

Addendum #1

Environmental Abatement and Building Demolition (Scope of Work) RFB

100 Westbank Expressway, Gretna, LA 70053

December 12, 2024

Addendum # 1

This addendum supplements and modifies the Environmental Abatement and Building Demolition (Scope of Work) Request for Bid (RFB) prepared by Leaa Environmental, LLC dated September 2024, for the City of Gretna project located at 100 Westbank Expressway, Gretna, LA 70053. This addendum should be attached and incorporated by reference to the original September 2024 document to clarify the services and scope of work as hereafter specified. All terms and conditions stated in the September 2024 document will apply to the scope of work described in this addendum.

The following dates listed in the schedule have been changed.

Item	Date	Time (CST or CDT)
Deadline to answer written inquiries	12/12/2024	5:00 PM
Opening Date (deadline for submitting a Bid)	12/19/2024	10:00 AM

The following clarifications have been made regarding the scope of work

1. Elevator shafts and the associated elevator pit concrete shall be removed. The elevator pit shall be filled and compacted according to the standards specified in the bid package.
2. The dog run located on the Northeast side of the property (See Attachment 5 – D-001), will be removed to the slab. The two water faucets located nearby will be removed and capped at grade.
3. Light poles located throughout the property will be removed (See Attachment 5 – D-001).
4. There are two treated poles located on the Property that feed power to the property. Electrical lines running from the buildings to the treated wood poles are to be isolated by a licensed electrician and/or the local utility company. Both poles will remain in place and are labelled in Attachment 5 – D-001.
5. The contractor will coordinate with the electricity provider to remove the transformer located next to Building C or remove if directed to do so by the electrical provider.

The following questions were submitted via writing and during the Pre-Bid meeting on December 5, 2024, and the responses are included below. Written acknowledgement of receipt of this addendum is included with the revised bid form in Attachment 1. Questions and answers are not listed in a defined order.

Q1: Are there any electronic copies of the documents I might be able to obtain at this time?

A1: www.publicpurchase.com and www.gretnala.com have electronic copies available.

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Q2: Is there an estimated budget or value you were willing or able to share with me at this time?

A2: The total estimate will be \$719,200.00

Q3: Is there a list of plan holders or potential bidders you could send my way?

A3: No; however, there is the pre-bid sign in sheet that is attached

Q4: Have start and end dates for the actual work on the project been established yet?

A4: No; however, it is anticipated that the contract will be presented to the City Council during the January Council meeting to be voted on and contract document will be sent to the selected contractor for signature shortly thereafter. The SOW details the number of days the contractor must complete the work.

Q5: Would an Asbestos Survey or Environmental Assessment be available for pre-review before the pre-bid meeting on December 5? If so, could we be furnished a copy?

A5: All Asbestos Surveys are included in the scope of work in the Environmental Reports Section, which starts on page 230 of the bid package.

Q6: I'm working on the bid package for the above-mentioned project and wanted to know if there was a special bid bond form for us to use when getting a bid bond or is the one our bonding company usually uses okay?

A6: You may use the bid bond provided by your bonding company.

Q7: Also, it states for us to use the bid form in attachment 1 but I don't see an attachment 1. Is there a website I should be going to in order to find the correct forms?

A7: The entire bid package can be found on www.publicpurchase.com and www.gretnala.com and includes all documents. The Bid Form is on page 218 and 219 of the bid package. New Bid Form Attached to this Addendum.

Q8: Will the CITY require building permits and demolition permits for this project?

A8: Yes, the contractor is responsible for applying for a city building permit and obtaining all utility disconnects.

Q9: Are contractors required to use a licensed plumber?

A9: Yes, as required by local, parish, state and federal code and regulations.

Q10: Can the contractor cap the water from the main valve at the front of the property?

A10: The contractor may cap the water and sewer lines from the main tie in at the property line. If done so, the contractor must use a licensed plumber and shall flush sewage lines on the property with water to evacuate the line of sewerage waste prior to capping.

Q11: Are contractors allowed to work on Saturdays and Sundays?

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A11: Contractors may work on Saturdays after 8AM and stopping work prior to 6:00 p.m. The Contractor is not permitted to work Sundays.

Q12: Will the parking lots need to be removed?

A12: The driveways, parking lots, building concrete slab and walkways on grade, and concrete curbs will stay. The exception to this is the concrete walkways surrounding the swimming pool and attached to the swimming pool deck, which will need to be removed.

Q13: Is the contractor to remove all vegetation?

A13: Vegetation at the front of the building along the Westbank Expressway and along the east open canal (as illustrated on Drawing D001) are the only vegetation that cannot be removed, what is done with other vegetation is at the contractor's discretion. A map bounding the mentioned vegetation is included in Attachment 5.

Q14: Will the contractors be penalized if they accidentally damage the concrete slab during demolition?

A14: The contractors will not be held liable for any damage to the concrete slab, so long as it does not affect the structural integrity of the concrete over the two drainage canals on the property and would not cause damage to a normal vehicle if it was to drive over the location. Final decision of unacceptable damage will be at the City's discretion.

Q15: Does the white picket fence need to be removed?

A15: All existing perimeter fencing at the site must remain intact and undamaged.

Q16: Are prospective bidders allowed to make return visits?

A16: Prospective bidders may contact the CITY to schedule an additional site walk.

Q17: What is planned with the sign at the front of the property?

A17: The sign and associated steel column along with the adjacent flag pole are to be removed.

Q18: Is the contractor allowed to salvage the material associated with the structures and within the structures?

A18: The contractor is allowed to salvage, repurpose, or recycle scrap metal and other materials found on the property except for those identified in other questions and answers. This fact should be reflected in bid pricing.

Q19: Is the slab surrounding the swimming pool in the courtyard being removed as part of demolition?

A19: The surrounding pool, concrete decking, and swimming pool must be removed, filled, and compacted according to the standards specified in the bid package.

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Q20: Is an electrician required for connections and disconnections?

A20: Yes, as required by local, parish, state and federal code and regulations.

Q21: Would it be possible to obtain the pre-bid meeting attendance sheet for the subject solicitation?

A21: Yes, included as Attachment 2.

Q22: When I read through the environmental reports and, I noticed that there did not seem to be any asbestos besides Ceiling Texture in Building E and exterior caulk. Is that all there is?

A22: The buildings also hold Asbestos Containing; floor tile with associated mastic, pipe mastic, exterior wall caulk and sheetrock associated with the property. The final environmental reports titled 'Updated Asbestos Survey Report' and 'Updated Hazardous Materials Survey Report' dated September 10, 2024, and September 12, 2024, respectively, encompasses the information collected from all previous surveys conducted at the property and should be used as the basis for quantifying ACM and hazardous materials on the property. These reports and appendices can be found starting on page 711 and page 1207 respectively of the online bid package. For clarification, the reports, will be included as Attachments 3 & 4 of this addendum. The Asbestos Survey Appendices except for the ACM Estimation Tables, have been removed to shorten the addendum.

Q23: The project is listed as an "RFP". However, it doesn't appear that this type of procurement can be solicited as an RFP under the LA public bid law. It would seem this would need to be bid according to LA RS 38:2211 with award going to the lowest responsible and responsive bidder. Please advise.

- a. If the project is a low bid procurement, then the LA uniform public bid forms would need to be utilized and provided in lieu of the bid forms provided
- b. If the project can be procured as an RFP please provide the following:
 1. Basis of award
 2. Evaluation criteria and scoring matrix
 3. Deliverables required
 4. Evaluation committee members

A23: This is a Request for Bid (RFB) NOT a Request for Proposal (RFP). The terms 'RFP' and 'Request for Proposal' listed in the bid package shall be replaced and read as 'RFB' and 'Request for Bid' respectively throughout all bid documents .

Q24: Plan sheet A-001 has an index of drawings listed. Plans sheets A-002 (Site plan) and A-003 (Landscape) are listed, but do not appear in the package. We are not sure if there is relevant information for the project but wanted to point it out if so. Can you please confirm these are not relevant for this procurement or issue the documents if they are.

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A24: A complete Plan Sheet Package has been included in this addendum as Attachment 5 and are intended to replace the Plan Sheets included in the Drawings of the Scope of Work dated September 2024.

Q25: Is the Asbestos listed in the drawings section of the scope the only asbestos on the property?

A25: Attachment 5 of this Addendum shows all asbestos that is to be removed from the property. These drawings will replace the previous drawings from page 220 to page 229 of the bid package. A further review of the previous drawings and environmental reports revealed that Room 2025 was incorrectly labelled for abatement in the bid package. It should be noted that abatement of sheetrock walls in Room 2025 are no longer required.

Q26: Can you indicate where the underground canals are located on a drawing for reference?

A26: Dashed lines indicating the general location of the canals beneath the slab are featured on the Site Plans (A-001, H-001, D-001), see Attachment 5 of this addendum.

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December 12, 2024

ATTACHMENT 1

Revised Bid Form

SCOPE OF WORK - RFB

100 Westbank Expressway, Gretna, LA

December 2024

Bid Form

Name of Firm: _____

Address: _____

Phone Number/Email: _____

Louisiana Contractor License #: _____

PROJECT:

Environmental Abatement and Building Demolition Request for Bid
Former WBE Hotel
100 Westbank Expressway
Gretna, LA 70053

BID TO:

City of Gretna
740 2nd Street
Gretna, LA 70053

POC:

Betsy Morgan, Accountant
City of Gretna
Finance Department
bmorgan@gretnala.com

BASE BID: The bidder acknowledges to perform all work identified in the SOW-RFB in accordance with all local, state, and federal regulations. The following base bid options will include pricing for abatement and demolition activities.

COST ITEM 1	Mobilization, Initial Project Submittals, Site Control and Maintenance, Weekly Site Meetings, Project Closeout, Demobilization		
QUANTITY	UNIT OF MEASURE	UNIT PRICE	COST EXTENSION
1	Lot (each)		
COST ITEM 2	Asbestos Abatement		
QUANTITY	BUILDING	UNIT PRICE	COST EXTENSION
1	Building A		
1	Building B		
1	Building C		
1	Building D		
1	Building E		
1	Lobby / Restaurant		
1	Maintenance Building		
Total Asbestos Abatement Cost			
COST ITEM 3	Hazardous Materials		
QUANTITY	BUILDING	UNIT PRICE	COST EXTENSION
1	Building A		
1	Building B		
1	Building C		
1	Building D		
1	Building E		
1	Lobby / Restaurant		
1	Maintenance Building		

Bid Form

COST ITEM 4		Demolition	
QUANTITY	BUILDING / AREA	UNIT PRICE	COST EXTENSION
1	Building A		
1	Building B		
1	Building C		
1	Building D		
1	Building E		
1	Lobby / Restaurant		
1	Maintenance Building		
1	Swimming Pool		
		Total Demolition Cost	
TOTAL SOW-RFP COST (Cost Item 1 + 2 + 3 + 4)			
		Total SOW-RFB Cost	

Note: Any qualifying or conditional statements included on or attached to the bid form may result in rejection of the bid unless rescinded by the bidder. The bidder acknowledges that they are a licensed Contractor in the State of Louisiana that work is being completed and that they are authorized to sign on behalf of the company.

Undersigned acknowledges receipt of the following numbered addenda:

No: 1 Dated: December 12, 2024

 Name/Title

 Signature/Date

 Company






Attachment 2

Mandatory Pre-Bid Meeting – Contractor Sign-In Sheet Dated December 5, 2024

Former Hotel Environmental Abatement and Building Demolition Project
 Leaaf # COG-053C
 100 Westbank Expressway, Gretna, LA 70053

December 5, 2024

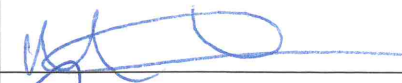
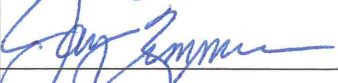
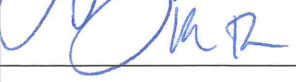
NOTE: Companies not listed on this document will not be eligible to provide a valid bid for this project. If representing a different company, please provide that company's name in this document.

Sign-In Sheet					
Printed Name	Signature	Company	Phone	Email	Time Arrived
Bill WALLACE		ZPES	985-415-0742	bwallace@go2priority.com	10:00
Trent Greco		Cycle Construction	504-275-1344	estimating@cycleconstruction.com	9:49
Alex Simon		QC Services LLC	985-590-2269	alex@qcservicesllc.com	9:50
Lawrence Falenckis		Specialty Demolition	504-837-2899	Lawrence@KMTK.com	9:50
Matthew Deseke		QC Services LLC	214-861-4133	matthew@qcservicesllc.com	9:51

Former Hotel Environmental Abatement and Building Demolition Project
 Leaaf # COG-053C
 100 Westbank Expressway, Gretna, LA 70053

December 5, 2024

NOTE: Companies not listed on this document will not be eligible to provide a valid bid for this project. If representing a different company, please provide that company's name in this document.

Sign-In Sheet					
Printed Name	Signature	Company	Phone	Email	Time Arrived
Matt Kauffman		IPES	225-439-4148	mkauffman@goipriority.com	
JAY ZIMMERL		Zimmer Eschette Service LLC	504-8271902	JAY@ZESERVICESLLC.COM	9:55
Kasuj Bylsma		LMB Services LLC 70108	504-239-5011	Kasuj@LMBservices.net	9:58

Former Hotel Environmental Abatement and Building Demolition Project
Leaaf # COG-053C
100 Westbank Expressway, Gretna, LA 70053

December 5, 2024

NOTE: Companies not listed on this document will not be eligible to provide a valid bid for this project. If representing a different company, please provide that company's name in this document.

Sign-In Sheet					
Printed Name	Signature	Company	Phone	Email	Time Arrived
Ramiro Montelongo		Cloudnabors Demolition	972 840 0739	rmontelongo@cloudnabors.com	
Donald Delatte		Insul-Tech	504-251-5948	donaidd@insul-tech.net	
Steve Vignes		Insulation Technologies Inc	504 234 2072	stevev@insul-tech.net	
Theresa Pennington		Gill	504-335-9823	bids@gillindustriesllc.com	
Joy Gros		Grow Env.	504-309-7304	jjgros@growec.net	
Scott Robinson		LAWO Env.	504-910-8006	scott@lawoenv.com	
Jason Mathen		Grow EL	504 331 1547	jmathen@growec.net	
Scott Hill		BB Industrial	377-852-0511	scot.hill@gmail.com	
Belden Washburn		BBIS Industrial Services	225 400 7619	belden.washburn@bbis.com	
Robert CHONG		Pipe Works	504 382 8320	pipeworks@yahoo.com	
Louis M. Baldenerenti		LMB Services, LLC	504-920-1012	lmb@lmbservices.net	9:58
MARK OGDEN A Rodgers		LMB	504 329 0428	markodgen@gmail.com	9:59

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Attachment 3

Updated ACM Survey Report

Dated September 10, 2024



Amelia Pellegrin, AICP
Director of Planning and City Development
CITY OF GRETNA, LOUISIANA
740 2nd St, Gretna, LA 70053

**RE: Updated Asbestos Survey Report
Demolition Project – 100 Westbank Expressway
100 Westbank Expressway, Gretna, LA 70053**

Dear Ms. Pellegrin:

The following letter report summarizes the findings of the Updated Asbestos Survey completed by Leaaf Environmental, LLC (Leaaf). The survey was conducted over eight (8) sampling events between March 6, 2024, and August 14, 2024, for the proposed demolition of the former hotel buildings located on the property at 100 Westbank Expressway, Gretna, LA 70053 (Property). Refer to Appendix A for an illustration of the location of the property. The survey consisted of the following sampling events:

- Asbestos sampling on March 6, 2024
- Asbestos sampling on March 7, 2024
- Asbestos sampling on March 8, 2024
- Asbestos sampling on April 17, 2024
- Asbestos sampling on April 18, 2024
- Asbestos sampling on April 19, 2024
- Asbestos sampling on August 13, 2024
- Asbestos sampling on August 14, 2024

Background

Asbestos-containing materials (ACMs) have been identified in buildings at the property during asbestos sampling events that took place between March 6, 2024, and April 19, 2024 conducted by Mal Picard and Anthony Sagnard of Leaaf. The March 6-8 sampling events were completed by collecting the minimum number of required samples needed for each material per Louisiana Asbestos Regulations. The previous initial asbestos sampling events found that a low percentage of the multiple samples collected were positive for asbestos content (>1% asbestos). As the property’s buildings are planned for demolition, it was determined that each building room would be identified as an individual homogeneous area and sampled according to the regulations rather than identifying a homogeneous area per building (7 samples per building). Following the initial asbestos sampling events a more detailed sampling of the walls, ceilings and exterior joint caulk were collected on April 17-19, 2024, in each hotel or support room (rooms). This follow up survey found that asbestos was present in only selected rooms.

The prior two survey events identified the following general materials as asbestos-containing (<1% asbestos):

- Building A
 - Off-White Wall Texture with Paint in selected rooms
 - Grey Caulk with Paint (surrounding PTAC units) between the walkway and the wall facing the walkway of each room

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- Building B
 - Grey Caulk with Paint (surrounding PTAC units) between the walkway and the wall facing the walkway of each room
- Building C
 - White Wall Texture with Paint in selected rooms
 - White Ceiling Texture in selected rooms
 - Black Floor Mastic adhered to 12" x 12" Beige Vinyl Tile in selected rooms
 - Grey Caulk with Paint (surrounding PTAC units) between the walkway and the wall facing the walkway of each room
- Building D
 - Grey Caulk with Paint (surrounding PTAC units) between the walkway and the wall facing the walkway of each room
- Building E
 - White Ceiling Texture with Paint in selected rooms
 - Grey Caulk with Paint (surrounding PTAC units) between the walkway and the wall facing the walkway of each room
- Lobby/Restaurant
 - 12" x 12" White with Red Marbling Vinyl Tile and associated Black Mastic
 - 12" x 12" Beige with Brown Marbling Vinyl Tile and associated Black Mastic

During these two previous sampling events a few rooms were not accessible. On August 13 & 14, 2024, a comprehensive asbestos survey was conducted in each of the previously locked rooms: Building B (Rooms 1027, 1033, 3029, 3040), Building C (Electrical Room 1056, Boiler Room 1054B, Storage Room 2056, Room 3056), Building D (Room 1078), Building E (1084, 1112, 1114, 1116, 2116, 3116) and Maintenance building.

Survey

This report includes the most recent asbestos sampling events that took place on August 13, 2024, and August 14, 2024, which were limited to building materials in the buildings' rooms that were locked/inaccessible during previous two (2) asbestos sampling events. Asbestos sampling was conducted by Sadie Jill Hunt of Leaaf, LDEQ certified Asbestos Inspector (CERT # M1215979) of the previously inaccessible rooms. One hundred twelve (112) bulk samples were collected in accordance with the procedures detailed in Appendix B – Attachment 1 within individual rooms located in Buildings B, C, D, E and Maintenance Building. The sampling was documented on field forms, which can be found in Appendix B – Attachment 2. The samples were sent to a LELAP laboratory (Eurofins J3 Resources, Inc. – Houston, TX, AI # 139374, LELAP # 04143) for PLM analysis. Refer to Appendix B – Attachment 3 for a copy of the laboratory reports and chain-of-custody.

Findings

The Louisiana Department of Environmental Quality (LDEQ) defines ACM as any material containing greater than one percent (> 1.0%) asbestos. The PLM analysis indicated that some of the wall/ceiling sample layers analyzed had asbestos concentrations between 1% and 2%.

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Both LDEQ and EPA recommend that PLM analyses within these concentrations be subjected to a more accurate Point Count analysis to ensure that false positives are eliminated. Leaaf contacted the laboratory and requested Point Count analysis be performed on samples with concentrations 1- 2% for each homogenous area. A total of twelve (12) samples were reanalyzed. Refer to Appendix B – Attachment 3 for a copy of the laboratory reports and chain-of-custody.

Based on the PLM analysis and subsequent Point Count analysis, asbestos was found to be present in building materials sampled for the property.

The following homogenous areas of suspect ACM were identified as ACM during the survey for the third asbestos sampling event conducted for the buildings located on the property:

Sample Description	Building	Location	Asbestos Type & Percent	Friable / Non-Friable
White Ceiling Texture	C	Interior – Room 2056	1.25-2% Chrysotile (texture)	Friable
12” x 12” Floor Tile and associated Black Mastic	C, E	Interior - Rooms 1116, 2116, 2056	2% Chrysotile (floor tile) 3% Chrysotile (mastic)	Non-Friable
Black Tar Mastic adhered to Metal Pipe	C	Interior – Room 2056	8% Chrysotile	Non-Friable

Conclusions

This report is a combination of all of the asbestos sampling that was conducted at the Property. The samples analyzed for all sampling events indicate that asbestos above the regulatory limit is present in the following building materials sampled for the former hotel buildings:

Wall Texture

Based on the room-by-room PLM survey, asbestos above the regulatory limit is present in the following rooms in/on sheetrock wall:

- Building A- 1st Floor: Room 1001
- Building B- No regulated asbestos was found to be present in/on sheetrock wall
- Building C- 2nd Floor: Room 2025
- Building D- No regulated asbestos was found to be present in/on sheetrock wall
- Building E- No regulated asbestos was found to be present in/on sheetrock wall
- Lobby/Restaurant - No regulated asbestos was found to be present in/on sheetrock wall

Ceiling Texture

Based on the room-by-room PLM survey, asbestos above the regulatory limit is present in the following rooms in the ceiling texture:

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- Building A - No regulated asbestos was found to be present in the ceiling
- Building B - No regulated asbestos was found to be present in the ceiling
- Building C - 2nd Floor: Room 2056 (Storage)
- Building D - No regulated asbestos was found to be present in the ceiling
- Building E - 1st Floor: Rooms 1083, 1085, 1089, 1091, 1093, 1095, 1097, 1099, 1109, 1111, 1113, 1115, 1117, 1110, 1108, 1106, 1104, 1102, 1100, 1098, 1096, 1092, 1090, 1088, 1086, 1082, 1st Fl. Maintenance-
- Building E - 2nd Floor: Rooms 2083, 2085, 2087, 2089, 2095, 2110, 2108, 2106, 2104, 2100, 2098, 2096, 2094, 2092, 2090, 2088, 2086, 2084, 2082, 2nd Fl. Maintenance.
- Building E - 3rd Floor - No regulated asbestos was found to be present in the ceiling
- Lobby/Restaurant - No regulated asbestos was found to be present in the ceiling

Grey Caulk

Based on the room-by-room PLM survey, asbestos above the regulatory limit located within exterior grey caulk was present for buildings A, B, C, D, and E except for outside the following rooms:

- Building E Exterior: Rooms 1087, 1109, 1113, 2089, 2093, and 2103
 - Note: While referred to as packaged terminal air conditioner (PTAC) Caulk in this document and attachments, the location of the caulk is below the PTAC housing between the exterior concrete walkway and exterior room walls the length of the room.

Flooring

Based on the PLM Survey the following flooring contained asbestos >1%:

- Lobby/Restaurant:
 - Storage Room 1: 12" x 12" White with Red Marbling Vinyl Tile and associated Black Mastic
 - Meeting Room: 12" x 12" Beige with Brown Marbling Vinyl Tile and associated Black Mastic
- Building C – 1st Floor Room 1048: Black mastic adhered to non-ACM 12" x 12" Beige Vinyl Tile
 1st Floor Room 1056: 12" x 12" Off-white Floor Tile and associated Black Mastic
 2nd Floor Rooms 2056: 12" x 12" Off-white Floor Tile and associated Black mastic
- Building E – 1st Floor Room 1116: 12" x 12" Off-white Floor Tile and associated Black

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mastic
2nd Floor Rooms 2116: 12" x 12" Off-white Floor Tile and associated Black
mastic

Black Mastic on Pipe

- Building C - Room 1056: Black mastic adhered to Metal Pipe

Leaaf recommends removal of the identified ACM based on the planned demolition of the buildings and the impact this demolition will have on the indicated ACM. A certified asbestos abatement contractor utilizing proper abatement techniques should remove and dispose of the ACM as needed. The demolition contractor and/or their abatement subcontractor will need to fill the appropriate forms with the LDEQ in accordance with the Louisiana Administrative Code, Title 33, Part III, Ch. 51 regulations. Until abated, it is recommended that persons visiting or working in areas where ACM is presence take precautions to limit exposure during any activities that might render the ACM friable.

If there are any questions or additional information is needed, please contact me at (504) 342-2687.

Sincerely,
Leaaf Environmental, LLC

Anthony Sagnard
LDEQ Certified Asbestos Inspector

Mallory Picard
LDEQ Certified Asbestos Inspector

Sadie Jill Hunt
LDEQ Certified Asbestos Inspector

Attachment (support documents)

5	Leaaf Environmental, LLC	www.leaaf.com
	2301 Whitney Ave, Gretna, LA 70056	Phone (504) 342-2687 Fax (504) 342-2715

Appendices

Appendix A – Property Location Map

Appendix B – Bulk Sampling Support Documentation

Attachment 1 – Sampling & Analysis Method

Attachment 2 – Field Documentation

Attachment 3 – Analytical Results and Chain of Custody

Attachment 4 – Sampling Table

Appendix C – Sources of Information

Attachment	Leaaf Environmental, LLC	www.leaaf.com
	2301 Whitney Ave, Gretna, LA 70056	Phone (504) 342-2687 Fax (504) 342-2715

Attachment 4

ACM Estimation Tables

Attachment	Leaaf Environmental, LLC	www.leaaf.com
	2301 Whitney Ave, Gretna, LA 70056	Phone (504) 342-2687 Fax (504) 342-2715



**Attachment B.4 – ACM Estimations
Leaaf # COG-053B**

Estimated ACM (Ceiling Texture)	
Room # (Building C)	ACM (ft²)
2056 Storage	169
Room # (Building E)	ACM (ft²)
1083	319
1085	480
1089	480
1091	319
1093	319
1095	319
1097	319
1099	319
1109	319
1111	319
1113	319
1115	319
1117	319
1110	319
1108	319
1106	319
1104	319
1102	319
1100	319
1098	319
1096	319
1092	319
1090	319

Estimated ACM (Ceiling Texture)	
Room # (Building E)	ACM (ft²)
2095	319
2110	319
2108	319
2106	319
2104	319
2100	319
2098	319
2096	319
2094	319
2092	319
2090	319
2088	319
2086	319
2084	319
2082	319
2nd Fl. maintenance	100
1088	319
1086	319
1082	319
1st Fl. maintenance	100
2083	319
2085	319
2087	319
2089	319
TOTAL Ceiling ACM	15,046 ft²



Estimated ACM (Wall Texture)	
Room # (Building A)	ACM (ft²)
1001	576
Room # (Building C)	ACM (ft²)
2025	576
TOTAL Wall ACM	1,152 ft²

Estimated ACM (Flooring)	
Room # (Lobby/ Restaurant)	ACM (ft²)
Storage Room 1	125
Meeting Room	2016
Room # (Building C)	ACM (ft²)
1048	1372
1056	169
2056	169
Room # (Building E)	ACM (ft²)
1116	268
2116	268
TOTAL Floor ACM	4,387 ft²

Estimated ACM (Black Mastic on Pipe)	
Room # (Building C)	ACM (ft)
1056	8
TOTAL Black Mastic on Pipe	8



Estimated ACM (Exterior Gray Caulk)	
Building A	
1 st Floor - Room #	ACM (ft ²)
1000	8
1001	8
1002	8
1003	8
1004	8
1005	8
1006	8
1007	8
1008	8
1009	8
1010	8
1011	8
1012	8
1013	8
1014	8
1015	8
1016	8
1017	8
1018	8
1019	8
1020	8
1021	8
1022	8
1023	8
1024	8
1025	8
2 nd Floor - Room #	ACM (ft ²)
2000	8
2001	8
2002	8
2003	8
2004	8
2005	8
2006	8
2007	8
2008	8
2009	8

Estimated ACM (Exterior Gray Caulk)	
Building A	
2010	8
2011	8
2012	8
2013	8
2014	8
2015	8
2016	8
2017	8
2018	8
2019	8
2020	8
2021	8
2022	8
2023	8
2024	8
2025	8
3 rd Floor - Room #	ACM (ft ²)
3000	8
3001	8
3002	8
3003	8
3004	8
3005	8
3006	8
3007	8
3008	8
3009	8
3010	8
3011	8
3012	8
3013	8
3014	8
3015	8
3016	8
3017	8
3018	8
3019	8
3020	8



Estimated ACM (Exterior Gray Caulk)	
Building A	
3 rd Floor - Room #	ACM (ft ²)
3021	8
3022	8
3023	8
3024	8
3025	8
Building B	
1 st Floor - Room #	ACM (ft ²)
1027	8
1029	8
1031	8
1032	8
1033	8
1034	8
1035	8
1036	8
1037	8
1038	8
1039	8
1040	8
1041	8
2 nd Floor - Room #	ACM (ft ²)
2026	8
2027	8
2028	8
2029	8
2030	8
2031	8
2032	8
2033	8
2034	8
2035	8
2036	8
2037	8
2038	8
2039	8
2040	8

Estimated ACM (Exterior Gray Caulk)	
Building B	
3 rd Floor - Room #	ACM (ft ²)
2041	8
3026	8
3027	8
3028	8
3029	8
3030	8
3031	8
3032	8
3033	8
3034	8
3035	8
3036	8
3037	8
3038	8
3039	8
3040	8
3041	8
Building C	
1 st Floor - Room #	ACM (ft ²)
1042	8
1043	8
1044	8
1045	8
1046	8
1047	8
1049	8
1051	8
1053	8
1055	8
2 nd Floor - Room #	ACM (ft ²)
2042	8
2043	8
2044	8
2045	8
2046	8
2047	8



Estimated ACM (Exterior Gray Caulk)	
Building C	
2 nd Floor - Room #	ACM (ft ²)
2048	8
2049	8
2050	8
2051	8
2052	8
2053	8
2055	8
3 rd Floor - Room #	ACM (ft ²)
3042	8
3043	8
3044	8
3045	8
3046	8
3047	8
3048	8
3049	8
3050	8
3051	8
3052	8
3055	8
Building D	
1 st Floor - Room #	ACM (ft ²)
1057	8
1058	16
1059	8
1061	8
1062	8
1063	8
1064	8
1065	8
1066	8
1067	8
1068	8
1069	8
1070	8
1071	8

Estimated ACM (Exterior Gray Caulk)	
Building D	
1072	8
1073	8
1074	8
1075	8
1076	8
1077	8
1078	8
1079	8
1080	8
2 nd Floor - Room #	ACM (ft ²)
2057	8
2058	8
2059	8
2060	8
2061	8
2062	8
2063	8
2064	8
2065	8
2066	8
2067	8
2068	8
2069	8
2070	8
2071	8
2072	8
2073	8
2074	8
2075	8
2076	8
2077	8
2078	8
2079	8
2080	8
3 rd Floor - Room #	ACM (ft ²)
3057	8
3058	8



Estimated ACM (Exterior Gray Caulk)	
Building D	
3 rd Floor - Room #	ACM (ft ²)
3059	8
3060	8
3061	8
3062	8
3063	8
3064	8
3065	8
3066	16
3069	8
3070	8
3071 Poolside	40
3071 Parking Side	40
Building E	
1 st Floor - Room #	ACM (ft ²)
1082	8
1083	8
1084	8
1085	16
1086	8
1088	8
1089	8
1090	8
1091	8
1092	8
1093	8
1094	8
1095	8
1096	8
1097	8
1098	8
1099	8
1100	8
1101	8
1102	8
1103	8
1104	8

Estimated ACM (Exterior Gray Caulk)	
Building E	
1105	8
1106	8
1107	8
1108	8
1110	8
1111	8
1112	8
1114	8
1115	8
1117	8
2 nd Floor - Room #	ACM (ft ²)
2082	8
2083	8
2084	8
2085	8
2086	8
2087	8
2088	8
2090	8
2091	8
2092	8
2094	8
2095	8
2096	8
2097	8
2098	8
2099	8
2100	8
2101	8
2102	8
2104	8
2105	8
2106	8
2107	8
2108	8
2109	8
2110	8



Estimated ACM (Exterior Gray Caulk)	
Building E	
2 nd Floor - Room #	ACM (ft ²)
2111	8
2112	8
2113	8
2114	8
2115	8
2117	8
3 rd Floor - Room #	ACM (ft ²)
3082	8
3083	8
3084	8
3085	8
3086	8
3087	8
3088	8
3089	8
3090	8
3091	8
3092	8
3093	8
3094	8
3095	8
3096	8
3097	8
3098	8
3099	8
3100	8
3101	8
3102	8
3103	8
3104	8
3105	8
3106	8
3107	8
3108	8
3109	8
3110	8

Estimated ACM (Exterior Gray Caulk)	
Building E	
3111	8
3112	8
3113	8
3114	8
3115	8
3117	8
TOTAL Exterior Caulk ACM	2,632 ft²

Attachment 4

Updated Hazardous Materials Survey Report

Dated September 12, 2024



Amelia Pellegrin, AICP
Director of Planning and City Development
CITY OF GRETNA, LOUISIANA
740 2nd St, Gretna, LA 70053

**RE: Updated Hazardous Materials Survey Report
Demolition Project – 100 Westbank Expressway
100 Westbank Expressway, Gretna, LA 70053**

Dear Ms. Pellegrin:

The following letter report summarizes the findings of the Updated Hazardous Materials Survey completed by Leaaf Environmental, LLC (Leaaf). The survey was conducted over five (5) days between March 6, 2024, and August 14, 2024, for the former hotel buildings located at 100 Westbank Expressway, Gretna, LA 70053 (Property). Refer to Appendix A for an illustration of the location of the property. This report exists to identify and inventory potential hazardous materials that require special management or that should be removed and properly disposed of prior to initiating demolition activities. The survey consisted of the following events:

- Hazardous Materials Survey on March 6, 2024
- Hazardous Materials Survey on March 7, 2024
- Hazardous Materials Survey on March 8, 2024
- Hazardous Materials Survey on August 13, 2024
- Hazardous Materials Survey on August 14, 2024

Survey

The hazardous materials survey was conducted on March 6-8, 2024, by environmental professionals Mallory Picard and Anthony Sagnard and on August 13-14, 2024, by Sadie Jill Hunt of Leaaf. A visual walkthrough of the building was performed to inspect equipment and materials that have the potential to contain hazardous components or made up of materials needing special handling and/or disposal. During the survey, various equipment and materials were also inventoried for possible salvage and recycling. The survey was conducted in accordance with the procedures detailed in Appendix B – Attachment 1. A spreadsheet detailing the potential hazardous materials observed or identified during the survey and estimated quantities of the materials can be found in Appendix B – Attachment 2.

The August 13-14 survey was conducted to record the hazardous materials within the rooms that were previously locked or inaccessible during the March 6-8 survey which included: Building B (Rooms 1027, 1033, 3029, 3040), Building C (Electrical Room 1056, Boiler Room 1054B, Storage Room 2056, Room 3056), Building D (Room 1078), Building E (1084, 1112, 1114, 1116, 2116, 3116) and Maintenance building.

It should be noted that the term “hazardous materials” used in this report generally describes materials that may be considered non-hazardous or hazardous and may require special handling, recycling, disposal, and shipping. No physical samples were collected, and subsurface areas were not included as part of the survey. No attempt was made to disassemble devices or visually inspect suspect materials within the devices, equipment, or appliances.

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Findings

Potentially hazardous materials were visually observed on the property. Proper management and/or disposal of identified materials prior to any renovation and or demolition activities can prevent potential exposures and harm to employees, the public, and/or the environment. Many of the materials identified at the site can be recycled or simply included as demolition waste. Some of the materials contain chemicals or products that require special handling, disposal, and shipping if they will no longer be used for their intended purpose. Please note that reported quantities are estimates only and should be independently verified prior to disposal or renovation/demolition activities as these may have changed.

The following will summarize the materials found on the property and would require special handling, transportation, disposal, and/or recycling:

- Electronic Waste (E-Waste): E-waste is classified by the EPA as Universal Wastes and requires special disposal. Recycling of E-waste reduces the releases of heavy metals like lead, cadmium, copper, and chromium into the environment which contribute to contaminants in our air, water, and landfills. E-waste refers to any unwanted electronic device, equipment or appliance containing a circuit board, or cathode ray tube (CRT). The following E-wastes were observed on the interior of the building: speaker/intercom systems, televisions, non-mercury thermostats, office phones, automatic soap dispensers, automatic paper towel dispensers, remote controls, routers, clothes irons, security cameras, alarm clocks, credit card readers, instant coffee machines, buffet tables, VCRs, vacuum cleaners, toasters, printers, servers, fuse boxes, router, computer panels, Wi-Fi access points, washers, dryers, hair dryers, and a mixing machine.
- Large Batteries: Large batteries are classified by the EPA as Universal Wastes and require special disposal as they can contain acids and/or metals that need to be properly recycled or disposed of as hazardous waste. Universal Waste batteries include but are not limited to battery types containing lead acid, nickel, cadmium, lithium (greater than nine volts [9V]), silver, and/or mercury, and are often found in e-waste and large equipment. The following devices that have or may contain large batteries were observed on the interior and exterior of the building: AA batteries, emergency lights, fire warning system lights, exit signs.
- White Waste and Large Appliances: White waste and large appliances may contain chemicals or products such as refrigerants, polychlorinated biphenyl (PCB)-containing capacitors or ballasts, and metals that require special handling and disposal if they will no longer be used for their intended purpose. Appliances in good operating order may be reused or recycled. The following white waste and large appliances were observed on the interior of the building: microwaves ovens, exhaust hoods, deep fryers, grills, ovens, dishwashers.
- Ozone Depleting Substances (ODS) and Refrigerants: Federal laws prohibit releases and also require recovery of these substances in accordance with 40 CFR 82. ODS include equipment and appliances that contain manmade refrigerants (i.e., freon, chlorofluorocarbons (CFCs), and hydrochlorofluorocarbons (HCFCs)), or compressor oils. Equipment that is to be removed or dismantled will need to have a contractor licensed to recover and collect the refrigerants. The following ODS were observed on the interior of the

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September 12, 2024

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Leaaf # COG-053B

building: PTAC A/C units, refrigerator, drinking water fountain, walk-in freezers, commercial fridge, ice maker, soft drink dispensers, and filter drier.

- Hazardous Chemicals: Hazardous chemicals require special disposal and are regulated by federal, state, and/or local laws. Recovered liquids may be sent to a licensed reclaimer or incineration facility. Contaminated material must be disposed of in a permitted waste management facility. Consult federal, LDEQ, and local authorities for approved procedures. The following hazardous chemicals were observed on the interior of the building: gasoline, bleach, surfactant, destainer, unknown corrosive chemical, fuel stabilizer, grout cleaner, outdoor cleaner, wood finish, degreaser, transformer tank oil, and elevator motor oil
- Paints, Sealants, and Miscellaneous Commercial Chemicals: Paints contain chemicals (typically volatiles and/or metals) that require special disposal. The oils, solvents, and heavy metals in the paint, if released into the environment, could potentially contaminate the soil, water, and/or air. Hazardous chemicals may require special disposal if not used for their intended purpose. The following paints, sealants and miscellaneous commercial chemicals were observed on the interior of the building: tubes of caulk, joint compounds, primer, lubricants, wall texturing, latex and base paint buckets.
- Pressure Vessels: Pressure vessels such as fire extinguishers, tanks, and cylinders may contain chemicals that will require special disposal or recycling, unless they are going to be reused. Pressure vessels can often be recycled back to the dealer/distributor, recycled as scrap metal, or disposed of as construction debris after properly discharging and/or recovering the gases within the cylinders and tanks. The following pressure vessels were observed on the interior of the building: fire extinguishers, kitchen fire suppression system, pressure cylinders, boilers, propane tank, water filtration pressure vessel, water heaters.
- Industrial Equipment and Tools: Large commercial and industrial equipment may contain gasoline, diesel, fuel oils, or other chemicals that may require special disposal. These materials may be recycled as scrap metal if it is determined that they do not contain any other materials which would require special handling, transportation, or disposal. The following industrial equipment and tools were observed on the interior of the building: boilers, water heaters, ozone laundry system, water softeners.
- Scrap Metal: Equipment and building materials can be recycled as scrap metal if it is determined that these items do not contain any other materials which would require special handling, transportation, disposal, and if they are not going to be reused. The following scrap metal equipment and materials were observed on the interior of the building: miscellaneous tools, equipment parts, and shelving units.
- Potential PCB-Containing Devices and Ballasts: PCBs are strictly regulated because of their toxicity and persistence in the environment. Management of PCBs is based on their concentration in an item. Materials with PCB concentrations 50 parts per million (PPM) or greater are regulated by the U.S. EPA under the Toxic Substances Control Act. PCB-containing devices and ballasts may contain PCB oils which should be removed and properly handled, collected, stored, transported and recycled or disposed of by an approved recycling or disposal facility in accordance with the requirements of Title 22 CCR 67426.1. All potential

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PCB-containing devices and ballasts should be inspected prior to demolition or disposal to determine if they contain PCBs. Unless marked with a label stating, "No PCBs or PCB Free", they must be assumed to contain PCBs and should be disposed of as hazardous waste if removed. Devices and ballasts marked "No PCBs or PCB Free" can be considered as such as should be treated as universal electronic waste. The following potential PCB-containing devices were observed on the interior and exterior of the building: wall mounted circuit breaker panels (labels not visible and panels not accessed), fluorescent lighting ballasts (internally mounted and not accessed), transformers, and hydraulic elevator pumps.

- Universal Waste Bulbs: Light-emitting diode (LED) lamps, fluorescent light tubes, and fluorescent bulbs are classified by the EPA as Universal Wastes and will need to be removed prior to demolition of the building and recycled or disposed of in accordance with applicable laws and regulations. During removal or disposal, all bulbs should be handled in a manner so as not to break the bulbs or damage the ballasts. During demolition, disposal, or construction activities, there is the potential for Universal Waste bulbs to be removed in sufficient quantities that will require special disposal. Under the Universal Waste Rule, a hazardous waste generator license is not required if the hazardous waste is less than 220 lbs., and the waste is generated and properly disposed of within one calendar month. "Green Markings" or green end caps on fluorescent light bulbs indicate that they may be disposed of in dumpsters or as ordinary trash. The following Universal Waste bulbs were observed on the interior and exterior of the building: ceiling-mounted tube-style fluorescent light tubes and bulbs, compact fluorescent bulbs, sodium bulbs, and LED security lights.
- Mercury-Containing Devices: Mercury-containing devices are classified by the EPA as Universal Wastes and require special disposal. These items will need to be removed prior to demolition or renovation activities and disposed of in accordance with applicable laws and regulations. The following potential mercury-containing devices were observed on the interior of the building: mercury thermometers and thermostats.
- Buckets, Drums, and Totes: Sealed drums ranged in size from approximately 5 gallons to 30 gallons. Unlabeled drums were not opened to determine contents and were simply observed. The contents of unlabeled containers must be determined prior to any decisions regarding special handling, transportation, disposal, and/or recycling. The following buckets, drums, and totes were observed on the interior and exterior of the building: 5-gallon bucket, plastic gas cans, and 30-gallon plastic drums.

Conclusions

Miscellaneous hazardous materials and universal waste materials are present at the former hotel. It is recommended that as part of any demolition or renovation, all identified hazardous materials/universal waste materials identified be properly recycled and/or disposed of in accordance with all applicable laws and regulations, to include proper storage, labeling of containers, manifesting, and training of all employees handling regulated and/or hazardous waste materials.

Improper management and/or disposal of hazardous waste can potentially expose employees, the public, and/or the environment to impending harm. Federal regulations pertaining to hazardous waste include 40 CFR Parts 260 through 273 and detail the Resource Conservation

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and Recovery Act (RCRA) of 1976 requirements, including “generator” standards for managing hazardous wastes (Part 262) and hazardous waste determinations for solid wastes (Part 262, Section 262.11). All workers who are required to remove or handle chemical hazards or transport or dispose of chemical wastes shall be trained and certified as required by the U.S. Department of Labor per the Occupational Safety and Health Administration regulations (29 CFR 1910.120) along with other specific training, monitoring and utilizing special safety equipment for the specific hazard. (i.e. bloodborne pathogen training for sharps. Transportation of chemical hazards are regulated by U.S. Department of Transportation regulations under 49 CFR Parts 171 to 178 amongst others.

If there are any questions or additional information is needed, please contact me at (504) 342-2687.

Sincerely,
Leaaf Environmental, LLC

A handwritten signature in blue ink that reads "Anthony Sagnard".

Anthony Sagnard
Environmental Scientist

A handwritten signature in blue ink that reads "Mallory Picard".

Mallory Picard
Environmental Scientist

A handwritten signature in blue ink that reads "Sadie Jill Hunt".

Sadie Jill Hunt
Environmental Scientist

Attachment (support documents)

Appendices

Appendix A – Property Location Map

Appendix B – Haz Mat Survey Support Documentation

Attachment 1 – Survey Methodology

Attachment 2 – Field Documentation

Appendix C - References


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Appendix A

Property Location Map

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 Leaaf Environmental, LLC www.leaaf.com	<i>Source:</i>	<i>Property:</i>	<i>Drawing Name:</i>
	Google Earth, 2024	100 Westbank Expressway Gretna, LA 70053	Property Location Map

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Appendix B

Haz Mat Survey Support Documentation

Attachment 1 – Survey Methodology

Attachment 2 – Field Documentation

Attachment	Leaaf Environmental, LLC	www.leaaf.com
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Attachment 1

Survey Methodology

Attachment	Leaf Environmental, LLC	www.leaf.com
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General Procedures:

Leaaf conducted a room-by-room visual survey of the buildings and inspected the grounds associated with the properties for suspect hazardous materials. Leaaf noted any hazardous or non-hazardous materials that require special handling for disposal/recycling discovered during the inspection and documented their location. Subsequent to the physical inspection of the properties and grounds, Leaaf reviews the data assembled during the inspection and makes statements for the potential hazards associated with each item identified. Handling and or disposal of those hazardous materials or non-hazardous materials found can be disposed/recycled/reused; therefore, final disposition of the material will need to be determined at the time the materials are considered no longer wanted.

Regulatory Authority:

Universal Waste: The Environmental Protection Agency (EPA) regulates the management of hazardous waste through the Resource Conservation and Recovery Act (RCRA) Subtitle C (40 CFR Part 260). The RCRA hazardous waste program regulates commercial businesses and government facilities that generate, transport, treat, store, or dispose of hazardous waste.

The State of Louisiana further regulates the management of hazardous waste through the Louisiana Administrative Code Title 33 Part V Chapter 38. In addition to the above-mentioned universal wastes, the State of Louisiana also regulates:

- Batteries
- Pesticides
- Circuit board-containing electronics
- Antifreeze

Hazardous materials are items which are regulated by the Department of Transportation (DOT) within the Code of Federal Regulations (CFR) 49 parts 100 to 185. If any material meets the definition of a Hazardous Material Class 1 through 9, then specialized handling and disposal requirements must be followed. For example, smoke detectors containing a radioactive source may meet the requirements for Class 7 Radioactive Materials within DOT 49 CFR. In addition, many items that are considered non-hazardous may require specialized handling and disposal as well. Typical household chemicals and e-waste are examples of non-hazardous materials requiring specialized handling and disposal.

Limitations:

The survey performed by Leaaf was limited to areas entered and surveyed. Although Leaaf provided a list of materials and an estimate of the quantity of those materials, this data reflects only accessible areas without moving items to expose other areas at the time of the inspection.

Classification of the material as hazardous may require sampling and analysis to determine its hazardous characteristics. This survey performed no sampling and analysis; therefore, some materials may have been identified as hazardous but may not actually be considered hazardous.

This report was developed and incorporates information that was obtainable within a reasonable time, cost and direction by the Client and/or Client's representative. Leaaf makes no warranties as to the conclusions or opinions made by others based on the information presented in this

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report. This report is provided to the Client only and is intended to assist the Client in making an informed decision about the property. Leaaf's opinions are based on the site conditions at the time of the survey. As hazardous materials are affected by environmental and site conditions at the time of the survey, there is the possibility that changing conditions could drastically affect the levels detected.

This report should not be altered or copied without Leaaf's written permission.

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Attachment 2

Field Documentation

Attachment	Leaf Environmental, LLC	www.leaf.com
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Location	Floor	E-waste	Large Batteries	Refrigerants	Fire Extinguisher	Radioactive Source	Fluorescent Lights (1x2')	Fluorescent Lights (2x2')	Fluorescent Lights (1x3')	Fluorescent Lights (2x3')	Fluorescent Light Individual Bulbs	Security Lights
Building A Exterior	1		4									5
Building A Exterior	2	2	5	1	1							3
Building A Exterior	3		5		2							6
Room 1000	1											
Room 1001	1										1	
Room 1002	1					1		1				
Room 1003	1											
Room 1004	1			3		1		1				
Room 1005	1									1		
Room 1006	1									1		
Room 1007	1					1					1	
Room 1008	1									1		
Room 1009	1					1						
Room 1010	1										1	
Room 1011	1							1				
Room 1012	1					1				1		
Room 1013	1					1						
Room 1014	1					1			1			
Room 1015	1							1				
Room 1016	1					1		1				
Room 1017	1					1						
Room 1018	1											
Room 1019	1					1						
Room 1020	1							1				
Room 1021	1							1				
Room 1022	1											
Room 1023	1					1	1	1				
Room 1024	1					1						
Room 1025	1					1						
Room 2000	2			1		1						
Room 2001	2					1					2	
Room 2002	2											
Room 2003	2					1		1				
Room 2004	2						1					
Room 2005	2					1						
Room 2006	2			1		1		1		1		
Room 2007	2					1		1				
Room 2008	2			1		1		1				
Room 2009	2					1						
Room 2010	2					1						
Room 2011	2					1		1				
Room 2012	2			1		1						
Room 2013	2					1		1				
Room 2014	2			1		1						
Room 2015	2					1*						
Room 2016	2					1		1				
Room 2017	2					1						
Room 2018	2					1						
Room 2019	2					1		1				
Room 2020	2					1						
Room 2021	2					1		1	1			
Room 2022	2			1		1						
Room 2023	2					1		1				
Room 2024	2			1		1						
Room 2025	2					1						
Room 3000	3					1		1				
Room 3001	3					1				2		
Room 3002	3					1						
Room 3003	3									1		
Room 3004	3					1						
Room 3005	3					1						
Room 3006	3					1						
Room 3007	3									1		
Room 3008	3					1				1		
Room 3009	3					1				1		
Room 3010	3					1				1		
Room 3011	3					1				1		
Room 3012	3					1						
Room 3013	3					1				1		
Room 3014	3					1				1		
Room 3015	3					1			1			
Room 3016	3					1				1		
Room 3017	3					1				1		
Room 3018	3					1				1		
Room 3019	3					1						
Room 3020	3					1						
Room 3021	3					1				1		
Room 3022	3					1						
Room 3023	3					1				1		
Room 3024	3											
Room 3025	3					1				1		
Maintenance Room & Hall	2	5										
Total		9	14	11	4	59	2	19	3	21	5	14

E-waste: fuse box (x2), wifi access point (x5),
Large Batteries: Exit Sign (x10), Emergency lights (x2), Fire lights (x2)
Refrigerants: minifridge (x2), PTAC (x8)
Cylinders & Tanks: Fire Extinguisher (x3)
Radioactive Source: Smoke Detector (x59)
Universal Waste Bulbs: Fluorescent bulbs (x50), LED security lights (14)

Location	Floor	E-waste	Large Batteries	Refrigerants	General Cleaning Chemicals	Paints, Sealants, etc.	Fire Extinguisher	Radioactive Source	Fluorescent Lights (1x2')	Fluorescent Lights (2x2')	Fluorescent Lights (1x3')	Fluorescent Lights (2x3')	Fluorescent Lights (2x4')	Security Lights
Building B Exterior	1	2	5				1							3
Building B Exterior	2		4											
Building B Exterior	3	2	6					3						2
Room 1026	1	26		2	3	13	45	8				2		1
Room 1027	1											2	2	
Room 1029	1									1				
Room 1031	1							1		1		1		
Room 1032	1													
Room 1033	1			1				1				2	2	
Room 1034	1													
Room 1035	1							1		1				
Room 1036	1							1						
Room 1037	1							1		1				
Room 1038	1							1		1				
Room 1039	1							1		1				
Room 1040	1			1						1				
Room 1041	1													
Room 2026	2													
Room 2027	2							1		1				
Room 2028	2												1	
Room 2029	2			1				1		1		1		
Room 2030	2			1				1						
Room 2031	2							1		1		1		
Room 2032	2											1		
Room 2033	2							1						
Room 2034	2							1						
Room 2035	2							1		1		1		
Room 2036	2							1			1			
Room 2037	2									1				
Room 2038	2							1						
Room 2039	2								1			1		
Room 2040	2							1						
Room 2041	2							2						
Room 3026	3			1										
Room 3027	3							1				1		
Room 3028	3							1						
Room 3029	3		4	1				1					4	
Room 3030	3							1			1			
Room 3031	3							1				1		
Room 3032	3							1						
Room 3033	3													
Room 3034	3							1				1		
Room 3035	3	4					1					1		
Room 3036	3											1		
Room 3037	3							1				1		
Room 3038	3											1		
Room 3039	3							1				1		
Room 3040	3												4	
Room 3041	3													
Maintenance Room & Hall	2	5												
Total		39	19	8	3	13	47	39	1	12	2	20	13	6

- E-waste:** office phone (x11), radio (x1), server rack component (x7), bench grinder (x1), mobile exhaust fan(x1), motor (x1), vacuum (x4), washing machine (x4), wifi access point (x5), Fuse box (x4)
- Large Batteries:** Exit Sign(x6), Emergency lights (x4), fire lights (x5)
- Refrigerants:** PTAC (x8)
- General Cleaning Chemicals:** spray cleaner 32oz (x3)
- Paints, Sealants, etc.:** paint primer 5gal (x1), gasket lubricant tube 3oz (x1), rust remover 5gal (x1), joint compound 5gal (x3), wheel bearing grease 14.1oz (x7)
- Radioactive Source:** Smoke Detector (x39)
- Universal Waste Bulbs:** Fluorescent bulbs (x130), LED security lights (x 6)

Location	Floor	E-waste	Large Batteries	Refrigerants	General Cleaning Chemicals	Hazardous Chemicals	Paints, Sealants, etc.	Fire Extinguisher	Cylinders & Tanks	Buckets, Drums, Totes	Mercury Containing Materials	Radioactive Source	PCBs	Fluorescent Lights (2x2')	Fluorescent Lights (1x3')	Fluorescent Lights (2x3')	Fluorescent Light Individual Bulbs	Security Lights
Building C Exterior	1	2	4						1				1					2
Building C Exterior	2																	1
Building C Exterior	3		4															4
Room 1042	1											1				1		
Room 1043	1											1						
Room 1044	1											1						
Room 1045	1											1						
Room 1046	1			1								1		1				
Room 1047	1											1						
Room 1048	1	15		1	5	5	3		1			2						1
Room 1049	1			1								1						
Room 1051	1			1								1						
Room 1053	1											1						
Room 1055	1			1								1						
Room 1056 - Electrical Room	1	10										1	2				1	
Room 2042	2			1								1						
Room 2043	2			1								1						
Room 2044	2											1						
Room 2045	2			1								1				1		
Room 2046	2											1				1		
Room 2047	2											1			1			
Room 2048	2											1						
Room 2049	2			1								1				1		
Room 2050	2											1			1			
Room 2051	2			1								1				1		
Room 2052	2											1						
Room 2053	2											1						
Room 2054A	2	2										1						
Room 2054B - Boiler Room	2	2						1	1	2	1							
Room 2055	2			1								1						
Room 2056 - Storage	2											1						1
Room 3042	3											1			1			
Room 3043	3											1				1		
Room 3044	3	1														1		
Room 3045	3														1			
Room 3046	3																	
Room 3047	3														1	1		
Room 3048	3											1				1		
Room 3049	3																	
Room 3050	3																	
Room 3051	3																2	
Room 3052	3											1				1		
Room 3053	3											1				2		
Room 3054	3	2							1		1	2						4
Room 3055	3											1				1		
Room 3056	3	1						1				1	1					1
Maintenance Room & Hall	2	5																
Total		40	8	11	5	5	3	2	6	2	2	36	4	1	5	15	7	8

*It should be noted that the following areas were inaccessible at the time of the survey:

- E-waste:** commercial washing machine (x3), commercial dryer (x3), ozone generator pump (x1), fusebox (x7), water heater (x4), fuse box (x11), washer (x1), dryer (x1), wifi access point (x5), computer panel (x6)
- Large Batteries:** Emergency lights (x4), fire lights (x4)
- Refrigerants:** PTAC (x1)
- General Cleaning Chemicals:** generic cleaner 1gal (x1); 2.5L (x4),
- Hazardous Chemicals:** commercial surfactant 15gal (x1), commercial destainer 15gal (x1), unknown chemical marked corrosive 15gal (x3),
- Paints, Sealants, etc.:** sandpebble paint finish 5gal (x1), paint primer 5gal (x2)
- Unlabeled Containers:** unlabelled 5 gallon plastic drums (x2)
- Cylinders & Tanks:** propane tank 15lbs (x1), boiler (x2), Polyglass water filtration pressure vessel (x2), Tech H2O Ozone water treatment vessel (x1)
- Buckets, Drums, Totes:** unlabelled 5 gallon plastic drums (x2)
- Mercury Containing Materials:** thermometer (x2)
- Radioactive Source:** Smoke Detector (x36)
- PCBs:** Pad mounted transformer (x1), transformer (x3)
- Universal Waste Bulbs:** Fluorescent bulbs (x28), LED security lights (8)

Location	Floor	E-waste	Large Batteries	Refrigerants	General Cleaning Chemicals	Hazardous Chemicals	Paints, Sealants, etc.	Fire Extinguisher	Mercury Containing Materials	Radioactive Source	Fluorescent Lights (1x3')	Fluorescent Lights (2x3')	Fluorescent Lights (2x4')	Fluorescent Light Individual Bulbs	Security Lights
Building D Exterior	1	2	4												3
Building D Exterior	2		4					2							2
Building D Exterior	3	2	4							4					
Room 1057	1			1			1								
Room 1058	1			1				2		1					1
Room 1059	1			1						1					
Room 1062	1	1		2	2	1				1					
Room 1063	1										1				
Room 1064	1	3												2	
Room 1065	1											1		2	
Room 1066	1	1												2	
Room 1067	1													2	
Room 1068	1	1		1	2										
Room 1070	1	1		1						1				2	
Room 1071	1														
Room 1072	1	1		1	2					1				3	
Room 1074	1	1													
Room 1075	1									1					
Room 1078	1			1						1			4		
Room 1079	1											1			
Room 2057	2									1		1			
Room 2058	2	1									1				
Room 2059	2									1		1			
Room 2060	2									1					
Room 2061	2									1		1			
Room 2062	2									1					
Room 2063	2									1		2			
Room 2064	2											1			
Room 2065	2									1		1		1	
Room 2066	2									1	1	1			
Room 2067	2									1				2	
Room 2068	2									1					
Room 2069	2										1				
Room 2070	2									1					
Room 2071	2							1		1	1				
Room 2072	2									1					
Room 2073	2									1					
Room 2074	2									1					
Room 2075	2									1					
Room 2076	2									1		1			
Room 2078	2									1					
Room 2079	2									1					
Room 2080	2									1					
Room 3058	3									1		1			

Location	Floor	E-waste	Large Batteries	Refrigerants	General Cleaning Chemicals	Hazardous Chemicals	Paints, Sealants, etc.	Fire Extinguisher	Mercury Containing Materials	Radioactive Source	Fluorescent Lights (1x3')	Fluorescent Lights (2x3')	Fluorescent Lights (2x4')	Fluorescent Light Individual Bulbs	Security Lights
Room 3059	3											1			
Room 3060	3								1		1				
Room 3061	3								1						
Room 3062	3											1			
Room 3063	3											1			
Room 3064	3								1		1				
Room 3065	3								1		1				
Room 3066	3								1						
Room 3067	3								1		1				
Room 3069	3								1		1				
Room 3070	3										1				
Room 3071	3	3	4						2	4	3	45		38	5
Maintenance Room & Hall	2	5													
Building D Roof				2											
Total		22	16	11	6	1	1	5	2	43	9	65	4	54	11

- E-waste:** fusebox (x5), VCR (x1), hairdryer (x1), microwave (x5), clock radio (x1), wifi access point (x5)
- Large Batteries:** Exit Sign (x8), Emergency lights (x2), Fire lights (x2)
- Refrigerants:** water cooler (x1), HVAC unit (x2), minifridge (x5), PTAC (x3)
- General Cleaning Chemicals:** toothpaste 5.1oz (x1), face cleanser 16oz (x1), body wash 15oz (x2), shampoo 15oz (x2)
- Hazardous Chemicals:** bleach cleaner 32oz (x1)
- Paints, Sealants, etc.:** bucket of pastel base 5gal (x1),
- Cylinders & Tanks:** fire extinguisher (x5)
- Mercury Containing Materials:** thermostat (x2)
- Radioactive Source:** smoke detector (x43)

Location	Floor	E-waste	Large Batteries	Refrigerants	Paints, Sealants, etc.	Fire Extinguisher	Cylinders & Tanks	Buckets, Drums, Totes	Mercury Containing Materials	Radioactive Source	Scrap Metal	Fluorescent Lights (1x2')	Fluorescent Lights (2x2')	Fluorescent Lights (1x3')	Fluorescent Lights (2x3')	Fluorescent Lights (2x4')	Fluorescent Light Individual Bulbs	Security Lights	Individual Ballasts	Safe
Building E Exterior	1	2	5															4		
Building E Exterior	2	1	6			2												9		
Building E Exterior	3	2	5			2												11		
Room 1082	1																			
Room 1083	1																			
Room 1084	1			1						1					2	2				
Room 1085	1									1					1	1				
Room 1086	1									1	1									
Room 1087	1																			
Room 1088	1											1								
Room 1089	1									1		1				1				
Room 1090	1																			
Room 1091	1									1										
Room 1092	1									1										
Room 1093	1									1	1							3		
Room 1094	1			1						1										
Room 1095	1											1								
Room 1096	1									1										
Room 1097	1			1																
Room 1098	1									1		1								
Room 1099	1									1		1								
Room 1100	1			1						1										
Room 1101	1											1								
Room 1102	1			1						1										
Room 1103	1			1								1								
Room 1104	1											1								
Room 1105	1														2				1	1
Room 1106	1									1		1								
Room 1107	1									1		1								
Room 1108	1			1						1		1								
Room 1109	1									1		1								
Room 1110	1			1								1							1	
Room 1111	1									1		1								
Room 1112	1									1					2	2				
Room 1113	1									1		1								
Room 1114	1	3						1		1					2	2				
Room 1115	1			1						1										
Room 1116 - Storage	1					1					5						2			
Room 1117	1																			
Room 2082	2									1										
Room 2083	2																			
Room 2084	2									1	1									
Room 2085	2									1		1								
Room 2086	2																			
Room 2087	2									1		1								
Room 2088	2																			
Room 2089	2									1		1								
Room 2090	2									1										
Room 2091	2																			
Room 2092	2									1		1								
Room 2093	2									1	1									

Location	Floor	E-waste	Large Batteries	Refrigerants	Paints, Sealants, etc.	Fire Extinguisher	Cylinders & Tanks	Buckets, Drums, Totes	Mercury Containing Materials	Radioactive Source	Scrap Metal	Fluorescent Lights (1x2')	Fluorescent Lights (2x2')	Fluorescent Lights (1x3')	Fluorescent Lights (2x3')	Fluorescent Lights (2x4')	Fluorescent Light Individual Bulbs	Security Lights	Individual Ballasts	Safe
Room 2094	2				1					1			1							
Room 2095	2			1						1		1								
Room 2096	2									1			1							
Room 2097	2			1						1										
Room 2098	2			1						1			1							
Room 2099	2									1										
Room 2100	2									1										
Room 2101	2									1			1							
Room 2102	2			1						1			1							
Room 2103	2									1			1							
Room 2104	2									1			1							
Room 2105	2									1			1		1					
Room 2106	2									1			1							
Room 2107	2									1			1	1						
Room 2108	2									1		1								
Room 2109	2												1							
Room 2110	2												1							
Room 2111	2									1			1		1					
Room 2112	2									1										
Room 2113	2									1										
Room 2114	2			1						1			1							
Room 2115	2									1										
Room 2116 - Storage	2					1				1	1						2			
Room 2117	2																			
Room 3082	3									1					1					
Room 3083	3									1			1							
Room 3084	3									1										
Room 3086	3			1						1		1			1					
Room 3087	3									1			1							
Room 3088	3									1										
Room 3090	3									1			1							
Room 3091	3									1			1							
Room 3092	3									1					1					
Room 3093	3												1							
Room 3094	3									1					1					
Room 3095	3									1			1							
Room 3096	3									1		1			1					
Room 3097	3									1					1					
Room 3098	3									1					1					
Room 3099	3									1										
Room 3100	3																			
Room 3101	3									1					1					
Room 3102	3									1					1					
Room 3103	3									1					1					
Room 3104	3									1			1		1					
Room 3105	3									1				1	1					
Room 3106	3									1					2					
Room 3107	3									1					1					
Room 3108	3									1			1		1					
Room 3109	3									1					1					
Room 3110	3									1					1					

Location	Floor	E-waste	Large Batteries	Refrigerants	Paints, Sealants, etc.	Fire Extinguisher	Cylinders & Tanks	Buckets, Drums, Totes	Mercury Containing Materials	Radioactive Source	Scrap Metal	Fluorescent Lights (1x2')	Fluorescent Lights (2x2')	Fluorescent Lights (1x3')	Fluorescent Lights (2x3')	Fluorescent Lights (2x4')	Fluorescent Light Individual Bulbs	Security Lights	Individual Ballasts	Safe	
Room 3111	3																				
Room 3112	3									1					1						
Room 3113	3									1					1						
Room 3114	3												1		1						
Room 3115	3									1											
Room 3116 - Storage	3																				
Room 3117	3															1					
Maintenance Room & Hall	2	5					2		1	1							2				
Maintenance Room & Hall	3	2				1	2		1	2							1				
Total		15	16	15	1	7	4	1	2	82	6	10	40	2	33	8	7	27	2	1	

Fuse box (x2), wifi access point (x5), water heaters (x4), washer/dryer (x2), filter drier(x1), office phone (x6), router (x1), microwave (x2)
E-waste:
 Exit Sign (x5), Emergency lights (x5), Fire lights (x6)
Large Batteries:
 minifridge (x1), PTAC (x14)
Refrigerants:
 3.48 L latex paint
Paints, Sealants, etc.:
 water heaters (x4), fire extinguisher (x7)
Cylinders & Tanks:
 unlabelled 5-gallon bucket (x1)
Buckets, Drums, Totes:
 thermometer (x2)
Mercury Containing Materials:
 smoke detector (x82)
Radioactive Source:
 Fluorescent bulbs (x60), LED security lights (27)
Universal Waste Bulbs:

Location	Floor	E-waste	Large Batteries	White Waste	Refrigerants	General Cleaning Chemicals	Hazardous Chemicals	Paints, Sealants, etc.	Unlabeled Containers	Fire Extinguisher	Cylinders & Tanks	Buckets, Drums, Totes	Mercury Containing Materials	Radioactive Source	PCBs	Scrap Metal	Flourescent Lights (2x2 U Bulb)	Flourescent Lights (1x3')	Flourescent Light Individual Bulbs	Security Lights	Notes
Lobby Exterior	1	3					1			1					1					16	
Parking Lot & Pool Area	1	3																	8		
Corridor 1	1	20	2		1	136	6		4	4				1				4		3	
Corridor 2	1		4															4			
Corridor 3	1		3																		
Corridor 4	1		4											2							
Corridor 5	1		2											2							
Dining Room	1	49	2	100	65	3,011															
Bar & Kitchen 2	1	77	37	46	59	1			20	8	6			8						30	1
Kitchen 1	1	28	4	11	6	4				2	7			4						154	
Meeting Room	1		2											4						6	2
Lobby	1	33	2			1,057	1	1	125												
Reception	1																				
Office 1	1																				
Office 2	1	1						4								1					
Office 3	1							12													
Office 4	1																				
Office 5	1																				
Office 6	1																				
Office 7	1			2	1												4				
Office 8	1	18	3										10	1							
Office 9	1																				
Office 10	1																				
Office 11	1																				
Bathroom 1	1		2																	3	2
Bathroom 2	1		2																	3	2
Bathroom 3	1					2	2													3	2
Bathroom 4	1	1				2														3	2
Storage 1	1																				
Storage 2	1																				
Storage 3	1	10							35												
Storage 4	1					2															
Lobby Roof	2				10																
Elevator Room 1	1					2	1		3		1			1	1	1					
Elevator Room 2	1						1				1	2		1	1	1					Leaking Hydraulic Fluid Observed
Auxiliary Building	1	1								1	7	3				1					Maintenance Shop
Total		244	69	159	142	4217	12	17	187	16	22	5	10	24	3	4	4	8	210	30	

*It should be noted that the following areas were inaccessible at the time of the survey:

mixing machine (x1), ceiling intercom (x35), electric iron (x8), remote control (x2), desk phone (x6), small coffee machine (x40), TVs (x3), computer panels (x6), server (x1), fuse box (x10), router (x1), printers (x11), computer (x11), credit card readers (x5), security cameras (x8), alarm clocks (x53), electric buffet table (x2), automatic paper towel dispenser (x2), automatic soap dispenser (x4) VHS Player (x6), vacuum cleaner (x1), coffee thermos (x8), toaster oven (x2), speakers (x17), water filtration and softener (x1)
E-waste:
Large Batteries: Emergency lights (x27), fire system lights (x32), Exit signs (x10)
White Waste: microwaves (x149), exhaust hood (x2), deep fryer (x2), grill (x2), oven (x3), dishwasher (x1)
Refrigerants: water fountain (x1), refrigerators (x135), walk-in freezer (x2), commercial fridge (x1), ice maker (x1), drink dispenser (x2)

antibacterial foam wash 1L (x3), disinfectant cleaner 1gal (x2), liquid hand soap 16oz (x4), general cleaner 32oz (x8), glass cleaner 32oz (x1); can 1lb (x1), sanitizer 32oz (x1), supercling bath cleaner 32oz (x1), steel polish 32oz (x2), furniture polish 10oz can (x1), synthetic fiber dye 7oz (x1), creme cleanser 1qt (x2), floor cleaner 1gal (x4), carpet cleaner 60oz (x1), foam hand sanitizer 16oz (x1), shampoo/conditioner 0.75oz (x37), body lotion 0.75oz (x41), soap bar (x230), 2.5 liter of glass cleaner (x1), 170 count boxes of 0.75 oz shampoo/conditioner (x5), 32 oz glass cleaner (x1), 1 liter foam soaps (x2), 2 gallon bag of baking soda (x1), 121 oz bleach container (x1), 1.35 gallon pressure washer fluid (x1), 0.75 oz mouthwash (x864), 0.75 oz shampoo/conditioner (x531), 1 liter foam soaps (x6), 0.60 oz face/body wash (x600), 1 gallon floor sealant (x6), 0.25 oz shaving cream (x1,000), 32 oz cream cleaner (x3), 1 gallon spic and span floor cleaner (x1), 12oz contact cleaner (x2)

Hazardous Chemicals: fuel stabilizer 16oz (x2), outdoor cleaner 2.5gal (x1), tile grout cleaner 1qt (x1), wood finish 16oz (x2), industrial cleaner degreaser 1gal (x1), transformer tank oil (x1), elevator motor oil (x2)

Paints, Sealants, etc.: 125 oz paint bucket (x1), 5 gallon paint bucket (x8), 5 gallon primer bucket (x2), 25 oz oil-based wall texture (x1), 10 oz caulk tubes (x4), 18lb bag of joint compound (x1)

Unlabeled Containers: unknown chemical 32oz (x3), unknown can 32oz (x1), garbage bags with unknown material (x36), garbage bags with linens (x20), garbage bags with bedding linens (x125), unknown 1 gallon containers (x3)

Cylinders & Tanks: fire extinguisher (x4), 5 gallon steel keg (x4), 15 gallon steel keg (x2), range guard fire prevention (x1), oil tanks (x3), gas cylinders (x7)

Buckets, Drums, Totes: Unlabeled 30-gallon plastic drums (x2), plastic gas can (x3)

Mercury Containing Materials: thermostats (x10)

Radioactive Source: Smoke detectors (x24)

PCBs: Transformer (x1), hydraulic elevator pump (x2)

Scrap Metal: Electrical panels (x4)

Universal Waste Bulbs: Fluorescent bulbs

Appendix C

References

U.S. EPA. 40 CFR 265 – Interim Status Standards for Owners and Operators of Hazardous Waste Treatment, Storage, and Disposal Facilities. CFR (annual edition). Title 40: Protection of Environment. Subchapter I: Solid Wastes (Continued). Thursday, July 1, 2021.

U.S. EPA. 40 CFR 273 - Standards for Universal Waste Management. CFR (annual edition). Title 40: Protection of Environment. Subchapter I: Solid Wastes (Continued). Thursday, July 1, 2021'

U.S. EPA. 40 CFR 761 - Polychlorinated Biphenyls (PCB) Manufacturing, Processing, Distribution in Commerce, and Use Prohibitions. CFR (annual edition). Title 40: Protection of Environment. Subchapter R: Toxic Substances Control Act. Thursday, July 1, 2021.

U.S. EPA. 2020. Test Methods for Evaluating Solid Waste: Physical/Chemical Methods Compendium (SW-846). Update VII. Revision May 2020. <https://www.epa.gov/hw-sw846/sw-846-compendium>

49 CFR 171 – General Information, Regulations, and Definitions. CFR (annual edition). Title 49: Transportation. Subchapter C: Hazardous Materials Regulations. Friday, October 1, 2021.

49 CFR 172 – Hazardous Materials Table, Special Provisions, Hazardous Materials Communications, Emergency (Continued). CFR (annual edition). Title 49: Transportation. Subchapter C: Hazardous Materials Regulations. Friday, October 1, 2021.

Attachment	Leaaf Environmental, LLC	www.leaaf.com
	2301 Whitney Avenue Gretna, LA 70056	Phone (504) 342-2687 Fax (504) 342-2715

Addendum #1

Environmental Abatement and Building Demolition (Scope of Work) RFB

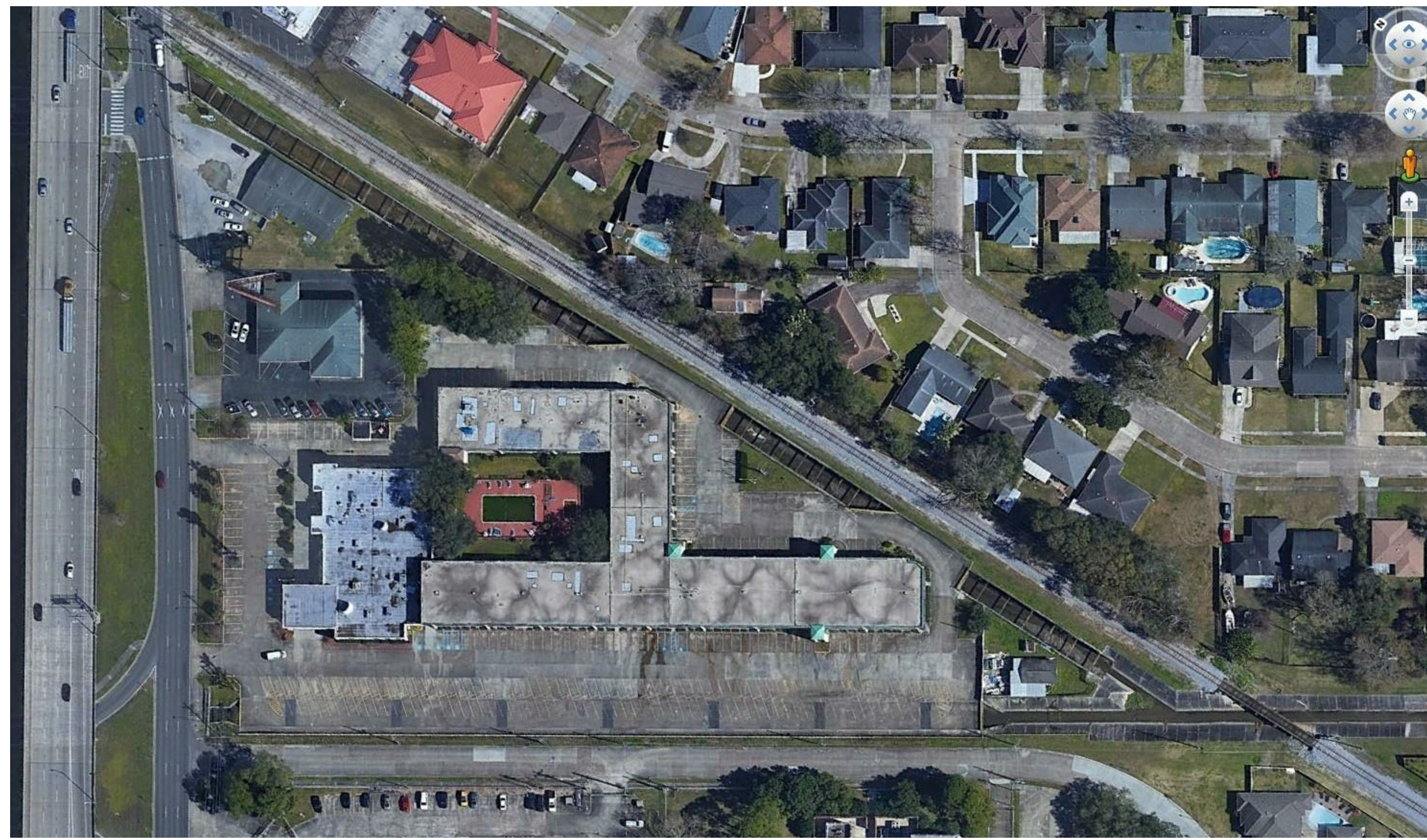
100 Westbank Expressway, Gretna, LA 70053

December 12, 2024

Attachment 5

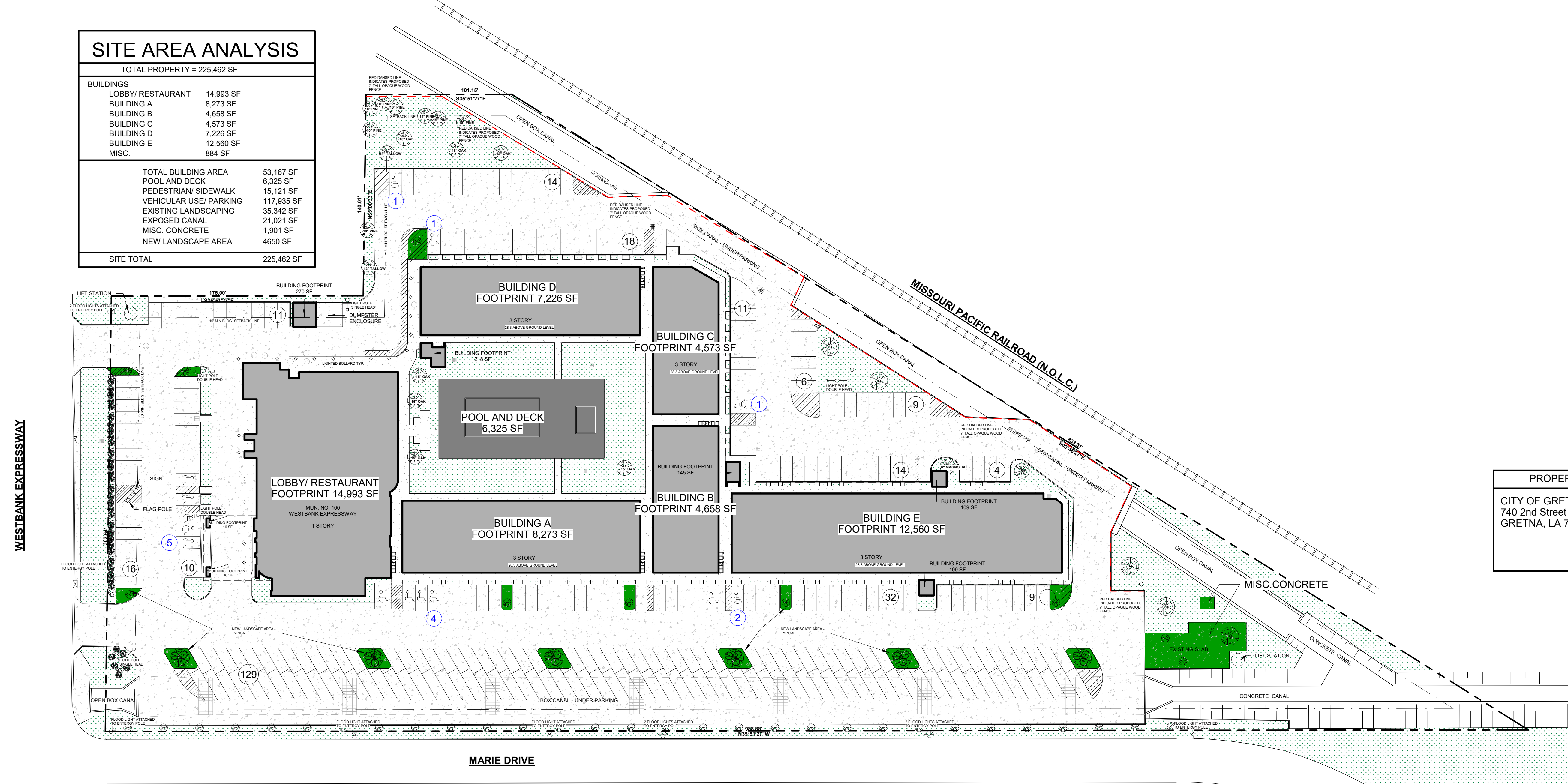
Updated Environmental Drawings

Dated December 11, 2024



INDEX OF DRAWINGS	
A-001	SITE PLAN
A-002	SITE PLAN - UTILITIES
A-003	SITE PLAN - LANDSCAPE
D-001	DEMOLITION PLAN
H-001	ENVIRONMENTAL PLAN
A-101	FIRST FLOOR PLAN
A-102	SECOND FLOOR PLAN
A-103	THIRD FLOOR PLAN
E-101	FIRST FLOOR ABATEMENT PLAN
E-102	SECOND FLOOR ABATEMENT PLAN
E-103	THIRD FLOOR ABATEMENT PLAN

SITE AREA ANALYSIS	
TOTAL PROPERTY = 225,462 SF	
BUILDINGS	
LOBBY/ RESTAURANT	14,993 SF
BUILDING A	8,273 SF
BUILDING B	4,658 SF
BUILDING C	4,573 SF
BUILDING D	7,226 SF
BUILDING E	12,560 SF
MISC.	884 SF
TOTAL BUILDING AREA 53,167 SF	
POOL AND DECK	6,325 SF
PEDESTRIAN/ SIDEWALK	15,121 SF
VEHICULAR USE/ PARKING	117,935 SF
EXISTING LANDSCAPING	35,342 SF
EXPOSED CANAL	21,021 SF
MISC. CONCRETE	1,901 SF
NEW LANDSCAPE AREA	4,850 SF
SITE TOTAL	225,462 SF



PROPERTY OWNER:
 CITY OF GRETNA
 740 2nd Street
 GRETNA, LA 70053

1 SITE PLAN
 1" = 40'-0"

PROJECT

FORMER WBE HOTEL

100 WESTBANK EXPRESSWAY
 GRETNA, LA 70053

SHEET TITLE

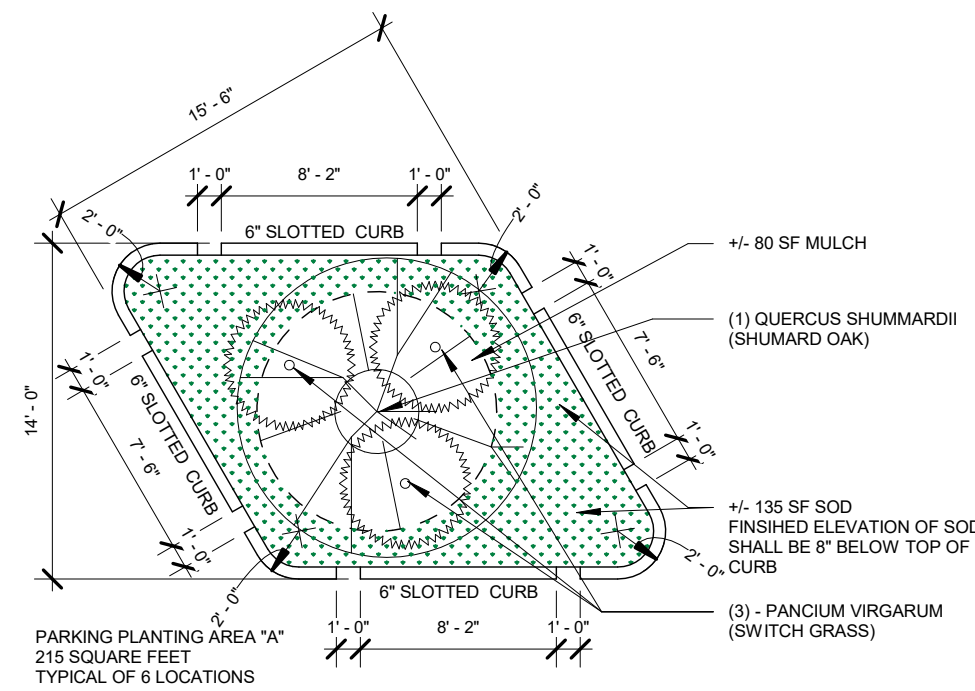
SITE PLAN

REVISIONS

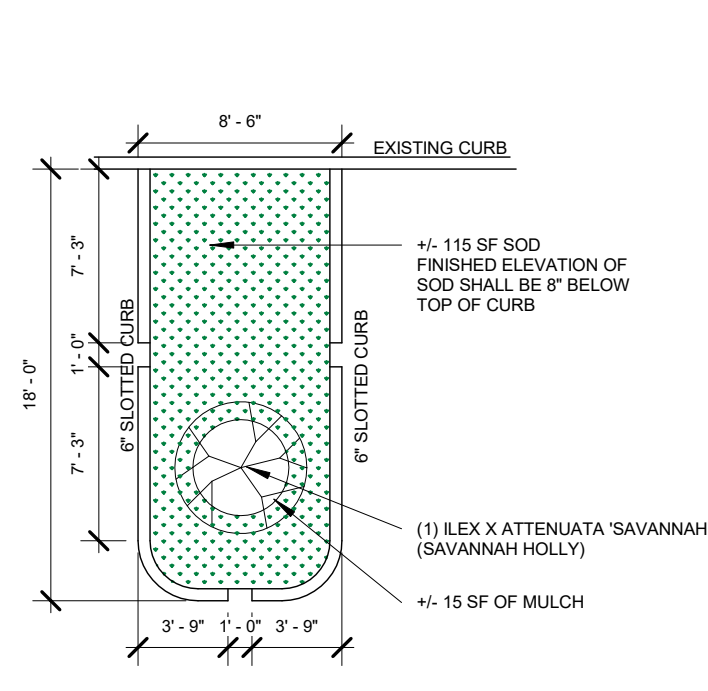
DATE 12.11.2024

PROJECT NUMBER COG-053C

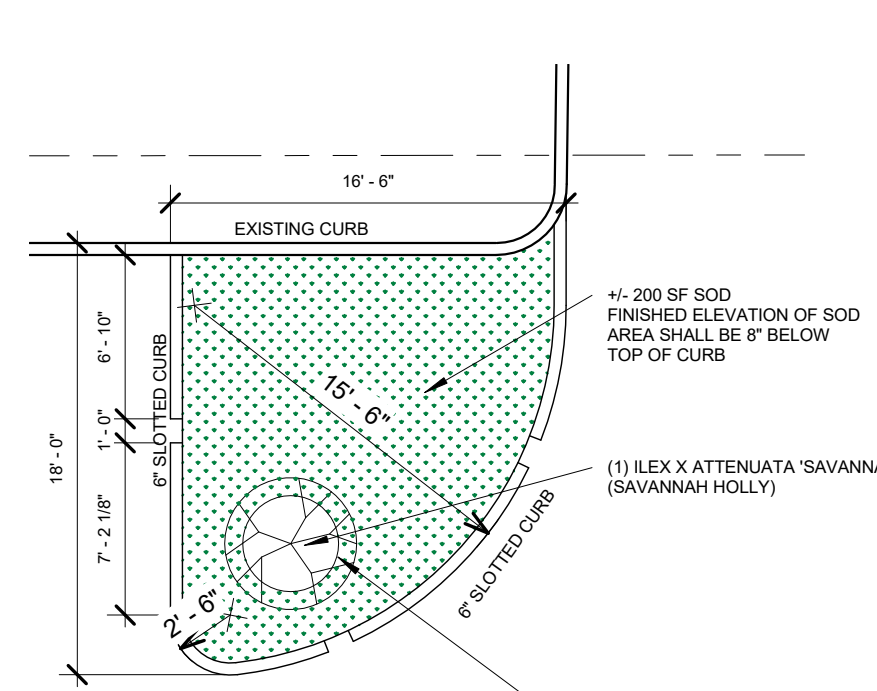
SHEET NUMBER A-001



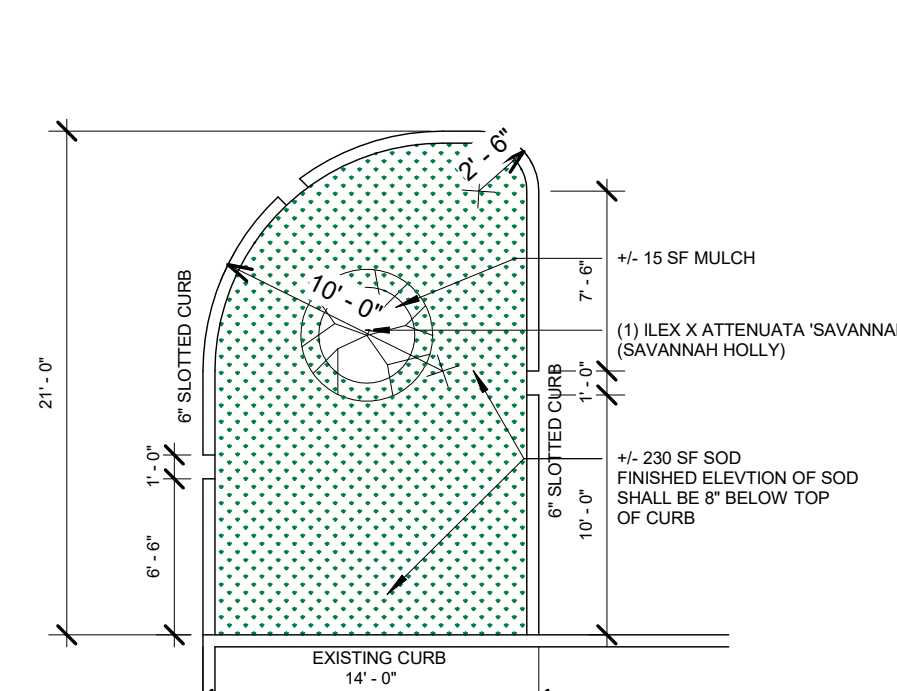
2 A-003 - PARKING PLANTING AREA "A"
1/8" = 1'-0"



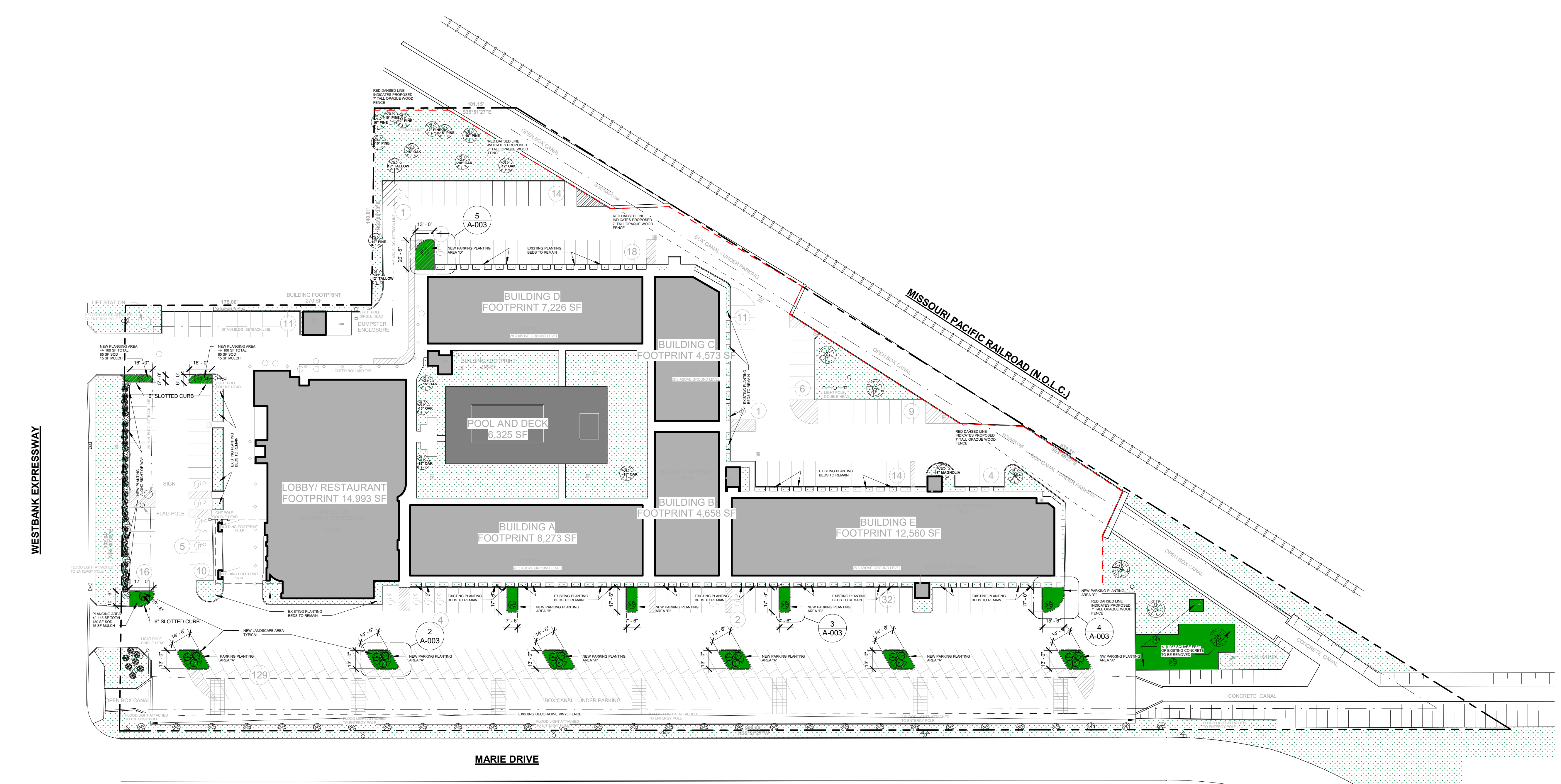
3 A-003 - PARKING PLANTING AREA "B"
1/8" = 1'-0"



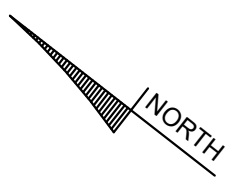
4 A-003 - PARKING PLANTING AREA "C"
1/8" = 1'-0"



5 A-003 - PARKING PLANTING AREA "D"
1/8" = 1'-0"



1 SITE PLAN
1" = 40'-0"



PROJECT

FORMER WBE HOTEL

100 WESTBANK EXPRESSWAY
GRETN, LA 70033

SHEET TITLE

SITE PLAN
LANDSCAPE

REVISIONS

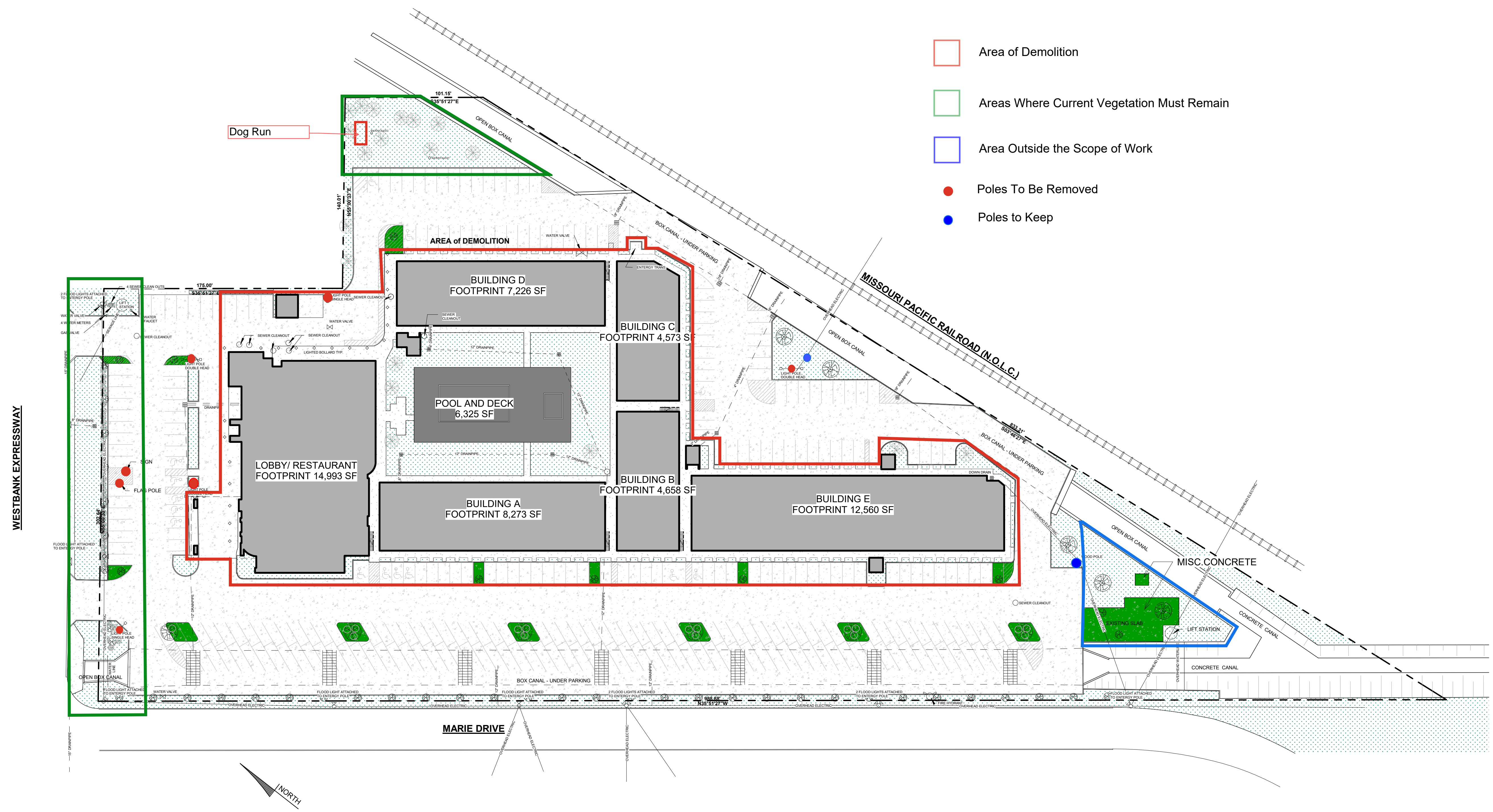
DATE 12.11.2024

PROJECT NUMBER COG-053C

SHEET NUMBER A-003

- NOTES:
1. Demolish Buildings, Stair Towers, Lobby Canopy, and Elevator Towers down to slab on grade (slab to remain).
 2. Disconnect all electrical utilities from buildings to utility company source.
 3. Excavate the Swimming pool, fencing, concrete walkways, and Deck and fill to grade (1' lifts and 95% compaction).
 4. Disconnect all water and sewerage at utilities sources and cap or plug.
 5. Plug and cap all sewerage lines on slab grade.
 6. Provide all Stormwater protection, plans, BMPs and obtain a Construction Stormwater Permit from LDEQ as the site measures greater than 5-acres.
 7. Complete environmental scope per building and obtain written clearance prior to any demolition activities.
 8. Secure Site with temporary fencing in areas where fencing does not surround Site.
 9. Remove and properly dispose of all contents at appropriate landfill prior to demolition.

- Area of Demolition
- Areas Where Current Vegetation Must Remain
- Area Outside the Scope of Work
- Poles To Be Removed
- Poles to Keep



① SITE PLAN - DEMOLITION
1" = 40'-0"

PROJECT

FORMER WBE HOTEL

100 WESTBANK EXPRESSWAY
GRETNA, LA 70033

SHEET TITLE
SITE DEMOLITION PLAN

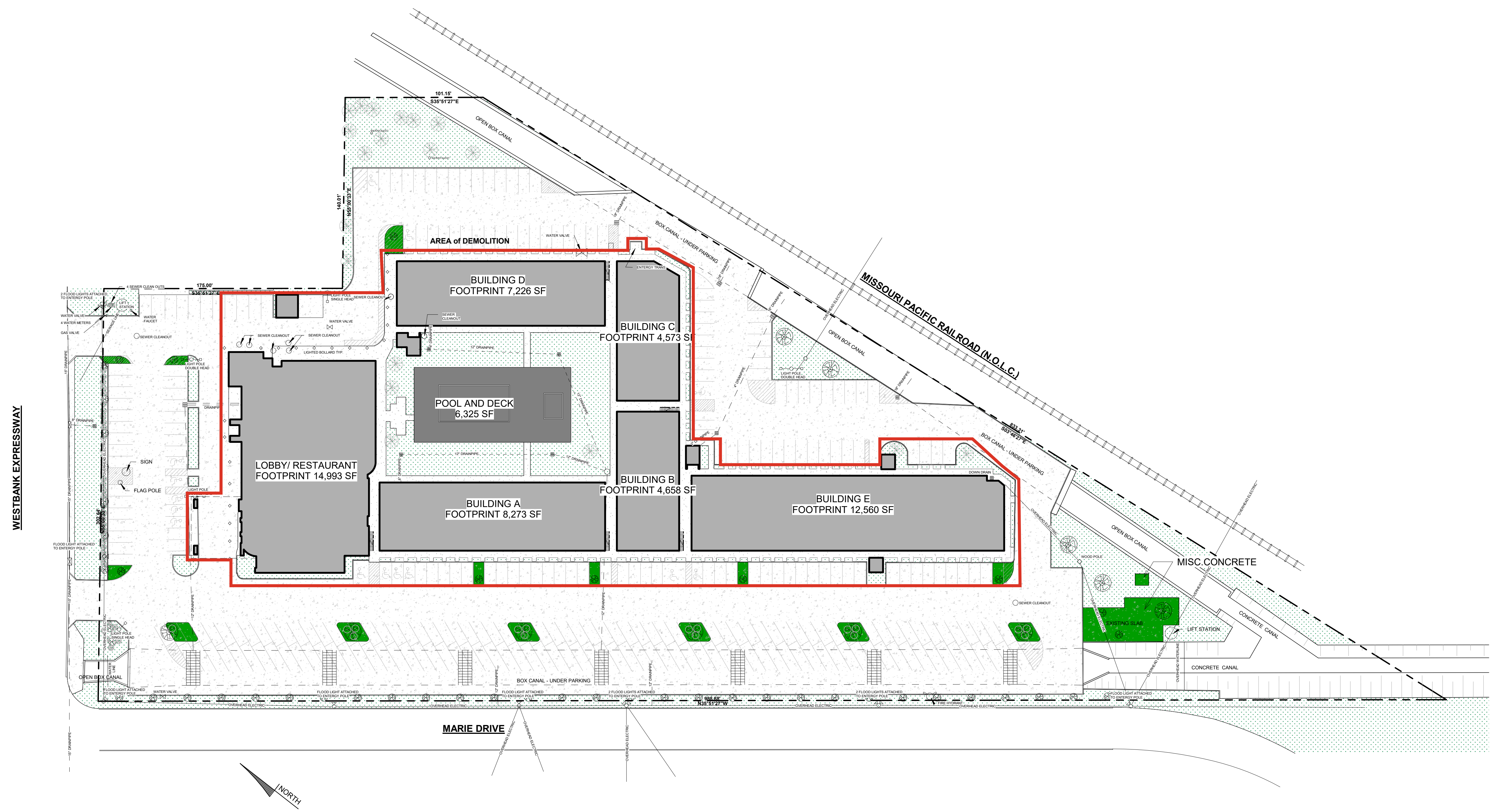
REVISIONS

DATE 12.11.2024

PROJECT NUMBER
COG-053C

SHEET NUMBER
D-001

- NOTES:
1. Set up Containment as needed to perform ACM abatement.
 2. Provide electrical and water utilities to complete abatement.
 3. Do not put any asbestos or hazardous materials down sanitary sewerage system.
 4. Submit AAC-2 Forms to obtain ADVFs
 5. Complete environmental scope per building and obtain written clearance prior to any demolition activities.
 6. Secure Site with temporary fencing in areas where fencing does not surround Site.
 7. Remove and properly dispose/recycle of all hazardous materials at appropriate landfill/recycling facility prior to demolition.



① SITE PLAN - HAZARDS
1" = 40'-0"

PROJECT
FORMER WBE HOTEL
100 WESTBANK EXPRESSWAY
GRETNA, LA 70033

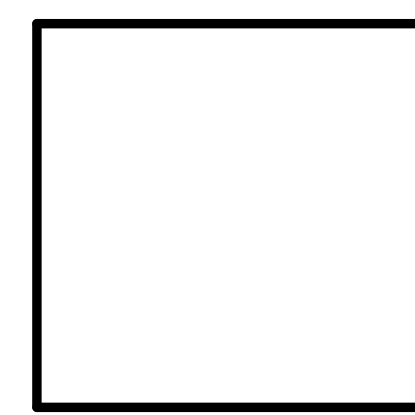
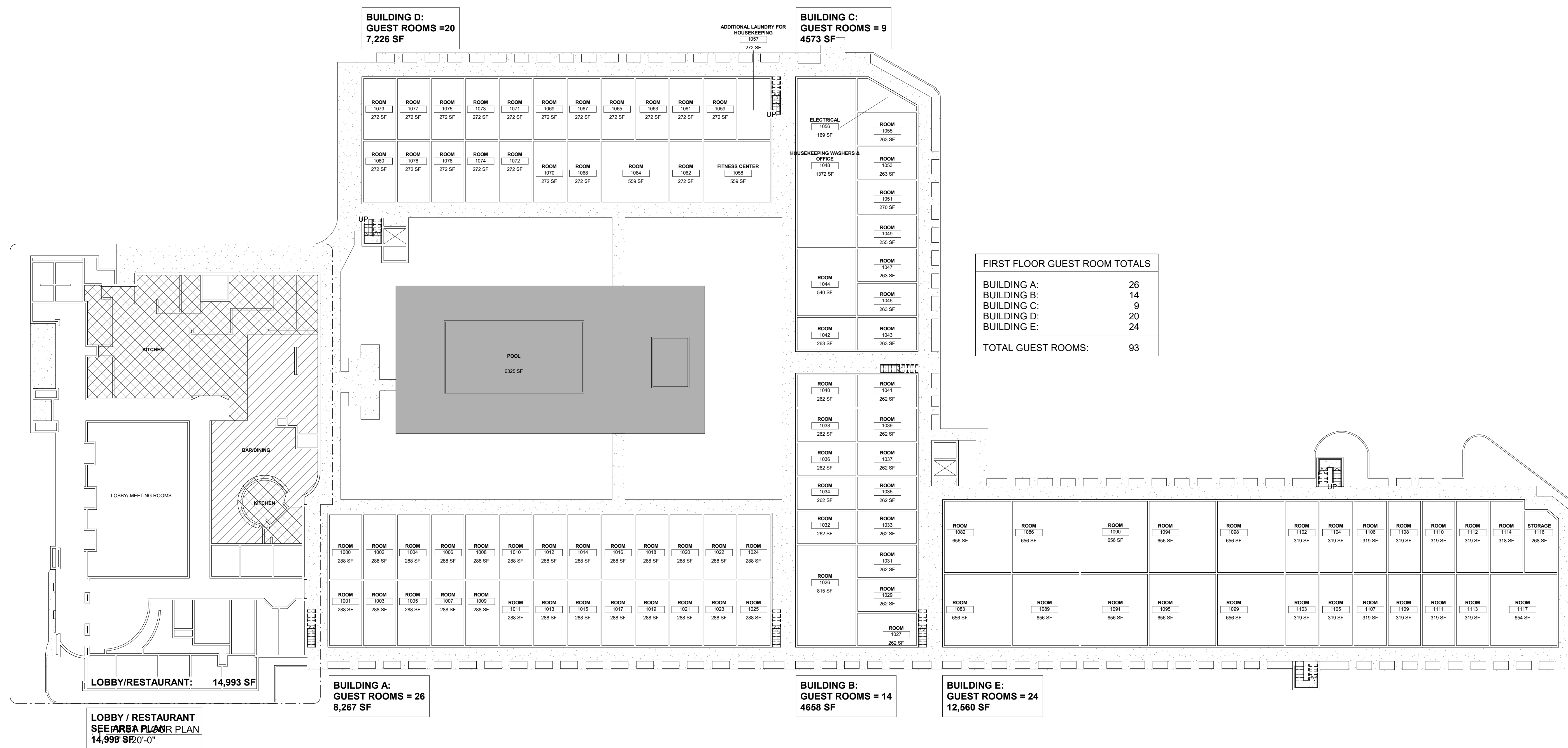
SHEET TITLE
ENVIRONMENTAL PLAN

REVISIONS

DATE 12.11.2024

PROJECT NUMBER COG-053C

SHEET NUMBER
H-001



PROJECT
FORMER WBE HOTEL
100 WESTBANK EXPRESSWAY
GRETN, LA 70033

SHEET TITLE
FIRST FLOOR PLAN

REVISIONS

DATE 12.11.2024

PROJECT NUMBER
COG-053C

SHEET NUMBER
A-101

**BUILDING D:
GUEST ROOMS = 23
7,226 SF**

**BUILDING C:
GUEST ROOMS = 13
4573 SF**



SECOND FLOOR GUEST ROOM TOTALS

BUILDING A:	25
BUILDING B:	15
BUILDING C:	13
BUILDING D:	23
BUILDING E:	25
TOTAL GUEST ROOMS:	101

1 SECOND FLOOR PLAN
1" = 20'-0"

PROJECT

FORMER WBE HOTEL

100 WESTBANK EXPRESSWAY
GRETN, LA 70033

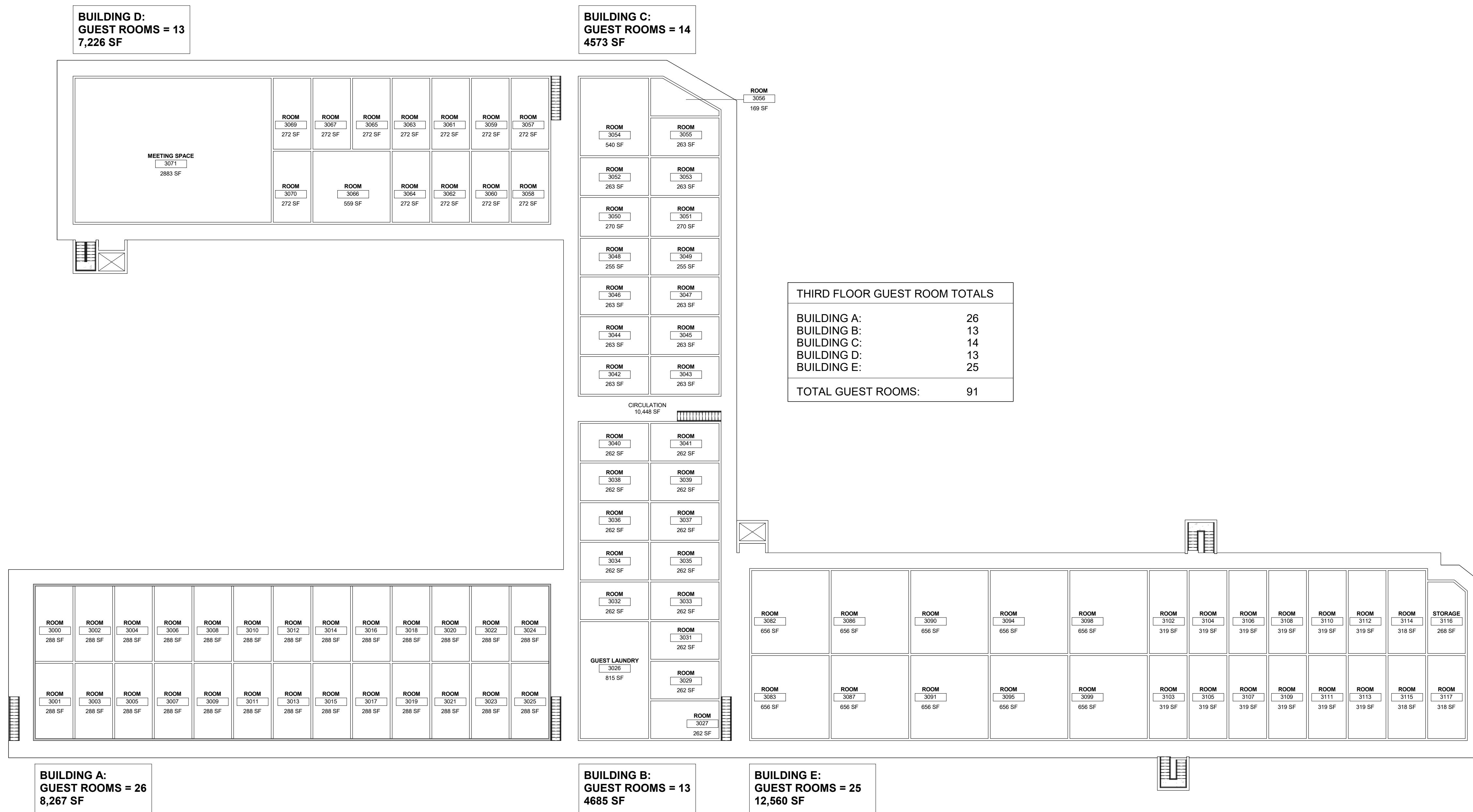
SHEET TITLE
SECOND FLOOR
PLAN

REVISIONS

DATE 12.11.2024

PROJECT NUMBER COG-053C

SHEET NUMBER
A-102



1 THIRD FLOOR PLAN
1" = 20'-0"

PROJECT
FORMER WBE HOTEL
100 WESTBANK EXPRESSWAY
GRETN, LA 70033

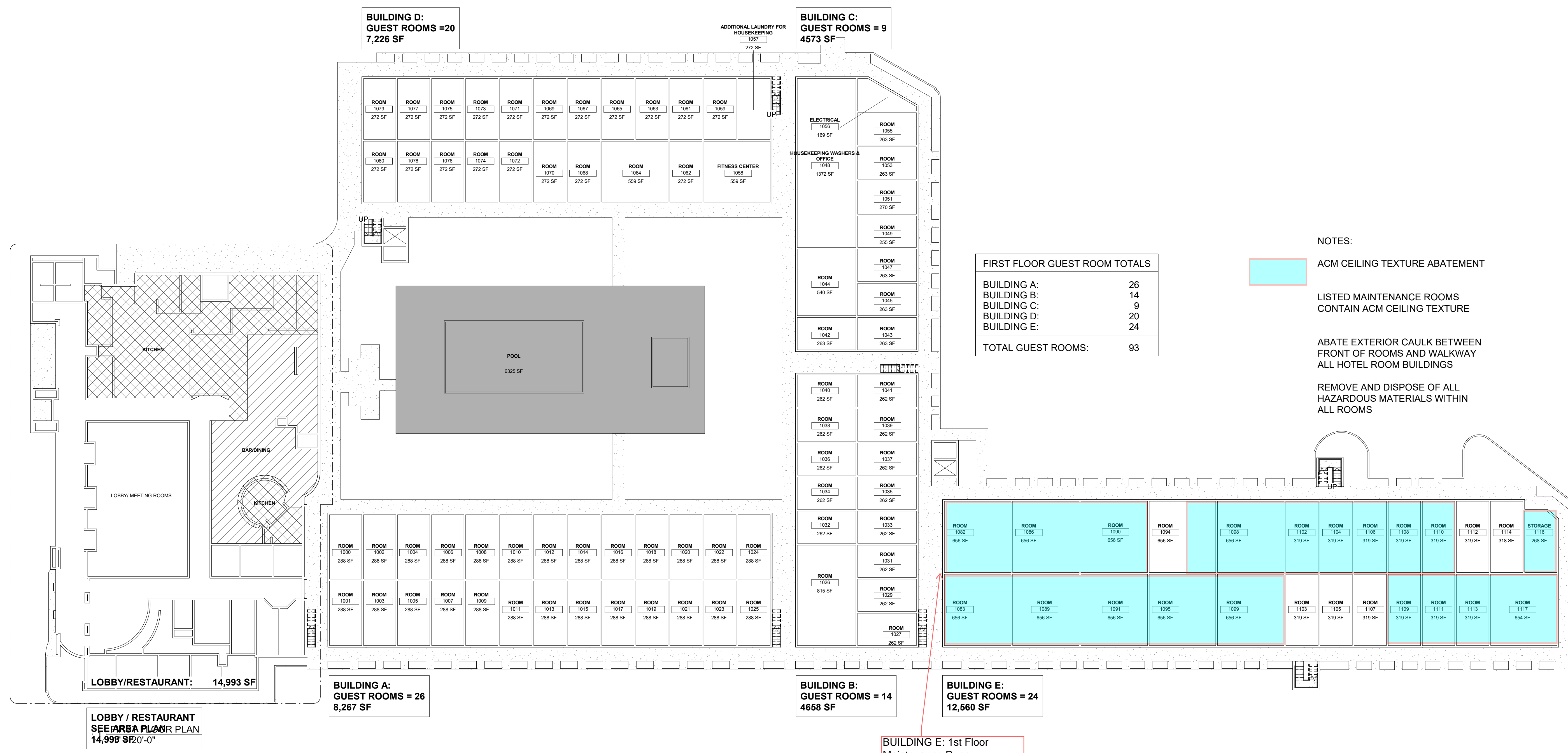
SHEET TITLE
THIRD FLOOR PLAN

REVISIONS

DATE 12.11.2024

PROJECT NUMBER
COG-053C

SHEET NUMBER
A-103



FIRST FLOOR GUEST ROOM TOTALS	
BUILDING A:	26
BUILDING B:	14
BUILDING C:	9
BUILDING D:	20
BUILDING E:	24
TOTAL GUEST ROOMS:	93

NOTES:

ACM CEILING TEXTURE ABATEMENT

LISTED MAINTENANCE ROOMS CONTAIN ACM CEILING TEXTURE

ABATE EXTERIOR CAULK BETWEEN FRONT OF ROOMS AND WALKWAY ALL HOTEL ROOM BUILDINGS

REMOVE AND DISPOSE OF ALL HAZARDOUS MATERIALS WITHIN ALL ROOMS

PROJECT

FORMER WBE HOTEL

100 WESTBANK EXPRESSWAY
GRETN, LA 70053

SHEET TITLE

FIRST FLOOR PLAN
CEILING ASBESTOS
ABATEMENT

REVISIONS

DATE 12.11.2024

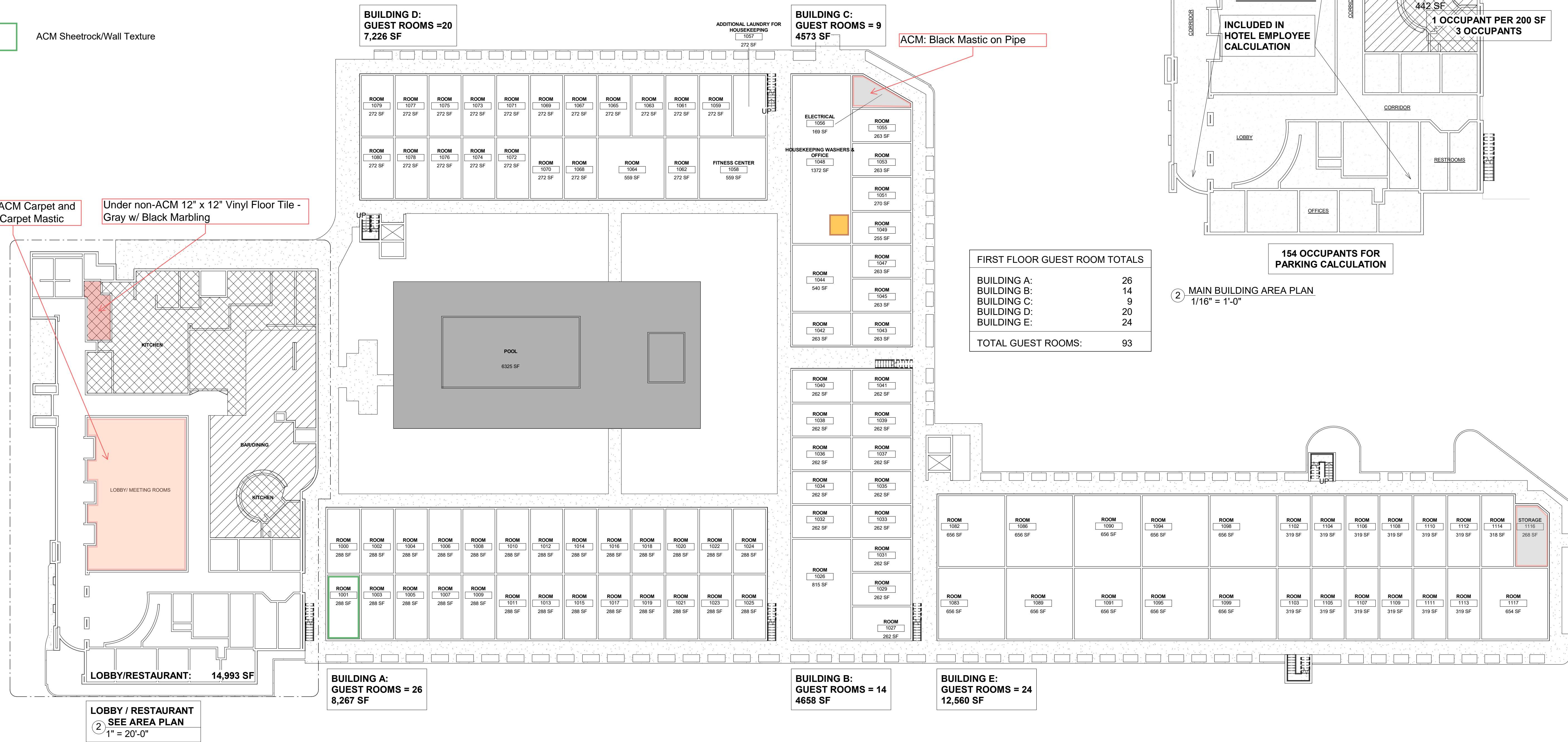
PROJECT NUMBER COG-053C

SHEET NUMBER E-101

- ACM 12" x 12" Vinyl Floor Tile - Beige with Brown Marbling and Associated Black Mastic
- ACM 12" x 12" Vinyl Floor Tile - White with Red Marbling and Associated Black Mastic
- ACM 12" x 12" Off-white Vinyl Floor Tile and Associated Black Mastic
- ACM Black Mastic adhered to 12" x 12" Beige Vinyl Floor Tile
- ACM Sheetrock/Wall Texture

Under non-ACM Carpet and Associated Carpet Mastic

Under non-ACM 12" x 12" Vinyl Floor Tile - Gray w/ Black Marbling



FIRST FLOOR GUEST ROOM TOTALS

BUILDING A:	26
BUILDING B:	14
BUILDING C:	9
BUILDING D:	20
BUILDING E:	24
TOTAL GUEST ROOMS:	93

154 OCCUPANTS FOR PARKING CALCULATION

2 MAIN BUILDING AREA PLAN
1/16" = 1'-0"

LOBBY / RESTAURANT
2 SEE AREA PLAN
1" = 20'-0"

FORMER WBE HOTEL

PROJECT

FIRST FLOOR PLAN
NON-CEILING
ASBESTOS ABATEMENT

REVISIONS

DATE 12.11.2024

PROJECT NUMBER COG-053C

SHEET NUMBER

E-101.0

100 WESTBANK EXPRESSWAY
GRETN, LA 70033

**BUILDING D:
GUEST ROOMS =23
7,226 SF**

**BUILDING C:
GUEST ROOMS = 13
4573 SF**



SECOND FLOOR GUEST ROOM TOTALS

BUILDING A:	25
BUILDING B:	15
BUILDING C:	13
BUILDING D:	23
BUILDING E:	25
TOTAL GUEST ROOMS:	101

- ACM CEILING TEXTURE ABATEMENT
- LISTED MAINTENANCE ROOMS CONTAIN ACM CEILING TEXTURE
- ABATE EXTERIOR CAULK BETWEEN FRONT OF ROOMS AND WALKWAY ALL HOTEL ROOM BUILDINGS
- REMOVE AND DISPOSE OF ALL HAZARDOUS MATERIALS WITHIN ALL ROOMS

① SECOND FLOOR PLAN
1" = 20'-0"

**BUILDING A:
GUEST ROOMS = 25
8,267 SF**

**BUILDING B:
GUEST ROOMS = 15
4,685 SF**

**BUILDING E:
GUEST ROOMS = 25
12,560 SF**

Building E: 2nd Floor Maintenance Room

FORMER WBE HOTEL

PROJECT

FORMER WBE HOTEL
100 WESTBANK EXPRESSWAY
GRETN, LA 70033

SHEET TITLE
SECOND FLOOR PLAN
CEILING ASBESTOS
ABATEMENT

REVISIONS

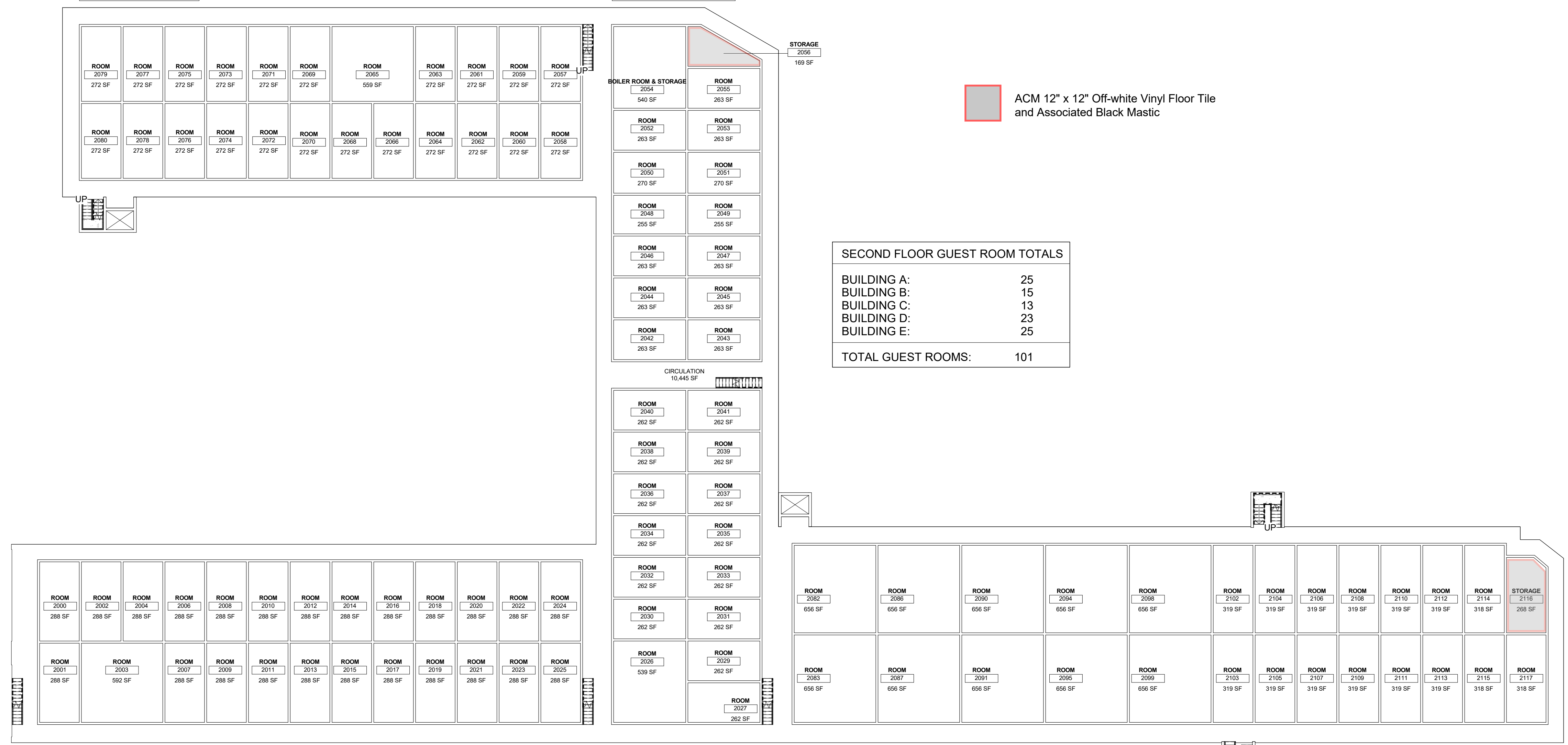
DATE 12.11.2024

PROJECT NUMBER COG-053C

SHEET NUMBER
E-102

**BUILDING D:
GUEST ROOMS = 23
7,226 SF**

**BUILDING C:
GUEST ROOMS = 13
4573 SF**



**BUILDING A:
GUEST ROOMS = 25
8,267 SF**

**BUILDING B:
GUEST ROOMS = 15
4685 SF**

**BUILDING E:
GUEST ROOMS = 25
12,560 SF**

1 SECOND FLOOR PLAN
1" = 20'-0"

PROJECT

FORMER WBE HOTEL

100 WESTBANK EXPRESSWAY
GRETN, LA 70033

SHEET TITLE

SECOND FLOOR PLAN
NON-CEILING
ASBESTOS ABATEMENT

REVISIONS

DATE 12.11.2024

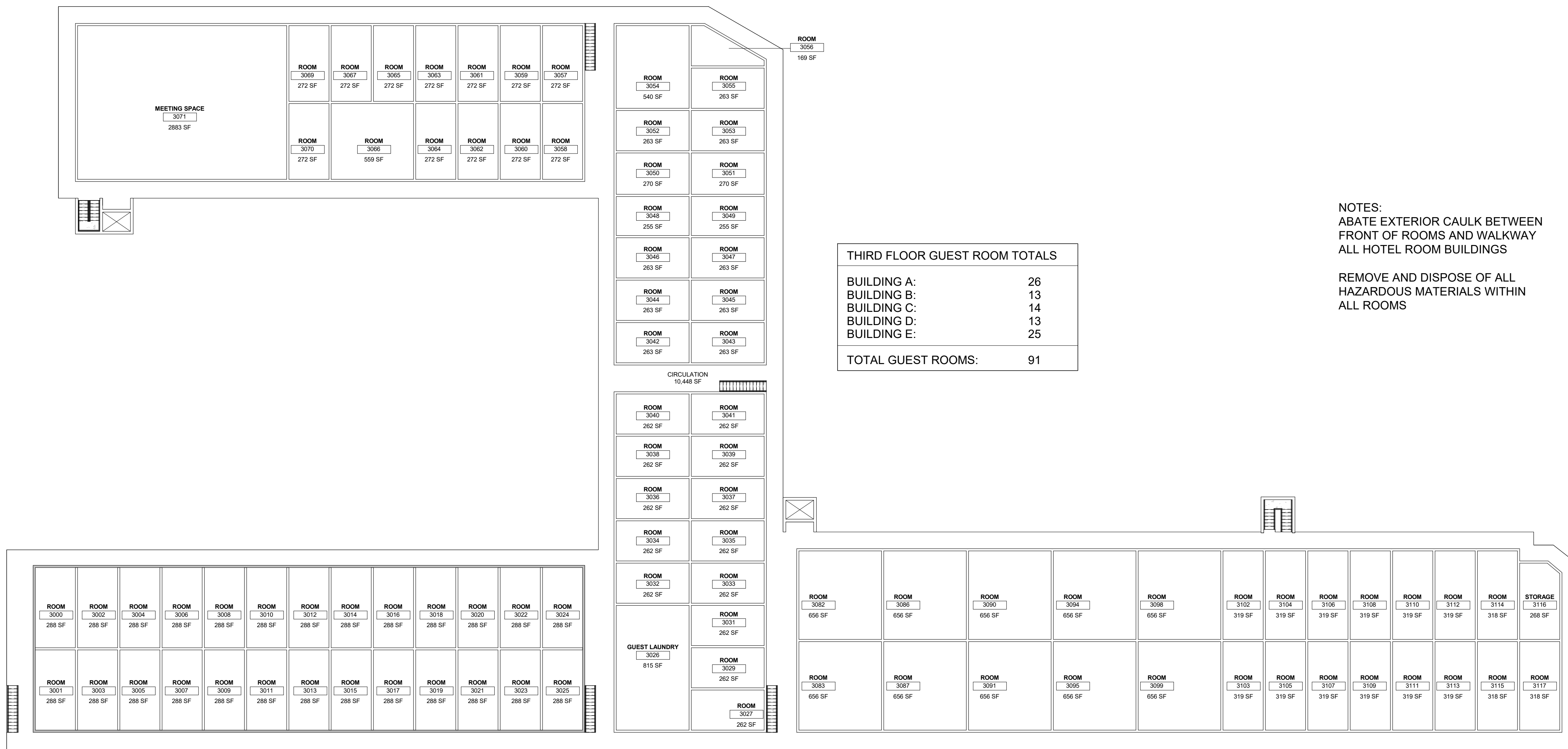
PROJECT NUMBER
COG-053C

SHEET NUMBER

E-102.0

**BUILDING D:
GUEST ROOMS = 13
7,226 SF**

**BUILDING C:
GUEST ROOMS = 14
4573 SF**



THIRD FLOOR GUEST ROOM TOTALS

BUILDING A:	26
BUILDING B:	13
BUILDING C:	14
BUILDING D:	13
BUILDING E:	25
TOTAL GUEST ROOMS:	91

NOTES:
ABATE EXTERIOR CAULK BETWEEN
FRONT OF ROOMS AND WALKWAY
ALL HOTEL ROOM BUILDINGS

REMOVE AND DISPOSE OF ALL
HAZARDOUS MATERIALS WITHIN
ALL ROOMS

**BUILDING A:
GUEST ROOMS = 26
8,267 SF**

**BUILDING B:
GUEST ROOMS = 13
4,685 SF**

**BUILDING E:
GUEST ROOMS = 25
12,560 SF**

**1 THIRD FLOOR PLAN
1" = 20'-0"**

PROJECT
FORMER WBE HOTEL
100 WESTBANK EXPRESSWAY
GRETN, LA 70053

SHEET TITLE
**THIRD FLOOR PLAN
CEILING ASBESTOS
ABATEMENT**

REVISIONS

DATE 12.11.2024

PROJECT NUMBER
COG-053C

SHEET NUMBER
E-103