

**ADDENDUM NO. 1**  
TO  
CITY OF AUBURN, MAINE  
51 School St. Lead Abatement Bid #2025-006  
**DATE: 8/30/24**

*This addendum amends and /or supplements the bid documents as indicated below. Only these items alter the bid documents. Any verbal discussions or responses are hereby declared null and void. Please acknowledge this addendum on the Bid Proposal Form.*

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Please see Page 2 for the start of Addendum

# 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 REVISED: 08/27/2024

## **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 (ft<sup>2</sup>)
  - Interior Window Sills = 100 micrograms (ug) per square foot (ft<sup>2</sup>)
  - Window Troughs = 100 ug/ micrograms (ug) per square foot (ft<sup>2</sup>)
  - Exterior Porch = 40 micrograms (ug) per square foot (ft<sup>2</sup>)
  - Other nonporous surfaces = 10 micrograms (ug) per square foot (ft<sup>2</sup>)
  - Five (5) foot radius outside of contained area(s) = 10 micrograms (ug) per square foot (ft<sup>2</sup>)
  - 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.

## APT. 1

Room # And Name	Building Component	Location	Abatement Method	Labor	Materials	Total
Bedroom #1	<b>Door Casing &amp; Jamb &amp; Closet Baseboards</b>	<b>D1</b>	<b>SPP – Encapsulate:</b> Casing & Baseboards  <b>STB – Paint: Jamb</b>			
	<b>Baseboard</b>	<b>B, C, D</b>	<b>SPP - Encapsulate</b>			
Kitchen #3	<b>Door Jamb, Casing,</b>	<b>A3</b>	<b>STB – Paint:</b>			

	<b>&amp; Threshold</b>		Jamb & Threshold <b>SPP – Encapsulate:</b> Casing			
Living Room #4	<b>Door</b>	<b>C1</b>	<b>Remove &amp; Replace:</b> <i>(small slab)</i>			

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



**51 School Street, Apt. 1, Auburn, ME**



# 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: \_\_\_\_\_

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X \_\_\_\_\_  
Contractor Date

X \_\_\_\_\_  
Owner Date

X \_\_\_\_\_  
Owner Date

CONTRACT PRICE: \_\_\_\_\_

## APT. 2

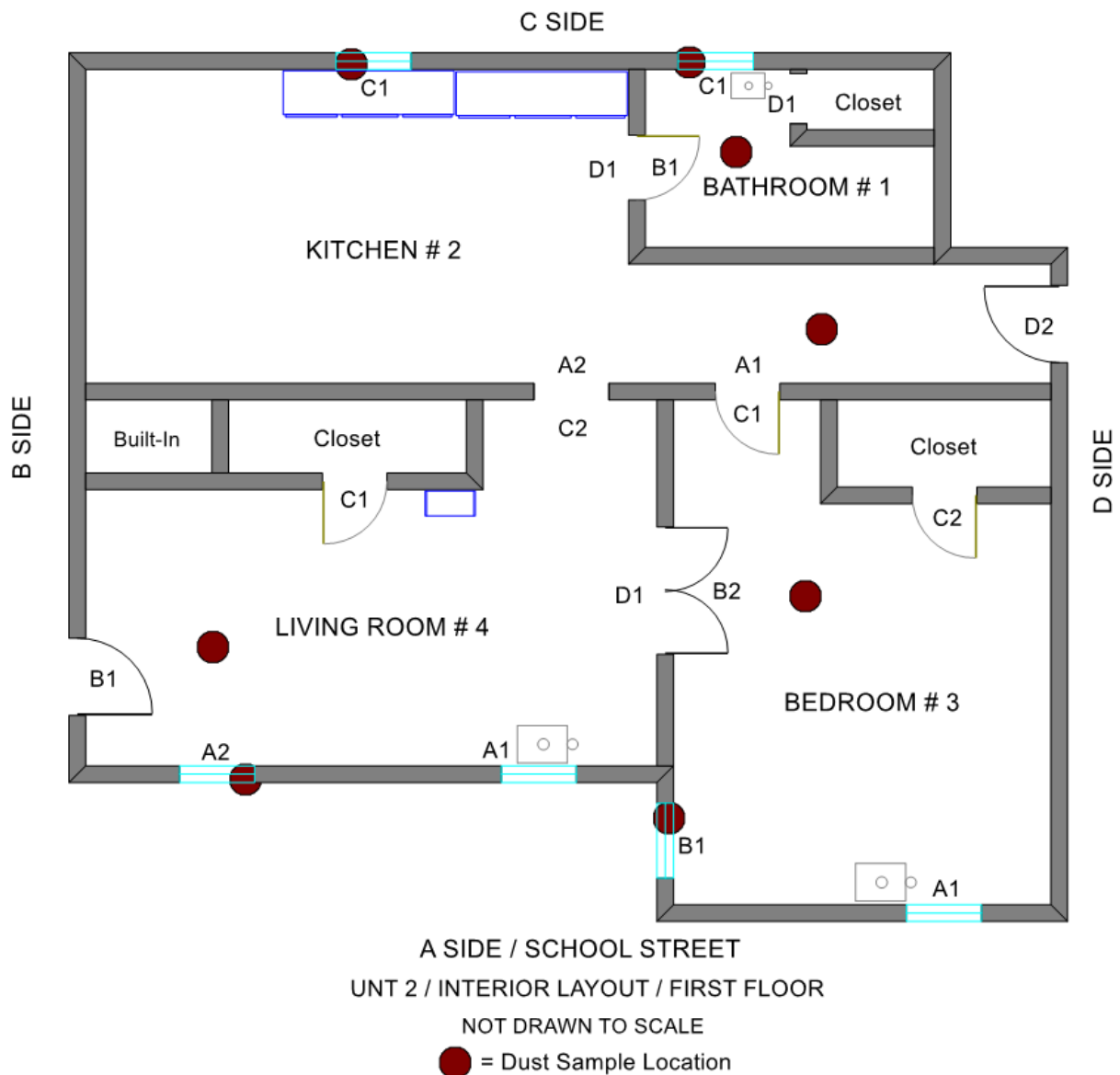
Room # And Name	Building Component	Location	Abatement Method	Labor	Materials	Total
Kitchen #2	Baseboard	All	SPP - Encapsulate			
	Door	D1	Remove & Replace: (slab)			
	Door, Casing, & Jamb	A1	Remove & Replace: Door (slab) STB – Paint: Jamb SPP – Encapsulate: Casing			
	Door Casing & Jamb	A2	STB – Paint: 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 <b>SPP – Encapsulate:</b> Casing & Baseboards			
	<b>Door Casing</b>	<b>C2, D1</b>	<b>SPP – Encapsulate:</b> <i>(2 locations)</i>			
	<b>Shelf</b>	<b>C</b>	<b>SPP – Encapsulate</b>			

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

## Interior Property Drawing – First Floor

51 School Street, Apt. 2, Auburn, ME



# 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: \_\_\_\_\_

### 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 ( <i>slab</i> ) 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 ( <i>slab</i> ) SPP – Encapsulate: Casing, Supports, & Baseboards STB – Paint: Jamb & Threshold			
	Door Casing	D1	SPP - Encapsulate			
CA1	Door Casing, Jamb, & Threshold	A1, D1	SPP – Encapsulate: Casing			

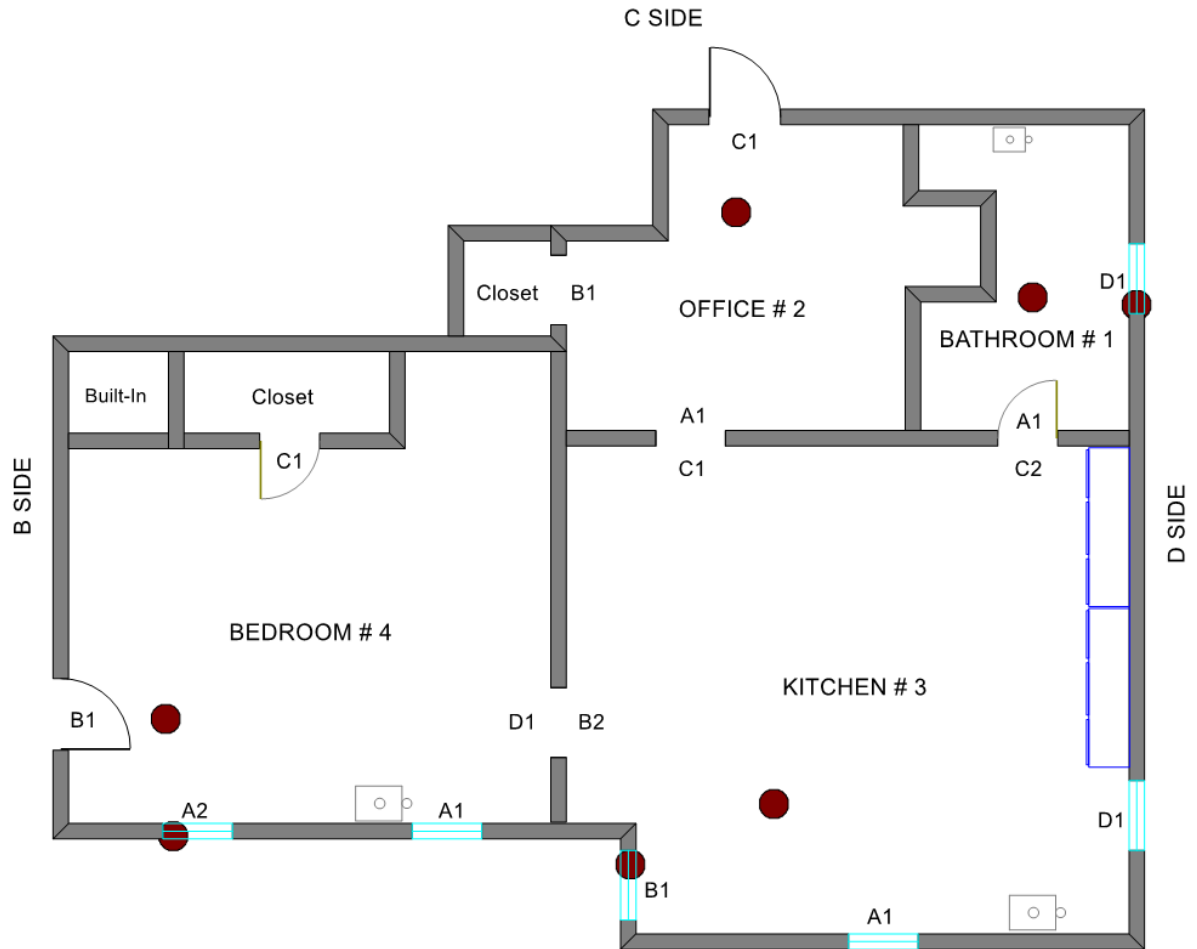
			<b>STB – Paint:</b> Jamb & Threshold <i>(2 locations)</i>			
	<b>Baseboard</b>	<b>All</b>	<b>SPP - Encapsulate</b>			
	<b>Stair Tread (Exposed)</b>	<b>All</b>	<b>STB - Paint</b>			
	<b>Radiator</b>	<b>D</b>	<b>SPP - Encapsulate</b>			
	<b>Window Sash</b>	<b>C1</b>	<b>Enclose</b>			

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



## Interior Property Drawing – Second Floor

51 School Street, Apt. 3, Auburn, ME



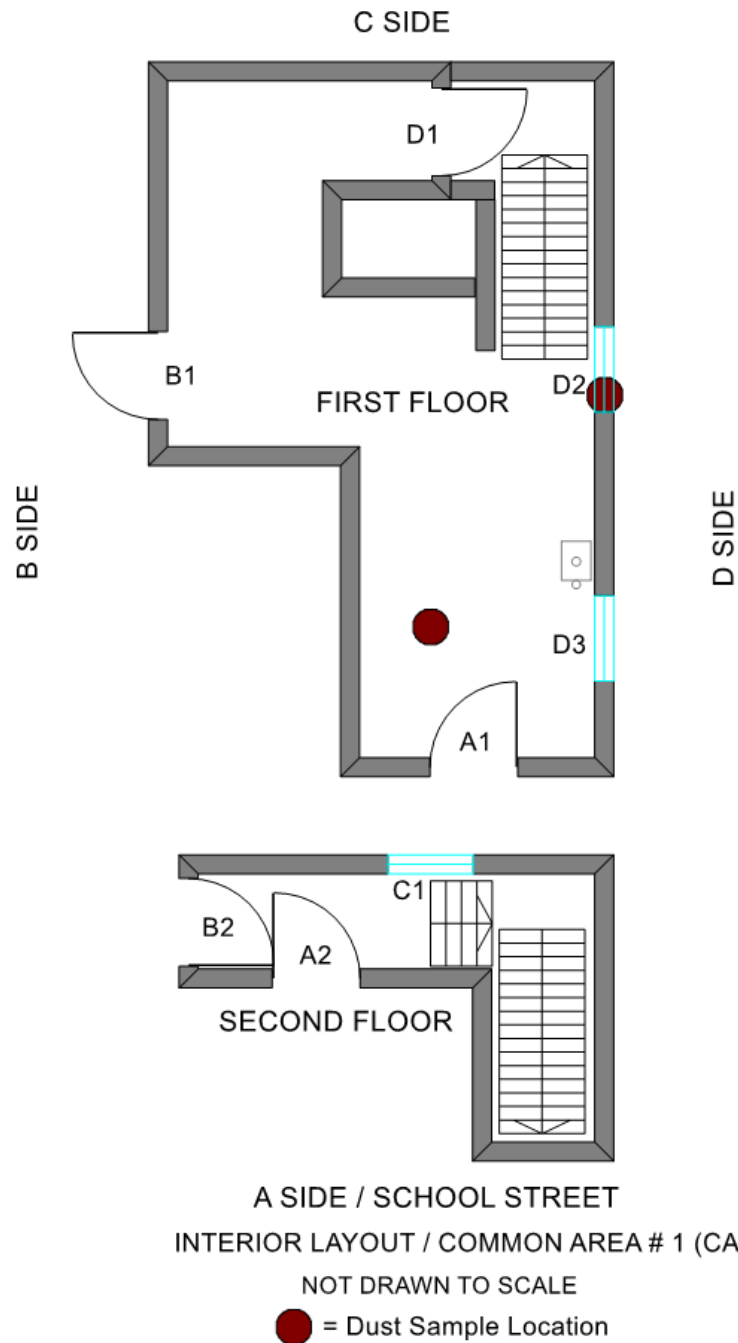
A SIDE / SCHOOL STREET  
UNT 3 / INTERIOR LAYOUT / SECOND FLOOR

NOT DRAWN TO SCALE

● = Dust Sample Location

***Interior Property Drawing – Common Area # 1 (CA1)***

***51 School Street, Auburn, ME***



# 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: \_\_\_\_\_

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X \_\_\_\_\_  
Contractor Date

X \_\_\_\_\_  
Owner Date

X \_\_\_\_\_  
Owner Date

CONTRACT PRICE: \_\_\_\_\_

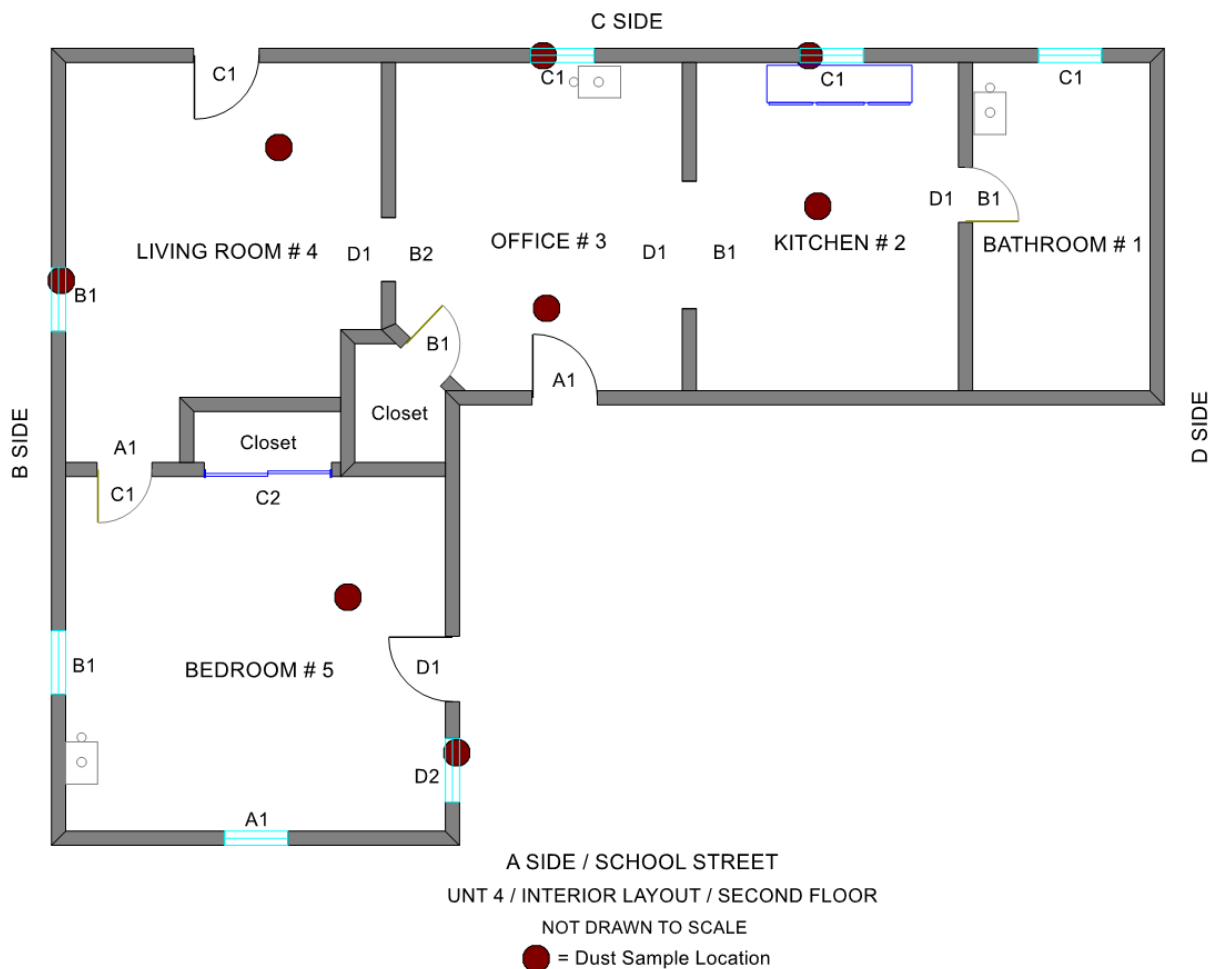
## APT. 4

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



# 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: \_\_\_\_\_

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X \_\_\_\_\_  
Contractor Date

X \_\_\_\_\_  
Owner Date

X \_\_\_\_\_  
Owner Date

CONTRACT PRICE: \_\_\_\_\_

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

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

	<b>Floor</b>	<b>Entire</b>	<b>Remove Existing Carpet &amp; Enclose</b>			
	<b>Door Casing, Jamb, &amp; Threshold</b>	<b>C1</b>	<b>SPP – Encapsulate:</b> Casing  <b>STB – Paint:</b> Jamb & Threshold			
	<b>Door Casing</b>	<b>D1</b>	<b>SPP - Encapsulate</b>			
Hallway #4	<b>Stair Treads, Risers, &amp; Mop Board</b>	<b>A3 – All</b>	<b>Enclosure:</b> Treads & Risers  <b>SPP – Encapsulate:</b> Mop Board			
	<b>Stair Risers &amp; Treads</b>	<b>C – All</b>	<b>Enclosure</b>			
	<b>Door Casing, Jamb, &amp; Threshold</b>	<b>B1</b>	<b>SPP – Encapsulate:</b> Casing  <b>STB – Paint:</b> Jamb & Threshold			
	<b>Door, Casing, &amp; Jamb</b>	<b>C2</b>	<b>Remove &amp; Replace:</b> Door ( <i>slab</i> )  <b>SPP – Encapsulate:</b> Casing  <b>STB – Paint:</b> Jamb			
	<b>Door Casing</b>	<b>A2</b>	<b>SPP - Encapsulate</b>			
Play Room #5	<b>Baseboard</b>	<b>All</b>	<b>SPP - Encapsulate</b>			
	<b>Door Casing</b>	<b>A1</b>	<b>SPP - Encapsulate</b>			
	<b>Door Jamb, Casing, &amp; Closet Baseboard</b>	<b>D1</b>	<b>SPP – Encapsulate:</b> Casing & Baseboards  <b>STB – Paint:</b> Jamb			
Bedroom #7	<b>Door, Casing, Jamb, Threshold, Closet</b>	<b>A1</b>	<b>Remove &amp; Replace:</b>			

	<b>Shelf Supports, &amp; Baseboards</b>		Door ( <i>slab</i> )  <b>SPP – Encapsulate:</b> Casing, Supports, & Baseboards  <b>STB – Paint:</b>  Jamb & Threshold			
Bedroom #8	<b>Baseboard</b>	<b>All</b>	<b>SPP - Encapsulate</b>			
	<b>Door Casing</b>	<b>D1</b>	<b>SPP - Encapsulate</b>			
	<b>Door, Casing, &amp; Jamb</b>	<b>D2</b>	<b>Remove &amp; Replace:</b>  Door ( <i>slab</i> )  <b>SPP – Encapsulate:</b> Casing  <b>STB – Paint:</b> Jamb			
Exterior	<b>Foundation</b>	<b>A, B, C</b>	<b>SPP - Encapsulate</b>			
	<b>Siding (Exposed)</b>	<b>B, C</b>	<b>Vinyl - Enclosure</b>			
	<b>Fascia (Exposed)</b>	<b>C</b>	<b>Coil Stock - Enclosure</b>			
	<b>Deck Ceiling and Beams, Header, Laundry Board, Posts, &amp; Upper Side Walls</b>	<b>C – All</b>	<b>Enclosure:</b>  2 <sup>nd</sup> Floor Ceiling &  Upper Side Walls  <b>SPP – Encapsulate:</b>  1 <sup>st</sup> Floor Ceiling Beams  <b>Coil Stock – Enclosure:</b> Header  <b>Remove &amp; Replace:</b> Posts  <b>Remove:</b> Laundry Boards & Enclose Exposed Siding			
	<b>Basement Window Case</b>	<b>A15, C12</b>	<b>Coil Stock – Enclosure</b>			



			(2 locations)			
	<b>Basement Window Case, Stop, &amp; Sill</b>	<b>C11</b>	<b>Coil Stock - Enclosure</b>			
	<b>Drip Line Soil</b>	<b>C</b>	<b>Interim Control - Pavers</b>			

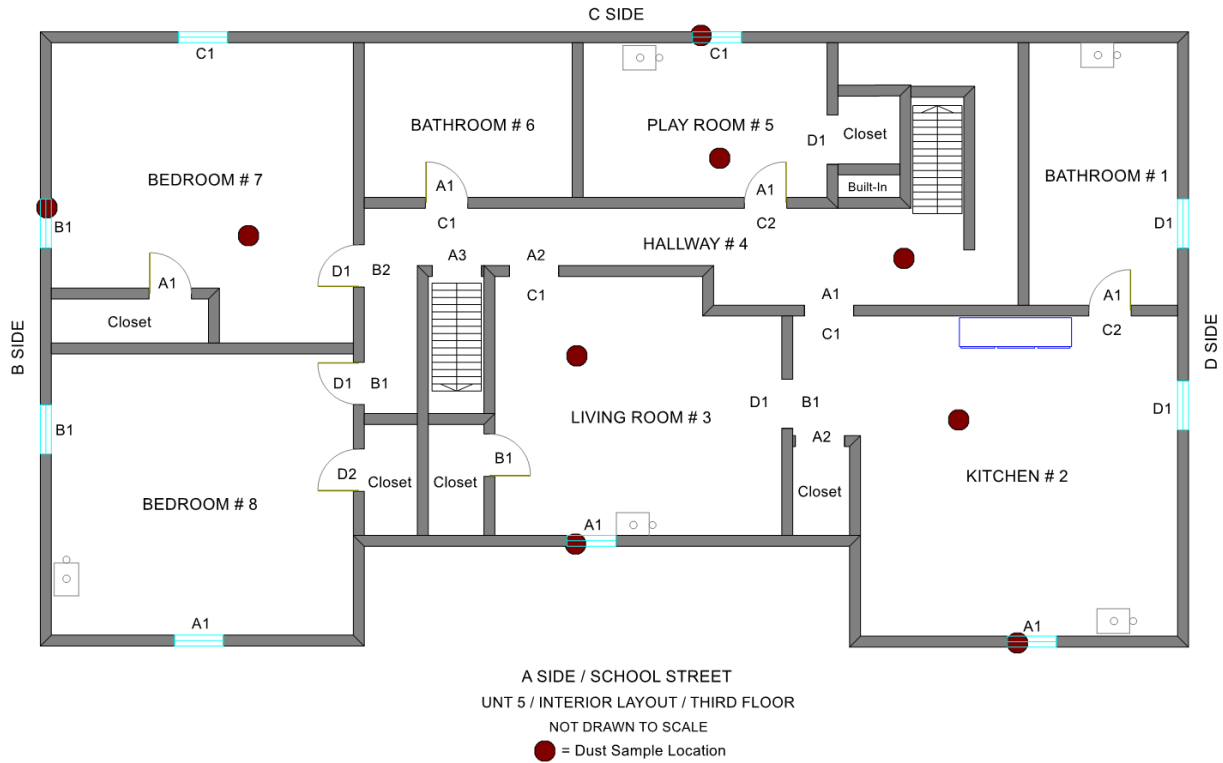
\*See Appendix A to find procedures for recommended abatement methods.

### **Healthy Homes Non-Lead Scope:**

<b>Room # And Name</b>	<b>Building Component</b>	<b>Location</b>	<b>Scope</b>	<b>Labor</b>	<b>Materials</b>	<b>Total</b>
CA2	<b>Railing &amp; Balusters</b>	<b>All</b>	<b>Remove &amp; Replace</b>			
Exterior	<b>Landing &amp; Steps</b>	<b>A1</b>	<b>Remove &amp; Replace</b>			
	<b>Porch</b>	<b>A</b>	<b>Remove all components &amp; Rebuild Porch &amp; Steps</b> <b>* Include removal of cement slab in front of steps</b>			
	<b>Deck Railings &amp; Steps</b>	<b>C – All</b>	<b>Remove &amp; Replace</b>			

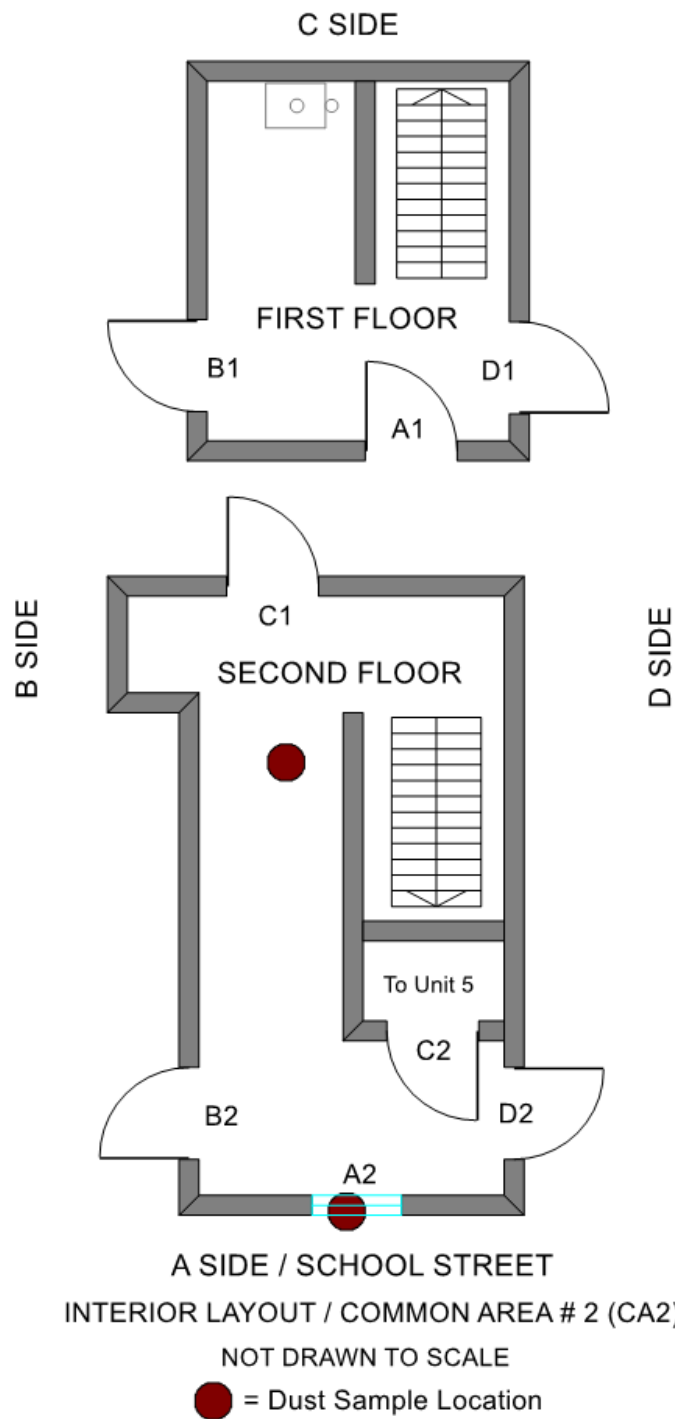
## Interior Property Drawing – Third Floor

51 School Street, Apt. 5, Auburn, ME

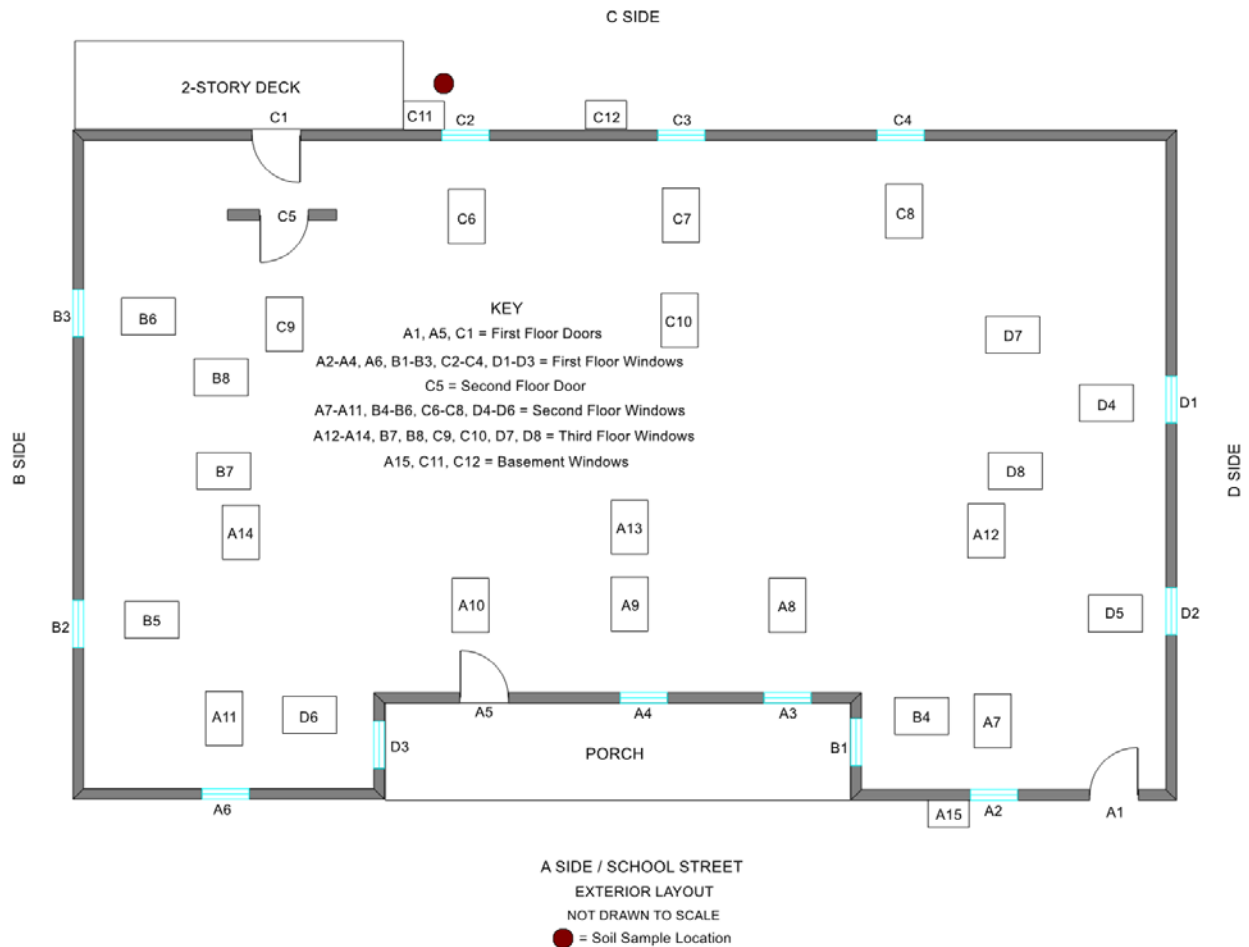


***Interior Property Drawing – Common Area # 2 (CA2)***

***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)
- **Remove and Replace:** Remove and dispose of the component(s) to clear the hazard. *(May require a building permit with drawings.)* Install new components to matching existing style using clear pine or equivalent material. Caulk gaps and fill fastener holes. **Repair any unfinished surface to meet interior or exterior exposure as needed.** Subject to Maine DEP Component Removal Method (Chapter 424 Section 6.C.5)

## 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 [.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.



City of Auburn, Maine

60 Court Street | Auburn, Maine 04210

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## Pre-Bid Conference Notes for Addenda

Bid #:	2025-006 51 School Street Lead Abatement
Date:	8/27/2024

### Questions/Notes for Addenda

Apt #2 LR Shelf – Was not in as poor condition as noted during the initial inspection. Treatment changed from remove to encapsulate.

CA1 Window Sash – Window blocked off/not in use in this area. Contractor suggested most cost-effective treatment would be to enclose the area vs. removal and enclosure.

Apt #5 LR Floor – Floor was not initially included as a component that needed treatment because it was carpeted. The resident pointed out that the carpeting was torn or lifting in several areas making it an additional exposure concern, so the inspector agreed it should be removed then the floor encapsulated.

CA2 Stair Risers – When discussing the best treatment for the staircase it was agreed that the best solution was to remove and replace the treads and risers rather than only the treads.

#### Exterior 2-Story Deck:

- Posts - Condition and size of the posts discussed. Rather than enclosing them it was decided that they should be removed and replaced.
- 1<sup>st</sup> Floor ceiling beams – More cost effective to encapsulate beams rather than enclosing the entire ceiling.
- Laundry boards – After these are removed, exposed siding will need to be enclosed. Enclosure of the siding wasn't noted in the initial lead design.

CA2 Stair Railing & Balusters – Components are not in the lead design but will be added as “Non-Lead/Healthy Homes”. Removal & replacement is needed to address non-conforming railing heights and missing/improperly spaced balusters.

#### Exterior:

- Landing & Steps, Porch, Deck Railings & Steps - Components are not in the lead design but will be added as “Non-Lead/Healthy Homes”. Removal & replacement is needed to address non-conforming/missing railings, stair rise/tripping hazards and deteriorated structures.
- Drip Line Soil: The installation of pavers is preferred by the building owner as an interim control for the drip line. This was specifically noted as the abatement method for this area.



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# Pre-Bid Conference Sign-In Sheet

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