards. In all cases, the instrument was functioning within the standard deviation as defined by the manufacturer and the PCS.

Lead-Based Paint Regulatory Limits

Regulatory limits from the Housing and Urban Development (HUD) and the Environmental Protection Agency (EPA) have established a definition of lead-based paint (LBP) as a paint or other surface coating that contains more than 1.0 mg/cm² or 0.5% lead by weight (equivalent units are: 5,000 µg/g, 5,000 mg/kg, or 5,000 ppm by weight). OSHA's "Lead in Construction Standard" (29 CFR 1926.1101) addresses any concentration of lead in paint ("lead-containing paint"). The Consumer Product Safety Commission (CPSC) has banned new paint containing more than 90 ppm (or 0.009%) lead for residential use.

A total of five (5) painted surface locations were tested for the presence of lead-based paint. The areas tested were of various representative painted building components throughout the interior and exterior of the building. In order for a paint to be considered a lead-based paint, the paint must contain lead in concentrations greater than 1.0 mg/cm².

Table 2. Lead-Based Paint Results Vacant Single-Family Home 24253 King Lake Road Valley, Nebraska 68064 Sampling Date: July 26, 2022					
Sample No.	Paint Color	Substrate	Surface	Sample Location	XRF Results (mg/cm ²)
14	Gray	Wood	Wall	Exterior Siding	0
15	White	Drywall	Wall	East Wall	0.2
16	White	Drywall	Door	West Wall	0.2
17	White	Drywall	Ceiling	Living Room	0



Table 2. Lead-Based Paint Results
Vacant Single-Family Home
24253 King Lake Road
Valley, Nebraska 68064
Sampling Date: July 26, 2022

Sample No.	Paint Color	Substrate	Surface	Sample Location	XRF Results (mg/cm ²)
18	White	Wood	Window Frame	Bedroom	0.1

Lead-Based Paint Summary

No lead-based paint was identified in this survey. According to HUD Guidelines, XRF results are congregated across identical testing combinations (a unique combination of room equivalent, building component type, substrate material, and coating type).

- **No Lead-Based paint**

Based upon the lab results, the data indicates the presence of lead in paint at concentrations below the EPA threshold of 1.0 mg/cm². OSHA considers any detectable level of lead as a “Lead Containing Paint” (LCP) and is subject to the training and work practices in OSHA 29 CFR 1926.62 “Lead in Construction”.

Contractors should use caution during construction-related activities as concealed lead-containing paints that were not previously analyzed may be encountered. If materials not sampled during this investigation are later identified to contain regulated quantities of lead concentrations, then they should be removed, controlled and/or disposed in accordance with federal, state and local regulations, prior to disturbance. Work activities involving exposure to lead-containing paint also require personnel training and monitoring

Conclusions

Atlas’ findings and conclusions are based upon visual site observations and interpretations of laboratory analyses, as described in this report. This survey was performed to evaluate the potential presence of ACMs and LBPs in building materials.

The analytical results for the July 26, 2022 sampling event identified asbestos in the ceiling texture throughout the interior of the house which requires abatement prior to demolition.

Paints at or above regulated levels of lead were not identified during the sampling event.

Limitations

Atlas’ survey was limited to the observation, minimal destructive sampling and analysis of suspect ACMs and lead painted components in accessible portions of the buildings, limited by access and lighting conditions. Atlas did not collect samples from concealed assemblies, structural cavities, sprinkler systems, fire-rated doors/architectural assemblies, sub-surface conditions, etc. In addition, common construction techniques render portions of any building inaccessible. As a result, additional suspect ACMs and/or lead-containing painted surfaces may be present in inaccessible and unsampled areas/conditions/materials that were not inspected during the limited survey.

Contractors should use caution during construction-related activities as concealed ACMs and lead-containing paints that were not previously analyzed may be encountered. If materials not sampled during this investigation are later identified to contain regulated quantities of asbestos, then they should be removed and disposed in accordance with federal, state and local regulations, prior to disturbance. Abatement of ACMs must be performed by a licensed abatement contractor.



This report should not be utilized as a bidding document or as a project specification document since it does not have all the components required to serve as an Asbestos Abatement Project Design document or an Abatement Work Plan.

The opinions presented within this report apply to the site conditions existing at the time of Atlas's investigation and interpretation of current regulations pertaining to ACMs and lead-containing paints. Therefore, Atlas' opinions and recommendations may not apply to future conditions that may exist at the site that we have not had the opportunity to evaluate. All applicable federal, state and local regulations should always be verified prior to any work that will disturb materials potentially containing regulated quantities of asbestos. Additionally, other hazardous and universal waste building materials/conditions may exist in the Project Area, including PCB-containing oils/light ballasts/caulks, mercury-containing light tubes/thermostats/switches, moldy conditions, stored/abandoned chemicals, etc.

If you have any questions regarding this report or require further clarification, please contact our office at (402) 697-9747.

Sincerely,

Atlas Technical Consultants, LLC

Survey by:

A handwritten signature in black ink, appearing to read "Jerod Frost".

Jerod Frost
Inspector

Survey by:

A handwritten signature in black ink, appearing to read "Chase Bucknell".

Chase Bucknell
Inspector

Attachments:

Attachment A: Certifications/Licenses

Attachment B: Laboratory Analytical Reports and Chain-of-Custody Documentation





ATTACHMENT A:
CERTIFICATIONS / LICENSES

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State of Nebraska

Department of Health and Human Services

Division of Public Health

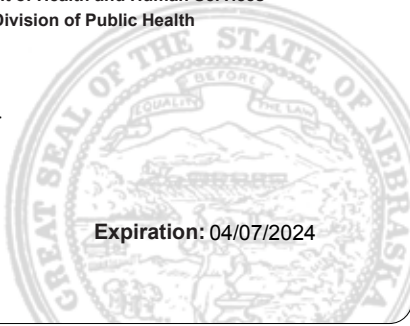
Chase J Bucknell

Asbestos Inspector

License #: 1435

Status: Active

Expiration: 04/07/2024



State of Nebraska

Department of Health and Human Services

Division of Public Health

Jerod Michael Frost

Asbestos Inspector

License #: 1220

Status: Active

Expiration: 06/06/2024



Certificate of Training

Jerod Frost

Has completed the Heuresis Corporation training materials presented by Kenneth Martin on the topic of Instrument Operator Training, Pb200i, with regards to the materials licensed by the Commonwealth of Massachusetts and the Nuclear Regulatory Commission.

Instrument Operator Training Heuresis Corporation, Pb200i

I confirm that the above named individual has received the training listed on this certificate.



Name

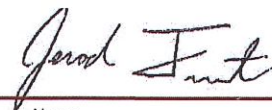
March 10, 2017

Date

Radiation Safety Officer

Title

I certify that I have received the stated training and understand the content presented. I understand that I can follow up this training with questions from Heuresis Corporation.



Name

March 10, 2017

Date





ATTACHMENT B:
LABORATORY ANALYTICAL REPORTS
AND
CHAIN-OF-CUSTODY DOCUMENTATION

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EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077

Tel/Fax: (800) 220-3675 / (856) 786-5974

<http://www.EMSL.com> / cinnaslab@EMSL.com

EMSL Order: 042218363

Customer ID: ATC55

Customer PO:

Project ID:

Attention: Tim Jacobsen

Atlas Technical

11117 Mockingbird Drive

Omaha, NE 68137

Phone: (402) 320-8396

Fax: (402) 597-8532

Received Date: 07/28/2022 9:20 AM

Analysis Date: 07/30/2022

Collected Date: 07/26/2022

Project: 204BS04845 - 24253 King Lake

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
1-Roof Shingles 042218363-0001	Home - Roof Shingles	Gray/Black Fibrous Homogeneous	15% Glass HA: 1	85% Non-fibrous (Other)	None Detected
1-Felt Paper 042218363-0001A	Home - Felt Paper	Black Fibrous Homogeneous	70% Cellulose HA: 1	30% Non-fibrous (Other)	None Detected
2-Composite 042218363-0002	Throughout Home - Composite	Brown/White/Beige Fibrous Heterogeneous	12% Cellulose 2% Glass HA: 2	86% Non-fibrous (Other)	None Detected
3-Floor Tile 042218363-0003	By Front Door - Floor Tile	White/Black Non-Fibrous Homogeneous	HA: 3	100% Non-fibrous (Other)	None Detected
3-Mastic 042218363-0003A	By Front Door - Mastic - Gray	Gray Non-Fibrous Homogeneous	HA: 3	100% Non-fibrous (Other)	None Detected
4 042218363-0004	Throughout Home - Ceiling Texture - White	Tan Non-Fibrous Homogeneous	HA: 4	98% Non-fibrous (Other)	2% Chrysotile
5 042218363-0005	Throughout Home - Ceiling Texture - White	Tan Non-Fibrous Homogeneous	HA: 4	98% Non-fibrous (Other)	2% Chrysotile
6 042218363-0006	Throughout Home - Ceiling Texture - White	White Non-Fibrous Homogeneous	HA: 4	98% Non-fibrous (Other)	2% Chrysotile

Analyst(s)

Gregory Barry (1)

Mark Shuts (7)

Samantha Rundstrom, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA-LAP, LLC-IHLAP Lab 100194, NJ DEP 03036, PA ID# 68-00367, LA #04127

Initial report from: 07/30/2022 14:05:54



EMSL ANALYTICAL, INC.
LABORATORY PRODUCTS TRAINING

Asbestos Bulk Building Material Chain of Custody

EMSL Order Number (Lab Use Only):

042218363

EMSL ANALYTICAL, INC.
200 ROUTE 130 NORTH
CINNAMINSON, NJ 08077
PHONE: (800) 220-3675
FAX: (856) 786-5974

Company: ATC Group Services		EMSL-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different If Bill to is Different note instructions in Comments**	
Street: 11117 Mockingbird Drive		Third Party Billing requires written authorization from third party	
City: Omaha	State/Province: NE	Zip/Postal Code: 68137	Country: US
Report To (Name): Tim Jacobsen		Telephone #: 402-697-9747	
Email Address: tim.jacobsen@atcgs.com		Fax #:	Purchase Order:
Project Number: 204BS04845 - 24253 King Lk		Please Provide Results: <input type="checkbox"/> Fax <input type="checkbox"/> Email	
U.S. State Samples Taken: NE		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	
Turnaround Time (TAT) Options* - Please Check			
<input type="checkbox"/> 3 Hour <input type="checkbox"/> 6 Hour <input type="checkbox"/> 24 Hour <input checked="" type="checkbox"/> 48 Hour <input type="checkbox"/> 72 Hour <input type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week			
<small>*For TEM Air 3 hr through 6 hr, please call ahead to schedule. *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.</small>			
PLM - Bulk (reporting limit)		TEM - Bulk	
<input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%)		<input type="checkbox"/> TEM EPA NOB - EPA 600/R-93/116 Section 2.5.5.1	
<input type="checkbox"/> PLM EPA NOB (<1%)		<input type="checkbox"/> NY ELAP Method 198.4 (TEM)	
Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%)		<input type="checkbox"/> Chatfield Protocol (semi-quantitative)	
Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%)		<input type="checkbox"/> TEM % by Mass - EPA 600/R-93/116 Section 2.5.5.2	
<input type="checkbox"/> NIOSH 9002 (<1%)		<input type="checkbox"/> TEM Qualitative via Filtration Prep Technique	
<input type="checkbox"/> NY ELAP Method 198.1 (friable in NY)		<input type="checkbox"/> TEM Qualitative via Drop Mount Prep Technique	
<input type="checkbox"/> NY ELAP Method 198.6 NOB (non-friable-NY)		Other	
<input type="checkbox"/> OSHA ID-191 Modified		<input type="checkbox"/>	
<input type="checkbox"/> Standard Addition Method			
<input type="checkbox"/> Check For Positive Stop - Clearly Identify Homogenous Group		Date Sampled: 7-26-2022	
Samplers Name: Chase Bucknell		Samplers Signature: Chase Bucknell	

Sample #	HA #	Material Description	Sample Location	Quantity
1	1	Roof shingles & felt paper	Home	1,000 SF
2	2	Composite & dry wall	throughout home	250 SF
3	3	Floor tile & mastic - Gray	By front door	30 SF
4-6	4	Ceiling texture - white	throughout home	800 SF

Client Sample # (s): 1 - 6	Total # of Samples: 6
Relinquished (Client): Chase Bucknell	Date: 7-27-2022
Received (Lab): DMB-FX	Date: 7-28-22
Comments/Special Instructions: Please email results to	



24509 Laurel Avenue Contractor Agreement

Papio-Missouri River Natural Resources District (District)	Contractor Information (Contractor)
8901 S. 154 th Street	Name:
Omaha, NE 68138	Address:
Phone: (402) 444-6222	City/State/Zip:
Fax: (402) 895-6543	Phone:

Work to be performed for the District (the Work):

The work consists of asbestos abatement and demolition of residential structures 24509 Laurel Avenue in Douglas County, Nebraska. A map and asbestos/lead paint inspection report are included in Attachment 3. All work must be completed by June 30, 2025.

Items to be included in the bid:

- All permitting required.
- Removal of building debris to an approved landfill (this includes garages, driveways, sidewalks, and above-grade concrete slabs).
- Permitted disposal of fuel tanks that support residential use only, if applicable.
- Removal of all structure foundation walls to at least 1 foot below the finish grade of the site.
- Termination of all abandoned utilities at least 2 feet below the finish grade of the site.
- Grading, leveling, and seeding of all sites.

See Attachment 2 for further details. Additionally, this project is funded in part by the Federal Emergency Management Agency (FEMA). See Attachment 1 for additional contract provisions.

Total Contract Price:	
-----------------------	--

Contractor shall commence the Work on **June 1, 2025** and shall complete the Work by **June 30, 2025**. Time is of the essence for the Work. Contractor shall be responsible for obtaining any and all licenses, permits, and authorizations required for the Work. This Contract may only be amended or supplemented by a written change order executed by the District. Contractor shall not be entitled to any additional compensation in excess of the Contract Price, without The District's prior written approval in the form of a written change order.

Contractor agrees to undertake the Work as an independent contractor without creation of an employee-employer relationship between Contractor and the District. To the fullest extent permitted

by law, Contractor will defend, indemnify and hold harmless the District, its directors, officers and employees, from and against all claims and demands of all persons arising out of the performance of the Work including but not limited to claims by Contractor, Contractor's employees, and/or third parties for damages to persons or property, except as may be caused directly by the sole negligence or willful misconduct of the District or of its directors, officers or employees. Contractor shall not subcontract any portion of the Work or assign any portion of this Contract without the prior written consent of the District, which consent may be withheld in the District's sole discretion.

Contractor agrees to and shall maintain the following types and minimum limits of insurance during the term of this contract, and at the commencement of the Work and at other times as reasonably requested by the District, to furnish Certificates of Insurance to the District evidencing the same:

- A. Commercial General Liability - \$1,000,000 – naming the District as an additional insured
- B. Workers Compensation – Statutory limits
- C. Commercial Auto Liability - \$1,000,000

Contractor affirmatively waives any and all claims by Contractor against the District for indirect or consequential damages, including but not limited to, lost or anticipated profits. Contractor further hereby waives any and all lien rights it may have with respect to the Work and/or any property related to the Work.

Contractor agrees to perform the Work skillfully, carefully, diligently and in a good and workmanlike manner, and guarantees and warrants the Work against all defects in materials or workmanship for 2 years after completion of the Work. Contractor agrees to comply with all Federal, State and local laws, codes, regulations, and the policies of the District, which can be found at <http://www.papionrd.org/about-nrd/policies-and-manuals/> (collectively, "Laws and Regulations"). Contractor further agrees to pay all taxes imposed by any Federal, State or local law, and any employment insurance, pensions or old age retirement funds, due as a result or incident of the Work.

Contractor shall submit a written invoice to the District for the Work completed up to the date of the invoice. The District will review the invoice to determine whether the invoice accurately represents the amount completed and, in its sole discretion, determine whether to approve the full invoice or pay a portion of the invoice for the Work completed at the date of the invoice. The invoiced amount as approved by the District will be paid to the Contractor no later than forty-five (45) days after the date the invoice was received by the District.

Contractor acknowledges that it has reviewed and will meet the Provisions 1 through 21 on the attached Government-Mandated Provisions document. _____ (**Contractor to Initial**)

Nothing herein or in any other agreement between Contractor and the District shall be construed as a waiver of all or any part of, or as in any way limiting, the sovereign immunity afforded to the District pursuant to Laws and Regulations.

Accepted and agreed to:

Papio-Missouri River NRD	Contractor:
Print Name/Title:	Print Name/Title:
Signature/Date:	Signature/Date:

Government-Mandated Provisions

Because this project activity is funded in whole or in part by the Federal Government, or an Agency thereof, Federal Law requires that the NRD's contracts relating to the project include certain provisions. To the extent the government-mandated provisions listed below conflict with the terms of the Agreement between the NRD and Contractor, the government-mandated provisions shall apply. Depending upon the type of work or services provided and the dollar value of the resultant contract, some of the provisions set forth in this Section may not apply to the Contractor or to the work or services to be provided hereunder; however, the provisions are nonetheless set forth to cause this Contract to comply with Federal Law. Parenthetical comments in the following paragraphs are taken from 44 CFR §13.36 and the FEMA Contract Provisions Template, FEMA Office of Chief Counsel.

1. Remedies. In the event that the Contractor defaults in the performance or observance of any covenant, agreement or obligation set forth in this Agreement, and if such default remains uncured for a period of five (5) days after notice of default has been given by NRD to Contractor, then NRD may take any one or more of the following steps, at its option:
 - a. by mandamus or other suit, action or proceeding at law or in equity, require Contractor to perform its obligations and covenants hereunder, or enjoin any acts or things which may be unlawful or in violation of the rights of the NRD hereunder, or obtain damages caused to the NRD by any such default;
 - b. have access to and inspect, examine and make copies of all books and records of Contractor which pertain to the project;
 - c. make no further disbursements, and demand immediate repayment from Contractor of any funds previously disbursed under this Agreement;
 - d. terminate this Agreement by delivering to Contractor a written notice of termination; and/or
 - e. take whatever other action at law or in equity may be necessary or desirable to enforce the obligations and covenants of Contractor hereunder, including but not limited to the recovery of funds.

No delay in enforcing the provisions hereof as to any breach or violation shall impair, damage or waive the right of NRD to enforce the same or to obtain relief against or recover for the continuation or repetition of such breach or violation or any similar breach or violation thereof at any later time or times. In the event that NRD prevails against Contractor in a suit or other enforcement action hereunder, Contractor agrees to pay the reasonable attorneys' fees and expenses incurred by NRD.

2. Termination for Cause. NRD may terminate this Contract as set out in the foregoing Section 1(d).
3. Termination for Convenience. NRD may terminate this Agreement at its convenience at any time and is effective upon issuance. Delivery may be made by mail, phone, fax or email.

4. Anti-Kickback. Contractor shall comply with the Copeland “Anti-Kickback” Act (40 U.S.C. 3145) as supplemented in Department of Labor regulations (29 CFR Part 3). (Applies to all contracts and subcontracts for construction or repair where the Davis-Bacon Act applies, but does not apply to the FEMA Public Assistance Program).
5. Davis-Bacon Act. Contractor shall comply with the Davis-Bacon Act (40 U.S.C. §§ 3141-3144 and 3146-3148) as supplemented by Department of Labor regulations (29 CFR Part 5). (Applies to construction contracts in excess of \$2,000 awarded by grantees and subgrantees when required by federal grant program legislation, but does not apply to projects paid for with disaster funding). If applicable, and in accordance with the statute, Contractor must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week.
6. Contract Work Hours and Safety Standards Act. When awarded a contract by the non-federal entity in excess of \$100,000 under grant and cooperative agreement programs that involve the employment of mechanics or laborers for construction work, the Contractor must comply with the following:

(1) Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

(2) Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in paragraph (b)(1) of this section the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph (b)(1) of this section, in the sum of \$26 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (b)(1) of this section.

(3) Withholding for unpaid wages and liquidated damages. FEMA or the NRD shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (b)(2) of this section.

(4) Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraph (b)(1) through (4) of this section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs (b)(1) through (4) of this section.

7. Suspension and Debarment.

(1) This contract is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such, the contractor is required to verify that none of the contractor's principals (defined at 2 C.F.R. § 180.995) or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).

(2) The contractor must comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.

(3) This certification is a material representation of fact relied upon by NEMA and NRD. If it is later determined that the contractor did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to NEMA and NRD, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.

(4) The bidder or proposer agrees to comply with the requirements of 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The bidder or proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions.

8. Byrd Anti-Lobbying Amendment.

i. Contractors who apply or bid for an award of \$100,000 or more shall file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, officer or employee of Congress, or an employee of a Member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient who in turn will forward the certification(s) to the awarding agency.

ii. Required disclosure forms are attached as Exhibit A to this addendum.

9. Reporting Requirements. The Contractor agrees to comply with all governmental requirements and regulations pertaining to the reporting of information within any specified period of time.

10. Patent Rights and Copyrights. With respect to any discovery or invention which arises or is developed in the course of or under this Agreement, Contractor is responsible for complying with requirements

pertaining to patent rights, as defined by the awarding agency. With respect to any publication, documents, or data that arises or is developed in the course of or under this Agreement, the Contractor is responsible for complying with requirements pertaining to copyright, as defined by the awarding agency.

11. Access to Documents. Contractor shall exercise best efforts to maintain communication with NRD's personnel whose involvement in the project is necessary or advisable for successful and timely completion of the work of the project, but not limited to the closing of specific transactions. Communications between the parties shall be verbal or in writing, as requested by the parties or as dictated by the subject matter to be addressed. During the term of this Agreement and for the ensuing record-retention period, Contractor shall make any or all project records available upon reasonable request, and in any event within two (2) business days of request, to NRD, Nebraska Emergency Management Agency (NEMA), the Federal Emergency Management Agency (FEMA), the Comptroller General of the United States, and any other agency of State or Federal government, or the duly authorized representatives of any of the foregoing, that has provided funding or oversight for the project, for the purpose of making audit, examination, excerpts and/or transcriptions. For purposes of this section, "records" means any and all books, documents, papers and records of any type or nature that are directly pertinent to this Agreement. Contractor agrees to furnish, upon termination of this Agreement and upon demand by the NRD, copies of all basic notes and sketches, charts, computations, and any other data prepared or obtained by the Contractor pursuant to this Agreement, without cost and without restrictions or limitation as to the use relative to specific projects covered under this Agreement. In such event, the Contractor shall not be liable for the NRD's use of such documents on other projects.
12. Retention of Documents. Contractor shall maintain all project records for a minimum period of three (3) years after the date of final payment for services rendered under this Agreement.
13. Clean Air Act and the Federal Water Pollution Control Act.
 1. For all Contracts in excess of \$150,000, the contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq. 2. The contractor agrees to report each violation to the NRD and understands and agrees that the NRD will, in turn, report each violation as required to assure notification to the Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office. 3. The contractor agrees to include these requirements in each subcontract exceeding \$150,000 financed in whole or in part with Federal assistance provided by FEMA. Federal Water Pollution Control Act 1. The contractor agrees to comply with all applicable standards, orders, or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq.
 2. The contractor agrees to report each violation to the NRD and understands and agrees that the NRD will, in turn, report each violation as required to assure notification to the Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.
 3. The contractor agrees to include these requirements in each subcontract exceeding \$150,000 financed in whole or in part with Federal assistance provided by FEMA.

14. Procurement of Recovered Materials.

(i) In the performance of this contract, the Contractor shall make maximum use of products containing recovered materials that are EPA-designated items unless the product cannot be acquired—

- Competitively within a timeframe providing for compliance with the contract performance schedule;
- Meeting contract performance requirements; or
- At a reasonable price.

(ii) Information about this requirement, along with the list of EPA-designated items, is available at EPA's Comprehensive Procurement Guidelines web site,

<https://www.epa.gov/smm/comprehensiveprocurement-guideline-cpg-program>

(iii) The Contractor also agrees to comply with all other applicable requirements of Section 6002 of the Solid Waste Disposal Act.

15. Domestic Preference for Procurements. To the fullest extent permitted under law, the Contractor through its purchases and subcontracts shall provide a preference for the purchase, acquisition, or use of good, products or material produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products.)

For the purposes of this section above:

"Produced in the United States" means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coating, occurred in the United States.

"Manufacturing products" means items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.

16. Access to Records.

The following access to records requirements apply to this contract: (1) The Contractor agrees to provide NRD, NEMA, the FEMA Administrator, the Comptroller General of the United States, or any of their authorized representatives access to any books, documents, papers, and records of the Contractor which are directly pertinent to this contract for the purposes of making audits, examinations, excerpts, and transcriptions. (2) The Contractor agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed. (3) The Contractor agrees to provide the FEMA Administrator or his authorized representatives access to construction or other work sites pertaining to the work being completed under the contract. (4) In compliance with the Disaster Recovery Act of 2018, the NRD and the Contractor acknowledge and agree that no language in this contract is intended to prohibit audits or internal reviews by the FEMA Administrator or the Comptroller General of the United States.

17. Energy Efficiency Standards. The Contractor shall comply with mandatory standards and policies relating to energy efficiency that are contained in the State Energy Conservation Plan issued pursuant to the Energy Policy and Conservation Act (Pub. L. 94–163, 89 Stat. 871). [53 FR 8078, 8087, Mar. 11, 1988, as amended at 60 CFR 19639, 19645, Apr. 19, 1995]

18. Bonding Requirements. For construction or facility improvement contracts exceeding the simplified acquisition threshold (currently \$100,000), the minimum bonding requirements are as follows:

- (1) A bid guarantee from each bidder equivalent to five (5) percent (%) of the bid price. The “bid guarantee” shall consist of a firm commitment such as a bid bond, certified check, or other negotiable instrument accompanying a bid as assurance that the bidder will, upon acceptance of his bid, execute such contractual documents as may be required within the time specified.

Prior to or at contract execution, the Contractor shall provide to the NRD:

- (2) A performance bond on the part of the Contractor for one hundred (100) percent (%) of the contract price. A “performance bond” is one executed in connection with a contract to secure fulfillment of all the Contractor’s obligations under such contract.
- (3) A payment bond on the part of the Contractor for one hundred (100) percent (%) of the contract price. A “payment bond” is one executed in connection with a contract to assure payment as required by law of all persons supplying labor and material in the execution of the work provided for in the contract.

19. Prohibition on Contracting for Covered Telecommunications Equipment or Services.

Definitions. As used in this clause, the terms backhaul; covered foreign country; covered telecommunications equipment or services; interconnection arrangements; roaming; substantial or essential component; and telecommunications equipment or services have the meaning as defined in FEMA Policy, #405-143-1 Prohibitions on Expending FEMA Award Funds for Covered Telecommunications Equipment or Services As used in this clause—

(a) *Prohibitions.*

- (1) Section 889(b) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019, Pub. L. No. 115-232, and 2 C.F.R. § 200.216 prohibit the head of an executive agency on or after Aug.13, 2020, from obligating or expending grant, cooperative agreement, loan, or loan guarantee funds on certain telecommunications products or from certain entities for national security reasons.
- (2) Unless an exception in paragraph (c) of this clause applies, the contractor and its subcontractors may not use grant, cooperative agreement, loan, or loan guarantee funds from the Federal Emergency Management Agency to:
 - (i) Procure or obtain any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology of any system;

- (ii) Enter into, extend, or renew a contract to procure or obtain any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology of any system;
- (iii) Enter into, extend, or renew contracts with entities that use covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system; or
- (iv) Provide, as part of its performance of this contract, subcontract, or other contractual instrument, any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system.

(b) Exceptions.

- (1) This clause does not prohibit contractors from providing—
 - a. A service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or
 - b. Telecommunications equipment that cannot route or redirect user data traffic or permit visibility into any user data or packets that such equipment transmits or otherwise handles.
- (2) By necessary implication and regulation, the prohibitions also do not apply to:
 - a. Covered telecommunications equipment or services that:
 - i. Are not used as a substantial or essential component of any system; and
 - ii. Are not used as critical technology of any system.
 - b. Other telecommunications equipment or services that are not considered covered telecommunications equipment or services.

(c) Reporting requirement.

- (1) In the event the Contractor identifies covered telecommunications equipment or services used as a substantial or essential component of any system, or as critical technology as part of any system, during contract performance, or the contractor is notified of such by a subcontractor at any tier or by any other source, the contractor shall report the information in paragraph (d)(2) of this clause to the recipient or subrecipient, unless elsewhere in this contract are established procedures for reporting the information.
- (2) The Contractor shall report the following information pursuant to paragraph (d)(1) of this clause:
 - (i) Within one business day from the date of such identification or notification: The contract

number; the order number(s), if applicable; supplier name; supplier unique entity identifier (if known); supplier Commercial and Government Entity (CAGE) code (if known); brand; model number (original equipment manufacturer number, manufacturer part number, or wholesaler number); item description; and any readily available information about mitigation actions undertaken or recommended.

- (ii) Within 10 business days of submitting the information in paragraph (d)(2)(i) of this clause: Any further available information about mitigation actions undertaken or recommended. In addition, the contractor shall describe the efforts it undertook to prevent use or submission of covered telecommunications equipment or services, and any additional efforts that will be incorporated to prevent future use or submission of covered telecommunications equipment or services.

(d) *Subcontracts*. The Contractor shall insert the substance of this clause, including this paragraph (e), in all subcontracts and other contractual instruments.

20. Compliance with Federal Law, Regulations and Executive Orders.

- i. This is an acknowledgement that FEMA financial assistance will be used to fund all or a portion of the contract. The Contractor will comply with all applicable Federal law, regulations, executive orders, FEMA policies, procedures, and directives.
- ii. The Federal Government is not a party to this contract and is not subject to any obligations or liabilities to the non-Federal entity, contractor, or any other party pertaining to any matter resulting from the contract.
- iii. The Contractor certifies that it is in compliance in all respects with all applicable Federal anti-discrimination laws and acknowledges that its compliance with such laws is material to the Government's decisions for purposes of 31 U.S.C. 3729(b)(4).
- iv. The Contractor certifies that it does not operate programs promoting Diversity, Equity, and Inclusion that violate applicable anti-discrimination laws.

21. Program Fraud and False or Fraudulent Statements or Related Acts.

The Contractor acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to the Contractor's actions pertaining to this contract.

Exhibit A

Signature of Contractor's Authorized Official Name and Title of Contractor's Authorized Official Date

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The Contractor, _____, certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. Chap. 38, Administrative Remedies for False Claims and Statements, apply to this certification and disclosure, if any. Signature of Contractor's Authorized Official Name and Title of Contractor's Authorized Official Date

Signature of Contractor's Authorized Official

Name and Title of Contractor's Authorized Official

Date



Supplementary Conditions
April 24, 2025

The following conditions are to be met and included in the bid:

- Demolition of structure(s) located at 24509 Laurel Avenue, Valley, Nebraska. See attached map.
- Asbestos reports are attached.
- Obtain all necessary permits (demolition permit).
- Removal of demolition debris and household hazardous wastes to an approved landfill (this includes debris from the demolition of houses, garages, driveways, sidewalks, and above-grade concrete slabs);
- Permitted disposal of fuel tanks that support a residential use only;
- Removal of all structure foundation and basement walls to at least 1 foot below the finish grade of the site;
- Filling of basements with compacted clean fill (basement floors must have a minimum 1-foot-diameter hole in the floor to allow for drainage). Fill source and amount must be identified with invoice.
- Removal of only those trees that restrict the demolition work on any structure;
- Termination of all abandoned utilities at least 2 feet below the finish grade of the site; and
- Grading, leveling, and seeding of all demolition sites.

I have read and accept these Supplemental Conditions.

Name/Company

Signature

Date



Legend

Omaha Planning Code Violations



Parcels_public

Property Lines (Parcels)



0 500 1000
ft

Please contact Douglas County GIS for map questions (gis@douglascounty-ne.gov)

Printed from dogs.org:
05/15/2025 21:24:48

This map is a user generated static output from an Internet mapping site and is for reference only. Data on this map may or may not be accurate, current, or otherwise reliable. It is for informational purposes only, and may not be suitable for legal, engineering, or surveying purposes. Do NOT use property lines from this website for plan submissions.

P R E - D E M O L I T I O N A S B E S T O S S U R V E Y

PREPARED FOR:

Papio-Missouri River Natural Resources District
Lori Ann Laster
8901 South 154th Street
Omaha, NE 68138

PROJECT LOCATION:


Vacant Property Building
24509 Laurel Avenue
Valley, Nebraska 68064

Project Date(s): November 14, 2023

Report Date: December 12, 2023

Atlas Project ID: 204BS06542

Atlas Technical Consultants
11117 Mockingbird Drive
Omaha, NE 68137

A large, stylized graphic of the ATLAS logo, consisting of two overlapping trapezoidal shapes in shades of blue, positioned in the bottom right corner of the page.



11117 Mockingbird Drive
Omaha, Nebraska 68137
www.oneatlas.com
402.697.9747

December 12, 2023

Papio-Missouri River Natural Resources District
Lori Ann Laster
8901 South 154th Street
Omaha, NE 68138

Re: Pre-Demolition Asbestos Survey
Vacant Property Building
24509 Laurel Avenue
Valley, Nebraska 68064
Atlas Project Number: 204BS06542

Dear Mrs. Laster:

Atlas Technical Consultants is pleased to submit the attached Pre-Demolition Asbestos Survey conducted at the above-referenced site. This report includes procedures, methodologies and analytical laboratory results.

Atlas appreciates the opportunity to perform these services for Papio-Missouri River Natural Resources District, and we look forward to working with you in the future. If you need any assistance with the implementation of the recommendations contained in this report, please feel free to give me a call at (402) 697-9747 and Atlas will respond promptly to your needs.

Sincerely,

ATLAS TECHNICAL CONSULTANTS

A handwritten signature in blue ink, appearing to read "Jazhan Amill".

Jazhan Amill
Nebraska Inspector

A handwritten signature in blue ink, appearing to read "Tim Jacobsen".

Tim Jacobsen, MPH, CIH
Sr. Project Manager

T A B L E O F C O N T E N T S

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P R E - D E M O L I T I O N A S B E S T O S S U R V E Y

Pre-Demolition Asbestos Survey
Vacant Property Building
24509 Laurel Avenue
Valley, Nebraska
Atlas Project Number: 204BS06542

1.0 SCOPE OF SERVICES

The purpose of this project was to perform a Pre-Demolition Asbestos Survey at the above-referenced property for demolition purposes.

Atlas Technical Consultants provided a representative asbestos survey at the identified building in accordance with the referenced agreement and as outlined below:

1. Review any existing asbestos reports relating to the site, if available.
2. Survey the materials that will be disturbed by the planned renovation.
3. Identify accessible suspect asbestos containing materials (ACM) in accordance with the USEPA National Emission Standard for Hazardous Air Pollutants (NESHAP), (ref.: 40 CFR, Part 61).
4. Collect and analyze bulk samples of suspect materials.
5. Quantify any asbestos containing materials and record location.

2.0 GENERAL SITE CONDITIONS

The survey was conducted at the property located at 24509 Laurel Avenue, in Valley, Nebraska. The property contained one vacant single-family home with attached garage.

3.0 ASBESTOS SURVEY REPORT

On November 14, 2023, the site located at 24509 Laurel Avenue in Valley, Nebraska was inspected for asbestos containing building materials by inspector Jay Amill of Atlas Technical Consultants. Mr. Amill has completed the requisite training for asbestos accreditation as inspectors at a state approved training provider under TSCA Title II. Mr. Amill's AHERA accreditation number is MTIPJ 0207 IMPR and State of Nebraska Inspector number is 910.

The site was visually inspected for the presence of suspect asbestos containing materials (ACM). Materials that were hidden, not accessible, or when sampled would damage the integrity of the structure, were not sampled as part of this survey. Materials visibly identified as non-asbestos (fibrous glass, foam rubber, wood, etc.) were not sampled. The asbestos survey consisted of three basic steps: **1)** a visual inspection of the proposed site; **2)** a determination of homogeneous areas with suspect surfacing, thermal system insulation, and miscellaneous materials; and **3)** sampling accessible, friable and non-friable, suspect materials.

3.1 Homogeneous Areas

Prior to sampling, homogeneous areas were identified in order to facilitate a sampling strategy. A homogeneous sampling area can be described as one or more areas with suspect material similar in appearance and texture that have the same installation date and function. The actual number of samples collected from each homogeneous sampling area may vary, dependant upon material type and the professional judgment of the inspector.

3.2 Sampling Strategy

The sampling strategy incorporated AHERA requirements, quantities of suspect material, and the inspector's judgment to aid in the identification of suspect asbestos containing materials. Atlas' sampling strategy was to identify and collect accessible suspect asbestos containing materials (ACM) in accordance with the USEPA National Emission Standard for Hazardous Air Pollutants (NESHAP), (ref.: 40 CFR, Part 61). If the analytical results indicated that all the samples collected per homogeneous area did not contain asbestos, then the homogeneous area (material) was considered non-asbestos containing. However, if the analytical results of one or more of the samples collected per homogeneous area indicated that asbestos was present in quantities greater than one percent asbestos (as defined by EPA), all of the homogeneous area (material) was treated as an asbestos containing material regardless of any other analytical results. Materials which were visually determined to be non-asbestos (i.e. fibrous glass, foam rubber, etc.) by the accredited inspector were not required to be sampled. Actual collection of a bulk asbestos sample involves physically removing approximately one square inch (1 in²) of material and placing it in an airtight sample container. Sample containers were marked with a unique identification number, which was documented in the field notes.

3.3 Laboratory Analytical Results

Bulk samples were analyzed by EMSL Analytical, Inc. located at 200 Route 130 North, Cinnaminson, NJ. Polarized Light Microscope analysis, utilizing dispersion staining techniques (ref.: EPA Method 600/M4-82-020), was performed to determine the asbestos content of the bulk samples collected at the site. This laboratory is a third-party independent lab with accreditations.

Any material that contains greater than one percent asbestos is considered an ACM and must be handled according to Occupational Safety and Health Administration (OSHA), EPA, and all applicable state and local regulations.

Details of sample analysis are included in Appendix A, which contains a listing of all analyzed samples, sample locations, and analytical results relating to the site. Asbestos analytical results are reported as percentage and type. Other common non-asbestos components may also be noted in the analytical report.

TABLE 1: ASBESTOS SAMPLE RESULTS

SAMPLE NUMBER	LOCATION	MATERIAL	Asbestos Analysis
01	Wall System	Drywall / Joint Compound	Composite Analysis : <1% Chrysotile
02	Wall System (on wall studs)	Mastic	None Detect (ND)
03	Floor	Mastic	ND
04	Roof	Roof Material	ND

No asbestos was detected in the samples collected at the site.

4.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions, and recommendations expressed in this report are based solely on conditions noted during the November 14, 2023, Atlas inspection of the site located at 24509 Laurel Avenue in Valley, Nebraska.

This report is designed to aid the building owner, architect, construction manager, general contractor, and potential asbestos abatement contractor in locating ACM. Under no circumstances is the report to be utilized as a bidding document or as a project specification document since it does not have all the components required to serve as an Asbestos Project Design document or an Abatement Work plan.

Our professional services have been performed, our findings obtained, and our conclusions and recommendations prepared in accordance with customary principles and practices in the fields of environmental science and engineering. This statement is in lieu of other statements either expressed or implied. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated.

This report is intended for the sole use of Papio-Missouri River Natural Resources District. The scope of services performed in execution of this evaluation may not be appropriate to satisfy the needs of other users, and use or re-use of this document or the findings, conclusions, or recommendations is at the risk of said user.

APPENDIX A

LABORATORY ANALYTICAL REPORT



EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077

Tel/Fax: (800) 220-3675 / (856) 786-5974

<http://www.EMSL.com/cinnasblab@EMSL.com>

EMSL Order: 042327224

Customer ID: ATC55

Customer PO:

Project ID:

Attention: Tim Jacobsen

Atlas Technical

11117 Mockingbird Drive

Omaha, NE 68137

Phone: (402) 697-9747

Fax: (402) 597-8532

Received Date: 11/18/2023 11:00 AM

Analysis Date: 11/27/2023

Collected Date: 11/14/2023

Project: 204BS06542 / 24509 Laurel Ave.

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
01-Drywall 042327224-0001	Home Interior - Drywall	Brown/Gray Fibrous Homogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
01-Joint Compound 042327224-0001A	Home Interior - Joint Compound	White Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
01-Composite 042327224-0001B	Home Interior - Drywall / Joint Compound Composite	Brown/Gray/White Fibrous Heterogeneous	12% Cellulose	88% Non-fibrous (Other)	<1% Chrysotile
02 042327224-0002	Home Interior - Mastic (on wall studs)	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
03 042327224-0003	Home Interior - Mastic (floor)	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
04-Shingle 042327224-0004	Exterior Roof - Roof Material	Gray/Black Fibrous Homogeneous	7% Glass	93% Non-fibrous (Other)	None Detected
04-Tar Paper 042327224-0004A	Exterior Roof - Roof Material	Brown/Black Fibrous Homogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected

Analyst(s)

Brett Polumbo (6)

Michelle Quach (1)

Samantha Rundstrom, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA LAP, LLC-IHLAP Lab 100194, NJ DEP 03036, PA ID# 68-00367, LA #04127

Report amended: 11/27/2023 15:16:56 Replaces initial report from: 11/27/2023 13:37:44 Reason Code: Client-Additional Analysis

042327224

Page 1 of

APPENDIX B

INSPECTOR ACCREDITATIONS

State of Nebraska

Department of Health and Human Services

Division of Public Health

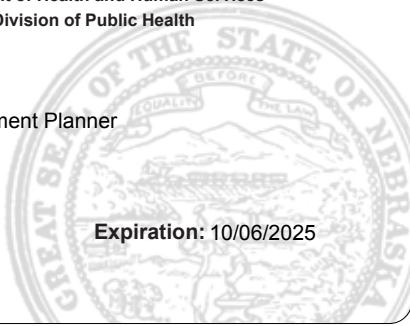
Jazhan R Amill

Asbestos Management Planner

License #: 910

Status: Active

Expiration: 10/06/2025



APPENDIX C
PHOTOGRAPHS

Photo Log

Vacant Property ■ 24509 Laurel Avenue ■ Valley, Nebraska

Date Taken: November 14, 2023 ■ Atlas Project No. 204BS06542



Photo #1 Vacant Property: 24509 Laurel Avenue, Valley, NE



Photo #2 Sample 01: Drywall / Joint Compound
Composite Analysis <1% Chrysotile



Photo #3 Sample 02: Wall Mastic



Photo #4 Sample 03: Floor Mastic



Photo #5 Sample 04: Roof Material



5907 N. 242nd Street Contractor Agreement

Papio-Missouri River Natural Resources District (District)	Contractor Information (Contractor)
8901 S. 154 th Street	Name:
Omaha, NE 68138	Address:
Phone: (402) 444-6222	City/State/Zip:
Fax: (402) 895-6543	Phone:

Work to be performed for the District (the Work):

The work consists of asbestos abatement and demolition of residential structures 5907 N. 242nd Street in Douglas County, Nebraska. A map and asbestos/lead pain inspection report are included in Attachment 3. All work must be completed by May 30, 2025.

Items to be included in the bid:

- All permitting required.
- Asbestos abatement. Areas found to contain asbestos are roof flashing on detached garage, kitchen floor tile, and interior cementitious panel pieces in the interior wall of the residence.
- Removal of building debris to an approved landfill (this includes garages, driveways, sidewalks, and above-grade concrete slabs).
- Permitted disposal of fuel tanks that support residential use only, if applicable.
- Removal of all structure foundation walls to at least 1 foot below the finish grade of the site.
- Termination of all abandoned utilities at least 2 feet below the finish grade of the site.
- Grading, leveling, and seeding of all sites.

See Attachment 2 for further details. Additionally, this project is funded in part by the Federal Emergency Management Agency (FEMA). See Attachment 1 for additional contract provisions.

Total Contract Price:	
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Contractor shall commence the Work on **May 2, 2025** and shall complete the Work by **May 30, 2025**. Time is of the essence for the Work. Contractor shall be responsible for obtaining any and all licenses, permits, and authorizations required for the Work. This Contract may only be amended or supplemented by a written change order executed by the District. Contractor shall not be entitled to any additional compensation in excess of the Contract Price, without The District's prior written approval in the form of a written change order.

Contractor agrees to undertake the Work as an independent contractor without creation of an employee-employer relationship between Contractor and the District. To the fullest extent permitted by law, Contractor will defend, indemnify and hold harmless the District, its directors, officers and employees, from and against all claims and demands of all persons arising out of the performance of the Work including but not limited to claims by Contractor, Contractor's employees, and/or third parties for damages to persons or property, except as may be caused directly by the sole negligence or willful misconduct of the District or of its directors, officers or employees. Contractor shall not subcontract any portion of the Work or assign any portion of this Contract without the prior written consent of the District, which consent may be withheld in the District's sole discretion.

Contractor agrees to and shall maintain the following types and minimum limits of insurance during the term of this contract, and at the commencement of the Work and at other times as reasonably requested by the District, to furnish Certificates of Insurance to the District evidencing the same:

- A. Commercial General Liability - \$1,000,000 – naming the District as an additional insured
- B. Workers Compensation – Statutory limits
- C. Commercial Auto Liability - \$1,000,000

Contractor affirmatively waives any and all claims by Contractor against the District for indirect or consequential damages, including but not limited to, lost or anticipated profits. Contractor further hereby waives any and all lien rights it may have with respect to the Work and/or any property related to the Work.

Contractor agrees to perform the Work skillfully, carefully, diligently and in a good and workmanlike manner, and guarantees and warrants the Work against all defects in materials or workmanship for 2 years after completion of the Work. Contractor agrees to comply with all Federal, State and local laws, codes, regulations, and the policies of the District, which can be found at <http://www.papionrd.org/about-nrd/policies-and-manuals/> (collectively, "Laws and Regulations"). Contractor further agrees to pay all taxes imposed by any Federal, State or local law, and any employment insurance, pensions or old age retirement funds, due as a result or incident of the Work.

Contractor shall submit a written invoice to the District for the Work completed up to the date of the invoice. The District will review the invoice to determine whether the invoice accurately represents the amount completed and, in its sole discretion, determine whether to approve the full invoice or pay a portion of the invoice for the Work completed at the date of the invoice. The invoiced amount as approved by the District will be paid to the Contractor no later than forty-five (45) days after the date the invoice was received by the District.

Contractor acknowledges that it has reviewed and will meet the Provisions 1 through 22 on the attached Government-Mandated Provisions document. _____ (**Contractor to Initial**)

Nothing herein or in any other agreement between Contractor and the District shall be construed as a waiver of all or any part of, or as in any way limiting, the sovereign immunity afforded to the District pursuant to Laws and Regulations.

Accepted and agreed to:

Papio-Missouri River NRD	Contractor:
Print Name/Title:	Print Name/Title:
Signature/Date:	Signature/Date: