

**REQUEST FOR INFORMATION
RFI**

Issue Date: May 12th, 2020

RFI#: 165-5-12-20

Title: Lead Inspection/Risk Assessment and Clearance Sampling

Commodity Code: 92658 Lead Inspection Services

Issuing Agency: Virginia Department of Housing and Community
Development (DHCD)
600 East Main Street, Suite 300
Richmond, Virginia 23219

Where work will be performed: Statewide, with the exclusion of the City of Richmond, City of
Roanoke, and Chesterfield County.

Period of Contract: Ongoing

Contract Renewal Period: N/A

RFI will be received until: June 9, 2020

All inquiries for information should be directed to: Susan Hill
Lead Hazard Reduction Program Manager
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Email: susan.hill@dhcd.virginia.gov

SEND RFI RESPONSE ELECTRONICALLY TO ISSUING AGENCY. HAND DELIVERED OR MAILED RESPONSES WILL ONLY BE ACCEPTED ON A CASE-BY-CASE BASIS.

Name and Address of Firm:

_____	DATE: _____
_____	By: _____
_____	Title: _____
_____ Zip Code: _____	Tel: (____) _____
FEI/FIN NO. _____	Fax: (____) _____
E-mail: _____	Web Address: _____

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I. PURPOSE:

The purpose of this Request for Information (RFI) is to solicit information from contractors performing Lead Inspections/Risk Assessments (LIRA) and Clearance Sampling in Virginia. DHCD will create a working list of contractors with the credentials, interest, and availability to participate in the Lead Hazard Reduction Program. Contractors will ultimately contract with DHCD's sub-recipients for this program, who will act as the project managers. DHCD will distribute the satisfactory RFI responses to the sub-recipients in the form of a pre-qualified list of contractors. The sub-recipients will, in turn, follow their own procurement policies for securing these services.

II. BACKGROUND:

The Virginia Lead Hazard Reduction Program (LHR) is a \$5.6 million HUD grant-funded program designed to reduce lead poisoning in children age 5 and under by stabilizing lead-based paint hazards found in rental and single-family homes built in Virginia (statewide, with aforementioned exclusions) prior to 1978. This will be a newly implemented program, with an anticipated start date of July 1, 2020. The program will run until at least June 2023.

Through the LHR Program, a minimum of 225 homes will be targeted, and all will receive a LIRA. Homes testing positive for the presence of lead-based paint will undergo a lead abatement and/or interim controls to remove the hazards. The work and services for the LHR Program will be subject to HUD terms and conditions. All work and services for the sub-recipient under the LHR Program shall be provided and performed in accordance with all applicable terms, conditions, and specifications.

III. STATEMENT OF NEEDS / SCOPE OF SERVICES

All work related to risk and lead assessment services shall be performed by individuals who are certified risk assessors as prescribed by DPOR. All lead-based paint inspectors and risk assessors and their respective firms must be appropriately insured and registered in System for Award Management (SAMS).

Lead Inspection/Risk Assessment

The qualified individual shall perform comprehensive lead-based paint inspection and risk assessment surveys of residential interior and exterior painted building component surfaces, including an X-Ray Fluorescence (XRF), visual assessment, paint condition hazard ranking, dust wipe sampling, and/or composite soil sampling in strict accordance with the Environmental Protection Agency's (EPA) work practice standards for conducting lead-based paint activities (40 CFR 745.227) <https://www.epa.gov/lead/renovation-repair-and-painting-program>; the U.S. Department of Housing and Urban Development (HUD) Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (HUD 2012 Guidelines) https://www.hud.gov/program_offices/healthy_homes/lbp/hudguidelines; and the Virginia Lead-Based Paint Activities Regulations Title 54.1, Chapter 5 (<http://www.dpor.virginia.gov/Boards/ALHI/>); as well as other applicable federal, state and local regulations. All testing and sampling shall comply with the Lead Safe Housing Rule and conform to the current HUD Guidelines, the EPA lead hazard standards at 40 CFR part 745, and federal, state, or tribal regulations developed as part of the appropriate contractor certification program, whichever is most stringent.

The Contractor shall prepare and submit a written Comprehensive Lead-Based Paint Inspection and Risk Assessment Report of the XRF sampling, lead dust wipe and/or lead soil samples analyzed by an NLLAP accredited laboratory per EPA, HUD, and other federal, state and local regulations.

This report shall include all criteria recommended by the HUD Guidelines, including an executive summary with the survey findings; an inspection/risk assessment methodology identifying inspection practices utilized; results of inspection/assessments performed, to include location/room name and number, windows located and numbered, side, source, substrate, and condition; and work plan recommendations and prioritizing of work plan options for treatment of the hazards identified, supported by appendices that include a floor plan, XRF Field Data Sheets, Dust Wipe Sample Analysis, Soil Sample Analysis, Summary Notice of Lead-Based Paint Hazard Evaluation, Site Specific Lead Hazard Control Plan, Lead Definitions, Performance Characteristics Sheets and Certifications and Licensures. Such report shall also recommend the actions that should be taken to correct any lead hazards identified in the report.

The contractor shall provide this report within seven (7) business days from day of Lead Inspection/Risk Assessment. All-inclusive, a LIRA is expected to take up to 5 hours and include collection of dust wipe samples, soil samples, and XRF readings (including all windows tested with XRF and/or lead dust wipes, if applicable), and also include a 1-hour consultation visit to review the recommended work plan outlined in the LIRA.

Clearance Sampling

At the conclusion of lead hazard control intervention activities, a certified Risk Assessor shall perform clearance sampling to verify that the lead hazard control work was completed as specified. The clearance sampling will include lead dust wipe and lead soil samples (if applicable), that will be analyzed by an EPA accredited laboratory. All laboratory samples must pass clearance levels set by the EPA/HUD. A written Comprehensive Lead-Based Paint Clearance Sampling Report of wipe and/or soil samples must be submitted. This report shall include all criteria recommended by the 2012 HUD Guidelines, (http://portal.hud.gov/hudportal/HUD?src=/program_offices/healthy_homes/lbp/hudguidelines/). Such report shall also indicate if the recommendations in the prior assessment report have been completed.

Follow-up Clearance Sampling

If the Clearance Sampling indicates that lead-based paint hazards were found, the Risk Assessor shall recommend the corrective actions that are needed to correct the matter. The Risk Assessor shall return for follow-up Clearance Sampling.

IV. PRE-QUALIFICATION PROCEDURES

DHCD will include companies providing satisfactory responses to the below questions in a pre-qualified vendor list.

1. SWaM/eVA status
2. DPOR Lead Inspector/Risk Assessor license numbers
3. Company description (location, inception, staff, other types of services provided)
4. Experience performing LIRAs
5. Experience working with federal- or state-funded programs

6. Distance available to travel to conduct LIRAs and clearances, such as mileage range, specific localities, hours from office; otherwise indicate entire statewide coverage
7. Capacity to perform LIRAs and potential number of LIRAs able to perform each month
8. Cost range to perform LIRA and factors that impact cost (include lab fees)
9. Cost range to perform clearance sampling and factors that impact cost (include lab fees)
10. Cost range to perform follow-up clearance sampling and factors that impact cost (include lab fees)
11. Provide sample copies of LIRA and clearance reports

V. SELECTION OF CONTRACTOR

This information will be provided to DHCD's sub-recipients. They will, in turn, conduct their own procurement for these services.

IV. TIME FOR RESPONSE

Responses will be received until June 9, 2020 and subsequently distributed to DHCD's sub-recipients. DHCD anticipates risk assessments under the Lead Hazard Reduction Program to begin in July 2020.