



We Are Columbia

INTEROFFICE MEMORANDUM

DATE: May 16, 2018

TO: Teresa Wilson, City Manager

CC: Dollie Bristow, Community Development Administrator

FROM: Gloria Saeed, Community Development Director *GS*

SUBJECT: Amendment to Contract with ESP Associates for Environmental Services to the CDBG Disaster Recovery Program

Enclosed are two copies of an amendment to the contract with ESP Associates for environmental services to the CDBG Disaster Recovery Program. The amendment adds line items for Lead Based Paint Risk Assessments and Post-Abatement Asbestos Clearance Air Sample Analysis to the original cost proposal; the Not-to-Exceed contract amount does not change.

The ESP contract was signed by Jeff Palen on April 3, 2018; to avoid possible concerns from HUD we are requesting your signature on the enclosed copies of the contract as well.

Please contact Shirley Gilliard at 545-3373 for pick-up when signed.

Thank you.



Agreement for Environmental Services
City of Columbia CDBG Disaster Recovery Program
RFP001-FY17-18-CDDR

ESP Associates, Inc. (f/k/a, ESP Associates, P.A.) and City of Columbia, South Carolina

Contract Amendment #1

May 14, 2018

Description of Change: Request change in Agreement for Environmental Services between the City of Columbia and ESP Associates, Inc. (f/k/a, ESP Associates, P.A.) dated April 3, 2018 to compensate the professional services firm for providing environmental services for the Community Development Block Grant (CDBG) Disaster Recovery Program as needed. This amendment adds line items for Lead Based Paint (LBP) Risk Assessments and Post-Abatement Asbestos Clearance Air Sample Analysis to the original Cost Proposal as per Contractor's Proposal dated May 8, 2018, which is attached hereto and made a part of this contract modification (Exhibit A). HUD's Lead Rule Compliance Advisor website mandates a LBP risk assessment for all residential rehabilitation work over \$5,000.

The amendment also clarifies the requirement for asbestos testing, which assumes that single family residences will not require an asbestos survey unless it is determined by the City that visible hazards exist in areas to be disturbed by repair activities and may affect the health and safety of the occupants per EPA Asbestos National Emissions Standard for Hazardous Air Pollutants. The City will be responsible for determining which properties require an asbestos survey and will notify ESP of those properties in writing.

This amendment does not change the approved Not to Exceed contract amount of \$668,776. All other provisions of the Agreement, except as herein modified or changed, remain in full force and effect.

Proposed Change and Basis for Payment:

| | |
|--------------------------|----------------------------|
| Original Contract Price: | Not to Exceed \$668,776.00 |
| Previous Change Orders: | \$ 0 |
| This Change (addition): | \$ 0 |
| Revised Contract Price: | Not to Exceed \$668,776.00 |

This Change is Acceptable:

ESP Associates, Inc.:

Edward G. Horstkamp III
Please Print Name


Signature

Executive Vice President
Title

5/15/18
Date

City of Columbia:

By: Gloria Saeed
Gloria Saeed, Director of Community Development

By: _____
Missy Gentry, Assistant City Manager

By: _____
Sandra A. Wright, CPPB, Director of Procurement and Contracts/Purchasing Agent

Approval of Change: Teresa Wilson 5/22/2018
Teresa Wilson, City Manager

APPROVED AS TO FORM
[Signature] 5-9-18
Legal Department City of Columbia, SC



May 8, 2018

Ms. Gloria Saeed
Director of Community Development
City of Columbia
1225 Lady Street, Suite #102
Columbia, SC 29201

Reference: **Pricing for Lead-Based Paint (LBP) Risk Assessment and
Post-Abatement Supplemental Asbestos Air Sample Analyses**
City of Columbia CDBG-DR Environmental Reviews
Columbia, South Carolina
RFP001-FY17-18-CDDR
ESP Project No. GO42.600

Dear Ms. Saeed:

ESP Associates, Inc. (f/k/a, ESP Associates, P.A.) (ESP) is pleased to provide supplemental pricing for LBP risk assessment services along with pricing for additional sample analysis in excess of the number of samples included in our fixed unit rates for both LBP risk assessment and post-abatement asbestos clearance.

LBP Risk Assessments

LBP risk assessments will be performed for dwellings that are found to contain LBP based on the LBP inspection and for which the City has identified greater than \$5,000 in current residential rehabilitation work. The LBP risk assessments will be performed in accordance with the HUD "Guidelines for Evaluation and Control of Lead-Based Paint Hazards in Housing, (2012 Edition) Chapter 5: Risk Assessment and Reevaluation; Identification of Deteriorated Paint (Form 5.2)" to determine immediate hazards associated with the LBP present using paint condition hazard ranking. LBP hazards will be identified through combining measurements of lead in dust, surface-by-surface paint analysis, visual assessment of the dwelling, and assessment of paint condition. LBP risk assessments will be conducted by trained and experienced lead risk assessors, licensed by the Environmental Protection Agency (EPA).

Single surface dust wipe samples will be collected as warranted to identify lead dust hazards. These samples will be collected from areas where children are most likely to be exposed to dust that may present a lead hazard. Nine (9) dust wipe samples are included in the fixed unit rate.

If identified as a concern, composite soil samples will be collected in areas of bare soil on the property either along the drip line of the dwelling or in children's play areas. Samples will be analyzed to determine the concentration of lead. Two (2) samples are included in the fixed unit rate.

Samples will be analyzed by a licensed and accredited lead laboratory.

The report of the risk assessment results shall include: methodology, accreditations, findings, narrative identification of sampling locations, a spreadsheet generated by the X-ray Fluorescence (XRF) analyzer, confirming laboratory analyses, and recommendations for lead hazard control.

LBP Risk Assessments - \$494/dwelling unit

LBP wipe and soil sample analysis for lead content (in excess of 11 samples/dwelling for LBP risk assessment and in excess of 8 samples/dwelling for LBP Clearance) - \$17 each

Post-Abatement Asbestos Clearance Air Sample Analysis

Phase Contrast Microscopy (PCM) 24-hour Turnaround Time (TAT) (in excess of 8 samples/dwelling) - \$17 each

Transmission Electron Microscopy (TEM) 24-hour TAT (as needed per SCDHEC guidance) - \$65 each

Laboratory TATs are based on time following receipt at the laboratory.

Should you have any questions, please do not hesitate to contact us at (803) 802-2440.

Sincerely,

ESP ASSOCIATES, INC. (f/k/a, ESP ASSOCIATES, P.A.)



Nora A. Zirps, PE
Senior Project Engineer



Christopher J. Ward, PG
Project Manager

NAZ/CJW