

SECTION 01 57 16.02

TEMPORARY PEST CONTROL AND INTEGRATED PEST MANAGEMENT (IPM) PLAN

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Requirements for Temporary Pest Control
- B. Intergrated Pest Management (IPM) Contract Performance Specifications

1.02 RELATED REQUIREMENTS

- A. Section 01 74 19 - Construction Waste Management

1.03 GENERAL REQUIREMENTS

- A. Work of this specification as shown or specified should be in accordance with the requirements of the Contract Documents.

1.04 WORK INCLUDED

- A. Work of this Section includes all labor, materials, equipment and services necessary to provide Temporary Pest Control as specified herein.

1.05 SPECIFIC REQUIREMENTS

- A. Furnish and pay for the services of a licensed exterminating company approved by NYCHA, from the time the work is started until finally accepted by NYCHA for the purpose of control of all rodents and insects. The exterminating company shall provide all labor, material and equipment necessary to maintain complete exterminating services in the building under construction and the surrounding ground areas within the boundary lines of the site, including all temporary toilets, field office, and storage areas.
- B. Qualifications: The exterminating company must submit satisfactory evidence of at least ten (10) years' experience in this class of work, including names and addresses of at least five (5) business concerns for whom similar services have been performed by the company within the past five (5) years. The service operations must be fully uniform when making regular scheduled or emergency service visits to the job site.

1.06 TEMPORARY PEST CONTROL

- A. Use the least toxic treatments and materials throughout the duration of the project, for rodent control including, but not limited to, installation of physical controls. Any exterminating service engaged by the Contractor shall be approved by the Authority.
- B. Use only soil treatments that are not injurious to plants.
- C. Use pest/vector management for all areas involved in actual construction or demolition, staging areas for such work, and contiguous areas that are likely to be affected by such work.
- D. Provide pest/vector management services by individuals with knowledge of Integrated Pest Management (IPM) policies and procedures, and certified to apply pesticides (by the New York State Department of Environmental Conservation, Bureau of Pesticides and Radiation).
- E. Provide a detailed plan for site sanitation.
- F. At pre-construction stage, (before any excavation, demolition, construction, or placement of construction materials) perform the following:
 - 1. Thoroughly inspect construction site, staging areas and contiguous areas (hereafter referred to collectively as "site") for signs of rodent or other pest/vector presence. Tamper proof bait stations, specifically for rats or mice, shall be placed at 20 foot intervals or as required, around the perimeter of the construction site, and in the corners of the building basement or crawl space and any other problematic areas as determined by NYCHA Designated Representative(s). All bait stations shall be secured to a fence or stake in the ground. Bilingual warning signs shall be posted around the work area.
 - 2. Control any identified infestations of rodents (or other pest/vector) via IPM policies and procedures (allow minimum of 4 weeks for completion).

3. Harborage removal, trapping, and/or poisoning may be necessary for initial knockdown of pest/vector population(s) and to prevent re-distribution of pest/vectors once construction begins.
 4. Conduct all IPM interventions in a manner that will have minimal risk to people and other non-target species.
 5. Remove all refuse, garbage, and rubbish.
- G. Construction set-up/preparation:
1. Place construction trailers and other production outbuildings on concrete paved areas to prevent rodent burrowing, where possible.
 2. Situate construction trailers (normally elevated on wheels) without skirts (e.g., plywood, sheet metal) that could provide harborage for rodents or other pests.
 3. Establish clearly defined areas where workers will eat meals and snacks, and provide these areas with rodent proof waste containers and supply enough containers to hold all wastes generated without overflow.
 4. Strategically locate dumpsters in quantities to hold all refuse generated on site.
- H. During construction:
1. Empty dumpsters and waste containers as per the waste management plans. The plan must include trashcans with lids and dumpsters must be raised with gravel underneath them.
 2. Thoroughly inspect entire site with NYCHA Designated Representative(s), indoors and outdoors, for signs of rodent or other pest presence. Inspect monthly, increased or decreased as deemed necessary by inspection results. Bait any building with 10 or more rat burrows on a weekly basis. Baiting should continue during the excavation and remain in force until all work is completed and for two weeks afterward.
 3. Promptly conduct IPM interventions as necessary. This must include:
 - a. Reduce clutter, such as pallets and wood scraps. Do not let these items sit for more than two weeks in one spot.
 - b. Remove leaves or piles of dirt that rats will burrow in.
 - c. Keep the fence line clear of clutter and litter.
 - d. Thoroughly police any area fenced or blocked from NYCHA staff entry twice daily (AM & PM).
 - e. Fill burrows with dirt on bi-weekly basis.
 - f. Remove any stagnant water such as in buckets or puddles on a daily basis.
 - g. Clear or prune exterior dense weeds, shrubs and other vegetation to prevent the harborage of pests.
 - h. Holes made to suspend scaffolding platforms in structural walls and leading into crawl spaces, must be sealed with cement, otherwise rodents will use them as an entry point.
 - i. Scaffold needs to be cleaned weekly.
 4. Record keeping requirements:
 - a. Keep a log of all dates of visits by your pest management professional, locations where pests are found and any measures or steps taken to control pests and conditions conducive to pests, and the name of any pesticides applied.
 - b. CPD inspectors and exterminator vendor must sign and date when the pest management plan was completed.

PART 2 PRODUCTS

2.01 MATERIALS

- A. Materials, chemicals and equipment used for exterminating purposes shall comply with all rules and regulations of all applicable City, State and Federal agencies, including, but not limited to, the New York State Department of Environmental Conservation, Bureau of Pesticides and Radiation.

PART 3 EXECUTION

3.01 RODENT AND INSECT CONTROL

- A. Inspections and treatments by service operators of the site are to be made on a set day once each week during regular work day hours for rats, mice, roaches, water beetles and all other pests, with special attention given to the following conditions and/or areas.
 - 1. Wet areas inside and/or outside the building, including all temporary structures.
 - 2. All exterior temporary structures and temporary toilet facility areas.
 - 3. Field Office.
 - 4. Wherever there is evidence of food waste and discarded food or drink containers in quantity that would cause breeding of rodents or the insects herein specified.
 - 5. Any other portion of the premises requiring such special attention.
- B. As part of the construction set-up, the General Contractor shall implement all preventive methods for pest control.

PART 4 INTERGRATED PEST MANAGEMENT (IPM) CONTRACT PERFORMANCE SPECIFICATIONS

4.01 GENERAL

- A. **Description of Program:** This specification is part of a comprehensive Integrated Pest Management (IPM) program for the New York City Housing Authority (NYCHA). IPM is a process for achieving long-term, environmentally sound pest suppression and prevention through the use of a wide variety of technological and management practices. Control strategies in an IPM program include:
 - 1. Structural and procedural modifications to reduce food, water, harborage, and access used by pests.
 - 2. Pesticide compounds, formulations, and application methods that present the lowest potential hazard to humans and the environment.
 - 3. Non-pesticide technologies such as trapping and monitoring devices.
 - 4. Coordination among all facilities management programs that have a bearing on the pest control effort.
- B. **Contractor Service Requirements:** The Contractor shall furnish all supervision, labor, materials, and equipment necessary to accomplish the monitoring, trapping, pesticide application, and pest removal components of the IPM program. The Contractor shall also provide detailed, site-specific recommendations for structural and procedural modifications to aid in pest prevention.
- C. **The Contractor Shall Adequately Suppress the Following Pests:**
 - 1. Indoor populations of commensal rodents (e.g., Norway and roof rats, house mice), cockroaches, ants, flies, spiders, and any other arthropod pests not specifically excluded from the contract.

4.02 PEST CONTROL PLAN

- A. The Contractor shall conduct a thorough initial inspection of each apartment or site within ten (10) working days of the initiation date of the contract. The purpose of the initial inspections is for the Contractor to evaluate the pest control needs of all premises and to identify problem areas and any equipment, structural features, or management practices that are contributing to pest infestation.
- B. The Contractor shall submit to NYCHA a Pest Control Plan at least five (5) working days prior to the starting date of the contract. Upon receipt of the Pest Control Plan, NYCHA will render a decision regarding its acceptability within two (2) working days. If aspects of the Pest Control Plan are incomplete or disapproved, the Contractor shall have two (2) working days to submit revisions. The Contractor shall be on-site to perform the initial service visit for each building within the first five (5) working days of the contract.
- C. The Pest Control Plan shall consist of five parts as follows:

1. **Proposed Materials and Equipment for Service:** The Contractor shall provide current labels and Material Safety Data Sheets for all pesticides to be used, and brand names of pesticide application equipment, rodent bait boxes, insect and rodent trapping devices, pest monitoring devices, pest detection equipment, and any other pest control devices or equipment that may be used to provide service. The Contractor shall not apply any pesticide which has not been specifically approved by NYCHA.
 - a. Pesticide application equipment must be certified by the New York State Department of Environmental Conservation (DEC), Category #7
 - b. Pesticides applied must have a current EPA registration number and must be approved for use in New York State by the DEC
 2. **Proposed Methods for Monitoring and Detection:** The Contractor shall describe methods and procedures to be used for identifying sites of pest harborage and access, and for making objective assessments of pest population levels throughout the term of the contract.
 3. **Description of any Structural or Operational Changes That Would Facilitate the Pest Control Effort:** The Contractor shall describe site-specific solutions for observed sources of pest food, water, harborage, and access. The Contractor, in addition to pesticide use, must incorporate exclusion methods to prevent pest entry.
 4. **Commercial Pesticide Applicator Certificates or Licenses:** The Contractor shall provide photocopies of State-issued Commercial Pesticide Applicator Certificates or Licenses for every Contractor employee who will be performing on-site service under this contract.
- D. The Contractor shall be responsible for carrying out work according to the approved Pest Control Plan.

4.03 PEST CONTROL PROCEDURE

- A. Contractor shall adhere to the following procedure while implementing the IPM plan:
1. Notice shall be provided pursuant to the NOTIFICATION section. Notices shall be printed in English and Spanish, or any other language requested by NYCHA. The notification should also be posted in the Management office.
 2. The Contractor shall inspect each apartment prior to treatment.
 3. All holes and voids which allow an entry for a pest should be sealed.
 4. Heppa vacuum all dust, dirt, cockroach and rodent droppings. Heppa vacuum bags shall not be changed in apartment or inside building.
 5. Upon removing the old kitchen cabinets the Contractor shall treat the wall cavities for rodents and insects prior to installing new cabinets. The following treatments should be adhered to:
 - a. Rodent treatment - Confrac or Maki pellets
 - b. Cockroach treatment - Boric or Diametious earth
 6. The Contractor shall caulk the area around the new cabinets once they are mounted on the wall.
 7. The Contractor shall also caulk the seams inside the cabinets, including each individual shelf and drawers.
 8. The Contractor shall strategically apply gels and roach baits inside each cabinet and drawer.
 9. The Contractor shall degrease and clean off all stoves within each apartment. The area underneath and surrounding the stove must be cleaned and treated. The Contractor must also verify that each stove is in working order as a pre-condition before finishing a specific apartment.
 10. At the completion of all contractual work and the final inspection performed, NYCHA shall provide residents with educational literature pertaining to Pest Control and Pesticide Safety.

4.04 NOTIFICATION

- A. Contractor applying pesticides on property shall post a notice at publicly accessible locations at site at least twenty-four hours prior to any such application, in a form and manner prescribed by

the commissioner, provided, however, that applications requiring immediate action for public health reasons, such as severe rodent infestations, where mosquito larvae are present, or where populations of infected mosquitoes are present shall require that notice be placed concurrently with such application. Such notice shall include, but not be limited to:

1. Date of posting, proposed date of pesticide application and two alternative dates to the proposed date of application when, due to weather conditions, the pesticide application on the proposed date is precluded;
 2. Address of pesticide application and, if known, specific sites to which the pesticide is to be applied;
 3. Pest to be controlled and method of pesticide application;
 4. Common trade names of the pesticide, if applicable;
 5. United States environmental protection agency registration number of the pesticide, the active ingredient(s) contained in the pesticide and information on how to obtain further information about the products applied, such as by calling the National Pesticides Telecommunications Network at 1-800-858-7378 or the New York State Department of Health Center for Environmental Health Info line at 1-800-458-1158; and
 6. Name and telephone number of the Contractor responsible for the application.
- B. Contractor responsible for posting the notice shall not remove such notice for the longer of either three days subsequent to the last moment of pesticide application or the number of days required on the pesticide product label.

4.05 RECORD KEEPING

- A. Contractor shall be responsible for maintaining a complete and accurate pest control logbook or file for each apartment or site specified in the contract. These records shall be kept on-site and maintained on each visit by the Contractor. Contractor shall keep records for a minimum of three years or such longer time period required by statute, regulation, or agency directive of each pesticide application. Copies should be forwarded to NYCHA upon request. Each logbook or file shall contain at least the following items:
1. **Pest Control Plan:** A copy of the Contractor's approved Pest Control Plan, including labels and MSDS sheets for all pesticides used in the building, brand names of all pest control devices and equipment used in the building, and the Contractor's service schedule for the building. Quantity of the pesticide used shall also be included.
 2. **Pesticide Location:** The date and location of the specific site of pesticide used, including all traps, trapping devices, and bait stations in each apartment. This information can be in either tabular or in list format, and should be accompanied by a map for each pest.
 3. **Contractor's Service Report Forms:** Copies of the Contractor's Service Report Form, documenting arrival and departure time of the Contractor's representative performing the service and all information on pesticide application required by law. Proof that the required notice was provide shall also be included. In addition, a copy of the current label and EPA registration number for each pesticide and active ingredient(s) contained in the pesticide used in each apartment.

4.06 MANNER AND TIME TO CONDUCT SERVICE

- A. **Time Frame of Service Visits:** The Contractor shall perform routine pest control services that do not adversely affect tenant health or productivity during the regular hours of operation in buildings. When it is necessary to perform work outside of the regularly scheduled service time set forth in the Pest Control Plan, the Contractor shall notify NYCHA at least one (1) day in advance.
- B. **Safety and Health:**
1. The Contractor shall observe all safety precautions throughout the performance of the contract. All work shall be in strict accordance with all applicable Federal, state, and local safety and health requirements. Where there is a conflict between applicable regulations, the most stringent will apply.
 2. The Contractor shall assume full responsibility and liability for compliance with all applicable regulations pertaining to the health and safety of personnel during the execution of work.

- C. **Uniforms and Protective Clothing:** All Contractor personnel working in or around buildings specified in this contract shall wear distinctive uniform clothing. The Contractor shall determine the need for and provide any personal protective items required for the safe performance of work. Protective clothing, equipment, and devices shall, as a minimum, conform to U.S. Occupational Safety and Health Administration (OSHA) standards for the products being used.
- D. **Vehicles:** Vehicles used by the Contractor shall be identified in accordance with state and local regulations.

4.07 SPECIAL REQUESTS AND EMERGENCY SERVICE

- A. On occasion, NYCHA may request that the Contractor perform corrective, special, or emergency service(s) that are beyond routine service requests. The Contractor shall respond to these exceptional circumstances and complete the necessary work within three (3) hours after receipt of the request.

4.08 CONTRACTOR PERSONNEL

- A. The Contractor performing the IPM services must be a registered and insured Pest Control business with a DEC business registration number.
- B. Throughout the term of this contract, all Contractor personnel providing on-site pest control service must maintain certification as Commercial Pesticide Applicators in the category of Industrial, Institutional, Structural, and Health Related Pest Control. Uncertified individuals working under the supervision of a Certified Applicator will not be permitted to provide service under this contract.
- C. The Contractor shall provide the names of all pest management personnel assigned to this contract, and pertinent information regarding their qualifications, experiences and training.

4.09 USE OF PESTICIDES

- A. The Contractor shall be responsible for application of pesticides according to the label. All pesticides used by the Contractor must be registered with the U.S. Environmental Protection Agency (EPA), state and/or local jurisdiction. Transport, handling, and use of all pesticides shall be in strict accordance with the manufacturer's label instructions and all applicable Federal, state, and local laws and regulations.
- B. The Contractor shall adhere to the following rules for pesticide use:
 - 1. **Approved Products:** The Contractor shall not apply any pesticide product that has not been included in the Pest Control Plan or approved in writing by NYCHA.
 - a. Pesticides should be a Category #3 and must pose the least toxicity.
 - b. Pesticides to be applied should be limited to:
 - 1) Maxforce gels
 - 2) Maxforce pucks
 - 3) Seige gels
 - 4) Seige pucks
 - 5) Glue traps
 - 6) Boric acid
 - 7) Diametious earth
 - 8) Contrac or Maki pellets
 - 2. **Pesticide Storage:** The Contractor shall not store any pesticide product in the buildings or in an apartment specified in the contract. Pesticides should be removed from an apartment once a job is completed and never left unattended.
 - 3. **Application by Need:** Pesticide application shall be according to need and not by schedule. As a general rule, application of pesticides in any inside or outside area shall not occur unless visual inspection or monitoring devices indicate the presence of pests in that specific area. Requests for preventive pesticide treatments in areas where surveillance indicates a potential insect or rodent infestation will be evaluated by NYCHA on a case-by-case basis. Written approval must be granted by NYCHA prior to any preventive pesticide application.

4. **Minimization of Risk:** When pesticide use is necessary, the Contractor shall employ the least hazardous material, most precise application technique, and minimum quantity of pesticide necessary to achieve control.

4.10 INSECT CONTROL

- A. **Emphasis on Non-Pesticide Methods:** The Contractor shall use non-pesticide methods of control wherever possible. For example:
 1. Portable heppa vacuums rather than pesticide sprays shall be the standard method for initial cleanouts of cockroach and rodents.
 2. Trapping devices rather than pesticide sprays shall be the standard method for indoor fly control.
- B. **Application of Insecticides to Cracks and Crevices:** As a general rule, the Contractor shall apply all insecticides as "crack and crevice" treatments only, defined in this contract as treatments in which the formulated insecticide is not visible to a bystander during or after the application process.
- C. **Insecticide Bait Formulations:** Bait formulations shall be the standard pesticide technology for cockroach and ant control, with alternate formulations restricted to unique situations where baits are not practical.
- D. **Monitoring:** Sticky traps shall be used to guide and evaluate indoor insect control efforts wherever necessary.

4.11 RODENT CONTROL

- A. **Indoor Trapping:** As a general rule, rodent control inside buildings shall be accomplished with trapping devices only. All such devices shall be concealed out of the general view and in protected areas so as not to be affected by routine cleaning and other operations. Trapping devices shall be checked on a schedule approved by NYCHA. The Contractor shall be responsible for disposing of all trapped rodents and all rodent carcasses in an appropriate manner.
- B. **Use of Rodenticides:** In exceptional circumstances, when rodenticides are deemed essential for adequate rodent control inside apartments, the Contractor shall obtain approval of NYCHA prior to making any interior rodenticide treatment. All rodenticides, regardless of packaging, shall be placed either in locations not accessible to children, pets, wildlife, and domestic animals, or in EPA-approved tamper-resistant bait boxes. As a general rule, rodenticide application outside buildings shall emphasize the direct treatment of rodent burrows wherever feasible.
- C. **Use of Bait Boxes:** All bait boxes shall be maintained in accordance with EPA regulations, with an emphasis on the safety of non-target organisms. The Contractor shall adhere to the following five points:
 1. All bait boxes shall be placed out of the general view, in locations where they will not be disturbed by routine operations.
 2. The lids of all bait boxes shall be securely locked or fastened shut.
 3. All bait boxes shall be securely attached or anchored to floor, ground, wall, or other immovable surface, so that the box cannot be picked up or moved.
 4. Bait shall always be secured in the feeding chamber of the box and never placed in the runway or entryways of the box.
 5. All bait boxes shall be labeled on the inside with the Contractor's business name and address, and dated by the Contractor's technician at the time of installation and each servicing.

4.12 STRUCTURAL MODIFICATIONS AND RECOMMENDATIONS

- A. Throughout the term of this contract, the Contractor shall be responsible for advising NYCHA about any structural, sanitary, or procedural modifications that would reduce pest food, water, harborage, or access. The Contractor shall be responsible for adequately suppressing all pests included in this contract regardless of whether or not the suggested modifications are

implemented. The Contractor will not be held responsible for carrying out structural modifications as part of the pest control effort. However, minor applications of caulk and other sealing materials by the Contractor to eliminate pest harborage or access may be approved by NYCHA on a case by case basis. The Contractor shall obtain the approval of NYCHA prior to any application of sealing material or other structural modification.

4.13 PROGRAM EVALUATION

- A. NYCHA will continually evaluate the progress of this contract in terms of effectiveness and safety, and will require such changes as are necessary. The Contractor shall take prompt action to correct all identified deficiencies.

4.14 INSPECTION

- A. Throughout the duration of this contract, the premises covered will be inspected periodically by NYCHA to determine the Contractor's compliance with the contract. Inspection results will be documented in writing. The Contractor shall promptly initiate actions within five (5) working days to correct all contract performance deficiencies found by NYCHA.
- B. The Contractor shall degrease and clean off all stoves within each apartment. The Contractor must also verify that each stove is in working order as a pre-condition before finishing a specific apartment.

END OF SECTION