

Miami Dade NSP Consortium

Request for Qualifications For Risk Assessment (Lead Hazard Reduction)

A Consortium of non-profits in the Miami-Dade area approved for a grant from HUD is seeking proposals from qualified individuals or firms, to provide real estate acquisition services, both multifamily and single family, in relation to the Neighborhood Stabilization Program 2 ("NSP2"). In compliance with Federal Regulations, proposals are being requested in an open and competitive process.

Background: A consortium of 6 non-profits and the City of North Miami was awarded \$89,375,000 from U.S. Housing And Urban Development for the Miami-Dade NSP Consortium under the Neighborhood Stabilization Program (NSP2), funded through the American Recovery and Reinvestment Act of 2009 (Recovery Act). The Consortium Members include the City of North Miami, Carrfour Supportive Housing, Little Haiti Housing Association, Opa-locka Community Development Corporation, St. John Community Development Corporation and the Urban League of Greater Miami. Neighborhood Housing Services of South Florida

The specific request is for a Risk Assessor to address Lead Hazard Reduction. The minimum requirement is:

- EPA certification and state license (where required)
- Access to a XRF instrument not requiring substrate correction on wood, plaster or masonry

Consideration will be given to Minority and Female Owned Enterprises

Acceptable candidates would possess the following minimum experience and knowledge:

- Knowledge of HUD regulation 1012-1013
- Knowledge of Cost per unit for risk assessment and clearance examination
- Willingness to supervise staff after completion of Lead Sampling Technician Certification
- Willingness to discuss control options with rehab staff prior to issuance of final report
- Understanding of housing rehabilitation
- Use of standard specifications for lead hazard reduction
- Specific knowledge related to
 - LBP surveys of properties built before 1/1/78
 - 1. REGULATORY STANDARDS: HUD: U. S. Department of Housing and Urban Development regulations (24 CFR Part 570).
HUD: U. S. Department of Housing and Urban Development regulations (24 CFR Part 35).
HUD: HUD Guidelines for the Evaluation and Control of Lead Hazards in Housing.
TITLE X: Title X - Residential Lead-Based Paint Hazard Reduction Act of 1992.
EPA: U.S. Environment Protection Agency regulations (40 CFR Part 745).
OSHA: Occupational Safety and Health Administration regulations (29 CFR Part 1926).

To demonstrate your experience in the area specifically requested, please provide supporting documents that could include:

- Complete an interview (questions below) with one of the selection committee

- Interim Control Risk Assessments: 3 copies of example reports
 - Provide written evidence (copies of current EPA certificates) to show that either a principal or an employee of the firm holds the following:
 1. Inspector Certification: EPA certified lead-based paint inspector according to 40 CFR Part 745.226(b)(1). The inspector must possess an EPA certificate evidencing that he or she has successfully completed an accredited course, received a course completion certificate from an accredited training program, passed the appropriate certification exam, and met the appropriate experience and/or education requirements. (Note: an inspector with interim certification shall not be deemed to have met this requirement).
 2. Risk Assessor Certification: EPA certified lead-based paint risk assessor according to 40 CFR Part 745.226(b)(1). The risk assessor must possess an EPA certificate evidencing that he or she has successfully completed an accredited course, received a course completion certificate
 - Draft of Notice of Lead Hazard Reduction and Clearance Report
 - Complete a Unit Price Proposal (format below)
- Interview Questions that may be asked:
 1. What is the de minimus for bare soil? (9 SF)
 2. When do chewable surfaces require treatment? (Never unless a child under 6 resides in the home and corresponding bite marks are identified in building)
 3. When is a clearance test not required? (Whenever safe work practices are not required, i.e. less than de minimus maintenance or \$0 - \$5,000 rehab)
 4. How many interior dust samples are required after an exterior siding stabilization? (None – visual soil only)
 5. If not exterior work that disturbs paint is planned in a job over \$25,000, what is the minimum exterior siding treatment? (Paint stabilization)
 6. How many dust samples are required for a 3 bedroom, 7 room house?
(8 – 3 floor, 2 sill, 2 trough, 1 blank)
 - Unit Price Proposal to be completed
 - Basis: 20 – 40 units per year at approximately 1 – 3 per week/ 1 year contract
 - Per Household:

Risk Assessment	\$ _____
Clearance Examination	\$ _____

Consideration will be given to Minority and Female Owned Enterprises and Section 3 qualified firms

This RFQ is open and ongoing until sufficient applications have been received.

Information about the person or entity responding:.

Name: _____

Address: _____

Telephone No, _____

Email address: _____

Florida Real Estate License number _____

Please send all information to:

Neighborhood Housing Services of South Florida
300 N.W. 12 Avenue
Miami, Florida 33128
(305)751-5511 x1121
(305)751-2228 – fax
Email: NSPRESPONSE@nhssf.org

Please do not stop by the office to deliver your proposals