

Invitation to Bid to Perform Lead-Based Paint Assessment and Inspection

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

Bid Due Date and Time: April 27th, 2022 by 4:30 PM CDT

Contract Number: 22-05-LBP

Questions: All questions about this project must be submitted in writing or email to: Anthony Shomin, at tshomin@kckha.org by 4:30 PM on Wednesday April 20th, 2022 for a written response by addendum. An addendum will be issued on Friday, April 22nd, 2022. Note: It is the responsibility for proposed bidders to verify if any addendums are issued for this project. 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 the bid request.

Background

The Kansas City Kansas Housing Authority (KCKHA) was granted a lead-based paint grant. With these funds the KCKHA would like to perform a lead-based paint assessment and lead-based paint inspection at family developments that have or could have children under the age of 6 years old. KCKHA would like to determine if any of these developments have the presence of lead-based paint, the procedures to remediate the lead-based paint, and the retesting to determine if the remediation has eliminated the lead-based paint threat.

Scope of Work

Provide a lead-based paint assessment and lead-based paint inspection of all the family developments, listed in this invitation to bid to determine if there is any lead-based paint present. If lead-based paint is detected or found, propose options to KCKHA for remediation and or elimination of the lead-based paint, prepare plans and specifications on the option chosen by KCKHA, for the remediation or elimination of the lead-based paint. KCKHA, using these and specifications, will bid the remediation or elimination of the lead-based

hazard. After remediation or elimination of the lead-based paint threat, retest the development to determine if the development is lead-based paint free, or the lead -based paint hazard has been remediated.

All assessments and lead-based paint inspection shall be in conformance with HUD guidelines as outlined at:

[The HUD Guidelines for the Evaluation and Control of Lead-based Paint in Housing | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#)

https://www.hud.gov/program_offices/healthy_homes/lbp/hudguidelines

The HUD regulations will dictate dwelling units to be assessed and inspected, and will dictate the selection of sample units, number of units to be tested, and areas to be assessed and inspected in developments with similar units, built with similar materials and built at approximately the same time.

Site access shall be coordinated with Anthony Shomin, tshomin@kckha.org or by telephone (913-279-3436).

Check potential lead-containing paint with an XRF. Surfaces to be sampled will include a representative door, window, jam, molding, painted floor, cabinet, wall, ceiling, piping, and exterior painted window frames, sashes, and walls. Sampling is contingent on what can be safely reached using a ladder. If the results of the XRF are inconclusive, then physical samples will be taken and tested to determine if lead-based paint is present.

All work will be performed by a State of Kansas licensed and certified lead inspector.

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.

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

Submit bids as lump sum not-to-exceed inclusive of all expenses, equipment charges, lab fees, etc. Material samples based on a three (3) day lab turn time. Also include the cost per sample. The actual number of samples collected will be invoiced.

Deliverables: Opinion Letter (one for each development site)

Assessment Data

XRF Specifications and Data

Plans and Specifications (as needed)

Sampling Data and Results

Licenses and Certifications

Retesting and or Reinspection results

DEVELOPMENTS FOR LEAD-BASED PAINT ASSESSMENT AND INSPECTION KANSAS CITY KANSAS HOUSING AUTHORITY

AMP #	DEVELOPMENT NAME	LOCATION	Year Built	BUILDINGS		Dwelling Unit Size							Total Units
				Dwelling	Other	0BR	1BR	2BR	3BR	4BR	5BR	6BR	
K1-51	Juniper Gardens	3rd St. and Walker Ave.	1962	66	1	0	84	92	84	5	0	0	265
K1-52 Family North	St. Margaret's Park	Mill St. and Gilmore Ave.	1963	50	2	0	10	30	44	12	4	0	100
	Belrose Manor	40th Ave. & Mission Rd.	1969	45	1	0	6	36	36	8	4	0	90
	Grandview Park	14th St. and Ray Ave.	1970	20	0	0	0	0	32	6	2	0	40
K1-53 Family South	Cyrus K. Holiday	1700 Blk of 35th and 37th St.	1967	26	1	0	4	16	32	6	2	0	60
	Douglas Heights	42nd St. & Lawrence Dr.	1972	27	1	0	0	39	42	14	4	0	99
	Chalet Manor	Birch St. and Ruby Ave.	1971	17	1	0	0	2	54	6	4	0	66
K1-54 Scattered Sites	Scattered Sites 7	Scattered	1970	6	0	0	0	0	24	0	0	0	24
	Scattered Sites 9	Scattered	1973	15	0	0	0	4	22	2	2	0	30
	Scattered Sites 10	Scattered	1973	21	0	0	0	0	40	2	0	0	42
	Scattered Sites 15	No. 46th St. & Oak Ave.	1973	20	0	0	0	0	13	4	2	1	20
	Scattered Sites 21	Scattered	1979	4	0	0	0	8	0	0	0	0	8
	Scattered Sites 23	So. 73rd St. & Kansas Ave.	1982	19	0	0	0	38	0	0	0	0	38
	Scattered Sites 25	1330-34 N. 78th St.&3rd St	1965/2013	4	0	0	0	10	2	0	0	0	12

Bids shall include the following:

- 1.) Submit a lump sum bid to perform a lead-based paint **Risk Assessment** for each of the 14 developments listed above.
- 2.) Submit a lump sum bid to perform a lead-based paint **Inspection** for each of the 14 developments listed above.
- 3.) Submit a lump sum bid to prepare **plans** and **specifications** for any lead-based paint remediation or elimination as needed.
(Assume one set of plans and specifications for each of the 14 developments listed above.)
- 4.) Submit a lump sum bid to perform **retesting** or **reinspection**, after remediation or elimination work is performed, for each of the 14 developments above.
- 5.) Submit a cost **per sample**, if sampling is needed, and an **aggregate** cost for 300 samples.

Low bidder will be determined by the sum of the lump sum bid for Risk Assessment for all 14 developments, plus the lump sum bid of the lead-based paint inspection for all 14 developments, plus the lump sum bid to prepare plans and specifications for any lead-based paint remediation or elimination, assume one per development, plus lump sum bid to perform retesting or reinspection for all 14 developments, plus the aggregate cost for 300 samples.

Costs for plans and specifications, retesting or reinspection, and number of samples will be invoiced and paid for actual numbers of each performed.