



City of Auburn, Maine
Business & Community Development
60 Court Street | Auburn, Maine 04210
www.auburnmaine.gov | 207.333.6601

August 13, 2024

Dear Bidder:

On behalf of the owner, the City of Auburn is accepting written proposals from licensed and qualified lead abatement contractors for the rehabilitation of a property located at **51 School St., Auburn, ME.**

The City reserves the right to accept or reject any or all proposals in whole or in part and to waive any informality the City may determine necessary. The City also reserves to itself the exclusive right to accept any proposal when it is deemed by the City to be in its best interest. The City of Auburn is governed by Title 1 M.R.S.A. § 401-410, otherwise known as the Freedom of Information Act, which considers bid specifications as public documents. In awarding any proposal, the City may consider, but not be limited to, any of the following factors: Cost, professional qualifications, experience and references. Bidders shall be current on all amounts due to the City of Auburn prior to the City entering into any contract agreement.

Proposals will not receive consideration unless submitted in accordance with the following instructions to bidders. Please mark sealed envelopes plainly: **"2025-006 51 School St. Lead Abatement"**. There will be a mandatory pre-bid conference at the project site at **2:00 pm on Tuesday, August 27, 2024**. This project's specifications begin on page 6 (see attached prints/specifications of this bid invitation). Please review the specifications and be prepared to ask questions

Questions regarding this RFP should be directed to Amanda Denning, Purchasing Analyst adenning@auburnmaine.gov. Questions received via email or asked during the pre bid conference will be answered in the form of an addendum.

Please submit your proposal to the City of Auburn by **2:00 pm on Thursday September 12, 2024**. Proposals must be delivered to Amanda Denning, Purchasing Analyst, 60 Court Street, Auburn, Maine 04210 on or before the date and time appointed. No Bids will be accepted after the time and date listed above. Proposals will be opened at 2:00 p.m. on that date at Auburn City Hall.

Sincerely,

A handwritten signature in black ink that reads "Amanda Denning".

Amanda Denning
Purchasing Analyst

CONDITIONS AND INSTRUCTIONS TO BIDDERS

1. Bidders shall use the enclosed bid form for quotations. Whenever, in bid forms, an article is defined by using a trade name or catalog number, the term "or approved equal", if not inserted, shall be implied.
2. Submit a separate unit price for each item unless otherwise specified in the bid request. Award will be made on a basis of each item, or as a group, whichever is in the *best interest* of the City. Prices stated are to be "delivered to destination".
3. Bid proposals must be completed in full, in ink and must be signed by firm official. Bid proposal **must be notarized** prior to bid being sealed and will be disqualified if not notarized. Bids may be withdrawn prior to the time set for the official opening.
4. Bids will be opened publicly. Bidders or representatives may be present at bid opening.
5. Awards will be made to the lowest responsible bidder, considering the quality of the materials, date of delivery, cost which meets specification and is in the best interest to the City of Auburn.
6. All transportation charges, including expense for freight, transfer express, mail, etc. shall be prepaid and be at the expense of the vendor unless otherwise specified in the bid.
7. The terms and cash discounts shall be specified. Time, in connection with discount offered, will be computed from date of delivery at destination after final inspection and acceptance or from date of correct invoice, whichever is later.
8. The City is exempt from payment of Federal Excise Taxes on the articles not for resale, Federal Transportation Tax on all shipments and Maine Sales Tax and Use Taxes. Please quote less these taxes. Upon application, exemption certificate will be furnished with the Purchase Order when required.
9. Time of delivery shall be stated. If time is of the essence, the earliest date may be a factor in the bid award.
10. No contract may be assigned without the written consent of the Finance Director or his/her designee. The contract shall not be considered valid until a purchase order has been issued to the successful bidder.
11. Please state "**BID #2025-006 51 School St. Lead Abatement.**" on submitted, sealed envelope.
12. The City of Auburn reserve the right to waive any formality and technicality in bids whichever is deemed best for the interest of the City of Auburn.
14. Bidder will clearly outline all options that are included in the bid price.

GENERAL CONDITIONS

1. Equal Employment Opportunity

The City of Auburn is an Equal Opportunity Employer and shall not discriminate against an applicant for employment, an employee, or a citizen because of race, color, sex, marital status, physical and/or mental handicap, religion, age, ancestry, or natural origin unless based upon a bona fide occupation qualification. Vendors, contractors, or their agents doing business with the City shall not violate the above clause or the Civil Rights Acts of 1964. Violations by vendors or contractors shall be reviewed on a case-by-case basis and may mean an automatic breach of contract or service to the City of Auburn.

2. Save Harmless

The Bidder agrees to protect and save harmless the owner from all costs, expenses, or damages that may arise out of alleged infringement of patents of materials used.

3. Subcontracting

The Bidder shall not subcontract any part of the work or materials or assign any monies due to it without obtaining the municipality's written consent. Neither party shall assign or transfer its interest in the contract without the other party's written consent.

4. Warranty

The Bidder warrants that all work will be of good quality and free from faults and defects and in conformance with the specifications. All work not so conforming to these standards may be considered defective. The Bidder agrees to be responsible for the acts and omissions of all its employees, subcontractors, their agents and employees, and all other persons performing any of the work under a contract with the Bidder.

5. Safety

The Contractor shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the work. The Contractor shall take all reasonable precautions for the safety of, and shall provide all reasonable protection to prevent damage, injury, or loss to:

- All employees and others on or near the work site.
- Materials and equipment, whether in storage on or off the site, under the care, custody, or control of the Contractor or any of its subcontractors.

The Contractor shall give all notices and comply with all applicable laws, ordinances, rules, regulations, and lawful orders of any public authority bearing on the safety of persons or property of their protection from damage, injury, or loss.

The Contractor shall promptly remedy all damages or loss to property of anyone caused in whole or in part by the Contractor, its representatives, agents, employees, or subcontractors, regardless of fault. Failure of the Contractor to remedy the damage or loss promptly shall entitle the Town to remedy the damage or loss, to obtain reimbursement for said costs of remedying, and to obtain all costs of collection for reimbursements including, but not limited to, attorneys' fees directly from the Contractor, or by reducing payment by the cost of damage caused by the Contractor.

6. Davis Bacon Act

The Davis Bacon Act (DBA) requires the payment of prevailing wages (determined by the U.S. Department of Labor) to all laborers and mechanics on federally funded construction projects in commercial properties in where more than \$2,000 of federal funds are being used and in residential properties in which there are more than 7 units.

The Contractor agrees to submit certified time sheets/payroll reports or Form WH-347 listing all hours worked on the project by all employees. Form and instructions shall be provided upon request. Required DBA Posting and current Prevailing Wage Rates and a Contractor Guide to DBA shall be provided (if applicable).

7. Section 3 of the HUD Act of 1968

For HUD assisted housing rehabilitation projects when the amount of combined assistance exceeds a threshold of \$200,000 or where HUD assistance is from Lead Hazard Control funds, projects exceed \$100,000. To the greatest extent feasible and consistent with existing Federal, state and local laws and regulations, recipients covered by this subpart shall ensure contracts for work are provided to Business Concerns that provide economic opportunities to Section 3 workers residing within the metropolitan area in which the project is located.

8. Build America, Buy America (BABA)

HUD grantees must comply with the requirements of the Build America, Buy America (BABA) Act, 41 USC 8301. Pursuant to HUD's Notice, Public Interest Phased Implementation Waiver for FY 20222 and 2023 of Build America, Buy America Provisions as Applied to Recipients of HUD Federal Financial Assistance (88 FR 17001), any funds obligated by HUD on or after the applicable listed effective dates are subject to BABA, unless excepted by a waiver. BABA currently only applies to projects receiving \$250,000 or more in HUD assistance.

9. Byrd Anti-Lobbying Amendment

Contractors who bid for an award of \$100,000 or more shall certify that they have not and will not use Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee a member of Congress in connection with obtaining any federal contract, grant, or any other award covered by 31 U.S.C. Section 1352. Contractors also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award.

BID PROPOSAL FORM

Due: **Thursday, September 12, 2024**

To: City of Auburn
Amanda Denning, Purchasing Analyst
60 Court Street
Auburn, ME 04210

The undersigned individual/firm/business guarantees this price for thirty days (30) from the proposal due date. The undersigned submits this proposal without collusion with any other person, individual, or firm or agency. The undersigned ensures the authority to act on behalf of the corporation, partnership or individual they represent; and has read and agreed to all of the terms, requests, or conditions written herein by the City of Auburn, Maine.

By signing this form, the firm listed below hereby affirms that its bid meets the minimum specifications and standards as listed above.

Signature _____ Company _____

Name (print) _____ Title _____

Phone Number _____

Address _____

Email Address _____

STATE OF MAINE

_____, SS.

Date: _____

Personally, appeared _____ and acknowledged the foregoing instrument to be his/her free act and deed in his/her capacity and the free act and deed of said company.

Notary Public

Print Name

Commission Expires _____

Addendum Acknowledged:

_____ Date: _____ Initials: _____

_____ Date: _____ Initials: _____

Lead Design Specifications



Location:

51 School Street, Apt. 1
Auburn, Maine 04210

Owner Information:

Name: Kevin O'Donovan
Address: P.O. Box 1262
Portland, ME 04104

Design date:

06-17-2024

Prepared by:

Stephanie L Martin, LD-0345 Expires 01/03/2025
Clarity Property Services, LLC
Email: leadinspections@outlook.com

Contractor Information:

Name: _____

Address: _____

Phone Number: _____

After careful review of the following, the applicant(s) and contractor, understand and accept the work described herein. Only the work described herein will be performed. ANY and ALL changes to these design specifications must be by written change order and agreed to by all parties following program requirements. **All recommendations are valid for one (1) year and can only be amended or changed by performing a new risk assessment.**

X	_____	_____
	Contractor	Date
X	_____	_____
	Owner	Date
X	_____	_____
	Owner	Date

CONTRACT PRICE: _____

REHABILITATION STANDARDS AND SPECIFICATIONS

SECTION 1 –

GENERAL REQUIREMENT FOR ALL PROJECT SPECIFICATIONS

1. All work performed shall conform to the General Standards herein, DEP Lead Management Regulations (Chapter 424), HUD requirements for Notification, Evaluation, and “Reduction of Lead-Based Paint Hazards in Federally Owned Residential Property and Housing receiving Federal assistance” (24 CFR Part 35), EPA Renovation, Repair and Painting Rule, manufactures recommendations, and all applicable Local and State building codes, laws and regulations. **If no local building code exists, the MUBEC will apply.**
2. Scrape inspections are required for removal of paint from components (abatement or interim control). Scrape inspections are required for both interior and exterior work prior to the priming and or painting process. If a scrape inspection has not been performed, the Contractor will be required to remove any paint to ensure compliance with this section.
3. Any and all Maine DEP project variances must also be approved in writing by the Lead Designer and **The Auburn Lead Program** prior to implementation. **NOTE: Monetary change orders may be required by The City of Auburn.**
4. All measurements are approximate and must be verified by the Contractor. No claim for additional funds due to discrepancies in measurements or quantities shall not be honored.
5. All Materials having color or pattern shall be selected by the owner from standard color/style chart. All colors, styles, and types of materials will be listed in the job specifications prior to contract signing.
6. All installed windows and exterior doors will be Energy Star rated for the Northeast. All windows will have a U-Value of .27 or less. Windows will have full screens. Egress casement windows will have a factory installed horizontal mullion to give the appearance of a double hung window. **NOTE: Single hung windows will require half screens.**
7. All exterior doors installed will be keyed alike (per unit), and include adjustable thresholds and half glass unless otherwise noted in design specifications. Exterior doors will meet Energy Star requirements for the Northeast.
8. Building permits, electrical permits, plumbing permits and other permits required by local or State authorities shall be obtained by the contractor and the costs shall be incorporated into the proposal amount submitted by contractor. Contractor must obtain permits prior to commencement of work and must provide copies of permits to the Owner and **The City of Auburn** for documentation. Failure to obtain required permits will result in nonpayment of work until the necessary permits are obtained.
9. Workmanship and materials not covered by manufacturer’s warranty shall be warranted by the Contractors for a period of at least one year from date of final payment to the contractor. All manufacturer warranties shall be delivered by the Contractor, to the homeowner along with the final billing. Manufacturer’s installation instructions, as required by the 2009 ICC Code shall be available on the job site at the time of inspection.
10. Product information/labeling showing compliance, where required, with Energy Star Ratings shall be provided to the home owner and **The City of Auburn** prior to installation.
11. All Interim Control work must be performed in accordance with both EPA RRP and HUD Lead-Based Paint regulations as described in 24 CFR Part 35 et al, with the exception that certain contractors such as electrical, plumbing, roofing, weatherization and heating specialists may be exempt from using HUD lead safe practices so long as they do not disturb any more than two square feet of painted surfaces per room or a total of 20 square feet of painted surfaces on the exterior. Contractors performing work in accordance with HUD Lead-Based Paint regulations as described in 24 CFR Part 35 et al must have attended an EPA RRP course taught by a Maine DEP certified training provider. Lead safe practices must be employed in all work that disturbs painted surfaces. After completion of all work, contractor must clean the work area(s) to meet Maine DEP Chapter 424 Lead Dust / Soil clearance standards as follows;

Hard floors and Carpeted floors = 10 micrograms (ug) per square foot (ft²)

Interior Window Sills = 100 micrograms (ug) per square foot (ft²)

Window Troughs = 100 ug/ micrograms (ug) per square foot (ft²)

Exterior Porch = 40 micrograms (ug) per square foot (ft²)

Other nonporous surfaces = 10 micrograms (ug) per square foot (ft²)

Five (5) foot radius outside of contained area(s) = 10 micrograms (ug) per square foot (ft²)

Non-play Area Soil = 900 parts per million (ppm)

Play Area Soil = 100 parts per million (ppm)

If dust wipe and/or soil samples do not pass the above standards, contractor must return to the job site, at his own expense, and clean until these standards are met. Final payment will be withheld until clearance standards are achieved. Costs incurred for an additional site visit and dust swipe sampling costs will be taken from monies due to the contractor. In homes where there are children under 6 years of age the Owners must, at their own expense, temporarily relocate these children from work areas where paint will be disturbed until the work has been completed and the dust wipe clearance standards shown above have been achieved.

12. The contractor must inspect the property and attend a pre-bid walkthrough. Submission of a bid is presumptive evidence that the bidder has thoroughly examined the site during a pre-bid walk through and is conversant with the requirements of the local jurisdiction.
13. All materials used in conjunction with this work write-up are to be new, of first quality and without defects – unless stated otherwise or pre-approved by owner and Design Consultant in writing.
14. Contractors shall not perform any work, substitute any specified materials, colors, patterns, quantities, or change specified material qualities or quantities not listed in the job specifications without a written change order pre-approved by **The City of Auburn**, owner and Lead Design Consultant.
15. All materials shall be installed in full accordance with the manufactures specifications and industry standards for working conditions, surface preparation, methods, testing, and protection.
16. All repaired or newly installed exterior non-pressure treated wood must be sealed, stained or otherwise protected from the elements following industry standards.
17. Walls and attached components shall be identified with the letters A, B, C, D etc. Wall A is always the wall that is closest to the address elevation or “street side” of the house. Moving clockwise, the walls are then B, C, D, etc.
18. Down payment or deposits to contractors are not authorized. No work/materials will be paid for in advance.
19. Detailed invoices submitted to the **City of Auburn** shall accompany each payment request.
20. The use of the “Booth” or “Mini-Containment” system(s) will be determined by the Lead Design Consultant. Determination shall be in writing.
21. Any and all changes in the Lead Design agreed to during the Pre-bid Walkthrough will be made in writing in the form of a bid amendment. This form will become part of the contractor’s bid proposal and will be submitted with contractors bid.
22. **Placement of the decontamination unit shall be determined and established via writing as an addendum to the design plan specifications prior to the commencement of any lead abatement activities.**

SECTION 2 - DEFINITIONS

- 1 Abatement. “Abatement” means any measure or set of measures designed to permanently eliminate lead hazards. For the purpose of this definition, “permanently means for at least 20 years.
- 2 Impact Surface. “Impact surface” means a surface that is subject to damage by repeated sudden force, such as certain parts of door frames.
- 3 Interim control. “Interim control means a set of non-abatement measures designed to temporarily reduce human exposure or likely exposure to lead hazards, including specialized cleaning, repairs, maintenance, painting, temporary containment, ongoing monitoring of potential lead hazards and the establishment and operation of management and resident education programs. NOTE: When interim control measures (covering a surface with a coating or other treatment) are used, friction points or friction surfaces must be treated so that paint is not subject to abrasion. Examples of acceptable treatments include re-hanging and or planning doors so that the door does not rub

against the door frame, removing paint from the friction/impact part of a door jamb (frame) and covering of bare soils.

- 4 Install. "Install" means to purchase, set up, test, and warrant a new component. "Replace" means to remove and dispose of original material, purchase new material, deliver, install, test, and warrant.
- 5 Paint. "Paint" means any substance applied to a surface as a coating, including, but not limited to household paints, varnishes, and stains.
- 6 Repair. "Repair" means to return a building component to like new condition through replacement, adjustment, and recoating of parts.
- 7 Reinstall. "Reinstall" means to remove, clean, store, and install a component.
- 8 Substrate. "Substrate" means the material underneath the paint such as brick, concrete, drywall, metal, plaster or wood.
- 9 Work Area. "Work area" means an interior or exterior area where lead abatement or interim control activities are to take place. There may be more than one work area in a residential dwelling or child care facility.
- 10 Window & Door Units. Window/door components are defined as follows:
 - a. Window sash (includes mullions)
 - b. Window casing (includes header and apron)
 - c. Window sill
 - d. Window jamb (includes parting bead and stops)
 - e. Window well (also called trough)
 - f. Door (includes stiles, panels and edge)
 - g. Door jamb (includes frame and stops)
 - h. Door casing (includes header)
 - i. Door threshold

SECTION 3 –SCOPE OF WORK

The scope of work shall consist of complete paint removal, encapsulation, enclosure, and/or whole component removal of lead-based paint hazards as identified in the lead based-paint inspection report.

1. **Owner Responsibilities:**

- A. Owner shall remove all personal belongings from the house/work area.
- B. Owner shall shut off gas to the stove, (if applicable).
- C. Owner shall provide keys to the Contractor for access to the home.
- D. Owner shall pre-determine colors and flooring selections in writing. This shall be performed prior to the start date.
- E. Owner shall supply electricity, water and heat to the abatement contractor for the duration of the project.
- F. Owner shall remove and keep clear, all debris from the exterior at least 10 feet from the building perimeter if exterior work is performed.

2. **Contractor Responsibilities:**

- A. Contractor shall confirm that all furniture and personal belongings have to be removed from the house/work area prior to the start of the project.
- B. Contractor shall coordinate access to the home for any visual inspections and clearance sample testing to be performed.

- C. Contractor shall be responsible for completing all work specified in the Design Plan including any and all revisions made to the design for the purpose of the project within contract dates specified. **This specifically includes the placement of the decontamination unit.**
- D. Contractor shall perform an ASTM approved tape method before applying any encapsulating paint to a building component to ensure proper adhesion to the substrate.
- E. Contractor shall store debris in a secure area until final disposal. Dispose of in accordance with the Mine Department of Environmental Protection’s Lead Management Regulations.
- F. Contractor shall be financially responsible for all associated sampling costs such as administrator labor, travel, postage, and laboratory analysis of the dust samples if interim or final clearance samples fail.
- G. Contractor shall repair or replace any building components damaged during the project to match existing building components.
- H. All product warranty information must be given to the **City of Auburn** and the home owner prior to final payment of project. Product labels (stickers) showing Energy Star Compliance will remain in place until inspected and approved by Lead Design Consultant.
- I. A written notification plan will be developed by the Contractor and provided to the owner/tenant, the Administrator and the **City of Auburn**.
- J. Contractor shall provide a final abatement report to the **City of Auburn**, Administrator, and the homeowner within 30 days after project completion in accordance with DEP Chapter 424, Section 6.G.
- K. The use of a “Booth” or “Mini-Containment” system will be determined by the Lead Design Consultant and shall be in writing.

SECTION 4 – NOTIFICATIONS

1. Notification:

The abatement contractor shall notify the Maine Department of Environmental Protection, the Administrator and the **City of Auburn** at least five (5) working days prior to the start of any lead abatement activity, including set-up or on-site preparation activities. Delivery of notice by U.S. Postal Service, commercial delivery service, hand delivery, facsimile or email are acceptable methods. The **City of Auburn** also requires notification of Interim Control /LSR work performed on site.

***NOTE:** A weekly updated schedule for each lead abatement project by dwelling unit, if applicable, shall be faxed/emailed each Monday morning to **ALL** above listed parties until the project is complete. In the event of a scheduled work day/hours are changed after the weekly notification, the contractor must notify the DEP, Administrator and **The City of Auburn** by email or phone no later than 8 A.M on the day of the scheduled change.*

2. Tenant Notification:

The abatement contractor shall notify the tenants of the pending abatement activity. This notification (Occupant Protection Plan) shall include the scheduled dates for abatement, work hours, identification of work areas, and information on any alternative entrance or exit to be used during the course of the abatement activities. This notification shall be in writing and delivered at least five (5) days prior to the start of the project.

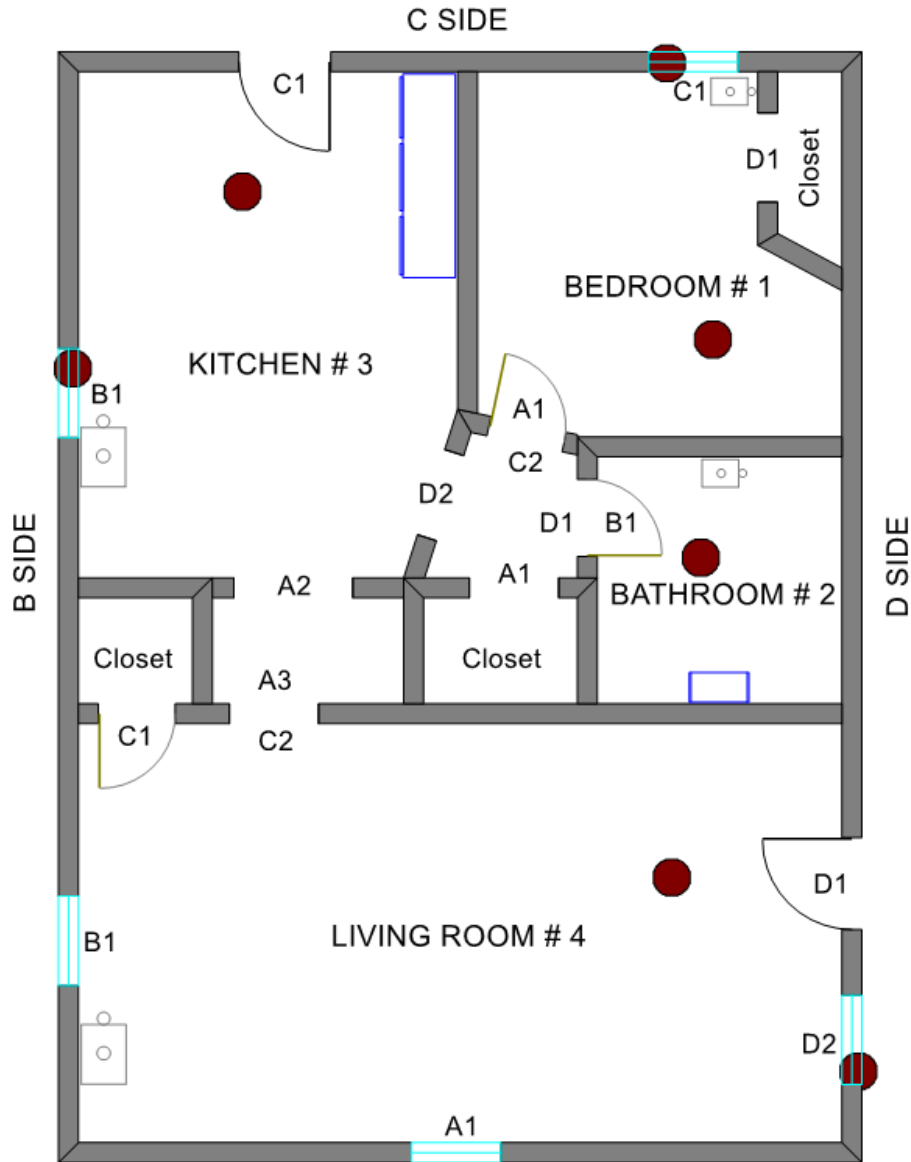
RETURN WITH BID

APT. 1

Room # And Name	Building Component	Location	Abatement Method	Labor	Materials	Total
Bedroom #1	Door Casing & Jamb & Closet Baseboards	D1	SPP – Encapsulate: Casing & Baseboards STB – Paint: Jamb			
	Baseboard	B, C, D	SPP - Encapsulate			
Kitchen #3	Door Jamb, Casing, & Threshold	A3	STB – Paint: Jamb & Threshold SPP – Encapsulate: Casing			
Living Room #4	Door	C1	Remove & Replace: <i>(small slab)</i>			

***See Appendix A to find procedures for recommended abatement methods.**

*Interior Property Drawing – First Floor
51 School Street, Apt. 1, Auburn, ME*



A SIDE / SCHOOL STREET
UNT 1 / INTERIOR LAYOUT / FIRST FLOOR
NOT DRAWN TO SCALE
● = Dust Sample Location

RETURN WITH BID

Lead Design Specifications



Location:

51 School Street, Apt. 2
Auburn, Maine 04210

Owner Information:

Name: Kevin O'Donovan
Address: P.O. Box 1262
Portland, ME 04104

Design date:

06-17-2024

Prepared by:

Stephanie L Martin, LD-0345 Expires 01/03/2025
Clarity Property Services, LLC
Email: leadinspections@outlook.com

Contractor Information:

Name: _____

Address: _____

Phone Number: _____

After careful review of the following, the applicant(s) and contractor, understand and accept the work described herein. Only the work described herein will be performed. ANY and ALL changes to these design specifications must be by written change order and agreed to by all parties following program requirements. **All recommendations are valid for one (1) year and can only be amended or changed by performing a new risk assessment.**

X _____
Contractor **Date**

X _____
Owner **Date**

X _____
Owner **Date**

CONTRACT PRICE: _____

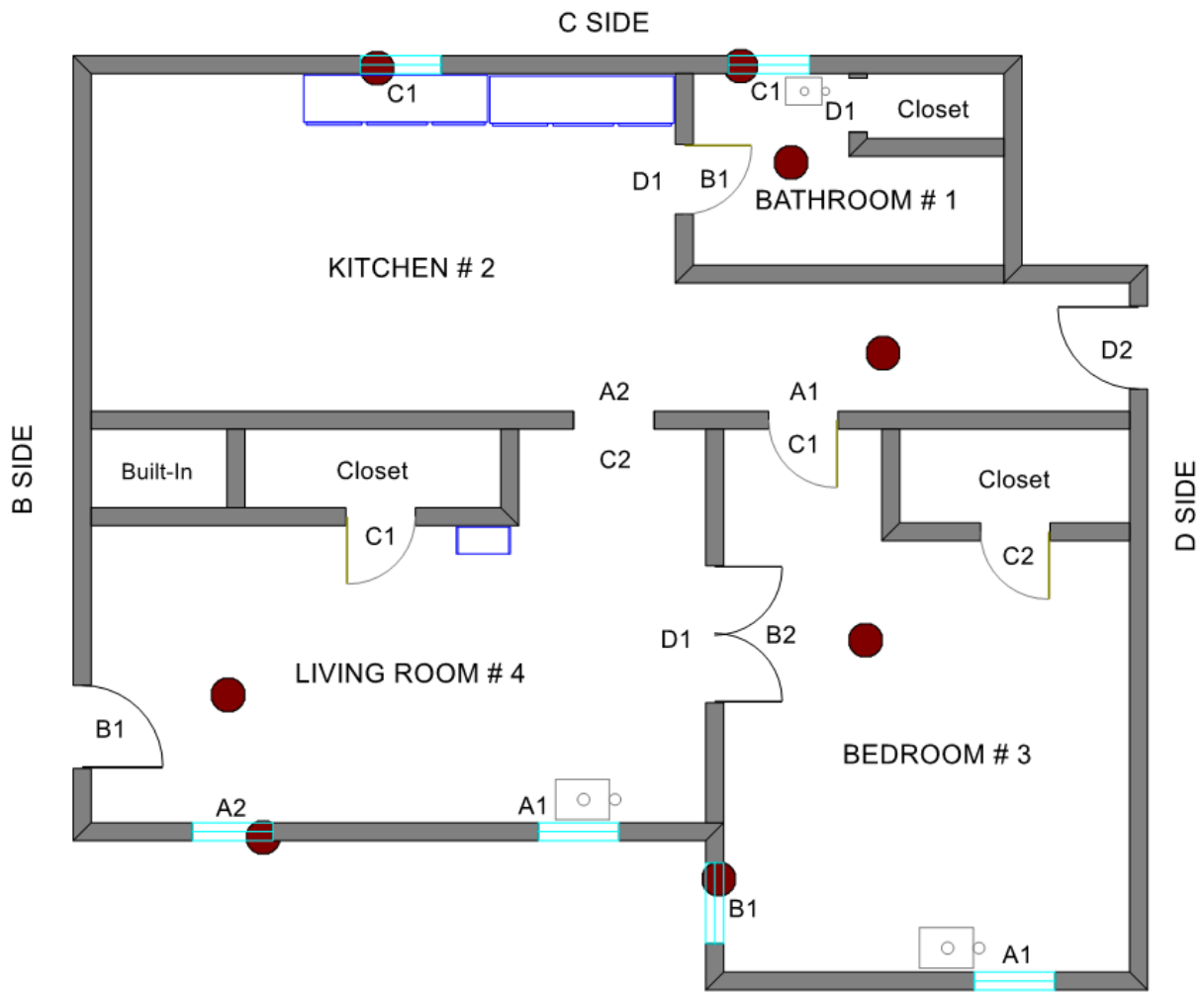
RETURN WITH BID

APT. 2

Room # And Name	Building Component	Location	Abatement Method	Labor	Materials	Total
Kitchen #2	Baseboard	All	SPP - Encapsulate			
	Door	D1	Remove & Replace: (slab)			
	Door, Casing, & Jamb	A1	Remove & Replace: Door (slab) STB – Paint: Jamb SPP – Encapsulate: Casing			
	Door Casing & Jamb	A2	STB – Paint: Jamb SPP – Encapsulate: Casing			
Bedroom #3	Baseboard	All	SPP - Encapsulate			
	Door, Casing, Jamb, & Closet Baseboards	C2	Remove & Replace: Door (slab) STB – Paint: Jamb SPP – Encapsulate: Casing & Baseboards			
	Door Jamb	B2	STB - Paint			
	Door Casing	C1	SPP - Encapsulate			
Living Room #4	Baseboard	All	SPP - Encapsulate			
	Built-In Frame, Doors, & Drawers	C	STB (F/I surfaces) & SPP - Encapsulate			
	Door, Casing, Jamb, Threshold, & Closet Baseboards	C1	Remove & Replace: Door (slab) STB – Paint: Jamb & Threshold SPP – Encapsulate: Casing & Baseboards			
	Door Casing	C2, D1	SPP – Encapsulate: (2 locations)			
	Shelf	C	Remove			

*See Appendix A to find procedures for recommended abatement methods.

Interior Property Drawing – First Floor
51 School Street, Apt. 2, Auburn, ME



A SIDE / SCHOOL STREET
UNT 2 / INTERIOR LAYOUT / FIRST FLOOR
NOT DRAWN TO SCALE
● = Dust Sample Location

RETURN WITH BID

Lead Design Specifications



Location:

51 School Street, Apt. 3
Auburn, Maine 04210

Owner Information:

Name: Kevin O'Donovan
Address: P.O. Box 1262
Portland, ME 04104

Design date:

06-17-2024

Prepared by:

Stephanie L Martin, LD-0345 Expires 01/03/2025
Clarity Property Services, LLC
Email: leadinspections@outlook.com

Contractor Information:

Name: _____

Address: _____

Phone Number: _____

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X _____
Contractor **Date**

X _____
Owner **Date**

X _____
Owner **Date**

CONTRACT PRICE: _____

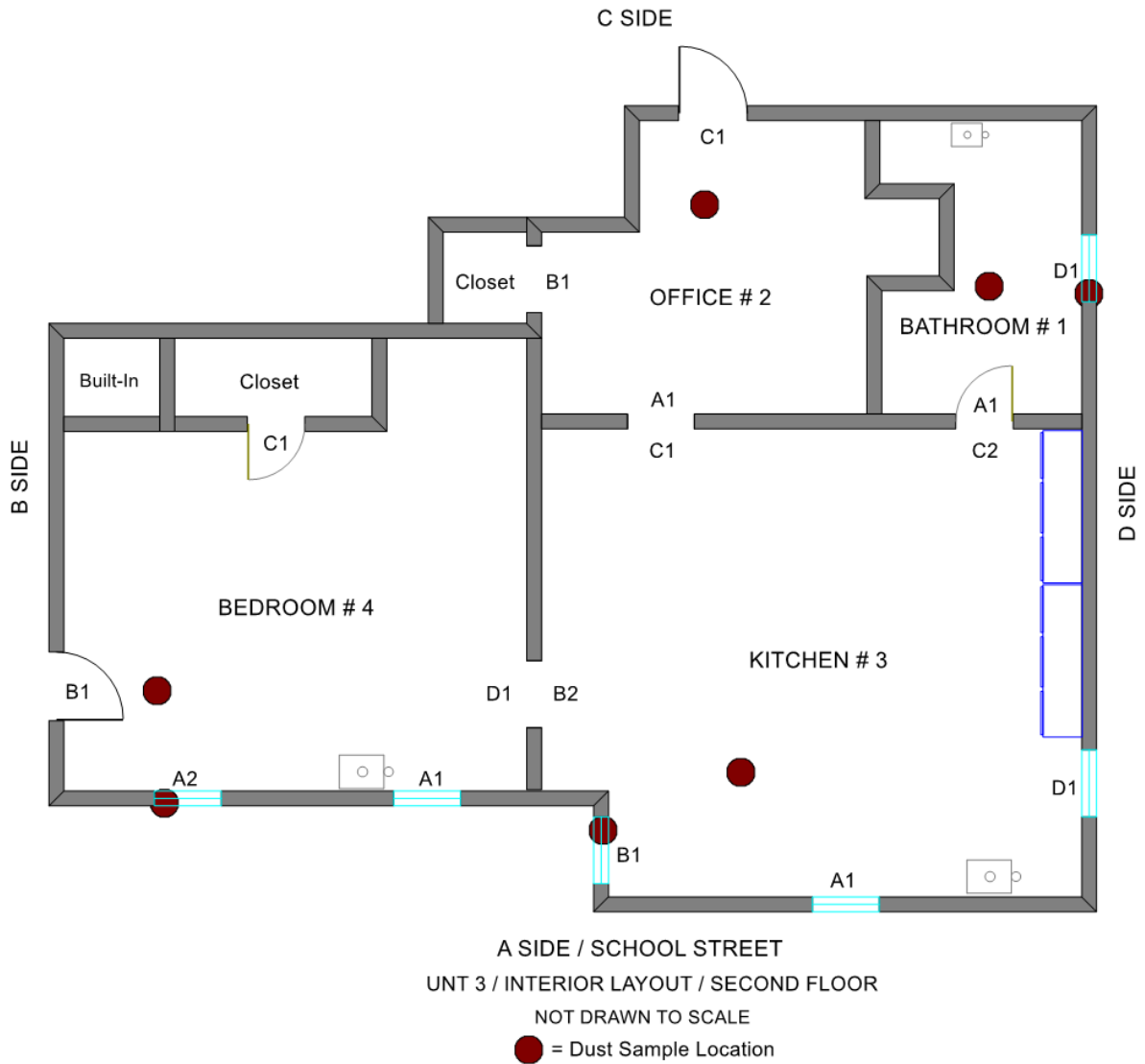
RETURN WITH BID

APT. 3 & Common Area #1 (CA1) *NO BOOTHS*

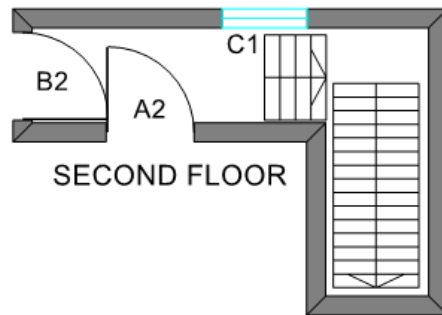
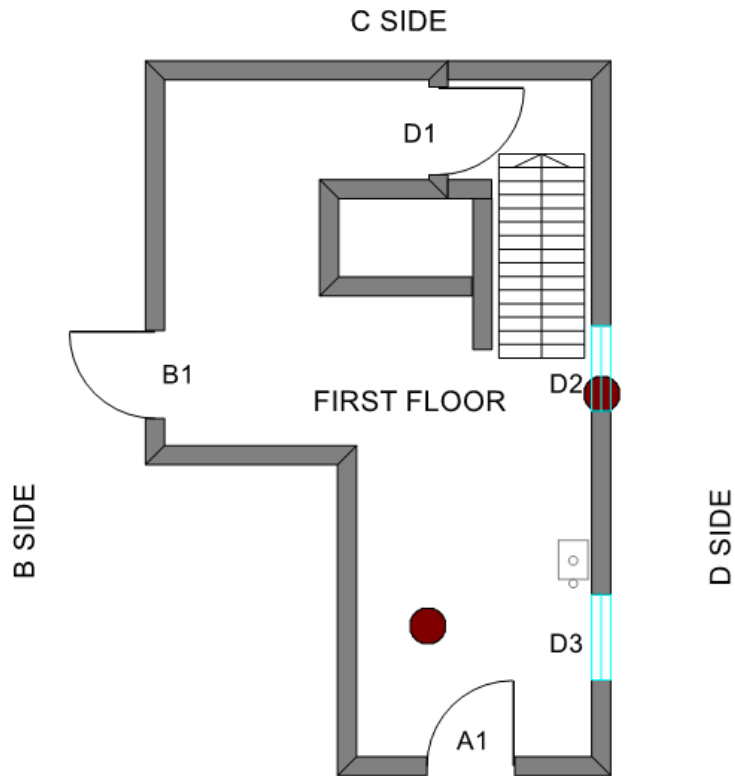
Room # And Name	Building Component	Location	Abatement Method	Labor	Materials	Total
Office #2	Door Jamb	A1	STB - Paint			
	Closet Shelf Support	B1 – Upper	SPP - Encapsulate			
Kitchen #3	Door Jamb & Casing	B2	SPP – Encapsulate: Casing STB – Paint: Jamb			
	Door, Casing, & Jamb	C2	Remove & Replace: Door (slab) SPP – Encapsulate: Casing STB – Paint: Jamb			
	Baseboard	All	SPP - Encapsulate			
	All Cabinets	D – All	Remove & Replace			
Bedroom #4	Baseboard	All	SPP - Encapsulate			
	Built-In Frame & Drawers	C	STB (F/I surfaces) & SPP - Encapsulate			
	Door, Casing, Jamb, Threshold, & Closet Shelf Supports & Baseboards	C1	Remove & Replace: Door (slab) SPP – Encapsulate: Casing, Supports, & Baseboards STB – Paint: Jamb & Threshold			
	Door Casing	D1	SPP - Encapsulate			
CA1	Door Casing, Jamb, & Threshold	A1, D1	SPP – Encapsulate: Casing STB – Paint: Jamb & Threshold (2 locations)			
	Baseboard	All	SPP - Encapsulate			
	Stair Tread (Exposed)	All	STB - Paint			
	Radiator	D	SPP - Encapsulate			
	Window Sash	C1	Remove & Enclose			

*See Appendix A to find procedures for recommended abatement methods.

*Interior Property Drawing – Second Floor
51 School Street, Apt. 3, Auburn, ME*



*Interior Property Drawing – Common Area # 1 (CA1)
51 School Street, Auburn, ME*



A SIDE / SCHOOL STREET
INTERIOR LAYOUT / COMMON AREA # 1 (CA1)
NOT DRAWN TO SCALE
● = Dust Sample Location

RETURN WITH BID

Lead Design Specifications



Location:

51 School Street, Apt. 4
Auburn, Maine 04210

Owner Information:

Name: Kevin O'Donovan
Address: P.O. Box 1262
Portland, ME 04104

Design date:

06-17-2024

Prepared by:

Stephanie L Martin, LD-0345 Expires 01/03/2025
Clarity Property Services, LLC
Email: leadinspections@outlook.com

Contractor Information:

Name: _____

Address: _____

Phone Number: _____

After careful review of the following, the applicant(s) and contractor, understand and accept the work described herein. Only the work described herein will be performed. ANY and ALL changes to these design specifications must be by written change order and agreed to by all parties following program requirements. **All recommendations are valid for one (1) year and can only be amended or changed by performing a new risk assessment.**

X	_____	_____
	Contractor	Date
X	_____	_____
	Owner	Date
X	_____	_____
	Owner	Date

CONTRACT PRICE: _____

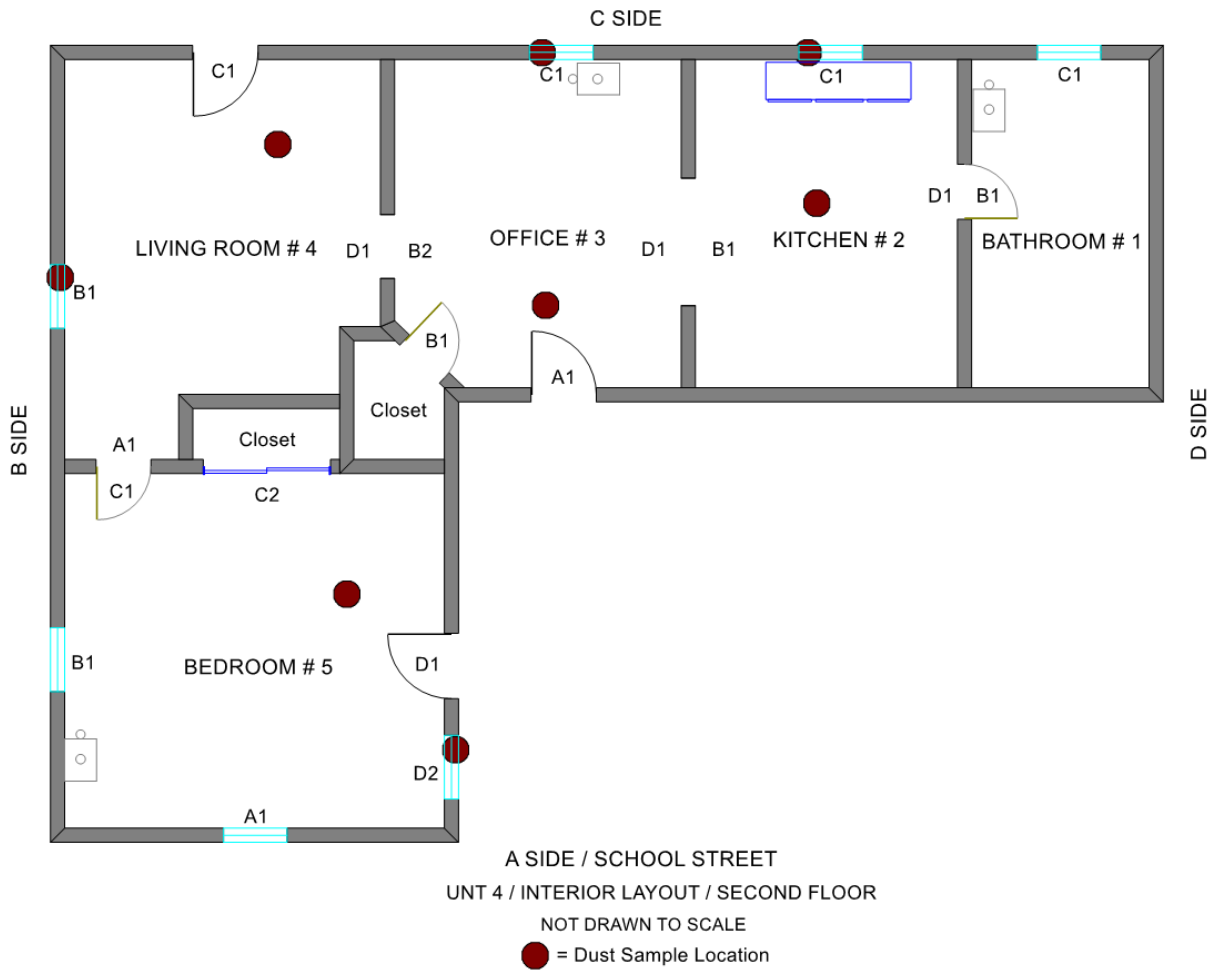
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APT. 4

Room # And Name	Building Component	Location	Abatement Method	Labor	Materials	Total
Bedroom #5	Baseboard	All	SPP – Encapsulate			

***See Appendix A to find procedures for recommended abatement methods.**

*Interior Property Drawing – Second Floor
51 School Street, Apt. 4, Auburn, ME*



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Lead Design Specifications



Location:

51 School Street, Apt. 5
Auburn, Maine 04210

Owner Information:

Name: Kevin O'Donovan
Address: P.O. Box 1262
Portland, ME 04104

Design date:

06-17-2024

Prepared by:

Stephanie L Martin, LD-0345 Expires 01/03/2025
Clarity Property Services, LLC
Email: leadinspections@outlook.com

Contractor Information:

Name: _____

Address: _____

Phone Number: _____

After careful review of the following, the applicant(s) and contractor, understand and accept the work described herein. Only the work described herein will be performed. ANY and ALL changes to these design specifications must be by written change order and agreed to by all parties following program requirements. **All recommendations are valid for one (1) year and can only be amended or changed by performing a new risk assessment.**

X _____
Contractor **Date**

X _____
Owner **Date**

X _____
Owner **Date**

CONTRACT PRICE: _____

RETURN WITH BID

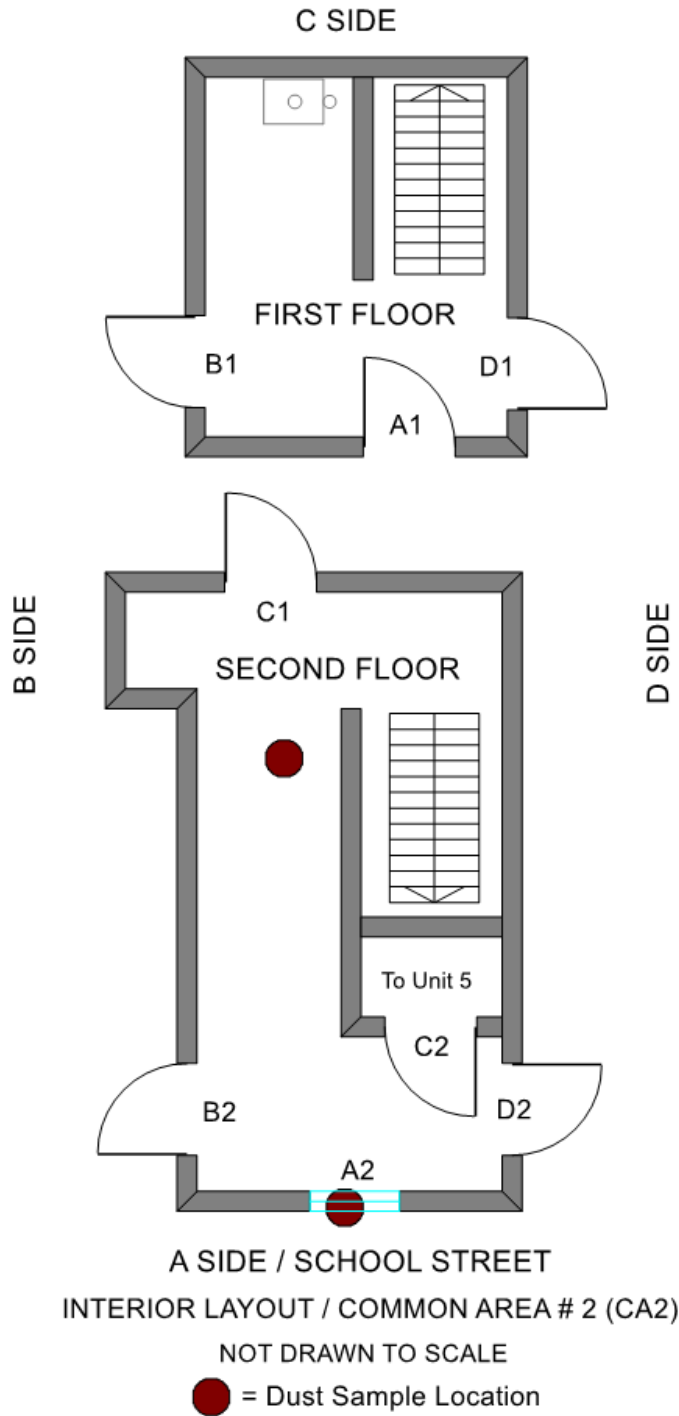
APT. 5 & Common Area # 2 (CA2) & Exterior

Room # And Name	Building Component	Location	Abatement Method	Labor	Materials	Total
CA2	Stair Stringer, Mop Board, Treads, & Risers	All	SPP – Encapsulate: Stringer & Mop Board Remove & Replace: Treads Enclosure: Risers			
Kitchen #2	Baseboard	All	SPP - Encapsulate			
	Door Casing, Jamb, & Closet Baseboard	A2	SPP – Encapsulate: Casing & Baseboards STB – Paint: Jamb			
	Door Casing, Jamb, & Threshold	B1	SPP – Encapsulate: Casing STB – Paint: Jamb & Threshold			
	Door, Casing, & Jamb	C2	Remove & Replace: Door (<i>slab</i>) SPP – Encapsulate: Casing STB – Paint: Jamb			
Living Room #3	Baseboard	All	SPP - Encapsulate			
	Door, Casing, Jamb, Threshold, Closet Floor, Shelf Supports, & Baseboards	B1	Remove & Replace: Door (<i>slab</i>) SPP – Encapsulate: Casing, Supports, & Baseboards STB – Paint: Jamb & Threshold Enclosure: Floor			
	Door Casing, Jamb, & Threshold	C1	SPP – Encapsulate: Casing STB – Paint: Jamb & Threshold			
	Door Casing	D1	SPP - Encapsulate			
Hallway #4	Stair Treads, Risers, & Mop Board	A3 – All	Enclosure: Treads & Risers SPP – Encapsulate: Mop Board			
	Stair Risers & Treads	C – All	Enclosure			
	Door Casing, Jamb, & Threshold	B1	SPP – Encapsulate: Casing STB – Paint: Jamb & Threshold			

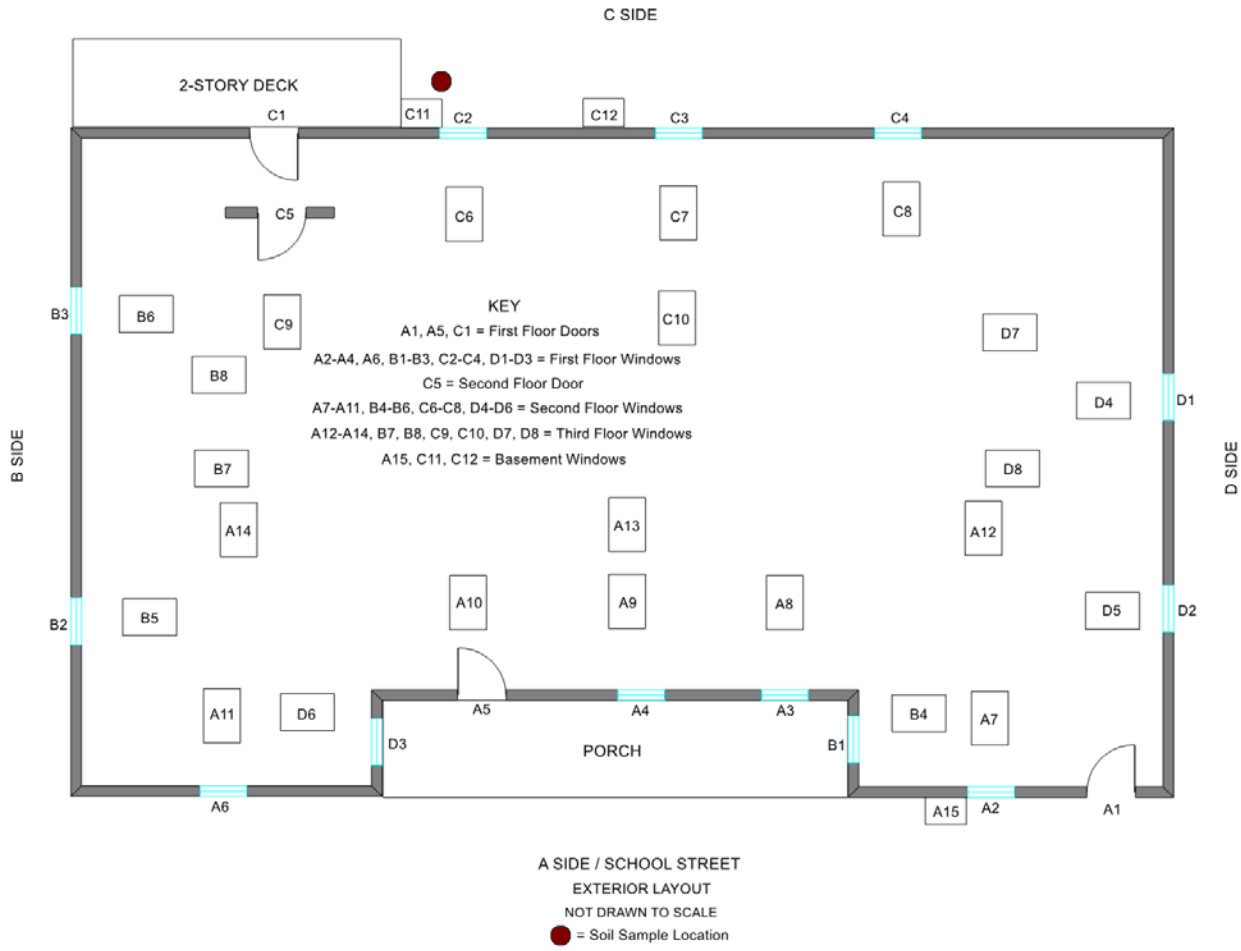
	Door, Casing, & Jamb	C2	Remove & Replace: Door (<i>slab</i>) SPP – Encapsulate: Casing STB – Paint: Jamb			
	Door Casing	A2	SPP - Encapsulate			
Play Room #5	Baseboard	All	SPP - Encapsulate			
	Door Casing	A1	SPP - Encapsulate			
	Door Jamb, Casing, & Closet Baseboard	D1	SPP – Encapsulate: Casing & Baseboards STB – Paint: Jamb			
Bedroom #7	Door, Casing, Jamb, Threshold, Closet Shelf Supports, & Baseboards	A1	Remove & Replace: Door (<i>slab</i>) SPP – Encapsulate: Casing, Supports, & Baseboards STB – Paint: Jamb & Threshold			
Bedroom #8	Baseboard	All	SPP - Encapsulate			
	Door Casing	D1	SPP - Encapsulate			
	Door, Casing, & Jamb	D2	Remove & Replace: Door (<i>slab</i>) SPP – Encapsulate: Casing STB – Paint: Jamb			
Exterior	Foundation	A, B, C	SPP - Encapsulate			
	Siding (Exposed)	B, C	Vinyl - Enclosure			
	Fascia (Exposed)	C	Coil Stock - Enclosure			
	Deck Ceiling and Beams, Header, Laundry Board, Posts, & Upper Side Walls	C – All	Vinyl – Enclosure: Ceilings/Beams & Upper Side Walls Coil Stock – Enclosure: Headers & Posts Remove: Laundry Boards			
	Basement Window Case	A15, C12	Coil Stock – Enclosure (<i>2 locations</i>)			
	Basement Window Case, Stop, & Sill	C11	Coil Stock - Enclosure			
	Drip Line Soil	C	Interim Control			

***See Appendix A to find procedures for recommended abatement methods.**

*Interior Property Drawing – Common Area # 2 (CA2)
51 School Street, Auburn, ME*



*Exterior Property Drawing –
51 School Street, Auburn, ME*



Appendix A: Abatement Methods

Window Components:

- **Remove and Enclose**: Remove and dispose existing window, including storm window. Prepare surface by removing obstructions and repair damage for attaching the new enclosure. Sheetrock Mud/Tape (minimum 3/8" thickness) shall be installed with mechanical fasteners to cover the Lead Paint Hazard. Seams shall be mud and taped three (3) coats. Install Lead Free baseboard and trim as needed to complete. Primed and painted two (2) finish coats.
- **Enclosure with Aluminum Coil Stock (Exterior)**: Prepare surface by removing obstructions (or decorative molding) that are not structural and repair rot or add wood supports for attaching the enclosure. May be used for Window Troughs if needed. Bend to fit and install aluminum coil stock to cover the entire surface. *Wide sections may require additional seams or a relief bend to allow controlled expansion and contraction during seasonal temperature changes. **Overlap by 2" Minimum and in a manner that Sheds Water at All Seams.*** Fasten coil with color coordinated nails through pre-drilled holes minimum 24" O.C. Do not caulk and seal long spans where the metal needs room to expand and contract with the seasons. **For components shorter than 6', caulk seams to prevent dust migration** from behind the enclosure. Color to be white, *or* stock color agreed upon by owner and noted on the design.

Door Components:

- **Encapsulation (SPP)**: **Remove All "Loose and Flaking" paint, (including All Edges)** using lead safe paint removal methods. *Repair damaged sections if necessary* and feather smooth any rough paint edges. **All Component IMPACT SURFACES MUST BE SCRAPED TO BARE WOOD**, at the impact location and a minimum of 2" from the impact edges. Feather smooth the paint transition. HEPA clean and wet wash the component. A Paint Scrape Inspection by the Program Construction Manager is required. Prime entire surface and Paint 2 coats finish. Paint shall contain LBC (Lead Barrier Compound) and meet Maine DEP standards for encapsulation. Color to match existing, *or* be agreed upon by owner and noted on the design. Provide the owner with remaining encapsulant paint (1/2-gallon min.) at the end of the project.
- **Remove and Replace (Interior)**: Remove and dispose existing door (including hardware, door jamb, and possibly casing) Door & Jamb: Install a new 6 panel solid pine door, approved equal pre-hung door, or door with custom jamb. Installation to include proper passageway or privacy lock/latch set and standard 3 hinge configuration. Install door following standard practice. Install non-lead door casing to match existing. New trim components to be caulked, primed and painted to match existing, *or* color agreed upon by owner. *No jamb or trim components shall be left unfinished.* Subject to ME DEP Component Removal Method (Chapter 424 Section 6.C.5)
- **Door Slab**: Install a new 6 panel solid pine door slab or an approved equal. Installation to include proper passageway or privacy lock/latch set and standard 3 hinge configuration. Install door following standard practice. *Install* non-lead door casing to match existing. New trim components to be caulked, primed and painted to match existing, *or* color agreed upon by owner in writing. *No jamb or trim components shall be left unfinished.* Subject to Maine DEP Component Removal Method (Chapter 424 Section 6.C.5).

- **Paint Removal (STB):** *Remove Paint to bare substrate on ALL SIDES* of the component, using lead safe paint removal methods. *Repair damaged sections if necessary.* HEPA clean and wet wash the component. A Paint Scrape Inspection by the Program Construction Manager is required. Prime entire surface and Paint two (2) coats finish. Color to match existing, **or** be agreed upon by owner in writing and noted on the design. Provide the property owner with remaining paint (minimum 1/2 gallon) at the end of the project. Subject to Maine DEP Paint Removal Guidelines (Chapter 424 Section 6.C.2)

Stair Components:

- **Encapsulation (SPP):** *Remove All “Loose and Flaking” paint, (including All Edges)* using lead safe paint removal methods. *Repair damaged sections if necessary* and feather smooth any rough paint edges. **All Component IMPACT SURFACES MUST BE SCRAPED TO BARE WOOD** at the impact location and a minimum of 2” from the impact edges. Feather smooth the paint transition. HEPA clean and wet wash the component. **A Paint Scrape Inspection** by the Program Construction Manager is required. Prime entire surface and Paint two (2) coats finish. Paint shall contain LBC (Lead Barrier Compound) and meet Maine DEP standards for encapsulation. Color to match existing, **or** be agreed upon by owner in writing and noted on the design. Provide the owner with remaining encapsulant paint (1/2-gallon min.) at the end of the project.
- **Enclosure:** Prepare surface by removing obstructions (or decorative molding) that are not structural and repair rot for attaching the new enclosure. Mechanically fasten Finish Grade wood/ wood panel product (minimum 1/4” thickness) to the entire surface. All edges shall be clean-cut and closely fitted. (Ensure there are no sharp or frayed edges). Install per manufacturer recommendations if applicable. **Caulk all butt seams and holes to prevent dust migration** from behind the enclosure. Material shall be finished with two (2) coats of stain or primed and painted with two (2) finish coats. For wet locations, finished surface to be approved for wet location use. Subject to Maine DEP Enclosure Method (Chapter 424 Section 6.C.4)

Floors:

- **Enclosure:** Prepare surface by removing any obstructions and repair damage for attaching the new enclosure.
New Floor shall be installed starting with 1/4” Luan underlayment or approved equal and floor leveler to fill all seams and fastener holes to prevent dust migration and prepare the surface. Floating floor panels or VCT Tiles to be installed per manufacturers’ recommendations for finished floor. Materials and colors to be agreed upon by owner in writing and noted on the design specifications. Subject to Maine DEP Enclosure Method (Chapter 424 Section 6.C.4)

Baseboards:

- **Encapsulation (SPP):** *Remove All “Loose and Flaking” paint, (including All Edges)* using lead safe paint removal methods. *Repair damaged sections if necessary* and feather smooth any rough paint edges. **All Component IMPACT SURFACES MUST BE SCRAPED TO BARE WOOD** at the impact location and a minimum of 2” from the impact edges. Feather smooth the paint transition. HEPA clean and wet wash the component. **A Paint Scrape Inspection** by the Program Construction Manager is required. Prime entire surface and Paint two (2) coats finish. Paint shall contain LBC (Lead Barrier Compound) and meet Maine DEP standards for encapsulation. Color to match existing, **or** be agreed upon by owner in writing and noted on the design specifications. Provide the owner with remaining encapsulant paint (1/2-gallon min.) at the end of the project.

Miscellaneous Components:

- **Remove and Replace:** Remove and dispose existing components. (Trim, Stair Treads, Thresholds, Shelving, etc.) Install new components to matching existing style using clear pine or equivalent material. Caulk gaps and fill fastener holes. ***To be finished with two (2) coats stain or primed and painted two (2) finish coats.*** Subject to Maine DEP Component Removal Method (Chapter 424 Section 6.C.5)
- **Cabinetry:** Repair wall/ ceiling with material to match existing. Repair wall surfaces and prepare as needed to secure new cabinetry. Cabinet layout will match existing unless otherwise noted. Install new wood cabinets. Cabinets are to be installed as close to industry standards (plumb and level) as existing conditions allow. Base cabinets to include the proper amount of pre-formed rolled edge countertop. Owner to select sink and faucet replacements from midline residential components. **Owner to select from manufacturer's standard flat panel cabinet line. Cabinets to have a solid wood front and particleboard sides.** All cabinets must bear a National Kitchen Cabinet Association certification label. (Merillatt, Tri-Pac, American Woodmark or pre-approved equal.) Subject to Maine DEP Component Removal Method (Chapter 424 Section 6.C.5)
- **Encapsulation (SPP):** ***Remove All "Loose and Flaking" paint, (including All Edges)*** using lead safe paint removal methods. *Repair damaged sections if necessary* and feather smooth any rough paint edges. **All Component IMPACT SURFACES MUST BE SCRAPED TO BARE WOOD** at the impact location and a minimum of 2" from the impact edges. Feather smooth the paint transition. HEPA clean and wet wash the component. **A Paint Scrape Inspection** by the Program Construction Manager is required. Prime entire surface and Paint two (2) coats finish. Paint shall contain LBC (Lead Barrier Compound) and meet DEP standards for encapsulation. Color to match existing, **or** be agreed upon by owner in writing and noted on the design specifications. Provide the owner with remaining encapsulant paint (1/2-gallon min.) at the end of the project.

Exterior Siding:

- **Enclosure:** Mechanically fasten 3/8" rigid fan-fold foam insulation with plastic cap nails, per manufacturer instructions, to the entire wall surface. All cuts at windows and doors will be clean-cut and closely fitted. ***TAPE ALL Seams and holes to prevent dust migration.*** Cover bottom edge of old siding with coil Metal or reversed J-channel and install required starter strips. Vinyl siding [.040" (nominal) thickness] or approved equal, shall be installed in accordance with manufacturer's specifications. Siding shall have at least a 20-year guarantee. This includes all installation accessories following manufacturer's recommendations. Accessories to include starter strips, J-Channel, Corners, Under-sill, and vents as needed. Owner to select color from manufacturer's standard colors and agreed upon by owner in writing and noted in design specifications. ***Upgraded siding may be requested by the owner at the time of contract if additional costs are paid by the owner.***

Exterior Fascia:

- **Enclosure with Aluminum Coil Stock:** Prepare surface by removing obstructions (or decorative molding) that are not structural and repair rot or add wood supports for attaching the enclosure. May be used for Window Troughs if needed. Bend to fit and install aluminum coil stock to cover the entire surface. *Wide sections may require additional seams or a relief bend to allow controlled expansion and contraction during seasonal temperature changes.* **Overlap by 2" Minimum and in a manner that Sheds Water at All Seams.** Fasten coil with color coordinated nails through pre-drilled holes minimum 24" O.C. Do not caulk and seal long spans where the metal needs room to expand and contract with the seasons. **For components shorter than 6', caulk seams to prevent dust migration** from behind the enclosure. Color to be white, **or** stock color agreed upon by owner in writing and noted on the design specifications.

Exterior Deck Components:

- **Enclosure with Aluminum Coil Stock:** Prepare surface by removing obstructions (or decorative molding) that are not structural and repair rot or add wood supports for attaching the enclosure. May be used for Window Troughs if needed. Bend to fit and install aluminum coil stock to cover the entire surface. *Wide sections may require additional seams or a relief bend to allow controlled expansion and contraction during seasonal temperature changes.* **Overlap by 2" Minimum and in a manner that Sheds Water at All Seams.** Fasten coil with color coordinated nails through pre-drilled holes minimum 24" on center. Do not caulk and seal long spans where the metal needs room to expand and contract with the seasons. For components shorter than 6', caulk seams to prevent dust migration from behind the enclosure. Color to be white, **or** stock color agreed upon by owner in writing and noted on the design specifications.
- **Enclosure Using Vinyl:** Install solid vinyl soffit [0.040" (nominal) thickness] or approved equal and shall be installed in accordance with manufacturer's specifications and shall have at least a 20-year guarantee. Work to include all starter strips and J or F style molding. Standard White trim and soffit **or** color agreed upon by owner in writing and noted on the design specifications. Electrical fixtures in good condition shall be loosened (if necessary) and re-secured through the enclosure material installed. **Fixture replacement shall be the owner's responsibility.**
- **Encapsulation (SPP):** *Remove All "Loose and Flaking" paint, (including **All Edges**)* using lead safe paint removal methods. *Repair damaged sections if necessary* and feather smooth any rough paint edges. **All component IMPACT SURFACES MUST BE SCRAPED TO BARE WOOD** at the impact location and a minimum of 2" from the impact edges. Feather smooth the paint transition. HEPA clean and wet wash the component. A Paint Scrape Inspection by the Program Construction Manager is required. Prime entire surface and Paint two (2) coats finish. Paint shall contain LBC (Lead Barrier Compound) and meet Maine DEP standards for encapsulation. Color to match existing, **or** be agreed upon by owner in writing and noted on the design specifications. Provide the owner with remaining encapsulant paint (1/2-gallon min.) at the end of the project.

Soils:

- **INTERIM CONTROL:** Impermanent surface coverings include grass (as seed or sod), other ground covers (e.g., ivy), artificial turf, bark, mulch, and gravel. If the area to be controlled is heavily

traveled, impermanent surface coverings, such as grass, are not appropriate. If mulch or bark is selected, apply the covering 4-6 inches deep (3 inches is more appropriate for gravel). New bark, gravel, or other materials should not contain more than 200 µg/g of lead, if possible, and never more than 400 µg/g. Properly prepare the soil prior to seeding or sodding. If live ground covers (including grass) are selected, it is imperative that they are properly watered during the first 3 months and adequately maintained thereafter.