



Coordinated Debris Removal Program

Phase 3 – Private Property Debris Removal

Updated 5/13/2022

When will Phase 3 begin?

Phase 3 is estimated to begin the week of April 18. The intergovernmental agreement (IGA) between Boulder County, the City of Louisville and the Town of Superior has been finalized and the debris removal contract has been approved.

What is Phase 3?

Phase 3 is debris removal and mitigation on private properties so that they can be rebuilt upon, coordinated and carried out by Boulder County and its contractor DRC. The estimated completion date is August/September 2022, weather permitting.

Where will Phase 3 begin?

The debris removal order was developed through careful analysis of several factors, including environmental justice and efficiencies of removal. The order of operations does not include dates, as the exact timeline for each group of homes (or “runway”) is not known. Property owners will be notified 5 days ahead of the start of their debris removal runway. Additional details can be found on the County’s website at <https://www.bouldercounty.org/disasters/wildfires/marshall/debris-removal-program/>.

How long will Phase 3 take?

Up to 30 crews will be assigned throughout the region with 15 initially working in Superior, 9 in Louisville and 6 in Boulder County. Once underway, the entire project is expected to take 4 months to complete, weather permitting.

Who will obtain all necessary permits?

Boulder County will obtain all permits necessary, including demolition, for the cleanup for property owners who have opted-in to the Coordinated Debris Removal Program.

Who pays for the debris removal?

There are several different entities that are involved in funding private property debris removal.

If a property owner opts-in to Boulder County's coordinated debris removal program, their homeowner's insurance company will pay the amount allocated in their insurance policy for debris removal performed as specified in the insurance policy. There is no direct out-of-pocket payment that an uninsured or underinsured property owner will need to pay to any entity if they participate in the program.

Exact costs to clean up each property will vary by site. Boulder County and the State of Colorado will be working directly with insurance companies to obtain funds in policies dedicated to debris removal. If those funds do not cover the actual costs, the remainder will be paid for by the state and the jurisdiction where the property is located.

FEMA will then reimburse Boulder County for the costs that are eligible under the PPDR program. FEMA's Private Property Debris Removal (PPDR) program covers 90% of the eligible costs, and state/local governments are responsible for the remaining 10%. The City of Louisville is responsible for 5% match to FEMA funds spent on local debris removal, as well as the cost of those items removed that are not eligible for FEMA reimbursement.

No bills will be sent to homeowners after the work is done and insurance money is collected (unless the homeowner has already received funding for debris removal from their insurance company). If a homeowner is not covered for debris removal by their insurance, they will not be billed for the work.

How can property owners request for additional items to be removed?

The contractor will contact property owners 5 days prior to the start of construction to verify requests from the right-of-entry (ROE) form that was previously submitted. Changes can still be made to the ROE form up until work begins on the lot.

Advance site walkthroughs have been suspended due to a lack of sufficient staffing resources to complete this work as the pace that debris removal operations are now taking place. Instead of an advance site walkthrough prior to work beginning, residents have the option to be on-site when debris removal crews are mobilized to their property in order to view the work and speak with crew members completing operations on the site.

Residents will be contacted at least 5 days in advance of work commencing to provide the anticipated arrival date of crews at their property. The representative who reaches out to provide the 5-day notice will also go through the Right-of-Entry form that was previously submitted to make sure any specific concerns/requests are discussed.

Please inform the project representative who contacts you that you plan on being on-site when work begins so that information can be added to the property's work plan. If you have specific concerns about your property and/or requests for items to remain, please make sure they are noted on your right of entry form by sending an email to ROE@Bouldercounty.org.

Can property owners observe the debris removal work on their property?

Residents will have the option to be on-site when debris removal crews are mobilized to their property in order to view the work and speak with crew members completing operations on the site.

Property owners will be allowed at the site as long as there is no heavy machinery operating or other safety concerns. As soon as large equipment begins work, only authorized personnel will be allowed on site. Due to safety concerns, it is not advised that residents are on site during demolition. The City will not be providing residents with PPE (personal protective equipment).

What material is eligible for removal for Louisville residents?

- **Foundation** removal will be included as part of the debris removal program for properties. Foundation work will include concrete slab floor and piers that were used to support the overall structure. If caissons are located, they will be cut and separated from the foundations, and marked with pinflags. They will not be removed.
- **Driveways, sidewalk, walkways, and patios** will be removed during the Phase 3 PPDR process at no cost unless a property owner elects to keep them as indicated on their questionnaire..
- **Accessory buildings**, like sheds, barns, and detached garages, will be included in the debris removal program if they were destroyed by the fire.
- **Vehicles** that remain trapped within the debris will be removed by DRC and hauled away for proper disposal at no charge to the owner. Vehicle owners are encouraged to work with their insurance provider and lien holders prior to debris removal to complete a claim.
- **Decks and damaged trees** will also be removed based on an assessment of damage. See below for more details about trees.

Can I keep my foundation and other on-grade concrete slab in place?

A majority of foundations have been deemed not reusable by local building officials from all three jurisdictions; therefore, they will be removed unless a property owner requests them to be left in place. If a property owner wishes for their foundation or other at-grade concrete slab work to be retained, they will need to provide a state-licensed structural engineer review stating that your foundation or on-grade slab work is reusable.

How will the contractor mitigate construction impacts?

Debris removal work may occur from dawn until dusk up to 7 days a week. Before debris removal begins and during the work, each site will be thoroughly saturated with water to prevent ash from becoming airborne. In addition, stormwater protection measures will be installed to prevent water from running off into area sewers and waterways. Material that is hauled away will be covered. Some items may be wrapped to ensure that dust and debris cannot get into the air. Air quality monitors will be present with equipment to take samples of the air around each site and in the neighborhood. If monitors find that air contains any harmful materials, they will stop the job to inspect the work and determine corrective measures.

What can residents expect in regards to debris removal?

Property owners can expect the following:

- Removal of the ash footprint, including incidental soil
- Removal of foundations, including concrete slab floor and structural support piers
- Removal of driveways that were damaged by fire/heat

- Property owner can elect to have their non-damaged/destroyed driveways and other concrete flatwork (patios, private sidewalks) removed at no cost to the property owner
- Removal of accessory buildings (sheds, detached garages, etc.) that were damaged/destroyed
- Utility locates and confirmation of capping/disconnecting
- Removal of trees deemed hazardous per FEMA guidelines
- Foundation pits with sloped sides for safety
- Proper separation, handling, and disposal of all materials
- Community air monitoring to confirm controls are effective
- Erosion control measures installed in accordance with stormwater plans
- Department of Transportation inspections for all vehicles operating on the project to ensure local roads are as safe as possible

Below are some images of properties that experienced similar conditions before and after debris removal and construction equipment that may be on-site.





What is the weather protocol for debris removal?

Debris and ash removal operations will be shut down when high winds are present. Operations may resume when wind speeds are lower. Tree removal and some loading operations may continue during high wind periods.

Will there be traffic impacts related to construction?

Road closures are not anticipated outside of the burn areas. Traffic control systems will be placed on major truck routes to ensure the safety of all travelers.

What is the sequence for debris removal?

1. Mobilization to site
2. Site is pre-wet to eliminate dust emissions
3. Metal is segregated from ash/debris and loaded out for recycling
4. Vehicles are removed from debris and loaded out for recycling
5. Ash/debris is removed, incidental soil is removed along with ash
6. Utilities are capped
7. Concrete is removed starting with folding in the basement walls
8. Site will be pre-inspected by monitoring contractor to ensure all debris has been removed (glass, nails, debris fragments, etc.)
9. Site will be rough graded to promote positive drainage and to eliminate tripping hazards
10. Soil samples are taken to test for residual contamination (see below for more details)
11. Following sample verification, final walk-through by inspectors
12. Once site passes final inspection, safety fence installed if needed
13. Application of hydro-mulch on the property for erosion control

What is the plan to address damaged retaining walls?

Retaining walls will be examined on a case-by-case basis to make a determination on removal during Phase 3 PPDR. Retaining walls on destroyed properties participating in the debris removal program that are deemed a safety hazard will be removed by the contractor.

After debris removal, the property owner(s) will be responsible for rebuilding permanent retaining wall infrastructure.

Who will determine if trees are removed and will debris removal impact unaffected landscaping?

A certified arborist will review and assess all trees on the property and other vegetation that may have been damaged by the wildfire to determine whether they must be removed due to safety concerns. Our goal is to preserve as much vegetation as possible. The contractor is required to remove all dead or damaged trees that are deemed hazardous (e.g., trees that endanger onsite workers, neighbor's homes, or public rights of way) that will not survive for at least 5 years (based on arborist evaluation) and dispose of the tree properly. Trees will be cut as close to the ground as possible. Tree stumps will not be removed.

We will do our best to see that unaffected landscaping will not be disturbed during debris removal, but you can also designate items that you would like kept in place by including this information on your right-of-entry form. It will remain up to the final determination of the arborist if a tree can remain on the property.

Is soil cleanup included? Will soil be tested?

Boulder County is working with its own Public Health Department and the Colorado Department of Public Health and Environment (CDPHE) on determining the appropriate level of soil cleanup, but the top 3 to-6 inches of soil will be removed as part of the debris removal program.

As part of the debris removal program, soil testing for RCRA 8 metals (arsenic, barium, cadmium, chromium, lead, mercury, selenium, and silver) will be conducted after the soil has been scraped 3 to 6 inches on any site with a destroyed property. If any contaminants are discovered above regulatory levels after testing, DRC will re-scrape the property.

Will they be testing for asbestos?

Asbestos testing for soil is not required, but it may be conducted for concrete materials, such as foundations being removed, to ensure they are free from asbestos before recycling the concrete. No asbestos testing will be provided outside of the county's coordinated debris removal program.

Will property pins be saved?

The contractor will try to save property pins as circumstances allow.

When will partially destroyed homes have debris removed?

If the home has been determined to be destroyed, it is eligible for the Coordinated Debris Removal Program. Homes that are not considered to be destroyed are not eligible for demolition or debris removal as part of the program.

What happens next?

Property owners will be contacted to collect final information, including:

- Preferences to remove non-damaged/destroyed driveway and other concrete flatwork (patio, private sidewalk, etc.)
- Property owner will sign Assignment of Benefits form so that the County can work directly with their insurance company to obtain debris removal details, and if applicable, have their debris removal proceeds assigned to the County to be applied to the cost of the PPDR work
 - This is required for FEMA reimbursement of PPDR project costs.
 - For property owners who have already received their debris removal proceeds, the County will contact them directly to collect the amount of these received proceeds. The County recommends depositing funds received from you insurance policy into a personal bank account to reserve them for payment at a later time.
 - For property owners who have not yet received their debris removal proceeds, the County will work directly with their insurer to collect these proceeds.
- Traffic control systems will be set up on major truck routes
- Erosion control measures will be installed

What happens after a property is cleared of debris?

Once a property is cleared, DRC will be backfilling ruts, holes, and indentations, but they will not be backfilling basements. They will leave foundation pits with sloped sides for safety.

When soil sampling comes back clean and inspections are completed by FEMA and the County then the permit for each site will be closed and rebuilding can commence. Building permits can be submitted during this process to the appropriate jurisdiction.

What else can property owners expect who have opted into Phase 3 PPDR?

Property owners participating in the Coordinated Debris Removal Program will also receive the following assistance:

- Independent property assessment
- Asbestos testing, including concrete and chimney, and certified asbestos professional removal
- Real-time updates on project schedule on City's website
- Utility locates and confirmation of capping/disconnection
- Traffic control in the neighborhood
- Stormwater management protection measures in place before cleanup begins and after the work has been complete
- Proper separation, handling, and disposal of all materials
- Assurance that everything that can be recycled will be (household hazardous waste, metal, concrete, vegetative debris, etc.)
- Third-party monitoring of all work being performed
- Inspections and closure plan for the property

Can property owners still opt-out of the Coordinated Debris Removal Program?

The last opportunity for property owners to opt-out will be the 5-day notification they will receive prior to the contractor entering their property.

Questions, Comments, and Contact Information

For more information about the Coordinated Debris Removal Program, visit Boulder County's Debris Program Frequently Asked Questions webpage at www.BoCo.org/Debris-Program-FAQs. Questions and comments can also be directed to Debris@bouldercounty.org.

City of Louisville residents who have **opted out** of the Coordinated Debris Removal Program, should visit the [City of Louisville's Planning and Building website](#) for information about undertaking debris removal on their property. Any questions about this process, please contact the City of Louisville's Planning and Building Department by email building@louisvilleco.gov or phone 303.335.4584.