

Request for Proposal – Lead-based paint testing and consulting services

General Requirements

The Town of Bethel has received funding from the Department of Housing to administer a Town-wide housing rehabilitation loan program. As part of the program requirements all properties built before 1978 in which painted surfaces are being disturbed as part of the proposed rehabilitation said surfaces must be tested for the presence of lead.

The Town of Bethel is requesting proposals from licensed lead-based paint risk assessors to conduct lead hazard assessments, inspections, prepare management and or abatement plans.

The selected consultant shall be responsible for compliance with all federal, state and local statutes, and regulations. Consultants and individual professional staff that provide services shall be licensed and or certified by the State of Connecticut Department of Public Health (DPH). All services provided shall be consistent with the requirement and guidelines of the HUD Office of Healthy Home and Lead Hazard Control and the State of Connecticut.

The selected consultant shall maintain a minimum liability insurance as follows:

1. Professional liability of \$1,000,000 per occurrence,
2. Commercial general liability of \$1,000,000 per occurrence and injury of \$2,000,000 per occurrence.
3. Contractor Pollution Liability Insurance naming the Town as an additional insured and shall contain limits of \$2,000,000.00 for each pollution incident and \$2,000,000.00 in the aggregate
4. Workers Compensation as required by the State of Connecticut statutes, and
5. Automobile liability and property damage at \$300,000 per occurrence and \$1,000,000 aggregate.

Scope of Services

The selected consultant will provide advice and recommendation on unusual or complex lead hazard control projects at the request of the Town of Bethel. The need for consultation may arise out of (1) lead hazard assessment , risk assessment, and specification development activities as described in this RFP , (2) the need for a preliminary lead hazard control and or feasibility assessment for a specific property, (3) the application of recently developed approaches to lead hazard control (4) revised in trim controls and standard treatments that may be implemented and (5) difficulties that arise at specific lead hazard control projects.

The selected consultant shall be licensed by the State of Connecticut Department of Public Health (DPH) as a lead consultant contractor and assign a DPH certified lead planner/project designer to provide these services. The assigned designer must have extensive knowledge and experience in lead hazard control techniques, cost effective approaches to lead hazard control, and national best practice information. The assigned designer must have substantial knowledge 24 CFR Part 35 subpart J and R, Federal EPA regulation at 40 CFR part 745.227 and the regulations of Connecticut State agencies Section 19a -111-11.

The written lead inspection/assessment report shall include (1) a lead risk assessment analysis, (2) a comprehensive lead inspection report, (3) a lead management plan and (4) a lead hazard control plan that identifies on a room/area basis each component that is a hazard and the action that is required to eliminate or control each hazard. Lead abatement shall be specified where required by regulation. Interim controls and standard treatment shall be specified where permitted by regulation. A schematic floor plan of each dwelling unit shall be provided. The report shall identify requirements for lead abatement, interim

controls, standard treatment, lead safe work practices and waste disposal, noting any special circumstances and considerations. A section of the report shall contain specifications for lead hazard control methods and standard treatments such as specialized cleaning, paint stabilization, interim treatment, door replacement treatments, enclosure and encapsulation. The report shall clearly identify lead hazard control actions in order for the contractor to assign cost values to each item when submitting a bid to perform the work. The report shall also include a lead management plan based upon the inspection and the lead hazard control plan. The consultant will be responsible to update the management plan after the property clearance, if required due to change in the scope of work. One copy of the report shall be mailed to the property owner, local health department when required and the program manager.

The selected consultant shall be DPH licensed as a lead consultant contractor and assign staff who are DPH certified for lead inspection, lead inspection risk assessment, and lead planner-project design to perform the appropriate inspection, risk assessment and design services as required.

Cost proposals are on a per dwelling basis and shall combine the lead inspection, lead risk assessment, lead hazard control plan, lead management plan and report as a single cost based on the number of dwellings per structure, including dust wipes and soil samples.

Proposals must include the following:

1. A detailed statement of the firm's experience, qualifications and knowledge of the Federal and State regulations including CFR 24, Part 35.
2. Names, licenses and certifications of individuals to be assigned to the project.
3. A sample copy of test results, type of instrument XRF tests will be taken with, drawings, abatement /management plans and sample of specifications previously completed must be submitted with the proposal for review.
4. In order to effectively manage the program, the Town will require that test results and appropriate plans and information be received within two weeks of the order date. If you are unable to commit to this schedule, please indicate the time frame required.
5. Prior to issuance of a contract, the proposer will be required to submit original certificate of insurance showing insurance coverage as described above.
6. A copy of the firm's Affirmative Action Policy or Plan, if applicable, and it's State Department of Administrative Services Small/Minority/Female Business Certification if applicable.

Complete the fee schedule shown below and return it with your proposal.

FEE SCHEDULE

Risk Assessment with Management Plan

Single Unit	\$
2 Family	\$
3 Family	\$
4 Family	\$

Risk Assessment With Abatement Plan

Single Unit	\$
2 Family	\$
3 Family	\$
4 Family	\$

Additional Fees

Dust Wipes (Each)	\$
Soil Samples	\$
Shipping Fees	\$

Company Name: _____

Address: _____

Town: _____ State _____ Zip _____

Phone : _____ Fax _____

E-mail _____

EIN # _____

Name: _____

Signature: _____

Date: _____

Please contact Peter Testa of A&E Services Group, LLC at 203-518-2054 or peter@aesgrpllc.com with any questions.

Submit 2 original and 1 electronic copy of proposal. Proposals are due to: _____ no later than 2:00 pm on _____ 2019. The award will be based upon price, experience and availability. The Town of Bethel reserves the right to reject any and all proposals as deemed in their best interest.

THE TOWN OF BETHEL IS AN AFFIRMATIVE ACTION/ EQUAL OPPORTUNITY EMPLOYER,
 MBE/ WBE/ SBE AND SECTION 3 DESIGNATED CONTRACTORS
 ARE ENCOURAGED TO APPLY

