



2020 Request for Quotes Lead-Based Paint Assessment and Clearance Exams

The City of Moorhead is seeking quotes for conducting Lead-Based Paint (LBP) assessment and clearance exams with reports on up to 20 pre-1978 constructed single family homes located at various locations in Moorhead. Building improvements are being made to these homes financed with Community Development Block Grant funds from the U. S. Department of Housing and Urban Development. Upon agreement by both parties, this quote may be extended for an additional 12 months without soliciting additional vendors.

Specifications:

City will provide a description of possible rehabilitation work. LBP assessments and clearance exams must be conducted in compliance with 24 CFR Part 35, including:

- Qualified personnel: LBP assessments and clearance exams must be conducted by either a Minnesota certified risk assessor or Minnesota certified lead based paint inspector.
- Required activities: LBP assessments and clearance exams shall be performed in the dwelling units and exterior areas before and after home rehabilitation. **LBP assessments and clearance exams will be conducted as if all of these properties are child-occupied facilities 40 CFR 745.227(c)(2)(ii)(A) and (B).** The LBP assessments and clearance exams shall include:
 - Visual assessment to determine if deteriorated paint surfaces and/or visible amounts of dust, debris, paint chips or other residue are present. Paint testing or LBP inspection must be conducted on deteriorated paint to determine if the paint contains lead.
 - Paint testing of each component of the home, including garages and accessory buildings, with a distinct painting history and each exterior component with a distinct painting history, except those components that the risk assessor determines to have been replaced after 1978 or not to contain lead-based paint.
 - Dust wipe sampling on at least one interior window sill and window trough and floor of each room, hallway, or stairwell and common areas.
 - Samples shall be submitted for analysis for lead in dust, interpretation of sampling results, and preparation of a report.
 - Bare soil testing, individual samples if areas of bare soil are more than 10 feet apart (e.g., garden in back of yard and flower bed at side of house shall be sampled individually if more than 10 feet apart).
 - Clearance exam sampling shall be performed in the dwelling units and exterior areas based upon LBP hazards identified in the LBP risk assessment and the rehabilitation work performed.
 - City will provide the start and completion date of any interim controls, paint stabilization, standard treatments, and ongoing lead-based paint maintenance conducted at the properties in conjunction with the rehabilitation work.

- Reports: The LBP assessments and clearance exams shall follow federal and state regulations, specifically HUD guidelines for evaluation and control of lead paint hazards in housing, including:
 - Address of the property
 - Date of the exam
 - Name, address, and signature of person(s) performing the exam, including Minnesota certification number
 - Results of the visual assessment
 - Results of the analysis of dust samples in µg/sq.ft. by location of sample
 - Name and address of laboratory that conducted the analysis of dust samples, including identification number for the laboratory recognized by EPA
 - XRF reports must include information on the training and licensure of the XRF technician, location of each area tested, and evidence of the calibration of the XRF machine conducted prior to testing each home and at least every 4 hours during the testing period. XRF may not be used on dust or soil.

Timing: The service contract will be awarded March 15, 2020.

Contractor is **required to submit each LBP assessment report within 21 days of notification** and each **clearance report within 14 days of notification** unless an extension is granted by the City of Moorhead. While the City will try to accommodate the batching of tests as much as possible, it cannot be guaranteed for all tests. Liquidated damages of \$100 per day will be deducted from the contract amount if the project is not completed by the deadline and no extension has been granted.

Payments: Contractor will be paid per report upon receipt of report and corresponding invoice.

Scheduling: City will provide the lead contractor with homeowner contact information to set up initial inspections directly with homeowner. Rehabilitation contractor will contact lead contractor for clearance exams upon completion of their project.

Bidding Instructions: Please complete the bid form attached to this document. Quotes are to be specified on a fee per property, per report basis (i.e., initial and clearance).

Submission Requirements: Interested contractors may submit quotes to:

City of Moorhead
Attn: Joshua Huffman
500 Center Avenue, 4rd Floor
Moorhead, MN 56560

Submissions must be received by 4:00 pm on March 16, 2020. Submissions must include the price per report, the completed bid form, the credentials of the person certified to perform risk assessments or lead-based paint inspections, and the name of the EPA-recognized laboratory in which the samples will be analyzed.

Questions or issues of clarification may be directed to Joshua Huffman, 218.299.5375, joshua.huffman@cityofmoorhead.com.

BID FORM

Lead Based Paint (LBP) Assessment Tests, Clearance Exams, and Reports
Per house cost

Unit	Qty.	Unit Price
LBP Assessment Testing with up to 25 Samples & Report	1	\$
LBP Clearance Testing with up to 25 Samples & Report	1	\$
26 or More Test Samples (cost after 25 samples)	1	\$

Contractor: _____

Contact Person: _____

Address: _____

Phone: _____ Email: _____

Signature: _____