Lead Risk Assessment/Lead Production Flow Chart

Agency hires a Lead Construction Manager (LCM) to guide lead remediation/abatement process.



Lead Construction Manager begins process by scheduling a Lead Risk Assessment. Evaluators are chosen from pool of Evaluators provided by Isles. LCM coorindinates LIRA with resident, LCM and Lead Evaluator.



The Lead Inspection/Risk Assessment will be provided in a standardized report form that will be returned to LCM within specified time. Cost of LIRA is paid by Isles.



LCM attends Risk Assessment and does walkthrough of unit with Lead Risk Assessor. Takes notes and pictures of the unit that will assist with creating Scope of Work.

LCM coordinates with Contractor as job nears completion, schedules the Clearance examination with Lead Evaluation firm at least 1 hour after final cleaning.



Contractor returns SOW with costs filled in. LCM negotiates (if needed) final job cost that comply with Cost Guidelines. Signs SOW. Schedules work and provides guidance on job setup, lead measures performed and proper cleaning.



Using Round Robin process, LCM schedules contractor walthrough of job. LCM provides Contractor w/guidance on issues Identified. SOW can be given before or after walthrough pre-filled with measures, but no costs.



LCM receives LIRA and creates Scope of Work with with all lead hazards listed. LCM adds ancillary health and safety/causative factors for lead measures.

If unit fails Clearance, LCM schedules additional cleaning and new clearance. Contractors are responsble for clearance costs after 2nd clearance.



Once unit is cleared, clearance report is added to Field file and returned to office staff.



Office staff adds measures to invoice. DCA Monitor sign-off is required prior to Invoice being submitted and SAGE FSR compiled.