



City of Grand Island

Tuesday, July 11, 2006

Council Session

Item G8

**#2006-192 - Approving Selection for Lead Based Paint Service
Provider for CDBG Funds**

Staff Contact: Marsha Kaslon

Council Agenda Memo

From: Marsha Kaslon, Community Development

Council Meeting: July 11, 2006

Subject: Approval of Lead Based Paint Specialized Services Provider

Item #'s: G-8

Presenter(s): Marsha Kaslon, Community Development

Background

The City of Grand Island was awarded a Community Development Block Grant from the State of Nebraska in the amount of \$296,113 for Owner-Occupied Rehabilitation and for Down Payment Assistance. Along with these activities, Lead Based Paint issues may arise in housing that was built pre-1978. The contract for the services will last until August 15, 2007. Lead exposure can harm young children and babies before they are born. People can get lead in their bodies by breathing or swallowing lead dust or by eating soil or paint chips containing lead. Lead in children can damage the brain and nervous system as well as cause behavior and learning problems. It has been known to cause slow growth and hearing problems. Adults are affected too; however it takes higher levels of lead to cause problems.

A dollar amount of \$11,500 was set aside of the \$296,113 for Lead Based Paint activities which are now considered an integral component of all federally funded and State funded housing programs. Lead Based Paint activities include a physical inspection of the property to determine the location of Lead Based Paint and a clearance test to ensure all Lead Based Paint residues have been removed. These activities are required to have a Certified Lead Based Paint Risk Assessor/Inspector and require the use of an XRF machine according to Housing and Urban Development (HUD) regulations. An XRF machine is an X-Ray Fluorescence Device that physically is capable of identifying paint samples at the immediate site. State and Federal Licensing and Certification are required in order to own and operate an XRF Device.

Community Development printed a Request for Proposals in the Grand Island Independent and also sent out solicited returns. Four entities responded to the inquiry.

They are Alloy Specialty of Omaha, NE, Institute for Environmental Assessment, Inc. of Ralston, NE, Community Development Services, LLC of Plainview, and Third Party Environmental, Inc., of Grand Island, NE.

Discussion

Each proposal had the possibility of receiving 100 total points. The following is how each scored:

Alloy Specialty	88 points
Institute for Environmental Assessment, Inc.	80 points
Community Development Services, LLC	95 points
Third Party Environmental, Inc.	35 points

Community Development Services (CDS) ranked the highest with 95 points and is recommended for this project.

ALTERNATIVES

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Approve the selection of CDS, LLC.
2. Refer the issue to a Committee.
3. Postpone the issue to a later date.

RECOMMENDATION

City Administration recommends that the Council approves CDS, LLC for the position for Lead Based Paint Specialized Services.

Sample Motion

Recommend approval to the Grand Island City Council of the choice of CDS, LLC for Lead Based Paint Specialized Services.



Dale M. Shotkoski, Assistant City Attorney

*Working Together for a
Better Tomorrow, Today*

**REQUEST FOR PROPOSAL
FOR
LEAD-BASED PAINT SPECIALIZED SERVICES**

RFP DUE DATE: June 20, 2006 at 4:00 p.m.

DEPARTMENT: Community Development

PUBLICATION DATE: June 2, 2006

NO. POTENTIAL BIDDERS: 3

SUMMARY OF PROPOSALS RECEIVED

Community Development Services, LLC
Plainview, NE

Third Party Environmental, Inc.
Grand Island, NE

Institute for Environmental Assessment, Inc. (IEA)
Ralston, NE

Alloy Specialty
Omaha, NE

cc: Marsha Kaslon, Community Development Division
David Springer, Finance Director
Laura Berthelsen, Legal Assistant

Gary Greer, City Administrator
Dale Shotkoski, Purchasing Agent

P1092

RESOLUTION 2006-192

WHEREAS, the City of Grand Island was awarded a Community Development Block Grant from the State of Nebraska in the amount of \$296,113 for Owner-Occupied Residential Rehabilitation and Down Payment Assistance; and

WHEREAS, special considerations are necessary when undergoing rehabilitation projects involving pre-1978 housing due to the use of lead-based paint; and

WHEREAS, a portion of the grant money received has been earmarked to contract with a certified lead based paint risk assessor/inspector and for the use of an XRF machine to complete projects with lead-based paint issues; and

WHEREAS, the City of Grand Island invited proposals for Lead-Based Paint Specialized Services in accordance with a Request for Proposals on file with the Community Development Division of the Planning Department; and

WHEREAS, proposals were received, reviewed and evaluated in accordance with established criteria; and

WHEREAS, Community Development Services, LLC of Plainview, Nebraska, submitted a proposal in accordance with the terms of the request for proposals and all statutory requirements contained therein and the City Procurement Code, such proposal being for the amount of \$11,500.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the proposal of Community Development Services, LLC of Plainview, Nebraska, for lead-based paint specialized services in the amount of \$11,500 is hereby approved.

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized and directed to execute an agreement for such services on behalf of the City of Grand Island.

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Adopted by the City Council of the City of Grand Island, Nebraska, July 11, 2006.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form _____
July 6, 2006 City Attorney