STATEMENT OF WORK
Bureau of Indian Affairs
Gila River Indian Community
Building 98 – Lead-Based Paint Abatement

INTRODUCTION:

The Bureau of Indian Affairs (BIA), Office of Facilities Management and Construction (OFMC), Western Regional Office requires lead-based paint (LBP) abatement services for Building 98, a 4,000 square foot maintenance garage located at 146 West Pima Street, Sacaton, Arizona 85128 on the Gila River Indian Community. This project is necessary and all lead-based paint hazards identified during facility assessments should be eliminated.

Building 98 contains structural steel beams with deteriorating lead-based paint covering approximately 2,642 square feet of surface area. The facility is currently in active use and requires careful planning to minimize operational disruptions while ensuring the safety of occupants, workers, and the surrounding environment during all abatement activities.

The BIA has identified this abatement project as a priority remediation effort. Prior to commencement of abatement work, comprehensive risk assessments, regulatory notifications, and detailed work plan submittals will be required to ensure full compliance with federal, tribal, and local environmental requirements.

OBJECTIVES:

The primary objective of this project is the complete and documented removal of all lead-based paint hazards from structural steel beams within Building 98. The Contractor shall provide all necessary professional services to accomplish the following:

- Eliminate lead-based paint hazards from 2,642 square feet of structural steel beams in Building 98
- Ensure full compliance with all federal, tribal, and local environmental regulations including EPA, OSHA, and GRIC DEQ requirements
- Protect workers, building occupants, and the surrounding Gila River Indian Community environment from lead exposure
- Properly characterize, package, transport, and dispose of all hazardous waste materials in accordance with RCRA regulations
- Provide comprehensive documentation of all abatement activities, clearance testing, and waste disposal
- Complete all work within the 90-calendar-day performance period while minimizing facility downtime

SCOPE:

The Contractor shall furnish all labor, materials, equipment, supervision, and incidentals necessary to perform lead-based paint abatement services in accordance with this Statement of Work, applicable federal regulations, industry standards, and all contract terms and conditions.

The Contractor's work responsibility shall include all planning, coordination, administration, and project management necessary to deliver a fully abated and documented facility. All work shall be conducted in strict accordance with applicable Tribal, Federal, State, and local laws, regulations, codes, and directives. The work is organized into the following major phases:

PHASE 1: PRE-ABATEMENT SERVICES

The Contractor shall complete all pre-abatement planning, assessment, and notification requirements prior to initiating any abatement work. Pre-abatement services shall include, but not be limited to:

a) Lead-based paint risk assessment and validation by a certified inspector/risk assessor in accordance with 40 CFR Part 745

b) Preparation and submission of a detailed Abatement Work Plan for COR approval at least 14 calendar days prior to the start of work

c) Regulatory notifications submitted to U.S. EPA, GRIC Department of Environmental Quality (DEQ), and Pinal County Health Department per 40 CFR Part 61, Subpart M

d) Pre-abatement baseline air quality testing in accordance with NIOSH Method 7082 or equivalent

e) Waste Characterization Plan prepared in accordance with RCRA regulations (40 CFR Parts 260–279), including TCLP analysis procedures

f) Submission and approval of Health and Safety Plan prior to commencement of work

Pre-abatement assessment requirements include:

1. **Lead-Based Paint Risk Assessment and Validation**

- Visual inspection, surface condition documentation, and confirmation testing
- Performed by a certified lead-based paint inspector/risk assessor
- Results documented and provided to COR prior to work commencement

2. **Abatement Work Plan**

- Describes all abatement methods, containment procedures, and waste handling protocols
- Includes quality control measures and health and safety procedures
- Submitted to COR for approval at least 14 calendar days prior to abatement start

3. **Regulatory Notifications**

- Notifications submitted to U.S. EPA, GRIC DEQ, and Pinal County Health Department
- Submitted per applicable timelines under 40 CFR Part 61, Subpart M (NESHAP) and tribal regulations
- Copies of all notifications and agency acknowledgments provided to COR

4. **Waste Characterization Plan**

- Sampling, testing (TCLP analysis), classification, packaging, manifesting, and disposal procedures
- Identifies receiving RCRA facility(ies) with documentation of facility permits
- Minimum four (4) TCLP samples analyzed by EPA-certified laboratory

PHASE 2: MOBILIZATION AND SITE SETUP

The Contractor shall mobilize all personnel, equipment, and materials to the project site and establish a fully functional and compliant abatement work area. Mobilization and site setup shall include, but not be limited to:

a) Obtaining all required tribal business licenses and permits from the Gila River Indian Community prior to mobilization

b) Coordinating with facility management and the COR to establish work areas and minimize disruption to active operations

c) Installation of complete containment system to isolate abatement areas and prevent migration of lead dust and debris

d) Installation and operation of HEPA-filtered negative air machines maintaining at least 0.02 inches water column negative pressure with minimum four (4) air changes per hour

e) Establishment of three-chamber worker decontamination facilities (equipment room, shower room, and clean room)

f) Installation of temporary power and lighting systems compliant with NEC and OSHA 29 CFR 1926 Subpart K

Containment system requirements include:

5. **Containment System**

- Negative air enclosures constructed of fire-retardant polyethylene sheeting (minimum 6-mil thickness)
- Sealed seams and penetrations to ensure air-tight integrity
- Critical barriers at all egress points and high-traffic areas using rigid materials
- Floor protection with double layers of polyethylene sheeting with overlapped and taped seams
- Warning signs and access control measures at all entry points
- Containment system inspected and approved by Certified Abatement Supervisor prior to work commencement

6. **HEPA Filtration and Negative Air Pressure**

- Minimum two (2) HEPA filtration units providing at least four (4) air changes per hour
- Negative air pressure of at least 0.02 inches of water column continuously monitored during all abatement activities
- Units equipped with manometers or equivalent devices to verify pressure differentials
- HEPA filters pre-certified and equipped with aerosol test ports for field verification

PHASE 3: ABATEMENT OPERATIONS

The Contractor shall remove all lead-based paint from 2,642 square feet of structural steel beams within Building 98. All abatement work shall be classified as Class I-A work under OSHA lead standards (29 CFR 1926.62). Abatement operations shall include, but not be limited to:

a) Surface preparation of all structural steel beam surfaces per SSPC-SP 2 (Hand Tool Cleaning) or approved equivalent

b) Complete removal of all lead-based paint down to bare metal substrate using approved abatement methods

c) Surface cleaning and treatment of all abated beam surfaces including HEPA vacuuming and wet wiping

d) Daily HEPA vacuuming of all floor areas within the containment zone using certified industrial vacuum equipment

e) Detailed cleaning of all structural elements including beams, connections, fasteners, and adjacent members

f) Final cleaning of the entire 4,000 square foot work area prior to clearance inspection

Abatement operation requirements include:

7. **Lead Paint Removal Methods (Acceptable)**

- Abrasive blasting with HEPA-filtered vacuum shroud containment
- Chemical paint stripping using EPA-approved products followed by manual removal
- Other methods approved in advance by the COR
- Open-flame burning or torching methods are strictly prohibited

8. **Final Cleaning Requirements**

- Complete HEPA vacuuming of all surfaces within the containment area
- Wet wiping of all cleanable surfaces using approved cleaning solutions
- Misting of air space followed by additional HEPA vacuuming
- Visual inspection of all surfaces for visible dust and debris
- Documented with detailed checklists and photographic documentation

PHASE 4: HEALTH AND SAFETY COMPLIANCE

The Contractor shall implement a comprehensive worker protection and health and safety program in full compliance with OSHA lead standards for construction (29 CFR 1926.62). Health and safety requirements shall include, but not be limited to:

a) Written compliance program specific to this project with designated competent person for lead exposure oversight

b) Comprehensive air monitoring program including personal and area air monitoring with AIHA-accredited laboratory analysis

c) Provision of all required personal protective equipment (PPE) including NIOSH-approved respirators, disposable coveralls, gloves, and protective eyewear

d) Written respiratory protection program per 29 CFR 1910.134 with medical examinations, fit testing, and biological monitoring

e) Qualified Site Safety Officer present on-site during all abatement operations with authority to stop work for unsafe conditions

f) Lead awareness training and certification for all workers in accordance with EPA regulations (40 CFR Part 745)

Air monitoring program requirements include:

9. **Air Monitoring Program**

- Personal air monitoring for all workers in containment area (minimum 48 samples over 12 working days)
- Area air monitoring within and adjacent to containment (daily sampling)
- Analysis by AIHA-accredited laboratory using NIOSH Method 7082 or equivalent
- Real-time monitoring with immediate corrective actions if elevated levels are detected
- All results provided to COR within 48 hours of receipt from laboratory

10. **Personal Protective Equipment (PPE)**

- NIOSH-approved respirators (full-face or half-face with appropriate assigned protection factors)
- Disposable protective coveralls with hoods and boot covers
- Gloves and other protective equipment as required
- Safety glasses and face shields as appropriate for work activities
- Contaminated PPE disposed of as hazardous waste or properly decontaminated

PHASE 5: WASTE MANAGEMENT AND DISPOSAL

The Contractor shall characterize, package, transport, and dispose of all hazardous and non-hazardous waste generated during the project in full compliance with RCRA regulations (40 CFR Parts 260–279). Waste management activities shall include, but not be limited to:

a) Waste characterization and TCLP laboratory analysis to classify all waste streams per RCRA (40 CFR Part 261)

b) Packaging and labeling of all hazardous waste within the containment area prior to removal from the work zone

c) Transportation of all hazardous waste to an EPA-authorized RCRA TSDF using a licensed hazardous waste transporter with current EPA identification numbers

d) Disposal of all hazardous waste at an EPA-authorized RCRA TSDF permitted for lead-contaminated waste (D008)

e) Preparation of all required hazardous waste manifests using EPA Uniform Hazardous Waste Manifest (Form 8700-22)

f) Disposal of non-hazardous waste (estimated 8 cubic yards) at an approved solid waste management facility with disposal documentation

Waste management documentation requirements include:

11. **Hazardous Waste Documentation**

- Copies of all signed manifests provided to COR upon receipt from disposal facility
- Final disposition certificates provided to COR
- Exception reports filed if manifests are not returned within specified timeframes
- 48-hour advance notice to COR prior to all waste shipments

PHASE 6: POST-ABATEMENT VERIFICATION AND CLEARANCE

The Contractor shall conduct thorough post-abatement verification and clearance testing in accordance with EPA protocols and industry standards to confirm complete removal of all lead-based paint hazards. Post-abatement verification shall include, but not be limited to:

a) Visual clearance inspection performed by the Certified Abatement Supervisor with photographic documentation of all abated surfaces

b) Clearance air sampling with a minimum of three (3) air samples at representative locations analyzed by AIHA-accredited laboratory (clearance criteria: ≤15 μg/m³)

c) Surface wipe sampling with a minimum of ten (10) samples per ASTM E1728, meeting EPA clearance criteria (floors: ≤10 μg/ft²; window sills: ≤100 μg/ft²; window troughs: ≤400 μg/ft²)

d) Laboratory analysis by AIHA-accredited laboratory with complete analytical reports provided to COR within five (5) business days

e) Re-cleaning and re-testing at no additional cost to the Government if any sample fails to meet clearance criteria

f) Preparation and submission of comprehensive Final Abatement Report within 30 calendar days of project completion

Final Abatement Report shall include:

12. **Final Abatement Report Contents**

- Executive summary of project scope and completion
- Detailed description of all abatement methods and procedures used
- Complete air monitoring and clearance testing results
- Waste characterization, manifesting, and disposal documentation
- Worker training and safety documentation
- Certifications and qualifications of all personnel
- Regulatory notifications and agency correspondence
- As-built documentation showing all areas abated
- Comprehensive photographic documentation (before, during, and after)
- Daily progress reports and inspection records

The Final Abatement Report shall be submitted in both hard copy (3 bound copies) and electronic format (searchable PDF) within 30 calendar days of project completion and clearance.

OTHER UNIQUE REQUIREMENTS OR CONSIDERATIONS:

- A minimum of 48 hours advance notice to the COR is required for any abatement activities that will impact Gila River Indian Community facility normal operations.
- The Contractor shall provide temporary barricades and other forms of protection as required to protect Government personnel, facility occupants, and the general public from injury or exposure during abatement activities.
- Should archaeological resources, cultural items, or human remains be discovered during the course of work, all work in the immediate vicinity of the discovery shall stop immediately and the COR and facility

manager shall be notified. Work shall not resume until authorized by the Contracting Officer after appropriate tribal consultation and required assessments are completed.

- This procurement is set aside exclusively for Indian Small Business Economic Enterprises (ISBEEs) per the Buy Indian Act (25 U.S.C. § 47). The Contractor shall maintain ISBEE certification throughout the period of performance.
- The Contractor shall comply with the Indian Self-Determination and Education Assistance Act (25 U.S.C. § 450e) regarding Indian preference in employment. To the greatest extent feasible, the Contractor shall give preference to qualified Indian workers and shall maintain documentation of compliance.
- All work shall be conducted in a manner that protects the health and environment of the Gila River Indian Community consistent with Executive Order 12898 on Environmental Justice. Any spills, releases, or environmental incidents shall be reported to the COR immediately.
- The Contractor shall maintain a drug-free workplace in accordance with the Drug-Free Workplace Act of 1988 (41 U.S.C. § 8103).
- Open flame burning or torching of any materials is not permitted on the project site. The use of explosives will not be permitted.
- All Contractor personnel and vehicles are subject to inspection. Contractor personnel shall carry proper identification at all times and check in with facility management upon arrival each day.

CLEAN-UP AND REPAIR:

- All work materials, equipment, and waste generated during abatement operations shall be secured during working periods and when personnel are not on-site to preserve the physical safety of facility staff and the general public.
- Upon completion of all abatement and clearance activities, the Contractor shall remove all containment materials, temporary utilities, equipment, and facilities from the site.
- The Contractor shall restore all work areas and the surrounding facility to pre-project conditions or better. Surfaces or adjacent construction damaged or soiled during abatement activities shall be repaired or cleaned at no additional cost to the Government.
- Final cleaning of all work areas shall be completed prior to project closeout, and a final walkthrough inspection shall be conducted with the COR and facility management.

DELIVERABLES:

The Contractor shall furnish the following submittals and deliverables to the BIA. Copies of all transmittal letters shall be provided to the Contracting Officer (CO).

Pre-Abatement Deliverables:

- Lead-Based Paint Risk Assessment Report – 1 bound copy + 1 PDF (14 days before work)
- Abatement Work Plan – 1 bound copy + 1 PDF (14 days before work)
- Waste Characterization Plan – 1 bound copy + 1 PDF (14 days before work)
- Health and Safety Plan – 1 bound copy + 1 PDF (14 days before work)
- Regulatory Notifications (EPA, GRIC DEQ, Pinal County) – Electronic + proof of submission
- Proof of Tribal Business License – Copy for contract file (before NTP)
- Certifications and Qualifications of All Key Personnel – Copies for COR file
- Pre-Abatement Baseline Air Quality Test Results – Laboratory reports

Construction Phase Deliverables:

- Detailed Project Schedule – Within 7 calendar days of contract award

- Daily Progress Reports – Electronic submission to COR by 4:00 PM each working day
- Weekly Progress Meeting Minutes – Electronic submission to COR
- Air Monitoring Results (Personal and Area) – Laboratory reports within 48 hours of receipt
- Certified Payroll Records – Weekly electronic submission
- Waste TCLP Analytical Results – Laboratory reports upon receipt
- Hazardous Waste Manifests – Copies for COR file upon generation and shipment
- Visual Clearance Inspection Report – Electronic report with photographs (post-abatement)
- Clearance Air Sampling Results – Laboratory reports within 5 business days
- Clearance Wipe Sampling Results – Laboratory reports within 5 business days
- Waste Disposal Certificates – Copies for COR file upon receipt from TSDF
- Final Abatement Report – 3 bound copies + 1 searchable PDF (within 30 days of completion)
- Project Closeout Documentation – 1 bound binder + 1 PDF (at project completion)
- As-Built Documentation showing all areas abated – Included in Final Abatement Report
- Comprehensive Photographic Documentation – Digital media + printed index (at project completion)

The completed work area shall be free of all abatement debris, containment materials, and waste. The facility shall be fully restored to pre-project conditions or better.

Submit deliverables to:
a) Contracting Officer's Representative (COR)

CODES AND STANDARDS:

The Contractor shall provide a multi-disciplined team to furnish services required to complete the work. Each team member responsible must be knowledgeable of and provide work in compliance with the most current editions of all applicable codes, standards, and guidelines as adopted by BIA. Applicable standards and regulations include, but are not limited to:

Federal Environmental Regulations:

13. 40 CFR Part 61, Subpart M – National Emission Standards for Hazardous Air Pollutants (NESHAP)
14. 40 CFR Part 745 – Lead-Based Paint Renovation, Repair, and Painting Program
15. 40 CFR Parts 260–279 – Resource Conservation and Recovery Act (RCRA) Hazardous Waste Regulations
16. 40 CFR Part 262 – Standards Applicable to Generators of Hazardous Waste
17. 40 CFR Part 263 – Standards Applicable to Transporters of Hazardous Waste
18. EPA Lead Renovation, Repair and Painting Program (RRP Rule)

Federal Safety Standards (OSHA):

19. 29 CFR 1910.134 – Respiratory Protection
20. 29 CFR 1926.62 – Lead Exposure in Construction
21. 29 CFR 1926 Subpart Z – Toxic and Hazardous Substances
22. 29 CFR 1926 Subpart C – General Safety and Health Provisions
23. 29 CFR 1910.1200 – Hazard Communication Standard

Federal Labor Standards:

24. Davis-Bacon Act (40 U.S.C. §§ 3141–3148)

25. Service Contract Act (41 U.S.C. §§ 6701–6707)
26. 29 CFR Part 5 – Labor Standards Provisions Applicable to Contracts
27. Contract Work Hours and Safety Standards Act (40 U.S.C. §§ 3701–3708)

Transportation Regulations:

28. 49 CFR Parts 100–185 – Hazardous Materials Regulations
29. 49 CFR Part 172 – Hazardous Materials Table and Shipping Papers
30. 49 CFR Part 173 – General Requirements for Shipments and Packaging

Industry Standards:

31. ASTM E1728 – Standard Practice for Field Collection of Settled Dust Samples
32. SSPC-SP 2 – Hand Tool Cleaning
33. NIOSH Method 7082 – Lead by Atomic Absorption Spectroscopy
34. NIOSH Method 7300 – Elements by ICP
35. AIHA Laboratory Accreditation Programs
36. National Electrical Code (NEC) – NFPA 70

Indian Affairs and Tribal Requirements:

37. Buy Indian Act (25 U.S.C. § 47)
38. Indian Self-Determination and Education Assistance Act
39. BIA Construction and A-E Contracting Regulations
40. Gila River Indian Community Environmental Ordinances
41. GRIC Department of Environmental Quality Regulations
42. Tribal Business Licensing Requirements

In the event of conflicts between standards or regulations, the most stringent requirement shall apply unless otherwise directed by the COR. The Contractor shall notify the COR immediately upon discovery of any conflicts or ambiguities.

PLACE OF PERFORMANCE:

Department of the Interior, Bureau of Indian Affairs, Gila River Indian Community, Building 98 – Maintenance Garage, 146 West Pima Street, Sacaton, Arizona 85128.

PERIOD OF PERFORMANCE:

The period of performance for this project shall be ninety (90) calendar days from the date of the Notice to Proceed (NTP). This period encompasses all pre-abatement services, mobilization, abatement operations, post-abatement clearance testing, demobilization, waste disposal, and submission of the Final Abatement Report. Time is of the essence for this contract. Any request for extension of time shall be submitted in writing with full justification to the Contracting Officer (CO). Extensions will only be granted for circumstances beyond the Contractor's control and not attributable to the Contractor's fault or negligence.

END OF STATEMENT OF WORK