



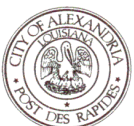
Community Development Department  
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# CmDv LEAD-SAFE HOUSING PROGRAM SERVICES PROPOSAL PACKET

**PROPSALS DUE BY:  
Friday, September 23, 2022  
9:00 A.M.**

## **CmDv RFP #2204 – LEAD REMEDIATION**

Attachment #1	Submittal Conditions
Attachment #2	General Conditions
Attachment #3	Specifications and Criteria for Scope of Work
Attachment #4	Definitions
Attachment #5	Contractor's Bid Proposal Price Sheet - <b>Itemize price for each structure</b> - <b>Complete, sign, return in sealed Bid Proposal packet</b>
Attachment #6	Subject Property Scopes of Work and Photos - <b>12 work descriptions for 12 addresses</b>



Jeffrey W. Hall  
Mayor



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## CmDv Housing Lead Safe Housing Remediation Services Proposal Packet - Submittal Conditions

ATTENTION: CmDv *Registered* Lead-Based Paint Abatement and Renovation Contractors/Renovation, Repair and Painting (RRP) General Contractors

The City of Alexandria's *Community Development* Department is soliciting price proposals, from licensed EPA certified lead-based paint abatement and renovation, repair and painting (RRP) General Contractors to participate in the Lead Hazard Reduction Grant Program (LHRG) on behalf of eligible home Owners for the purpose of *lead based paint remediation*. The City is seeking to encourage participation by respondents who are MBE/WBE and/or Section 3 business enterprises.

Submittal conditions:

1. The Contractor or their authorized representative may elect to contact the Property Owner directly to schedule a time to review the scope of work described in the *CmDv Lead Safe Housing Remediation Services Bid Packet*. The City Inspector does not have to accompany the Contractor to visit the house. However, keep in mind that the scope of work is limited to the bid specification provided in the packet. The Property Owner has no authority to alter the scope. The scope of work includes pictures taken by the City Inspector to assist in the description of work. If you have questions concerning the scope of work description, contact the City Inspector at (318) 449-5068.
2. All sealed bid proposals must be delivered to the address in the letterhead above by the deadline specified.
  - a. The Contractor may elect to email or fax bid proposals to the email address and fax number are listed in the letterhead above. If the Contractor elects to use this method, they acknowledge that the proposals will not be sealed prior to bid opening and prices may be at risk of disclosure. The CmDv staff will work to keep the information confidential as much as possible, however, will have no liability for the same.
3. The SEALED bid package must bear your *Community Development Qualified Contractor Registration ID#* on the OUTSIDE FRONT of the envelope. Packages without this information will be considered non-responsive, will not be opened and will be immediately rejected.
  - a. Even emailed or faxed proposals must provide a cover sheet with the same information.
4. Any bid submitted must be on the Bid Proposal Price sheet(s) (Attachment #5) and signed by the Contractor or authorized party or will be considered non-responsive and will be rejected.
  - a. The following information is required on EACH bid proposal sheet submitted: Addendum Acknowledgement, Company Name, Date, Street Address, Mailing Address, Telephone Number, DUNS Number and Contractor Authorized Signature. Any proposal without this information will be considered non-responsive and will be immediately rejected.
  - b. Contractors shall be responsible to verify if any *Addendums* have been posted to the original bid specification and factor pricing accordingly. Any questions must be submitted as defined in *Addendums*.
  - c. Conditional proposals, or those which take exception to the specifications, will be considered non-responsive and will be rejected.
  - d. All bids shall be signed by hand and in ink by an authorized company representative per LA R.S. 38:2212.A.1.c.i.
5. Bidders are responsible for reading all parts of the *CmDv Lead Safe Housing Remediation Services Bid Packet*. The terms applicable to the bid award and contract are defined in this entire packet and may affect bid proposal pricing.

We appreciate your interest in working with Community Development on this federally funded program to improve the property standards within our community!



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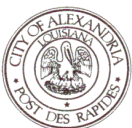
## CmDv Lead Safe Housing Remediation Services Proposal Packet – General Conditions

The City of Alexandria's *Community Development Department (CmDv)* is seeking to secure price proposals, on behalf of eligible homeowners, for lead safe housing Remediation at various privately owned residential properties within the City limits of Alexandria, Louisiana. To be considered for the LHRG program, Contractors must be properly licensed by all applicable Federal, State, and local jurisdictions to perform the required work and complete all required documentation for the individual program. All contractors must have current registration with (SAM) System for Award Management to be considered. For work requiring interim control or abatement of Lead Based Paint Hazards, Contractors must have a Lead Based Paint Abatement Certification from the Environmental Protection Agency and employ Certified Lead Abatement Workers and/or Certified Lead Abatement Supervisors as required by law. Contractors must attach current copies of EPA Abatement Contractor's Certification and a list of certified employees and/or supervisor to their proposals. When interim controls are specified in the scope of work, this type of lead hazard control must be performed in accordance with the HUD's [Lead Safe Housing Rule](#) 24 CFR §35.1330 Interim Controls, 24 CFR §35.1345 Occupant protection and worksite preparation, 24 CFR §35.1350 Safe work practices, and Chapter 11 of the [HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing](#) (2012 Edition). Abatement activities specified in the scope of work must be performed in accordance with HUD's Lead Safe Housing Rule 24 CFR §35.1325, 24 CFR §35.1345 Occupant protection and worksite preparation, 24 CFR §35.1350 Safe work practices, and Chapters 12 and 13 of the [HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing](#) (2012 Edition).

These proposals shall be in accordance with the terms, conditions, and specifications contained in the entire *CmDv Lead Safe Housing Remediation Services Proposal Packet* and in accordance with Terracon's scope of work.

All words within the entire *CmDv Lead Safe Housing Remediation Services Proposal Packet* that are shown in *italics* are defined in Attachment #4. The definitions shall be reviewed by the Contractor for more information and understanding of the intent of the word and/or phrase, as well as further explanation that may impact bid pricing and work performed. These definitions are specific only to this particular bid packet.

1. *CmDv* has a limited amount of funds to spend on lead safe Remediation services per advertisement event. All properly submitted proposals will be opened, however, may be awarded in any order, in effort to Remediation the maximum number of structures for the amount of funds budgeted. Any proposals not awarded due to budget shortfall or other reason deemed valid by *CmDv*, shall be identified on the *Proposal Tabulations Sheet Notification*.
  - a. Proposals will be awarded to the lowest responsive, responsible bidder per Proposal Price Sheet.
  - b. *Payment* for each *Lead Safe Housing Improvement Services Contract* may be paid with *HUD* federal funds and/or other resources, on behalf of the *Owner*, based on the availability of money each fiscal year. *Proposal Tabulation Notification Sheet* shall identify the funding source for each project awarded, however, this is subject to change during the course of the project with no impact to the Contractor.
2. *CmDv* reserves the right to group / bundle multiple Remediation site locations together as one group bid price request, based on criteria to be pre-determined before bid advertisement, such as proximity, discipline or other reason deemed valid by *CmDv*. This is in effort to solicit more competitive pricing by potentially reducing mobilization costs and other



variables for the Contractor. Proposals submitted, however, must still specify price per unit because any awards will be confirmed through individual *Lead Safe Housing Improvement Services Contracts* per address location, in order to comply with program guidelines and *HUD* requirements and the specific payment funding source as described in 2.b above.

- a. Proposals will be awarded to the lowest responsive, responsible bidder per group / bundle on Proposal Price Sheet.
  - b. If properties are grouped / bundled, there may be multiple Proposal Price Sheets, indicating the properties grouped / bundled per bid price and/or those listed individually. See Attachment #5 for applicability.
  - c. Should the bidder omit and/or swap out a property listed within the defined group / bundle, the group bid proposal will be considered non-responsive and will be rejected.
  - d. The terms of item #2 above still apply to any grouped properties, however, *CmDv* will either award an entire grouping / bundle or will not award an entire grouping / bundle based on total proposal price and available funding.
    - i. In the event that *CmDv* cannot award an entire grouping / bundle due to limited funding availability, *CmDv* reserves the right to select specific properties from a specific grouping / bundle and responsible responsive low group / bundle bidder will be asked if they will continue to honor their individual proposal prices for selected properties. This is in effort to award as many projects as possible per bid event.
      1. If the Contractor agrees, the award will be made for those properties individually.
      2. If the Contractor does not agree, the properties will be re-advertised for bid.
3. Any Contractor interested in submitting proposals on *CmDv Lead Safe Housing Remediation Services Proposal Packets*, must be hold an active *CmDv Contractor Registration*. This includes application, required licenses, required insurances and required documentation acknowledgements.
4. It is the bidder's responsibility to visit the property location and evaluate the work to be performed, in accordance with the entire *CmDv Lead Safe Housing Remediation Services Proposal Packet*, before submitting a proposal. Any oversight on the Contractor's part shall not exempt them from the terms of the specifications and/or contract.
- a. If applicable, an *Addendum(s)* may be posted to inform Contractors of responses to additional questions, clarifications and/or changes to the published *CmDv Lead Safe Housing Remediation Services Proposal Packet*.
  - b. Whenever quantities or usages are provided by the work descriptions, these quantities are estimates only. No guarantee or warranty is given or implied by the City of Alexandria as to the total amount that may or may not be required to complete the work. These estimated numbers may be used to calculate total proposal prices, however, the Contractor shall be responsible to confirm actual quantities at the time of site visit, prior to submittal.
5. Proposals must be submitted on the Proposal Price Sheet (Attachment #5) provided. Proposals are subject to all conditions listed in *Submittal Conditions* (Attachment #1). All proposal prices shall include any and all material, labor, equipment, disposal, tax and freight charges.
6. The City of Alexandria, on behalf of the *Owner*, reserves the right to reject for *cause* any and all proposals or parts of proposals, or accept proposals most beneficial to the *Owner*. Conditional proposals, or those which take exception to the specifications, will be considered non-responsive and will be rejected.
7. In case of a mathematical discrepancy between unit price and extensions, the unit price shall prevail.
- a. In the event that several properties are priced as a group and there is a discrepancy between the total group price and the unit prices, the unit price shall prevail to determine the corrected group price.
  - b. All erasures or corrections on the bid form must be initialed by the Contractor and the City of Alexandria may rely on the apparent authority represented by the initials.

8. The successful Contractor shall be awarded proposals based on the selection of the *Owner*. The *CmDv Lead Safe Housing Remediation Services Program*, however, will use *HUD* funds to only pay the amount up to the lowest responsible, responsive proposal price as defined on the Proposal Price Sheet, on behalf of the *Owner*. If a Contractor other than the lowest responsible, responsive bidder is selected by the *Owner*, then the proposal will be rejected. A *Proposal Tabulation Sheet Notification* shall be provided to all participating bidders once the *Owner* has selected the Contractor and authorized the award of the proposal.
9. Participating Contractors can expect to receive a copy of the *Bid Tabulations Sheet Notification*, via email, within fifteen (15) business days after proposal opening to identify the awarded Contractor.
10. Any price submitted must be honored by the Contractor for ninety (90) calendar days after the bid opening date. This is to provide a pool of alternate prices for a *secondary / subsequent award* consideration. The Contractor may also elect to request a *Proposal Withdrawal*.
11. A written *Lead Safe Housing Services Contract*, for all awarded projects, shall be executed on the date and time prescribed in the *Contractor Signing Notice* sent by the *CmDv* Remediation Program Manager. In the event that the Contractor cannot make that specific date and time, a maximum of five (5) business days will be the allowed window to reschedule *Lead Safe Improvement Contract* signing. The goal is for the Contractor to begin work as soon as possible.
12. All *new Contractors* awarded a proposal for a *first time award* through *CmDv* will be required to successfully complete a minimum of one (1) project prior to signing additional contracts, in the event they are awarded multiple addresses. However, in no instance can more than fifteen (15) business days lapse from this issuance of a *Certificate of Completion with Occupancy* and a subsequent *CDA Remediation Permit* issuance, without written approval from the *CmDv* Administrator.
13. The *CDA Remediation Permit* shall serve as the Notice to Proceed. *CDA Remediation Permit* is valid for thirty (30) calendar days from the date of issuance. The Contractor shall procure all permits and licenses under federal, state and local laws, pay all charges and fees.
14. As a condition of the *CDA Remediation Permit*, *inspections* shall be required, including a *CDA Site Pre-Conference Inspection*. The City of Alexandria reserves the right to inspect any and all permits, licenses and work at any time prior to or during the construction process. Upon satisfactory completion of the repair, the Contractor must schedule a final *CDA Owner / Contractor Acknowledgement inspection* after all work is complete.
15. The City shall make a one-time *payment* to the Contractor for 100% of the contracted amount due within thirty (30) business days of receipt of all requisite documentation.
16. Should an awarded Contractor fail to execute a *Lead Safe Housing Services Contract* within the prescribed time or unsatisfactorily complete another awarded project, the subsequent award be withdrawn, and/or a contract be terminated, a *secondary / subsequent award* may be implemented.
17. The Contractor and City shall agree that should any dispute arise, a final *dispute resolution*, will be rendered by *CmDv* Administrator.
18. A *contract termination* may occur for various reasons and can be initiated by the City on behalf of the *Owner*. The City may also take action to *debar* an awarded Contractor for various reasons.
19. Contractor shall be required to retain all records related to work performed under the *Lead Safe Improvement Contract* for a period of five (5) years and shall make such records available for inspection, examination, excerpts, and transcriptions to the City, *HUD*, the Comptroller General, or their duly authorized representatives.

20. Pursuant to LA R.S. 38:2212.A.1.b, the provisions and requirement of this proposal shall not be considered as informalities and shall not be waived by the City of Alexandria. Therefore, conditions and specifications in this proposal packet shall be strictly enforced and any and all alterations, deviations, and non-compliance to said conditions and specifications, either on the bid form or by separate attachment, shall be grounds for immediate disqualification.
21. Pursuant to LA R.S. 38:2212.1C.2, any manufacturer's preference provided is descriptive, but non-restrictive, and is used only to indicate minimum requirement for type, grade and quality unless otherwise specified.
22. Contractor shall furnish all labor, materials, and equipment necessary to accomplish all of the work required by the entire *CmDv Housing Services Bid Packet* of the attached properties. Labor shall be performed by skilled, competent craftsmen. The City Inspector shall have the right to have personnel removed from the job who are not performing their services in a workmanlike manner, violating the terms of the bid packet, laws and/or City ordinances.
23. Contractor agrees to provide a drug free workplace which prohibits the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance in the workplace. Contractor or any of their workers or subcontractors will be prohibited from smoking inside an occupied residence.
24. The Contractor shall comply with all Federal, State and local laws, codes, ordinances and regulations affecting the remediation of the buildings, as well as abatement and disposal of materials, and shall defend, indemnify, and hold harmless, the City and its representatives against any claim or liability arising from violation of any such law, ordinance or regulation. Contractor is responsible to account for these conditions in the bid proposal price submitted.
25. The Contractor shall protect and defend, at Contractor's expense, and indemnify and hold harmless, the City and its representatives, officers, agents, and employees from and against any and all losses, penalties, fines, damages, settlements, judgments, claims, costs, charges, expenses, or liabilities, including any award of attorney fees and any award of costs, in connection with or arising directly or indirectly out of any act or omission by the Contractor or by any officer, employee, agent, invitee, subcontractor, or sublicensees of Contractor.
26. The Contractor shall exercise proper precaution at all times from the protection of persons and property and shall be responsible for all damages to persons for property, either on or off the site, which occur as a result of his prosecution. Codes shall be observed. Contractor shall take additional safety and health measures as deemed reasonably necessary by *CmDv*. Machinery, equipment, and all hazards shall be managed in accordance with safety provisions of the "Manual of Accident Prevention in Construction" published by the Associated General Contractors of America, Inc., to the extent that such provisions are not in conflict with applicable local laws.
27. The Contractor shall be advised that no member or Delegate to the Congress of the United States, and no Resident Commissioner, shall be admitted to any share or part of any possible bid award or to any benefit to arise from the same.
28. The Contractor shall be advised that no member, officer, or employee of the Local Public Body, or its designees or agents, non-member of the governing body of the locality in which the (Program, Project, or Similar) is situated, and no other public official of such locality or localities who exercises any functions or responsibilities with respect to the (Program, Project or Similar) during their tenure or for one year thereafter, shall have any interest, direct or indirect, in any Contract or Sub-Contract, or the proceeds thereof, for work to be performed in connection with the (Program, Project, etc).

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## CmDv Lead Safe Housing Remediation Services Proposal Packet – Specifications & Criteria

**Specifications:** Lead-Safe Rehab Services requested for pricing from and to be performed by the Contractor shall include:

In consultation with COA, selected contractors will be required to use a combination of interim control and abatement activities, based on the scope of work approved by COA, to perform lead hazard control activities to achieve lead clearance for approximately 12 units within the City. These services must be conducted in accordance with a detailed Scope of Work provided to the selected contractor to remediate all identified lead-based paint hazards and complete repairs noted in the Scope of Work to achieve lead clearance in accordance with all COA policies and procedures:

### A. Interim Controls

When interim controls are specified in the scope of work, this type of lead hazard control must be performed in accordance with the HUD's [Lead Safe Housing Rule](#) 24 CFR §35.1330 Interim Controls, 24 CFR §35.1345 Occupant protection and worksite preparation, 24 CFR §35.1350 Safe work practices, and Chapter 11 of the [HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing](#) (2012 Edition).

### B. Abatement

Abatement activities specified in the scope of work must be performed in accordance with HUD's Lead Safe Housing Rule 24 CFR §35.1325, 24 CFR §35.1345 Occupant protection and worksite preparation, 24 CFR §35.1350 Safe work practices, and Chapters 12 and 13 of the [HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing](#) (2012 Edition).

### C. Lead Abatement Licensing, Rules, and Notification

COA requires that any company or individual who performs lead abatement activities in targeted housing (houses or child-occupied facilities built before 1978) must:

1. be [licensed by the State Licensing Board for Contractors](#) as an abatement contractor,
2. provide written notification to [COA in advance of each abatement project](#),
3. possesses a worker protection and medical surveillance program consistent with the requirements of OSHA and/or the state health officer
4. abatement shall be conducted only by accredited persons
5. an accredited lead supervisor must be present at all times for each abatement project and site cleanup
6. lead safe work practices must be followed during abatement, including post-abatement clearance procedures
7. maintain proper records including a description of the abatement project, start up and completion dates, licenses, occupant protection plans, receipts from disposal sites, and
8. retain all records for 5 years.

### D. Occupant Protection Plan

[EPA regulations](#) (40 CFR 745.227(e)(5) require that a written occupant protection plan be developed for all abatement projects). The term "abatement," as defined by EPA, "means any measure or set of measures designed to permanently eliminate lead-based paint hazards." It "does not include renovation, remodeling, landscaping or other activities, when such activities are not designed to permanently eliminate lead-based paint hazards, even though these activities may incidentally result in a reduction or elimination of lead-based paint hazards." (40 CFR 745.223).



The occupant protection plan is required to:

1. be unique to the dwelling or facility;
2. be developed before the abatement;
3. describe the measures and procedures that will be taken to protect the occupants from exposure to lead-based paint hazards; and
4. be prepared by a State of lead-based paint abatement Supervisor or Project Designer and submitted to COA for review prior to the start of work.

**E. Worker Protection**

Use specific worker protection measures in accordance with [Chapter 9](#) of the HUD Guidelines for the Evaluation and Control of Lead-based Paint Hazards in Housing. If lead hazard control will include manual demolition, manual scraping, manual sanding, heat gun use, or use of power tools such as needle guns, then specific worker protection measures are required until an initial exposure assessment is completed. If the initial exposure assessment indicates exposures are less than 30 µg/m<sup>3</sup>, the requirements do not apply, although exposure to lead should always be kept as low as possible.

**F. Housing Waste**

Properly dispose of all construction material and waste in accordance with the local health or environmental department or waste management providers for management and disposal of waste from work that may disturb surfaces covered with known or presumed lead-based paint and fulfill those requirements.

**G. Cleaning**

Cleaning must occur during the job, daily, and final cleanings in the project design or specifications using the recommendations contained in [Chapter 14](#) of the HUD Guidelines for the Evaluation and Control of Lead-based Paint Hazards in Housing to achieve lead clearance per Chapter 15 of the HUD Guidelines. Assign responsibilities to specific workers for cleaning and for maintaining cleaning equipment. Cleaning equipment and supplies must always be available.

**H. Permits**

All construction permits must be obtained as required by the City of Alexandria. Selected respondents will receive additional information on how to submit claims for reimbursement, and reporting requirements for the Lead Safe Housing Program.

**I. Materials/Responsibilities**

1. complete removal and disposal of all materials replaced in accordance with the scope of work on the subject property from the property, including but not limited to demolition debris, trash, garbage, appliances, plumbing fixtures or similar materials that are party of the house;
2. all materials and products shall be new and un-used. Material products shall be of Builder Grade minimum and meet all requirements for code compliance with the current adopted version of the International Residential Code (IRC). Each respective bidder shall be responsible for insuring that his/her product meets or exceeds this specification;
3. all materials shall be cut and fit tight and nailed (if applicable) in place on the job for permanent installation. Materials shall be free from all pencil and kerfed marks. Best practices shall be used in reference to all installation methods and in accordance with manufacturer's specifications. Finish materials shall be selected by the Contractor to match the quality, color and décor of existing like materials in the house;
4. providing sufficient manpower so as to perform work safely and expeditiously with all equipment plainly marked with the company name or the rental company name, if applicable;
5. having a qualified foreman on site at all times who is authorized to act on behalf of Contractor and capable of making on-site decisions;



6. responsibility to keep premises clean and orderly during the course of work and remove all debris upon completion of work. Where buildings to be remodeled are furnished and occupied by *Owners* and their tenants, the prime Contractors, and Sub-Contractor shall make all allowances in their proposals for whatever inconvenience is incurred, i.e., working around furniture, adjusting working hours to accommodate Owners or tenants daily routines, etc. The Contractor shall cover all carpets furniture, etc. in the work area with drop clothes. Passageways and hallways shall be kept clear of debris, lumber, or equipment. Bulk materials may not be stored inside the building. The *Owner* shall make a reasonable effort to move furniture and rugs to create clear working space for the Contractor; General tasks for during and post abatement activities include:

- Clean/HEPA vacuum all surfaces worked on in the vicinity at the completion of each workday and after the abatement project is completed
- All work must be done in a workmanlike manner comply with all applicable state, federal, and local laws, rules, regulations and guidelines. These standards may include, but are not limited to the following:

29 CFR 1910.134 Respiratory Protection

29 CFR 1926 - Construction Industry Standards

29 CFR 1926.62 - Construction Industry Lead Standard

29 CFR 1910.1200 - Hazard Communication

40 CFR Part 261 - United States Environmental Protection Agency (EPA) Regulations

24 CFR Parts 35, 36, 37 HUD Lead-Based Paint Regulations

HUD Guidelines for the Evaluation and Control of Lead- Based Paint Hazards in Housing (most recent edition)

7. the contractor shall provide all necessary coordination, arrangement, and scheduling of work tasks as well as coordinate air monitoring activities and post-abatement clearance testing with the environmental consultant retained by the City. All clearance procedures will follow the HUD Guidelines (2021 edition) and consist of the following: visual inspection, dust sampling of interior and exterior surfaces (decided by the inspector/risk assessor), soil sampling if bare soil is present (decided by the inspector/risk assessor). Contractor will pay for all additional testing and provide at no additional costs, a re-cleaning of areas that did not meet standards until clearance level is achieved.
8. any and all materials and equipment that are part of the structure that are removed and replaced as part of the work shall belong to the Contractor for salvage rights.
9. any work not described above but necessary to provide a clean, functioning work site and livable space for the *Owner*;
10. abatement, removal and legal disposal of hazardous materials, as applicable, identified in the Property Identification Scope of Work Reports provided with each Subject Property Identification in Attachment #6.
11. honor all work performed, labor and materials installed for a *warranty* period of one (1) calendar year from the date of issuance of the *Certificate of Completion with Occupancy*.

**Additional Criteria:** Lead Remediation services to be performed by the Contractor shall include:

1. When any proposal is awarded by the *Proposal Tabulation Sheet Notification* on the *Owner's* behalf for Remediation services, the Contractor shall receive a *Contractor Signing Notice*, stating the date and time, that the written *Lead Safe Housing Improvement Contract* shall be executed by and between the *Owner* and the Contractor.
2. No work, abatement or demolition, at any designated site shall begin until the Contractor has received a *CDA Remediation Permit / Notice to Proceed* from the City.

3. A CDA Site Preconference *inspection* is required before any work is started, at any time after the *Lead Safe Housing Improvement Services Contract* is signed by the Contractor and/or before the issuance of a *CDA Remediation Permit*.
4. The Contractor shall notify the CmDv Office at 318-449-5067 to schedule inspection(s) deemed necessary on the *CDA Remediation Permit*, a minimum of 24 hours in advance. The Contractor, or his designee, must be present for each inspection to ensure work is code compliant and to ensure the job site has been left in a safe condition daily.
5. Contractor agrees to keep an open communication with both *CmDv Office* and the *Owner*. This communication shall include scheduling site visits to work with the *Owner*, scheduling inspections, scheduling *Lead Clearance Testing* (as required by the Scope of Work) and keeping the *CmDv Office* abreast of any delays and project scheduling. Contractor agrees to be responsive to both parties in a timely and professional manner.
6. *CmDv* has secured the *Owners* approval for the Contractor's use of all utilities to the structure prior to the issuance of the *CDA Remediation Permit* at no charge to the Contractor. The *Owner* will be required to allow the Contractor to use, at no cost, existing utilities such as light, heat, power, and water necessary to carry out and complete of the work. The *Owner* shall also consider allowing workers access to restroom facilities during the course of work.
7. Due to the Federal funding limitations of the program, *change orders* will be considered on a case by case basis, only where unforeseen conditions are disclosed during the course of the work, which are necessary to complete the defined scope of work.
8. Time is of the essence in the performance of the Remediation services for the structures. Failure of the Contractor to perform as described, or not complete all activities as required and provided herein, may result in the assessment of liquidated damages of \$500 per day, without reasonable justification and written approval from the *CmDv Administrator*.
9. Contractor shall maintain safe working conditions by installing, operating, maintaining and protecting the project in a manner that will be safe, non-hazardous, sanitary and protective of persons and property. The Contractor shall provide all necessary barricades, signs and take all necessary precautions to protect buildings, property, personnel and the public.
10. Contractor must execute daily cleaning procedures to ensure that buildings, grounds and public properties are maintained free from accumulations of waste materials and rubbish, and shall promptly remove and dispose of all debris that may be a result of services. Flammable material must be removed from the subject property location daily because storage will not be permitted on the premises. Precautions must be exercised at all times to safeguard the welfare of the City of Alexandria and the general public.
11. Contractor shall also be responsible to keep all dirt, mud, water, etc. out of City streets and off the City sidewalk at all times. In the event the incident does occur, the Contractor shall be responsible to clean the same within two (2) hours.
12. Contractor shall keep all equipment and vehicles out of the City street and off the City sidewalk in effort to maximize the passage of traffic and street parking for neighboring residents. Contractor shall coordinate any traffic needs with the City of Alexandria Traffic Department (318-441-6126) and/or the LaDOTD.
13. During the Remediation process, in the event there is an unauthorized discharge that causes an emergency condition, the discharger shall follow all procedures required in the Louisiana Administrative Code, Title 33, Part I, Subpart 2, Chapter 39 (LAC 33: I Ch39). The Contractor and/or their subcontractors may elect to maintain Pollution and Accidental Spill Coverage.
14. Contractor shall be responsible to notify 811 at least 48 hours prior to any digging operations.
15. Any materials and/or equipment left on the site are the responsibility of the Contractor. Any loss of materials or equipment due to theft, vandalism, etc. shall be the total responsibility of the Contractor. Contractor will remove all tools and equipment immediately after the completion of work daily.

16. Salvage rights of removed debris materials from the structure being repaired belong to Contractor as soon as the *Lead Safe Housing Improvement Services Contract* is fully executed by both the *Owner* and the Contractor.
17. Any damage caused by Contractor to public or private property shall be remedied by the Contractor, at Contractor's cost to the satisfaction of the City. Repairs to public property shall be in accordance with current City standards, for example, cracked or broken curbs or concrete panels, must be saw cut and squared off prior to new concrete installation. Contact the City Engineering Department (318-473-1173) for more details.
18. The Contractor shall indemnify the City of Alexandria and its representatives against all claims arising from injuries to persons or damages to property due to neglect by the contractor.
19. The Contractor shall be solely responsible for all construction means, methods, techniques, sequences and procedures, and for coordination of all portions of the work under the *Lead Safe Housing Improvement Services Contract*.
20. The Contractor is responsible for installation of all materials and labor, in a method defined by the manufacturer's specifications, necessary to honor any product *warranty* by the manufacturer. The Contractor is also responsible for delivering all of the warranties, documentation and releases to the Owner prior to the issuance of the *Certificate of Completion with Occupancy*.
21. Upon request by the City, the successful bidder may be required to furnish additional information / literature on material(s) and/or product(s) bid for evaluation purposes to ensure that they meet the minimum specification standards. Determinations on product compliance of "equal or better" will be made by the *CmDv* Administrator within fifteen (15) business days of the submittal request / review.
22. In the event the Contractor must temporarily disconnect of all utilities to the structure during the course of work, they shall contact the respective City Utility Departments listed below.
  - a. Electric (318-473-1354)
  - b. Gas (318-441-6137)
  - c. Water (318-441-6217)
  - d. Wastewater (318-441-6247).
23. It is in the Contractors best interest to fully document any pertinent discussions with the *Owner* and have them sign the same, in effort to avoid discrepancies later in the process.
24. The Contractor shall not negotiate the scope of work with the *Owner*. Any potential changes to the scope of work must be approved in writing by the *CmDv* Administrator. It is imperative that the Contractor be diligent about notifying *CmDv*, and obtaining written consent, prior to any scope of work deviation, based on work to be performed and/or material standard. In the event that the Contractor performs work outside of the scope of this bid packet, the Contractor shall solely be responsible to the *Owner* for the quality and performance of the work performed.
  - a. The *Owner* must also acknowledge that any complaints or issues for work performed outside of the scope of this bid packet shall not hold-up or delay the required inspections or signing of the *Owner-Contractor Acknowledgement Acceptance Form*, issuance of the *Certificate of Completion with Occupancy* or *payment* to the Contractor.
25. In the event that the *Owner* has made repairs that are listed on the scope of work, prior to the issuance of the *CDA Remediation Permit*, the Contractor shall notify *CmDv* immediately in writing. The *CmDv* Administrator shall be responsible to issue a *change order* to remove the scope of work from the bid specification.
  - a. There will be no substitutes or other work defined, as a trade.
  - b. The Contractor shall also be responsible to issue a credit for the amount of work, for any associated material and/or labor, that will be deducted from the Contractor's final invoice.
  - c. This shall also remove any warranty related issues specific to this scope of work from the Contractor.

26. All projects awarded with HUD federal funds shall be assumed to have *lead based paint hazards* and best lead safe practices for this hazard abatement shall be performed by the Contractor during the scope of work, unless HUD approved exemptions apply, which shall be determined by CmDv prior to the start of the project. Lead Clearance Tests may be required in the form of *Pre-Work Soil Baseline Lead Testing* and/or *Post-Work Lead Clearance Testing*. Review the Scope of Work for applicability. Compliance with LA Title 33, Part III, Chapter 28 shall be required. A copy of this regulation can be provided by request.
27. Any lead and/or asbestos abatement work required by the *Lead Testing Survey Report* must be completed and pass the CDA Abatement *inspection* prior to the issuance of a *Certificate of Completion with Occupancy*.
28. Contractor is responsible for the removal and disposal of any and all debris removal, including ACM from structures, as required by regulations. Contractor must be prepared to provide certified and trained supervisory personnel, lead and/or asbestos workers, furnish all required or necessary equipment and supplies, and provide insurance and transportation as required.
29. The Contractor shall be responsible to comply with notification and inspection requirements required by LDEQ.

Prior to work being performed, vendor must file appropriate paperwork and necessary notifications required by all federal, state and/or Local Authorities, including but not limited to:

- Submit LPF-3 to LDEQ five (5) days prior to project initiation. Provide a copy of the completed form to the City and the Environmental Consultant (EC) retained by the City.
  - Obtain and comply with provisions of all permits or applications required by the work specified.
  - Notify residents of hazard reduction activities and provide appropriate documents, such as: \*Protect your Family from Lead in your Home – EPA pamphlet
  - Provide a Site-Specific Occupant Protection Plan to the City, the EC, Occupant and Property Owner.
30. Contractor Recordkeeping:
    - Detailed site-specific compliance plan for LBP-related work (OSHA) – create prior to the LBP abatement work and a copy must be present on the job site along with copies of all applicable certificates, licenses/permits;
    - Material Safety Data Sheets (MSDS) for all materials used during an abatement project;
    - Work plan for waste containment, removal, and disposal - Name, address, and ID number of hazardous waste hauler, waste transfer route, and proposed disposal site;
    - Additional recordkeeping requirements per Federal, State, or local regulations or guidelines.



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## CmDv Housing Lead Safe Housing Service Proposal Packet - Definitions

Words and phrases, referenced by *italics*, in this bid packet are defined below for reference.

**ADDENDUM:** a written summary offering clarification and/or changes to the existing, published *CmDv Housing Lead Safe Housing Services Proposal Packet*. An *Addendum*, if applicable, may be published after submitted written questions and/or a *Pre-Bid Conference*. Also, any questions or clarifications requests from the Contractor outside of the *Pre-Bid Conference* must be presented in writing to *CmDv* a minimum of ten (10) business day prior to the bid opening date.

- a. If applicable, an *Addendum* will be posted, at the same location as the original bid advertisement on the City's website, for clarification to all potential Contractors a minimum of four (4) business days before bid opening / on the Monday of the same week of the bid opening.
- b. *CmDv* will make every attempt to notify Contractor attendees of any scheduled *Pre-Bid Conference* or any *addendums* published, however, it is ultimately the Contractor's responsibility to verify the publication of the same.
- c. Also see definitions for *CmDv Housing Lead Safe Housing Services Bid Packet*.

**BID TABULATION SHEET NOTIFICATION:** The successful bidder shall be awarded proposals based on the lowest responsible, responsive price as defined on the Proposal Price Sheet, Attachment #5, submitted and selected on behalf of the *Owner*. This could be by individual property or by group / bundle:

- a. Proposals solicited by individual property: Proposals will be awarded to the lowest responsive, responsible bidder per property listed on the Proposal Price Sheet. See Attachment #2, General Conditions, item #2.
- b. Proposals solicited by group / bundle: Proposals will be awarded to the lowest responsive, responsible bidder per group / bundle listed on the Proposal Price Sheet. This means that there could be a lower bidder for a specific property within another group, however, the overall low bidder per group / bundle shall receive the award. This applies even if the group / bundle is broken up for award, with acceptance from the group / bundle low bidder. See Attachment #2, General Conditions, item #3.

A *Proposal Tabulation Sheet* shall be provided to all participating Contractors via email within fifteen (15) business days of proposal opening. Requests for the *Proposal Tabulation Sheet* can be made through a Public Records Request by any other party that did not submit a proposal. *Proposal Tabulation Notification Sheet* shall also identify the *payment* funding source for each project award, however, this is subject to change during the course of the project but have no impact to the Contractor. See definition for *Payment*.

The successful Contractor shall be awarded proposals based on the selection of the *Owner*. The *CmDv Housing Lead Safe Housing Services Program*, however, will use HUD funds or other designated funds to only pay the amount up to the lowest responsible, responsive proposal price as defined on the *Proposal Price Sheet*, on behalf of the *Owner*.

- a. An *Owner* will not be allowed to select a Contractor other than the low bidder. If they insist on the same, their address will no longer be considered eligible to participate in the program for Lead Safe Housing assistance.
- b. Contractor does have the right to refuse a *Proposal Tabulation Sheet Notification* award where the Contractor will not be paid in full by *CmDv*, on behalf of the *Owner*. The Contractor must submit a *Proposal Withdrawal* in writing within ten (10) business days after the *Proposal Tabulation Sheet Notification*.



**BID WITHDRAWAL:** Any bid price submitted must be honored by the Contractor for ninety (90) calendar days after the bid opening date. In the event a Contractor, who was initially not awarded a bid on a specific property, wishes to withdraw that particular proposal submittal, they must document the request in writing to the *CmDv* Program Manager.

- a. The earliest a proposal may be eligible to be withdrawn is forty-five (45) calendar days after the proposal opening date.
- b. A Contractor's written request to withdraw a proposal submittal shall be reviewed and responded to in writing by *CmDv* within five (5) business days of receipt.
- c. Contractor does have the right to refuse a *Proposal Tabulation Sheet Notification* award where the Contractor will not be paid in full by *CmDv*, on behalf of the *Owner*. The Contractor must submit a *Proposal Withdrawal* in writing within ten (10) business days after the *Proposal Tabulation Sheet Notification*. See Attachment #2, item #8 for more info.
- d. If a Contractor is approved / accepted by *CmDv* to withdraw a proposal submittal, the Contractor would not be able to participate in any *secondary / subsequent award* processes for that particular property within the ninety (90) calendar days from the date of initial proposal opening, in the event that the project must be re-advertised for public bid. See definition for *secondary / subsequent award*.

**CAUSE:** justified reason deemed by *CmDv* on behalf of the *Owner*. If a contract is terminated for *cause* or proposal awards are withdrawn for *cause*, *CmDv* shall provide written notification stating the reasons within thirty (30) calendar days. The City reserves the right to terminate a contract between an *Owner* and a Contractor, on behalf of the *Owner* or the Contractor. Contractors who have been cited with reasons for *cause*, may be removed for an *in good standing status*, put on probation and/or may be *debarred* from future work with *CmDv* and/or the City. Proper allowance shall be made for circumstances beyond the control of the Contractor. *Cause* may be any of the following reasons but not limited to:

- a. Failure to follow procedures / requirements defined in the proposal packet, program guidelines and/or contracts;
- b. Failure to communicate timely with *CmDv*, the Contractor and/or the *Owner*;
- c. Failure to secure *CDA Lead Safe Housing Permit* or a *CDA Pre-Conference Site Inspection* before starting work;
- d. Failure to perform the specified scope of work;
- e. Failure to meet scheduled time appointments;
- f. Failure to provide access;
- g. Failure to perform work outside of the scope of work prior to the approval of a change order;
- h. Failure to properly clean and/or abate materials prior to completion of work or in the act of removal / demolition;
- i. Failure to legally dispose of hazardous debris and materials;
- j. Failure to call for inspections as noted on the *CDA Lead Safe Housing Permit*;
- k. Failure to complete work within the time specified on the *CDA Lead Safe Housing Permit*;
- l. Failure to complete tasks with good workmanship practices;
- m. Failure to provide passing *post-work lead clearance test* reports as required by the scope of work;
- n. Failure to provide required insurances, forms and/or documentation to *CmDv*, *HUD* or *LDEQ*;
- o. Failure to correct complaints / inspection failures within the allocated time period;
- p. Failure to honor one (1) calendar year warranty;
- q. Any event that is determined as *cause* for a *Lead Safe Housing Improvement Contract* to be terminated by the City or for proposal awards to be withdrawn.

**CDA LEAD SAFE HOUSING PERMIT:** The Contractor shall secure a *CDA Lead Safe Housing Permit* from *CmDv*, prior to the start of any work, to give notice for the lawful work to buildings. *CDA Lead Safe Housing Permit* must be secured within five (5) business days after fully executed *Lead Safe Housing Improvement Contract* is signed between *Owner* and the Contractor. The Contractor shall not begin any work on the structure until a *CDA Lead Safe Housing Permit* has been secured and a *CDA Site Preconference Inspection* is completed. The permit fee is due at the time of contract signings. The *CDA Lead Safe Housing Permit* will be issued for signature after all required paperwork is submitted to and approved by *CmDv* via physical delivery or email. The *CDA Lead Safe Housing Permit* shall act as the Notice to Proceed. *CDA Lead Safe Housing Permits* issued by *CmDv* are valid for a maximum of thirty (30) calendar days from the date of issuance, whether it is for a LEAD SAFE HOUSING Major or CDBG Minor Lead Safe Housing project. Within that time, all work must be complete and pass all required *inspections*. Page 2 of the *CDA Lead Safe Housing Permit* shall define the *inspections* required for the particular scope of work to be

performed. No rain days or holidays will be allowed to extend the permit expiration date without written permission from the *CmDv* Administrator. Submittal requirements for the issuance of a *CDA Lead Safe Housing Permit* shall be:

- a. Permit fee payment of \$150.00 (subject to change with City Council approval);
- b. Fully executed *Lead Safe Housing Improvement Services Contract*;

In the instance that a Contractor is awarded multiple projects within one proposal event, the Contractor may delay subsequent *CDA Lead Safe Housing Permit* issuances. There shall be no more than fifteen (15) calendar days' lapse from this issuance of a *Certificate of Completion with Occupancy* for one project to the subsequent *CDA Lead Safe Housing Permit* issuance for the next project, without written approval from the *CmDv* Administrator. Regardless, the *Lead Safe Housing Improvement Contract* must be signed and the permit fee paid within the timeframe prescribed in this bid packet.

**CERTIFICATE OF COMPLETION with OCCUPANCY:** Legal instrument issued by the City Building Official, or their designee, after all work is completed and all required *inspections* are satisfactorily passed. If applicable, *post-work clearance test reports* may also be required. The *Certificate of Completion with Occupancy* is provided to the Contractor after the final inspection and all requisite documentation is provided and must be issued prior to the request for *payment* by the Contractor.

**CHANGE ORDER:** Due to the nature of Lead Safe Housing Repair work, some conditions of the repair may be unknown until the work is in progress. Contractor is responsible to account for these conditions in the proposal price submitted. *Change orders* shall be considered on a case by case basis and will only be considered for unforeseen conditions disclosed during the course of work and which are necessary to complete the defined scope of work.

- a. Any change order request must be submitted by the Contractor in writing on a *CmDv* standard form, with a detailed description of the work to be performed and the reason it is relevant to the original scope. The change order must specify a price for the same.
- b. The dollar amount of the change order must be reasonable and substantiated by the Contractor with an itemization of all work hours, equipment, materials and associated expenses. This could be in the form of additional amount or a credit amount due to *CmDv* for a reduced scope of work.
- c. The dollar amount may also be accepted, negotiated, or rejected by *CmDv* Administrator. In the event that a Change Order is rejected, the *Lead Safe Housing Improvement Contract* may be terminated and the entire scope of work modified and re-advertised for public bid.
- d. The Contractor must request the City Inspector's review. The City Inspector must deem the requested change permissible and necessary. The City Inspector will sign the change order form, if deemed applicable.
- e. The Contractor must request the *Owner's* approve for the change order request. The *Owner* will sign the change order form, if agreed.
- f. Contractor shall be responsible to submit the fully executed change order form to the *CmDv* Administrator for approval. The *CmDv* Administrator shall approve, reject or negotiate the change order with five (5) business days after submittal. No work related to the change order shall begin until approval has been authorized.
- g. Once approved, the *CmDv* Administrator will send the signed change order form back to the Contractor and prepare for the change in *payment* due to the Contractor. The Contractor may then begin work defined by the approved *change order*.

An example of an allowable and un-allowed change order would be:

- a. An existing bathroom tub was identified for replacement, however, after removal it was determined that the subfloor below is completely rotten and needs to be replaced in order to hold the weight above. This would also not be discovered until after the *Lead Safe Housing Improvement Contract* had been awarded. The work required to address these circumstances will alter the current work specifications, therefore, affecting any related proposal price submitted.
- b. Change orders for roofing related issues, such as: number of layers to be removed; deteriorated decking that must be replaced; etc shall not be considered. The work specification shall also specifically note: "No change order will be allowed." Contractor shall be responsible to include those expenses in the original proposal submittal.

In the event that *CmDv* initiates the reason for the change order, the scope of work will be defined in writing to the Contractor for pricing request. See more description in the updated CDBG Minor Lead Safe Housing Program Guide, Article XVI and/or the updated LEAD SAFE HOUSING Major Lead Safe Housing Program Guide, Article XII, depending on the funding source of the bid award.

In the event that the *Owner* has made repairs that are listed on the scope of work, prior to the issuance of the *CDA Lead Safe Housing Permit*, the Contractor shall notify *CmDv* immediately in writing, in the form of a *change order* for the reduction of work to remove the scope of work from the specification.

- a. There will be no substitutes or other work defined, as a trade.
- b. The Contractor shall also be responsible to issue a credit for the amount of work, for any associated material and/or labor, that will be deducted from the Contractor's final invoice. This credit must be reasonable for fair market value.
- c. This shall also remove any warranty related issues specific to this scope of work from the Contractor.

If an error escapes *CmDv*'s detection in the work description, that oversight shall not relieve the Contractor of the responsibility of complete compliance with the requirements of the City's adopted codes and ordinance. The Contractor shall carefully study and compare work description with pictures and shall at once report to the City Inspector any error, inconsistency, or omission he may discover.

***CMDV HOUSING LEAD SAFE HOUSING SERVICES BID PACKET:*** The proposal packet references all documents necessary to compile and define the work to be performed in an advertisement for a request for public price submittal. An electronic copy of the *CmDv Housing Lead Safe Housing Services Proposal Packet* and/or any *Addendums* can be downloaded at no charge. Visit the City of Alexandria's website, [www.cityofalexandria.com/rfp](http://www.cityofalexandria.com/rfp). The entire bid packet shall consist of:

- a. Cover Page;
- b. Submittal Conditions (Attachment #1);
- c. General Conditions (Attachment #2);
- d. Specifications and Criteria for Scope of Work (Attachment #3);
- e. Definitions (Attachment #4);
- f. Proposal Price Sheet (Attachment #5); and
- g. Each Subject Property Scope of Work with work area photos (Attachment #6).

***CmDv QUALIFIED CONTRACTOR REGISTRATION:*** Any Contractor interested in bidding on repair services, must be registered with the *CmDv* and be assigned a Qualified Contractor ID number, a minimum of two (2) business day prior to the bid submittal. The Contractor shall submit a completed application for consideration. The *CmDv*'s Contractor Qualification Registration Application link can be found at [www.cityofalexandria.com/community-development](http://www.cityofalexandria.com/community-development) towards the very bottom of the webpage. Allow a minimum of three (3) business days for *CmDv* to process the submitted application. Once all paperwork is verified to meet the minimum registration requirements, a Qualified Contractor ID number will be assigned. As part of the application requirements, the Contractor shall:

- a. Hold an active Louisiana State Contractor's license as a Residential Contractor and/or Commercial Contractor; Licensed Electrician and/or Master Plumber. A LSLBC Lead Safe Housing Improvement certification will not be accepted.
- b. Hold and provide current / active Certificates of Insurance for the following required insurance coverages, which are to remain in force at all times during the contract period. It shall be the awarded Contractors responsibility to ensure that any subcontractor(s) hired also have the same insurance coverages.
  - i. Commercial General Liability Insurance covering premises-operations, products-completed operations, independent contractors and contractual liability. Minimum combined single limit bodily injury/property damage coverage shall be \$1,000,000. Property Damage liability shall be \$1,000,000 each occurrence.
    1. Within five (5) business days after notification of bid award tabulations, the Contractor shall have the City shall be added as an "Additional Insured" with regard to General Liability Insurance and shall provide a current Certificate of Insurance as confirmation of the same. The City shall receive ten (10) calendar day notice of cancellation of any required coverage.



- ii. Workers' Compensation Insurance pursuant to Louisiana Law.
  - iii. Commercial automotive liability insurance coverage, not less than the minimum State Law requirements, on all vehicles being used on this project in the contract award. The Contractor shall be prohibited from using personal vehicles for the demolition of structures and hauling / removal of debris.
  - iv. The cost of any insurance deductibles shall be borne by the Contractor.
  - v. An Umbrella Policy or excess may be used to meet minimum requirements.
- c. Agree by document signature to show a good faith effort to comply with the City's AFEAT (Alexandria Fairness, Equality, Accessibility, and Teamwork) Program. Participation by minority and/or disadvantaged business enterprise firms is encouraged. For more information on AFEAT and the City of Alexandria's Diversity in Action Initiative, and to explore a local and statewide directory of minority businesses, please visit [www.diversityinaction.org](http://www.diversityinaction.org). The AFEAT Program should be inquired about through the City's Legal Division (318-449-5015).
  - d. Agree by document signature to show a good faith effort to comply with the City's Non-Discrimination Statement. The Non-Discrimination Program should be inquired about through the City's Legal Division (318-449-5015). Furthermore, Contractor shall acknowledge that all contracts shall contain provisions requiring compliance with E.O. 11246, "Equal Employment Opportunity," as amended by E.O. 11375, "Amending Executive Order 11236 Relating to Equal Employment Opportunity," and as supplemented by regulations at 41 CFR part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor.
  - e. Hold a status of "in good standing" with *CmDv*, if they have ever worked on *CmDv* projects in the past.
  - f. Contractor must provide written proof that they are not listed as an EPLS (Excluded Parties List System) on the Federal Government's SAM's (System for Award Management) website at [www.sam.gov/portal/sam](http://www.sam.gov/portal/sam) . Any bidder that is found listed on SAM's as in violation, shall automatically be rejected from bidding privileges, *CmDv Qualified Contractor Registration* and/or bid award, by Category and/or in its entirety.
  - g. By *CmDv Qualified Contractor Registration* application submittal, the Contractor is acknowledging that they have not been convicted of, nor has he/she entered into a plea of guilty or nolo contendere to any of the crimes or equivalent federal crimes listed below.
    - i. No individual partner, incorporator, director, manager, officer, organizer or member, who has a minimum of ten (10%) ownership in the Bidding Entity, has been convicted of, or nor has he/she entered into a plea of guilty or nolo contendere to any of the crimes or equivalent federal crimes listed below. A conviction of or plea of guilty or nolo contendere to the following state crimes or equivalent federal crimes shall permanently bar any person or bidding entity from consideration as a Qualified Registered Contractor and/or bidding privileges by *CmDv*, who is funded by Federal and/or local funds: Public bribery (RS 14:118); Corrupt influencing (RS 14:120); Extortion (RS 14:66); Money laundering (RS 14:230).
    - ii. A conviction of or plea of guilty or nolo contendere to any of the crimes or equivalent federal crimes shall bar any person or the bidding entity from consideration as a Qualified Registered Contractor and/or bidding privileges by *CmDv* for a period five (5) years from the date of conviction or from the date of the entrance of the plea of guilty or nolo contendere: Theft (RS 14:67)Identity Theft (RS 14:67, 16); Theft of a business record (RS 14:67.20); False accounting (RS 14:70); Issuing worthless checks (RS 14:71); Bank fraud (RS 14:71.1); Forgery (RS 14:72); Contractors - misapplication of payments (RS 14:202); Malfeasance in office (RS 14:134).
    - iii. The five (5) year prohibition provided for in this section shall apply only if the crime was committed during the solicitation or execution of a contract or bid awarded pursuant to these provisions. If evidence is submitted substantiating that a false attestation has been made and the project must be re-advertised or the contract cancelled, the awarded entity making the false attestation shall be responsible to the public entity for the costs of rebidding, additional costs due to increased costs of bids and any and all delay costs due to the rebid or cancellation of this project.

**COMMUNITY DEVELOPMENT DEPARTMENT (CmDv):** A Department, under the Community Services Division, within the City of Alexandria. It manages HUD projects and funding, as well as other funding sources and City funds, to accomplish project goals as defined in the Consolidated Plan and at the direction of the Administration. Contact information for the CmDv Lead Safe Housing Program Manager is 319-449-5075 or [cda@cityofalex.com](mailto:cda@cityofalex.com). Typical customer availability office hours are Monday through Friday from 8:am through 4:00 pm.

**CONTRACT:** See definition for *Lead Safe Housing Improvement Contract*.

**CONTRACT TERMINATION:** A contract can be terminated for the following reasons. *Contract termination* may also result in the *debarment* of the Contractor. *Contract termination* may result:

- a. By mutual agreement and consent of both parties, within fifteen (15) business days' written notice. This consent agreement may have additional conditions and acknowledgements stipulated at the time of termination for which signature may be required;
- b. By the CmDv Administrator, on behalf of the City of Alexandria, the Owner and/or the Contractor, for *cause*. Proper allowance shall be made for circumstances beyond the control of the Contractor, and/or where *cause* may be by the Owner;
  - i. If the contract is terminated by the City for any of the terms and conditions authorized under these definitions, Contractor and Owner shall be formally notified in writing by CmDv by means of certified mail, informing them of cancellation of the contract and giving specific reasons for said cancellation within thirty (30) calendar days. This consent agreement may have additional conditions and acknowledgements stipulated at the time of termination for which signature may be required;
  - ii. Contractor or Owner shall have the right to appeal a contract termination to the CmDv Administrator within ten (10) business days from the date that said notification is placed in the U.S. Mail. The appeal shall be accomplished by means of a certified letter addressed to the CmDv Administrator, stating that an appeal to the decision of cancellation is desired. The CmDv Administrator shall thereafter hold a *dispute resolution* meeting on the appeal, giving all parties the opportunity to present any and all evidence concerning the decision of termination. As necessary, the CmDv Administrator may consult with the City's Legal Division, on behalf of the City Administration. After hearing the appeal, the CmDv Administrator may concur, modify, or reverse the findings for said decision and shall provide, if requested by Contractor and/or Owner, a written determination of its finding.
- c. By satisfactory completion of all services and obligations described in the contract. This will leave the Contractor "*in good standing*" for participation with future CmDv projects.

**CONTRACTOR SIGNING NOTICE:** This document shall be prepared by the CmDv Lead Safe Housing Program Manager indicating the date the *Lead Safe Housing Improvement Contract* shall be signed by the Contractor. This date will be determined by the date that the Grant Agreements between the City and the Owner are signed by the Mayor, authorizing the funding of the project and shall occur as soon as possible after that date. In the event that the Contractor cannot make the specific date and time, a maximum of five (5) business days will be the allowed window to reschedule. The goal is for the Contractor to begin work as soon as possible.

- a. CmDv will have a maximum of forty-five (45) calendar days from the date of bid opening to sign contracts. This will be due to the availability of funding and the Mayor to execute contracts. However, this does not mean that the Contractor can delay the date of Lead Safe Housing Improvement Contract signing by his discretion.
- b. An exception would be in the event there is an unforeseen delay in receiving funding greater than forty-five (45) calendar days but within the ninety (90) calendar days after the bid opening date, the *Lead Safe Housing Improvement Services Contract* will be signed as soon as the funds are received.

- c. In the event there is an unforeseen delay in receiving funding greater than ninety (90) calendar days after the bid opening date, once funds are received, the lowest, responsible responsive bidder will be asked if they will continue to honor their prices.
  - i. If the Contractor agrees, the *Lead Safe Housing Improvement Services Contract* will be signed as soon as the funds are received.
  - ii. If the Contractor does not agree, the properties will be re-advertised for proposals.

**DEBAR:** The City has the authority to revoke the Contractor's bidding privileges for a period of two (2) calendar years for *cause*. In the event that a Contractor has been *debarred* from working with the City and wishes to participate in the *CmDv* proposal process again after their debarment period, they will be considered as a *new Contractor*.

**DISPUTE RESOLUTION:** The Contractor, *Owner* and City shall agree that should any dispute arise concerning the work performed under the *Lead Safe Housing Improvement Contract*, *payment*, or *warranty*, the parties agree to submit the dispute in writing within ten (10) calendar days to the *CmDv* Administrator. A *dispute resolution*, in which the determination will be final and without recourse, will be provided in writing within thirty (30) calendar days of receipt of the dispute notice, in accordance with Article XX of the Program Guidelines.

**FUNDING SOURCE:** *CmDv* shall manage programs authorized by the City's Five Year Consolidated Plan and Annual Action Plan. These plans determine which programs will be made available each fiscal year, the criteria for qualification and the amounts allowable to each. The qualification for each funding source is predetermined prior to the bid advertisement by the *CmDv* Staff. *HUD* is one of the funding sources to the City. See program guidelines for other requirements.

**LEAD SAFE HOUSING IMPROVEMENT CONTRACT:** A written agreement of terms shall be fully executed between the qualified *Owner* and the Contractor and shall be binding upon any and all parties. The *Lead Safe Housing Improvement Contract* shall be executed within the time prescribed in the *Contractor Signing Notice*. After the contract is signed by the *Owner*, the *Lead Safe Housing Improvement Contract* must be signed by the Contractor to be considered fully executed and enforceable. Once the *Lead Safe Housing Improvement Contract* is fully executed, all terms and conditions of the contract shall be in effect and honored upon any and all parties involved until the contract is satisfied and/or terminated. The *Owner* must enter into a Grant Agreement with the City of Alexandria prior to the signing of a *Lead Safe Housing Improvement Contract*, in order to authorize payment for services on the *Owners* behalf.

The Contractor, by the execution of the *Lead Safe Housing Improvement Contract*, shall in no way be relieved of any obligation under it, due to their failure to receive or examine any form of legal instrument or to visit the site and acquaint themselves with the existing conditions. *CmDv* will be justified in rejecting any claims based on "Conditions", latent or otherwise.

**HOUSING AND URBAN DEVELOPMENT (HUD):** The federal agency responsible for national policy and programs that address America's housing needs, improve and develop the Nation's communities and enforce fair housing laws. *HUD* provides once source of federal funds to the City of Alexandria in order to execute defined programs.

**HOUSING LEAD SAFE HOUSING POLICY GUIDELINES:** *CmDv* is required by the City of Alexandria and *HUD* to establish the guidelines for the Housing Lead Safe Housing Programs that they manage, which are federally funded. Each funding source has specific Housing Lead Safe Housing Policy Guidelines that were adopted by City Council via Ordinance. These guidelines are developed to establish a clear and consistent method and expectation of how the programs are to be executed from start to finish. These guidelines are a precursor to the *CmDv Housing Lead Safe Housing Services Proposal Packet*, the Grant Agreement and the *Lead Safe Housing Improvement Contract*. An electronic copy of this document shall be provided via email on written request.

**IN GOOD STANDING:** The Lead Safe Housing Contractor must be *in good standing* with *CmDv* and the City of Alexandria, if they have ever performed work for the City in the past, in order to participate in the proposal process. This means that prior work experiences and contracts have been satisfactorily completed. See *cause* for reasons that may prohibit a Contractor for being *in good standing*.

**INSPECTIONS:** Each *CDA Lead Safe Housing Permit* issued shall list the required *inspections* on the second page of the permit specific for that address. The Contractor shall notify the *CmDv* at 318-449-5072 to schedule all inspections a minimum of 24 hours in advance of requested time. Contact the City Inspector at 318-449-5069 to discuss the stage at which the inspection should be requested and the type of work to be inspected. A minimum of two (2) inspections shall be required and there are others that may be applicable, depending on the scope of work:

- a. CDA Site Preconference Inspection – (required) to be scheduled by the Contractor a minimum of two (2) business day before the start of work. This provides the Inspector the opportunity to introduce the Contractor to the *Owner* and for all parties to review the scope of work. This can be scheduled at any time after the Contractor signs the *Lead Safe Housing Improvement Contract*. The Contractor shall not begin work prior to this CDA Site Preconference Inspection. The awarded Contractor is required to be present.
- b. Framing Inspection; Roof Decking Inspection; Electrical Final Inspection; Plumbing Final Inspection; Gas Final Inspection; Mechanical Final Inspection; Building Final Inspection – (optional depending on Scope of Work and *CDA Lead Safe Housing Permit* requirements) to be scheduled by the Contractor after each phase of work is completed by the Contractor and before subsequent work is covered up. This provides the City an opportunity to meet with the Contractor and *Owner*, onsite to confirm that the specifications and criteria for the scope of work has been completed in compliance with codes and ordinances or identifies remaining work to be performed by the Contractor before the next inspection. The awarded Contractor is required to be present.
- c. Pre-Abatement Inspection; Post-Abatement Inspection – (optional depending on Scope of Work and *CDA Lead Safe Housing Permit* requirements) to be scheduled by the Contractor and must be performed by the *CmDv* approved State Licensed Lead Paint Risk Assessor within a minimum of one (1) hour after work area is cleaned and work is completed. These inspection types should be completed as soon as possible to prevent other factors from contaminating the site. This provides the City an opportunity to meet with the Contractor and *Owner*, onsite to confirm that the specifications and criteria for the scope of work has been completed in compliance with code, ordinances and regulations or identifies remaining work to be performed by the Contractor before the next inspection. The awarded Contractor is required to be present.
- d. CDA Contractor / Owner Acknowledgement Inspection – (required) to be scheduled by the Contractor after the entire scope of work is completed by the Contractor. This provides the City and opportunity to meet with the Contractor and *Owner*, onsite to confirm that the specifications and criteria for the scope of work has been completed with warranties provided or identifies remaining work to be performed by the Contractor before a *Certificate of Completion with Occupancy* can be issued and/or the Contractor be paid for services. The awarded Contractor is required to be present, along with the *Owner*. Complete execution of this form is required as a pre-requisite for payment.

**LAWS TO BE OBSERVED:** The Contractor shall comply with all Federal, State and local codes, laws, ordinances and regulations affecting the repair and Lead Safe Housing litigation of structures, and shall indemnify the City and its representatives against any claim or liability arising from violation of any such law, ordinance or regulation.

**LEAD BASED PAINT HAZARD:** Any project receiving *HUD* federal funds of up to \$5,000, therefore, is subject to *HUD's* Lead Safe Housing Rule (24 CFR Part 35) and *EPA's* Lead Renovation, Repair and Painting Program Rule (40 CFR Part 745). Based on this limited budget, *CmDv* shall assume that lead is present (Notice of Presumption) and will not test/evaluate the properties before the start of work. *HUD* requires that all houses built prior to 1978 be tested for Lead Based Paint hazards or allows the municipality to assume Lead Based Paint hazards are present, therefore, requiring Best Lead Safe Practices, in all areas of work that exceed the de minimis levels and/or exempt scopes of work. The Contractor performing work shall be trained according to Best Lead Safe Practices with regards to renovation work as required by *EPA*. The Contractor shall be conscious of the work involved during this limited repair scope and shall perform clean-up practices as defined by the same on all affected painted surfaces, friction surfaces, friction points and impact surfaces within the area of work.

- a. If applicable, *CmDv* has secured and provided the *Lead Testing Survey Reports*, which are at no expense to the Contractor. The completed reports shall be included for each property location in Attachment #6, if applicable.
- b. It is the Contractors responsibility to read each report and comply with all Federal, State and local requirements for compliance with hiring, handling, abatement and disposal of hazardous materials and workers exposed to the same.

*CmDv* has a Lead Based Paint Clearance Testing Exemptions form that will be completed as applicable prior to defining the scope of work. Contact the *CmDv* Lead Safe Housing Program Manager for information on this subject.

The Housing Minor Lead Safe Housing program must comply with the Lead-Based Paint Poisoning Prevention Act of 1973 and its applicable regulations found at 24 CFR 35, Parts A, B, M, and R. If a visual assessment reveals problems with paint surfaces, Contractors/*Owners*/Managers must repair all identified problems with paint surfaces in accordance with the guidelines of 24 CFR 35, Parts A, B, M, and R, before completing work to a unit receiving CDBG assistance. Contractors/Property Owners/Managers shall complete this form to certify that all identified problems with paint surfaces have been repaired/stabilized in accordance with the guidelines.

**LOUISIANA DEPARTMENT OF ENVIRONMENT QUALITY (LDEQ):** The responsible entity to manage all environmental concerns of the State. The local LDEQ field office contact is 318-484-2115 or visit their website at [deq.louisiana.gov](http://deq.louisiana.gov).

**NEW CONTRACTOR / FIRST TIME AWARD:** All Contractors awarded a proposal for the first time through *CmDv* or those previously *debarred*, will be required to successfully complete a minimum of one (1) project prior to signing additional contracts, in the event they are awarded multiple addresses. This may also be considered a probationary status. Should *CmDv* determine *cause* against the *new Contractor* on any awarded project, remaining *Proposal Tabulation Sheet Notifications / awards* to that Contractor may be *withdrawn* by *CmDv*, on behalf of the *Owner*. Written notification stating the reasons will be provided to the Contractor within thirty (30) calendar days.

**PAYMENT:** The City shall pay the Contractor 100% of the contracted amount due within thirty (30) business days of receipt of all requisite documentation, on behalf of the *Owner* based on a signed Grant Agreement with the City. Contractor shall make any and all provisions to pay for labor, materials, invoices and expenses incurred during the thirty (30) day period until the City issues the payment. Invoice submittal questions may be directed to 318-449-5073. The terms of the contract shall be deemed completed and accepted by the Owner and *CmDv* after final *payment* is made. Requisite documentation for *payment* shall include:

- a. Satisfactory completion of the *CDA Lead Safe Housing Permit* and required inspections;
- b. signed *Owner & Contractors Acceptance, Warranty & Release form*;
- c. Issuance of a *Certificate of Completion with Occupancy* by the City Building Official (CBO) or their designee;
- d. Submittal of an invoice for a one-time *payment*
- e. Submittal of a *change order* invoice, if applicable;
- f. Other documentation deemed necessary by *CmDv*.

*Payment* for each *Lead Safe Housing Improvement Contract* will be paid with HUD federal funds and/or other sources based on the availability of money each fiscal year. See definition for *Proposal Tabulation Notification Sheet*.

In the event there is a significant time frame (more than forty-five (45) working days from the issuance of the *CDA Lead Safe Housing Permit* and the *Certificate of Completion with Occupancy*, with validated reason, the Contractor may submit a written request for one (1) partial payment on projects funded with HUD LEAD SAFE HOUSING funds only. This one (1) partial payment shall be at a maximum of twenty-five (25%) of the total amount due, only if at least that amount of work has been performed to date.

**PRE-WORK SOIL BASELINE LEAD TESTING:** Per LDEQ regulations, LA Title 33, Part III, Chapter 28, Section 2811.E.7, for *lead based paint hazards*: if any area of the exterior of the structure (excluding the roof but not the soffit and fascia) is planned to receive work for a project awarded with HUD CDBG funds, a pre-abatement composite soil sample may be required for the soil next to the foundation or from the dripline below any exterior surface where work is to be performed. If the initial soil samples exceed 400 micrograms per gram, the Contractor will provide analysis results to the *Owner* prior to abatement.

Abatement must be in compliance with Federal, State and local regulations. Per LDEQ regulations, LA Title 33, Part III, Chapter 28, Section 2811.E.9.e.iii.b and 2811.E.9.iv: After abatement, at least two (2) post-abatement samples may also be required from an adjacent exterior horizontal surface, next to the foundation or from the dripline below any exterior surface where work is to be

performed. This post-abatement sampling shall not exceed the pre-abatement sampling limits. If it does, the Contractor shall abate the soil according to Section 2811.E.8.

- a. One (1) pre-abatement soil sampling and one (1) post-abatement soil sampling shall be paid for with HUD federal funds at no expense to the Contractor.
- b. Copies of all *Lead Testing Survey reports* must be provided to the Owner and *CmDv* prior to the issuance of the *Certificate of Completion with Occupancy* and are necessary to receive *payment*.
- c. Only on exterior work where the activity may disturb soil, a *post-work lead clearance testing* may be required. The intent of the *pre-work exterior soil baseline lead test* is to determine whether or not the *post-work lead clearance test* has increased the amount of lead content. It should not or the Contractor will be required to abate the soil and retest until the area of the soil is negligible for lead.
- d. Should that test for soil sampling exceed the limits noted above, the Contractor shall be responsible for costs to abate the soil and for additional tests until compliance is achieved. Payment of these costs shall be withheld from the Contractor's final *payment*. *CmDv* shall be responsible to pay the approved State Licensed Lead Paint Risk Assessor.

**POST-WORK LEAD CLEARANCE TESTING:** If required in the scope of work description or if required by law, the Contractor is responsible for ordering and scheduling a *Post-Work Lead Clearance Test*. All paint chip, dust or soil samples shall be collected and analyzed in accordance with standards established by the State under a program authorized by EPA in accordance with 40 CFR 745.89 and by Guidelines for the Evaluation and Control of Lead Based Paint Hazards in Housing 24 CFR 35. All *Lead Paint Clearance Testing* must be performed by a *CmDv* approved State Licensed Lead Paint Risk Assessor. A copy of the State License and Clearance Report will be required prior to *payment*.

Procedures for *post-work lead clearance testing* shall be implemented by the Contractor as follows:

- a. One (1) post-work lead clearance test shall be paid for with HUD federal funds at no expense to the Contractor.
- b. Contractor must schedule the *post-work lead clearance test* with the *CmDv* approved State Licensed Lead Paint Risk Assessor 48 hours in advance of thoroughly cleaning impacted areas and completing the work.
- c. Contractor shall be responsible to send the *CmDv* approved State Licensed Lead Paint Risk Assessor a copy of the scope of work for each particular project. This provides an idea of the area impacted during the course of work.
- d. If the Contractor uses containment as a safe work practice, the containment area must be up and in tack until the *post-work lead clearance testing* is completed and passed. This will assist the State Licensed Lead Paint Risk Assessor to determine where samples must be taken and how many samples must be collected per regulations.
- e. It is the Contractor's responsibility to ensure that the Owner does not remove the containment area prior to *post-work clearance testing*. No change orders will be allowed for any failed testing because the Owner removed the containment. This is to ensure proper scheduling of the *post-work lead clearance testing*.
- f. If no containment is used, Contractor is responsible to clean all areas of the house, even where work was not performed, as prescribed by HUD and EPA regulations. The State Licensed Lead Paint Risk Assessor will specifically test floors, window sills, stair treads and children's rooms first. If no containment is used, the State Licensed Lead Paint Risk Assessor is required to take a minimum of 8 samples, however, they can take as many samples they feel are necessary throughout any part of the house.
- g. *Post-work lead clearance tests* should be optimally performed within 61 minutes after work is complete and the areas are cleaned. This inspection type should be completed as soon as possible to prevent other factors from contaminating the potential test sites.
- h. Contractor must be on site during *post-work lead clearance testing*.
- i. If the first *post-work lead clearance test* (for interior or exterior work) shows positive for lead above the allowable limit, then the Contractor must clean / abate any positive areas. The Contractor will then be responsible to schedule additional tests and pay for each "fee for Retest of Failed Clearance test" until a clearance test is negligible for lead. *CmDv* will hold any retest fee costs out of the Contractor's final payment due.

If any materials are found to contain Lead Based Paint hazards and are defined in the scope of work for removal, that work shall be performed by an EPA Certified Abatement Contractor, who will act as a subcontractor under the Prime Contractor. The Contractor must be trained in accordance with the Toxic Substances Control Act Section 402 and received certification by EPA to conduct lead based paint renovation, repair and painting activities pursuant to 40 CFR 745.89.

**SANITARY PROVISIONS:** The Contractor shall observe rules and regulations of the State Board of Health and of all local health officials, and shall take all necessary precautions to avoid unhealthy conditions. In the event the Owner refuses to allow workers access to their bathroom facilities, the Contractor shall provide toilet facilities, as needed, for their employees during the period of work.

**SECONDARY / SUBSEQUENT AWARD:** The decision for a *secondary / subsequent award* shall be the discretion of the *CmDv* Administrator, on behalf of the City. The options for *secondary / subsequent award* shall be to either: award to the next lowest responsible, responsive bidder (if within the specified allotted timeframe to honor bid prices) or re-advertise the property scope of work for public proposal. Reasons that could create a *secondary / subsequent award* would be in the event that a project is initially awarded to a Contractor, then the awarded Contractor:

- a. fails to execute a *Lead Safe Housing Improvement Contract*;
- b. fails to satisfactorily complete a project;
- c. fails to abate a project as required;
- d. rejects the terms of a *change order* for scope of work and/or price by either the Contractor or the City;
- e. has multiple awards withdrawn by *CmDv* for *cause*; and/or
- f. has their contract terminated by cause of the Contractor or *Owner*.

**WARRANTY:** All work performed will be guaranteed by the Contractor for a period of one (1) calendar year from the date of issuance of the *Certificate of Completion with Occupancy*. One copy of the Parts Manual, Service Manual, Operator's Manual and/or Warranty for all products and materials installed shall be given to the *Owner* by the Contractor once the work is complete. The Contractor is responsible for installation of all materials and labor, in a method defined by the manufacturer's specifications, necessary to honor any product warranties by the manufacturer. The Contractor is also responsible for delivering all of the warranties and releases to the *Owner*. Failure to comply and/or honor work performed may result in *Contract termination* and/or *debarment*.



## CmDv Lead Safe Housing Remediation – Contractor’s Bid Proposal Price Sheet

The undersigned offers to complete the Lead Safe Housing Remediation Services for the following structures at the payment price stated for EACH property location listed on this sheet. Each building herein offered for repairs will be awarded to the lowest, most responsive, responsible bidder as budget allows. The City reserves the right to reject any / all proposals on behalf of the Property Owner. Your price is based on Terracon’s report as detailed on Attachment 6 – Lead Based Paint Minor Rehabilitation Work Plan.

Due to multiple scopes of properties, Contractor must sign this page here \_\_\_\_\_ to authorize this sheet as the first page of id Proposal Price Sheet.

**\*Note two (2) groups for bid. Proposals will be awarded to the lowest responsive, responsible bidder per group, not per address.**

#	MPN Project #	Address	Property Owner	Phone #	Itemized Price per structure	CmDv’s initials for Acceptance of Bid Price
1	13857	2007 Thornton Court	Nell Sherman	318-613-7752 318-448-1718	\$	
2	13934	1705 Hickory Street	Delores McDaniel	318-794-0620	\$	
3	13855	3412 Felker Street	Jane Mason	318-792-4704	\$	
4	13994	3903 Carlton Street	Wash Jenkins	318-314-4016 318-290-7573	\$	
5	13988	2912 5 <sup>th</sup> Street	Raymond Johnson	318-441-7486	\$	
6	13949	423 Douglas Street	Damone Marshall	318-319-8445 253-457-3558	\$	
<b>GROUP 1 LOCATIONS – (ITEMIZE PRICE FOR EACH PROPERTY LISTED ABOVE) &amp; TOTAL GROUP 1 PRICE:</b>					\$	

#	MPN Project #	Address	Property Owner	Phone #	Itemized Price per structure	CmDv’s initials for Acceptance of Bid Price
1	13878	1417 Ashley Avenue	Alex Brown	318-308-9887	\$	
2	13862	2446 Midway Street	Sharon Duell	318-229-3280 318-443-8975	\$	
3	13893	2214 Paris Street	Carl Taylor	318-416-7962 318-730-3630	\$	
4	13917	2024 Madeline Street	Janie Dotson	318-715-5056	\$	
5	13866	1798 Marye Street	Alexis Green	318-613-4630 318-704-3108	\$	
6	13873	216 Mary Lane	Bertha Dean	318-730-5713	\$	
<b>GROUP 2 LOCATIONS – (ITEMIZE PRICE FOR EACH PROPERTY LISTED ABOVE) &amp; TOTAL GROUP 2 PRICE:</b>					\$	





1. Proposals must be submitted in accordance with the Bid Submittal Conditions (Attachment #1).
2. All bids must be honored for ninety (90) calendar days.
3. The Contractor is responsible for visiting the property in effort to estimate their bid proposal and to review the scope of work with pictures and map provided, and all other parts of the CmDv Lead Remediation Services Bid Packet. By signing this form, the Contractor accepts responsibility for the extent and character of work to be performed.
4. Bid awards will be made according to General Conditions (Attachment #2) and Definitions (Attachment #4).

ADDENDUM NUMBER(S) ACKNOWLEDGED, IF APPLICABLE: \_\_\_\_\_

COMPANY NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

STREET ADDRESS: \_\_\_\_\_ P.O. BOX: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

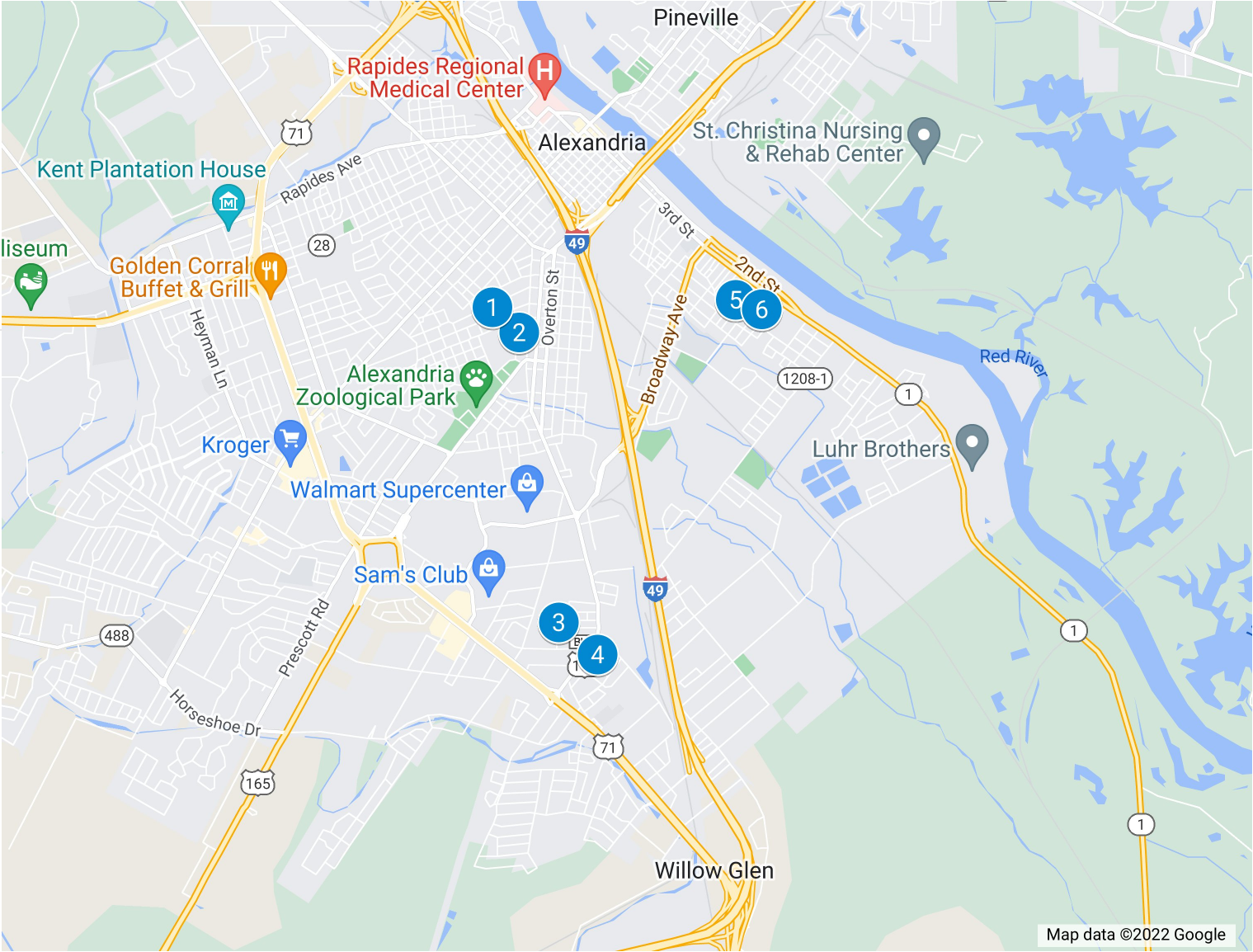
TELEPHONE NUMBER: \_\_\_\_\_ DUNS: \_\_\_\_\_

AUTHORIZED SIGNATURE: \_\_\_\_\_

# PROPERTY LOCATIONS

## ADDRESSES

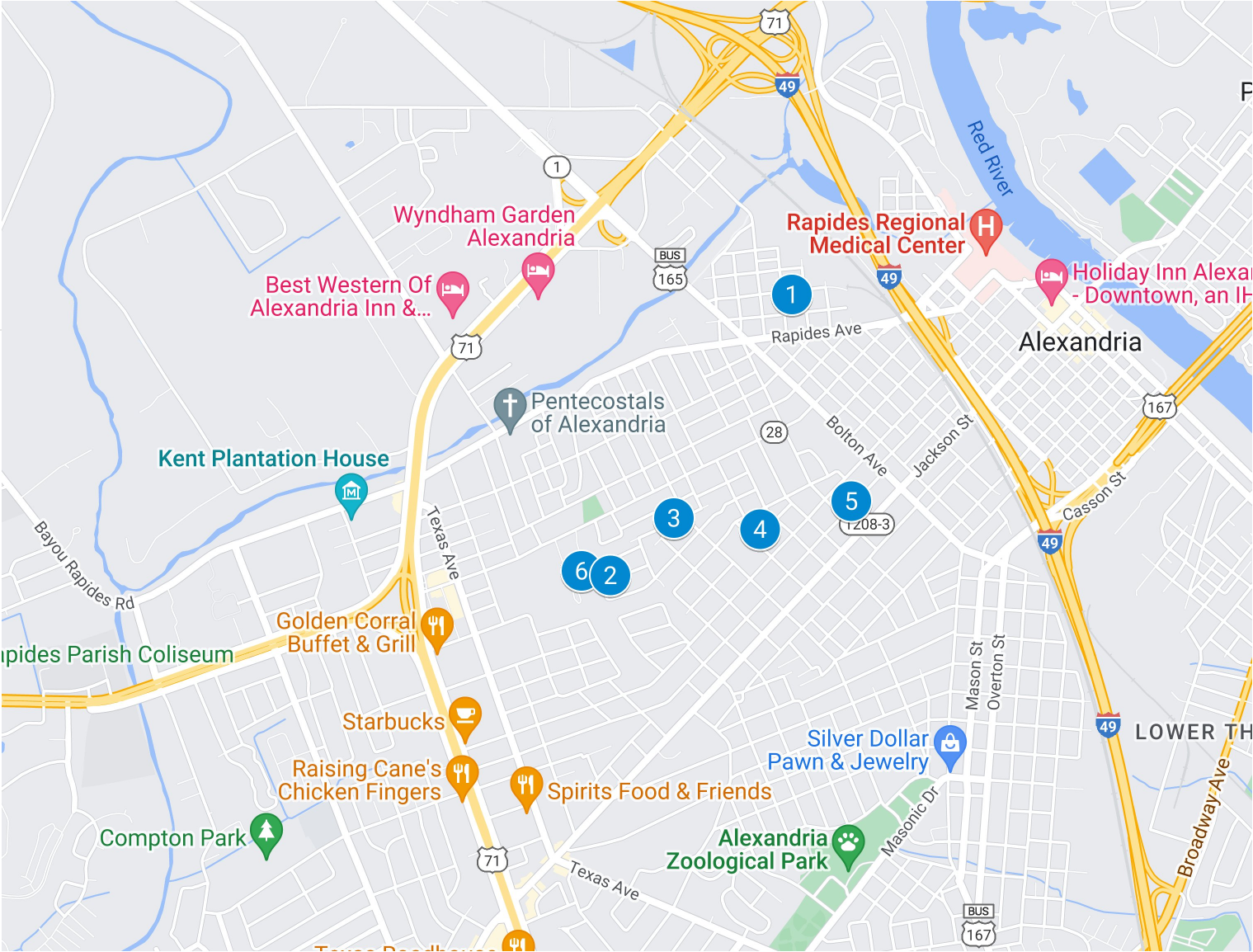
- 1 2007 Thornton Ct
- 2 1705 Hickory St
- 3 3412 Felker St
- 4 3903 Carlton St
- 5 2912 5th St
- 6 423 Douglas St



# PROPERTY LOCATIONS

## ADDRESSES

- 1 1417 Ashley Ave
- 2 2446 Midway St
- 3 2214 Paris St
- 4 2024 Madeline St
- 5 1798 Marye St
- 6 216 Mary Ln





Community Development Department  
625 Murray Street, Suite 7,  
3<sup>rd</sup> Floor, Alexandria, LA 71301  
318-449-5074 Office / 318-449-5031 Fax  
[cda@cityofalex.com](mailto:cda@cityofalex.com)

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**CmDv Lead Safe Housing Remediation Services Proposal Packet –  
Subject Property Identification including:  
Scope of work to be performed and  
Photo relevant to scope of work  
for each location advertised for bid**

## **Attachment #6**

Properties are inserted in order by Discipline Grouping  
as listed on the Proposal Price Sheet.

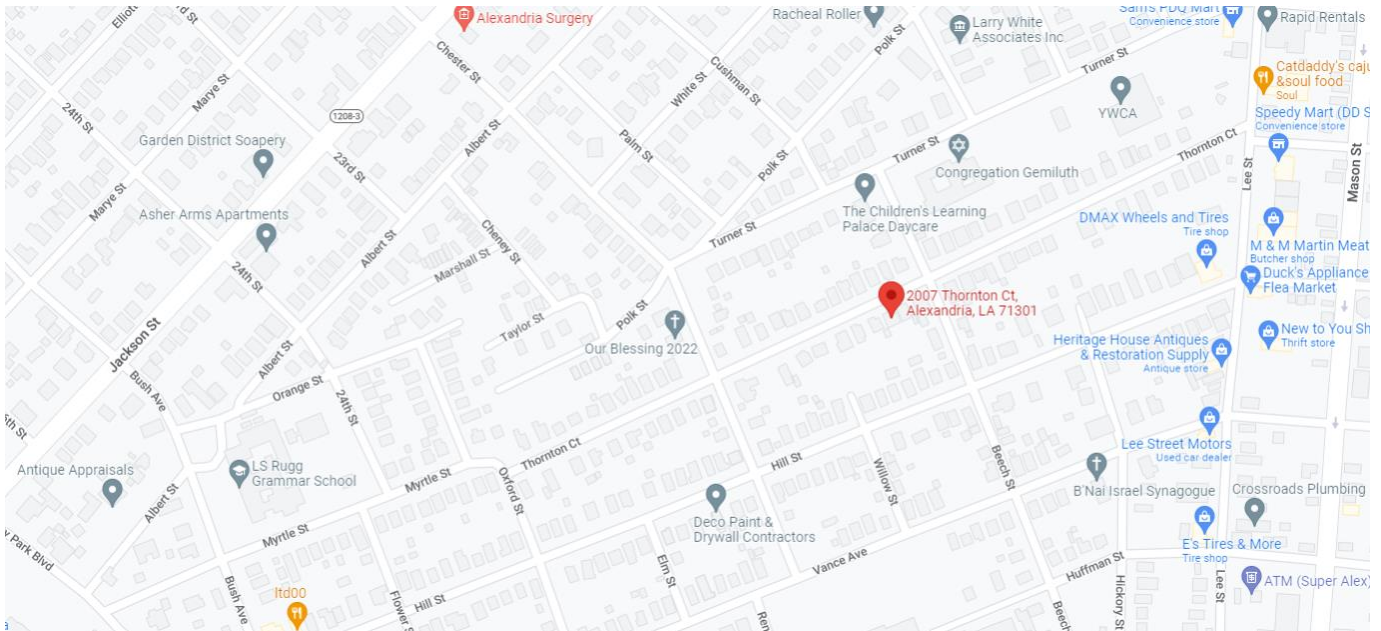


MPN #: CD-13857

Street Address: 2007 Thornton Court



Front of House  
LAT 31°17'48.12"N  
LONG 92°27'19.836" W





Stairwell Window - Friction and Impact surface with LBP



Bedroom 3 Window - Friction and Impact surface with LBP



Hall - Friction and Impact surface with LBP



Bedroom 2 Door and Frame - Friction and Impact surface with LBP



Bedroom 2 Window - Friction and Impact on surface with LBP



Bathroom 1 Window - Friction and Impact on surface with LBP



Bedroom 1 Door - Friction and Impact on surface with LBP



Bedroom 1 Window - Friction and Impact surface with LBP



Kitchen Window - Friction and Impact on surface with LBP



Utility Room - Friction and Impact surface with



Living Room Window - Friction and Impact surface with LBP



Exterior Wall B Skirt - Deteriorated LBP





General View - Porch



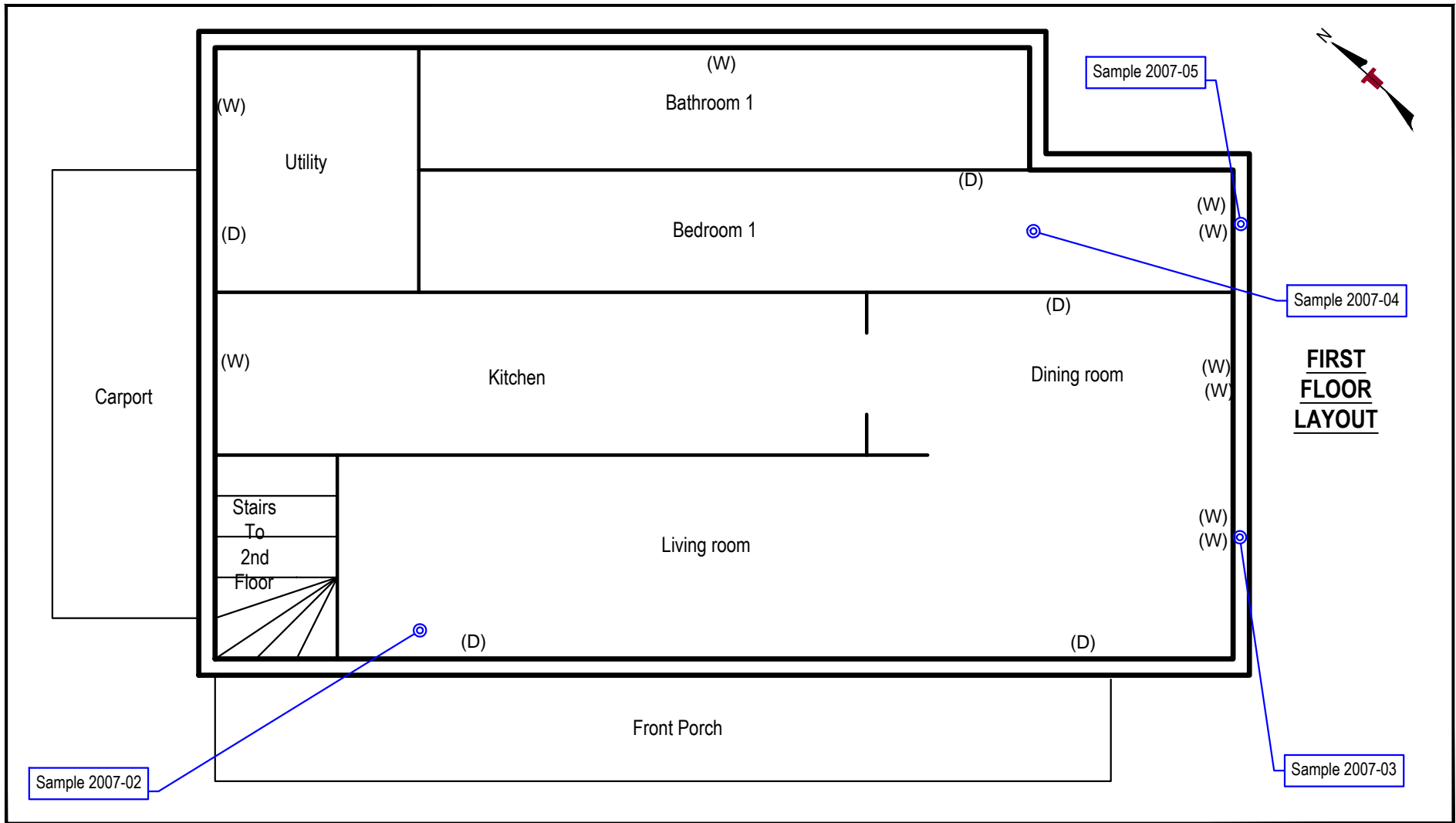
Exterior Wall D Skirt - Deteriorated LBP



View of Exterior Wall D



View of Exterior Wall D



LEGEND	
(W) Window (D) Door	
Sample XXX-XX	Sample Location and ID

**Terracon**  
 Consulting Engineers and Scientists  
524 ELMWOOD PARK BOULEVARD #170 NEW ORLEANS, LA 70123

SCALE: NOT TO SCALE
PROJECT NO: ET227029
DATE: Feb 1, 2022

Lead Sample Locations
2007 Thornton Court, Alexandria, LA 71301

EXHIBIT
1.0

# Lead-Based Paint Minor Rehabilitation Work Plan

Residential Structure  
2007 Thornton Court  
Alexandria, Louisiana

April 18, 2022

Terracon Project No. ET227029



**Prepared for:**

The City of Alexandria  
Alexandria, Louisiana

**Prepared by:**

Terracon Consultants, Inc.  
New Orleans, Louisiana

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Steven M. Latiolais  
Group Manager

---

Jason M. Maloney, P.E.  
LDEQ Lead Project Designer (FD178742)

terracon.com

**Terracon**

Environmental



Facilities



Geotechnical



Materials

# Lead-Based Paint Minor Rehabilitation Work Plan

2007 Thornton Court  
Alexandria, Louisiana  
Terracon Project No. ET227029  
April 18, 2022

## 1.0 INTRODUCTION & BACKGROUND

On February 1, 2022, Terracon Consultants, Inc. conducted a lead risk assessment and lead-based paint (LBP) inspection at the single-family residence located at 2007 Thornton Court in Alexandria, Louisiana. The single-family residence is a 2,000 square foot, wood framed, pier-and-beam home. The following hazards were identified as part of these services:

### Summary of Findings

Lead-Based Paint	Lead-Based Paint Hazard	Lead Dust Hazard	Soil Lead Hazard
Yes	Yes	Yes	No

Comprehensive information regarding Terracon’s lead inspection and risk assessment are summarized in Terracon’s *Lead Assessment Report*, provided in Appendix A.

## 2.0 SCOPE OF WORK & PROJECT COORDINATION

The following information is the scope of work to be bid and completed as part of this project.

As of the date of this report, exterior work may be performed while the structure is occupied. However, this may be subject to change pending the judgement of the City of Alexandria. The Contractor shall consult with the Project Designer, Terracon, and the City of Alexandria prior to commencing LBP activities.

### 2.1 Paint Stabilization

The following should be performed in general accordance with Section 8.0 of this Work Plan.

Component	Substrate	Color	Location	Quantity <sup>1</sup>	Hazard	Scope of Work
Skirt	Concrete	Orange	Exterior Wall B	40	Deteriorated Paint	Paint Stabilization

<sup>1</sup> SF = Square Feet ( ) = Quantity of Component

## Lead-Based Paint Minor Rehabilitation Work Plan

Residential Structure ■ Alexandria, Louisiana

April 18, 2022 ■ Terracon Project No. ET227029



Carport Supports	Metal	White	Exterior Wall B	(3)	Deteriorated Paint	Paint Stabilization
Skirt	Concrete	Orange	Exterior Wall D	60	Deteriorated Paint	Paint Stabilization
Porch Column	Plaster	Grey	Exterior Porch, Wall A	40	Deteriorated Paint	Paint Stabilization

## 2.2 Friction, Impact and Chewable Surfaces Treatment

The following should be performed in general accordance with Section 9.0 of this Work Plan.

Component	Substrate	Color	Location	Quantity <sup>2</sup>	Hazard	Scope of Work
Window Sills	Wood	N/A	Living Room	2	Dust/Chewable Surface	Chewable surfaces treatment
Window Sills	Wood	N/A	Bedroom 1	2	Dust/Chewable Surface	Chewable surfaces treatment
Window Sills	Wood	N/A	Bedroom 2	4	Dust/Chewable Surface	Chewable surfaces treatment
Window Sills	Wood	N/A	Bedroom 3	4	Dust/Chewable Surface	Chewable surfaces treatment
Window Sash	Wood	White	Living room, Wall D	(1)	Friction/Impact surfaces	Friction/Impact surfaces treatment
Window Frame	Wood	White	Living room, Wall D	(1)	Friction/Impact surfaces	Friction/Impact surfaces treatment
Window Sash	Wood	White	Kitchen, Wall D	(1)	Friction/Impact surfaces	Friction/Impact surfaces treatment
Window Sash (Assumed LBP)	Wood	White	Utility Room, Wall D	(1)	Friction/Impact surfaces	Friction/Impact surfaces treatment
Windowsill	Wood	White	Utility Room, Wall D	(1)	Chewable surface	Chewable surfaces treatment
Window Sash	Wood	White	Bedroom 1, Wall B	(1)	Friction/Impact surfaces	Friction/Impact surfaces treatment
Door	Wood	White	Bedroom 1, Wall A	(2)	Friction/Impact surfaces	Friction/Impact surfaces treatment
Windowsill	Wood	White	Bedroom 1, Wall B	(1)	Chewable surface	Chewable surfaces treatment

<sup>2</sup> SF = Square Feet ( ) = Quantity of Component

**Lead-Based Paint Minor Rehabilitation Work Plan**  
 Residential Structure ■ Alexandria, Louisiana  
 April 18, 2022 ■ Terracon Project No. ET227029



Window Sash	Wood	White	Bathroom 1, Wall A	(2)	Friction/Impact surfaces	Friction/Impact surfaces treatment
Door	Wood	White	Bathroom 1, Wall C	(1)	Friction/Impact surfaces	Friction/Impact surfaces treatment
Window Sash	Wood	White	Bedroom 2, Wall C	(4)	Friction/Impact surfaces	Friction/Impact surfaces treatment
Door Frame	Wood	White	Bedroom 2, Wall A	(3)	Friction/Impact surfaces	Friction/Impact surfaces treatment
Door	Wood	White	Hall, Wall A	(4)	Friction/Impact surfaces	Friction/Impact surfaces treatment
Window Sash	Wood	White	Bedroom 3, Wall A	(4)	Friction/Impact surfaces	Friction/Impact surfaces treatment
Windowsill	Wood	White	Bedroom 3, Wall A	(4)	Chewable surface	Chewable surfaces treatment
Window Sash	Wood	White	Stairwell, Wall D	(1)	Friction/Impact surface	Friction/Impact surfaces treatment
Windowsill	Wood	White	Stairwell, Wall D	(1)	Friction/Impact surface	Friction/Impact surfaces treatment

### 2.3 Specialized Cleaning

The following should be performed in general accordance with Section 10.0 of this Work Plan.

Component	Substrate	Color	Location	Quantity <sup>3</sup>	Hazard	Scope of Work
Floor	Carpet	N/A	Bedroom 1	150 SF	Dust	Specialized Cleaning

<sup>3</sup> SF = Square Feet ( ) = Quantity of Component

OCCUPANT PROTECTION PLAN		
DESCRIPTION OF WORKSITE		
Address: 2007 Thornton Court		
City: Alexandria		
State: Louisiana		
Zip: 71301		
Owner: Nell Sherman		Phone: 318-613-7752
WORKSITE PREPARATION – EXTERIOR		
TASK	PROCEDURE	
Resident Location	X	Children will not be present in areas of lead work, and/or where 6-mil poly is being used due to Suffocation hazard.
		Resident(s) will be relocated from the dwelling for the duration of the project until after final Clearance is achieved.
	X	Resident(s) may remain inside the dwelling but must be away from the work area for the duration of the project until after final cleanup and clearance has been achieved.
	X	Resident(s) will have access to lead-safe entry/egress pathways
		Resident(s) will leave the dwelling while work is in progress but may return after daily cleanup
Signs	X	Warning signs will be posted on the building at all entrances and at a 20-foot perimeter Around the building
	X	Warning signs will be posted on the building at all entrances and at a 20-foot perimeter Around the building
Security	X	Temporary fencing or barrier tape will be erected at a 20-foot perimeter around the Working surfaces.
	X	A locked dumpster will be used for the disposal of all debris.
Containment and Barrier System	X	One layer of 6-mil poly will be laid on ground extending 10 feet beyond the perimeter of the Surfaces undergoing lead work.
	X	For work above the ground floor, the sheeting will extend 20 feet beyond the perimeter of The surfaces undergoing lead work.
	X	6-mil poly will be attached to the building by using duct tape. A second layer of 6-mil poly will Be laid on top of the first layer and secured.
	X	All windows within 20 feet of the working surfaces will remain closed.
	X	Edges of 6-mil poly will be slightly raised to prevent runoff of contaminated waste if generated.
Playground Equipment: Sandbox, Toys, Etc.	X	All movable items will be removed to a 20-foot distance from the working surfaces.
	X	All items that are not moved will be sealed with 6-mil poly sheeting.

<b>WORKSITE PREPARATION – EXTERIOR (CONTINUED)</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Porches</b>	X	One lead-safe entryway must be made available to resident(s) at all times.
		All doors leading into the home will not be treated simultaneously.
<b>Cleanup</b>	X	Debris and plastic will not be left out overnight if work is not completed by end of workday.
	X	All debris will remain in a secure area until project is complete.
<b>Weather</b>	X	Work will not be conducted when wind speeds are in excess of 20 mph.
	X	Work will not continue if rainy conditions exist.
<b>WORKSITE PREPARATION – INTERIOR, NOT INCLUDING WINDOWS</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Resident Location</b>	X	Children will not be present in areas of lead work, and/or where 6-mil poly is being used due to Suffocation hazard.
		Resident(s) will be relocated from the dwelling for the duration of the project until final Clearance is achieved.
	X	Resident(s) may remain inside the dwelling but must be outside the work area for the duration Of the project until final cleanup and clearance has been achieved.
	X	If resident(s) remain inside the dwelling during work hours, they will have lead safe access to Sleeping areas, bathroom and kitchen facilities.
	X	Resident(s) will have access to lead-safe entry/egress pathways.
		Resident(s) will leave the dwelling while work is in progress, but may return after daily cleanup
<b>Signs</b>	X	Warning signs will be posted on the building at all entrances and at a 20-foot perimeter Around the building.
	X	If resident(s) are not relocated, warning signs will be posted at the entry to rooms where lead work activities are occurring.
	X	Warning signs and barrier tape will be placed on the locked dumpster where debris is stored Prior to disposal.
<b>Security</b>	X	Temporary fencing or barrier tape will be erected at a 20-foot perimeter around the working surfaces.
	X	Locked dumpsters will be used for the disposal of all debris.



<b>WORKSITE PREPARATION – INTERIOR, NOT INCLUDING WINDOWS (CONTINUED)</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Containment and Barrier System</b>	X	Two layers of 6-mil poly will be placed on the entire floor of the work area.
	X	All doors will be sealed or covered with 6-mil poly airlock flaps to prevent contamination in Adjacent rooms.
<b>Ventilation Systems</b>	X	Ventilation system(s) will be shut off and all vents in work area will be sealed with 6-mil poly.
<b>Furnishings</b>	X	Furniture and furnishings will be removed from work area.
	X	In some instances, furniture and appliances will be left in the work area, but will be covered Using 6-mil poly and sealed with masking tape.
<b>Cleanup</b>	X	Contaminated items will be properly wrapped before removing from the work area.
	X	Debris will be wrapped or bagged and stored in a secure area.
	X	Protective sheeting and airlock flaps will be patched and repaired.
	X	Protective sheeting on floors and belongings will be vacuumed with HEPA vacuum.
	X	Other horizontal surfaces within 6 feet of treated surfaces will be HEPA vacuumed.
	X	Floors used as passageways to the work areas and any areas used for storage of tools and Debris will be vacuumed and wet cleaned.
<b>Dust Sampling</b>	X	Clearance sampling will be performed when work is complete and before reoccupancy.
<b>WORKSITE PREPARATION – WINDOW TREATMENT</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Resident Location</b>		Resident(s) will be relocated from the dwelling for the duration of the project until final Clearance is achieved.
		Resident(s) will leave the dwelling while work is in progress but may return after daily cleanup.
	X	Resident(s) may remain inside the dwelling, but must be away from the work area for the duration of the project until final cleanup and clearance has been completed. Resident(s) will have access to lead-safe entry/egress pathway.
	X	Children will not be present in areas of lead work, and/or where 6-mil poly is being used due to suffocation hazard.

<b>WORKSITE PREPARATION – WINDOW TREATMENT (CONTINUED)</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Signs</b>	X	Warning signs will be posted on the building at all entrances and at a 20-foot perimeter Around the building.
	X	Warning signs and barrier tape will be placed on the locked dumpster where debris is stored Before disposal.
<b>Security</b>	X	Temporary fencing or barrier tape will be erected at a 20-foot perimeter around the Working surfaces.
	X	Locked dumpster(s) will be used for the disposal of all debris.
<b>Containment and Barrier System – Interior Window Removal</b>	X	All windows in adjacent dwellings that are closer than 20 feet to the work area will be closed.
	X	Two layers of 6-mil poly will be placed on the interior floor during window removal and/or window treatment.
	X	Two layers of 6-mil poly will be taped to the exterior of the window wall when windows are removed from the inside
	X	One layer of 6-mil poly will be placed on the ground extending 6 feet beyond perimeter of window being removed and/or treated.
<b>Containment and Barrier System – Exterior Window Removal</b>	X	All windows in adjacent dwellings that are closer than 20 feet to the work area will be closed.
	X	One layer of 6-mil poly will be placed on the interior floor if windows are removed from the outside.
	X	Two layers of 6-mil poly will be taped to the interior of the window wall when windows are removed from the outside.
	X	All 6-mil poly on the exterior will be secured by some type of anchoring system such as two by fours.
<b>Playground Equipment: Sandbox, Toys, Etc.</b>	X	All movable items will be moved 20-foot from the work surfaces.
	X	All items that are not moved will be sealed with 6-mil poly sheeting.
<b>Cleanup</b>		6-mil poly will be removed daily.
	X	All working surfaces will be HEPA vacuumed, wet washed, rinsed, and HEPA Vacuumed again. Pathways to work surfaces will also be cleaned using this cleaning cycle.
<b>Weather</b>	X	Work will not be conducted when wind speeds are in excess of 20 mph.
	X	Work will not continue if rainy conditions exist.

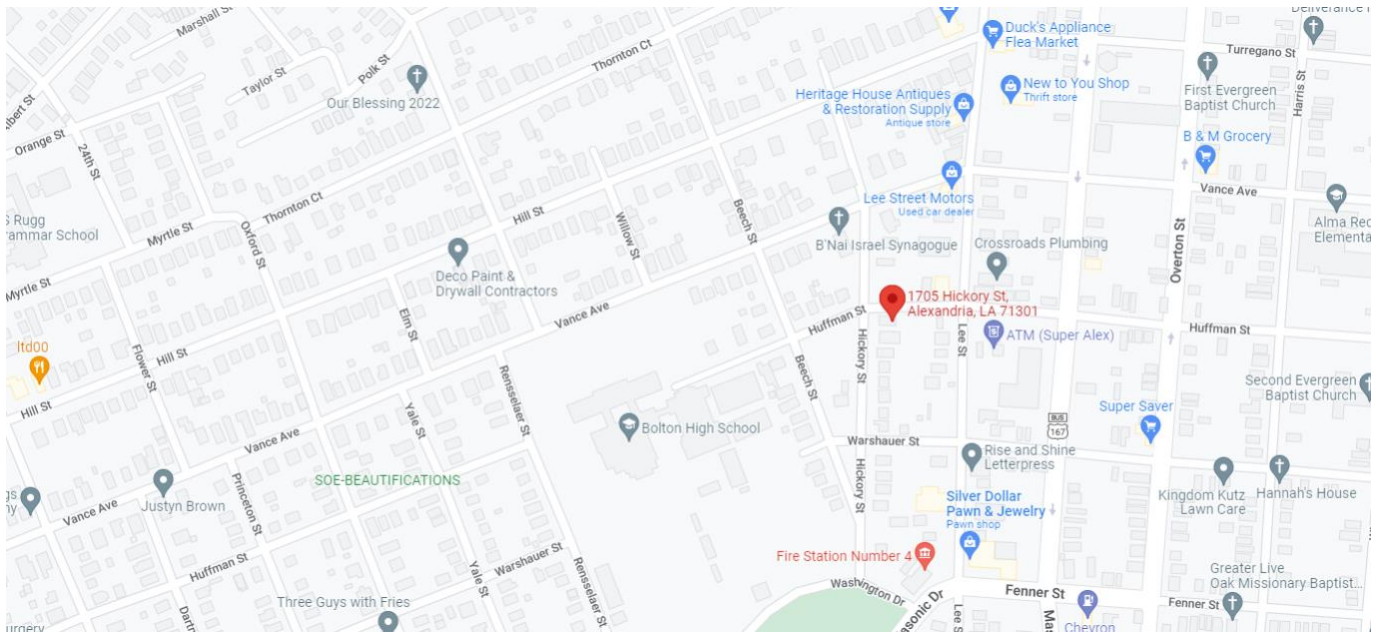
<b>FINAL CLEANUP</b>	
X	All window troughs will be cleaned
X	All horizontal surfaces within 6 feet of work areas will be vacuumed and wet cleaned.
X	Protective sheeting on flooring will be cleaned and removed.
X	The floors in adjacent areas used as pathways to the work area will be vacuumed and wet cleaned.

MPN #: CD-13934

Street Address: 1705 Hickory Street



Front of House  
LAT 31°17'39.948"N  
LONG 92°27'9.936" W





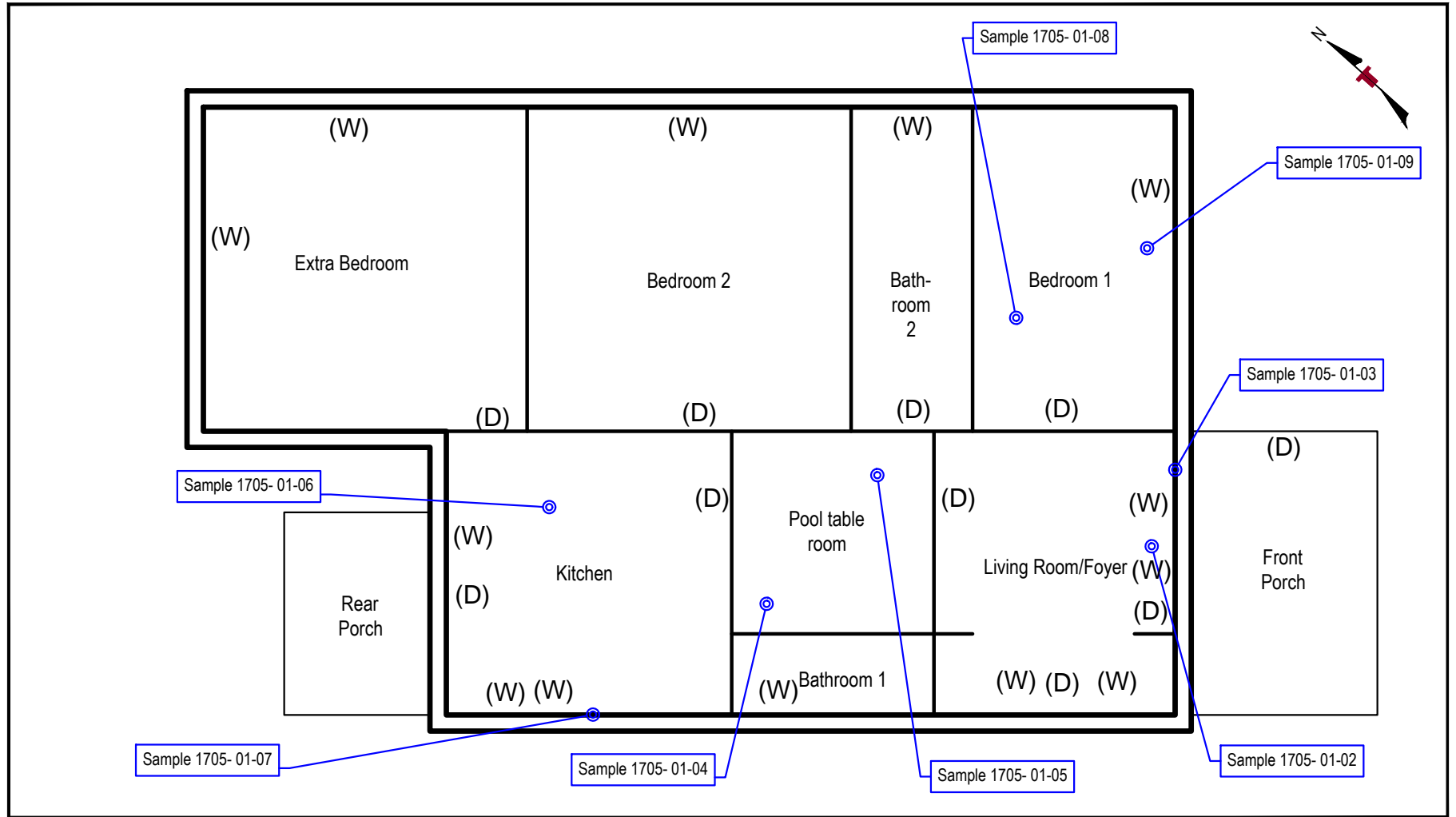
Exterior Wall A Brick Support Deteriorated LBP



Exterior Wall B Brick Support Deteriorated LBP



Exterior Wall A Wall Cap: Deteriorated LBP



LEGEND	
(W) Window (D) Door	
Sample XXX-XX	Sample Location and ID

**Terracon**  
 Consulting Engineers and Scientists  
 524 ELMWOOD PARK BOULEVARD #170 NEW ORLEANS, LA 70123

SCALE: NOT TO SCALE
PROJECT NO: ET227029
DATE: FEB 13, 2022

Lead Sample Locations
1705 Hickory Street, Alexandria, LA 71301

EXHIBIT
1.0

# Lead-Based Paint Minor Rehabilitation Work Plan

**Residential Structure**

**1705 Hickory Street**

**Alexandria, Louisiana**

April 18, 2022

Terracon Project No. ET227029



**Prepared for:**

The City of Alexandria  
Alexandria, Louisiana

**Prepared by:**

Terracon Consultants, Inc.  
New Orleans, Louisiana

---

Steven M. Latiolais  
Group Manager

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Jason M. Maloney, P.E.  
LDEQ Lead Project Designer (FD178742)

terracon.com

**Terracon**

Environmental



Facilities



Geotechnical



Materials



# Lead-Based Paint Minor Rehabilitation Work Plan

1705 Hickory Street  
Alexandria, Louisiana  
Terracon Project No. ET227029  
April 18, 2022

## 1.0 INTRODUCTION & BACKGROUND

On February 13, 2022, Terracon Consultants, Inc. conducted a lead risk assessment and lead-based paint (LBP) inspection at the single-family residence located at 1705 Hickory Street in Alexandria, Louisiana. The single-family residence is a 1,200 square-foot, wood framed, pier-and-beam home. The following hazards were identified as part of these services:

### Summary of Findings

Lead-Based Paint	Lead-Based Paint Hazard	Lead Dust Hazard	Soil Lead Hazard
Yes	Yes	Yes	No

Comprehensive information regarding Terracon’s lead inspection and risk assessment are summarized in Terracon’s *Lead Assessment Report*, provided in Appendix A.

## 2.0 SCOPE OF WORK & PROJECT COORDINATION

The following information is the scope of work to be bid and completed as part of this project.

As of the date of this report, exterior work may be performed while the structure is occupied. However, this may be subject to change pending the judgement of the City of Alexandria. The Contractor shall consult with the Project Designer, Terracon, and the City of Alexandria prior to commencing LBP activities.

### 2.1 Paint Stabilization

The following should be performed in general accordance with Section 8.0 of this Work Plan.

Component	Substrate	Color	Location	Quantity <sup>1</sup>	Hazard	Scope of Work
Porch Support	Brick	Black	Exterior Wall A	(2)	Deteriorated LBP	Paint Stabilization
Porch Interior Wall cap	Wood	Brown	Exterior Wall A	30	Deteriorated LBP	Paint Stabilization

<sup>1</sup> SF = Square Feet ( ) = Quantity

## Lead-Based Paint Minor Rehabilitation Work Plan

Residential Structure ■ Alexandria, Louisiana

April 18, 2022 ■ Terracon Project No. ET227029



Brick Supports	Brick	Black	Exterior Wall B	(4)	Deteriorated LBP	Paint Stabilization
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### 2.2 Friction, Impact and Chewable Surfaces Treatment

The following should be performed in general accordance with Section 9.0 of this Work Plan.

Component	Substrate	Color	Location	Quantity <sup>2</sup>	Hazard	Scope of Work
Chair Rail	Wood	White	Kitchen, Wall C	10	Chewable surface with LBP	Chewable Surface Treatment

### 2.3 Specialized Cleaning

The following should be performed in general accordance with Section 10.0 of this Work Plan.

Component	Substrate	Color	Location	Quantity <sup>3</sup>	Hazard	Scope of Work
Floor	Wood	N/A	Bedroom 1	200 SF	Dust	Specialized Cleaning

As of the date of this report, exterior work may be performed while the structure is occupied. However, this may be subject to change pending the judgement of the City of Alexandria. The Contractor shall consult with the Project Designer, Terracon, and the City of Alexandria prior to commencing LBP activities.

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<sup>2</sup> SF = Square Feet ( ) = Quantity

<sup>3</sup> SF = Square Feet ( ) = Quantity

<b>OCCUPANT PROTECTION PLAN</b>		
<b>DESCRIPTION OF WORKSITE</b>		
<b>Address:</b> 1705 Hickory Street		
<b>City:</b> Alexandria		
<b>State:</b> Louisiana		
<b>Zip:</b> 71301		
<b>Owner:</b> Delores McDaniel		<b>Phone:</b> 318 794-0620
<b>WORKSITE PREPARATION – EXTERIOR</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Resident Location</b>	X	Children will not be present in areas of lead work, and/or where 6-mil poly is being used due to Suffocation hazard.
		Resident(s) will be relocated from the dwelling for the duration of the project until after final Clearance is achieved.
	X	Resident(s) may remain inside the dwelling but must be away from the work area for the duration of the project until after final cleanup and clearance has been achieved.
	X	Resident(s) will have access to lead-safe entry/egress pathways
		Resident(s) will leave the dwelling while work is in progress but may return after daily cleanup
<b>Signs</b>	X	Warning signs will be posted on the building at all entrances and at a 20-foot perimeter Around the building
	X	Warning signs will be posted on the building at all entrances and at a 20-foot perimeter Around the building
<b>Security</b>	X	Temporary fencing or barrier tape will be erected at a 20-foot perimeter around the Working surfaces.
	X	A locked dumpster will be used for the disposal of all debris.
<b>Containment and Barrier System</b>	X	One layer of 6-mil poly will be laid on ground extending 10 feet beyond the perimeter of the Surfaces undergoing lead work.
	X	For work above the ground floor, the sheeting will extend 20 feet beyond the perimeter of The surfaces undergoing lead work.
	X	6-mil poly will be attached to the building by using duct tape. A second layer of 6-mil poly will Be laid on top of the first layer and secured.
	X	All windows within 20 feet of the working surfaces will remain closed.
	X	Edges of 6-mil poly will be slightly raised to prevent runoff of contaminated waste if generated.
<b>Playground Equipment: Sandbox, Toys, Etc.</b>	X	All movable items will be removed to a 20-foot distance from the working surfaces.
	X	All items that are not moved will be sealed with 6-mil poly sheeting.

<b>WORKSITE PREPARATION – EXTERIOR (CONTINUED)</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Porches</b>	X	One lead-safe entryway must be made available to resident(s) at all times.
		All doors leading into the home will not be treated simultaneously.
<b>Cleanup</b>	X	Debris and plastic will not be left out overnight if work is not completed by end of workday.
	X	All debris will remain in a secure area until project is complete.
<b>Weather</b>	X	Work will not be conducted when wind speeds are in excess of 20 mph.
	X	Work will not continue if rainy conditions exist.
<b>WORKSITE PREPARATION – INTERIOR, NOT INCLUDING WINDOWS</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Resident Location</b>	X	Children will not be present in areas of lead work, and/or where 6-mil poly is being used due to Suffocation hazard.
		Resident(s) will be relocated from the dwelling for the duration of the project until final Clearance is achieved.
	X	Resident(s) may remain inside the dwelling but must be outside the work area for the duration Of the project until final cleanup and clearance has been achieved.
	X	If resident(s) remain inside the dwelling during work hours, they will have lead safe access to Sleeping areas, bathroom and kitchen facilities.
	X	Resident(s) will have access to lead-safe entry/egress pathways.
		Resident(s) will leave the dwelling while work is in progress, but may return after daily cleanup
<b>Signs</b>	X	Warning signs will be posted on the building at all entrances and at a 20-foot perimeter Around the building.
	X	If resident(s) are not relocated, warning signs will be posted at the entry to rooms where lead work activities are occurring.
	X	Warning signs and barrier tape will be placed on the locked dumpster where debris is stored Prior to disposal.
<b>Security</b>	X	Temporary fencing or barrier tape will be erected at a 20-foot perimeter around the working surfaces.
	X	Locked dumpsters will be used for the disposal of all debris.

<b>WORKSITE PREPARATION – INTERIOR, NOT INCLUDING WINDOWS (CONTINUED)</b>	
<b>TASK</b>	<b>PROCEDURE</b>
<b>Containment and Barrier System</b>	X Two layers of 6-mil poly will be placed on the entire floor of the work area.
	X All doors will be sealed or covered with 6-mil poly airlock flaps to prevent contamination in Adjacent rooms.
<b>Ventilation Systems</b>	X Ventilation system(s) will be shut off and all vents in work area will be sealed with 6-mil poly.
<b>Furnishings</b>	X Furniture and furnishings will be removed from work area.
	X In some instances, furniture and appliances will be left in the work area, but will be covered Using 6-mil poly and sealed with masking tape.
<b>Cleanup</b>	X Contaminated items will be properly wrapped before removing from the work area.
	X Debris will be wrapped or bagged and stored in a secure area.
	X Protective sheeting and airlock flaps will be patched and repaired.
	X Protective sheeting on floors and belongings will be vacuumed with HEPA vacuum.
	X Other horizontal surfaces within 6 feet of treated surfaces will be HEPA vacuumed.
	X Floors used as passageways to the work areas and any areas used for storage of tools and Debris will be vacuumed and wet cleaned.
<b>Dust Sampling</b>	X Clearance sampling will be performed when work is complete and before reoccupancy.
<b>FINAL CLEANUP</b>	
X	All window troughs will be cleaned
X	All horizontal surfaces within 6 feet of work areas will be vacuumed and wet cleaned.
X	Protective sheeting on flooring will be cleaned and removed.
X	The floors in adjacent areas used as pathways to the work area will be vacuumed and wet cleaned.

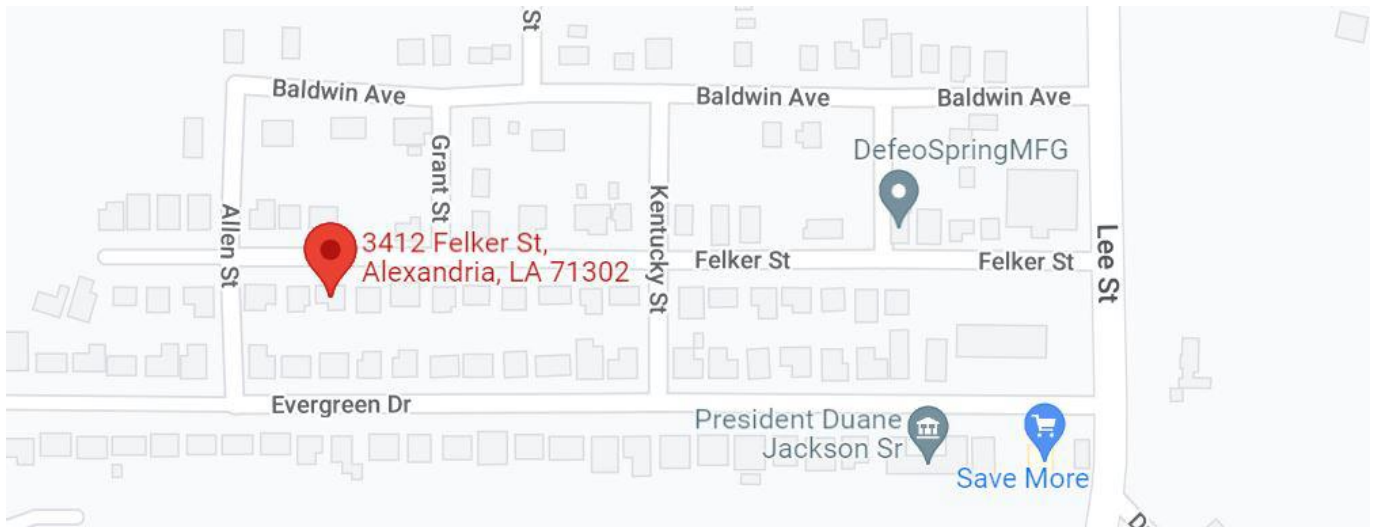
MPN #: CD-13855

Street Address: 3412 Felker

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Front of House  
LAT 31°16'7.14"N  
LONG 92°26'54.96" W





Deteriorated paint on wall

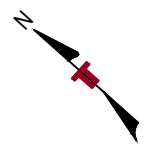
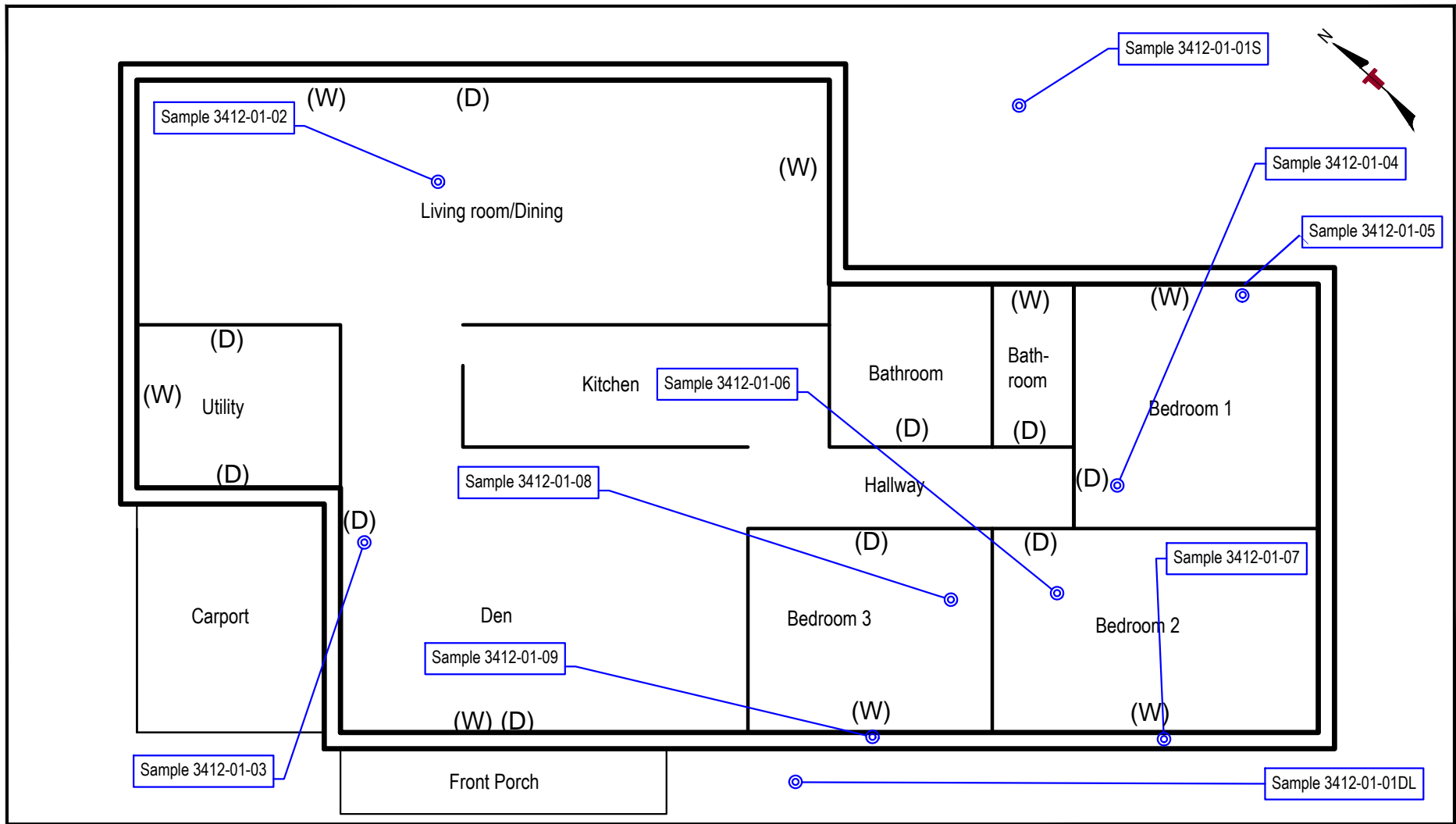


Exterior Wall D



Exterior Wall B

Deteriorated paint on wall



LEGEND	
(W) Window (D) Door	
Sample XXX-XX	Sample Location and ID

**Terracon**  
 Consulting Engineers and Scientists  
 524 ELMWOOD PARK BOULEVARD #170 NEW ORLEANS, LA 70123

SCALE: NOT TO SCALE
PROJECT NO: ET227029
DATE: FEB 11, 20022

Lead Sample Locations
3412 Felker Street, Alexandria, LA 71302

EXHIBIT
1.0



# Lead-Based Paint Minor Rehabilitation Work Plan

**Residential Structure  
3412 Felker Street  
Alexandria, Louisiana**

April 18, 2022

Terracon Project No. ET227029



**Prepared for:**

The City of Alexandria  
Alexandria, Louisiana

**Prepared by:**

Terracon Consultants, Inc.  
New Orleans, Louisiana

A handwritten signature in blue ink, appearing to read "Steve Latiolais".

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Steven M. Latiolais  
Group Manager

A handwritten signature in blue ink, appearing to read "Jason Maloney".

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Jason M. Maloney, P.E.  
LDEQ Lead Project Designer (FD178742)

terracon.com

**Terracon**

Environmental



Facilities



Geotechnical



Materials

# Lead-Based Paint Minor Rehabilitation Work Plan

3412 Felker Street  
Alexandria, Louisiana  
Terracon Project No. ET227029  
April 18, 2022

## INTRODUCTION & BACKGROUND

### 1.0

A lead risk assessment and LBP inspection were performed at the single-family residence located at 3412 Felker Street in Alexandria, Louisiana on February 11, 2022 and March 14, 2022, respectively. The single-family residence is a 1,200 square-foot, wood framed, slab-on-grade home. The following hazards were identified as part of these services:

### Summary of Findings

Lead-Based Paint	Lead-Based Paint Hazard	Lead Dust Hazard	Soil Lead Hazard
Yes	Yes	No	No

Comprehensive information regarding Terracon’s lead inspection and risk assessment are summarized in Terracon’s *Lead Assessment Report*, available upon request.

## 2.0 SCOPE OF WORK & PROJECT COORDINATION

The following information is the scope of work to be bid and completed as part of this project.

As of the date of this report, exterior work may be performed while the structure is occupied. However, this may be subject to change pending the judgement of the City of Alexandria. The Contractor shall consult with the Project Designer, Terracon, and the City of Alexandria prior to commencing LBP activities.

### 2.1 Paint Stabilization

The following should be performed in general accordance with Section 8.0 of this Work Plan.

Component	Substrate	Color	Location	Quantity <sup>1</sup>	Hazard	Scope of Work
Wall	Wood	Beige	Ext, Wall B	80 SF	Deteriorated LBP	Paint Stabilization
Trim	Wood	Beige	Ext, Wall B	20 SF	Deteriorated LBP	Paint Stabilization

<sup>1</sup> SF = Square Feet ( ) = Quantity

**Lead-Based Paint Minor Rehabilitation Work Plan**  
Residential Structure ■ Alexandria, Louisiana  
April 18, 2022 ■ Terracon Project No. ET227029



Wall	Wood	Beige	Ext, Wall D	250 SF	Deteriorated LBP	Paint Stabilization
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<b>OCCUPANT PROTECTION PLAN</b>		
<b>DESCRIPTION OF WORKSITE</b>		
<b>Address:</b> 3412 Felker Street		
<b>City:</b> Alexandria		
<b>State:</b> Louisiana		
<b>Zip:</b> 71302		
<b>Owner:</b> Jane Mason		<b>Phone:</b> (318) 792-4704
<b>WORKSITE PREPARATION – EXTERIOR</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Resident Location</b>	X	Children will not be present in areas of lead work, and/or where 6-mil poly is being used due to Suffocation hazard.
		Resident(s) will be relocated from the dwelling for the duration of the project until after final Clearance is achieved.
	X	Resident(s) may remain inside the dwelling but must be away from the work area for the duration of the project until after final cleanup and clearance has been achieved.
	X	Resident(s) will have access to lead-safe entry/egress pathways
		Resident(s) will leave the dwelling while work is in progress but may return after daily cleanup
<b>Signs</b>	X	Warning signs will be posted on the building at all entrances and at a 20-foot perimeter Around the building
	X	Warning signs will be posted on the building at all entrances and at a 20-foot perimeter Around the building
<b>Security</b>	X	Temporary fencing or barrier tape will be erected at a 20-foot perimeter around the Working surfaces.
	X	A locked dumpster will be used for the disposal of all debris.
<b>Containment and Barrier System</b>	X	One layer of 6-mil poly will be laid on ground extending 10 feet beyond the perimeter of the surfaces undergoing.
	X	For work above the ground floor, the sheeting will extend 20 feet beyond the perimeter of the surfaces undergoing lead work
	X	6-mil poly will be attached to the building by using duct tape. A second layer of 6-mil poly will Be laid on top of the first layer and secured.
	X	All windows within 20 feet of the working surfaces will remain closed.
	X	Edges of 6-mil poly will be slightly raised to prevent runoff of contaminated waste if generated.
<b>Playground Equipment: Sandbox, Toys, Etc.</b>	X	All movable items will be removed to a 20-foot distance from the working surfaces.
	X	All items that are not moved will be sealed with 6-mil poly sheeting.

**Lead-Based Paint Minor Rehabilitation OPP**

Residential Structure ■ Alexandria, Louisiana

April 18, 2022 ■ Terracon Project No. ET227029



<b>WORKSITE PREPARATION – EXTERIOR (CONTINUED)</b>	
<b>TASK</b>	<b>PROCEDURE</b>
<b>Porches</b>	X One lead-safe entryway must be made available to resident(s) at all times.
	All doors leading into the home will not be treated simultaneously.
<b>Cleanup</b>	X Debris and plastic will not be left out overnight if work is not completed by end of workday.
	X All debris will remain in a secure area until project is complete.
<b>Weather</b>	X Work will not be conducted when wind speeds are in excess of 20 mph.
	X Work will not continue if rainy conditions exist.
<b>FINAL CLEANUP</b>	
X	All window troughs will be cleaned
X	All horizontal surfaces within 6 feet of work areas will be vacuumed and wet cleaned.
X	Protective sheeting on flooring will be cleaned and removed.
X	The floors in adjacent areas used as pathways to the work area will be vacuumed and wet cleaned.

MPN #: CD-13994

Street Address: 3903 Carlton Street

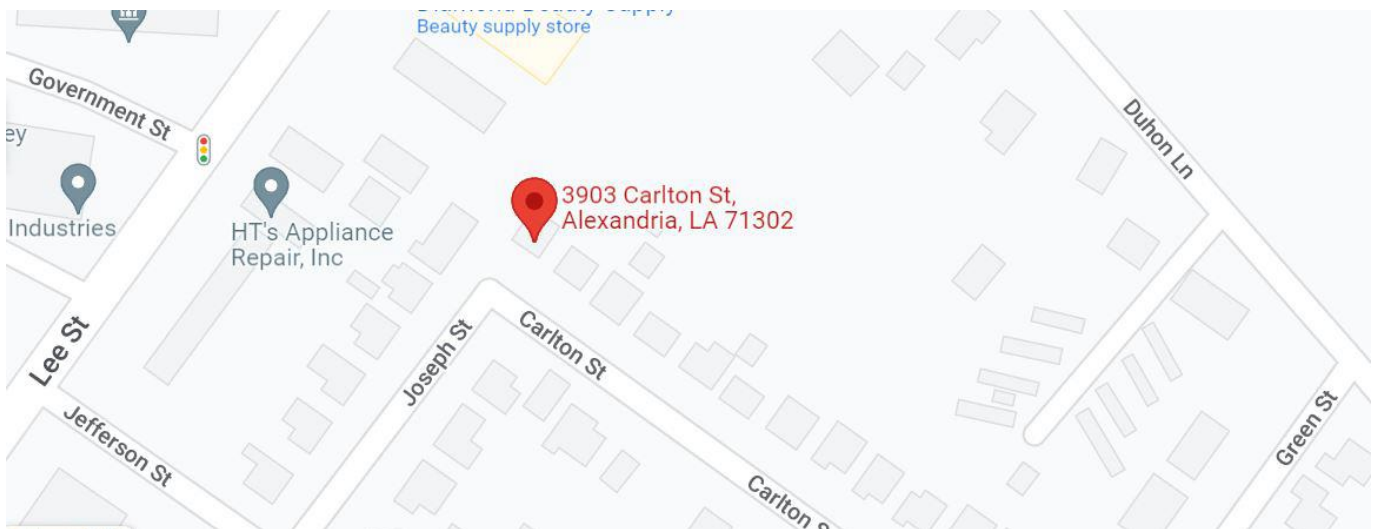
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Front of House

LAT 31°15'56.8044"N

LONG 92°26'40.38" W





Exterior Wall D Window Casing: Deteriorated LBP



Exterior Wall D Roof Deck: Deteriorated LBP



Exterior Wall D Gable Vent: Deteriorated LBP



Exterior Wall D Window Casing: Deteriorated LBP





Exterior Wall B: Deteriorated LBP



Exterior Wall B Wall: Deteriorated LBP



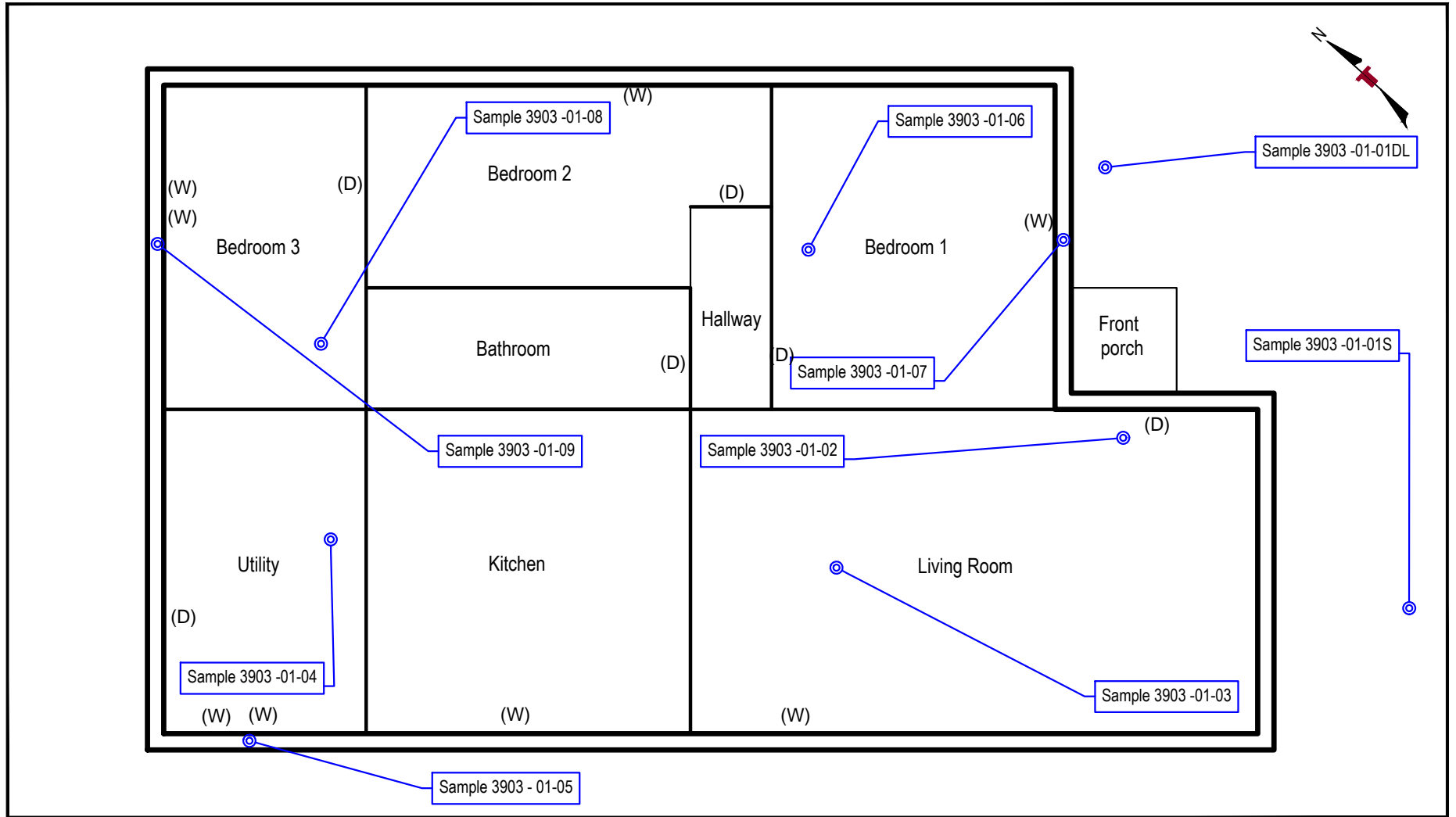
Exterior Wall A Porch: Deteriorated LBP



Exterior Wall A Roof Deck: Deteriorated LBP



Exterior Wall A Door Frame: Deteriorated LBP



LEGEND	
(W) Window (D) Door	
Sample XXX-XX	Sample Location and ID

**Terracon**  
 Consulting Engineers and Scientists  
 524 ELMWOOD PARK BOULEVARD #170 NEW ORLEANS, LA 70123

SCALE: NOT TO SCALE
PROJECT NO: ET227029
DATE: FEB 13, 2022

Lead Sample Locations
3903 Carlton Street, Alexandria, LA 71302

EXHIBIT
1.0

# Lead-Based Paint Minor Rehabilitation Work Plan

Revision 1

Residential Structure

3903 Carlton Street

Alexandria, Louisiana

May 10, 2022

Terracon Project No. ET227029



**Prepared for:**

The City of Alexandria  
Alexandria, Louisiana

**Prepared by:**

Terracon Consultants, Inc.  
New Orleans, Louisiana

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Steven M. Latiolais  
Group Manager

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Jason M. Maloney, P.E.  
LDEQ Lead Project Designer (FD178742)

terracon.com

**Terracon**

Environmental



Facilities



Geotechnical



Materials

# Lead-Based Paint Minor Rehabilitation Work Plan

3903 Carlton Street  
Alexandria, Louisiana  
Terracon Project No. ET227029  
May 10, 2022

## 1.0 INTRODUCTION & BACKGROUND

On February 13, 2022, Terracon Consultants, Inc. conducted a lead risk assessment and lead-based paint (LBP) inspection at the single-family residence located at 3903 Carlton Street in Alexandria, Louisiana. The single-family residence is a 900 square-foot, wood framed, pier-and-beam home. The following hazards were identified as part of these services:

### Summary of Findings

Lead-Based Paint	Lead-Based Paint Hazard	Lead Dust Hazard	Soil Lead Hazard
Yes	Yes	Yes	No

Comprehensive information regarding Terracon’s lead inspection and risk assessment are summarized in Terracon’s *Lead Assessment Report*, available upon request.

## 2.0 SCOPE OF WORK & PROJECT COORDINATION

The following information is the scope of work to be bid and completed as part of this project.

As of the date of this report, exterior work may be performed while the structure is occupied. However, this may be subject to change pending the judgement of the City of Alexandria. The Contractor shall consult with the Project Designer, Terracon, and the City of Alexandria prior to commencing LBP activities.

### 2.1 Paint Stabilization

The following should be performed in general accordance with Section 8.0 of this Work Plan.

Component	Substrate	Color	Location	Quantity <sup>1</sup>	Hazard	Scope of Work
Roof Deck	Wood	White	Ext, Wall A	30 SF	Deteriorated LBP	Paint Stabilization
45-degree Porch Support	Wood	White	Ext, Wall A	(1)	Deteriorated LBP	Paint Stabilization

<sup>1</sup> SF = Square Feet ( ) = Quantity

Porch Ceiling	Wood	White	Ext, Wall A	5 SF	Deteriorated LBP	Paint Stabilization
Wall	Wood	White	Ext, Wall B	250 SF	Deteriorated LBP	Paint Stabilization
Fascia	Wood	White	Ext, Wall B	45 SF	Deteriorated LBP	Paint Stabilization
Roof Deck	Wood	White	Ext, Wall B	30 SF	Deteriorated LBP	Paint Stabilization
Window Casing	Wood	White	Ext, Wall D	(1)	Deteriorated LBP	Paint Stabilization
Windowsill	Wood	White	Ext, Wall D	(1)	Deteriorated LBP	Paint Stabilization
Gable Vent	Wood	White	Ext, Wall D	(1)	Deteriorated LBP	Paint Stabilization
Roof Deck	Wood	White	Ext, Wall D	(1)	Deteriorated LBP	Paint Stabilization

## 2.2 Friction, Impact and Chewable Surfaces Treatment

The following should be performed in general accordance with Section 9.0 of this Work Plan.

Component	Substrate	Color	Location	Quantity	Hazard	Scope of Work
Door Frame	Wood	White	Ext, Wall A	(1)	Friction/Impact Surface	Friction/Impact Surface Treatment
Door Casing/Frame	Wood	White	Kitchen Wall A	(1)	Friction/Impact Surface	Friction/Impact Surface Treatment

## 2.3 Specialized Cleaning

The following should be performed in general accordance with Section 10.0 of this Work Plan.

Component	Substrate	Color	Location	Quantity	Hazard	Scope of Work
Floor	Vinyl	N/A	Living Room	200 SF	Dust	Specialized Cleaning
Floor	Vinyl	N/A	Utility	100 SF	Dust	Specialized Cleaning
Window Sill	Wood	N/A	Utility	(2)	Dust	Specialized Cleaning
Window Sill	Wood	N/A	Bedroom 1	(1)	Dust	Specialized Cleaning

<b>OCCUPANT PROTECTION PLAN</b>		
<b>DESCRIPTION OF WORKSITE</b>		
<b>Address:</b> 3903 Carlton Street		
<b>City:</b> Alexandria		
<b>State:</b> Louisiana		
<b>Zip:</b> 71302		
<b>Owner:</b> Angela Johnson		<b>Phone:</b> (318) 314-4016
<b>WORKSITE PREPARATION – EXTERIOR</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Resident Location</b>	X	Children will not be present in areas of LBP work, and/or where 6-mil poly is being used due to Suffocation hazard.
		Resident(s) will be relocated from the dwelling for the duration of the project until after final Clearance is achieved.
	X	Resident(s) may remain inside the dwelling but must be away from the work area for the duration of the project until after final cleanup and clearance has been achieved.
	X	Resident(s) will have access to lead-safe entry/egress pathways
		Resident(s) will leave the dwelling while work is in progress but may return after daily cleanup
<b>Signs</b>	X	Warning signs will be posted on the building at all entrances and at a 20-foot perimeter Around the building
	X	Warning signs will be posted on the building at all entrances and at a 20-foot perimeter Around the building
<b>Security</b>	X	Temporary fencing or barrier tape will be erected at a 20-foot perimeter around the Working surfaces.
	X	A locked dumpster will be used for the disposal of all debris.
<b>Containment and Barrier System</b>	X	One layer of 6-mil poly will be laid on ground extending 10 feet beyond the perimeter of the surfaces undergoing LBP work.
	X	For work above the ground floor, the sheeting will extend 20 feet beyond the perimeter of the surfaces undergoing LBP work.
	X	6-mil poly will be attached to the building by using duct tape. A second layer of 6-mil poly will Be laid on top of the first layer and secured.
	X	All windows within 20 feet of the working surfaces will remain closed.
	X	Edges of 6-mil poly will be slightly raised to prevent runoff of contaminated waste if generated.
<b>Playground Equipment: Sandbox, Toys, Etc.</b>	X	All movable items will be removed to a 20-foot distance from the working surfaces.
	X	All items that are not moved will be sealed with 6-mil poly sheeting.



<b>WORKSITE PREPARATION – EXTERIOR (CONTINUED)</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Porches</b>	X	One lead-safe entryway must be made available to resident(s) at all times.
		All doors leading into the home will not be treated simultaneously.
<b>Cleanup</b>	X	Debris and plastic will not be left out overnight if work is not completed by end of workday.
	X	All debris will remain in a secure area until project is complete.
<b>Weather</b>	X	Work will not be conducted when wind speeds are in excess of 20 mph.
	X	Work will not continue if rainy conditions exist.
<b>WORKSITE PREPARATION – INTERIOR, NOT INCLUDING WINDOWS</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Resident Location</b>	X	Children will not be present in areas of LBP work, and/or where 6-mil poly is being used due to Suffocation hazard.
		Resident(s) will be relocated from the dwelling for the duration of the project until final Clearance is achieved.
	X	Resident(s) may remain inside the dwelling but must be outside the work area for the duration Of the project until final cleanup and clearance has been achieved.
	X	If resident(s) remain inside the dwelling during work hours, they will have lead safe access to Sleeping areas, bathroom and kitchen facilities.
	X	Resident(s) will have access to lead-safe entry/egress pathways.
		Resident(s) will leave the dwelling while work is in progress, but may return after daily cleanup
<b>Signs</b>	X	Warning signs will be posted on the building at all entrances and at a 20-foot perimeter Around the building.
	X	If resident(s) are not relocated, warning signs will be posted at the entry to rooms where LBP work activities are occurring.
	X	Warning signs and barrier tape will be placed on the locked dumpster where debris is stored Prior to disposal.
<b>Security</b>	X	Temporary fencing or barrier tape will be erected at a 20-foot perimeter around the working surfaces.
	X	Locked dumpsters will be used for the disposal of all debris.

<b>WORKSITE PREPARATION – INTERIOR, NOT INCLUDING WINDOWS (CONTINUED)</b>	
<b>TASK</b>	<b>PROCEDURE</b>
<b>Containment and Barrier System</b>	Two layers of 6-mil poly will be placed on the entire floor of the work area.
	All doors will be sealed or covered with 6-mil poly airlock flaps to prevent contamination in Adjacent rooms.
<b>Ventilation Systems</b>	Ventilation system(s) will be shut off and all vents in work area will be sealed with 6-mil poly.
<b>Furnishings</b>	X Furniture and furnishings will be removed from work area.
	X In some instances, furniture and appliances will be left in the work area, but will be covered Using 6-mil poly and sealed with masking tape.
<b>Cleanup</b>	X Contaminated items will be properly wrapped before removing from the work area.
	X Debris will be wrapped or bagged and stored in a secure area.
	X Protective sheeting and airlock flaps will be patched and repaired.
	X Protective sheeting on floors and belongings will be vacuumed with HEPA vacuum.
	X Other horizontal surfaces within 6 feet of treated surfaces will be HEPA vacuumed.
	X Floors used as passageways to the work areas and any areas used for storage of tools and Debris will be vacuumed and wet cleaned.
<b>Dust Sampling</b>	X Clearance sampling will be performed when work is complete and before reoccupancy.
<b>FINAL CLEANUP</b>	
X	All window troughs will be cleaned
X	All horizontal surfaces within 6 feet of work areas will be vacuumed and wet cleaned.
X	Protective sheeting on flooring will be cleaned and removed.
X	The floors in adjacent areas used as pathways to the work area will be vacuumed and wet cleaned.

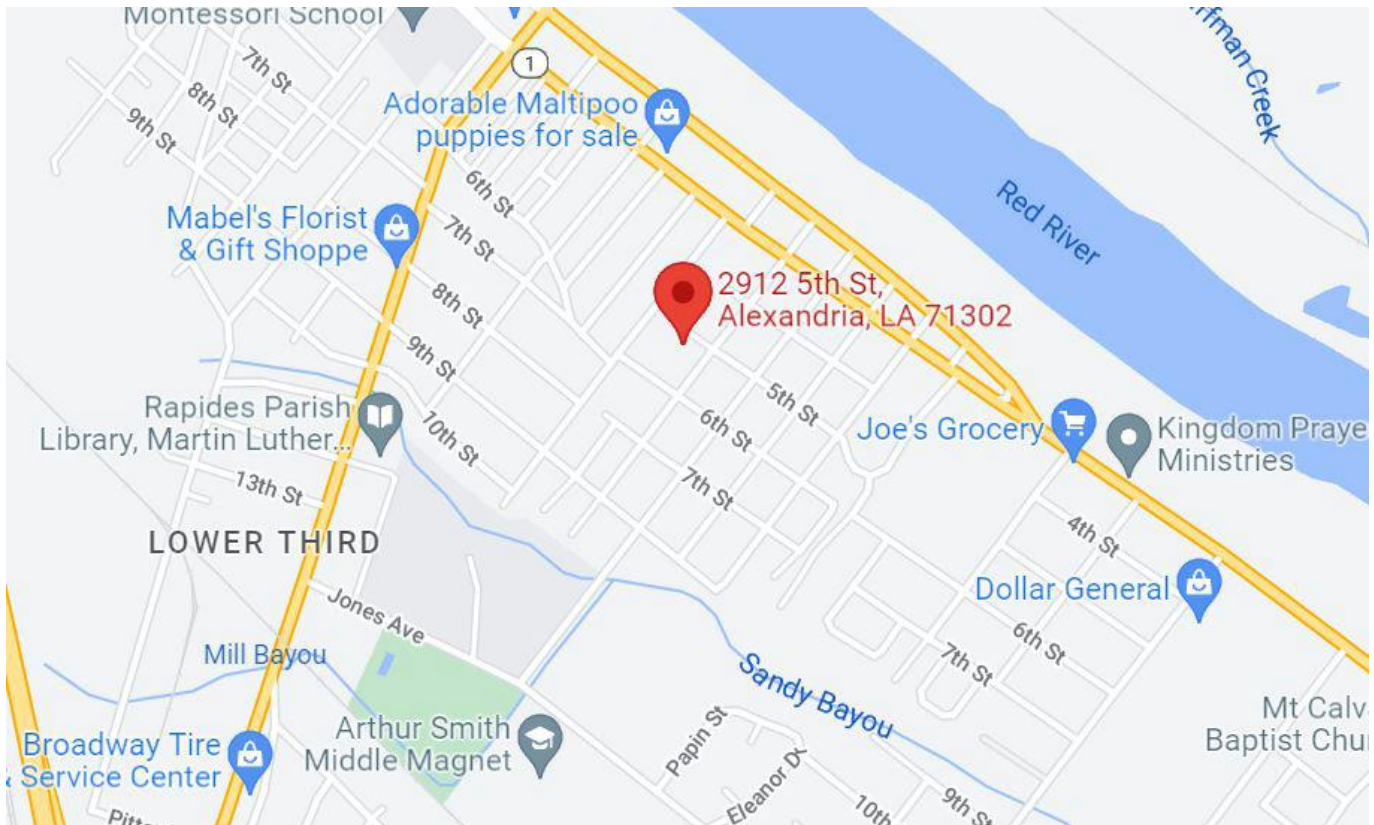
MPN #: CD-13988

Street Address: 2912 5<sup>th</sup> Street

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Front of House  
LAT 31°17'50.316"N  
LONG 92°25'48.54" W





General View: Exterior Wall D



General View: Exterior Wall C



General View: Exterior Wall B



General View: Exterior Wall A



Exterior Wall A Rafters and Deck: Deteriorated LBP



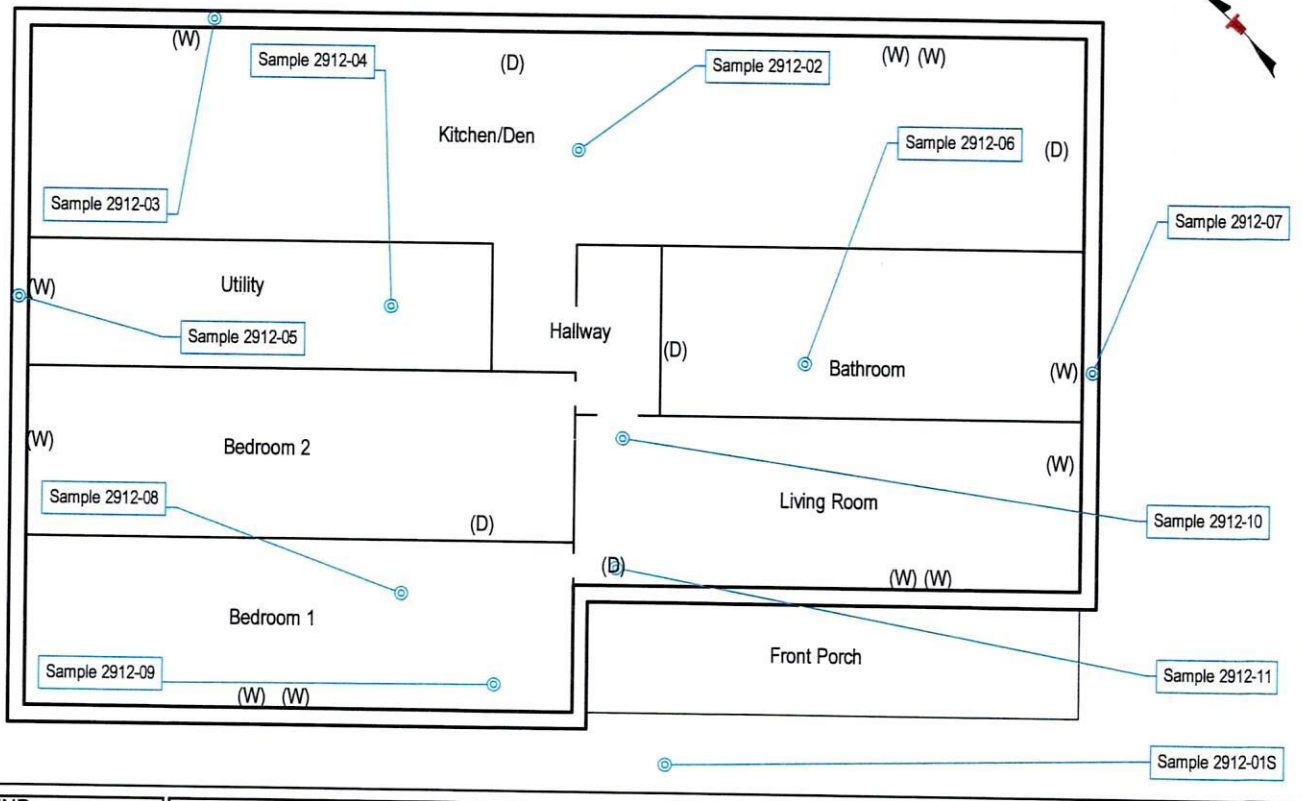
Exterior Wall B Roof Deck: Deteriorated LBP



Exterior Wall A Rafters and Deck: Deteriorated LBP



Exterior Wall A Porch Ceiling: Deteriorated LBP



**LEGEND**

(W) WINDOW (D) DOOR

Sample XXX-XX Sample Location and ID

**Terracon**  
 Consulting Engineers and Scientists  
124 ELMWOOD PARK BOULEVARD #170 NEW ORLEANS, LA 70123

SCALE: NOT TO SCALE  
 PROJECT NO: ET227029  
 DATE: Feb 24, 2022

Lead Sample Locations  
 2912 5th Street,  
 Alexandria, LA 71302

EXHIBIT  
 1.0

# Lead-Based Paint Minor Rehabilitation Work Plan

Residential Structure  
2912 5<sup>th</sup> Street  
Alexandria, Louisiana

April 18, 2022

Terracon Project No. ET227029



**Prepared for:**

The City of Alexandria  
Alexandria, Louisiana

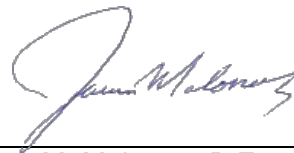
**Prepared by:**

Terracon Consultants, Inc.  
New Orleans, Louisiana



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Steven M. Latiolais  
Group Manager



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Jason M. Maloney, P.E.  
LDEQ Lead Project Designer (FD178742)

terracon.com

**Terracon**

Environmental



Facilities



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Materials

# Lead-Based Paint Minor Rehabilitation Work Plan

2912 5<sup>th</sup> Street  
Alexandria, Louisiana  
Terracon Project No. ET227029  
April 18, 2022

## 1.0 INTRODUCTION & BACKGROUND

A lead-based paint (LBP) risk assessment and lead-based paint inspection were performed at 2912 5th Street in Alexandria, Louisiana on February 24, 2022, and March 17, 2022, respectively. The single-family residence is a 900 square-foot, wood framed, pier-and-beam home. The following hazards were identified as part of these services:

### Summary of Findings

Lead-Based Paint	Lead-Based Paint Hazard	Lead Dust Hazard	Soil Lead Hazard
Yes	Yes	Yes	No

Comprehensive information regarding Terracon’s lead inspection and risk assessment are summarized in Terracon’s *Lead Assessment Report*, available upon request.

## 2.0 SCOPE OF WORK & PROJECT COORDINATION

The following information is the scope of work to be bid and completed as part of this project.

As of the date of this report, exterior work may be performed while the structure is occupied. However, this may be subject to change pending the judgement of the City of Alexandria. The Contractor shall consult with the Project Designer, Terracon, and the City of Alexandria prior to commencing LBP activities.

### 2.1 Paint Stabilization

The following should be performed in general accordance with Section 8.0 of this Work Plan.

Component	Substrate	Color	Location	Quantity <sup>1</sup>	Hazard	Scope of Work
Porch Ceiling	Wood	White	Exterior Wall A	100 SF	Deteriorated LBP	Paint Stabilization
Rafter Tails	Wood	White	Exterior Wall A	(10)	Deteriorated LBP	Paint Stabilization

<sup>1</sup> SF = Square Feet ( ) = Quantity



## Lead-Based Paint Minor Rehabilitation Work Plan

Residential Structure ■ Alexandria, Louisiana

April 18, 2022 ■ Terracon Project No. ET227029



Roof Deck	Wood	White	Exterior Wall A	30 SF	Deteriorated LBP	Paint Stabilization
Rafter Tails	Wood	White	Exterior Wall B	(45)	Deteriorated LBP	Paint Stabilization
Rafter Tails	Wood	White	Exterior Wall D	(40)	Deteriorated LBP	Paint Stabilization
Roof Deck	Wood	White	Exterior Wall D	60 SF	Deteriorated LBP	Paint Stabilization

## 2.2 Specialized Cleaning

The following should be performed in general accordance with Section 10.0 of this Work Plan.

Component	Substrate	Color	Location	Quantity <sup>2</sup>	Hazard	Scope of Work
Floor	Wood	N/A	Utility	200 SF	Dust	Specialized Cleaning
Window Sill	Wood	N/A	Utility	(1)	Dust	Specialized Cleaning
Floor	Wood	N/A	Bathroom	150 SF	Dust	Specialized Cleaning

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<sup>2</sup> SF = Square Feet ( ) = Quantity

<b>OCCUPANT PROTECTION PLAN</b>		
<b>DESCRIPTION OF WORKSITE</b>		
<b>Address:</b> 2912 5 <sup>th</sup> Street		
<b>City:</b> Alexandria		
<b>State:</b> Louisiana		
<b>Zip:</b> 71302		
<b>Owner:</b> Raymond Johnson		<b>Phone:</b> 318-441-7486
<b>WORKSITE PREPARATION – EXTERIOR</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Resident Location</b>	X	Children will not be present in areas of lead work, and/or where 6-mil poly is being used due to Suffocation hazard.
		Resident(s) will be relocated from the dwelling for the duration of the project until after final Clearance is achieved.
	X	Resident(s) may remain inside the dwelling but must be away from the work area for the duration of the project until after final cleanup and clearance has been achieved.
	X	Resident(s) will have access to lead-safe entry/egress pathways
		Resident(s) will leave the dwelling while work is in progress but may return after daily cleanup
<b>Signs</b>	X	Warning signs will be posted on the building at all entrances and at a 20-foot perimeter Around the building
	X	Warning signs will be posted on the building at all entrances and at a 20-foot perimeter Around the building
<b>Security</b>	X	Temporary fencing or barrier tape will be erected at a 20-foot perimeter around the Working surfaces.
	X	A locked dumpster will be used for the disposal of all debris.
<b>Containment and Barrier System</b>	X	One layer of 6-mil poly will be laid on ground extending 10 feet beyond the perimeter of the Surfaces undergoing lead work.
	X	For work above the ground floor, the sheeting will extend 20 feet beyond the perimeter of The surfaces undergoing lead work.
	X	6-mil poly will be attached to the building by using duct tape. A second layer of 6-mil poly will Be laid on top of the first layer and secured.
	X	All windows within 20 feet of the working surfaces will remain closed.
	X	Edges of 6-mil poly will be slightly raised to prevent runoff of contaminated waste if generated.
<b>Playground Equipment: Sandbox, Toys, Etc.</b>	X	All movable items will be removed to a 20-foot distance from the working surfaces.
	X	All items that are not moved will be sealed with 6-mil poly sheeting.

<b>WORKSITE PREPARATION – EXTERIOR (CONTINUED)</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Porches</b>	X	One lead-safe entryway must be made available to resident(s) at all times.
		All doors leading into the home will not be treated simultaneously.
<b>Cleanup</b>	X	Debris and plastic will not be left out overnight if work is not completed by end of workday.
	X	All debris will remain in a secure area until project is complete.
<b>Weather</b>	X	Work will not be conducted when wind speeds are in excess of 20 mph.
	X	Work will not continue if rainy conditions exist.
<b>WORKSITE PREPARATION – INTERIOR, NOT INCLUDING WINDOWS</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Resident Location</b>	X	Children will not be present in areas of lead work, and/or where 6-mil poly is being used due to Suffocation hazard.
		Resident(s) will be relocated from the dwelling for the duration of the project until final Clearance is achieved.
	X	Resident(s) may remain inside the dwelling but must be outside the work area for the duration Of the project until final cleanup and clearance has been achieved.
	X	If resident(s) remain inside the dwelling during work hours, they will have lead safe access to Sleeping areas, bathroom and kitchen facilities.
	X	Resident(s) will have access to lead-safe entry/egress pathways.
		Resident(s) will leave the dwelling while work is in progress, but may return after daily cleanup
<b>Signs</b>	X	Warning signs will be posted on the building at all entrances and at a 20-foot perimeter Around the building.
	X	If resident(s) are not relocated, warning signs will be posted at the entry to rooms where lead work activities are occurring.
	X	Warning signs and barrier tape will be placed on the locked dumpster where debris is stored prior to disposal.
<b>Security</b>	X	Temporary fencing or barrier tape will be erected at a 20-foot perimeter around the working surfaces.
	X	Locked dumpsters will be used for the disposal of all debris.

<b>WORKSITE PREPARATION – INTERIOR, NOT INCLUDING WINDOWS (CONTINUED)</b>	
<b>TASK</b>	<b>PROCEDURE</b>
<b>Containment and Barrier System</b>	Two layers of 6-mil poly will be placed on the entire floor of the work area.
	X All doors will be sealed or covered with 6-mil poly airlock flaps to prevent contamination in Adjacent rooms.
<b>Ventilation Systems</b>	Ventilation system(s) will be shut off and all vents in work area will be sealed with 6-mil poly.
<b>Furnishings</b>	X Furniture and furnishings will be removed from work area.
	X In some instances, furniture and appliances will be left in the work area, but will be covered Using 6-mil poly and sealed with masking tape.
<b>Cleanup</b>	X Contaminated items will be properly wrapped before removing from the work area.
	X Debris will be wrapped or bagged and stored in a secure area.
	X Protective sheeting and airlock flaps will be patched and repaired.
	X Protective sheeting on floors and belongings will be vacuumed with HEPA vacuum.
	X Other horizontal surfaces within 6 feet of treated surfaces will be HEPA vacuumed.
	X Floors used as passageways to the work areas and any areas used for storage of tools and Debris will be vacuumed and wet cleaned.
<b>Dust Sampling</b>	X Clearance sampling will be performed when work is complete and before reoccupancy.
<b>FINAL CLEANUP</b>	
X	All window troughs will be cleaned
X	All horizontal surfaces within 6 feet of work areas will be vacuumed and wet cleaned.
X	Protective sheeting on flooring will be cleaned and removed.
X	The floors in adjacent areas used as pathways to the work area will be vacuumed and wet cleaned.

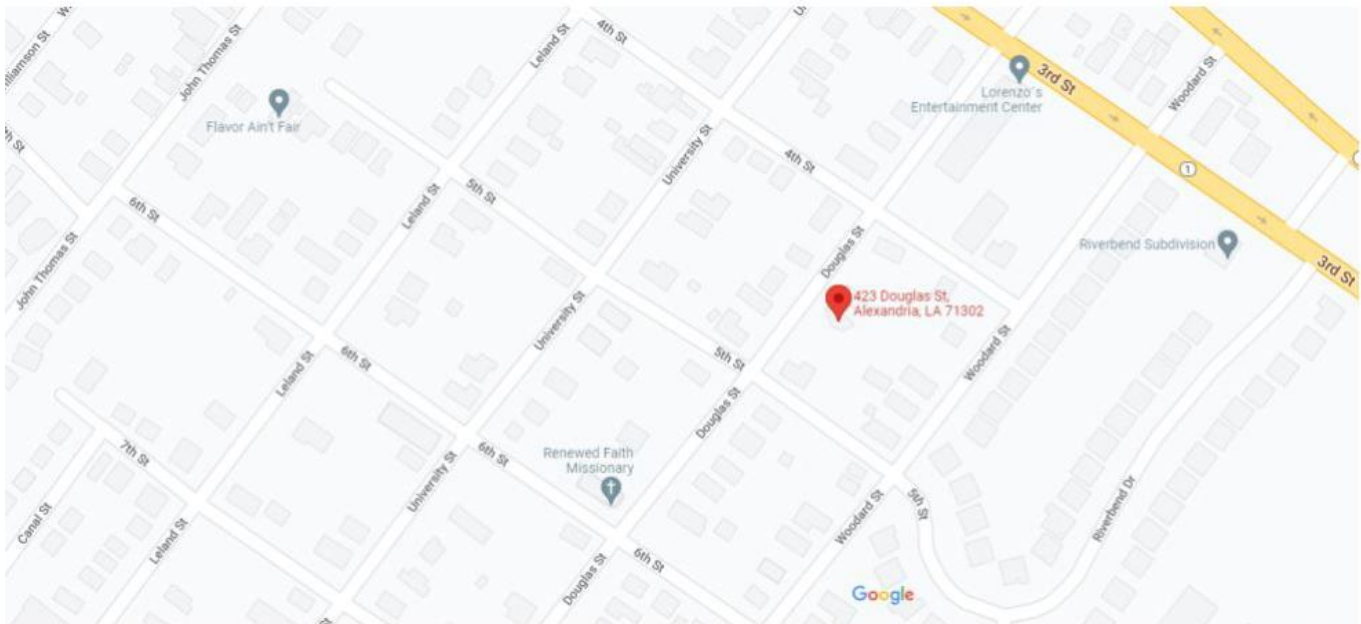
MPN #: CD-13949

Street Address: 423 Douglas

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Front of House  
LAT 31°17'47.184"N  
LONG 92°25'39.2124" W





Kitchen Window: Friction/Impact Surface w/ LBP.



General View: Exterior Wall B



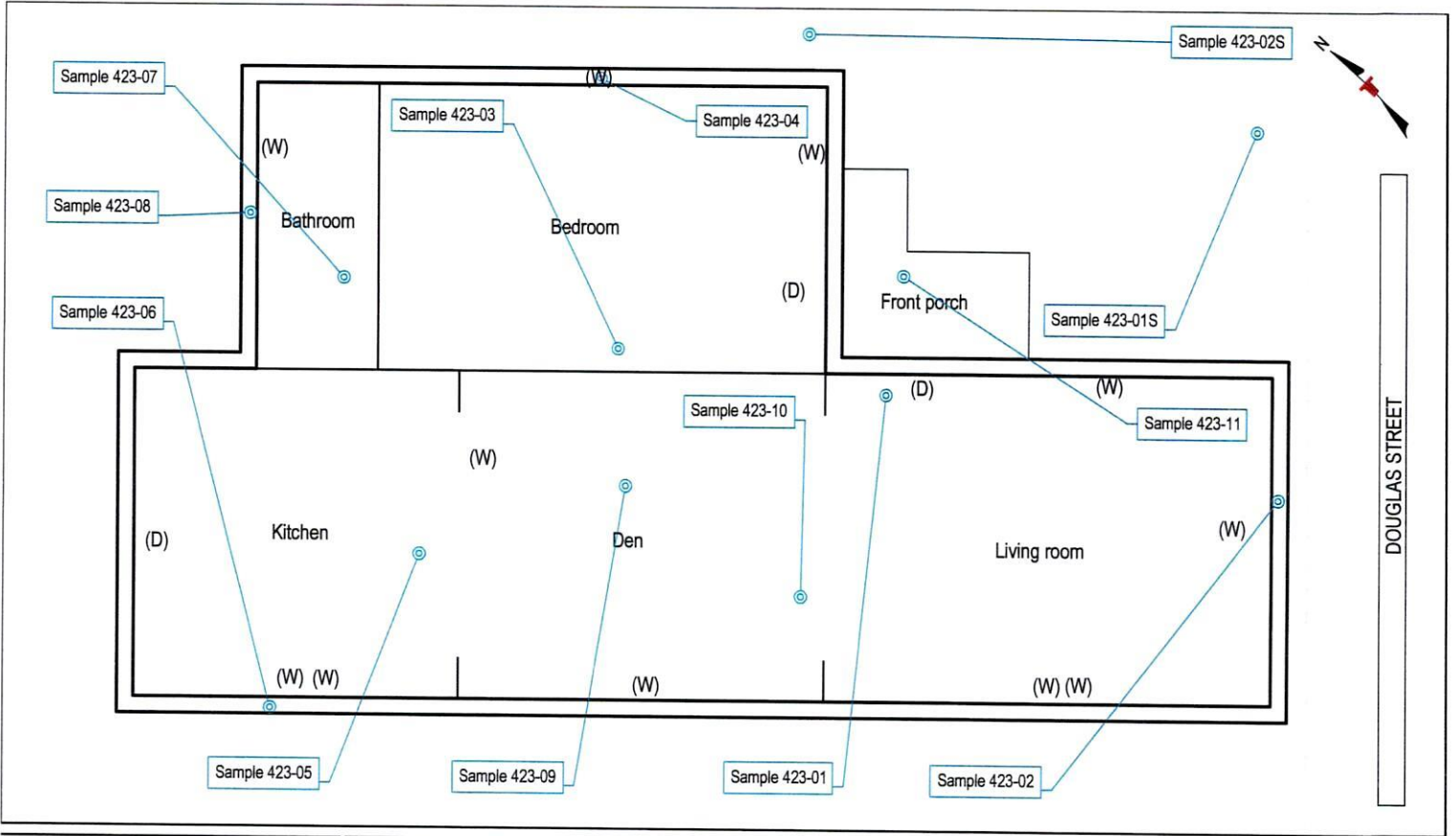
General View: Exterior Wall C



General View: Exterior Wall D



General View: Exterior Wall A



LEGEND	
(W)	WINDOW (D) DOOR
Sample XXX-XX	Sample Location and ID

**Terracon**  
 Consulting Engineers and Scientists  
524 ELMWOOD PARK BOULEVARD #170 NEW ORLEANS, LA 70122

SCALE: NOT TO SCALE
PROJECT NO: ET227029
DATE: JAN 31, 2022

SAMPLE LOCATIONS
423 Douglas Street , Alexandria, LA 71302

EXHIBIT
1.0

# Lead-Based Paint Minor Rehabilitation Work Plan

Residential Structure  
423 Douglas Street  
Alexandria, Louisiana

April 18, 2022

Terracon Project No. ET227029



**Prepared for:**

The City of Alexandria  
Alexandria, Louisiana

**Prepared by:**

Terracon Consultants, Inc.  
New Orleans, Louisiana

Handwritten signature of Steven M. Latiolais in blue ink.

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Steven M. Latiolais  
Group Manager

Handwritten signature of Jason M. Maloney in blue ink.

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Jason M. Maloney, P.E.  
LDEQ Lead Project Designer (FD178742)

terracon.com

**Terracon**

Environmental



Facilities



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Materials



# Lead-Based Paint Minor Rehabilitation Work Plan

423 Douglas Street  
Alexandria, Louisiana  
Terracon Project No. ET227029  
April 18, 2022

## 1.0 INTRODUCTION & BACKGROUND

On January 31, 2022, Terracon Consultants, Inc. conducted a lead risk assessment and LBP inspection at 423 Douglas Street in Alexandria, LA. The single-family residence is a 900 square-foot, wood framed, pier-and-beam home. The following hazards were identified as part of these services:

### Summary of Findings

Lead-Based Paint	Lead-Based Paint Hazard	Lead Dust Hazard	Soil Lead Hazard
Yes	Yes	No	No

Comprehensive information regarding Terracon's lead inspection and risk assessment are summarized in Terracon's *Lead Assessment Report*, available upon request.

## 2.0 SCOPE OF WORK & PROJECT COORDINATION

The following information is the scope of work to be bid and completed as part of this project.

As of the date of this report, exterior work may be performed while the structure is occupied. However, this may be subject to change pending the judgement of the City of Alexandria. The Contractor shall consult with the Project Designer, Terracon, and the City of Alexandria prior to commencing LBP activities.

### 2.1 Friction, Impact and Chewable Surfaces Treatment

The following should be performed in general accordance with Section 9.0 of this Work Plan.

**Lead-Based Paint Minor Rehabilitation Work Plan**  
 Residential Structure ■ Alexandria, Louisiana  
 April 18, 2022 ■ Terracon Project No. ET227029



Component	Substrate	Color	Location	Quantity <sup>1</sup>	Hazard	Scope of Work
Window Sill	Wood	White	Kitchen	(2)	Friction/Impact Surface with LBP	Friction/Impact Surface Treatment
Window Sash	Wood	White	Kitchen	(2)	Friction/Impact Surface with LBP	Friction/Impact Surface Treatment
Window Frame	Wood	White	Kitchen	(2)	Friction/Impact Surface with LBP	Friction/Impact Surface Treatment

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<sup>1</sup> SF = Square Feet ( ) = Quantity

<b>OCCUPANT PROTECTION PLAN</b>	
<b>DESCRIPTION OF WORKSITE</b>	
<b>Address:</b> 423 Douglas Street	
<b>City:</b> Alexandria	
<b>State:</b> Louisiana	
<b>Zip:</b> 71301	
<b>Owner:</b> Damone Marshall	<b>Phone:</b> 253-457-3558
<b>WORKSITE PREPARATION – WINDOW TREATMENT</b>	
<b>TASK</b>	<b>PROCEDURE</b>
<b>Resident Location</b>	Resident(s) will be relocated from the dwelling for the duration of the project until final Clearance is achieved.
	Resident(s) will leave the dwelling while work is in progress but may return after daily cleanup.
	X Resident(s) may remain inside the dwelling, but must be away from the work area for the duration of the project until final cleanup and clearance has been completed. Resident(s) will have access to lead-safe entry/egress pathway.
	X Children will not be present in areas of lead work, and/or where 6-mil poly is being used due to suffocation hazard.
<b>Signs</b>	X Warning signs will be posted on the building at all entrances and at a 20-foot perimeter Around the building.
	X Warning signs and barrier tape will be placed on the locked dumpster where debris is stored Before disposal.
<b>Security</b>	X Temporary fencing or barrier tape will be erected at a 20-foot perimeter around the Working surfaces.
	X Locked dumpster(s) will be used for the disposal of all debris.
<b>Containment and Barrier System – Interior Window Removal</b>	X All windows in adjacent dwellings that are closer than 20 feet to the work area will be closed.
	X Two layers of 6-mil poly will be placed on the interior floor during window removal and/or window treatment.
	X Two layers of 6-mil poly will be taped to the exterior of the window wall when windows are removed from the inside
	X One layer of 6-mil poly will be placed on the ground extending 6 feet beyond perimeter of window being removed and/or treated.

<b>WORKSITE PREPARATION – WINDOW TREATMENT (CONTINUED)</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Containment and Barrier System – Exterior Window Removal</b>	X	All windows in adjacent dwellings that are closer than 20 feet to the work area will be closed.
	X	One layer of 6-mil poly will be placed on the interior floor if windows are removed from the outside.
	X	Two layers of 6-mil poly will be taped to the interior of the window wall when windows are removed from the outside.
	X	All 6-mil poly on the exterior will be secured by some type of anchoring system such as two by fours.
<b>Playground Equipment: Sandbox, Toys, Etc.</b>	X	All movable items will be moved 20-foot from the work surfaces.
	X	All items that are not moved will be sealed with 6-mil poly sheeting.
<b>Cleanup</b>		6-mil poly will be removed daily.
	X	All working surfaces will be HEPA vacuumed, wet washed, rinsed, and HEPA Vacuumed again. Pathways to work surfaces will also be cleaned using this cleaning cycle.
<b>Weather</b>	X	Work will not be conducted when wind speeds are in excess of 20 mph.
	X	Work will not continue if rainy conditions exist.
<b>FINAL CLEANUP</b>		
X	All window troughs will be cleaned	
X	All horizontal surfaces within 6 feet of work areas will be vacuumed and wet cleaned.	
X	Protective sheeting on flooring will be cleaned and removed.	
X	The floors in adjacent areas used as pathways to the work area will be vacuumed and wet cleaned.	

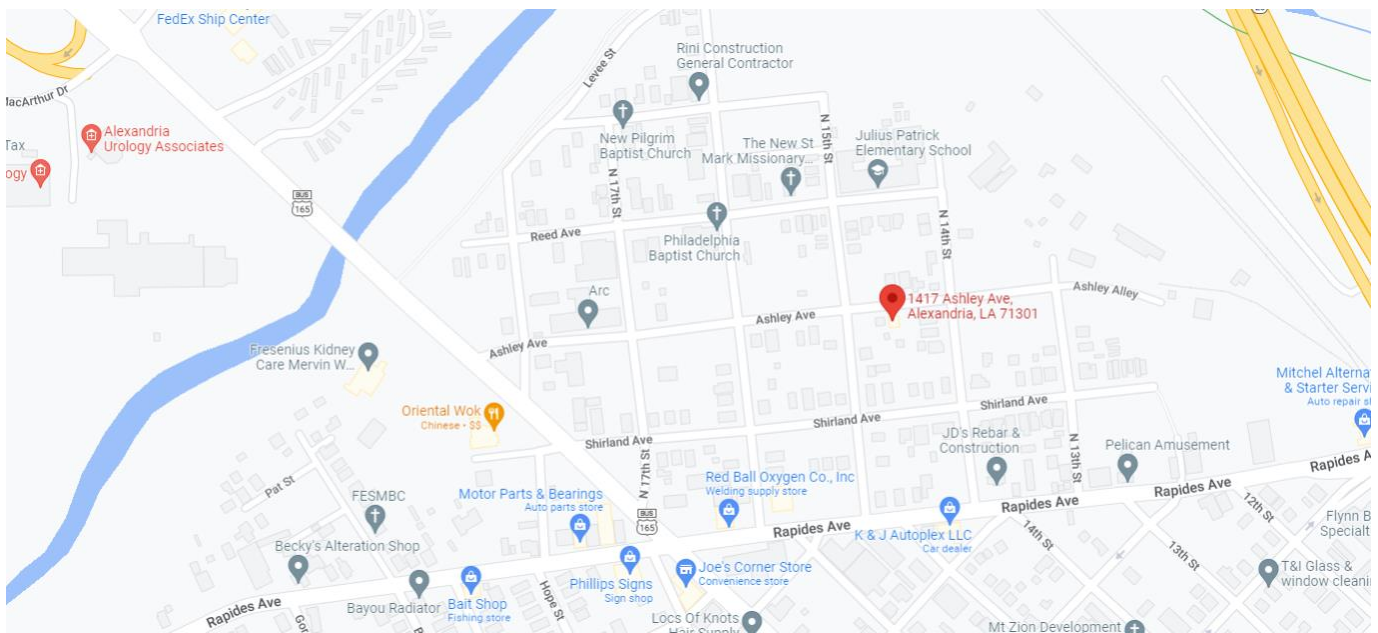
**MPN #: CD-13878**

**Street Address: 1417 Ashley Avenue**

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**Front of House**  
**LAT 31°18'47.952"N**  
**LONG 92°27'36.9" W**





Dining Room Window - Friction and Impact Surface with LBP



Living Room Window - Friction and Impact Surface with LBP



View of Exterior Wall D



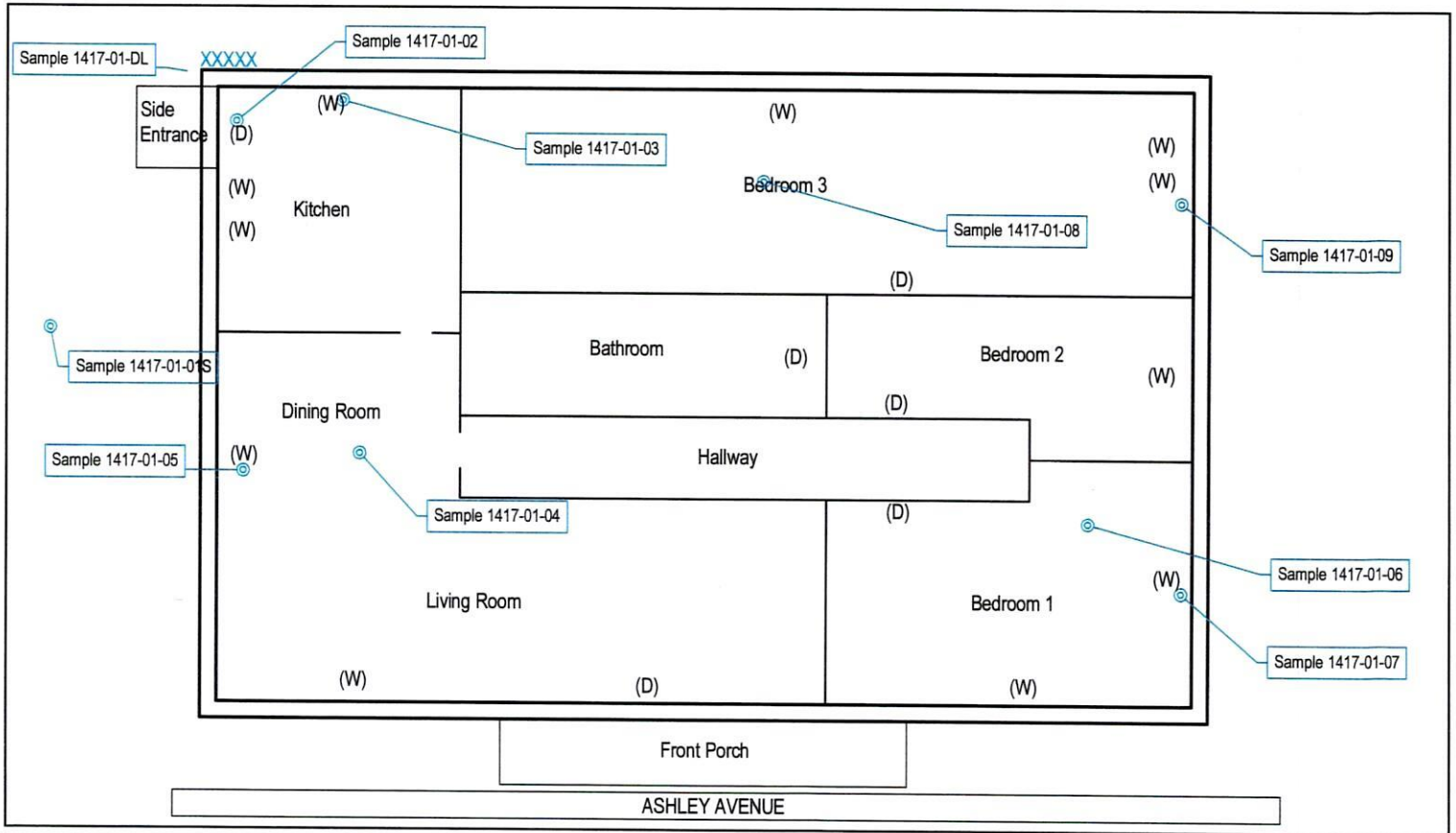
View of Exterior Wall C



View of Exterior Wall B



View of Exterior Wall A



LEGEND	
(W)	WINDOW (D) DOOR
Sample XXX-XX	Sample Location and ID

**Terracon**  
 Consulting Engineers and Scientists  
524 ELWOOD PARK BOULEVARD #170 NEW ORLEANS, LA 70123

SCALE: NOT TO SCALE
PROJECT NO: ET227029
DATE: FEB 12, 2022

Lead Sample Locations
1417 Ashley Ave, Alexandria, LA 71302

EXHIBIT
1.0



# Lead-Based Paint Minor Rehabilitation Work Plan

**Residential Structure**

**1417 Ashley Avenue**

**Alexandria, Louisiana**

April 18, 2022

Terracon Project No. ET227029



**Prepared for:**

The City of Alexandria  
Alexandria, Louisiana

**Prepared by:**

Terracon Consultants, Inc.  
New Orleans, Louisiana



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Steven M. Latiolais  
Group Manager



---

Jason M. Maloney, P.E.  
LDEQ Lead Project Designer (FD178742)

terracon.com

**Terracon**

Environmental



Facilities



Geotechnical



Materials

# Lead-Based Paint Minor Rehabilitation Work Plan

1417 Ashley Avenue  
Alexandria, Louisiana  
Terracon Project No. ET227029  
April 18, 2022

## 1.0 INTRODUCTION & BACKGROUND

On February 12, 2022, Terracon Consultants, Inc. conducted a lead risk assessment and lead-based paint (LBP) inspection at the single-family residence located at 1417 Ashley Avenue in Alexandria, Louisiana. The single-family residence is a 950 square-foot, wood framed, pier-and-beam home. The following hazards were identified as part of these services:

### Summary of Findings

Lead-Based Paint	Lead-Based Paint Hazard	Lead Dust Hazard	Soil Lead Hazard
Yes	Yes	Yes	No

Comprehensive information regarding Terracon's lead inspection and risk assessment are summarized in Terracon's *Lead Assessment Report*, provided in Appendix A.

## 2.0 SCOPE OF WORK & PROJECT COORDINATION

The following information is the scope of work to be bid and completed as part of this project.

As of the date of this report, exterior work may be performed while the structure is occupied. However, this may be subject to change pending the judgement of the City of Alexandria. The Contractor shall consult with the Project Designer, Terracon, and the City of Alexandria prior to commencing LBP activities.

## 2.1 Friction, Impact and Chewable Surfaces Treatment

The following should be performed in general accordance with Section 9.0 of this Work Plan.

Component	Substrate	Color	Location	Quantity <sup>1</sup>	Hazard	Scope of Work
Window Sash	Wood	White	Living Room	(2)	Friction/Impact Surface	Friction/Impact Surface Treatment
Window Frame	Wood	White	Living Room	(2)	Friction/Impact Surface	Friction/Impact Surface Treatment
Window Sill	Wood	White	Dining Room	(1)	Chewable Surface with LBP	Chewable Surface Treatment

## 2.2 Specialized Cleaning

The following should be performed in general accordance with Section 10.0 of this Work Plan.

Component	Substrate	Color	Location	Quantity <sup>2</sup>	Hazard	Scope of Work
Window Sill	Wood	N/A	Kitchen	(3)	Dust	Specialized Cleaning
Floor	Wood	N/A	Dining Room	150 SF	Dust	Specialized Cleaning
Window Sill	Wood	N/A	Bedroom 2	(1)	Dust	Specialized Cleaning
Window Sill	Wood	White	Living Room	(2)	Dust	Specialized Cleaning

---

1 SF = Square Feet () = Quantity

2 SF = Square Feet () = Quantity

<b>OCCUPANT PROTECTION PLAN</b>		
<b>DESCRIPTION OF WORKSITE</b>		
<b>Address:</b> 1417 Ashley Avenue		
<b>City:</b> Alexandria		
<b>State:</b> Louisiana		
<b>Zip:</b> 71302		
<b>Owner:</b> Alex Brown	<b>Phone:</b> (318) 308-9887	
<b>WORKSITE PREPARATION – WINDOW TREATMENT</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Resident Location</b>	Resident(s) will be relocated from the dwelling for the duration of the project until final Clearance is achieved.	
	Resident(s) will leave the dwelling while work is in progress but may return after daily cleanup.	
	X	Resident(s) may remain inside the dwelling, but must be away from the work area for the duration of the project until final cleanup and clearance has been completed. Resident(s) will have access to lead-safe entry/egress pathway.
	X	Children will not be present in areas of lead work, and/or where 6-mil poly is being used due to suffocation hazard.
<b>Signs</b>	X	Warning signs will be posted on the building at all entrances and at a 20-foot perimeter Around the building.
	X	Warning signs and barrier tape will be placed on the locked dumpster where debris is stored Before disposal.
<b>Security</b>	X	Temporary fencing or barrier tape will be erected at a 20-foot perimeter around the Working surfaces.
	X	Locked dumpster(s) will be used for the disposal of all debris.
<b>Containment and Barrier System – Interior Window Removal</b>	X	All windows in adjacent dwellings that are closer than 20 feet to the work area will be closed.
	X	Two layers of 6-mil poly will be placed on the interior floor during window removal and/or window treatment.
	X	Two layers of 6-mil poly will be taped to the exterior of the window wall when windows are removed from the inside
	X	One layer of 6-mil poly will be placed on the ground extending 6 feet beyond perimeter of window being removed and/or treated.

<b>WORKSITE PREPARATION – WINDOW TREATMENT (CONTINUED)</b>	
<b>TASK</b>	<b>PROCEDURE</b>
<b>Containment and Barrier System – Exterior Window Removal</b>	X All windows in adjacent dwellings that are closer than 20 feet to the work area will be closed.
	X One layer of 6-mil poly will be placed on the interior floor if windows are removed from the outside.
	X Two layers of 6-mil poly will be taped to the interior of the window wall when windows are removed from the outside.
	X All 6-mil poly on the exterior will be secured by some type of anchoring system such as two by fours.
<b>Playground Equipment: Sandbox, Toys, Etc.</b>	X All movable items will be moved 20-foot from the work surfaces.
	X All items that are not moved will be sealed with 6-mil poly sheeting.
<b>Cleanup</b>	6-mil poly will be removed daily.
	X All abated surfaces will be HEPA vacuumed, wet washed, rinsed, and HEPA Vacuumed again. Pathways to work surfaces will also be cleaned using this cleaning cycle.
<b>Weather</b>	X Work will not be conducted when wind speeds are in excess of 20 mph.
	X Work will not continue if rainy conditions exist.
<b>FINAL CLEANUP</b>	
X	All window troughs will be cleaned
X	All horizontal surfaces within 6 feet of work areas will be vacuumed and wet cleaned.
X	Protective sheeting on flooring will be cleaned and removed.
X	The floors in adjacent areas used as pathways to the work area will be vacuumed and wet cleaned.

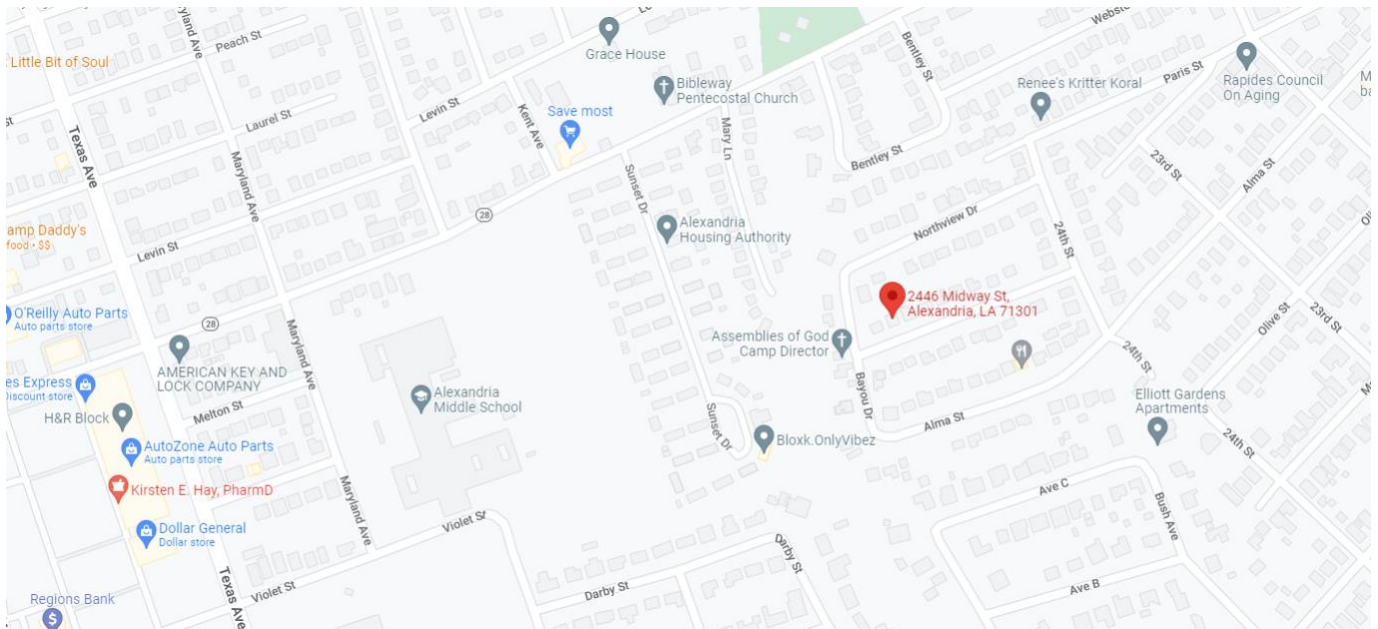
MPN #: CD-13862

Street Address: 2446 Midway Street

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**Front of House**  
**LAT 31°18'3.24"N**  
**LONG 92°28'10.704" W**





Garage Door and Casing - Friction and Impact Surface with LBP.



Utility Door and Casing - Friction and Impact Surface with LBP.



View of Exterior Wall A - Note covered windows.



View of Exterior Wall B - Note covered windows.



View of Exterior Wall D.



Additional View of Exterior Wall C

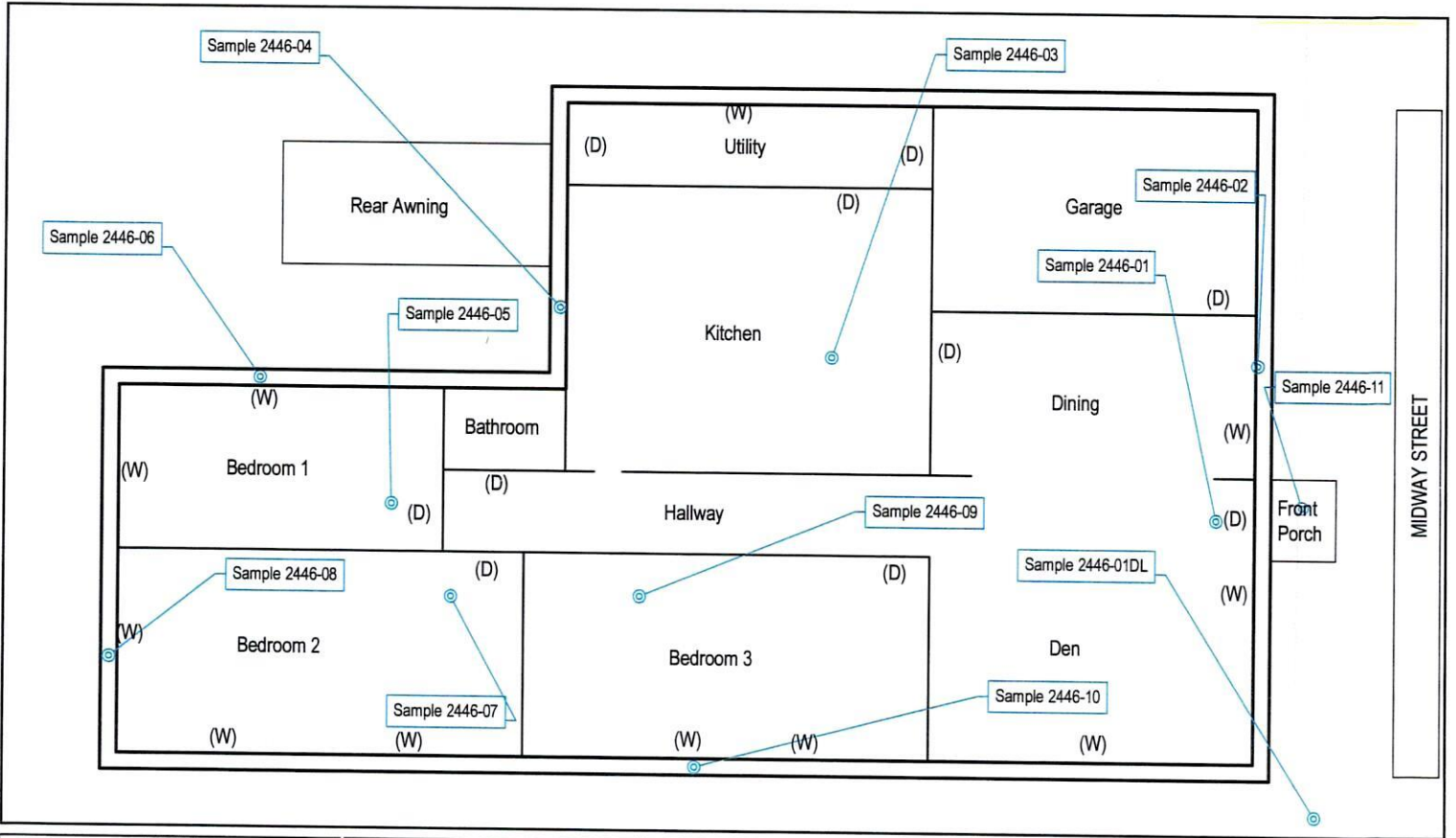




View of Exterior Wall C



Exterior Wall A Door Frame and Casing – Friction and Impact Surface with LBP



LEGEND	
(W)	WINDOW (D) DOOR
Sample XXX-XX	Sample Location and ID

**Terracon**  
 Consulting Engineers and Scientists  
 124 ELMWOOD PARK BOULEVARD #110 NEW ORLEANS, LA 70122

SCALE: NOT TO SCALE
PROJECT NO: ET227029

Lead Sample Locations
2446 Midway Street, Alexandria, LA 71301

EXHIBIT
1.0

# Lead-Based Paint Minor Rehabilitation Work Plan

**Residential Structure**

**2446 Midway Street**

**Alexandria, Louisiana**

April 18, 2022

Terracon Project No. ET227029



**Prepared for:**

The City of Alexandria  
Alexandria, Louisiana

**Prepared by:**

Terracon Consultants, Inc.  
New Orleans, Louisiana

Handwritten signature of Steven M. Latiolais in blue ink.

Steven M. Latiolais  
Group Manager

Handwritten signature of Jason M. Maloney in blue ink.

Jason M. Maloney, P.E.  
LDEQ Lead Project Designer (FD178742)

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**Terracon**

Environmental



Facilities



Geotechnical



Materials

# Lead-Based Paint Minor Rehabilitation Work Plan

2446 Midway Street  
Alexandria, Louisiana  
Terracon Project No. ET227029  
April 18, 2022

## 1.0 INTRODUCTION & BACKGROUND

On February 14, 2022, Terracon Consultants, Inc. conducted a lead risk assessment and lead-based paint (LBP) inspection at the single-family residence located at 2446 Midway Street in Alexandria, Louisiana. The single-family residence is a 1,200 square-foot, wood framed, pier-and-beam home. The following hazards were identified as part of these services:

### Summary of Findings

Lead-Based Paint	Lead-Based Paint Hazard	Lead Dust Hazard	Soil Lead Hazard
Yes	Yes	No	No

Comprehensive information regarding Terracon’s lead inspection and risk assessment are summarized in Terracon’s *Lead Assessment Report*, provided in Appendix A.

## 2.0 SCOPE OF WORK & PROJECT COORDINATION

The following information is the scope of work to be bid and completed as part of this project.

As of the date of this report, exterior work may be performed while the structure is occupied. However, this may be subject to change pending the judgement of the City of Alexandria. The Contractor shall consult with the Project Designer, Terracon, and the City of Alexandria prior to commencing LBP activities.

### 2.1 Friction, Impact and Chewable Surfaces Treatment

The following should be performed in general accordance with Section 9.0 of this Work Plan.

# Lead-Based Paint Minor Rehabilitation Work Plan

Residential Structure ■ Alexandria, Louisiana

April 18, 2022 ■ Terracon Project No. ET227029



Component	Substrate	Color	Location	Quantity <sup>1</sup>	Hazard	Scope of Work
Door Frame	Metal	Grey	Exterior Wall A	(1)	Friction/Impact Surface	Friction/Impact Surface Treatment
Door	Wood	Green	Utility	(3)	Friction/Impact Surface	Friction/Impact Surface Treatment
Door	Wood	Green	Garage Wall D	(2)	Friction/Impact Surface	Friction/Impact Surface Treatment
Window Sashes and Frame (Assumed LBP)	Wood	White	Exterior Walls A and B	(5)	Friction/Impact Surface	Friction/Impact Surface Treatment

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<sup>1</sup> SF = Square Feet ( ) = Quantity

<b>OCCUPANT PROTECTION PLAN</b>		
<b>DESCRIPTION OF WORKSITE</b>		
<b>Address:</b> 2446 Midway Street		
<b>City:</b> Alexandria		
<b>State:</b> Louisiana		
<b>Zip:</b> 71301		
<b>Owner:</b> Sharon Duell		<b>Phone:</b> 318-229-3280
<b>WORKSITE PREPARATION – EXTERIOR</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Resident Location</b>	X	Children will not be present in areas of lead work, and/or where 6-mil poly is being used due to Suffocation hazard.
		Resident(s) will be relocated from the dwelling for the duration of the project until after final Clearance is achieved.
	X	Resident(s) may remain inside the dwelling but must be away from the work area for the duration of the project until after final cleanup and clearance has been achieved.
	X	Resident(s) will have access to lead-safe entry/egress pathways
		Resident(s) will leave the dwelling while work is in progress but may return after daily cleanup
<b>Signs</b>	X	Warning signs will be posted on the building at all entrances and at a 20-foot perimeter Around the building
	X	Warning signs will be posted on the building at all entrances and at a 20-foot perimeter Around the building
<b>Security</b>	X	Temporary fencing or barrier tape will be erected at a 20-foot perimeter around the Working surfaces.
	X	A locked dumpster will be used for the disposal of all debris.
<b>Containment and Barrier System</b>	X	One layer of 6-mil poly will be laid on ground extending 10 feet beyond the perimeter of the Surfaces undergoing lead work.
	X	For work above the ground floor, the sheeting will extend 20 feet beyond the perimeter of The surfaces undergoing lead work.
	X	6-mil poly will be attached to the building by using duct tape. A second layer of 6-mil poly will Be laid on top of the first layer and secured.
	X	All windows within 20 feet of the working surfaces will remain closed.
	X	Edges of 6-mil poly will be slightly raised to prevent runoff of contaminated waste if generated.
<b>Playground Equipment: Sandbox, Toys, Etc.</b>	X	All movable items will be removed to a 20-foot distance from the working surfaces.
	X	All items that are not moved will be sealed with 6-mil poly sheeting.

<b>WORKSITE PREPARATION – EXTERIOR (CONTINUED)</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Porches</b>	X	One lead-safe entryway must be made available to resident(s) at all times.
		All doors leading into the home will not be treated simultaneously.
<b>Cleanup</b>	X	Debris and plastic will not be left out overnight if work is not completed by end of workday.
	X	All debris will remain in a secure area until project is complete.
<b>Weather</b>	X	Work will not be conducted when wind speeds are in excess of 20 mph.
	X	Work will not continue if rainy conditions exist.
<b>WORKSITE PREPARATION – INTERIOR, NOT INCLUDING WINDOWS</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Resident Location</b>	X	Children will not be present in areas of lead work, and/or where 6-mil poly is being used due to Suffocation hazard.
		Resident(s) will be relocated from the dwelling for the duration of the project until final Clearance is achieved.
	X	Resident(s) may remain inside the dwelling but must be outside the work area for the duration Of the project until final cleanup and clearance has been achieved.
	X	If resident(s) remain inside the dwelling during work hours, they will have lead safe access to Sleeping areas, bathroom and kitchen facilities.
	X	Resident(s) will have access to lead-safe entry/egress pathways.
		Resident(s) will leave the dwelling while work is in progress, but may return after daily cleanup
<b>Signs</b>	X	Warning signs will be posted on the building at all entrances and at a 20-foot perimeter Around the building.
	X	If resident(s) are not relocated, warning signs will be posted at the entry to rooms where lead work activities are occurring.
	X	Warning signs and barrier tape will be placed on the locked dumpster where debris is stored Prior to disposal.
<b>Security</b>	X	Temporary fencing or barrier tape will be erected at a 20-foot perimeter around the working surfaces.
	X	Locked dumpsters will be used for the disposal of all debris.

<b>WORKSITE PREPARATION – INTERIOR, NOT INCLUDING WINDOWS (CONTINUED)</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Containment and Barrier System</b>	X	Two layers of 6-mil poly will be placed on the entire floor of the work area.
	X	All doors will be sealed or covered with 6-mil poly airlock flaps to prevent contamination in Adjacent rooms.
<b>Ventilation Systems</b>	X	Ventilation system(s) will be shut off and all vents in work area will be sealed with 6-mil poly.
<b>Furnishings</b>	X	Furniture and furnishings will be removed from work area.
	X	In some instances, furniture and appliances will be left in the work area, but will be covered Using 6-mil poly and sealed with masking tape.
<b>Cleanup</b>	X	Contaminated items will be properly wrapped before removing from the work area.
	X	Debris will be wrapped or bagged and stored in a secure area.
	X	Protective sheeting and airlock flaps will be patched and repaired.
	X	Protective sheeting on floors and belongings will be vacuumed with HEPA vacuum.
	X	Other horizontal surfaces within 6 feet of treated surfaces will be HEPA vacuumed.
	X	Floors used as passageways to the work areas and any areas used for storage of tools and Debris will be vacuumed and wet cleaned.
<b>Dust Sampling</b>	X	Clearance sampling will be performed when work is complete and before reoccupancy.
<b>WORKSITE PREPARATION – WINDOW TREATMENT</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Resident Location</b>		Resident(s) will be relocated from the dwelling for the duration of the project until final Clearance is achieved.
		Resident(s) will leave the dwelling while work is in progress but may return after daily cleanup.
	X	Resident(s) may remain inside the dwelling, but must be away from the work area for the duration of the project until final cleanup and clearance has been completed. Resident(s) will have access to lead-safe entry/egress pathway.
	X	Children will not be present in areas of lead work, and/or where 6-mil poly is being used due to suffocation hazard.



<b>WORKSITE PREPARATION – WINDOW TREATMENT (CONTINUED)</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Signs</b>	X	Warning signs will be posted on the building at all entrances and at a 20-foot perimeter Around the building.
	X	Warning signs and barrier tape will be placed on the locked dumpster where debris is stored Before disposal.
<b>Security</b>	X	Temporary fencing or barrier tape will be erected at a 20-foot perimeter around the Working surfaces.
	X	Locked dumpster(s) will be used for the disposal of all debris.
<b>Containment and Barrier System – Interior Window Removal</b>	X	All windows in adjacent dwellings that are closer than 20 feet to the work area will be closed.
	X	Two layers of 6-mil poly will be placed on the interior floor during window removal and/or window treatment.
	X	Two layers of 6-mil poly will be taped to the exterior of the window wall when windows are removed from the inside
	X	One layer of 6-mil poly will be placed on the ground extending 6 feet beyond perimeter of window being removed and/or treated.
<b>Containment and Barrier System – Exterior Window Removal</b>	X	All windows in adjacent dwellings that are closer than 20 feet to the work area will be closed.
	X	One layer of 6-mil poly will be placed on the interior floor if windows are removed from the outside.
	X	Two layers of 6-mil poly will be taped to the interior of the window wall when windows are removed from the outside.
	X	All 6-mil poly on the exterior will be secured by some type of anchoring system such as two by fours.
<b>Playground Equipment: Sandbox, Toys, Etc.</b>	X	All movable items will be moved 20-foot from the work surfaces.
	X	All items that are not moved will be sealed with 6-mil poly sheeting.
<b>Cleanup</b>		6-mil poly will be removed daily.
	X	All working surfaces will be HEPA vacuumed, wet washed, rinsed, and HEPA Vacuumed again. Pathways to work surfaces will also be cleaned using this cleaning cycle.
<b>Weather</b>	X	Work will not be conducted when wind speeds are in excess of 20 mph.
	X	Work will not continue if rainy conditions exist.

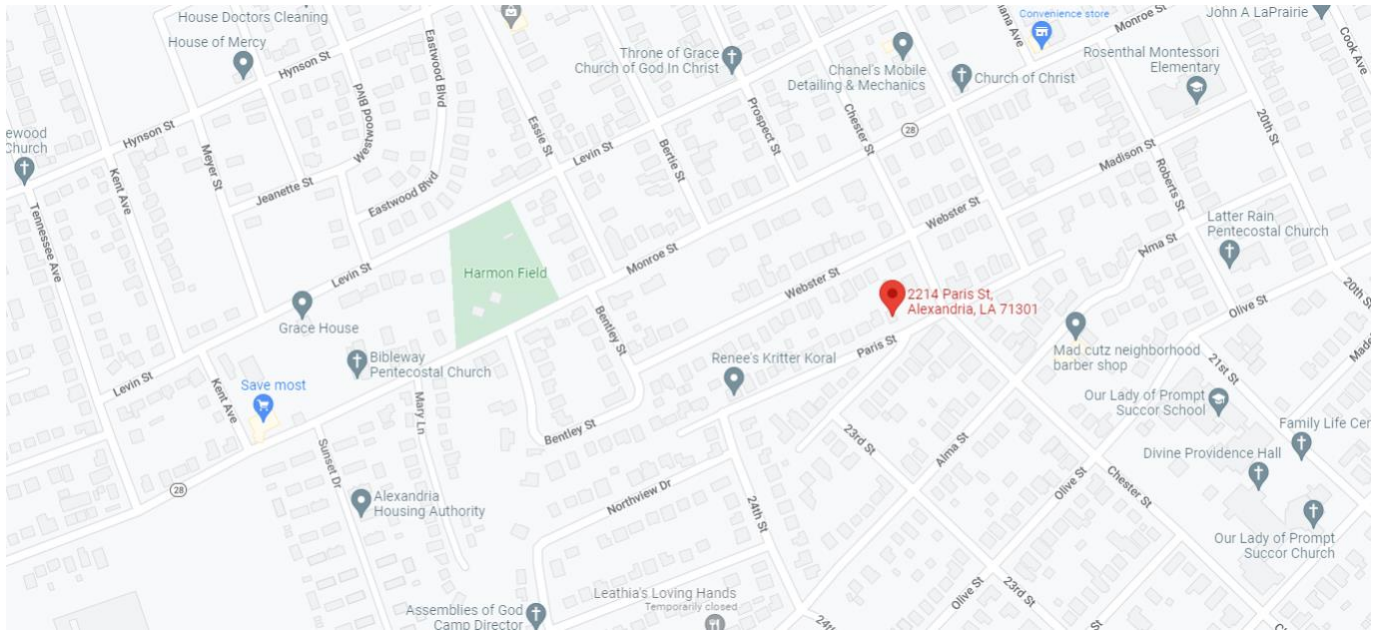
<b>FINAL CLEANUP</b>	
X	All window troughs will be cleaned
X	All horizontal surfaces within 6 feet of work areas will be vacuumed and wet cleaned.
X	Protective sheeting on flooring will be cleaned and removed.
X	The floors in adjacent areas used as pathways to the work area will be vacuumed and wet cleaned.

**MPN #: CD-13893**

**Street Address: 2214 Paris Street**



**Front of House**  
**LAT 31°18'12.312"N**  
**LONG 92°27'58.68" W**





Bathroom 1 - Deteriorated LBP on casing



Exterior Wall D - Deteriorated LBP on windows/wall



Exterior Wall D - Deteriorated LBP on gable vent



Exterior Wall C - Deteriorated LBP on soffit



Exterior Wall C - Deteriorated LBP on windows/wall



Exterior Wall B - Deteriorated LBP on windows/wall



Exterior Wall B - Deteriorated LBP on window



Exterior Wall B - Deteriorated LBP on gable vent



Exterior Wall B - Deteriorated LBP: Soffit



Exterior Wall C Windows - Deteriorated LBP





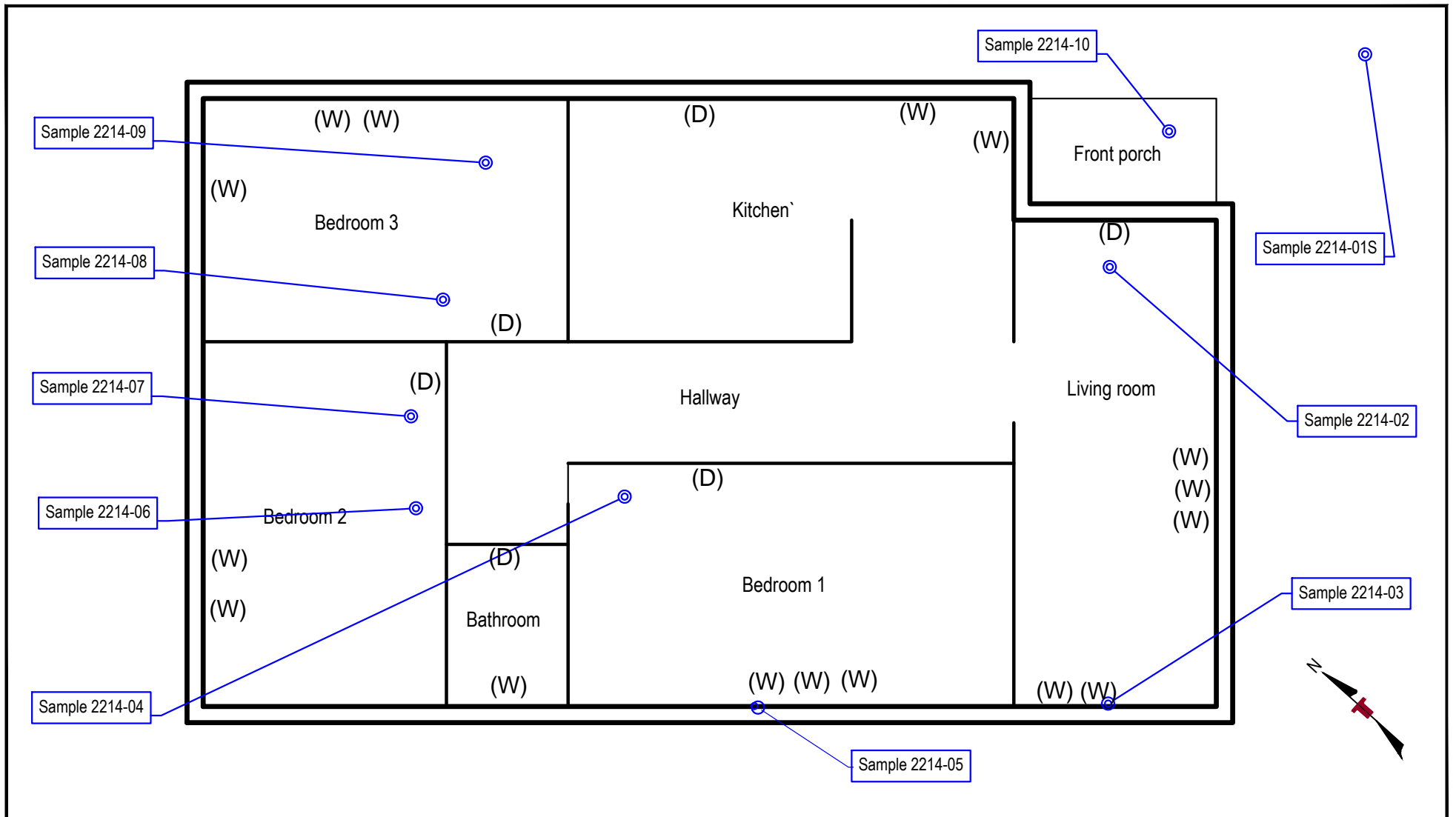
Exterior Wall A Fascia/Soffit: Deteriorated LBP



Exterior Wall A - Deteriorated LBP on wall.



Exterior Wall A Trim: Deteriorated LBP



LEGEND	
(W)	Window (D) Door
Sample XXX-XX	Sample Location and ID

**Terracon**  
 Consulting Engineers and Scientists  
 524 ELMWOOD PARK BOULEVARD #170 NEW ORLEANS, LA 70123

SCALE: NOT TO SCALE
PROJECT NO: ET227029
DATE: FEB 1, 2022

Lead Sample Locations
2214 Paris Street, Alexandria, LA 71301

EXHIBIT
1.0

# Lead-Based Paint Minor Rehabilitation Work Plan

Residential Structure  
2214 Paris Street  
Alexandria, Louisiana

April 18, 2022

Terracon Project No. ET227029



**Prepared for:**

The City of Alexandria  
Alexandria, Louisiana

**Prepared by:**

Terracon Consultants, Inc.  
New Orleans, Louisiana

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Steven M. Latiolais  
Group Manager

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Jason M. Maloney, P.E.  
LDEQ Lead Project Designer (FD178742)

[terracon.com](http://terracon.com)

**Terracon**

Environmental



Facilities



Geotechnical



Materials

# Lead-Based Paint Minor Rehabilitation Work Plan

2214 Paris Street  
Alexandria, Louisiana  
Terracon Project No. ET227029  
April 18, 2022

## 1.0 INTRODUCTION & BACKGROUND

On February 1, 2022, Terracon Consultants, Inc. conducted a lead risk assessment and lead-based paint (LBP) inspection at the single-family residence located at 2214 Paris Street in Alexandria, Louisiana. The single-family residence is a 900 square-foot, wood framed, pier-and-beam home. The following hazards were identified as part of these services:

### Summary of Findings

Lead-Based Paint	Lead-Based Paint Hazard	Lead Dust Hazard	Soil Lead Hazard
Yes	Yes	Yes	No

Comprehensive information regarding Terracon’s lead inspection and risk assessment are summarized in Terracon’s *Lead Assessment Report*, provided in Appendix A.

## 2.0 SCOPE OF WORK & PROJECT COORDINATION

The following information is the scope of work to be bid and completed as part of this project.

As of the date of this report, exterior work may be performed while the structure is occupied. However, this may be subject to change pending the judgement of the City of Alexandria. The Contractor shall consult with the Project Designer, Terracon, and the City of Alexandria prior to commencing LBP activities.

### 2.1 Paint Stabilization

The following should be performed in general accordance with Section 8.0 of this Work Plan.

Component	Substrate	Color	Location	Quantity <sup>1</sup>	Hazard	Scope of Work
Wall	Wood	Light Purple	Ext, Wall A	250 SF	Deteriorated LBP	Paint Stabilization

---

<sup>1</sup> SF = Square Feet ( ) = Quantity

## Lead-Based Paint Minor Rehabilitation Work Plan

Residential Structure ■ Alexandria, Louisiana

April 18, 2022 ■ Terracon Project No. ET227029



Trim	Wood	Dark Purple	Ext, Wall A	20 SF	Deteriorated LBP	Paint Stabilization
Fascia	Wood	Light Purple	Ext, Wall A	30 SF	Deteriorated LBP	Paint Stabilization
Soffit	Wood	Light Purple	Ext, Wall A	50 SF	Deteriorated LBP	Paint Stabilization
Soffit	Wood	Light Purple	Ext, Wall B	75 SF	Deteriorated LBP	Paint Stabilization
Window Casing	Wood	Dark Purple	Ext, Wall B	(5)	Deteriorated LBP	Paint Stabilization
Gabel Vent	Wood	Light Purple	Ext, Wall B	(1)	Deteriorated LBP	Paint Stabilization
Wall	Wood	Light Purple	Ext, Wall C	300 SF	Deteriorated LBP	Paint Stabilization
Soffit	Wood	Light Purple	Ext, Wall C	40 SF	Deteriorated LBP	Paint Stabilization
Gable Vent	Wood	Light Purple	Ext, Wall D	(1)	Deteriorated LBP	Paint Stabilization
Wall	Wood	Grey	Bathroom 1, Wall B	45 SF	Deteriorated LBP	Paint Stabilization
Door Casing	Wood	White	Bathroom 1, Wall B	(1)	Deteriorated LBP	Paint Stabilization

## 2.2 Friction, Impact and Chewable Surfaces Treatment

The following should be performed in general accordance with Section 9.0 of this Work Plan.

Component	Substrate	Color	Location	Quantity <sup>2</sup>	Hazard	Scope of Work
Window Sash	Wood	Dark Purple	Ext, Wall A	(3)	Friction/Impact Surface	Friction/Impact Surface Treatment
Window Sash	Wood	Dark Purple	Ext, Wall B	(5)	Friction/Impact Surface	Friction/Impact Surface Treatment
Window Frame	Wood	Dark Purple	Ext, Wall B	(5)	Friction/Impact Surface	Friction/Impact Surface Treatment
Window Frame	Wood	Dark Purple	Ext, Wall C	(2)	Friction/Impact Surface	Friction/Impact Surface Treatment
Window Sash	Wood	Dark Purple	Ext, Wall C	(2)	Friction/Impact Surface	Friction/Impact Surface Treatment
Window Sash	Wood	Light Purple	Ext, Wall D	(2)	Friction/Impact Surface	Friction/Impact Surface Treatment
Window Frame	Wood	Dark Purple	Ext, Wall D	(2)	Friction/Impact Surface	Friction/Impact Surface Treatment

<sup>2</sup> SF = Square Feet ( ) = Quantity

### 2.3 Specialized Cleaning

The following should be performed in general accordance with Section 10.0 of this Work Plan.

Component	Substrate	Color	Location	Quantity <sup>3</sup>	Hazard	Scope of Work
Floor	Wood	N/A	Living Room	200 SF	Dust	Specialized Cleaning
Window Sill	Wood	N/A	Living Room	(5)	Dust	Specialized Cleaning
Porch	Concrete	N/A	Exterior Wall A	100 SF	Dust	Specialized Cleaning

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<sup>3</sup> SF = Square Feet ( ) = Quantity

<b>OCCUPANT PROTECTION PLAN</b>		
<b>DESCRIPTION OF WORKSITE</b>		
<b>Address:</b> 2214 Paris Street		
<b>City:</b> Alexandria		
<b>State:</b> Louisiana		
<b>Zip:</b> 71301		
<b>Owner:</b> Carl Taylor		<b>Phone:</b> 318-416-7962
<b>WORKSITE PREPARATION – EXTERIOR</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Resident Location</b>	X	Children will not be present in areas of lead work, and/or where 6-mil poly is being used due to Suffocation hazard.
		Resident(s) will be relocated from the dwelling for the duration of the project until after final Clearance is achieved.
	X	Resident(s) may remain inside the dwelling but must be away from the work area for the duration of the project until after final cleanup and clearance has been achieved.
	X	Resident(s) will have access to lead-safe entry/egress pathways
		Resident(s) will leave the dwelling while work is in progress but may return after daily cleanup
<b>Signs</b>	X	Warning signs will be posted on the building at all entrances and at a 20-foot perimeter Around the building
	X	Warning signs will be posted on the building at all entrances and at a 20-foot perimeter Around the building
<b>Security</b>	X	Temporary fencing or barrier tape will be erected at a 20-foot perimeter around the Working surfaces.
	X	A locked dumpster will be used for the disposal of all debris.
<b>Containment and Barrier System</b>	X	One layer of 6-mil poly will be laid on ground extending 10 feet beyond the perimeter of the Surfaces undergoing lead work.
	X	For work above the ground floor, the sheeting will extend 20 feet beyond the perimeter of The surfaces undergoing lead work.
	X	6-mil poly will be attached to the building by using duct tape. A second layer of 6-mil poly will Be laid on top of the first layer and secured.
	X	All windows within 20 feet of the working surfaces will remain closed.
	X	Edges of 6-mil poly will be slightly raised to prevent runoff of contaminated waste if generated.
<b>Playground Equipment: Sandbox, Toys, Etc.</b>	X	All movable items will be removed to a 20-foot distance from the working surfaces.
	X	All items that are not moved will be sealed with 6-mil poly sheeting.

<b>WORKSITE PREPARATION – EXTERIOR (CONTINUED)</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Porches</b>	X	One lead-safe entryway must be made available to resident(s) at all times.
		All doors leading into the home will not be treated simultaneously.
<b>Cleanup</b>	X	Debris and plastic will not be left out overnight if work is not completed by end of workday.
	X	All debris will remain in a secure area until project is complete.
<b>Weather</b>	X	Work will not be conducted when wind speeds are in excess of 20 mph.
	X	Work will not continue if rainy conditions exist.
<b>WORKSITE PREPARATION – INTERIOR, NOT INCLUDING WINDOWS</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Resident Location</b>	X	Children will not be present in areas of lead work, and/or where 6-mil poly is being used due to Suffocation hazard.
		Resident(s) will be relocated from the dwelling for the duration of the project until final Clearance is achieved.
	X	Resident(s) may remain inside the dwelling but must be outside the work area for the duration Of the project until final cleanup and clearance has been achieved.
	X	If resident(s) remain inside the dwelling during work hours, they will have lead safe access to Sleeping areas, bathroom and kitchen facilities.
	X	Resident(s) will have access to lead-safe entry/egress pathways.
		Resident(s) will leave the dwelling while work is in progress, but may return after daily cleanup
<b>Signs</b>	X	Warning signs will be posted on the building at all entrances and at a 20-foot perimeter Around the building.
	X	If resident(s) are not relocated, warning signs will be posted at the entry to rooms where lead work activities are occurring.
	X	Warning signs and barrier tape will be placed on the locked dumpster where debris is stored prior to disposal.
<b>Security</b>	X	Temporary fencing or barrier tape will be erected at a 20-foot perimeter around the working surfaces.
	X	Locked dumpsters will be used for the disposal of all debris.



<b>WORKSITE PREPARATION – INTERIOR, NOT INCLUDING WINDOWS (CONTINUED)</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Containment and Barrier System</b>	X	Two layers of 6-mil poly will be placed on the entire floor of the work area.
	X	All doors will be sealed or covered with 6-mil poly airlock flaps to prevent contamination in Adjacent rooms.
<b>Ventilation Systems</b>	X	Ventilation system(s) will be shut off and all vents in work area will be sealed with 6-mil poly.
<b>Furnishings</b>	X	Furniture and furnishings will be removed from work area.
	X	In some instances, furniture and appliances will be left in the work area, but will be covered Using 6-mil poly and sealed with masking tape.
<b>Cleanup</b>	X	Contaminated items will be properly wrapped before removing from the work area.
	X	Debris will be wrapped or bagged and stored in a secure area.
	X	Protective sheeting and airlock flaps will be patched and repaired.
	X	Protective sheeting on floors and belongings will be vacuumed with HEPA vacuum.
	X	Other horizontal surfaces within 6 feet of treated surfaces will be HEPA vacuumed.
	X	Floors used as passageways to the work areas and any areas used for storage of tools and Debris will be vacuumed and wet cleaned.
<b>Dust Sampling</b>	X	Clearance sampling will be performed when work is complete and before reoccupancy.
<b>WORKSITE PREPARATION – WINDOW TREATMENT</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Resident Location</b>		Resident(s) will be relocated from the dwelling for the duration of the project until final Clearance is achieved.
		Resident(s) will leave the dwelling while work is in progress but may return after daily cleanup.
	X	Resident(s) may remain inside the dwelling, but must be away from the work area for the duration of the project until final cleanup and clearance has been completed. Resident(s) will have access to lead-safe entry/egress pathway.
	X	Children will not be present in areas of lead work, and/or where 6-mil poly is being used due to suffocation hazard.

<b>WORKSITE PREPARATION – WINDOW TREATMENT (CONTINUED)</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Signs</b>	X	Warning signs will be posted on the building at all entrances and at a 20-foot perimeter Around the building.
	X	Warning signs and barrier tape will be placed on the locked dumpster where debris is stored Before disposal.
<b>Security</b>	X	Temporary fencing or barrier tape will be erected at a 20-foot perimeter around the Working surfaces.
	X	Locked dumpster(s) will be used for the disposal of all debris.
<b>Containment and Barrier System – Interior Window Removal</b>	X	All windows in adjacent dwellings that are closer than 20 feet to the work area will be closed.
	X	Two layers of 6-mil poly will be placed on the interior floor during window removal and/or window treatment.
	X	Two layers of 6-mil poly will be taped to the exterior of the window wall when windows are removed from the inside
	X	One layer of 6-mil poly will be placed on the ground extending 6 feet beyond perimeter of window being removed and/or treated.
<b>Containment and Barrier System – Exterior Window Removal</b>	X	All windows in adjacent dwellings that are closer than 20 feet to the work area will be closed.
	X	One layer of 6-mil poly will be placed on the interior floor if windows are removed from the outside.
	X	Two layers of 6-mil poly will be taped to the interior of the window wall when windows are removed from the outside.
	X	All 6-mil poly on the exterior will be secured by some type of anchoring system such as two by fours.
<b>Playground Equipment: Sandbox, Toys, Etc.</b>	X	All movable items will be moved 20-foot from the work surfaces.
	X	All items that are not moved will be sealed with 6-mil poly sheeting.
<b>Cleanup</b>		6-mil poly will be removed daily.
	X	All abated surfaces will be HEPA vacuumed, wet washed, rinsed, and HEPA Vacuumed again. Pathways to work surfaces will also be cleaned using this cleaning cycle.
<b>Weather</b>	X	Work will not be conducted when wind speeds are in excess of 20 mph.
	X	Work will not continue if rainy conditions exist.

<b>FINAL CLEANUP</b>	
X	All window troughs will be cleaned
X	All horizontal surfaces within 6 feet of work areas will be vacuumed and wet cleaned.
X	Protective sheeting on flooring will be cleaned and removed.
X	The floors in adjacent areas used as pathways to the work area will be vacuumed and wet cleaned.

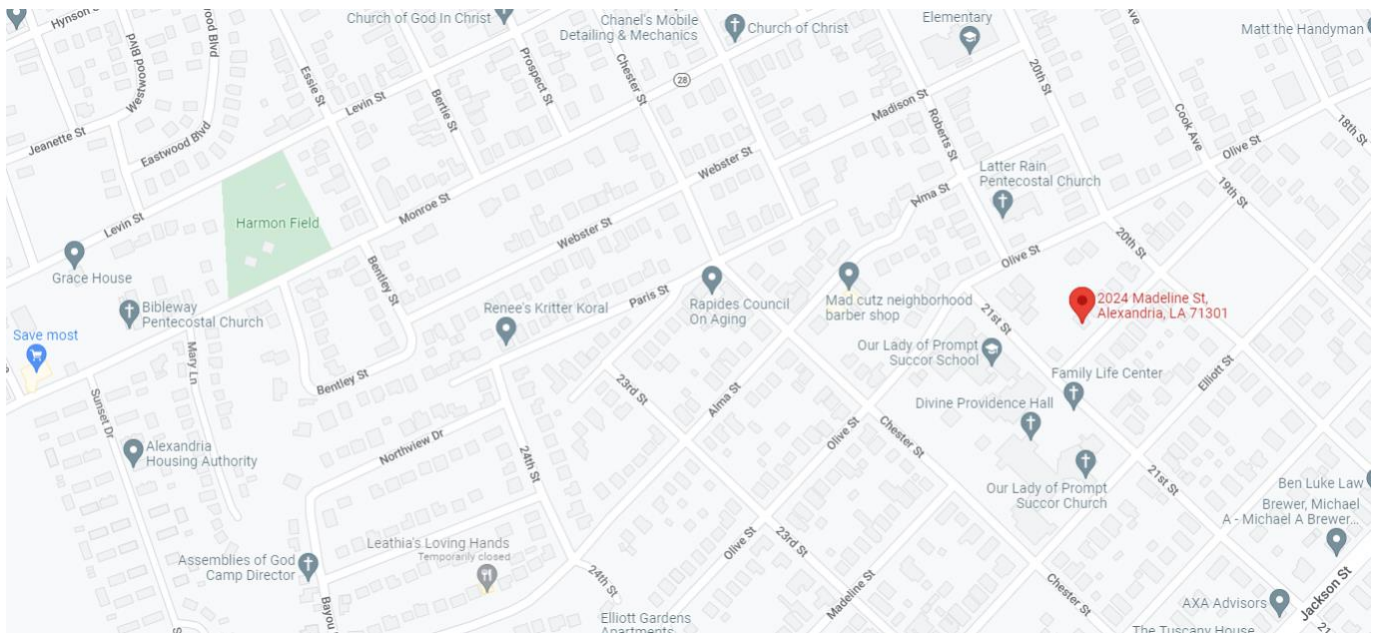
**MPN #: CD-13917**

**Street Address: 2024 Madeline Street**

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**Front of House**  
**LAT 31°18'10.62"N**  
**LONG 92°27'42.588" W**





Exterior Wall C Wall: Deteriorated LBP



Living Room Door Casing: Deteriorated LBP



Exterior Wall B: View of covered windows



Exterior Wall D View of covered windows.



Exterior Wall A: View of covered windows.



Bathroom/Hall Door: LBP Impact/Friction Surface



Utility Wood Windows: LBP Friction/Impact Surface



Utility Walls: Deteriorated LBP



Bed 1 Door Frame: Deteriorated LBP



Exterior Wall D Wall Cap: Deteriorated LBP



Exterior Wall D Canopy Roof: Deteriorated LBP

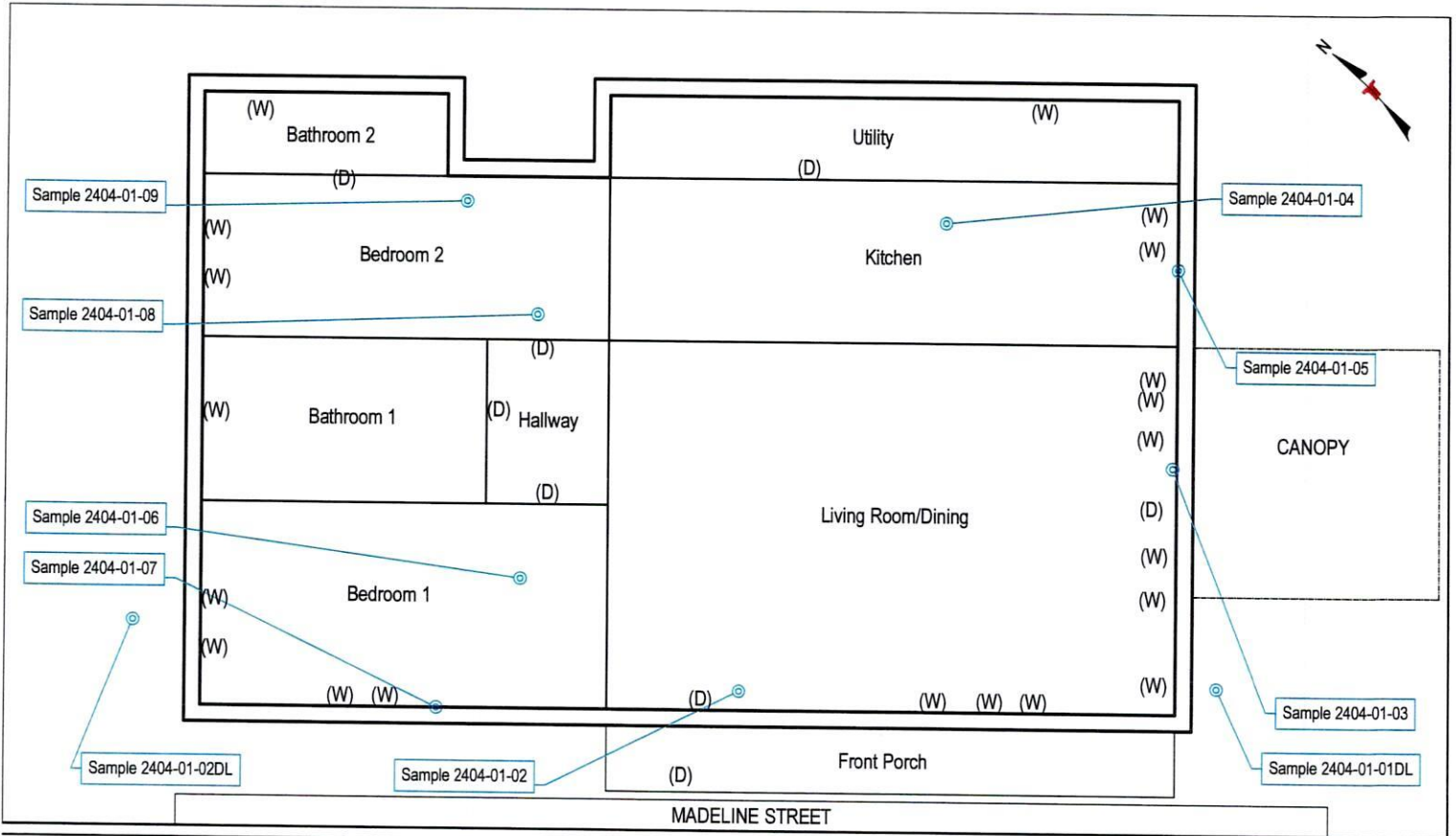




Exterior Wall C Rafter Tails: Deteriorated LBP



Exterior Wall B Rafter Tails: Deteriorated LBP



LEGEND	
(W)	WINDOW (D) DOOR
Sample XXX-XX	Sample Location and ID

**Terracon**  
 Consulting Engineers and Scientists  
 524 ELMWOOD PARK BOULEVARD #170 NEW ORLEANS, LA 70123

SCALE: NOT TO SCALE
PROJECT NO: ET227029
DATE: FEB 12, 2022

Lead Sample Locations
2404 Madeline Street, Alexandria, LA 71302

EXHIBIT
1.0

# Lead-Based Paint Minor Rehabilitation Work Plan

Residential Structure  
2024 Madeline Street  
Alexandria, Louisiana

April 18, 2022

Terracon Project No. ET227029



**Prepared for:**

The City of Alexandria  
Alexandria, Louisiana

**Prepared by:**

Terracon Consultants, Inc.  
New Orleans, Louisiana

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Steven M. Latiolais  
Group Manager

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Jason M. Maloney, P.E.  
LDEQ Lead Project Designer (FD178742)

terracon.com

**Terracon**

Environmental



Facilities



Geotechnical



Materials

# Lead-Based Paint Minor Rehabilitation Work Plan

2024 Madeline Street  
Alexandria, Louisiana  
Terracon Project No. ET227029  
April 18, 2022

## 1.0 INTRODUCTION & BACKGROUND

On February 12, 2022, Terracon Consultants, Inc. conducted a lead risk assessment and lead-based paint (LBP) inspection at the single-family residence located at 2024 Madeline Street in Alexandria, Louisiana. The single-family residence is a 1,200 square-foot, wood framed, pier-and-beam home. The following hazards were identified as part of these services:

### Summary of Findings

Lead-Based Paint	Lead-Based Paint Hazard	Lead Dust Hazard	Soil Lead Hazard
Yes	Yes	Yes	No

Comprehensive information regarding Terracon's lead inspection and risk assessment are summarized in Terracon's *Lead Assessment Report*, provided in Appendix A.

## 2.0 SCOPE OF WORK & PROJECT COORDINATION

The following information is the scope of work to be bid and completed as part of this project.

As of the date of this report, exterior work may be performed while the structure is occupied. However, this may be subject to change pending the judgement of the City of Alexandria. The Contractor shall consult with the Project Designer, Terracon, and the City of Alexandria prior to commencing LBP activities.

### 2.1 Paint Stabilization

The following should be performed in general accordance with Section 8.0 of this Work Plan.

## Lead-Based Paint Minor Rehabilitation Work Plan

Residential Structure ■ Alexandria, Louisiana

April 18, 2022 ■ Terracon Project No. ET227029



Component	Substrate	Color	Location	Quantity <sup>1</sup>	Hazard	Scope of Work
Rafter Tails	Wood	Grey	Exterior Wall B	10	Deteriorated LBP	Paint Stabilization
Rafter/Rafter Tails	Wood	Grey	Exterior Wall C	15	Deteriorated LBP	Paint Stabilization
Wall Above Vinyl	Wood	White	Exterior Wall C	10	Deteriorated LBP	Paint Stabilization
Canopy Wall Cap	Wood	Grey	Exterior Wall D	15	Deteriorated LBP	Paint Stabilization
Door Casing	Wood	White	Living Room	(1)	Deteriorated LBP	Paint Stabilization
Wall B	Wood	White	Utility	5	Deteriorated LBP	Paint Stabilization
Window Sashes and Frames (Assumed LBP)	Wood	White	Exterior walls A, B, and D.	(18)	Deteriorated LBP	Paint Stabilization
Canopy Roof (Assumed LBP)	Wood	Grey	Exterior Wall D	150 SF	Deteriorated LBP	Paint Stabilization

## 2.2 Friction, Impact and Chewable Surfaces Treatment

The following should be performed in general accordance with Section 9.0 of this Work Plan.

Component	Substrate	Color	Location	Quantity <sup>2</sup>	Hazard	Scope of Work
Door	Wood	Red	Exterior Wall D	(1)	Friction/Impact Surface	Friction/Impact Surface Treatment
Wall C	Wood	White	Utility	10	Deteriorated LBP	Friction/Impact Surface Treatment
Window Sill	Wood	White	Utility, Wall C	(2)	Chewable Surface	Chewable Surface Treatment
Window Sash	Wood	White	Utility, Wall C	(2)	Friction/Impact Surface	Friction/Impact Surface Treatment
Door	Wood	White	Hall	(1)	Friction/Impact Surface	Friction/Impact Surface Treatment
Door	Wood	White	Bathroom1	(1)	Friction/Impact Surface	Friction/Impact Surface Treatment
Door Frame	Wood	White	Bedroom1	(2)	Friction/Impact Surface	Friction/Impact Surface Treatment

1 SF = Square Feet () = Quantity

2 SF = Square Feet () = Quantity

### 2.3 Specialized Cleaning

The following should be performed in general accordance with Section 10.0 of this Work Plan.

Component	Substrate	Color	Location	Quantity <sup>3</sup>	Hazard	Scope of Work
Window Sills	Wood	N/A	Living Room	(9)	Dust	Specialized Cleaning
Window Sills	Wood	N/A	Bedroom 1	(4)	Dust	Specialized Cleaning
Floor	Wood	N/A	Bedroom 1	150 SF	Dust	Specialized Cleaning

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<sup>3</sup> SF = Square Feet ( ) = Quantity

<b>OCCUPANT PROTECTION PLAN</b>		
<b>DESCRIPTION OF WORKSITE</b>		
<b>Address:</b> 2024 Madeline Street		
<b>City:</b> Alexandria		
<b>State:</b> Louisiana		
<b>Zip:</b> 71301		
<b>Owner:</b> Janie Dotson		<b>Phone:</b> (318) 715-5056
<b>WORKSITE PREPARATION – EXTERIOR</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Resident Location</b>	X	Children will not be present in areas of lead work, and/or where 6-mil poly is being used due to Suffocation hazard.
		Resident(s) will be relocated from the dwelling for the duration of the project until after final Clearance is achieved.
	X	Resident(s) may remain inside the dwelling but must be away from the work area for the duration of the project until after final cleanup and clearance has been achieved.
	X	Resident(s) will have access to lead-safe entry/egress pathways
		Resident(s) will leave the dwelling while work is in progress but may return after daily cleanup
<b>Signs</b>	X	Warning signs will be posted on the building at all entrances and at a 20-foot perimeter Around the building
	X	Warning signs will be posted on the building at all entrances and at a 20-foot perimeter Around the building
<b>Security</b>	X	Temporary fencing or barrier tape will be erected at a 20-foot perimeter around the Working surfaces.
	X	A locked dumpster will be used for the disposal of all debris.
<b>Containment and Barrier System</b>	X	One layer of 6-mil poly will be laid on ground extending 10 feet beyond the perimeter of the Surfaces undergoing lead work.
	X	For work above the ground floor, the sheeting will extend 20 feet beyond the perimeter of The surfaces undergoing lead work.
	X	6-mil poly will be attached to the building by using duct tape. A second layer of 6-mil poly will Be laid on top of the first layer and secured.
	X	All windows within 20 feet of the working surfaces will remain closed.
	X	Edges of 6-mil poly will be slightly raised to prevent runoff of contaminated waste if generated.
<b>Playground Equipment: Sandbox, Toys, Etc.</b>	X	All movable items will be removed to a 20-foot distance from the working surfaces.
	X	All items that are not moved will be sealed with 6-mil poly sheeting.

<b>WORKSITE PREPARATION – EXTERIOR (CONTINUED)</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Porches</b>	X	One lead-safe entryway must be made available to resident(s) at all times.
		All doors leading into the home will not be treated simultaneously.
<b>Cleanup</b>	X	Debris and plastic will not be left out overnight if work is not completed by end of workday.
	X	All debris will remain in a secure area until project is complete.
<b>Weather</b>	X	Work will not be conducted when wind speeds are in excess of 20 mph.
	X	Work will not continue if rainy conditions exist.
<b>WORKSITE PREPARATION – INTERIOR, NOT INCLUDING WINDOWS</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Resident Location</b>	X	Children will not be present in areas of lead work, and/or where 6-mil poly is being used due to Suffocation hazard.
		Resident(s) will be relocated from the dwelling for the duration of the project until final Clearance is achieved.
	X	Resident(s) may remain inside the dwelling but must be outside the work area for the duration Of the project until final cleanup and clearance has been achieved.
	X	If resident(s) remain inside the dwelling during work hours, they will have lead safe access to Sleeping areas, bathroom and kitchen facilities.
	X	Resident(s) will have access to lead-safe entry/egress pathways.
		Resident(s) will leave the dwelling while work is in progress, but may return after daily cleanup
<b>Signs</b>	X	Warning signs will be posted on the building at all entrances and at a 20-foot perimeter Around the building.
	X	If resident(s) are not relocated, warning signs will be posted at the entry to rooms where lead work activities are occurring.
	X	Warning signs and barrier tape will be placed on the locked dumpster where debris is stored Prior to disposal.
<b>Security</b>	X	Temporary fencing or barrier tape will be erected at a 20-foot perimeter around the working surfaces.
	X	Locked dumpsters will be used for the disposal of all debris.



<b>WORKSITE PREPARATION – INTERIOR, NOT INCLUDING WINDOWS (CONTINUED)</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Containment and Barrier System</b>	X	Two layers of 6-mil poly will be placed on the entire floor of the work area.
	X	All doors will be sealed or covered with 6-mil poly airlock flaps to prevent contamination in Adjacent rooms.
<b>Ventilation Systems</b>	X	Ventilation system(s) will be shut off and all vents in work area will be sealed with 6-mil poly.
<b>Furnishings</b>	X	Furniture and furnishings will be removed from work area.
	X	In some instances, furniture and appliances will be left in the work area, but will be covered Using 6-mil poly and sealed with masking tape.
<b>Cleanup</b>	X	Contaminated items will be properly wrapped before removing from the work area.
	X	Debris will be wrapped or bagged and stored in a secure area.
	X	Protective sheeting and airlock flaps will be patched and repaired.
	X	Protective sheeting on floors and belongings will be vacuumed with HEPA vacuum.
	X	Other horizontal surfaces within 6 feet of treated surfaces will be HEPA vacuumed.
	X	Floors used as passageways to the work areas and any areas used for storage of tools and Debris will be vacuumed and wet cleaned.
<b>Dust Sampling</b>	X	Clearance sampling will be performed when work is complete and before reoccupancy.
<b>WORKSITE PREPARATION – WINDOW TREATMENT</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Resident Location</b>		Resident(s) will be relocated from the dwelling for the duration of the project until final Clearance is achieved.
		Resident(s) will leave the dwelling while work is in progress but may return after daily cleanup.
	X	Resident(s) may remain inside the dwelling, but must be away from the work area for the duration of the project until final cleanup and clearance has been completed. Resident(s) will have access to lead-safe entry/egress pathway.
	X	Children will not be present in areas of lead work, and/or where 6-mil poly is being used due to suffocation hazard.

<b>WORKSITE PREPARATION – WINDOW TREATMENT (CONTINUED)</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Signs</b>	X	Warning signs will be posted on the building at all entrances and at a 20-foot perimeter Around the building.
	X	Warning signs and barrier tape will be placed on the locked dumpster where debris is stored Before disposal.
<b>Security</b>	X	Temporary fencing or barrier tape will be erected at a 20-foot perimeter around the Working surfaces.
	X	Locked dumpster(s) will be used for the disposal of all debris.
<b>Containment and Barrier System – Interior Window Removal</b>	X	All windows in adjacent dwellings that are closer than 20 feet to the work area will be closed.
	X	Two layers of 6-mil poly will be placed on the interior floor during window removal and/or window treatment.
	X	Two layers of 6-mil poly will be taped to the exterior of the window wall when windows are removed from the inside
	X	One layer of 6-mil poly will be placed on the ground extending 6 feet beyond perimeter of window being removed and/or treated.
<b>Containment and Barrier System – Exterior Window Removal</b>	X	All windows in adjacent dwellings that are closer than 20 feet to the work area will be closed.
	X	One layer of 6-mil poly will be placed on the interior floor if windows are removed from the outside.
	X	Two layers of 6-mil poly will be taped to the interior of the window wall when windows are removed from the outside.
	X	All 6-mil poly on the exterior will be secured by some type of anchoring system such as two by fours.
<b>Playground Equipment: Sandbox, Toys, Etc.</b>	X	All movable items will be moved 20-foot from the work surfaces.
	X	All items that are not moved will be sealed with 6-mil poly sheeting.
<b>Cleanup</b>		6-mil poly will be removed daily.
	X	All working surfaces will be HEPA vacuumed, wet washed, rinsed, and HEPA Vacuumed again. Pathways to work surfaces will also be cleaned using this cleaning cycle.
<b>Weather</b>	X	Work will not be conducted when wind speeds are in excess of 20 mph.
	X	Work will not continue if rainy conditions exist.

<b>FINAL CLEANUP</b>	
X	All window troughs will be cleaned
X	All horizontal surfaces within 6 feet of work areas will be vacuumed and wet cleaned.
X	Protective sheeting on flooring will be cleaned and removed.
X	The floors in adjacent areas used as pathways to the work area will be vacuumed and wet cleaned.

MPN #: CD-13866

Street Address: 1798 Marye Street

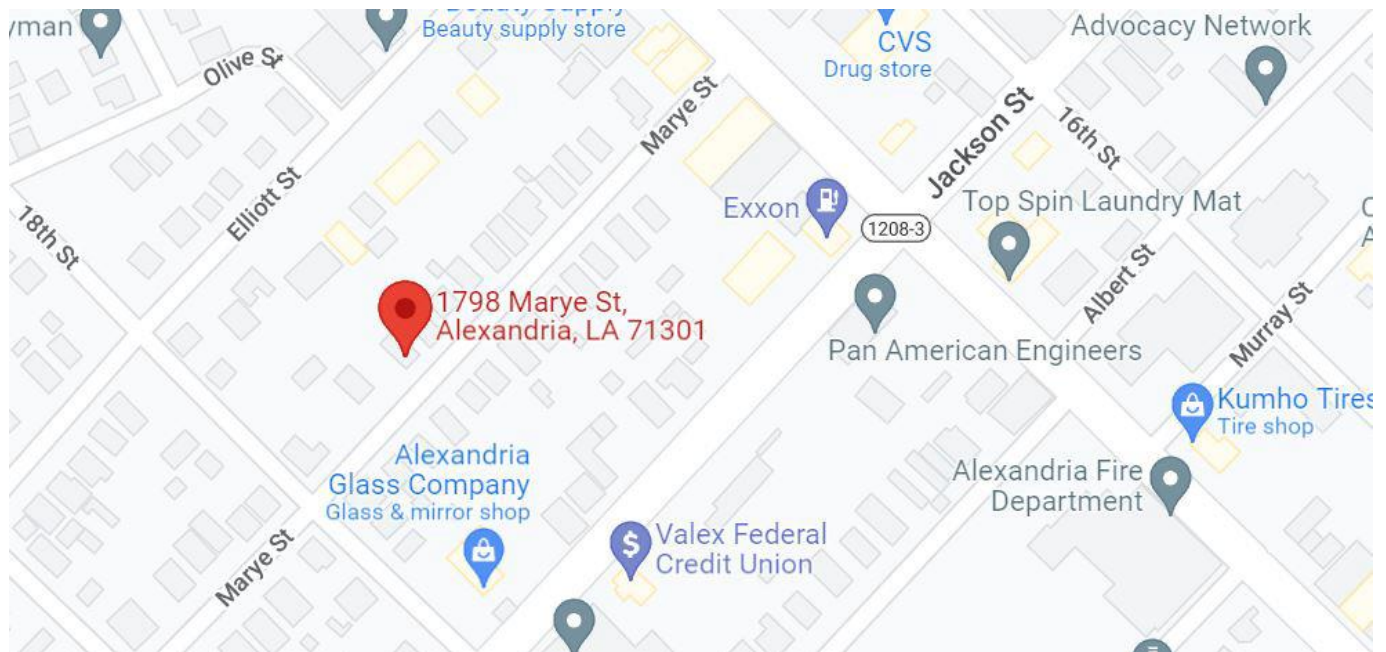
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Front of House

LAT 31°18'14.868"N

LONG 92°27'26.136" W





Bedroom 3 Door Frame - Friction and Impact surface with LBP



Kitchen Door Frame - Friction and impact surface with LBP



Bedroom 1 Door and Frame - Friction and Impact surface with LBP.



Bedroom 1 Windows - Friction and Impact Surfaces



Utility Wall – Deteriorated LBP



Exterior Wall D Roof Deck – Deteriorated LBP



Exterior Wall C Rafter Tails – Deteriorated LBP



Exterior Wall B Trim – Deteriorated LBP



Exterior Wall B Rafter Tails – Deteriorated LBP



Exterior Wall A Brick Support – Deteriorated LBP



View of Exterior Wall D



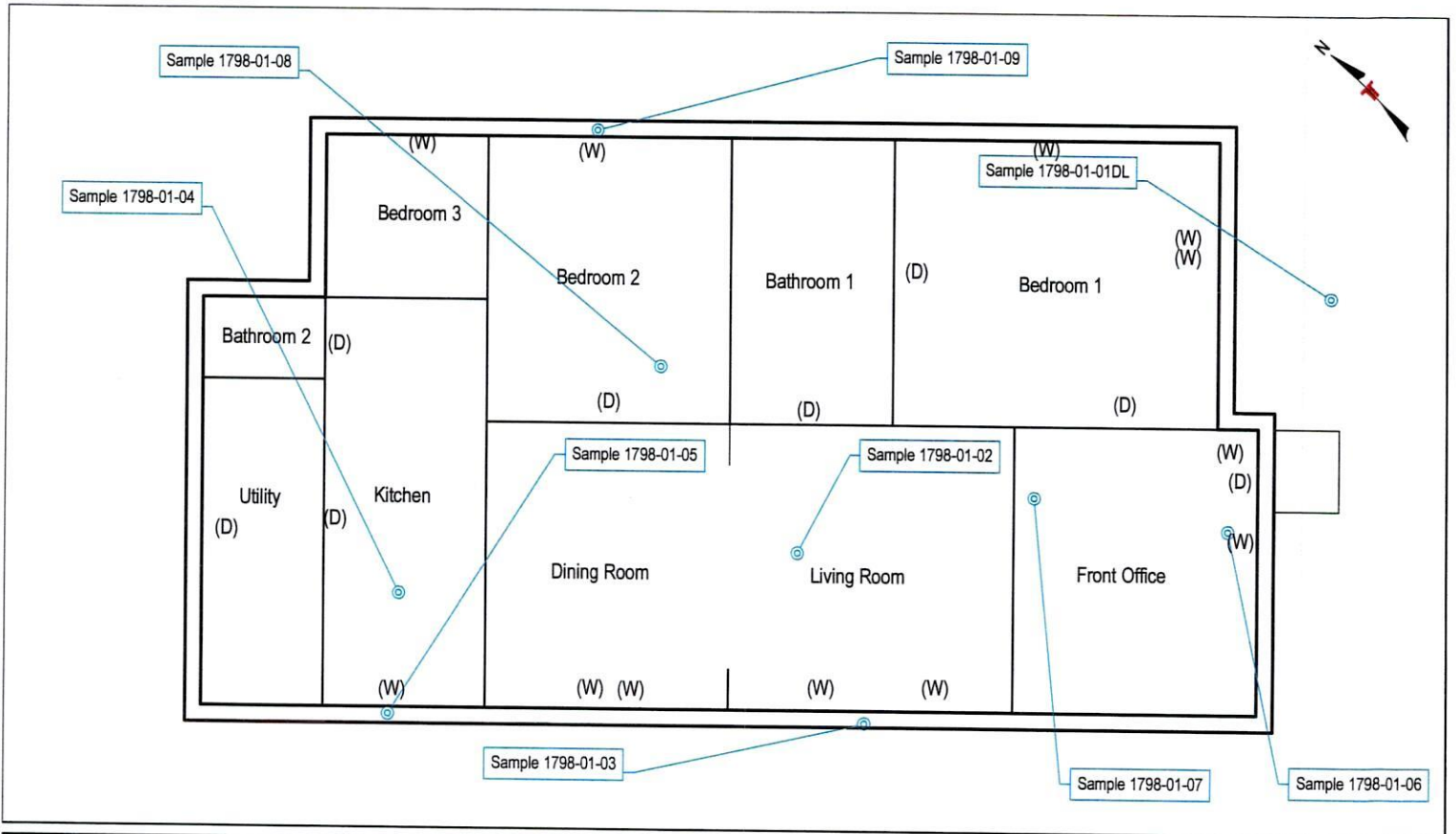
View of Exterior Wall C



View of Exterior Wall B



View of Exterior Wall A



LEGEND	
	Sample Location and ID

**Terracon**  
 Consulting Engineers and Scientists  
524 ELMWOOD PARK BOULEVARD #170 NEW ORLEANS, LA 70123

SCALE: NOT TO SCALE
PROJECT NO: ET227029
DATE: FEB 11, 2022

Lead Sample Locations
1798 Marye Street, Alexandria, LA 71302

EXHIBIT
1.0



# Lead-Based Paint Minor Rehabilitation Work Plan

**Residential Structure**  
**1798 Marye Street**  
**Alexandria, Louisiana**

April 14, 2022

Terracon Project No. ET227029



**Prepared for:**

The City of Alexandria  
Alexandria, Louisiana

**Prepared by:**

Terracon Consultants, Inc.  
New Orleans, Louisiana

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Steven M. Latiolais  
Group Manager

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Jason M. Maloney, P.E.  
LDEQ Lead Project Designer (FD178742)

terracon.com

**Terracon**

Environmental



Facilities



Geotechnical



Materials

# Lead-Based Paint Minor Rehabilitation Work Plan

1798 Marye Street  
Alexandria, Louisiana  
Terracon Project No. ET227029  
April 18, 2022

## 1.0 INTRODUCTION & BACKGROUND

On February 12, 2022, Terracon Consultants, Inc. conducted a lead risk assessment and lead-based paint (LBP) inspection at the single-family residence located at 1798 Marye Street in Alexandria, Louisiana. The single-family residence is a 900 square-foot, wood framed, pier-and-beam home. The following hazards were identified as part of these services:

### Summary of Findings

Lead-Based Paint	Lead-Based Paint Hazard	Lead Dust Hazard	Soil Lead Hazard
Yes	Yes	Yes	No

Comprehensive information regarding Terracon's lead inspection and risk assessment are summarized in Terracon's *Lead Assessment Report*, provided in Appendix A.

## 2.0 SCOPE OF WORK & PROJECT COORDINATION

The following information is the scope of work to be bid and completed as part of this project.

As of the date of this report, exterior work may be performed while the structure is occupied. However, this may be subject to change pending the judgement of the City of Alexandria. The Contractor shall consult with the Project Designer, Terracon, and the City of Alexandria prior to commencing LBP activities.

### 2.1 Paint Stabilization

The following should be performed in general accordance with Section 8.0 of this Work Plan.

Component	Substrate	Color	Location	Quantity <sup>1</sup>	Hazard	Scope of Work
Brick Support	Brick	Red	Exterior Wall A	(2)	Deteriorated LBP	Paint Stabilization
Rafter Tails	Wood	White	Exterior Wall B	(20)	Deteriorated LBP	Paint Stabilization
Exposed Wood Trim	Wood	White	Exterior Wall B	25 SF	Deteriorated LBP	Paint Stabilization
Rafter Tails	Wood	White	Exterior Wall C	(10)	Deteriorated LBP	Paint Stabilization
Exposed Wood Trim	Wood	White	Exterior Wall D	20 SF	Deteriorated LBP	Paint Stabilization
Rafter Tails	Wood	White	Exterior Wall D	5 SF	Deteriorated LBP	Paint Stabilization
Decking/Roof	Wood	White	Exterior Wall D	5 SF	Deteriorated LBP	Paint Stabilization
Wall	Wood	White	Utility	60 SF	Deteriorated LBP	Paint Stabilization

## 2.2 Friction, Impact and Chewable Surfaces Treatment

The following should be performed in general accordance with Section 9.0 of this Work Plan.

Component	Substrate	Color	Location	Quantity	Hazard	Scope of Work
Window Sill	Wood	White	Bedroom 1	(2)	Chewable surface with LBP	Chewable surface with LBP
Window Sash	Wood	White	Bedroom 1	(2)	Friction/Impact Surface	Friction/Impact Surface Treatment
Door Frame	Wood	White	Bedroom 1	(3)	Friction/Impact Surface	Friction/Impact Surface Treatment
Door Frame	Wood	White	Kitchen – Wall A	(1)	Friction/Impact Surface	Friction/Impact Surface Treatment
Door Frame	Wood	Brown	Bedroom 3	(1)	Friction/Impact Surface	Friction/Impact Surface Treatment

## 2.3 Specialized Cleaning

The following should be performed in general accordance with Section 10.0 of this Work Plan.

<sup>1</sup> SF = Square Feet ( ) = Quantity of component

## Lead-Based Paint Minor Rehabilitation Work Plan

Residential Structure ■ Alexandria, Louisiana

April 18, 2022 ■ Terracon Project No. ET227029



Component	Substrate	Color	Location	Quantity	Hazard	Scope of Work
Window Sill	Wood	N/A	Living Room	(2)	Dust	Specialized Cleaning
Window Sill	Wood	N/A	Kitchen	(1)	Dust	Specialized Cleaning

### 2.4 Soil Treatment

The following should be performed in general accordance with Section 11.0 of this Work Plan.

Component	Substrate	Color	Location	Quantity	Hazard	Scope of Work
Soil	N/A	N/A	Dripline	400 SF	Soil	Soil Treatment for Driplines

<b>OCCUPANT PROTECTION PLAN</b>		
<b>DESCRIPTION OF WORKSITE</b>		
<b>Address:</b> 1798 Marye Street		
<b>City:</b> Alexandria		
<b>State:</b> Louisiana		
<b>Zip:</b> 71301		
<b>Owner:</b> Delores McDaniel		<b>Phone:</b> 318 794-0620
<b>WORKSITE PREPARATION – EXTERIOR</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Resident Location</b>	X	Children will not be present in areas of lead work, and/or where 6-mil poly is being used due to Suffocation hazard.
		Resident(s) will be relocated from the dwelling for the duration of the project until after final Clearance is achieved.
	X	Resident(s) may remain inside the dwelling but must be away from the work area for the duration of the project until after final cleanup and clearance has been achieved.
	X	Resident(s) will have access to lead-safe entry/egress pathways
		Resident(s) will leave the dwelling while work is in progress but may return after daily cleanup
<b>Signs</b>	X	Warning signs will be posted on the building at all entrances and at a 20-foot perimeter Around the building
	X	Warning signs will be posted on the building at all entrances and at a 20-foot perimeter Around the building
<b>Security</b>	X	Temporary fencing or barrier tape will be erected at a 20-foot perimeter around the Working surfaces.
	X	A locked dumpster will be used for the disposal of all debris.
<b>Containment and Barrier System</b>	X	One layer of 6-mil poly will be laid on ground extending 10 feet beyond the perimeter of the Surfaces undergoing lead work.
	X	For work above the ground floor, the sheeting will extend 20 feet beyond the perimeter of The surfaces undergoing lead work.
	X	6-mil poly will be attached to the building by using duct tape. A second layer of 6-mil poly will Be laid on top of the first layer and secured.
	X	All windows within 20 feet of the working surfaces will remain closed.
	X	Edges of 6-mil poly will be slightly raised to prevent runoff of contaminated waste if generated.
<b>Playground Equipment: Sandbox, Toys, Etc.</b>	X	All movable items will be removed to a 20-foot distance from the working surfaces.
	X	All items that are not moved will be sealed with 6-mil poly sheeting.

**Lead-Based Paint Minor Rehabilitation OPP**

Residential Structure ■ Alexandria, Louisiana

April 18, 2022 ■ Terracon Project No. T227029



<b>WORKSITE PREPARATION – EXTERIOR (CONTINUED)</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Porches</b>	X	One lead-safe entryway must be made available to resident(s) at all times.
		All doors leading into the home will not be treated simultaneously.
<b>Cleanup</b>	X	Debris and plastic will not be left out overnight if work is not completed by end of workday.
	X	All debris will remain in a secure area until project is complete.
<b>Weather</b>	X	Work will not be conducted when wind speeds are in excess of 20 mph.
	X	Work will not continue if rainy conditions exist.
<b>WORKSITE PREPARATION – INTERIOR, NOT INCLUDING WINDOWS</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Resident Location</b>	X	Children will not be present in areas of lead work, and/or where 6-mil poly is being used due to Suffocation hazard.
		Resident(s) will be relocated from the dwelling for the duration of the project until final Clearance is achieved.
	X	Resident(s) may remain inside the dwelling but must be outside the work area for the duration Of the project until final cleanup and clearance has been achieved.
	X	If resident(s) remain inside the dwelling during work hours, they will have lead safe access to Sleeping areas, bathroom and kitchen facilities.
	X	Resident(s) will have access to lead-safe entry/egress pathways.
		Resident(s) will leave the dwelling while work is in progress, but may return after daily cleanup
<b>Signs</b>	X	Warning signs will be posted on the building at all entrances and at a 20-foot perimeter Around the building.
	X	If resident(s) are not relocated, warning signs will be posted at the entry to rooms where lead work activities are occurring.
	X	Warning signs and barrier tape will be placed on the locked dumpster where debris is stored Prior to disposal.
<b>Security</b>	X	Temporary fencing or barrier tape will be erected at a 20-foot perimeter around the working surfaces.
	X	Locked dumpsters will be used for the disposal of all debris.

<b>WORKSITE PREPARATION – INTERIOR, NOT INCLUDING WINDOWS (CONTINUED)</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Containment and Barrier System</b>	X	Two layers of 6-mil poly will be placed on the entire floor of the work area.
	X	All doors will be sealed or covered with 6-mil poly airlock flaps to prevent contamination in Adjacent rooms.
<b>Ventilation Systems</b>	X	Ventilation system(s) will be shut off and all vents in work area will be sealed with 6-mil poly.
<b>Furnishings</b>	X	Furniture and furnishings will be removed from work area.
	X	In some instances, furniture and appliances will be left in the work area, but will be covered Using 6-mil poly and sealed with masking tape.
<b>Cleanup</b>	X	Contaminated items will be properly wrapped before removing from the work area.
	X	Debris will be wrapped or bagged and stored in a secure area.
	X	Protective sheeting and airlock flaps will be patched and repaired.
	X	Protective sheeting on floors and belongings will be vacuumed with HEPA vacuum.
	X	Other horizontal surfaces within 6 feet of treated surfaces will be HEPA vacuumed.
	X	Floors used as passageways to the work areas and any areas used for storage of tools and Debris will be vacuumed and wet cleaned.
<b>Dust Sampling</b>	X	Clearance sampling will be performed when work is complete and before reoccupancy.
<b>FINAL CLEANUP</b>		
X	All window troughs will be cleaned	
X	All horizontal surfaces within 6 feet of work areas will be vacuumed and wet cleaned.	
X	Protective sheeting on flooring will be cleaned and removed.	
X	The floors in adjacent areas used as pathways to the work area will be vacuumed and wet cleaned.	

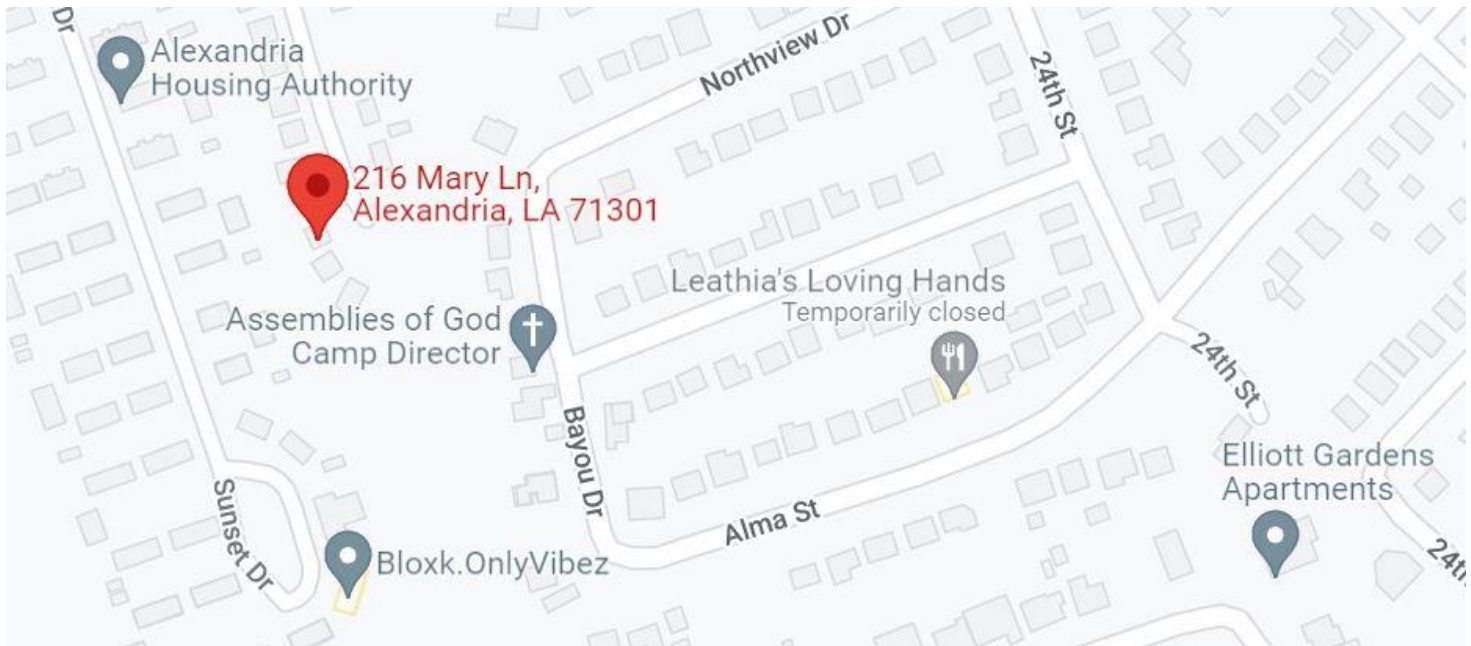
MPN #: CD-13873

Street Address: 216 Mary Lane

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Front of House  
LAT 31°18'3.78"N  
LONG 92°28'16.176" W







Exterior Wall B - General View (backyard)



Exterior Wall B - General View



Exterior Wall D – Deteriorated LBP on casing



Exterior Wall D - General View



Exterior Wall D - Deteriorated LBP on fascia



Exterior Wall B - Deteriorated LBP on casing



Exterior Wall A - Deteriorated LBP on Wall



Kitchen - LBP on Window Frame



Exterior Wall D – Deteriorated LBP on soffit



Exterior Wall D – Deteriorated LBP on casing



Exterior Wall B - Deteriorated LBP on casing



Exterior Wall A - Deteriorated LBP on wall cap



Exterior Wall A - Deteriorated LBP on casing



Exterior Wall B - Deteriorated LBP on soffit



Exterior Wall A - Deteriorated LBP on soffit



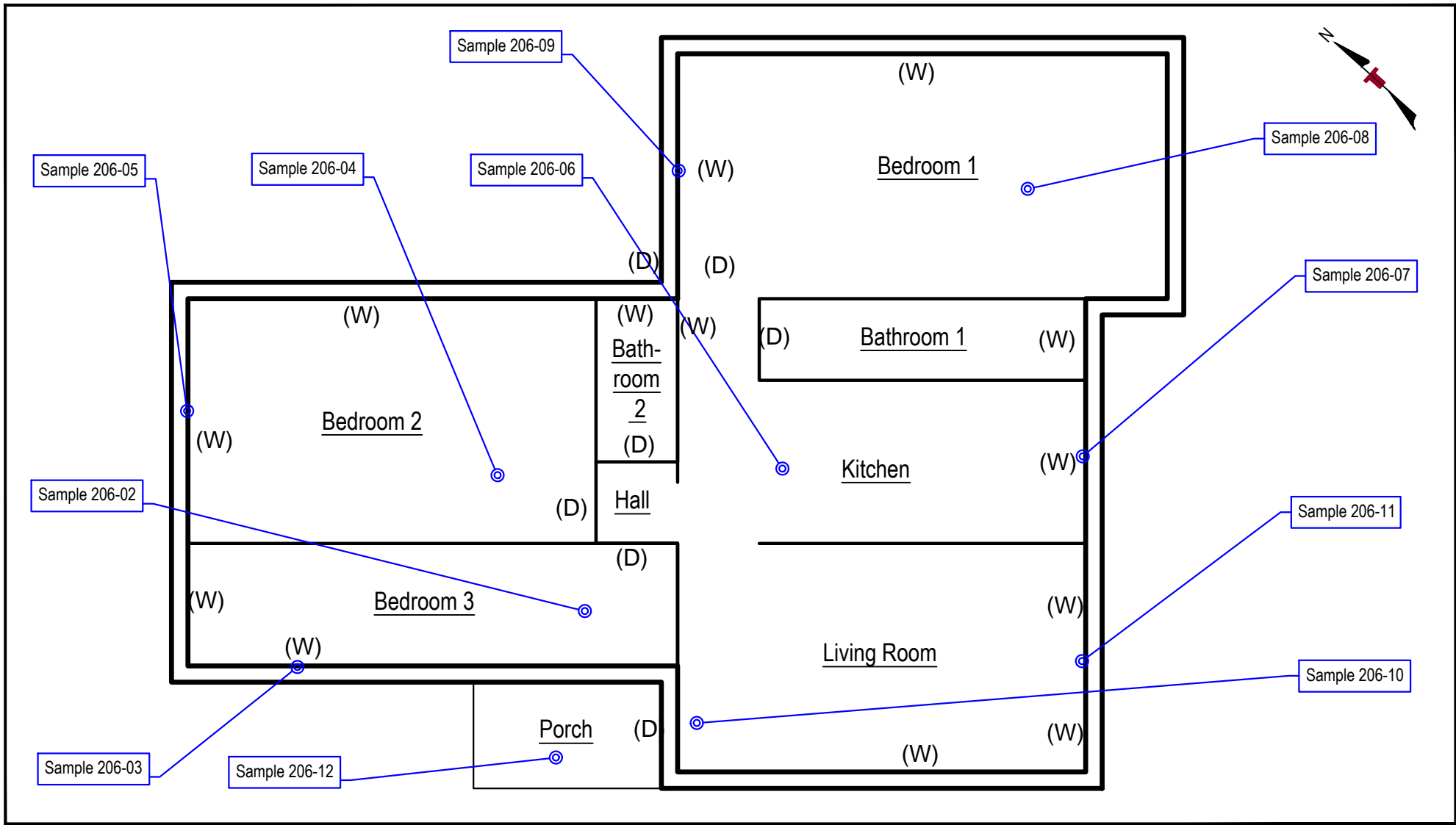
Exterior Wall A - Deteriorated LBP on casing



Exterior Wall A - General view of porch.



Exterior Wall A - Deteriorated LBP on casing



**LEGEND**

(W) Window (D) Door

Sample XXX-XX Sample Location and ID

**Terracon**  
 Consulting Engineers and Scientists

524 ELMWOOD PARK BOULEVARD #170 NEW ORLEANS, LA 70123

SCALE: NOT TO SCALE

PROJECT NO: ET227029

DATE: FEB 1, 2022

Lead Sample Locations

216 Mary Lane,  
 Alexandria, LA 71301

EXHIBIT

1.0

# Lead-Based Paint Minor Rehabilitation Work Plan

**Residential Structure**

**216 Mary Lane**

**Alexandria, Louisiana**

April 18, 2022

Terracon Project No. ET227029




**Prepared for:**

The City of Alexandria  
Alexandria, Louisiana


**Prepared by:**

Terracon Consultants, Inc.  
New Orleans, Louisiana



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Steven M. Latiolais  
Group Manager



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Jason M. Maloney, P.E.  
LDEQ Lead Project Designer (FD178742)

terracon.com

**Terracon**

Environmental



Facilities



Geotechnical



Materials

# Lead-Based Paint Minor Rehabilitation Work Plan

216 Mary Lane  
Alexandria, Louisiana  
Terracon Project No. ET227029  
April 18, 2022

## 1.0 INTRODUCTION & BACKGROUND

On February 1, 2022, Terracon Consultants, Inc. conducted a lead risk assessment and lead-based paint (LBP) inspection at the single-family residence located at 216 Mary Lane in Alexandria, Louisiana. The single-family residence is an approximately 900 square foot, wood framed, pier-and-beam home. The following hazards were identified as part of these services:

### Summary of Findings

Lead-Based Paint	Lead-Based Paint Hazard	Lead Dust Hazard	Soil Lead Hazard
Yes	Yes	Yes	No

Comprehensive information regarding Terracon's lead inspection and risk assessment are summarized in Terracon's *Lead Assessment Report*, are available upon request.

## 2.0 SCOPE OF WORK & PROJECT COORDINATION

The following information is the scope of work to be bid and completed as part of this project.

As of the date of this report, exterior work may be performed while the structure is occupied. However, this may be subject to change pending the judgement of the City of Alexandria. The Contractor shall consult with the Project Designer, Terracon, and the City of Alexandria prior to commencing LBP activities.



## 2.1 Paint Stabilization

The following should be performed in general accordance with Section 8.0 of this Work Plan.

Component	Substrate	Color	Location	Quantity <sup>1</sup>	Hazard	Scope of Work
Wall	Wood	Green	Exterior Wall A	350 SF	Deteriorated Paint	Paint Stabilization
Window Casing	Wood	White	Exterior Wall A	2 Windows	Deteriorated Paint	Paint Stabilization
Soffit	Wood	Pink	Exterior Wall A	40 SF	Deteriorated Paint	Paint Stabilization
Door Casing	Wood	White	Exterior Wall A	1 Casing	Deteriorated Paint	Paint Stabilization
Wall Cap, Porch	Wood	Brown	Exterior Wall A	50 SF	Deteriorated Paint	Paint Stabilization
Soffit	Wood	Grey	Exterior Wall B	80 SF	Deteriorated Paint	Paint Stabilization
Window Casing	Wood	White	Exterior Wall B	6 Windows	Deteriorated Paint	Paint Stabilization
Soffit	Wood	Grey	Exterior Wall D	40 SF	Deteriorated Paint	Paint Stabilization
Fascia	Wood	White	Exterior Wall D	20 SF	Deteriorated Paint	Paint Stabilization
Window Casing	Wood	White	Exterior Wall D	3 Windows	Deteriorated Paint	Paint Stabilization

## 2.2 Friction, Impact and Chewable Surfaces Treatment

The following should be performed in general accordance with Section 9.0 of this Work Plan.

Component	Substrate	Color	Location	Quantity <sup>2</sup>	Hazard	Scope of Work
Window Frame	Wood	Brown	Kitchen	4 Windows	Deteriorated Paint and Friction/Impact Surfaces	Friction, impact, and chewable surfaces treatment
Window Sashes and Frames	Wood	Brown/White	Exterior Walls	16 Windows	Deteriorated Paint and Friction/Impact Surfaces	Friction, impact, and chewable surfaces treatment

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1 SF = Square Feet  
 2 SF = Square Feet

### 2.3 Specialized Cleaning

The following should be performed in general accordance with Section 10.0 of this Work Plan.

Component	Substrate	Color	Location	Quantity <sup>3</sup>	Hazard	Scope of Work
Window Sills	Wood	N/A	Bedroom 3	2	Dust	Specialized Cleaning
Window Frame	Wood	Brown	Kitchen	4 Windows	Deteriorated Paint and Friction/Impact Surfaces	Friction, impact, and chewable surfaces treatment
Window Sashes and Frames	Wood	Brown/White	Exterior Walls	16 Windows	Deteriorated Paint and Friction/Impact Surfaces	Friction, impact, and chewable surfaces treatment

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<sup>3</sup> SF = Square Feet

<b>OCCUPANT PROTECTION PLAN</b>		
<b>DESCRIPTION OF WORKSITE</b>		
<b>Address:</b> 216 Mary Lane		
<b>City:</b> Alexandria		
<b>State:</b> Louisiana		
<b>Zip:</b> 71301		
<b>Owner:</b> Bertha Dean		<b>Phone:</b> 318-730-5713
<b>WORKSITE PREPARATION – EXTERIOR</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Resident Location</b>	X	Children will not be present in areas of lead work, and/or where 6-mil poly is being used due to Suffocation hazard.
		Resident(s) will be relocated from the dwelling for the duration of the project until after final Clearance is achieved.
	X	Resident(s) may remain inside the dwelling but must be away from the work area for the duration of the project until after final cleanup and clearance has been achieved.
	X	Resident(s) will have access to lead-safe entry/egress pathways
		Resident(s) will leave the dwelling while work is in progress but may return after daily cleanup
<b>Signs</b>	X	Warning signs will be posted on the building at all entrances and at a 20-foot perimeter Around the building
	X	Warning signs will be posted on the building at all entrances and at a 20-foot perimeter Around the building
<b>Security</b>	X	Temporary fencing or barrier tape will be erected at a 20-foot perimeter around the Working surfaces.
	X	A locked dumpster will be used for the disposal of all debris.
<b>Containment and Barrier System</b>	X	One layer of 6-mil poly will be laid on ground extending 10 feet beyond the perimeter of the Surfaces undergoing lead work.
	X	For work above the ground floor, the sheeting will extend 20 feet beyond the perimeter of The surfaces undergoing lead work.
	X	6-mil poly will be attached to the building by using duct tape. A second layer of 6-mil poly will Be laid on top of the first layer and secured.
	X	All windows within 20 feet of the working surfaces will remain closed.
	X	Edges of 6-mil poly will be slightly raised to prevent runoff of contaminated waste if generated.
<b>Playground Equipment: Sandbox, Toys, Etc.</b>	X	All movable items will be removed to a 20-foot distance from the working surfaces.
	X	All items that are not moved will be sealed with 6-mil poly sheeting.

<b>WORKSITE PREPARATION – EXTERIOR (CONTINUED)</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Porches</b>	X	One lead-safe entryway must be made available to resident(s) at all times.
		All doors leading into the home will not be treated simultaneously.
<b>Cleanup</b>	X	Debris and plastic will not be left out overnight if work is not completed by end of workday.
	X	All debris will remain in a secure area until project is complete.
<b>Weather</b>	X	Work will not be conducted when wind speeds are in excess of 20 mph.
	X	Work will not continue if rainy conditions exist.
<b>WORKSITE PREPARATION – INTERIOR, NOT INCLUDING WINDOWS</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Resident Location</b>	X	Children will not be present in areas of lead work, and/or where 6-mil poly is being used due to Suffocation hazard.
		Resident(s) will be relocated from the dwelling for the duration of the project until final Clearance is achieved.
	X	Resident(s) may remain inside the dwelling but must be outside the work area for the duration Of the project until final cleanup and clearance has been achieved.
	X	If resident(s) remain inside the dwelling during work hours, they will have lead safe access to Sleeping areas, bathroom and kitchen facilities.
	X	Resident(s) will have access to lead-safe entry/egress pathways.
		Resident(s) will leave the dwelling while work is in progress, but may return after daily cleanup
<b>Signs</b>	X	Warning signs will be posted on the building at all entrances and at a 20-foot perimeter Around the building.
	X	If resident(s) are not relocated, warning signs will be posted at the entry to rooms where work activities are occurring.
	X	Warning signs and barrier tape will be placed on the locked dumpster where debris is stored Prior to disposal.
<b>Security</b>	X	Temporary fencing or barrier tape will be erected at a 20-foot perimeter around the working surfaces.
	X	Locked dumpsters will be used for the disposal of all debris.

<b>WORKSITE PREPARATION – INTERIOR, NOT INCLUDING WINDOWS (CONTINUED)</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Containment and Barrier System</b>	X	Two layers of 6-mil poly will be placed on the entire floor of the work area.
	X	All doors will be sealed or covered with 6-mil poly airlock flaps to prevent contamination in Adjacent rooms.
<b>Ventilation Systems</b>	X	Ventilation system(s) will be shut off and all vents in work area will be sealed with 6-mil poly.
<b>Furnishings</b>	X	Furniture and furnishings will be removed from work area.
	X	In some instances, furniture and appliances will be left in the work area, but will be covered Using 6-mil poly and sealed with masking tape.
<b>Cleanup</b>	X	Contaminated items will be properly wrapped before removing from the work area.
	X	Debris will be wrapped or bagged and stored in a secure area.
	X	Protective sheeting and airlock flaps will be patched and repaired.
	X	Protective sheeting on floors and belongings will be vacuumed with HEPA vacuum.
	X	Other horizontal surfaces within 6 feet of treated surfaces will be HEPA vacuumed.
	X	Floors used as passageways to the work areas and any areas used for storage of tools and Debris will be vacuumed and wet cleaned.
<b>Dust Sampling</b>	X	Clearance sampling will be performed when work is complete and before reoccupancy.
<b>WORKSITE PREPARATION – WINDOW TREATMENT</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Resident Location</b>		Resident(s) will be relocated from the dwelling for the duration of the project until final Clearance is achieved.
		Resident(s) will leave the dwelling while work is in progress but may return after daily cleanup.
	X	Resident(s) may remain inside the dwelling, but must be away from the work area for the duration of the project until final cleanup and clearance has been completed. Resident(s) will have access to lead-safe entry/egress pathway.
	X	Children will not be present in areas of lead work, and/or where 6-mil poly is being used due to suffocation hazard.

<b>WORKSITE PREPARATION – WINDOW TREATMENT (CONTINUED)</b>		
<b>TASK</b>	<b>PROCEDURE</b>	
<b>Signs</b>	X	Warning signs will be posted on the building at all entrances and at a 20-foot perimeter Around the building.
	X	Warning signs and barrier tape will be placed on the locked dumpster where debris is stored Before disposal.
<b>Security</b>	X	Temporary fencing or barrier tape will be erected at a 20-foot perimeter around the Working surfaces.
	X	Locked dumpster(s) will be used for the disposal of all debris.
<b>Containment and Barrier System – Interior Window Removal</b>	X	All windows in adjacent dwellings that are closer than 20 feet to the work area will be closed.
	X	Two layers of 6-mil poly will be placed on the interior floor during window removal and/or window treatment.
	X	Two layers of 6-mil poly will be taped to the exterior of the window wall when windows are removed from the inside
	X	One layer of 6-mil poly will be placed on the ground extending 6 feet beyond perimeter of window being removed and/or treated.
<b>Containment and Barrier System – Exterior Window Removal</b>	X	All windows in adjacent dwellings that are closer than 20 feet to the work area will be closed.
	X	One layer of 6-mil poly will be placed on the interior floor if windows are removed from the outside.
	X	Two layers of 6-mil poly will be taped to the interior of the window wall when windows are removed from the outside.
	X	All 6-mil poly on the exterior will be secured by some type of anchoring system such as two by fours.
<b>Playground Equipment: Sandbox, Toys, Etc.</b>	X	All movable items will be moved 20-foot from the work surfaces.
	X	All items that are not moved will be sealed with 6-mil poly sheeting.
<b>Cleanup</b>		6-mil poly will be removed daily.
	X	All abated surfaces will be HEPA vacuumed, wet washed, rinsed, and HEPA Vacuumed again. Pathways to work surfaces will also be cleaned using this cleaning cycle.
<b>Weather</b>	X	Work will not be conducted when wind speeds are in excess of 20 mph.
	X	Work will not continue if rainy conditions exist.

<b>FINAL CLEANUP</b>	
X	All window troughs will be cleaned
X	All horizontal surfaces within 6 feet of work areas will be vacuumed and wet cleaned.
X	Protective sheeting on flooring will be cleaned and removed.
X	The floors in adjacent areas used as pathways to the work area will be vacuumed and wet cleaned.

## 2.4 General

The term “Contractor” will be used throughout and refers to the contractor performing Lead Renovation, Repair and Painting (RRP) work. The “City of Alexandria” and “Project Monitor” shall be considered synonymous in this design. Additionally, “Terracon” and “Project Designer” shall be considered synonymous in this design.

The Contractor will be a licensed general contractor by the State of Louisiana and must have a minimum of five (5) years of experience similar to this project. The Contractor shall also be a certified Lead Renovation Firm with certified Lead Renovators by the EPA.

The Contractor shall be responsible for inspecting the site prior to pricing the project to confirm the scope of the work. Any quantities listed by the Project Designer in the occupant protection

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2 SF = Square Feet ( ) = Quantity

3 SF = Square Feet ( ) = Quantity



## **Lead-Based Paint Minor Rehabilitation Work Plan**

Residential Structure ■ Alexandria, Louisiana

April 18, 2022 ■ Terracon Project No. ET227029



plan, specifications, survey, or other related documents are done so as estimations. The Contractor is responsible for measurements and quantifying the LBP work.

The Contractor shall furnish and is responsible for all costs including, but not limited to: permit fees, containment preparation, scaffolding, labor, materials, services, insurance, and equipment necessary to carry out stabilization operations. All work including impacting LBP-affected material will be in accordance with this work plan, applicable Environmental Protection Agency (EPA) and Occupational Safety and Health Administration (OSHA) regulations, and any other applicable state and local government regulations.

The Contractor/employer has and assumes the responsibility of proceeding in such a manner that he offers his employees a workplace free of recognized hazards causing or likely to cause death or serious injury. The Contractor shall be responsible for performing the work and disposal so that lead dust/fume levels do not exceed the established levels of the personal protective equipment provided to employees.

The Contractor will be responsible for all costs associated with employee monitoring to meet the OSHA requirements.

The Contractor is responsible for all costs, including additional visits, should the Project Designer and/or the Project Monitor determine that the Contractor failed a final inspection. Notification and scheduling of the final inspection during the project is the responsibility of the Contractor. The Contractor will allow a minimum notice of twenty-four (24) hours unless the Project Monitor and the Contractor agree upon a different time frame.

Contractor shall coordinate all LBP activities with the City of Alexandria. Owner shall have continuous use of areas not included in the scope of this project.

The Contractor shall be responsible to adhere to any and all security requirements imposed by the City of Alexandria.

### **2.5 Personnel**

#### **A. Personnel**

1. The workers and supervisor(s) must be EPA-certified renovators. If the workers are not EPA-certified renovators, the supervisor must be accredited in Louisiana per Louisiana Administrative Code (LAC) Title 33, Chapter 28, §2807 in addition to being a certified renovator. A documented training must then be performed by the supervisor for the workers.

## Lead-Based Paint Minor Rehabilitation Work Plan

Residential Structure ■ Alexandria, Louisiana

April 18, 2022 ■ Terracon Project No. ET227029



### B. Competent Person

1. A competent person, as defined in the OSHA lead in construction standard 29 CFR 1926.62, employed by the Contractor must be outside each work area during LBP activities to monitor activity, ensure containment security, provide information to visitors, and provide access to the work area.
2. Competent Person must be an EPA-certified renovator and have experience with projects of similar type and size.
3. The competent person, employed by the Contractor, shall be bilingual in the appropriate languages when employing workers who do not speak fluent English.

### C. Employees

1. The Contractor is responsible for the behavior of workers within his employment. If at any time during the contracted work, any of his employees are judged to exhibit behavior unfitting for the area or judged to be a nuisance by the City of Alexandria or the Project Designer, the Contractor shall remove them immediately from the project.
2. The Contractor shall be responsible for compliance with the following concerning employee behavior:
  - a. Under no circumstances are alcohol, drugs, or any other type of controlled substances permitted on the property.
  - b. Firearms are not permitted on the property.
  - c. All workers are restricted to the construction project site only.
  - d. All workers must conform to the following basic dress code when in public areas of the project confines: long pants, shirts, no tank tops, no shorts, no bare backs.
  - e. The Contractor is responsible for disposal of all trash brought on the property by his employees; including drink cans, bottles or other food containers and wrappers.
  - f. Eating, drinking, and smoking are not allowed in the containment area(s).
3. Failure to adhere to these rules could result in criminal prosecution and/or removal from the property.

## **Lead-Based Paint Minor Rehabilitation Work Plan**

Residential Structure ■ Alexandria, Louisiana

April 18, 2022 ■ Terracon Project No. ET227029



### **2.6 Meetings**

#### **A. Preconstruction**

1. A preconstruction meeting may be held prior to starting the project. The purpose of the preconstruction meeting is to finalize the work schedule and review the requirements of the job. The Contractor's representative at this meeting must be able to commit to schedule and project requirements that will be addressed at this meeting.

### **2.7 Pre-Job Submittals**

- #### **A. Submit one (1) complete, bound set of pre-job submittals to the City of Alexandria at least five (5) working days prior to start of work. Work is prohibited until the submittal package has been reviewed and approved by the City of Alexandria. A copy of the submittals shall be kept in a three-ring binder (project log) by the Contractor at the project site.**

1. **Employee List:** Provide copies of lists of supervisors and workers, along with their LBP accreditations, to be utilized on the project.
2. **Medical:** Include individually signed forms by each worker to be utilized on the project documenting that each is actively involved in a company employee medical surveillance program.
3. **Respirator Training:** Copies of most recent fit testing records, individually signed for each worker to be utilized on the project. Include individually signed statements from each employee that they have received training in compliance with 29 CFR 1910.134.
4. **Project Schedule:** Time schedule for the project, outlining the proposed start, setup, clearances, etc. for the various phases of the project.
5. **Initial Exposure Assessment:** As required by the OSHA lead in construction standard 29 CFR 1926.62.
6. Any other programs or training as outlined by the OSHA and EPA standards.

### **2.8 Post-Job Submittals**

Submit One (1) complete, bound set of post-job submittals to the City of Alexandria following the final completion of the work. Requests for final payment will not be approved until the submittal package has been reviewed and approved by the City of Alexandria.

## Lead-Based Paint Minor Rehabilitation Work Plan

Residential Structure ■ Alexandria, Louisiana

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1. Affidavits: The Contractor's affidavit of payment of debts and claims, affidavit of release of liens, and consent of surety company to final payment.
2. Manifest: Waste shipment record receipt of utilized landfill which acknowledges the Contractor's delivery(s) of waste material. Include date, quantity of material delivered, and signature of authorized representative of landfill. Also, include name of waste transporter and all other requirements per instructions the waste manifest form.
3. Daily Supervisor Log: A copy of all daily logs showing the following: name, date, entering and leaving time, company or agency represented, reason for entry for all persons entering the work area, employee's daily air monitoring data as required by the OSHA standards, and written comments by inspectors, industrial hygienists, Designers and visitors.
4. Workers: Copies of LDEQ lead-based paint accreditation cards and respirator training and fit test documentation of all new employees hired during the project.
5. Special Reports: All documents generated under Section 3.6.

### 2.9 Special Reports

General: Except as otherwise indicated, submit special reports to the Project Monitor/Project Designer within one (1) day of occurrence requiring the special report, with copies to others affected by occurrence. Also keep a copy in the project log book.

- A. Reporting Unusual Events: When an event of unusual and significant nature occurs at site (examples: failure of negative pressure system, rupture of temporary enclosures), prepare and submit a special report to the Project Designer immediately, listing chain of events, persons participating, response by Contractor's personnel, evaluation of results or effects, and similar pertinent information. When such events are known or predictable in advance, advise the Project Designer in advance at earliest possible date.
- B. Reporting Accidents: Prepare and submit reports of significant accidents, at site and anywhere else work is in progress. A complete copy of the accident report shall be provided to the Owner and the Project Designer within 24-hours of the accident occurrence. Record and document date and actions; comply with industry standards for reporting accidents. For this purpose, a significant accident is defined to include events where personal injury is sustained, or property loss of substance is sustained, or where the event posed a significant threat of loss or personal injury.

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### 2.10 Contingency Plan

Contingency Plan: The Contractor shall prepare a site-specific contingency plan for emergencies including: fire, accident, power failure, negative pressure system failure, supplied air system failure (if applicable), evacuation of injured persons for both life threatening and non-life threatening, or any other event that may require modification or abridgment of decontamination or work area isolation procedures. Include in this plan specific procedures for decontamination or work area isolation. Note that nothing in this specification should impede safe exiting or providing adequate medical attention in the event of an emergency. The plan will be completed prior to beginning any on-site work and shall be kept on-site at all times.

### 3.0 REGULATORY OVERVIEW

The Contractor shall assume full responsibility and liability for compliance with all applicable federal, state and local regulations pertaining to work practices, hauling, disposal, and protection of workers, visitors to the site, and persons occupying areas adjacent to the site.

A. The following regulations published by the Environmental Protection Agency (EPA):

1. "Lead-Based Paint Activities: Training, Certification, and Work Practice Requirements," 40 CFR Part 745
2. "Resource Conservation and Recovery Act (RCRA)," 40 CFR Part 260, 261, 262, 263, 264

B. The following regulations published by the U.S. Department of Labor, OSHA:

1. "Respiratory Protection," Title 29, Part 1910, Section 134 of the Code of Federal Regulations.
2. Construction Industry, Title 29, Part 1926, of the Code of Federal Regulations.
3. "Access to Employee Exposure and Medical Records," Title 29, Part 1910, Section 20 of the Code of Federal Regulations.
4. "Hazard Communication," Title 29, Part 1926, Section 59 of the Code of Federal Regulations.
5. "Specifications for Accident Prevention Signs and Tags," Title 29, Part 1910, Section 145 of the Code of Federal Regulations.

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6. "Lead in Construction Standard," 20 CFR 1926.62.
  7. Fall Protection Standard, 29 CFR 1926 subpart M.
- C. The following documents published by the American National Standards Institute:
1. "Fundamentals Governing the Design and Operation of Local Exhaust Systems," Z9.2 1979.
  2. "American National Standard for Respiratory Protection –Respiratory Use Physical Qualifications for Personnel," Z88.6 1984.
  3. "Practices for Respiratory Protection," Z88.21992.
- D. The following regulations and guidelines published by the U.S. Department of Housing and Urban Development (HUD):
1. "Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing," Second Edition, July 2012.
- E. The following regulations published in the Louisiana Administrative Code (LAC):
1. LAC 33:III.28: Lead-Based Paint Activities—Recognition, Accreditation, Licensure, and Standards for Conducting Lead-Based Paint Activities

## **4.0 TEMPORARY FACILITIES**

### **4.1 General**

- A. Provide temporary facilities as required herein or as necessary to carry out the work.
- B. Use qualified tradesmen for installation of temporary services and facilities. Locate, modify and extend temporary services and facilities where they will serve the project adequately and result in minimum interference with the performance of the work.
- C. The Contractor is responsible for the lock and tag out of all power sources.

### **4.2 Electrical Service**

- A. It is assumed electricity will be available at the structure.

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- B. Ground Fault Protection: The contractor shall use outlets equipped with ground fault circuit interrupters (GFCI), reset button and pilot light, for plug-in connection of power tools and equipment. All GFCI shall be located outside of the containment areas. All powered equipment shall be connected to a GFCI.
- C. If necessary, the Contractor will be responsible for installing temporary lighting adequate to provide sufficient illumination for safe work and traffic conditions in every area of work.

### **4.3 First Aid**

- A. A minimum of one first aid kit shall be located in the clean rooms. Additional first aid kits as the Contractor feels is adequate or is required by law shall be located throughout the work areas.

### **4.4 Fire Extinguishers**

- A. Comply with the applicable recommendations of NFPA Standard 10 - "Standard for Portable Fire Extinguishers." Locate fire extinguishers where they are most convenient and effective for their intended purpose, but provide not less than one extinguisher in each work area equipment room and one in the clean rooms of the personnel decontamination units.

### **4.5 Toilet Facilities**

- A. The Contractor must provide toilet facilities and toiletries (i.e., toilet paper). No toilet facilities or toiletries are available at the site.

### **4.6 Building Security**

- A. The Contractor is responsible for constructing and maintaining secure containment areas including the entry/exit areas. The regulated areas shall be restricted to authorized, trained, and protected personnel. These may include the Contractor's employees, employees of approved subcontractors, state representatives, and any other designated individuals. The Contractor shall establish a list of authorized personnel prior to job start and post this list in the clean rooms of the decontamination facilities. Work locations will be appropriately identified utilizing warning signs as required by OSHA and all city, state, and federal regulations. The Contractor is responsible for creating and maintaining a secure work area during the entire project.

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- B. The Contractor is responsible for maintaining secure entry/exit locations at the facility while work is being completed. The Contractor is responsible for coordinating building security issues with the Owner.
  
- C. Access to the work area shall be through a single decontamination system (if a negative pressure enclosure is needed) or an airlock. All other means of access (doors, windows, hallways, etc.) shall be blocked or locked so as to prevent entry to or exit from the work area. The only exceptions to this rule are the waste pass-out air lock, which shall be sealed except during the removal of bagged lead waste from the work area, and emergency exits in case of fire or accident. Emergency exits within the work area shall not be locked from the inside; however, they shall be sealed with pre-scored polyethylene sheeting and high-visibility tape until needed. Keep a razor knife taped to the polyethylene sheeting for emergency egress.

### 4.7 Storage

- A. Supply temporary storage required for storage of equipment and materials for duration of project. Trailer and storage dumpsters will be maintained in areas designated by the City of Alexandria.

## 5.0 WORKER PROTECTION

### 5.1 General

- A. Provide worker protection as required by OSHA, state and local standards applicable to the work. The Contractor is solely responsible for enforcing worker protection requirements at least equal to those specified in this section.
  
- B. Each time the work area is entered the Contractor shall require all persons to put on new disposable coveralls, new head cover, and a clean respirator. Protective clothing may be worn over street clothes. Proceed through shower room to equipment room and put on work boots.
  
- C. Workers shall not eat, drink, smoke, chew gum or chew tobacco in the work areas, the equipment rooms, the load out areas, or the clean rooms.
  
- D. Lighters and matches are not allowed in the work areas, the equipment rooms, the load out areas, or the clean rooms.



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- E. Whenever personnel exit the work area(s), they shall perform the following procedures and shall not leave the work place wearing any clothing or equipment worn during the work day:
  - a. Vacuum themselves off using a HEPA vacuum.
  - b. Remove protective clothing in the contaminated change room, and place them in an approved impermeable disposal bag.
  - c. Wash hands and face at the site, don appropriate disposable or uncontaminated reusable clothing; move to an appropriate facility; shower.
  - d. Change to clean clothes prior to leaving the physical boundary designated around the lead control area.

### **5.2 Worker Training**

- A. Train all workers in accordance with 29 CFR 1926 and Louisiana state regulations regarding the dangers inherent in handling lead paint, breathing lead dust and fume, proper work procedures and personal and area protective measures.

### **5.3 Medical Examinations**

- A. Provide medical examinations for all workers. Examination shall at, a minimum, meet OSHA requirements as set forth in 29 CFR 1926.

### **5.4 Protective Clothing**

- A. Provide disposable full-body coveralls and disposable head covers, and require that they be worn by all workers in the work area. Provide a sufficient number for all required changes, for all workers in the work area.
- B. Boots: Provide sturdy, over the ankle work boots with non-skid soles and, where required by OSHA, foot protection for all workers. Do not allow boots to be removed from the work area for any reason, after being contaminated with lead dust.
- C. Gloves: Provide work gloves to all workers and require that they be worn at the appropriate times. Do not remove gloves from work area. Dispose of work gloves as contaminated waste at the completion of the project. Chemical resistant gloves must be provided when using chemical strippers to remove lead-based paint.
- D. Safety Glasses: Provide OSHA approved safety glasses with side shields to be worn at all times in all construction areas. Thoroughly clean and decontaminate before removing them from work area at the end of the project.

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- E. Hard Hats: Provide OSHA approved hard hats for the duration of the project. Hard hats should be worn at all times when on the project site. Thoroughly clean and decontaminate hats before removing them from work area at the end of the project.

### **5.5 Additional Protective Equipment**

- A. The appropriate level of respiratory protection (i.e. half-face air purifying respirators with replaceable HEPA filters) disposable coveralls, head covers and footwear covers shall be provided by the Contractor for the Owner, the Project Designer, Project Monitor and other authorized representatives who may inspect the job site.

### **5.6 Washing Facilities**

- A. Provide washing facilities to be used by all workers when exiting the work area.
  - 1. Provide temporary sink with hot and cold water supply. Supply a sufficient quantity of soap and towels for the workers and authorized visitors.

### **5.7 Eyewash Station**

- A. Where the eyes of employees may be exposed to injurious corrosive materials, suitable facilities for flushing of the eyes shall be provided within the work area for immediate emergency use.

## **6.0 RESPIRATORY PROTECTION**

### **6.1 Description of Work**

- A. Instruct and train each worker involved in lead-based paint disturbance work in proper respirator use and require that each worker always wear a respirator, properly fitted on the face, in the work area from the start of any operation which may cause airborne lead dust until the work area is completely decontaminated. Use respiratory protection appropriate for the fiber level encountered in the workplace or as required for other toxic or oxygen-deficient situations encountered.

### **6.2 General**

- A. Provide workers with personally issued and marked respiratory equipment approved by the National Institute for Occupational Safety and Health (NIOSH) and suitable for the

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lead exposure levels in the work areas according to OSHA Standard 29 CFR 1926.62 and other possible contaminants employees might be exposed to during the project.

- B. Provide respiratory protection from the time the first operation involved in the project requires contact with lead-based paint (including construction of decontamination units, construction of airtight barriers/barricades, and placing of plastic sheeting on walls) until acceptance of final clearance test results by the Project Monitor.
- C. The minimum respiratory protection for this project shall be half-face air purifying respirators (APRs) with HEPA filters. For using the half-face, negative pressure APRs, supply a sufficient quantity of respirator HEPA filters (P100), so that workers can change filters as necessary. Require that respirators be wet-rinsed, and filters discarded or covered with duct tape, each time a worker leaves the Work Area. Store respirators and filters at the job site in the changing room and protect totally from exposure to lead prior to their use. Respirator cartridges must be replaced whenever a worker experiences increased breathing resistance.
- D. Respirator fit testing shall be performed as a minimum at the beginning of the project, at any change in respiratory protection equipment, and at any time during the project if requested by the employee.
- E. Do not allow the use of single-use, disposable or quarter-face respirators for any purpose.

## 7.0 WORK AREA PREPARATION AND CONTAINMENT

### 7.1 General

- A. Completely isolate each work area from other parts of the building so as to prevent contamination beyond the isolated area.
- B. The Contractor must be familiar with the site's Occupant Protection Plan, appended.
- C. Appropriate signage per 29 CFR 1926.62 shall be posted at entrances, critical barriers, and barrier tape for each work area.
- D. Boundary Requirements: Provide physical boundaries around the lead control area by roping off the area designated in the work plan or providing curtains, portable partitions or other enclosures to ensure that airborne concentrations of lead will not reach 30 micrograms per cubic meter of air outside of the lead control area.

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- E. Perform work without damage or contamination of adjacent areas. Where existing work is damaged or contaminated, restore work to its original condition or better.
- F. All LBP work areas shall be pre-cleaned using HEPA vacuums.
- G. The Contractor must post signs clearly defining the work area and warning occupants and other persons not involved in LBP activities to remain outside of the work area. To the extent practicable, these signs must be in the primary language of the occupants. These signs must be posted before beginning the project and must remain in place and readable until project completion.
- H. Before beginning work, the Contractor must isolate the work area utilizing 6-mil poly sheeting so that no dust or debris leaves the work area while the work is being performed. In addition, the Contractor must maintain the integrity of the containment by ensuring that any plastic or other impermeable materials are not torn or displaced, and taking any other steps necessary to ensure that no dust or debris leaves the work area while the renovation is being performed. The Contractor must also ensure that the work area is installed in such a manner that it does not interfere with occupant and worker egress in an emergency.
- I. Children are not to be in areas where 6-mil poly is being used due to suffocation hazards.
- J. Work Areas
  - 1. Interior work areas:
    - a. The Owner or Tenant shall remove all personal, moveable objects from the work area, including furniture, rugs, and window coverings, etc. If they cannot be moved, the Contractor shall cover them with 6-mil polyethylene sheeting with all seams and edges taped or otherwise sealed.
    - b. The Contractor shall close and cover all ducts opening in the work area with taped-down 6-mil polyethylene sheeting.
    - c. Close windows and doors in the work area. Doors must be covered with 6-mil polyethylene sheeting. Doors used as an entrance to the work area must be covered with at least two flaps of 6-mil polyethylene sheeting in a manner that allows workers to pass through while confining dust and debris to the work area (airlocks).
    - d. Fans should be turned off. The HVAC system should be turned off.

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- e. Cover the floor surface, including installed carpet, with taped-down 6-mil polyethylene sheeting in the work area 10 feet beyond the perimeter of surfaces undergoing renovation, repair, and/or painting or a sufficient distance to contain the dust, whichever is greater. Floor containment measures may stop at the edge of the vertical barrier when using a vertical containment system consisting of impermeable barriers that extend from the floor to the ceiling and are tightly sealed at joints with the floor, ceiling and walls.
  - f. Use precautions to ensure that all personnel, tools, and other items, including the exteriors of containers of waste, are free of dust and debris before leaving the work area.
2. Exterior work areas:
- a. Close all doors and windows within 20 feet of the renovation and repair.
  - b. Ensure that doors within the work area that will be used while the job is being performed are covered with 6-mil polyethylene sheeting in a manner that allows workers to pass through while confining dust and debris to the work area.
  - c. Daily cleanup of horizontal surfaces within 20 feet of disturbed surfaces is required.
  - d. Cover the ground with 6-mil polyethylene sheeting extending 10 feet beyond the perimeter of surfaces undergoing renovation and repair or a sufficient distance to collect falling paint debris, whichever is greater, unless the property line prevents 10 feet of such ground covering. Ground containment measures may stop at the edge of the vertical barrier when using a vertical containment system. If work is above the ground floor, sheeting should extend 20 feet.
  - e. Remove all movable items (playground equipment, toys, sandboxes, outdoor and furniture) to at least a 20-foot distance from working surfaces. Items that cannot be readily moved to a 20-foot distance must be sealed with taped protective sheeting.
    - f. Do not conduct exterior work if the wind speeds are greater than 20 miles per hour or if dust and debris cannot be adequately contained.
    - g. Post warning signs on the building and at the 20-foot perimeter around the building.

## **8.0 PAINT STABILIZATION**

### **8.1 General**

- A. If listed in Section 2.0, the Contractor shall perform the following. This section applies to any interim controls involving surface preparation and paint stabilization.
  
- B. Prohibited lead hazard removal methods.
  - Open flame burning;
  - Open flame burning or torching (includes propane-fueled heat grids)
  - Chemical stripping with methylene chloride-based paint strippers;
  - Paint stripping in a poorly ventilated space using volatile stripper;
  - Uncontained abrasive blasting;
  - Heat guns operating above 1100°F or charring the paint.
  - Uncontained power washing;
  - Dry sanding or scraping;
  - Power sanding without HEPA attachment;
  - Sanding of wood after chemical stripping.

### **8.2 Surface Preparation and Repair**

- A. Remove loose, flaking and deteriorated paint by wet scraping or wet sanding.
  
- B. Remove loose, unsound or deteriorated substrates. Patch and fill as necessary to obtain a smooth, cleanable surface.
  
- C. HEPA vacuum and/or wet wipe to remove all paint chips, debris and dust generated during the work. Do not allow dust or debris to accumulate.
  
- D. Label all areas to be enclosed with permanent marker every four feet with term "lead paint", in minimum 3" (76 mm) high letters.

### **8.3 Paint Stabilization**

- A. Paint Removal:
  - 1. Wet Scraping: remove all loose, flaking and deteriorated paint by wet scraping. Continually mist surface with water during scraping.

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2. Wet Sanding: prepare finish surface by wet sanding. Feather edges lightly. Keep surface wet while sanding.

### B. Surface Cleaning:

1. Dust and chips: HEPA vacuum surface after drying.
2. Chemically treat surface if necessary for good paint adhesion. Follow manufacturer's printed instructions for system used.
3. Test surface for pH. Place LITMUS paper on wet surface. Surface pH should be between 6-8. Re-rinse surfaces that do not meet pH with clear water or weak acid solution.
4. Remove oils, waxes and mold. Rinse thoroughly following cleaning.

## 8.4 Painting

- A. Paint stabilization requires the application of at least two coats (primer and top coat). Both should be from the same manufacturer.
- B. Apply all paints according to the manufacturer's directions and only during proper weather conditions.

## 9.0 FRICTION, IMPACT, AND CHEWABLE SURFACES TREATMENT

### 9.1 General

- A. If listed in Section 2.0, the Contractor shall perform the following. This section applies to any interim controls involving friction, impact, and chewable surface treatment.
  1. Windows:
    - a. Wet scrape deteriorated paint. If the window trough is badly weathered, cap with back-caulked aluminum coil stock.
  2. Doors:
    - b. Remove stop from jamb and dispose of properly. Remove door by pulling out hinge pins. Mist and plane door to eliminate friction points. Replace hinges. Reinstall door and install new stop. If door knob is banging against the wall, install doorstop on floor or wall.

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3. Stairs:
  - c. Install a hard, cleanable covering on treads (e.g., rubber tread guards). Carpeting may be used instead, but it must be securely fastened so that it does not cause abrasion. Stabilize paint on banisters, balusters, and newel posts.
4. Chewable surfaces:
  - d. For chewable surfaces such as window sills, remove lead-based paint, or enclose with back-caulked aluminum coil stock, or encapsulate with puncture-resistant epoxy-based or similar material.
5. Drawers and cabinets:
  - e. Install rubber or felt bumpers at points of friction or impact.
6. Floors:
  - f. Stabilize lead-based paint on porches, decks, and interior floors with polyurethane or high quality abrasion-resistant paint or cover with carpeting, sheet vinyl, or tile.

## 10.0 SPECIALIZED CLEANING – LEAD DUST

### 10.1 General

- A. If listed in Section 2.0, the Contractor shall perform the following. This section applies to any interim controls involving lead dust.
  1. Hard Surfaces
    - a. Window Sills, troughs, and floors: Vacuum with a HEPA while also utilizing crevice and brush tools where appropriate, followed by wet cleaning. Containment is not required; however lead safe work practices, wet methods, and specialized cleaning should be used to control dust.
    - b. A household cleaning agent will be adequate. Test the cleaning solution before using it to determine if it will discolor or damage surfaces to be cleaned. Wet clean and rinse. During wet cleaning, replace rags and mops frequently (at least once per dwelling). Use a three bucket system for floors: one for the cleaning solution, one into which the dirty mop or sponge is squeezed, and the other for rinsing. Change the rinse water at least once in each room. Clean until no surface dust is visible. After cleaning, rinse with clean water and a new rag or cloth. Dispose of dirty water in a toilet.



2. Porous, Non-Cleanable Surfaces:
  - a. Such as carpets, are to be removed, the work area should be contained in accordance with guidance in Section 7.0.
3. All tools, materials, and resulting wastes from cleaning shall be bagged and disposed of as lead-contaminated.

## **11.0 SOILS**

### **11.1 General**

- A. If listed in Section 2.0, the Contractor shall perform the following. This section applies to any interim controls involving lead contaminated soils.
  1. In bare soil areas identified with lead soil hazards in the back, side, mid yard, and/or play area, cover bare soil with a water permeable landscape fabric. Apply mulch to a settled depth of 3" in planting beds or 4" in play areas, unless specified otherwise.
  2. In bare soil areas identified with lead soil hazards at pathways, parking areas, and driplines, apply pea gravel/crushed stone.
    - a. Parking areas are to have a 6"– 8" compacted crushed stone base followed by a 1 1/2" to 2" top cover of 3/8"– 1/2" crushed stone. Maintain a minimum of 2% pitch across the surface to ensure positive drainage.
    - b. In dripline areas, sandwich landscape fabric between a 3"– 4" settled depth of clean pea gravel (type should be indicated on plan) and the compacted subgrade. Spread the stone evenly over the landscape fabric. Slope the subgrade away from the foundation (1% minimum, 3% maximum).
    - c. In pathway areas, install landscape fabric under a 3"– 4" settled depth of 3/8" crushed stone. Spread the stone evenly over the compacted subgrade and fabric. Use edge restraints to contain the stone.

## **12.0 PROJECT DECONTAMINATION**

### **12.1 General**

- A. Final Cleaning:
1. HEPA Vacuum: All surfaces in work area. Start at point farthest from main entrance and finish vacuuming back at that point. Begin at top of each room and work down. Sequence to avoid passing through rooms already cleaned.
  2. Mist critical barriers sheeting and remove.
  3. HEPA vacuum area previously covered by critical barrier sheeting.
  4. Perform wet detergent wash of all surfaces. Begin at point farthest from main entrance, work from top to bottom. Take care not to damage existing finishes and surfaces. Change cleaning mixture in accordance with manufacturer's recommendations or minimum after each room.
  5. Wiping Work Area
    - a. The work area should be cleaned using a three container method. Fill two buckets with clean water and place them in the work area with the container of cleaning solution.
    - b. Pour cleaning solution onto a clean cloth. Wring excess solution into one of the buckets without placing the cloth into the bucket. Wipe the work surface with the cloth. Add more cleaning solution to the cloth and continue wiping until the entire surface area has been covered. Discard all cloths used in this procedure in the disposal bag.
    - c. Dip and wring out a clean cloth in the first rinse bucket. Wipe off the work area. Rinse the cloth in the first bucket again and wring out thoroughly. Rinse the cloth in the second bucket and wring out thoroughly again.
    - d. Continue to clean the work surface with the cloth and rinse using this procedure until the entire work surface has been cleaned. Wipe off all tools to remove any dust.
    - e. NOTE: The rinse water in the bucket should be changed periodically. The frequency will vary depending on the level of contamination.

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6. Perform clear water wash of all surfaces in same manner as wet detergent wash.
7. After all surfaces in work area are allowed to dry, complete final HEPA vacuuming of all surfaces in same manner as first HEPA vacuuming.
8. After final cleaning perform a complete visual inspection of the entire work area including: all surfaces, ceiling, walls, floor, doorways, windows, surfaces previously covered with critical barrier sheeting, and other openings; look for debris from any source, residue on surfaces, dust or other matter. If any debris, residue, dust or other matter is found repeat final cleaning and continue decontamination procedure from that point. When the area is visually clean, complete the certification at the end of this section. Visual inspection is not complete until confirmed in writing, on the certification, by Project Monitor.

## 13.0 WORK AREA CLEARANCE

### 13.1 General

- A. Notification and scheduling of the final inspection during the project is the responsibility of the Contractor.

### 13.2 Clearance

- A. No sooner than one hour after the final cleaning and after the work area is completely dry, the following test procedure shall be performed:
  1. A final visual inspection shall be conducted by the Project Monitor who is also an EPA and LDEQ certified lead-based paint inspector/risk assessor (i.e., clearance examiner). When applicable, an interior clearance area should have no evidence of settled dust or paint chips or paint-related debris following a cleanup effort. If dust, paint chips, or paint-related debris are observed, the Contractor will be required to reclean the work area(s) at their expense.
  2. Once the visual inspection has passed, clearance dust sampling shall be performed for interior work areas in accordance with EPA and Louisiana regulations. Samples should be collected in accordance with Appendix 13.1 and Chapter 15 of the HUD Guidelines and ASTM E 1728.
  3. Clearance wipe samples must be analyzed for lead by a laboratory recognized by the EPA under the National Lead Laboratory Accreditation Program (NLLAP) and the

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Louisiana Environmental Laboratory Accreditation Program (LELAP) for analysis of lead in dust.

4. Composite sampling is not allowed for clearance dust wipe samples.
5. Wipe samples should be collected after any application of a sealant on a rough, unfinished, horizontal surface, such as a floor or window sill, not before.
6. Compare the laboratory results to the EPA clearance standards for residual lead dust provided below:
  - Floors: 10 micrograms per square foot ( $\mu\text{g}/\text{ft}^2$ )
  - Interior windowsills: 100  $\mu\text{g}/\text{ft}^2$
  - Window troughs: 400  $\mu\text{g}/\text{ft}^2$
7. Where applicable, the project monitor shall ensure that:
  - a. That interim control measures such as paint stabilization has been properly treated and that no deteriorated paint identified as part of the scope of work remains in the work area(s).
8. Exterior clearance following exterior paint work consists of a visual assessment for visible surface dust, debris and residue, only. Soil or exterior dust sampling is not required. The visual assessment will cover exterior painted surfaces (to identify deteriorated paint) and ground areas, vegetation and horizontal building surfaces (e.g., exterior window sills, porch floors and railings) on which dust and debris may have fallen as a result of the work.
9. The Project Monitor shall immediately report the final clearance dust wipe sampling results to the Project Designer. Clearance results will be provided within 24 hours following receipt by the analytical laboratory.
10. If clearance dust sampling fails, the work areas will need to be re-cleaned and re-tested at the Contractor's expense.

## **14.0 DISPOSAL OF WASTE MATERIAL**

### **14.1 General**

- A. Per EPA, waste generated as part of LBP activities conducted at residences (which include single family homes, apartment buildings, public housing, and military barracks) is also household waste, and such wastes are excluded from RCRA's hazardous waste management and disposal regulations. Generators of residential LBP waste do not have to make a RCRA hazardous waste determination.
- B. Large waste material should be wrapped in heavy-duty sheeting (6-mil polyethylene or equivalent), and all seams should be sealed with tape during storage and transported to the appropriate landfill.
- C. Small waste material (including lead-contaminated protective clothing) should be placed in heavy-duty bags (double 6-mil or 4-mil polyethylene or equivalent). The bags should be securely taped shut with gooseneck closure.
- D. The waste should be stored in a designated secure (locked) area. Dumpsters should have lids and be padlocked.
- E. An enclosed dumpster will be used to haul waste material to the disposal site. No rental vehicles or trailers shall be used. Vehicle selection, vehicle covers, and work practices shall assure that no lead is dispersed into the environment during the loading, transport and unloading activity, and that material is placed in the waste site without breaking any seals.
- F. The Contractor shall transport the bags of waste material to the appropriate landfill. The sealed plastic bags shall be placed into the burial site unless the bags have been broken or damaged.