



City of Omaha
Jean Stothert, Mayor

Inspector: [REDACTED]
Date: July 18, 2017

[REDACTED]
Omaha, NE 68131

Planning Department

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OMAHA LEAD HAZARD CONTROL PROGRAM

The Contract bid document consist of the following sections:

- General Responsibilities for the Contractor and Owner/Occupant.
- Lead Hazard Control Plan — Scope of Work, Abatement and Interim Control of Lead Hazards.
- Material Specifications
- Property Owner Signature

The Contractor Shall:

- Contractor and all subcontractor(s) shall complete and submit a "Citizenship Attestation" / "Employee Classification" form to the Planning Department, per State requirements, at time of contract.
- Contractor and all subcontractor(s) shall complete and submit "Responsible Contractor Compliance" — "RC-1" form to the Planning Department with their bid(s), per City Ordinance # 39284 or bid(s) will be rejected.
- Comply with HUD's Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (2012 Edition) while performing all construction related duties.
- Comply with the EPA RRP Rule (April 22, 2010) while performing all construction related duties.
- Comply with Standards called for in the "Construction and Rehabilitation Specifications, Housing and Community Development Division, City of Omaha, Nebraska". (An electronic copy is provided to contractors via contractor informational disc)
- Contractor is responsible for securing all required Building permits required by the City of Omaha
- - Submit information data sheets-or samples for all substitutions or approved equals prior to written approval of the Construction Specialist.
- Comply with the State of Nebraska Health and Human Services Regulation and Licensure, Title 178 Chapter 23 Lead Base paint regulations.
- Retain all insurance & qualification certificates during the tenure of the project.
- Coordinate a daily construction schedule and "Occupant Protection Plan" with the occupant. (HUD 2012 Guidelines Ch. 8 II D)
- Submit copies of the Occupant Protection Plan, all applicable permits, State notifications and the EPA signature sheet from the "Renovate Right" packet to the construction specialist prior to beginning any site-work.
- Pre-clean as necessary. (HUD 2012 Guidelines Ch. 8 II E)
- Large furniture left in containment areas must be wrapped with plastic with the joints sealed.
- **Repair or replace all items damaged, disturbed or removed during construction.**
- At all times, keep the work-site and surrounding area(s) free from accumulations of waste materials or rubbish caused by the work. Waste to be disposed of in a "contractor supplied" waste container(s).
- Upon daily completion of work, clean up all rubbish, excess material, equipment, and all substrates connected with the work, and leave work areas in a neat, sanitary, lead safe and presentable condition.

The Contractor Shall: (continued)

- > Submit a detailed itemization of billing when invoicing, a post abatement report (per State regulations) and a Renovator Record-Keeping check list upon completion of the project, final inspection approval documentation from City of Omaha Building Inspector if applicable.
- > Finish per specification all newly installed components.
- > **Final Clearance Testing will be performed when all work in the scope is complete, or at the discretion of the City's Risk Assessor on a case by case bases.**
- > Perform work related duties between the hours of 8 A.M. and 5 P.M. weekdays (other hours upon approval of owner/occupant & construction specialist).
- > Complete this project within 45 calendar days from the proceed order.

The Owner/Occupant Shall:

Remove, store away, clean and (reinstall if desired) all affected window coverings.

Remove and store away pictures, lamps, knick-knacks, valuables, etc.

Remove and store away any and all electronic devices in the work area to include air conditioners.

Move all furniture in the work area.

Provide a clean, uncluttered dwelling to work in.

Ensure that all household members and pets stay at least (10) ten feet away from all work areas while work is being done.

Provide access to property to complete work related duties between 8 A.M. and 5 P.M. on weekdays.

Provide all reasonable utilities during the construction period.

Issue any and all instructions for the contractor through the Construction Specialist.

Allow final clearance testing upon substantial completion of work. All household members and pets must be out of the dwelling at 8:00 AM on the day of clearance testing and remain away until the testing is complete. (Usually 2:30 PM).

Remove volunteer trees and vegetation from the drip line of the roof, and cut back shrubs and bushes at least two feet from the house.

It is the owner's responsibility to get Item/Color selections to the contractor within 2 weeks from date of Pre-Construction meeting, otherwise contractor will use their best judgment or use the existing color.

Lead Hazard Control Plan - Scope of Work

1.0 Abatement of Lead Hazard(s)

1.1 Window Treatment

- a) Install One (1) vinyl slider window at location #1. (See site map)
- b) Install One (1) vinyl slider window at location #2, #3, #4, #5. (See site map)
- c) Install One (1) vinyl slider window at location #6. (See site map)
- d) Install Three (3) Single-hung **Wood** window at location # 8, #9. (See site map)
- e) Install Four (4) Single-hung **Wood** window at location # 10. (See site map)
- f) Install One (1) Single-hung **Wood** window at location # 11, #12. (See site map)
- g) Install One (1) Single-hung **Wood** window at location # 14, #15. (See site map)
- h) Install Two (2) Single-hung **Wood** window at location # 18. (See site map)
- i) Install One (1) **Casement Wood** window at location # 28. (See site map) (per City of Omaha egress code)
- j) Install Three (3) Single-hung **Wood** window at location # 19. (See site map)
- k) Install One (1) **Casement Wood** window and Two (2) **Single-hung Wood** window at location #20. (See site map)

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- l) Install One (1) **Casement Wood** window and One (1) **Single-hung Wood** window at location #21. (See site map)
- m) Install One (1) **Single-hung Wood** window at location # 22. (See site map)
- n) Install One (1) **Casement Wood** window at location # 23. (See site map) (per City of Omaha egress code)
- o) Install One (1) **Single-hung Wood** window at location # 24. (See site map)
- p) Install One (1) **Casement Wood** window at location # 25. (See site map) (per City of Omaha egress code)
- q) Install One (1) **Single-hung Wood** window at location # 26. (See site map) **SG**
- r) Install One (1) **Single-hung Wood** window at location # 27. (See site map)

1.2 Door/Stair/Floor Treatment

- a) **Storage #1 C Wall Door** — Remove all Coating from existing door edges. Prepare, repair & paint door components. Re-install door, adjust door as needed so it fits properly and latches properly. (See 3.2 specification)
- b) **Stairs Down D Wall Door** - Remove and dispose of existing door unit and storm door. Install one (1) complete exterior door unit. Install new casing to match existing size. Install new storm door. Prepare and paint new door trim. (**Door will be 1/2 glass Menards SKU 4142142 or equal**) (See 3.2 specification)
- c) **Front Entry A wall Door Jambs** — Remove all coatings from existing jamb and threshold. Prepare, repair & paint door components. Re-install door, adjust door as needed so it fits properly and latches properly. (See 3.2 specification)
- d) **Kitchen C Wall Door** - Remove and dispose of existing door unit and storm door. Install one (1) complete exterior door unit. Install new storm door. Prepare and paint door trim. (**Door will be 1/2 glass Menards SKU 4142142 or equal**) (See 3.2 specification)
- e) **Office #1 B&C Wall Door Jambs (3ea)** — Remove and dispose of existing door stop, remove all coatings from existing jamb and provide & install new door stop. Prepare, repair & paint all door components. Re-install door, adjust door as needed so it fits properly and latches properly. (See 3.2 specification)
- f) **Bedroom #1 D Wall Door Jamb** — Remove and dispose of existing door stop, remove all coatings from existing jamb and provide & install new door stop. Prepare, repair & paint all door components. Re-install door, adjust door as needed so it fits properly and latches properly. (See 3.2 specification)
- g) **Bedroom #2 D Wall Door Jamb** — Remove and dispose of existing door stop, remove all coatings from existing jamb and provide & install new door stop. Prepare, repair & paint all door components. Re-install door, adjust door as needed so it fits properly and latches properly. (See 3.2 specification)
- h) **Bedroom #3 A Wall Door Jamb** — Remove and dispose of existing door stop, remove all coatings from existing jamb and provide & install new door stop. Prepare, repair & paint all door components. Re-install door, adjust door as needed so it fits properly and latches properly. (See 3.2 specification)
- i) **Attic Stairs Up B Wall Door Jamb** — Remove and dispose of existing door stop, remove all coatings from existing jamb and provide & install new door stop. Prepare, repair & paint all door components. Re-install door, adjust door as needed so it fits properly and latches properly. (See 3.2 specification)
- j) **Bath #1 B Wall Door Jamb** — Remove and dispose of existing door stop, remove all coatings from existing jamb and provide & install new door stop. Prepare, repair & paint all door components. Re-install door, adjust door as needed so it fits properly and latches properly. (See 3.2 specification)
- k) **Hallway #2 C Wall Closet Door Jamb** — Remove and dispose of existing door stop, remove all coatings from existing jamb and provide & install new door stop. Prepare, repair & paint all door components. Re-install door, adjust door as needed so it fits properly and latches properly. (See 3.2 specification)
- l) **Hallway #2 D Wall Laundry Chute** — Remove all coatings from existing door and jamb/trim. Prepare, repair & paint door components. Re-install door, adjust door as needed so it fits properly. (See 3.2 specification)

Notes for section 1.1

1. All newly applied paints/stains shall match existing interior and exterior location.
2. Remove existing windows including sashes, necessary stops, window weights and storm windows at the locations of new window installations and dispose of them properly. Replace stops as required. **It is the**

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Contractor's digression how to work with windows having exterior metal trim wrap. Damage trim will need to be replaced or the Contractor may elect to replace all wrap. All costs are to be included in bid.

3. Insulate weight cavities and around replacement windows with batt or spray foam insulation.
4. Finish/paint all removed/replaced (caulked) and newly installed material(s) to match existing.
5. HEPA vacuum, clean, and/or seal all window troughs and sill surfaces to achieve clearance.
6. If bedroom windows do not meet current egress codes, then at one window location:
 - a) New window cannot reduce the size of the opening.
 - b) Note: This new window installation will not meet current egress codes but will not decrease the opening size, which is allowable per City of Omaha Building Code.

2.0 Interim Control of Lead Hazard(s)

2.1 Window treatment

- a) Prepare and paint all new and stabilize all previously painted interior surfaces at location # 6. (See site map)

2.2 Door treatment

- a) Stairs Down - Prepare & paint/stabilize all previously painted wood surfaces at A Wall Door Jamb (jamb/trim). (See map)

2.4 Trim Treatment

- a) Stairs Down - Prepare & paint/stabilize all wood surfaces of the Stair Stringers, Baseboards, Wood Wall Trim. (See map)
- b) Bedroom #1 - Prepare & paint/stabilize all surfaces of the Radiator. (See map)

2.5 Exterior Treatment

- a) Front Porch — Repair, prepare & paint/stabilize wood surfaces of the Wood Trim (See map)
- b) Exterior House — Repair, prepare & paint/stabilize all Wood Substrates (See map)
- c) Garage — Repair, prepare & paint/stabilize all Wood Substrates. (See map)

General Notes

1. The term "Repair" used in this scope shall apply to all (but not limited to) deteriorated, rotted, damaged, broken and/or missing substrates and associated components. These areas shall be repaired and finished to bring the substrate into a "stable and presentable" condition. This shall also apply to addressing all friction surfaces by planing, HEPA sanding or adjusting components.

3.0 Materials Specifications

3.1 Windows

- Wood - Marvin Integrity Wood-Ultrex Insert Double-Hung replacement windows, exterior clad (White) and interior pre-finished white.

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- Vinyl — Silverline by Anderson, white color, or approved equal.
- All windows are to be Low E; Argon filled and insulated glass that meets energy star requirements.
- Bathroom glass to be opaque.
- All windows shall be caulked to create a weather-tight seal.
- Provide Egress Hinges on Casement Windows as needed to follow City Egress Codes.
- Provide Safety Glass where needed per City Code.
- See the "Rehabilitation Specifications for All Omaha Planning Department Remodel Projects"

3.2 Doors/Hardware/Shelving

- Exterior — Mastercraft® E-1, Embossed Primed Steel, 6-Panel Pre-hung Exterior, double bore door, with a door viewer (peep hole) installed.
- Storm - The storm door is to be a Larson "Titan" Series or approved equal.
- Hardware — to be Kwik-set or approved equal.
- All doors shall be caulked to create a weather tight seal.
- NOTE: All entrance doors are to meet energy star requirements.
- See the "Rehabilitation Specifications for All Omaha Planning Department Remodel Projects"

3.3 Floor/Stairs

- Floor/stair paint, Concrete/Wood — acrylic "floor" coating
- See the "Rehabilitation Specifications for All Omaha Planning Department Remodel Projects"

4.0 Signatures (Owner/Occupant)

_____ **2/12/2018** _____ **2/12/2018**
 Property Owner Date Property Owner Date

_____ _____
 Witness Date

 Occupant (if applicable)

_____ _____
 Witness Date



