

STATE OF LOUISIANA
DEPARTMENT OF TRANSPORTATION
AND DEVELOPMENT

LETTER BID
PROPOSAL

STATE PROJECT NO. H.003969 (PART 4) (Contract No. 1)
Existing 3-Lane to Contraband Bayou
LA 1138-2
DEMOLITION OF BUILDINGS
Calcasieu PARISH

NOTICE

DEMOLITION OF STATE-OWNED BUILDINGS AND APPURTENANCES "WHERE IS - AS IS"

Sealed letter bids for the demolition of State-owned buildings and appurtenances will be received by the Louisiana Department of Transportation and Development, Real Estate Section, 1201 Capitol Access Road, Baton Rouge, Louisiana 70809 until 4:15 P.M. on Wednesday, February 18, 2015, after which bids will be received in the Louisiana Department of Transportation and Development Auditorium, 1201 Capitol Access Road, Baton Rouge, Louisiana, from 9:00 A.M. until 10:00 A.M. on Thursday, February 19, 2015, at which time and place bids will be publicly opened and read. No bids will be received after 10:00 A.M.

STATE PROJECT NO. H.003969 (PART 4) (Contract No. 1)
DEMOLITION OF BUILDINGS AND APPURTENANCES, Office Building, Deck/patio, Wood Shed, Swing & Pergola and all appurtenances associated with property located at 1204 W. Prien Lake Road, Lake Charles, LA 70601, Calcasieu Parish,
PERFORMANCE GUARANTY: \$3,629.00
DISTRICT PROPERTY MANAGER: Robert A. Richard, Regional Manager, LaDOTD, P O Box 1430 Lake Charles, LA 70602-1430 337-437-9250

Bids must be submitted on forms provided by the Department. Bid forms may be obtained upon request from Real Estate Section, Room S207, East Wing of the Louisiana Department of Transportation and Development, 1201 Capitol Access Road, Baton Rouge, Louisiana, 70802, Phone 225-242-4545. Bid forms may also be downloaded from the Department's Real Estate web site FOR VIEWING ONLY at, http://www.dotd.state.la.us/highways/project_devel/realestate/realestate.asp. Written requests for bid forms should be sent to Louisiana Department of Transportation and Development, Real Estate Section, 1201 Capitol Access Road, Baton Rouge, Louisiana, 70802. Bids should be mailed to Louisiana Department of Transportation and Development, Real Estate Section, 1201 Capitol Access Road, Baton Rouge, Louisiana, 70802.

The Performance Guaranty shall be enclosed with the bid. Bid forms must be accompanied by a properly completed W-9 form, which is necessary for the refund of the Performance Guaranty.

Buildings offered for sale may be occupied, locked or boarded up. The buildings may be inspected by prospective bidders by appointment only between the hours of 8:00 A.M. and 4:00 P.M., Monday through Friday, by contacting the District Property Manager or his authorized representative.

The right is reserved to reject bids and waive informalities.

SECRETARY, DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
LOUISIANA
DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

INSTRUCTIONS TO BIDDERS
DEMOLITION OF BUILDINGS

SUBMITTAL OF BIDS: Bids must be submitted on the form provided herein and the bid prices shall be written in ink. The proposal and Contract must also be signed in ink. The bidder must also execute his portion of the enclosed Contract and have his signature witnessed by two witnesses. The portions of the Contract which must be completed by the bidder are shown on the enclosed sample. Failure of the bidder to submit the Contract properly executed along with his/her bid will be cause for rejection of his/her bid. The Department will execute its portion of the contract and date it immediately after determination of the successful bidder. The proposal, performance guaranty, Contract and other information specified in the proposal shall be submitted in a sealed envelope so marked as to indicate its contents without being opened. This envelope shall be placed in another which shall be sealed, addressed and delivered to the Louisiana Department of Transportation and Development, Baton Rouge, Louisiana, before the time specified for opening bids. Bids received after the time specified will be returned to the bidder unopened. If the bidder desires to change a bid price before the time specified for opening bids, he may do so by striking through the original bid price, writing the new bid price in ink and initialing.

PERFORMANCE GUARANTY: The performance guaranty must be enclosed with the bid; must be in the amount specified in the "Notice" elsewhere herein; and must be made payable to the Louisiana Department of Transportation and Development.

The performance guaranty shall be either a bond, certified check, official check, cashier's check, postal money order or bank money order. If the performance guaranty is a bond, it shall be similar to the bond form elsewhere herein and shall be guaranteed by a surety company authorized to do business in Louisiana.

Performance guaranties, except those of successful bidders, will be returned to bidders after determination of successful bidders. Bid forms must be accompanied by a properly completed W-9 form, which is necessary for the refund of the performance guaranty.

All costs for furnishing performance guaranties shall be borne by the bidder.

REJECTION OF BIDS: Proposals submitted without the Performance Guaranty will be rejected. Proposals submitted with incomplete bids, additions not called for, or conditional or alternate bids not called for, or without the proper signatures will also be rejected.

LOUISIANA
DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

CONDITIONS OF DEMOLITION

APPURTENANCES: "Appurtenance" shall be defined as: That which belongs to something else; something annexed to another thing more worthy as principal, and incident to it, such as outbuildings.

AWARD OF CONTRACT: The award of Contract, if awarded, will be made to lowest responsible bidder on the total bid for all parcels immediately after determination of the successful bidder.

LAWS TO BE OBSERVED: The contractor shall comply with all Federal, State and local laws, ordinances and regulations affecting the removal of the buildings and appurtenances, and shall indemnify the Department and its representatives against any claim or liability arising from violation of any such law, ordinance or regulation.

It is the contractor's responsibility to determine if asbestos material is present in the buildings to be demolished. If asbestos material is present the contractor must handle the removal and disposal of it in accordance with applicable State and Federal regulations.

Liquefied petroleum gas tanks and systems shall be removed in accordance with rules and regulations of the Liquefied Petroleum Gas Commission, Old State Capitol Building, Baton Rouge, Louisiana.

SANITARY PROVISIONS: The contractor shall observe rules and regulations of the State Board of Health and of all local health officials, and shall take all necessary precautions to avoid unhealthy conditions.

PERMITS AND LICENSES: The contractor shall procure all permits and licenses, pay all charges and fees, and give all notices necessary to lawful removal of the buildings and appurtenances.

RESPONSIBILITY FOR DAMAGE CLAIMS: The contractor shall indemnify the Department and its representatives against all claims arising from injuries to persons or damages to property due to neglect by the contractor.

PRESERVATION AND RESTORATION OF PROPERTY, TREES, MONUMENTS, ETC.: The contractor shall be responsible for preservation of public and private property, trees, shrubs, monuments, etc., adjacent to the right of way on which the buildings and appurtenances are located and shall take every precaution to prevent damage thereto. Land monuments, property markers and right of way markers shall not be removed by the contractor without proper authority.

The contractor shall be responsible for damage done to public or private property due to any act, omission, neglect or misconduct in the execution of the work, or defective work or material, and shall restore, at his expense, such property to a condition similar or equal to that existing before damage was done by repairing, rebuilding or otherwise restoring same, or shall make good such damage in an acceptable manner.

DEMOLITION: Demolition shall not begin until the contractor has been notified in writing by the Department of the date on which he may begin removal operations, from which date the contractor shall have sixty (60) calendar days to complete the removal and cleaning of the area, unless an extension of time is granted in writing by the Department.

All removal activities shall be coordinated with Department's roadway contractor if project contract has been awarded.

If buildings are not removed within the time specified, or extension thereof, the contractor, at the option of the Department, may be placed in default upon written notice by the Department. The contractor may also be placed in default for performing his removal operations in a manner considered detrimental to, or reflecting discredit upon, the Department, or tending to create bad public relations.

In the event of default by the contractor, the Contract shall become void, except that any removal work partially performed by the contractor at the time of notice of default may be compensated for in an amount considered by the Department to be commensurate with the work performed, it being understood that such partial payment will be made at the option of, and in an amount determined by, the Department. In the event of the contractor being placed in default, the performance guaranty shall become subject to forfeiture to the Department, and the contractor will be ineligible for bidding on future projects.

Each building and appurtenance, shall be removed to ground level. : "CONCRETE SLABS AND FOUNDATION MATERIAL BELOW GROUND LEVEL SHALL ALSO BE COMPLETELY REMOVED BY THE CONTRACTOR, AND ANY RESULTING DEPRESSION IN THE GROUND SHALL BE FILLED WITH DIRT SO AS TO BE LEVEL WITH THE SURROUNDING TERRAIN

Removal shall include piping, wiring, plumbing and other accessories above and below ground which are attached to or are part of a building, shed, garage, outhouse and other appurtenance; however, removal of fences and shrubs shall be optional with the contractor. The contractor shall also remove and dispose of all trash, debris, house piers, steps, broken concrete, bricks and other materials that would interfere with grass cutting operations, and shall mow each lot.

PAYMENT: Upon satisfactory removal of buildings and appurtenances as designated in the "Bid Schedule" and acceptance of the sites by the Department, the Department shall pay the contractor the total bid amount and immediately return the performance guaranty to him/her.

STATE PROJECT NO. H.003969 (PART 4) (Contract No. 1)
Sheet 1

PHOTOGRAPHS AND DESCRIPTIONS

Parcel No: 4-4 & UR 4-4

Address: 1204 West Prien Lake Rd.
Lake Charles, LA 70601
Calcasieu Parish

Description: Tan Brick Building on Slab,
with Patio, pergola and wood storage
building

PHOTOGRAPHS OF SUBJECT PROPERTY

Date Taken: April 29, 2014.
Photo No. 0069
Facing: Westerly.



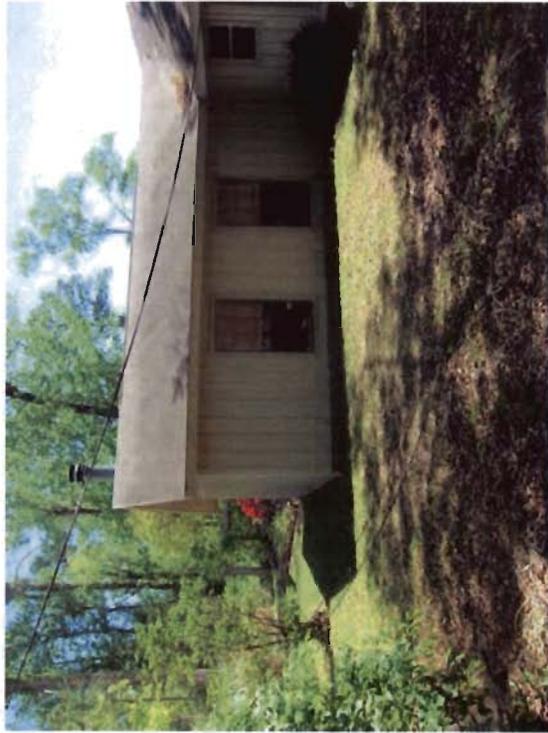
Date Taken: April 29, 2014.
Photo No. 0070
Facing: Easterly.



Date Taken: April 29, 2014.
Photo No. 0071 and 0074
Facing: Northerly and SW.

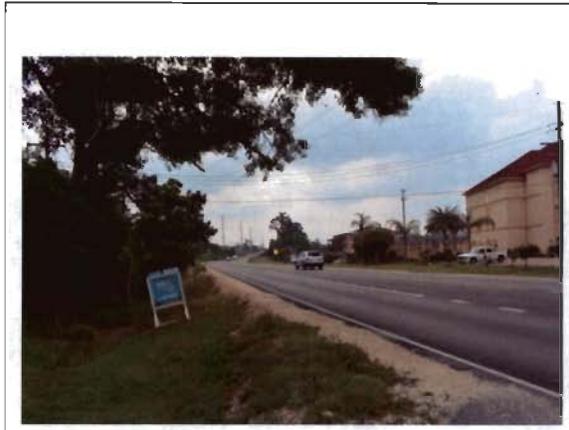


Additional appraiser photos are retained in the appraisal file. Many additional photos are included in the Cost Consultant report included in the Addenda.



**SPN: H.003969 EXISTING 3-LANE: CONTRABAND BAYOU
PARCEL 4-4-4-C-1 GARETT BLAINE RYDER, MD, ET. UX**

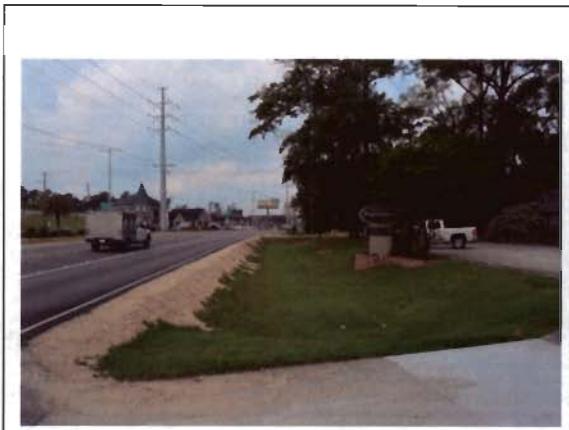
PHOTOS OF SUBJECT PROPERTY



VIEW:	Street Scene East
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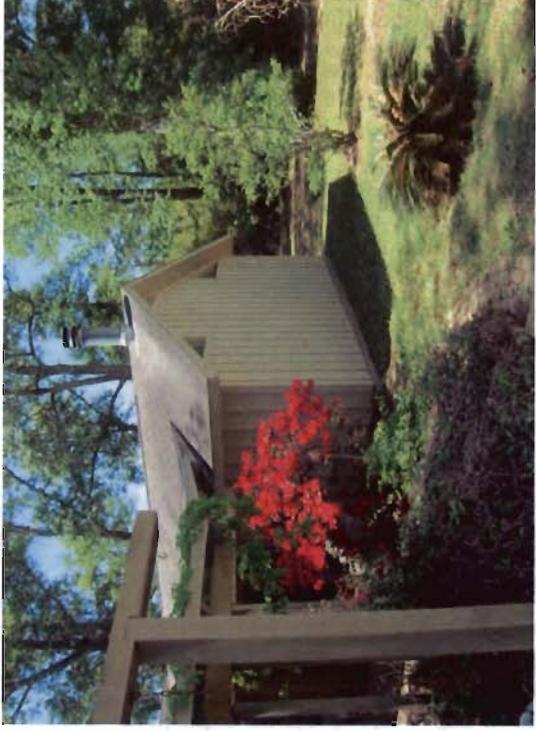
VIEW:	Street Scene West
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VIEW	Across Front
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VIEW	Front of Office
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SPN: H.003969 EXISTING 3-LANE: CONTRABAND BAYOU
PARCEL 4-4-4-C-1 GARETT BLAINE RYDER, MD, ET. UX

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ARCHITECTS +

PHOTOS OF SUBJECT PROPERTY



VIEW: Front Entrance



VIEW: Front E/S



VIEW Front Parking



VIEW E/S Parking

PHOTOS OF SUBJECT PROPERTY



VIEW:	Walk to Rear
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VIEW:	Swing & Pergola
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VIEW	Rear
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VIEW	Across Rear
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PHOTOS OF SUBJECT PROPERTY



VIEW: Waiting Area



VIEW: Kitchen/Break Area



VIEW Kitchen



VIEW Rear Decking

1.0 INTRODUCTION

United States Health and Environmental Liability Management, LLC (U.S. HELM) was retained by the Louisiana Department of Transportation and Development (LADOTD) under state retainer contract number 4400004203 to perform an asbestos inspection as a requirement for the demolition of a property in a Right of Way (ROW). The LADOTD project is listed as H.003969 and the subject property is located at 1204 W. Prien Lake Road, Lake Charles, Louisiana. The inspection was performed on December 16, 2014 by Mr. Warren J. Guillot, Jr., a Louisiana Department of Environmental Quality (LDEQ) Certified Asbestos Inspector (accreditation number 4I180239).



Mr. Warren J. Guillot, Jr.
4I180239

The property is currently vacant as is situated in the ROW and designated for demolition by the LADOTD. The following is information regarding the asbestos inspection performed at the subject property

2.0 GENERAL OBSERVATIONS

The property is located at located at 1204 W. Prien Lake Road, Lake Charles, Louisiana. The property consist of a one story, main office building which sits in the center of the property and a small shed that sits in the northwest corner of the property. The parking lot of a newly constructed hotel borders this property to the north. Small wooded areas are the property's east and west boarder, while W. Prien Lake Road is located to the south of the property.

Photographs of the property, the main building, the shed, and sample locations are included as **Appendix B**.

Exterior of Main Building

The exterior of the office building is constructed of a brick and wood siding combination and an asphalt shingle roof. Cement parking lots are located on the south and east sides of the building. The main entrance can also be found on the south side of the building, while a secondary entrance and cement back porch can be found on the north side.

Interior of Main Building

The interior floor plan of the office building consists of a waiting room area, a bathroom foyer area, a handicap accessible bathroom, a general bathroom in the front of the building, one bathroom attached to an office, one bathroom in the Office Hallway, an Administrative Area, a Kitchen Area, a Library, a large Classroom, an Office Hallway, five offices, and an attic. The construction of each room is as follows:

- Waiting Room

- Walls: Painted texture drywall
- Ceiling: Painted texture drywall
- Flooring:
 - Carpet
 - Wood-grain patterned linoleum
- Doors: Three
 - Glass door used as the main entrance;
 - Wood door which leads to the Office Hallway
 - Wood door which leads to the Administration Area
- Windows: Three
 - Sheet glass window adjacent to the main entrance door
 - Glass paned, grid style window on the north wall;
 - Plexi-glass window on the south wall, adjacent to the Administration Area.
- Other:
 - Wood baseboards on all walls
 - Wood crown molding on all walls
- Bathroom Foyer
 - Walls: Painted texture drywall
 - Ceiling: Painted texture drywall
 - Flooring: Wood-grain patterned linoleum
 - Doors: Two
 - Wood door which leads to the Handicap Bathroom
 - Wood door which leads to the general Bathroom.
 - Windows: No windows
 - Other:
 - Wood baseboards on all walls
 - Wood crown molding on all walls
- Handicap Bathroom
 - Walls: Vinyl wall paper over drywall
 - Ceiling: Painted textured drywall
 - Flooring: Wood-grain patterned linoleum
 - Doors: Wood door which leads to the Bathroom Foyer
 - Windows: No windows
 - Other:
 - Wood baseboards on all walls
 - Wood crown molding on all walls
 - Sink
 - Mirror
 - Toilet
- Bathroom (General)
 - Walls: Vinyl wall paper over drywall
 - Ceiling: Painted textured drywall
 - Flooring: Wood-grain patterned linoleum
 - Doors: Wood door which leads to the Bathroom Foyer

- Windows: Glass paned, grid style window on the north wall
- Other:
 - Wood baseboards on all walls
 - Wood crown molding on all walls
 - Small wood closet is also locate in this room.
 - Sink
 - Mirror
 - Toilet
- Administration Area
 - Walls:
 - Painted wood paneling
 - Painted textured drywall
 - Ceiling: Painted textured drywall
 - Flooring: Wood-grain patterned linoleum
 - Doors: Two
 - Wood door which leads to Waiting Room
 - Wood door which leads to the back porch
 - Windows: Plexi-glass window on north wall adjacent to the Waiting Room
 - Other:
 - Wood baseboards on all walls
 - Wood crown molding on all walls
 - Wood counter-top
 - Two painted wood beams on the ceiling
- Admin Closet
 - Walls:
 - Painted wood paneling
 - Painted textured drywall
 - Ceiling: Painted textured drywall
 - Flooring: Carpet
 - Doors: Wood door which leads to the Administration area
 - Windows: No Windows
 - Other:
 - Painted bookshelf
 - Wood baseboards on all walls
 - Wood crown molding on all walls in the front section of the closet; none in the back section.
 - Stained wood beam in the ceiling
- Library
 - Walls: Painted textured drywall
 - Ceiling: Painted textured drywall
 - Flooring: Carpet
 - Doors: Glass pane, grid style double doors which lead to the back porch
 - Windows: Four
 - Two glass pane, grid style windows on the east wall

- Two glass pane, grid style windows on the west wall, one on each side of the door to the back porch
- Other:
 - Brick fireplace on the center of the north wall
 - Two built-in, wood bookshelves, one on each side to the fireplace on the north wall
 - Wood baseboards on all walls, with the exception of the north wall
 - Two stained wood beams on the ceiling
 - Two skylights, one above each bookshelf on the north wall
- Kitchen
 - Walls:
 - Painted textured drywall
 - Unpainted drywall (located in Kitchen Closet Only)
 - Painted wood paneling
 - Brick
 - Vinyl wall paper over drywall
 - Hard plastic covering over drywall
 - Ceiling: Painted textured drywall
 - Flooring: Brick patterned linoleum over concrete
 - Doors: Two
 - Wood door which leads to the Administration Area
 - Wood door which leads to the Classroom
 - Windows: Three
 - Two glass pane windows on the north wall
 - One grid style glass pane window on the west wall adjacent to the Classroom
 - Other:
 - Wood baseboards on all walls
 - Wood crown molding on all walls
 - Plastic covered wood counter-top
 - Two Painted wood beams on the ceiling
 - Wood cabinetry
 - Pantry
 - Kitchen Closet
 - Stove
 - Oven
 - Dishwasher
 - Sink
- Classroom
 - Walls:
 - Brick
 - Painted Textured drywall
 - Ceiling: Ceiling Tiles
 - Flooring: Wood-grain patterned linoleum
 - Doors: Four

- One wood door which leads to the Kitchen Area
- One wood door which leads to the HVAC closet
- One set of wood double doors which lead to a supply closet
- One set of glass pane, grid style double doors which lead to the back porch
- Windows: Three
 - One glass pane grid style window located on the east wall, adjacent to the Kitchen Area
 - Two glass pane grid style window located on the north wall
- Other:
 - Wood baseboards on all walls
 - Wood crown molding on all walls
 - Wood cabinetry
 - Sink
 - Chalkboard
- Office Hallway
 - Walls: Painted textured drywall
 - Ceiling: Painted textured drywall
 - Flooring: Carpet
 - Doors: Seven wood doors
 - One leads to the Waiting Room
 - One leads to Office 1
 - One leads to Office 2
 - One leads to Office 3
 - One leads to Office 4
 - One leads to Office 5
 - One leads to Office Hallway Bathroom
 - Windows: No Windows
 - Other:
 - Wood baseboards on all walls
 - Wood crown molding on all walls
 - Wood Attic Access in ceiling
- Office Hall Bathroom
 - Walls:
 - Vinyl wall paper over drywall on all walls, except where shower is located
 - Ceramic tile wall where shower is located
 - Ceiling: Painted textured drywall
 - Flooring: Wood-grain patterned linoleum
 - Doors: Wood door which leads to the Bathroom Foyer
 - Windows: No windows
 - Other:
 - Wood baseboards on all walls, except the portion of the south wall where the shower is located
 - Toilet

- Sink
- Shower
- Office 1
 - Walls: Painted textured drywall
 - Ceiling: Painted textured drywall
 - Flooring: Carpet
 - Doors: One wood door to Office Hallway
 - Windows: One on north wall
 - Other:
 - Wood baseboards on all walls
 - Wood crown molding on all walls
 - Built-in wood shelves on east wall
- Office 2
 - Walls: Painted textured drywall
 - Ceiling: Painted textured drywall
 - Flooring: Wood-grain linoleum
 - Doors: Two
 - One wood door which leads to Office Hallway
 - One wood door which leads to Office 2 Bathroom
 - Windows: Two single pane windows on the north wall.
 - Other:
 - Wood baseboards on all walls
 - Wood crown molding on all walls
- Office 2 Bathroom
 - Walls: Vinyl wall paper over drywall
 - Ceiling: Painted textured drywall
 - Flooring: Wood-grain patterned linoleum
 - Doors: Wood door which leads to the Bathroom Foyer
 - Windows: One window on west wall
 - Other:
 - Wood baseboards on all walls
 - Wood crown molding on all walls
- Office 3
 - Walls: Painted textured drywall
 - Ceiling: Painted textured drywall
 - Flooring: Carpet
 - Doors: One wood door to Office Hallway
 - Windows: One on west wall
 - Other:
 - Wood baseboards on all walls
 - Wood crown molding on all walls
 - Breaker box located on west wall
- Office 4
 - Walls: Painted textured drywall
 - Ceiling: Painted textured drywall

- Flooring: Carpet
- Doors: One wood door to Office Hallway
- Windows: One on south wall
- Other:
 - Wood baseboards on all walls
 - Wood crown molding on all walls
- Office 5
 - Walls: Painted textured drywall
 - Ceiling: Painted textured drywall
 - Flooring: Carpet
 - Doors: One wood door to Office Hallway
 - Windows: One on south wall
 - Other:
 - Wood baseboards on all walls
 - Wood crown molding on all walls
- Attic:
 - All decking and supports are bare lumber
 - The following insulations were observed:
 - Green fiberglass insulation
 - Yellow fiberglass insulation
 - Pink fiberglass insulation was located on the HVAC ducts.

All textured drywall walls are homogeneous throughout the office building. All rooms, with the exception of the Classroom, have ceilings that are homogeneous. All of the wood-grain linoleum flooring is homogeneous throughout the building. All window caulk can be classified as homogeneous.

Exterior of Shed

The shed is constructed of wood siding over weatherproofing and an asphalt shingle roof. It consist of two windows and a door. The shed contains a large hole in its roof and is in poor condition.

Interior of Shed

The interior of the shed was inaccessible due to debris and items stored in the shed. However, the interior of the shed could be observed from a window. The interior of the shed is constructed of bare lumber and weather proofing.

3.0 ASBESTOS

3.1 Observations and Sample Collection

On December 16, 2014, U.S. HELM provided Mr. Warren J. Guillot, Jr., a LDEQ Certified Asbestos Inspector (accreditation number 4I180239), to performed a visual asbestos inspection at 1204 W. Prien Lake Road in Lake Charles, Louisiana. Mr. Guillot, was tasked to locate any suspect asbestos containing building materials

(ACBM), to collect samples of suspect ACBM, estimate approximate quantities and determine the condition of any suspect ACBM at the property.

3.2 Asbestos Sampling Regulations and Analysis

Asbestos is a naturally occurring material. It is distinguished from other minerals by the fact that its crystals form long, thin fibers. Asbestos has been found in hundreds of products. Asbestos is well suited for many uses in the construction industry because it is fire resistant, has high tensile strength, is a poor heat and electric conductor, and generally impervious to chemical attacks.

According to EPA 40 CFR 61, Subparts A and M and 40 CFR 763 Subpart E, ACM is defined as any material containing more than one percent asbestos. Asbestos-containing building materials (ACBM) means surface ACM, thermal system insulation ACM or miscellaneous ACM that is found in or on structural members or other parts of a building. While it is possible to "suspect" that a material or product is or contains asbestos by visual determination, actual determinations can only be made by instrumental analysis. EPA regulations requires that the asbestos content of suspect materials be determined by collecting bulk samples and analyzing them by polarized light microscopy (PLM). The PLM technique determines both the percent and type of asbestos in the bulk material. When floor tiles are analyzed for asbestos, the tile and the mastic are both analyzed. When wall systems are analyzed for asbestos, the drywall or plaster, tape, joint compound and surfacing materials are all analyzed separately.

LDEQ defines asbestos as regulated waste in accordance with Chapter 51. Regulated Asbestos Containing Materials (RACM) is categorized as friable asbestos; Category I non-friable ACM that has become friable; Category I non-friable ACM that has a high been subject to sanding, grinding, cutting or abrading; or Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of regulated demolition or renovation operation. Friable asbestos materials are defined by Chapter 51 as materials containing greater than one percent asbestos that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. Non-friable asbestos materials are defined by Chapter 51 as any material containing greater than one percent asbestos that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure. ACM that does not meet the definition of RACM is considered to be non-regulated ACM.

3.3 Sample Collection

U.S. HELM collected bulk samples of suspected ACBM to include drywall, linoleum floor tiles and mastic, drywall ceiling, insulation, textured paint, caulk, insulation and roof material. A total of twenty-five (25) samples were collected. Three samples were collected in the waiting room, one sample collected in the handicap bathroom, two samples collected in the Administration Area, three samples collected in the Library,

three samples collected in the Kitchen area, two samples were collected in the classroom, one sample was collected in Office 1, one sample was collected in Office 2, one sample collected in Office 2 Bathroom, three samples were collected in the attic, two samples were collected of the roof material on the back porch, and three samples were collected from the exterior of the shed.

All suspect materials observed in the office building and the shed were assumed to be homogenous to SACM collected from the sample locations were grouped by color and kind. U.S. HELM documented the location of each sample collected on asbestos diagram worksheets. The asbestos sample location diagram is attached as **Appendix C**.

The samples were collected in accordance to LDEQ regulations and sent to EMSL Analytical, Inc. (EMSL) in Baton Rouge, Louisiana (National Voluntary Laboratory Accreditation Program (NVLAP) # 200375-0) for analysis. Where analytical results determined asbestos to be less than three percent by PLM, the point counting method was requested to be applied for further analysis. Analytical laboratory reports are included as **Appendix D**.

3.4 Analytical Results and Asbestos-Containing Materials

Chrysotile is the most commonly used type of asbestos and accounts for approximately 95% of the asbestos found in buildings in the United States. Chrysotile is commonly known as “white asbestos” so named for its color. According to EPA 40 CFR 61, Subparts A and M and 40 CFR 763 Subpart E, ACM is defined as any material containing more than one percent asbestos. ACM building material means surface ACM, thermal system insulation ACM or miscellaneous ACM that is found in or on interior structural members or other parts of a building. When a sample contains several layers, such as roofing materials, flooring and mastic, or drywall and joint compound, the layers are split and analyzed for asbestos separately.

The analytical results detected asbestos that exceeds the regulatory standard of one (1) percent (%) asbestos in samples collected of the kitchen floor in the main building. Based off of analytical laboratory results, positive ACM within the office building is found in the brick patterned linoleum floor located in the Kitchen Area. The approximate quantity of ACM that is to be removed from the Kitchen Area is three-hundred and sixty (360) square feet.

Diagrams locating positive asbestos containing materials are provided in **Appendix E**.

AAC – 2 Asbestos Notification Form has also been included in **Appendix F**.

4.0 CONCLUSIONS

U.S. HELM was retained by the LADOTD under state retainer contract 4400004203 to perform an asbestos inspection as a requirement for the demolition of a property in a Right of Way (ROW). The LADOTD project is listed as H.003969 and the subject property is located at 1204 W. Prien Lake Road in Lake Charles, Louisiana. The inspection was performed on December 16, 2014, by Mr. Warren J. Guillot, Jr., a Louisiana Department of Environmental Quality (LDEQ) Certified Asbestos Inspector, accreditation number 4I180239. The analytical results indicate asbestos is present in the brick patterned linoleum floor covering of the Kitchen Area.

No other samples collected contained asbestos above the 1% threshold.

5.0 RECOMMENDATIONS

U.S. HELM understands that the intent of the LADOTD is to demolish the buildings located on the property. U.S. HELM recommends the following actions take place prior to any demolition:

- U.S. HELM recommends that all identified ACBM be abated prior to demolition of the interior of the units. If suspect materials for asbestos are identified that were not accessible during the initial inspection, sampling of the material should be performed by a U.S. HELM's licensed LDEQ Asbestos Inspectors.
- All abatement of regulated ACM shall be performed by a licensed LDEQ Abatement Contractor and accredited LDEQ Asbestos Workers and Contractor/Supervisors.
- U.S. HELM recommends that asbestos abatement oversight be performed by a third-party licensed LDEQ Asbestos Contractor/Supervisor to ensure asbestos abatement is conducted in a manner that is in accordance with local state and federal regulations.
- An Asbestos Notification of Demolition Form (AAC-2 Form) must be sent to the LDEQ Main Office in Baton Rouge prior to commencement of abatement activities.
- All clearances shall be performed by a third-party LDEQ accredited asbestos contractor/supervisor. Where applicable, air clearances shall be performed in accordance with prevailing local, state and federal regulations.
- All ACM shall be properly disposed of in accordance with prevailing local, state and federal regulations, and waste manifests shall be provided.
- OSHA requires that employees that may disturb the asbestos be notified of the asbestos hazard. Notification to employees is required as per 29CFR 1910.1001 (j).

DEMOLITION OF BUILDINGS
STATE PROJECT NO. H.003969 (PART 4) (Contract No. 1)

BID SCHEDULE

DEMOLITION AND/OR REMOVAL OF STATE-OWNED BUILDINGS AND APPURTENANCES "WHERE IS - AS IS" LOCATED WITHIN THE RIGHT-OF-WAY LIMITS OF THE LA 1138-2 Prien Lake Road.

PARCEL NO.	ADDRESS	BID AMOUNT
4-4 & UR 4-4	1204W. Prien Lake Road Lake Charles, LA 70601	\$ _____

TOTAL BID FOR DEMOLITION OF THE ABOVE LISTED BUILDINGS AND APPURTENANCES -----\$ _____

NOTE: The buildings to be demolished shall be numbered by the Department and the number shown on each building shall correspond to the respective parcel number as shown in the "Bid Schedule" of the proposal.

FOR EXAMPLE: The buildings to be demolished under Parcel No. 4-4 shall be numbered 4-4 on the premises.

PROPOSAL

DEMOLITION OF BUILDINGS

STATE PROJECT NO. H.003969 (PART 4) (Contract No. 1)

DEMOLITION OF STATE-OWNED BUILDINGS AND APPURTENANCES LOCATED
WITHIN THE RIGHT-OF-WAY LIMITS OF THE LA 1138-2.

CALCASIEU PARISH

ROUTE LA 1138-2.

Department of Transportation and Development
Baton Rouge, Louisiana

The undersigned offers to demolish for cash payment the state-owned buildings and appurtenances at the price bid for each parcel in the "Bid Schedule" attached hereto.

The undersigned certifies that he/she has examined the buildings and appurtenances offered for sale and has satisfied himself/herself as to their condition, and conditions to be encountered in removing said buildings and appurtenances.

The undersigned further certifies that he/she has examined the "Conditions of Demolition" attached hereto and agrees to abide by said conditions.

BIDDER'S NAME _____
(Please Print)

STREET ADDRESS _____

P.O. BOX _____ TELEPHONE _____

CITY _____ STATE _____ ZIP _____

SIGNATURE OF BIDDER _____

DATE _____

SOCIAL SECURITY NO. _____

TAX ID NO. (If applicable) _____

LOUISIANA
DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

PERFORMANCE BOND
DEMOLITION OF BUILDINGS

as Principal, and _____

a surety company authorized to do business in Louisiana, as Surety, are bound, in solido, unto the Department of Transportation and Development and unto all subcontractors, workmen, laborers, mechanics, and furnishers of materials and equipment, in the sum of

_____ DOLLARS (\$ _____),

payable in lawful money of the United States, and to this bond do obligate their heirs, successors and assigns.

The condition of this bond is such, that if the Principal performs the work as described in the proposal made and entered into on this

_____ day of _____, 20_____, to complete

State Project No. H.003969 (Part 4) (Contract No. 1)

entitled "DEMOLITION OF BUILDINGS"

Route No. 1138-2, Calcasieu Parish

according to the stipulations in said proposal; pays all sums due on materials and supplies used and wages earned by workmen employed on the work; abides by the terms in said proposal at the time and in the manner and form specified; performs all labor and work; and furnishes all materials specified in said proposal in accordance with the terms of said proposal; this obligation shall be void; otherwise to remain in effect.

It is agreed by the parties to this Bond that the same is given in accordance with Louisiana Revised Statutes of 1950, Title 38, Chapter 10, Sections 2241 to 2248 inclusive.

In faith whereof, we have subscribed this obligation at Baton Rouge, Louisiana.

WITNESS OUR HANDS AND SEALS, this _____ day of _____, 20____.

WITNESSES

PRINCIPAL
By _____

Typed or Printed Name

Surety
By _____
Attorney-in-Fact

Typed or Printed Name

I certify that I am, as of the date of this bond, a licensed Resident Agent of Louisiana in good standing with the Louisiana Insurance Commission and authorized to Countersign this bond on behalf of the surety identified herein.

By _____

Typed or Printed Name

Name of Agency

Address

CONTRACT
DEMOLITION OF BUILDINGS

This agreement is executed on this _____ day of _____,
20_____, between the Department of Transportation and Development, acting through the
Real Estate Administrator, Party of the First Part, hereinafter designated as "Department", and

_____, domiciled and doing business in
_____, Party of the Second Part, hereinafter
designated as "Contractor".

In consideration of the agreements herein contained, to be performed by the parties hereto and of the payments hereinafter agreed to be made, it is mutually agreed as follows:

The Contractor shall furnish all materials, equipment and labor and perform the required work, consisting of demolishing buildings as described on the Photographs and Descriptions sheet, in a thorough and workmanlike manner to the satisfaction of the Real Estate Administrator in accordance with the proposal filed with the Department dated _____, said proposal is made a part hereof as fully as if set out herein and hereby becomes a part of this Contract.

All removal activities shall be coordinated with Department's roadway contractor if project contract has been awarded.

The Contractor agrees to accept and the Department agrees to pay for the work at the price stipulated in said Proposal in lawful money of the United States at the time and in the manner set forth in the Conditions of Demolition.

Performance will begin on the date stipulated that the parcel will be vacated or as directed in writing by the District Property Manager. If a parcel is vacated by the occupant prior to the specified date the Contractor may request and the District Property Manager may authorize the Contractor to begin work on that parcel. In no event will the Contractor begin work prior to the occupant vacating the premises and all personal belongings of the occupant being removed. All work required in connection with the demolition will be completed within the time limit specified in the proposal subject to such extensions as may be authorized.

STATE PROJECT NO. H.003969 (PART 4) (Contract No. 1)

Total cost of Parcel No(s), 4-4 is _____

_____ DOLLARS (\$_____).

This contract shall become effective on the date that it is signed by the Real Estate Administrator.

In witness whereof, the Contractor and the Real Estate Administrator have hereunto subscribed their names.

WITNESSES

Contractor

State of Louisiana
Department of
Transportation and Development

By _____
Real Estate Administrator

SAMPLE

STATE PROJECT NO. H.003969 (PART 4) (Contract No. 1)

CONTRACT

DEMOLITION OF BUILDINGS

This agreement is executed on this _____ day of _____, 20_____,
between the Department of Transportation and Development, acting through the Real Estate
Administrator, Party of the First Part, hereinafter designated as "Department", and

_____ **(Name of Contractor)** _____,

domiciled and doing business in _____ **(City, State)** _____, Party of
the Second Part, hereinafter designated as "Contractor".

In consideration of the agreements herein contained, to be performed by the parties hereto and
of the payments hereinafter agreed to be made, it is mutually agreed as follows:

The Contractor shall furnish all materials, equipment and labor and perform the required
work, consisting of demolishing buildings identified as described on the Photographs and
Descriptions sheet, in a thorough and workmanlike manner to the satisfaction of the Real Estate
Administrator in accordance with the proposal filed with the Department dated
_____, said proposal is made a part hereof as fully as if set out herein and
hereby becomes a part of this Contract.

All removal activities shall be coordinated with Department's roadway contractor if project
contract has been awarded.

The Contractor agrees to accept and the Department agrees to pay for the work at the price
stipulated in said Proposal in lawful money of the United States at the time and in the manner set
forth in the Conditions of Demolition.

Performance will begin on the date stipulated that the parcel will be vacated or as directed in
writing by the District Property Manager. If a parcel is vacated by the occupant prior to the
specified date the Contractor may request and the District Property Manager may authorize the
Contractor to begin work on Property Manager may authorize the Contractor to begin work on
that parcel. In no event will the Contractor begin work prior to the occupant vacating the premises
and all personal belongings of the occupant being removed. All work required in connection with
the sale will be completed within the time limit specified in the proposal subject to such extensions
as may be authorized.

SAMPLE

STATE PROJECT NO. H.003969 (PART 4) (Contract No. 1)

Total cost of Parcel No(s) 4-4 is _____ (Bid price in words and numbers-- Example:
TWO THOUSAND ONE HUNDRED ONE AND 50/100 DOLLARS
(\$2,101.50)

This contract shall become effective on the date that it is signed by the Real Estate Administrator.

In witness whereof, the Contractor and the Real Estate Administrator have hereunto subscribed their names.

WITNESSES

(Signature)

(Signature)

Contractor

(Signature)

State of Louisiana
Department of
Transportation and Development

By _____
Real Estate Administrator



DID YOU REMEMBER TO ENCLOSE. . .

- 1. Bid Schedule?
- 2. Proposal?
- 3. Performance Guaranty? (**IN ONE OF THE FORMS STATED)
- 4. Contract?
- 5. Completed W-9 form?

