

Shelby County Fiscal Court  
Former Jailer Residence and Jail Building Brownfield Remediation Project

Revised Scope of Work

November 21, 2024

## Introduction

The Shelby County Fiscal Court is accepting proposals from contractors for hazardous materials abatement and related services for the Shelby County Former Jail and Jailer Residence Remediation Project, funded in part by a subgrant from the Kentucky Brownfield Program Cleaner Commonwealth Fund.

## Location of Work

- The Shelby County Former Jail and Jailer Residence located at 500 Washington Street, Shelbyville.

## Remediation Work

The selected contractor must be prepared and qualified to provide the following services and any related services:

Remediation activities will include the activities listed below and related activities. For detail, see:

- Asbestos, Lead-Based Paint (LBP), Indoor Air Quality (IAQ), & Hazardous Containing Materials Inspection Reported dated October 16, 2023; and
- Analysis of Brownfield Cleanup Alternatives dated November 14, 2024.

### I. Operations and Maintenance Plan (O&M Plan)

- Preparation and implementation of an O&M Plan by a Certified Asbestos Management Planner/Licensed Project Designer, as applicable.
- The O&M Plan will cover:
  - Asbestos-containing material (ACM) in each of the Former Jail and Jailer Residence, which will be stabilized/left in place. (It may be removed in a future phase of renovation if the roof is replaced.)
  - LBP or other lead (a) in the Jail (positive lead), (b) on all outside doors and windows of the Former Jail and Jailer's Residence, and (c) remaining in the Jailer Residence after the remediation work described below.

### II. Remediation of Interior of the Former Jailer's Residence

#### 1. Removal/Abatement of LBP and Mold with an O&M Plan

- Discarding of all interior doors.

- Removal/abatement of flaking, loose, and flaked LBP located on door casings, banisters, windows, baseboards, base moldings, mantles, fixtures, floors, and other applicable surfaces. Removal may be accomplished by hand methods, controlled mechanical methods, or an approved alternative method deemed suitable for safety and renovation purposes.
- Removal of all remaining plaster on the ceilings and interior walls and the wood lathe remaining. Exterior walls and interior structural walls when backed by brick or masonry will be limited to removal of loose plaster only.
- Preparation of O&M Plan for all remaining LBP.

## 2. Stabilization/Encapsulation of Lead-Based Paint

- Application of a coating(s) to LBP on surfaces to remain after removal of all plaster and lathe and after removal of all flaking, loose, and flaked LBP from applicable surfaces including exposed ceiling joists and wall studs.
- Coating types may include epoxy, acrylic, polyurethane, polyurea, oil-base, and latex. When choosing a coating consider include elongation (i.e., elasticity or rigidity), dry film thickness, drying or curing time, and compatibility with existing surfaces. Epoxy-type coatings may be used. A LBP encapsulant may also be used, such as Fiberlock Technologies Inc. LBC Type II or Type III Lead Barrier Compound or similar product.
- Application with rollers, brush, or other typical methods for applying paint can be used.

## 3. Disinfecting/Cleaning/Vacuumping

- Disinfecting and cleaning.
- When water is present on a surface, wet vacuuming. Thorough cleaning of all parts of the vacuum after use to assure mold and mold spores are removed.
- Vacuuming with a HEPA vacuum after materials are thoroughly dried.
- Disinfecting/cleaning/vacuumping may be used only for surfaces such as hard porous flooring (e.g., linoleum, ceramic tile), hard non-porous flooring (e.g., plastics, metals), and intact wood surfaces.

## 4. Discarding of Affected Materials

- For materials that cannot be easily cleaned or where the mold cannot be completely removed (e.g., carpet and backing, porous flooring, furniture, wallboard, wood), remove and place in sealed bags or sheeting, and transport and discard as construction waste or other appropriate disposal (e.g., if also ACM, then disposal at a permitted Subtitle D Landfill).

## 6. Preparation of Documentation

- O&M Plan (see detail above)
- Site Cleanup Plan/Cleanup Action Plan (CAP)
- Health and Safety Plan(s) (HASP(s))
- Cooperation with firm that prepares Quality Assurance Project Plan (QAPP)

- Contractor Work Plan/Abatement Plan or similar
- Remedial Action Plan
- Assistance with Kentucky Brownfield Program reports as necessary
- Assistance with plans or reports for the Kentucky Heritage Council

## Requirements

The selected contractor must possess all state and other certifications and licenses required by the activity to be completed by the contractor. A contractor performing asbestos-related activities must be certified or licensed in ACM inspection, abatement, or planning, as applicable.

## Laws and Regulations

Project activities are subject to all requirements of the Cleaner Commonwealth Fund subgrant program and the Kentucky Brownfield Program. Project activities are subject to all federal cross-cutting requirements and other applicable law, including without limitation the following.

The project must be conducted in accordance with all applicable federal, state, and local laws. Attention of contractors is particularly called to the requirements as to conditions of employment to be observed under Title VI, 42 U.S.C. § 2000d et seq., of the Civil Rights Act of 1964 and Executive Order 11246 — Equal Employment Opportunity, as amended.

The Davis-Bacon Act of 1931 applies to this project. The wage determination for Shelby County was attached as Appendix A to the original Request for Proposal.

The project is subject to the Build America, Buy America Act (BABAA) requirements under Title IX of the Infrastructure Investment and Jobs Act, Pub. L. 177-58. Absent an approved waiver, all iron, steel, manufactured products, and construction materials used in this project must be produced in the United States, as further outlined by the Office of Management and Budget's Memorandum M-22-11, Initial Implementation Guidance on Application of Buy America Preference in Federal Financial Assistance Programs for Infrastructure, April 18, 2022. Any request for substitute or "or equal" shall include the Manufacturer's Certification of compliance with the BABAA requirements.

All work must meet the Secretary of the Interior's Standards for the Treatment of Historic Properties and applicable National Park Service Preservation Brief guidance. Care should be taken to preserve or rehabilitate character-defining interior features, including, but not limited to, windows, doors, decorative lintels, stairs, fireplaces, jail elements, etc.

The project is subject to National Park Service Preservation Brief guidance.

ACM-related work is subject to the following:

40 CFR 61, Subpart M — National Emissions Standards for Hazardous Air Pollutants (NESHAP) (as adopted by 401 KAR 58:025).

40 CFR 763 - U. S. Environmental Protection Agency (EPA) Asbestos Hazard Emergency Response Act (AHERA) (as adopted by 401 KAR 58:005 and 401 KAR 58:010).

29 CFR 1926.1101 - U. S. Occupational Safety & Health Administration (OSHA) asbestos regulations.

29 CFR 1910 Subpart I - Personal Protective Equipment.

29 CFR 1910.134 - Respiratory Protection.

49 CFR 100 - 185 – Transportation.

LBP activities are subject to the following:

29 CFR 1926.62, Safety & Health Regulations for Construction, Occupational Health & Environmental Controls – Lead (as adopted by 803 KAR 2:403)

29 CFR 1910.1025, Toxic & Hazardous Substances – Lead (as adopted by 803 KAR 2:320).

All other applicable federal, state, and local laws and regulations.