**Facility Planning & Control**

**11. ASBESTOS IDENTIFICATION AND REMOVAL**

1. For renovation and/or demolition projects the Owner recognizes the need for specialized technical assistance in the identification and treatment of asbestos‑containing materials, and that the Designer may not possess the knowledge or certification required to design the asbestos abatement phase of the project. Should the Designer not be qualified to design the asbestos abatement phase of the project, the Designer will be required to contract with an accredited Asbestos Designer and Inspector to provide the documents required to complete the asbestos abatement phase of the project. It shall be the Designer’s responsibility to ensure that all asbestos in the building(s) has been identified and its safe disposition defined in his documents to the best of his professional ability.

2. The responsibility of the Designer, in connection with asbestos abatement shall be as follows:

1. The Designer shall obtain the Asbestos Management Plan (AMP) from the User Agency.
2. The Designer shall review the AMP to locate all asbestos containing materials that will be disturbed during the renovation work. If after review of the AMP and the building the Designer feels that a more in depth survey is required to test additional suspect materials or to retest materials, the Designer shall obtain two proposals and present these to the FP&C Project Manager.
3. The Designer shall obtain from the User Agency any building plans, including renovations that are available.
4. During early design, the Designer/Inspector shall conduct a pre-design survey to locate and sample suspect materials not identified in the AMP.
5. For demolition projects, the Designer shall utilize destructive sampling techniques which may include investigation above multiple ceilings, crawlspaces, interior and exterior walls, flooring materials including concrete topping materials, waterproofing layers, stairway enclosures, spray coatings, etc. For renovation projects, the Designer shall utilize similar destructive sampling techniques unless the use of such techniques would cause damage to the building that could not be repaired in the course of the renovation. This additional sampling will be paid for as an additional or reimbursable expense to the designer. Repair of sampled areas may be required on renovation projects.
6. The Designer shall review all documents and conduct a final site visit to review conditions and locations of asbestos containing materials.
7. Any assumed asbestos containing materials noted in the AMP shall be either sampled for confirmation or specified to be removed and disposed of as asbestos containing material.
8. The Designer shall prepare and furnish to the Owner floor plans and such other drawings as are necessary to indicate general areas in which materials containing asbestos may exist and which may require removal or encapsulation in order to execute the General Contract work as programmed and/or designed.
9. Said floor plans shall indicate the location of such materials to the best of the Designer's knowledge and belief, but shall not be construed as guaranteeing that all such materials in the project have been actually located or identified by the Designer.
10. Designer shall use unit prices to provide the cost of more or less material where practical and effective. This should be used especially in instances where unforeseen material is suspected.
11. On large projects (greater than $250,000) a peer review of the proposed asbestos abatement may be conducted prior to bidding as directed by FP&C. If peer review is chosen, a separate contract will be issued by the Owner for this work.

3. The Owner, whenever feasible, will contract separately with a qualified asbestos abatement Contractor to remove and/or encapsulate the materials prior to advertising the project for renovation or demolition. If the Owner determines it is not feasible to contract separately for asbestos abatement, the Owner shall instruct the Designer to include the asbestos abatement as part of the scope of the overall renovation or demolition project.

4. The Designer shall include in the project specifications for all projects the following paragraphs:

1. Upon encountering any previously unidentified materials which he suspects may contain asbestos, the Contractor shall immediately cease all work in the immediate vicinity of the suspected materials and notify the Designer and the Owner. The Owner shall retain consultants to identify the suspected materials. Upon identification, the Owner reserves the right to contract separately for the removal, or require the Contractor (if qualified) to remove said materials in accordance with the following provision. In any case, the work shall be performed by a licensed and certified Abatement Contractor.
2. The Louisiana Department of Environmental Quality (D.E.Q.) has issued the Louisiana Emission Standards for Hazardous Air Pollutants. Where asbestos is encountered in a project, the Contractor shall comply with all laws and ordinances pertaining to asbestos handling and abatement, including the latest revision of LAC 33:III, Chapter 25, Subchapter F, Emission Standards for Hazardous Air Pollutants, LAC 33: III, Chapter 27, Asbestos Containing Materials in Schools and Public Buildings and LAC:33III, Chapter 51, Subchapter M, Section 5151, Emission Standards for Asbestos.

Notification should be addressed to:

Asbestos Supervisor

LA Dept. of Environmental Quality

Air Quality Division

Post Office Box 4313

Baton Rouge, Louisiana 70831-4313

1. If the Owner chooses to remove any previously unidentified materials by utilizing different Contractors, the Contractor shall cooperate fully with the Owner's consultants and asbestos abatement Contractor permitting them full access to the project, and shall not resume work in the vicinity of the suspected materials until advised by the Designer and the Owner that it is safe to do so.
2. The Designer shall specify the use of third party air monitoring firms (with no ownership associations with the contractor) in an expanded inspection role as follows: document daily work activities, number of workers present, track and quantify removal quantities (where necessary and where unit pricing is called for in specifications), perform pre-clearance inspection and verify on a daily basis the contractor work with the design documents and report to the designer any conflicts.