



REQUEST FOR QUOTES

CITY OF BRUNSWICK COMMUNITY DEVELOPMENT BLOCK GRANT – DISASTER RECOVERY PROGRAM (CDBG-DR) Issued March 9, 2023

The City of Brunswick, Georgia is requesting quotes from eligible businesses to conduct a combination lead based paint inspections/risk assessments for a Housing and Urban Development (HUD) funded CDBG-DR single-family home in the 31520 zip code as required by HUD Lead-safe Housing Rule, 24 CFR Part 35 Subpart J Rehabilitation, 35.930 Evaluation and Hazard Reduction Activities, (d) (1) (2). For more information on lead-based paint requirements refer to: https://www.hud.gov/program_offices/healthy_homes/lbp/hudguidelines.

This is a request for quotes, not a formal bid process. In accordance with its procurement policies, COB may move forward with contracting services at any time after a minimum of three satisfactory quotes have been received. Please respond as soon as possible to rgeorge@cityofbrunswick-ga.gov with your quote.

The City of Brunswick's Community Development Block Grant – Disaster Recovery (CDBG-DR) program provides repairs and reconstruction for eligible housing in the 31520 zip code that has unrepaired damage from 2017's Hurricane Irma. This is a Housing and Urban Development (HUD) grant-funded program. The Georgia Department of Community Affairs (DCA) is the program grantee; the City of Brunswick (COB) is a program sub-recipient and will be responsible for oversight of the projects.

Scope of Work

Quote should include costs of providing to COB all of the following services ("Services"):

For the property to be rehabilitated, located at 3242 Willow Ave., Brunswick, GA 31520, perform a Lead-based Paint (LBP) Inspection/ Full Risk Assessment combination and compile a full report, following the 2012 HUD Guidelines for the Evaluation and Control of Lead-based Paint Hazards, [Chapter 5](#) and [Chapter 7](#).

Summaries from these chapters can be found at the end of this document.

The property is a single family ranch style house with approximately 1672 heated square feet. Interior walls are drywall,; exterior walls are brick. Year built is 1959. Additional information about the property can be found at qPublic.net for Glynn County, GA and by request by emailing or calling Anwar Mamukid at amamukid@cityofbrunswick-ga.gov, 912-279-2638 or Roxane George at rgeorge@cityofbrunswick-ga.gov, 912-279-2626.

Please respond to this request for quotes by providing:

- Price charged to conduct the scope of work
- A brief description of your/your business's experience, qualifications and current capacity to do this work, including proof of certification to do the work in the state of Georgia.
- Timeline to start and complete.
- **Business Contact information, including:**
 - Business Name
 - Contact Name
 - Phone
 - Address
 - Email

Please respond as soon as possible to rgeorge@cityofbrunswick-ga.gov



Lead-Based Paint Risk Assessment: How To Do It

1. The owner or occupant contacts a risk assessor.
2. The risk assessor determines if the owner is requesting a risk assessment, an inspection, or a combination of the two. The owner and the assessor reach an agreement on costs and scope of effort. If a child with an elevated blood lead level is being investigated, use the protocol in Chapter 16 and/or coordinate with the local health agency. If the dwelling unit was built after 1978 (or if *all* lead-based paint has been removed and clearance has been established), a risk assessment is not needed. If the dwelling is in good condition (as defined by Form 5.1 in this chapter), a lead hazard screen risk assessment may be conducted to determine if a full risk assessment is needed. If a previous risk assessment has been conducted, determine if the owner is requesting a reevaluation. In all other cases, conduct a full risk assessment, a paint inspection, or a combination of the two.
3. The owner submits information on the type and condition of the buildings to the assessor on standard forms (or the risk assessor completes forms by phone interview).
4. Conduct environmental sampling and visual assessments in *each* dwelling if assessing owner-occupied, single-family houses; fewer than five rental units; or multiple rental units where the units are not similar. If there are five or more similar dwellings, select a few targeted dwellings using the criteria in this chapter (see Table 5.6).
5. Perform a visual assessment of the building and paint condition, using the standard forms and protocols in this chapter, and select sampling locations based on use patterns and visual observations.
6. Conduct dust sampling. Dust samples are typically collected in the entryway, common spaces, the kitchen, the living room, and a child's bedroom and playroom. Collect samples from floors, interior window sills (stools), window troughs, (window wells) and other surfaces suspected of contamination. One floor sample and one window trough or sill sample should be collected in each main room or area.
7. Conduct soil sampling. Soil samples are collected from bare spots in the play area, near the building foundation (drip line), in gardens, and perhaps the yard. If the total surface areas of bare spots is less than 1 square yard (9 sq. ft.) for each property, a lead-based paint hazard does not exist and soil samples are not necessary. Bare soil in a play area should always be sampled.
8. Conduct deteriorated paint sampling by collecting all layers of paint (not just the peeling layers) and submit the samples to a laboratory recognized by the U.S. Environmental Protection Agency (EPA) National Lead Laboratory Accreditation Program (NLLAP). Alternatively, deteriorated paint can be measured by portable x-ray fluorescence (XRF) if the deteriorated paint has a large enough uniform surface with all layers present. Destructive paint-chip sampling must always be done *after* dust sampling to prevent cross-contamination.
9. At the owner's request, collect water samples to evaluate lead exposures that can be corrected by the owner (leaded service lines, fixtures). Water sampling is not recommended for routine risk assessments of lead-based paint hazards, since EPA has another program in this area. If a lead-contaminated water problem exists beyond the owner's service line, the local water authority should be notified. Air samples are not recommended for routine lead-based paint risk assessments.



Step-by-Step Summary (continued)



10. Interpret the laboratory results.
11. Integrate the laboratory results with the visual assessment results and other maintenance and management data to determine the presence or absence of lead-based paint hazards, as defined under applicable statutes or regulations.
12. Discuss the various safe and effective lead hazard control options for specific lead hazards with the owner and determine the most feasible and effective options for the specific situation.
13. Prepare a report listing any hazards identified and acceptable control measures, including interim control and abatement options. Provide rough cost estimates of specific alternatives by building component, including the costs of reevaluation (if applicable). Inform the owner how to obtain educational materials from EPA, the Occupational Safety and Health Administration (OSHA), and the local childhood lead-poisoning prevention program and provide copies of these materials if possible. The report should also indicate which control method the owner has chosen to implement (if known).
14. After lead hazard control work has been completed, and clearance established, provide any statements of compliance or other documentation required by Federal, State, or local regulation.

Chapter 7: Lead-Based Paint Inspection

How to Do It

1. See Chapters 3, 5 and 16 for guidance on when a lead-based paint inspection is appropriate. A lead-based paint inspection will determine:
 - ◆ Whether lead-based paint is present in a house, dwelling unit, residential building, housing development, or child-occupied facility, including common areas and exterior surfaces; and
 - ◆ If present, which building components contain lead-based paint.

The U.S. Department of Housing and Urban Development (HUD) and the U.S. Environmental Protection Agency (EPA) define an inspection as a surface-by-surface investigation to determine the presence of lead-based paint and the provision of a report explaining the results of the investigation. The sampling protocols in this chapter fulfill that definition.

2. The client should hire a certified (licensed) lead-based paint inspector or risk assessor (see 40 CFR part 745). Lists of certified lead-based paint inspectors and risk assessors can be obtained from the EPA website at: www.epa.gov/oppt/lead/pubs/traincert.htm. Laboratories recognized by EPA, under its National Lead Laboratory Accreditation Program (NLLAP), for analysis of lead in paint can also be found at www.epa.gov/oppt/lead/pubs/nllap.htm.
3. The inspector should use the HUD/EPA standard for lead-based paint of equal to or greater than 1.0 mg/cm² or 0.5% by weight, as defined by Title X of the Housing and Community Development Act of 1992 (unless HUD and EPA have lowered the standard). If the applicable standard in the jurisdiction is more stringent, the procedures in this chapter will need to be modified. For purposes of the HUD/EPA Lead-Based Paint Disclosure Rule, 1.0 milligrams per square centimeter (mg/cm²) or 0.5% by weight are the standards that must be used (see Appendix 6) as of the publication of this edition of these *Guidelines*. If a State, Tribe or local government has an EPA-authorized plan for certifying lead-based paint inspectors and has lower lead standards, those lower lead standards would apply to inspections (but not to the Lead Disclosure Rule; paint with lead below the federal threshold is not considered lead-based paint for purposes of that Rule).

There are other analytical techniques that may be used by a laboratory with NLLAP recognition for analysis of lead in paint.

4. Obtain the *XRF Performance Characteristic Sheet (PCS)* for the X-Ray Fluorescence (XRF) lead paint analyzer to be used in the inspection. It will specify the ranges where XRF results are positive, negative or inconclusive, the calibration check tolerances, and other important information. Only devices with a posted PCS may be used for lead paint inspections. If you use a XRF without a current PCS, or do not follow the requirements of the PCS, the work will be considered invalid, and not an inspection or paint testing, as applicable, and the work will have to be re-done. To obtain the appropriate *XRF Performance Characteristic Sheet*, contact the National Lead Information Center Clearinghouse (1-800-424-LEAD) or download it from the Internet at www.hud.gov/offices/lead/lbp/hudguidelines/allpcs.pdf. *XRF Performance Characteristic Sheets* have been developed by HUD and EPA for most commercially available XRFs. (Hearing- or speech-challenged individuals may access this number through TTY by calling the toll-free Federal Relay Service at 800-877-8339.) *Report lead paint amounts in mg/cm²* because this unit of measurement does not depend on the number of layers of

non-lead-based paint and can usually be obtained without damaging the painted surface. All measurements of lead in paint should be in mg/cm², unless the surface area cannot be measured or if all paint cannot be removed from the measured surface area. In such cases, concentrations may be reported in weight percent (%) or parts per million by weight (ppm).

5. If the XRF instrument has a radioactive source, follow the radiation safety procedures explained in this chapter, and as required by the U.S. Nuclear Regulatory Commission and applicable State and local regulations when using XRF instruments.
6. Take at least three calibration check readings before beginning the inspection. Additional calibration check readings should be made at least every 4 hours, after inspection work has been completed for the day, or according to the manufacturer's instructions, whichever is most frequent. If the instrument is to be turned off during the course of an inspection, calibration checks should always be done before the instrument is turned off and again after it has been warmed up (calibration checks do not need to be done each time an instrument enters an automatic "sleep" state while still powered on).
7. When conducting an inspection in a multi-family housing development or building, obtain a complete list of all housing units, common areas, and exterior site areas. Determine which can be grouped together for inspection purposes based on similarity of construction materials and common painting histories. In each group of similar units, similar common areas, and similar exterior sites, determine the minimum number of each to be inspected from the tables in this chapter. Random selection procedures are explained in this chapter.
8. For each unit, common area, and exterior site to be inspected, identify all testing combinations in each room equivalent. A testing combination is characterized by the room equivalent, the component type, and the substrate. A room equivalent is an identifiable part of a residence (e.g., room, house exterior, foyer, etc.). Painted surfaces include any surface coated with paint, shellac, varnish, stain, paint covered by wallpaper, or any other coating. Wallpaper should be assumed to cover paint unless building records or physical evidence indicates no paint is present.
9. Take at least one individual XRF reading on each testing combination in each room equivalent. For walls, take at least four readings (one reading on each wall) in each room equivalent. A different visible color does not by itself result in a separate testing combination. It is not necessary to take multiple XRF readings on the same spot, as was previously recommended, unless the PCS requires such for the XRF instrument being used.
10. Determine whether to correct the XRF readings for substrate interference by consulting the *XRF Performance Characteristic Sheet*. If test results for a given substrate fall within the substrate correction range, take readings on that bare substrate scraped completely clean of paint, as explained in Section IV.E of this chapter.
11. Classify XRF results for each testing combination. Readings above the upper limit of the inconclusive range are considered positive, while readings below the lower limit of the inconclusive range are considered negative. Readings within the inconclusive range (including its boundary values) are classified as inconclusive. Some instruments have a threshold value separating ranges of readings considered positive from readings considered negative for a given substrate. Readings at or above the threshold are considered positive, while readings below the threshold are considered negative.
12. In single-family housing inspections, all inconclusive readings must be confirmed in the laboratory, unless the client wishes to assume that all inconclusive results are positive. Such an assumption may reduce the cost of an inspection, but will probably increase subsequent abatement, interim control, and maintenance costs, because laboratory analysis often shows that testing combinations with inconclusive readings do not in fact contain lead-based paint. Inconclusive readings cannot be assumed to be negative.

13. In multi-family dwelling inspections, XRF readings are aggregated across units and room equivalents by component type. Use the flowchart provided in this chapter (Figure 7.3) to make classifications of all testing combinations or component types in the development as a whole, based on the percentages of positive, negative, and inconclusive readings.
14. If the inspector collected paint-chip samples for analysis, they must be analyzed by a laboratory recognized under the EPA's National Lead Laboratory Accreditation Program (NLLAP) for analysis of lead in paint, and collected in accordance with ASTM E 1729, Standard Practice for Field Collection of Dried Paint Samples for Subsequent Lead Determination, or equivalent. Paint-chip samples are collected when the overall results for a component type are inconclusive by XRF, or were not measured by XRF, or if the inspector chooses to do so if the paint is deteriorated. They may be collected by a properly trained and certified inspector or others, if permitted by State law and recognized by EPA. Paint-chip samples should contain all layers of paint (not just peeled layers) and must always include the bottom layer. If results will be reported in mg/cm², including a small amount of substrate with the sample will not significantly bias results. Substrate material should not, however, be included in samples reported in weight percent. Paint from 4 square inches (25 square centimeters) should provide a sufficient quantity for laboratory analysis. Smaller surface areas may be used, but only if the laboratory indicates that a smaller sample is acceptable. In all cases, the surface area sampled must be recorded.
15. The client or client's representative should evaluate the quality of the inspection using the procedures in this chapter.
16. The inspector will prepare an inspection report indicating if and where lead-based paint is located in the unit or the housing development (or building). Inspection reports contain detailed information on the following:
 - ◆ Who performed the inspection;
 - ◆ Date(s);
 - ◆ Inspector's certification number;
 - ◆ All XRF readings;
 - ◆ Classification of all surfaces into positive or negative (but not inconclusive) categories, based on XRF and laboratory analyses;
 - ◆ Specific information on the XRF and laboratory methodologies;
 - ◆ Housing unit and sampling location identifiers;
 - ◆ Results of any laboratory analyses; and
 - ◆ Additional information described in Section IV of this chapter.
17. The report should include a statement that the presence of lead-based paint and the report must be disclosed by the owner (seller / lessor) to prospective new buyers (purchasers) and renters (lessees) of target housing prior to obligation under a sales contract or lease, except that the disclosure does not have to be made when the property is being leased if it is lead-based paint free. (See the discussion of Lead Disclosure Rule in Appendix 6.) The suggested language in the boxes in Section I.A.4 may be used.