

**CDBG LEAD BASED PAINT ABATEMENT
ESCAMBIA COUNTY**

OWNER: <u>Escambia County</u>	JOB #: <u>C-L-2018-ADA</u>
ADDRESS: <u>Old County Courthouse</u>	DATE PREPARED: <u>10/4/18</u>
<u>2nd Floor Bathroom</u>	OPENING DATE: <u>10/5/18</u>
<u>223 Palafox Place,</u>	CLOSING DATE: <u>10/18/18</u>
<u>Pensacola, FL 32502</u>	
PHONE: <u>850-595-0827</u>	CLOSING TIME: <u>12:00 noon</u>

I certify that I have carefully examined the "Work Plan for Encapsulation and Removal of Lead Based Paint" dated September 26, 2018 related to the above reference job, as furnished by Professional Service Industries, Inc. (PSI). I/(we) have also examined the site on which the proposed work is to be performed. On the basis of these examinations, I propose to furnish all materials, tools, machinery and labor necessary to complete the work in a professional, workmanship manner and to complete the work at the prices listed. All work is to be performed in accordance with applicable State, Federal, and Local Government regulations. Waste materials will be properly disposed at an appropriate facility with applicable regulations.

I have received and examined the ADA Courthouse Bath labor standards packet and the CDBG Federal Contract Compliance Provisions for Construction Packet and have provided the required certification forms.

\$ _____
TOTAL JOB COST

CONTRACTOR'S SIGNATURE

TITLE

BID OPENING DATE: _____

FIRM

ACCEPTED REJECTED

FIRM PHONE NUMBER

BID COMMITTEE REPRESENTATIVE

Mandatory on Site Pre-Bid Conference: Friday, October 12, 2018 at 9:00 a.m.

INSTRUCTIONS TO BIDDERS

Submit cover sheet with signature of Contractor in ink. Specifications in pencil will be rejected. Contractor must also note that this project is subject to Davis Bacon labor standards and weekly payrolls must be submitted. Contractors must provide all certifications required by the enclosed Federal Labor standards packet and the CDBG Federal Contract Compliance Provisions for Construction Packet for bid to be considered responsive.

Bids must be sealed and hand-delivered to Neighborhood Enterprise Division (NED), 221 Palafox Place, Suite 200, Pensacola, FL 32502 office by 12:00 noon at the closing date specified. Bid will be awarded based upon the lowest and most reasonable combined bid for the work specified.

Labor, overhead, permits, insurance, and profit must be included into each itemized price and not listed as a separate itemized price or listed under "miscellaneous." Non-compliance will result in rejection of bid.

All repair work performed must be inspected (rough and final) and conform to County Ordinances, State Laws, and Florida Building Code.

The Contractor is responsible for proper reattachment/hook-up of any/all of the following that apply; appliances, existing coaxial cable, telephone and interface, electric, water, and sewage.

COMPLETION DATE

There is a FOURTEEN (14) day time limit on each rehabilitation job. For every day worked in excess of the Fourteen day contract period, a FIFTY DOLLAR (\$50.00) per day penalty will be assessed.

PAYMENT SCHEDULE

Lump sum payment at job's completion.

The Contractor will be eligible for Final Payment after the following conditions have been

fulfilled:

- Completion of Write-Up
- Premises free from all construction debris
- Final evaluation/clearance from PSI
- Contractor's Final Affidavit
- Original Invoice from Contractor

ESCAMBIA COUNTY NEIGHBORHOOD ENTERPRISE DIVISION HOUSING REPAIR PROGRAMS CONTRACTOR REQUIREMENTS

If your firm is awarded the bid for housing repair (SHIP or HUD programs), the following items must be current and on file in order to issue a Purchase Order.

- *Current W9 (less than one year old).
- *County Vendor Information sheet (less than one year old).
- *Worker's Compensation as required by State Law **OR** exemption form.
- *Commercial General Liability (\$1,000,000 coverage) listing Escambia County as Certificate Holder and additional insured.
- *Automobile Liability (\$1,000,000 coverage) listing Escambia County as Certificate Holder and additional insured.

GL and Auto Liability Certificates must state the following under the Additional Interest:

Escambia County
C/O Neighborhood Enterprise Division
221 Palafox Place
Suite 200
Pensacola, FL 32502-5844

All correspondence should be directed to Neighborhood Enterprise Division, 221 Palafox Place, Suite 200, Pensacola, FL 32502 for review.

***For jobs valued at \$25,000 or higher, 100% Performance and Payment Bonds will be required. The firm that is awarded the bid will be responsible for providing the required bonds, recording said bonds with Escambia County, Department of Records and paying all associated fees.** Performance and Payment Bond format will be provided. Contractor will be responsible for the recording of all bonds with Pam Childers, Clerk of The Circuit Court of Escambia County Florida.

*Refer to BCC Office of Purchasing Risk Management Guidelines Procedure No: PP-180 (Performance and Payment Bonds) and PP-185 (Risk Management Guidelines) for further details.
[<http://www.myescambia.com/business/purchasing-policies-and-procedures>]*

Additionally, Neighborhood Enterprise Division will maintain the following info in the Contractor's file:

- *Contractor may not be federally debarred from participating in programs as per www.sam.gov
- *State registered or State Certified Contractor License
- *Escambia County Competency Board License
- *Escambia County Business/Occupational License
- *EPA RRP Renovator and Firm Certifications

Firms bidding on Lead Based Paint Abatement jobs must also submit proof of Lead Abatement firm certification.

All information must be current at time of award. IF INFORMATION CANNOT BE PRODUCED IN A TIMELY MANNER, THE COUNTY RESERVES THE RIGHT TO AWARD THE BID TO THE NEXT MOST RESPONSIVE BIDDER.



**WORK PLAN FOR ENCAPSULATION AND
REMOVAL OF LEAD-BASED PAINT**

**FORMER COUNTY COURTHOUSE
223 PALAFOX PLACE
PENSACOLA, FLORIDA 32502**

PREPARED FOR

**ESCAMBIA COUNTY NEIGHBORHOOD ENTERPRISE
221 PALAFOX PLACE, SUITE 200
PENSACOLA, FLORIDA 32502**

PREPARED BY

**PROFESSIONAL SERVICE INDUSTRIES, INC.
175 SOUTH "A" STREET
PENSACOLA, FLORIDA 32502
PHONE: (850) 434-1000**

September 26, 2018

PSI Project No. 07832631



Project Number: 07832631
Former County Courthouse
September 26, 2018

LEAD-BASED PAINT WORK PLAN TITLE SHEET

Building Name: Former County Courthouse

Address: 223 Palafox Place, Pensacola, Florida

County: Escambia County

Date of Work Plan: September 20, 2018

Consultant: Professional Service Industries, Inc. (PSI), an Intertek company

Address: 175 South "A" Street

City: Pensacola

State: Florida

Zip: 32502

Phone: (850) 434-1000

Consultant's Signature:

A handwritten signature in blue ink that reads "Adam P. Beasley".

Adam P. Beasley, CIEC
Project Manager

A handwritten signature in blue ink that reads "Christopher M. Hundley".

Christopher M. Hundley
Principal Consultant





WORK PLAN

1.0 PROJECT NAME

Lead-Based Paint (LBP) Removal and Encapsulation
Former County Courthouse
223 Palafox Place
Pensacola, Florida 32502

1.0 PROJECT BACKGROUND

It is PSI's understanding that a general contractor performing renovation activities on the 2nd floor of the former county courthouse disturbed building components that area coated with lead-based paint. The client requested that PSI perform lead wipe sampling to ascertain if lead-based paint was actually disturbed in the work area. The work area is located at the end of a hallway and consists of a small bathroom that has been gutted except for the interior wall studs. The perimeter walls of the hallway are intact except for a small area near the window which has been damaged due to the removal of a set of stairs that was located there. Plastic sheeting is covering the floor and plastic sheeting is draped from the drop ceiling to the floor.

Two wipe samples were collected from the floor of the work area on August 29, 2018. The laboratory results indicated lead concentrations of 210 micrograms of lead per square foot ($\mu\text{g}/\text{ft}^2$) and 33 $\mu\text{g}/\text{ft}^2$. To put these results into perspective, the U.S. EPA clearance levels for lead dust wipe samples are:

- Floors - 40 micrograms of lead per square foot ($\mu\text{g}/\text{ft}^2$)
- Window Sills - 250 $\mu\text{g}/\text{ft}^2$
- Window Troughs - 400 $\mu\text{g}/\text{ft}^2$

Limited XRF field-testing was also performed with the LPA-1 manufactured by Radiation Monitoring Devices. Readings of 1.0 mg/cm^2 or greater are considered positive (lead-based paint) and readings below 1.0 mg/cm^2 are considered negative (not lead-based paint). The only areas that had readings above the 1.0 mg/cm^2 were a small area of green paint below the window to the right and an area of the white plaster wall directly below the window.

2.0 SCOPE OF WORK

- A. The general scope of work includes the proper encapsulation of LBP coated surfaces; removal of LBP coated components; cleanup of lead contaminated dust and the proper disposal of all waste generated from the project. All activities are to be performed in accordance with applicable federal, state, and local regulations, or PSI requirements, whichever are more stringent. It is the sole responsibility of the contractor to be familiar with and act in accordance with these regulations/requirements. Verification of all quantities, conditions and locations are the responsibility of the contractor.



- B. The specific work to be performed includes:
1. Prior to any Lead-Based Paint abatement activities commencing, a suitable containment needs to be constructed around the work area. The work area is located at the end of the hallway on the 2nd floor and is partially contained with loosely hung plastic sheeting from the drop ceiling to the floor. A containment will need to be constructed which will enclose the current work area. The containment will need to be visually inspected by Escambia County Neighborhood Enterprise prior to any abatement activities being conducted.
 2. All plastic currently covering the floor, draped from the ceiling, and covering items such as toilets is considered contaminated with lead dust. During the site visit, a ladder and shop-vac were observed in the work area. These items should also be considered to be contaminated with lead dust. Cleanup work area in a way to minimize airborne dust levels. (e.g., using amended water or encapsulant with an airless sprayer, HEPA vacuum).
 3. Remove and properly dispose of the two exhaust fans and associated ductwork. Seal the openings that are created above the window with plywood.
 4. Repair the west wall (wall with window) and the adjoining north wall (*Area where stairs have been removed*). Repair will consist of, but not limited to, scraping any loose paint and replacing an area of wall that has been torn out. Wall needs to be flush and in "paint ready" condition upon completion. Following repair, encapsulate west wall with EPA approved Lead-Based Paint encapsulant.
- C. Escambia County Neighborhood Enterprise will notify the Contractor of the date on which work may begin.
- D. The contractor is responsible for all notification requirements to federal, state, or local authorities.
- E. At least one person who is an EPA certified Lead Abatement Supervisor in Florida shall be present at the jobsite when work area preparation and final work area cleaning are being performed. During the performance of other work activities, the supervisor must be able to be reached by radio or telephone and able to return to the jobsite within two (2) hours.

3.0 WORK PROCEDURES

- A. Preparation
1. Place warning signs at all entrances to the regulated area.
 2. After removing contaminated plastic from floor, cover the floor within the work area with a layer of plastic sheeting, minimum thickness 6-mil.
 3. Construct a personnel decontamination station at the site. The contractor shall provide employees with necessary materials and equipment such as a HEPA vacuum, shower or pre-moistened wipes to decontaminate themselves. The decontamination unit shall also include an appropriate disposal container for suits and other potentially lead-contaminated waste.
 4. All personnel entering the regulated area shall wear disposable suits, the appropriate respiratory protection for the task being conducted, and other personal protective equipment as required. It is the responsibility of the



contractor to ensure that all workers entering the regulated area are provided with the level of protection suitable for the type of work being conducted.

B. Component Removal

1. Use hand tools to remove the specified components.
2. Wrap LBP coated components in two (2) layers of 6-mil thick plastic sheeting for disposal. Components may be placed in a dumpster lined with two (2) layers of 6-mil thick plastic sheeting.
3. Immediately after removal, clean up all debris resulting from the component removal. Place debris in 6-mil thick waste disposal bags or appropriate container and seal for disposal.

C. Paint Encapsulation

1. Remove any loose paint from the specified surfaces by manual scraping, misting the loose paint with water while scraping to reduce airborne dust.
2. Using a HEPA filter equipped vacuum and/or damp rags, cleanup the paint-chips and any loose debris on the drop cloth. Carefully roll up and seal the drop cloth for disposal.
3. Apply a LBP encapsulant such as Lead Lock to the specified surfaces.

D. Clearance

1. Notify PSI representative when work area is ready for visual inspection and wipe testing to determine completeness of removal and encapsulation activities. The PSI Project Manager shall be notified of the time and date the project will be ready for inspection no later than 4:00 PM on the business day prior to the requested date of inspection.
2. After the contractor has been notified that the work area has passed the visual inspection and dust wipe testing; remove all warning signs and barricades. After all materials, tools waste, warning signs and barricades have been removed from the jobsite, notify PSI that the jobsite is ready for a project completion inspection. PSI will not recommend approval of the contractor's pay request until the jobsite has passed the project completion inspection.

4.0 AIR MONITORING / WIPE SAMPLING

- A. Personnel air monitoring as required by the U.S. Occupational Safety and Health Administration (OSHA) is the responsibility of the contractor.
- B. Air monitoring may be performed by PSI outside the work area to document the concentrations of airborne lead dust outside the work area during paint scraping and encapsulation activities.



- C. If airborne lead concentrations outside the regulated area are found to be above the OSHA permissible exposure limit, the contractor will be instructed to stop work and review work practices with the workers.
- D. Clearance wipe sample collection and analysis will be performed by PSI. Samples will be collected from the floor, window sill and window trough surfaces in accordance with the U.S. Housing and Urban Development (HUD) guidelines. The clearance criteria shall be in accordance with EPA and HUD requirements:
 - Floors - 40 micrograms per square foot
 - Window Sills - 250 micrograms per square foot
 - Window Troughs – 400 micrograms per square foot

5.0 DISPOSAL OF CONTAMINATED WASTE

- A. Dispose of waste generated by the project according to local, state, and federal guidelines.
- B. Consider all debris waste, plastic sheeting, disposable clothing, etc. as lead-containing material.
- C. Seal lead-containing waste in impermeable containers. As a minimum, double bag all waste in 6-mil plastic disposal bags.
- D. Place two layers of 6-mil plastic sheeting on floors and walls of waste disposal vehicle or dumpster.
- E. Deposit only sealed material in landfill. Disposal bags that are damaged must be placed inside a new bag and resealed.
- F. Remove all plastic sheeting from disposal vehicle, place in two 6-mil plastic bags and dispose as contaminated waste.

END OF WORK PLAN

PHOTOGRAPHS



Photo No. 1: REPRESENTATIVE VIEW OF THE WORK AREA.

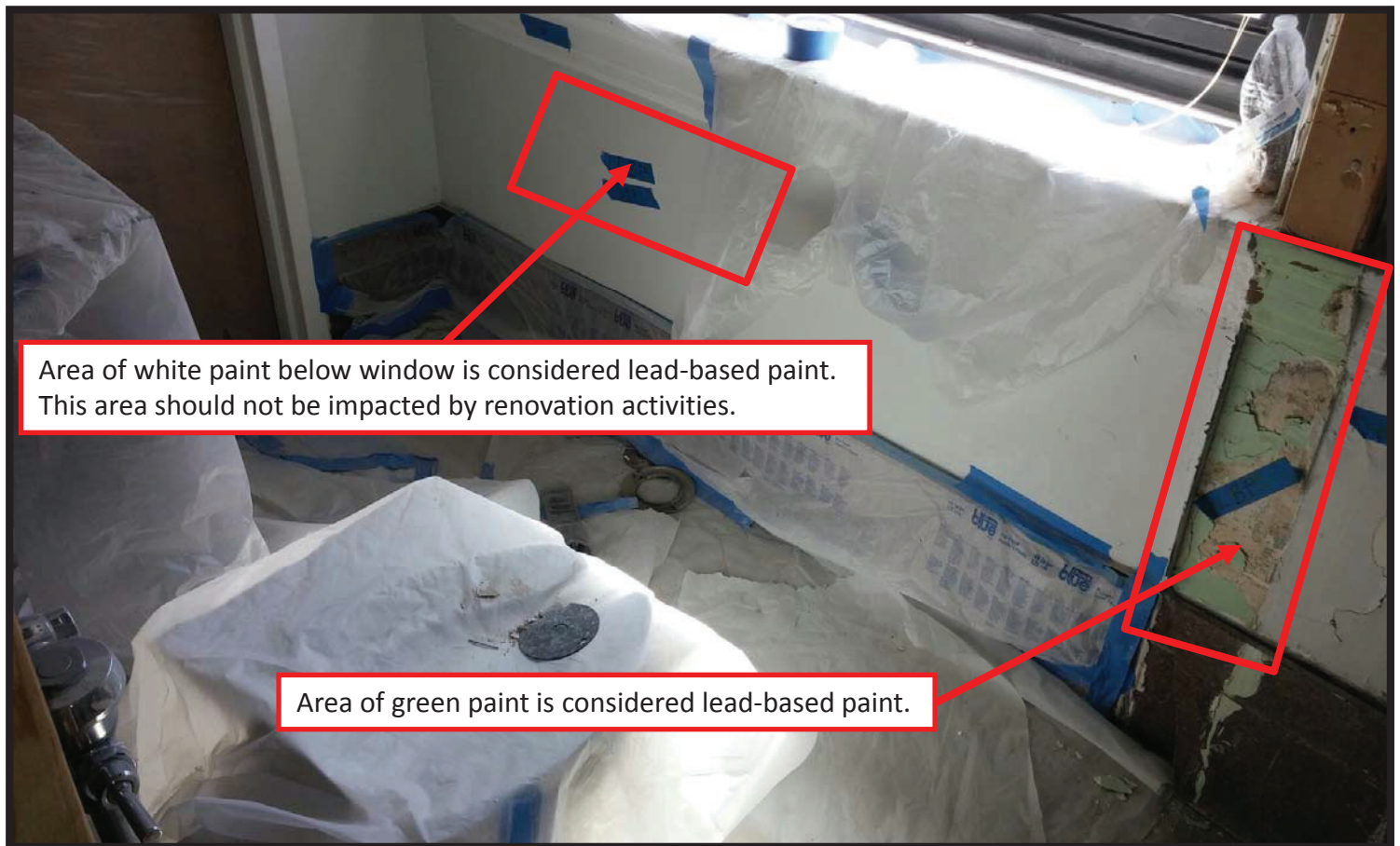


Photo No. 2: REPRESENTATIVE VIEW OF THE WORK AREA.



Photo No. 3: REPRESENTATIVE VIEW OF THE WORK AREA.



Photo No. 4: REPRESENTATIVE VIEW OF THE WORK AREA.

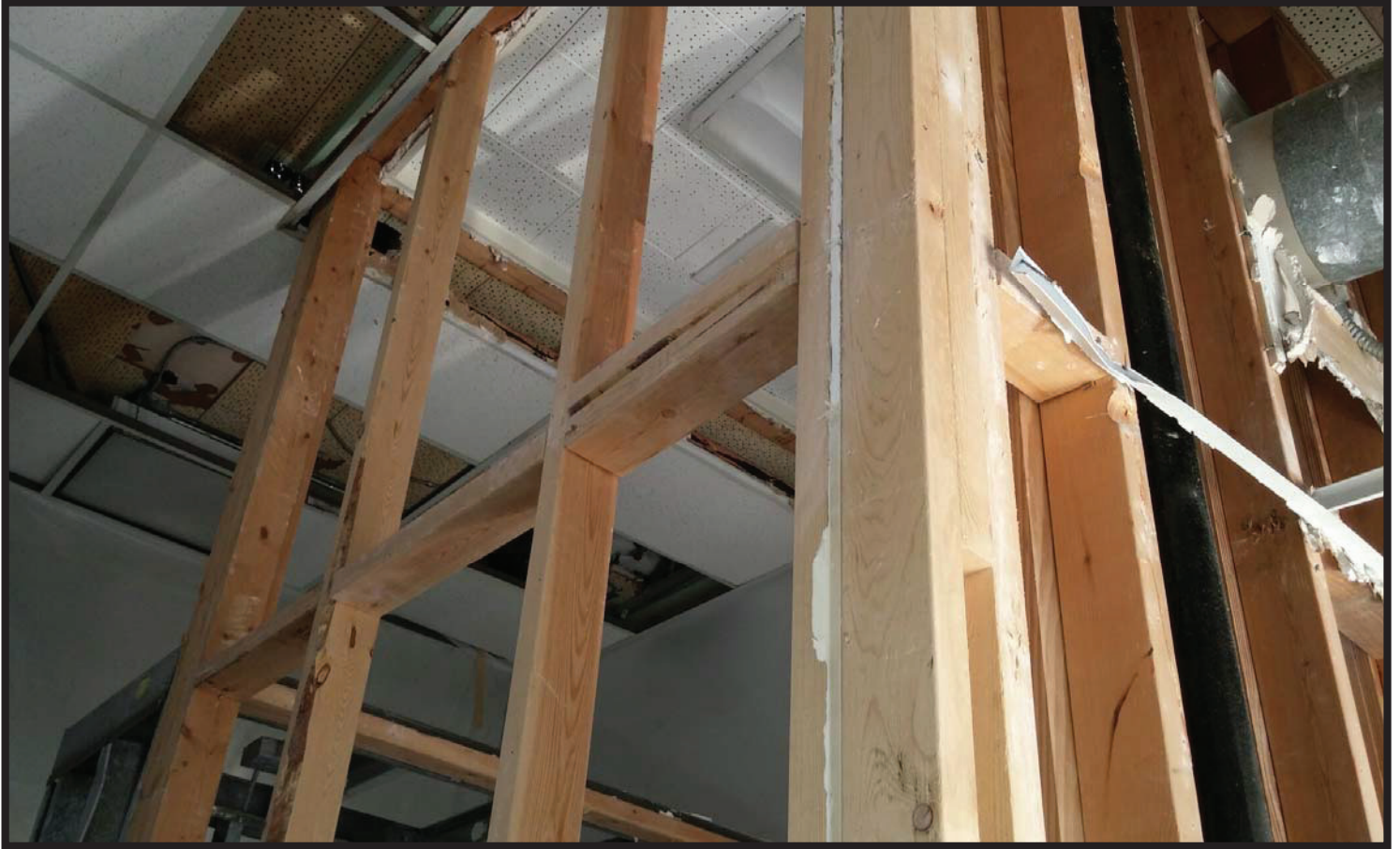


Photo No. 5: REPRESENTATIVE VIEW OF THE WORK AREA.

LEAD WIPE SAMPLE DOCUMENTATION

Analytical Report
Analysis of Wipe for Lead Determination

TESTED FOR: PSI, Inc
 175 South A Street
 Pensacola, FL 32502
 Attn: Adam Beasley

Project ID: 07832567
 Escambia County
 Old Courthouse
 Bathroom

Date Received: 8/30/2018 **Date Analyzed:** 8/30/2018 **Date of Issue:** 8/30/2018

Analyst: Keith Potts **Work Order:** 1808843 **Page:** 1 of 1

Lab Sample #	Client Sample #	Area (ft ²)	Lead (µg)	Lead (µg/ft ²)	Reporting Limit (µg/ft ²)
001A	01	1		210	10
002A	02	1		33	10

Analytical & Prep Method PSI WI-506 mod. EPA SW846 7000B, Rev 2, 2007
 PSI WI-507 mod. EPA SW846 3050B, Rev 2, 1996
Analysis was performed by flame AA using a PE AAnalyst 400.

Reporting limit = 10µg Pb/Area sampled (ft²)

Respectfully submitted,
 PSI, Inc.

Cathy McNamee

AIHA-LAP, LLC #100373; NYELAP ID #10930; CA Lab ID #2377.
 Unless otherwise noted, all samples were acceptable upon receipt.
 Sample results are not corrected for blanks.

All quality control sample results are within the acceptance range, unless noted.
 All results are calculated using dry weight and based on 2 significant figures. Results relate only to items tested.
 Client submitted data is the determining factor in the accuracy of calculated results.
 The attached Chain of Custody is incorporated into and becomes a part of the final report.
 This report may not be reproduced, except in full, without written approval of PSI, Inc.

Approved Signatory
 Cathy McNamee

CHAIN OF CUSTODY - ASB/LEAD/IH



IH Laboratory
850 Poplar Street
Pittsburgh, PA 15220
412-922-4001 ext. 228/425

Project Information	
Project Name:	Old Covr House Bathroom
Project No:	07032567
PO Number:	

Send Results To:	
Company:	PSI - Pensacola
Attn:	
Address:	
Telephone:	
Email:	

Send Invoice To:	
Company:	PSI - Pensacola
Attn:	
Address:	
Telephone:	
Email:	

Requested Turnaround Time:		
Same Day	1-2 Day	3-5 Day
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Requested Date:		8/30/18

Stop at First Positive	
Y	N
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Laboratory Use Only	
All Samples In Acceptable Condition:	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>
Comments:	
Shipping Charges Apply:	

Sample ID:	Number of Samples	PLM Bulk	Point Count (400)	Point Count (1000)	Lead Wipe	Lead Air	Lead Soil	Lead Paint Chip	Lead TCLP	PCM	PCM "B Rules"	TEM AHRA	TEM 7402	TEM Charfield	TEM Vacuum	TEM Wipe	NY PLM Friable/NOB	NY TEM NOB	NY SOF-V	Total Nuisance Dust	Respirable Dust	Cadmium	Zinc	Total Chromium	Other:	Date/Time
01	1				X																				154 FT	
02	1																								159 FT	

Relinquished by	Received by	Date/Time
<i>W. Bush</i>		8/29/18 1600

Analyst Name:	Analyst Signature:

Special Instructions / Comments:

Lead Wipe Sampling Material Verification Form

In accordance with the EPA Final Rule (TSCA Section 403), 40 CFR 745.63, wipe material used for wipe sample collection for lead determination must meet the specifications as outlined in ASTM E1792, "Standard Specification for Wipe Sampling Materials for Lead in Surface Dust".

To verify compliance with this regulation, please check the appropriate box below indicating which wipe materials were used for the wipe samples being submitted to the national laboratory for lead determination.

- PaceWipes
- Palintest Dust Wipes
- Ghost Wipes
- Other (must specify brand used below and provide documented proof of conformance to ASTM E1792)

"Lead Wipe" Lead Dust Sampling Wipe

PSI Project Number: 07832567

Sample Collection Date: 8/29/18

Verified By:

Signature:

Adam Beasley

Printed Name:

Adam Beasley

**COMPLETE AND SUBMIT THIS FORM TO THE PSI NATIONAL
LABORATORY WITH THE SAMPLE CHAIN-OF-CUSTODY FOR
ALL LEAD WIPE SAMPLING EVENTS.**