

Mayor and Council Communication

DATE: 01/14/20

M&C FILE NUMBER: M&C 20-0006

LOG NAME: 13P19-0098 LEAD PAINT INSPECTION & RISK ASSESSMENTS

SUBJECT

Authorize Execution of Non-exclusive Agreements with Baer Engineering & Environmental Consulting, Inc. and EnviroQuest, Inc. for Lead-Based Paint Inspection and Risk Assessment Services for the Neighborhood Services Department in an Annual Combined Amount of up to \$150,000.00 and Authorize Four Annual Renewal Options (ALL COUNCIL DISTRICTS)

RECOMMENDATION:

It is recommended that the City Council authorize execution of non-exclusive agreements with Baer Engineering & Environmental Consulting, Inc. and EnviroQuest, Inc. for lead-based paint inspection and risk assessment services for the Neighborhood Services Department in an annual combined amount of up to \$150,000.00 and authorize four annual renewal options.

DISCUSSION:

The Neighborhood Services Department approached the Purchasing Division to finalize annual contracts for lead-based paint inspection and risk assessment services for all Council districts in Fort Worth. In order to procure these services, staff issued a Request for Proposal (RFP). The RFP consisted of detailed specifications for lead-based paint inspection and risk assessment services.

The Request for Proposals (RFP) was advertised in the Fort Worth Star-Telegram on Wednesdays between July 3, 2019 and July 31, 2019. Sixty-six vendors were solicited from the purchasing vendor database system and four responses were received. An evaluation committee consisting of staff from the Neighborhood Services Department reviewed the proposals received. The evaluation factors included methodology and approach to the project, demonstrated experience of the firm, personnel qualifications, ability to provide timely response and cost of inspections. The proposals received from Baer Engineering & Environmental Consulting, Inc. and EnviroQuest, Inc. were found to provide the best value to the City. The prices offered for the inspection services are lower than the average cost of a lead inspection according to Environmental Protection Agency statistics. No guarantee was made that a specific amount of services would be purchased. However, the City will spend an annual combined amount of up to \$150,000.00 for these services.

The Neighborhood Services Department will use these contracts to purchase lead-based paint inspection and risk assessment services for residential units in accordance with all state and federal regulations established by the Environmental Protection Agency, the United States Department of Housing and Urban Development, and the State of Texas. Two firms were selected to provide the City with sufficient coverage to avoid a backlog of inspections and assessments. Work orders will be issued on a rotational basis for the two contractors based on inspection completions and contractor availability.

On March 7, 2017 (M&C G-18966), the City authorized acceptance of a \$3,000,000.00 grant for its Lead-Safe Program from the United States Department of Housing and Urban Development (HUD) under its Lead Hazard Reduction Demonstration Grant Program and a \$400,000.00 Healthy Homes supplemental grant. At the same time, the City Council authorized \$750,000.00 in Community Development Block Grant funds a direct match, as required by HUD for the grant. The purpose of the City's Lead-Safe Program (LSP) is to assess, treat and control lead-based paint hazards in City housing units built prior to 1978 or in which children under the age of six reside or visit. Per grant requirements, preference must be given to properties where children under the age of six reside or visit. The City's performance period for this grant is December 15, 2017 through December 14, 2020, and award of future Lead Hazard Reduction Demonstration Grant funds for the City's Lead-Safe Program is anticipated to follow the successful completion of the current performance period.

The program provides lead inspections and risk assessment of housing units, as well as blood tests for children under six years of age and is limited to homeowners earning at or below 80 percent of Area Median Income (AMI) as established by HUD annually. The grant also pays for lead hazard reduction and interim controls in eligible properties including replacement of windows, doors and exterior siding, and removal of contaminated dust. The Healthy Homes supplemental grant pays for health and safety-related repairs to properties eligible under the Lead Hazard Reduction Grant to ensure that housing stock is safe for those who are particularly vulnerable to lead contamination such as children and the elderly.

CONTRACT TERM - Upon City Council's approval, the Contract(s) awarded from this RFP shall be executed for a one-year initial term with four (4) one-year options to automatically renew at the City's sole discretion.

M/WBE OFFICE - A waiver of the goal for MBE/SBE subcontracting requirements was requested by the Purchasing Division and approved by the M/WBE Office, in accordance with the BDE Ordinance, because the purchase of goods or services is from sources where subcontracting or supplier opportunities are negligible.

FISCAL INFORMATION / CERTIFICATION:

The Fiscal Year 2015 Budget included appropriations of \$1,004,500.00 in the Lead Hazard Reduction Demonstration Grants Fund for contractual

services. To date, \$11,720.00 of those appropriations have been expended. Upon approval of this recommendation, the Director of Finance certifies that upon the recommendations, funds are available within the appropriation of the expenditures.

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