

**PROJECT DESIGN
FOR
LEAD PAINT STABILIZATION
AT
CITY AUDITORIUM**

**72 WEST COLLEGE AVENUE
SAN ANELO, TEXAS**

March 2017

**Prepared by:
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License # 2090071

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Project: City Auditorium, San Angelo, Texas

KingConsultants, Inc. 1205 East 46th Street
Texas Lead Firm: 2110183; expires 9/14/2017

Lubbock, Texas 79404

Walk Through: N/A

Bid Opening: March 17, 2017

1. SCOPE OF WORK

This scope of work identifies the requirements and work scope to stabilize the lead-based paint on all the windows of the City Auditorium, located at 72 West College Avenue, San Angelo, Texas. The work includes the scraping, cleaning, and stabilization of all window components designated as lead-based paint, where paint is already deteriorating. The contractor shall furnish all labor, tools, equipment, supervision, and related services unless otherwise noted. All scaffolding or lifts used shall meet OSHA requirements and all workers shall have been trained in the use of scaffolding and lifts. Work shall be performed in accordance with all federal, state, and local regulations and any included referenced regulations. All work practices shall be in compliance with the Texas Environmental Lead Reduction Rules section 295.212 (d).

BASE PROPOSAL – PART 2: LEAD PAINT STABILIZATION

- UNIT PRICING shall be based per window for the scraping and stabilization work
- Remove all caulking and window panes from approximately 24 windows on the City Auditorium. This shall be done following the asbestos specifications provided for the project.
- Once removal of the window panes and caulking has been completed, all interior and exterior painted window components are to be stabilized and sanded, and all paint is to be stabilized in preparation for new paint. This scraping must be done in accordance with state and federal regulation governing the removal and stabilization of lead based paint.
- During the paint removal, all loose or damaged paint shall be scraped, keeping the material wet at all times. After all peeling or damaged paint has been stabilized, it shall then be encapsulated with an encapsulant approved by the paint contractor, if a long enough delay between stabilization and painting is anticipated.
- Where a scaffold or scissor lift is used, ¾" plywood shall be placed under the work area for all scaffolding to sit on. Additionally, an 8' wide poly drop cloth shall be placed below the work area. If it is found that any of the paint chips are getting under the plywood or poly, work shall stop until a solution is found.
- The accumulation of debris shall not be allowed. Waste shall be sampled by TCLP to determine what class of landfill will be utilized. This shall be performed by King Consultants at the completion of all stabilization.

2. PRE-QUALIFYING REQUIREMENTS

Potential contractors bidding on the project must demonstrate competency for this type of work. The contractor must have a minimum of three years experience dealing with lead-based

hazardous waste. The contractor must be licensed by the State of Texas to perform the associated lead remediation and be able to produce state issued licenses. All workers shall have received the required eight hour training for lead-base paint removal or stablization. The contractor will be required to submit evidence, e.g. referece list of previous projects, contacts, project summery, etc. with the bid submittal documentation.

3. GENERAL REQUIREMENTS/SUMBITTALS

1. Administrative - The contractor shall submit the following items to the owner:

- a. Certificate of worker training in accordance with the requirements contained in 29 CFR 1926.62.
- b. Resperator fit test records in accordance with 29 CFR 1910.134.
- c. Site specific Helath and Safety Plan
- d. Proof of General Liability, Workers Compensation and Vehicle Insurance.
- e. Required blood test before and after the project.

2. Personal Protective Equipment

- a. The requirements for respiratory protection shall be in accordance with 29 CFR 1910.1025 and/or 29 CFR 1926.62.
- b. Protective work clothing - Workers shall wear non-yellow protective work clothing at all times that there is any possibility of disturbance of lead, whether intentional or accidental. Protective work clothing shall be in accordance with 29 CFR 1910.1025 and/or 29 CFR 1926.62.

3. Work Area

- a. No eating, drinking, or smoking shall be permitted in the work area.
- b. The entrance to the work area shall be posted with work area signs per 29 CFR 1926.62(m)(2) as shown below:

**WARNING
LEAD WORK AREA
POISON
NO SMOKING OR EATING**

- c. A daily log shall be kept at the job site. The log will, at a minimum, document daily work activities, and names of persons entering the work area. A copy of the daily logs shall be forwarded to the owner at the completion of the project.

4. PRE-PROJECT ACTIVITIES

Prior to the beginning of the project, soil samples must be collected from around the building near the areas of work. These samples shall be collected by a licensed lead inspector and analyzed by a laboratory.

In addition to the pre-project soil sampling, blood samples shall be taken of all workers before the commencement of the project in accordance with all OSHA guidelines, and at the completion of the project.

All required paperwork, licenses, and other necessary data shall be turned in before the start of the project.

The consultant shall take air samples during the project to assure that there is no lead in the air due to the work being preformed. Samples shall be taken as follows:

- One inside auditorium
- One in any adjacent area to the work
- If in the opinion of the project manager additional samples are needed, he will determine the location of these additional sampling.

5. POST-PROJECT ACTIVITIES AND FINAL CLEARANCE

At the completion of the project, the consultant or his representative shall inspect the work area to ensure that it is clear of all lead-base paint debris. If the project passes the visual inspection, soil samples shall then be taken from the location where the pre-project baseline samples were taken.

If all samples are below the HUD limits, the contractor will be notified of the completion of the project. If the samples should be above the HUD limits, the baseline soil samples taken at the start of the project shall be compared to the final soil samples. If the final samples are below or identical to the baseline samples taken, the project will be considered complete. If the final samples show a higher concentration of lead than the baseline samples, the contractor will be required to re-clean, and then re-sample the area. All costs for re-sampling will be backcharged to the contractor. If both sets of samples are shown to be above HUD guidelines, then cleaning will be required of the owner.

Blood samples shall also be taken of all workers upon the completion of the project, to determine if any individuals have been subject to an elevated exposure to lead or lead dust as per OSHA guidelines.

All project paperwork, daily logs, sample results and other data relevant to the project must be submitted upon completion.

6. REFERENCES

1. 29 CFR 1910.134
2. 29 CFR 1926.62
3. 29 CFR Parts 261-265
4. 49 CFR 100-199
5. 29 CFR Parts 1910 and 1926
6. TELRR Section 295.212(d)