

# Invitation to Bid to Perform Limited Asbestos Containing Materials and Lead-Based Paint Sampling and Testing

For: Kansas City Kansas Housing Authority (KCKHA)  
1124 North 9<sup>th</sup> Street  
Kansas City, Kansas 66101

Bid Due Date and Time: **January 31, 2019** at 2:00 PM CST

Contract Number: 2019-11-Asb/Lead

On-Site Work Performance Duration: 30 calendar days

Opinion Letters Due: 5 days after last on-site work day.

A pre-bid meeting will be held on **January 24<sup>th</sup>, 2019** at 10:00 am CST to answer questions regarding this Invitation to Bid. Attendance is not mandatory, but suggested.

Questions: All questions pertaining to this project must be submitted in writing to the KCKHA by 4:30 PM on Friday January 25<sup>th</sup>, 2019 for a written response by addendum. Written response will be provided by 4:30 PM on Monday, January 28<sup>th</sup>, 2019. Any questions after this date will not be addressed in any additional addendums.

Include with Bid the license and certifications of the personnel who will be assigned to perform the work under this invitation to bid.

## Background

An environmental review is required on all improvements that will be funded with Federal Funds. Improvements proposed in the Kansas City Kansas Housing Authority's 2018 Capital Fund Program are required to meet 24 CFR 58.5 environmental requirements. Lead and asbestos surveys are needed where the proposed improvements will be completed.

## Scope of Work

Provide an opinion of the likely hood that asbestos-containing materials and lead-based paint may be present in locations where building improvements will take place. It is expected that one opinion will be provided per site per improvement at the site. Table 1 provides a listing of buildings and type of proposed improvements that will take place in each.

Site access shall be coordinated with Anthony Shomin, Director of Facilities Management, at 913-279-3436 or by email at [tshomin@kckha.org](mailto:tshomin@kckha.org). KCKHA will provide a person knowledgeable in the location of the improvements at each site. On multi unit sites, it is expected that a representation of each type of unit will be viewed and tested. Follow HUD regulations and guidelines for the number of each type of unit to be tested to provide a representation of the overall units at the various developments.

Perform a limited survey of the improvement areas for suspect asbestos containing materials and lead-based paint. It is anticipated that limited bulk sampling of suspect asbestos containing materials in areas not affected by the improvement will be under taken to aid in rendering an opinion. For example: if an air exchanger will be

replaced, looking in access panels and areas near and around the unit to be replaced to determine if suspect materials are present and if present, collect samples of the suspect materials for testing.

Check potential lead-containing paint with and XRF in the improvement areas. Surfaces to be sampled will be all painted surfaces: include representative door, window, jam, molding, painted floor, cabinet, wall, ceiling, piping, and painted windows, doors, frames, and sashes. Sampling is contingent on what can be safely reached using a ladder.

All work will be performed by an AHERA accredited asbestos inspector and State of Kansas licensed lead inspector. The inspector shall collect bulk samples according to AHERA part 763.86 sampling protocols.

Reasonable efforts must be made to access suspect materials in and around the improvement areas.

KCKHA will provide a building management representative as an escort during the inspection and sampling of suspect asbestos containing material sampling in occupied areas. After sample collection, the inspector shall prevent the potential release of fibers by encapsulating the material from which samples were collected.

The inspector shall ensure chain of custody and accountability of all samples and use a form to handle and transport the samples to the designated laboratory.

Suspect asbestos containing materials samples collected will be analyze for asbestos content by Polarized Light Microscopy (PLM), using USEPA "Method for the Determination of Asbestos in Bulk Building Materials" (600/R-93/116). The laboratory must be accredited under the National Laboratory Accreditation Program, NVLAP.

The inspector shall provide all necessary tools and equipment needed to perform this scope of work.

Submit bid as lump sum not-to-exceed inclusive of all expenses, equipment charges, lab fees, etc. Include in the bid the cost to analysis 300 suspect asbestos containing material samples based on a three (3) day lab turn time. Also, include the cost per sample. The cost per sample shall be a lump sum cost, inclusive of all costs: sampling, lab testing, and all layers of sample, etc.. No more that 300 samples will be charged to KCKHA. However, if less than 300 samples are collected; the actual number of samples collected will be invoiced.

In the event samples taken and tested reveal lead and/or asbestos, your bid shall include a separate cost for the preparation of an Operation and Maintenance Manual on dealing with the lead and/or asbestos.

Deliverables:     Licenses and Certifications  
                      Opinion Letter (one per improvement per site)  
                      Asbestos Laboratory Data  
                      XRF Data  
                      Licenses and Certifications  
                      Operation and Maintenance Manuals (if applicable)

TABLE 1 Lead and Asbestos Testing Sites

Site Name	Site Address	Date of Construction	# of buildings	# of dwelling units	Improvements Proposed	Extent of Testing
Bethany Tower	1131 Central Avenue	1976	1	153	Entry Access Improvements	area of improvement
	2207-2209 Ruby Ave.	1971	1	2		
Chalet Manor	1601 Birch St.	1971	1	Com.Cent.	Furnace / AC Replacement	area of improvement
	1602-1724 Birch St.	1971	12	48		
	2402-2417 Elmwood Ave.	1971	4	16		
	1742 South 42nd St.	1972	1	101		
Glanville Tower	730 Nebraska Ave.	1974	1	108	Entry Access Improvements Security Camera Improvements	area of improvement area of improvement
Plaza Tower	1200 North 75th Place	1982	1	115	Entry Access Improvements	area of improvement
					Security Camera Improvements	area of improvement
Rosedale Tower	2314 West 39th Ave.	1975	1	122	Elevator Modernization	area of improvement
					Entry Access Improvements	area of improvement
Scattered Site #7	2202-04-06-08 North 3rd St.	1970	1	4	Furnace / AC Replacement	area of improvement
	331-333-335-337 Greeley Ave.	1970	1	4		
	2060-62-64-66 North 5th St.	1970	1	4		
	2413-15-17-19 North 5th St.	1970	1	4		
	425-427-429-431 Cleveland Ave.	1970	1	4		
	433-435-437-439 Cleveland Ave.	1970	1	4		
Westgate Tower	6100 Leavenworth road	1976	1	163	Entry Access Improvements	area of improvement
Wyandotte Tower	915 Washington Blvd.	1969	1	270	Entry Access Improvements	area of improvement
					Elevator Modernization	area of improvement