

**REQUEST FOR INFORMATION
RFI**

Issue Date: May 14, 2020

RFI#: 165-05-14-20

Title: Residential Lead Abatement Contractor

Commodity Code: 91047 Lead Abatement 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 18, 2020

All inquiries for information should be directed to: Susan Hill
Lead Hazard Reduction Program Manager
Telephone: (804) 371-0671
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 residential lead hazard control in Virginia. DHCD will create a pre-qualified list of contractors with the credentials, interest, and availability to participate in the Lead Hazard Reduction Program. Pre-qualified respondents 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 Lead Inspection/Risk Assessment. Homes testing positive for the presence of lead-based paint will undergo a lead abatement and/or interim controls to remove the hazards. The average cost per unit will be \$12,000. 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

Lead hazards that exist in the homes will be controlled through scraping and repainting, component removal and/or replacement, window replacements, soil stabilization treatments

The work includes, but is not limited to, the following:

A. All preparation of the work area(s) and areas outside the work area(s) prior to beginning lead removal work.

B. Reduce and/or abate lead-based paint hazards. The work shall include building component replacement, enclosure, paint removal, encapsulation, permanent soil covering, and soil remediation and replacement. Chemical removal of paint shall not occur without permission.

Encapsulation shall be performed as to have an expected design life of at least twenty (20) years.

Enclosure systems shall consist of mechanically attaching a rigid durable barrier to building components with all edges and seams sealed with a caulk or other sealant.

Enclosures shall be designed to provide a dust tight system to trap any lead contaminated dust.

C. Perform work required for the interim control of lead-based paint hazards, which includes but is not limited to paint film stabilization, friction and impact reduction treatments, dust removal, soil stabilization treatments using non-permanent means (e.g. – grass, mulch, gravel).

Paint Film Stabilization: Paint stabilization of all lead containing materials shall include wet scraping of lead containing material and application of lead barrier primer and topcoat paint of all interior and exterior components as needed in residential unit. Paint stabilization of all windows shall include wet scraping, application of lead barrier primer and topcoat paint to all components of the window such as casing, sash, stool, jamb, sill, apron, etc. Work shall include the application of lead barrier compound primer coat and application of top coat to all stabilized areas. All stabilized surfaces must be left in a condition that is acceptable for repainting and subject to approval.

D. Play Areas: Bare soil play areas frequented by children under the age of six years shall be covered with a reinforced landscape cloth and impermanent surface covering e.g. gravel, bark, sod, mulch, etc. applied in a thickness of not less than 6 inches.

E. Other Bare Soil: Bare soil outside of play areas shall be covered with a reinforced landscape cloth or other impermanent surface covering providing an interim control measure which prevents children's access to the bare soil.

F. Preparation for disposal of lead, lead waste, debris and contaminated materials generated by this work. All work performed, including but not limited to worker protection, response activities, labeling, manifesting, transporting and properly disposing of hazardous and non-hazardous materials shall adhere to all applicable federal law requirements and provisions of the HUD Agreement and the Code of Federal Regulations as they pertain to the Environmental Protection Agency, Occupational Safety and Health Administration, Department of Transportation, as well as the applicable laws and regulations of the Commonwealth of Virginia or other applicable laws and regulations.

G. Complete cleaning and decontamination of all work areas and contents thereof.

H. Successful Bidder shall be responsible for additional cleaning and/or corrective work charges at no additional charge if final clearance assessment examination reveals lead-based paint or lead hazards have not been reduced below HUD lead clearance levels and/or the work has not been done in a good and workmanlike manner.

I. All work shall be completed within ten (10) consecutive calendar days of approved work plan and cost estimate/written quote unless otherwise agreed upon by the parties.

J. Respondents shall not engage in any of "prohibited methods of lead removal" listed in 24 CFR§ 35.140.

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-issued credentials (contractor's license, lead abatement contractor, lead abatement supervisor, etc)
3. Company description (location, inception, staff, other types of services provided)
4. Experience performing lead hazard control work
5. Experience working with federal- or state-funded programs

6. Distance available to travel to perform lead hazard control, such as mileage range, specific localities, hours from office; otherwise indicate entire statewide coverage
7. Capacity to undertake projects and potential number of projects able to perform each month
8. Provide three (3) sample projects and references

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 18, 2020 and subsequently distributed to DHCD's sub-recipients. DHCD anticipates early work under the Lead Hazard Reduction Program to begin in July 2020.