



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 #3

August 7, 2019

Description of Change: Request changes in Agreement for Environmental Services between the City of Columbia and ESP Associates, Inc. (f/k/a, ESP Associates, P.A.) dated August 7, 2019 to compensate the professional services firm for providing environmental services for the Community Development Block Grant (CDBG) Disaster Recovery Program. This amendment increases the Line Item quantities for, Tier II Minor and Major Rehab Report, Lead Based Paint (LBP) Inspection and Testing, Paint Chip Samples and Lead Analysis, Extra wipe/soil Lead Samples, LBP Risk Assessments, Asbestos Inspection and Testing, Extra PLM Asbestos Samples, and Asbestos TEM Samples. Attachment 1 provides a full copy of Amendment #3 line items and pricing, along with assumptions and estimates that are subject to change depending on final scoping of repairs for the properties.

(Contract Amendment #1 to this contract, dated May 22, 2018, was a no-cost change amendment to add line items for lead-based paint risk assessments and post-abatement asbestos clearances per the contractor's proposal. Contract Amendment #2 to the contract, dated January 7, 2019 for \$215,924 included additional LBP and asbestos assessment and testing to complete Tier II Minor and Major ERRs for CDBG-DR properties, bringing the Not to Exceed contract amount to \$884,700. This amendment #3, dated August 7, 2019 for \$450,000 adds additional LBP and asbestos sampling, assessment, and reporting, resulting in a Not to Exceed contract value of \$1,334,700)

Summary tables below identify anticipated line items and estimated quantities of each item based on the outstanding information that the program may require. The quantities were determined based on properties that are presently in the program and are subject to change. The scope will follow the process and procedure presently utilized by the contract and program to complete the work. The schedule to complete the work will be dependent on the completion of the initial inspections and notification to proceed with inspections and collection of samples for specific properties. The program anticipates that the initial inspections will be completed this year. The program quantities are conservatively estimated because of potential property status changes.

This amendment does change the approved Not to Exceed contract amount of \$884,700 to \$1,334,700. 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:	\$ 215,924.00
This Change (addition):	\$ 450,000.00
Revised Contract Price:	Not to Exceed \$1,334,700.00

APPROVED AS TO FORM

Legal Department City of Columbia, SC

Line Item	Fixed Unit Price	Estimated Number of Sites	Estimated Cost	Assumption #
Tier 2 ERR Addendum for Minor to Major Rehabilitation Conversion				
<u>Previously-determined</u> to be NRHP-eligible and in/near a wetland based on NWI mapping (price represents the difference between the Minor and Major Rehabilitation prices in the Contract).	<i>\$1,903</i>	0	\$0	(1)
<u>Previously-determined</u> to be NRHP-eligible but NOT in/near a wetland based on National Wetlands Inventory (NWI) mapping.	<i>\$1,500</i>	8	\$12,000	(2,3)
<u>Previously-determined</u> to be NOT NRHP-eligible but in/near a wetland based on NWI mapping.	<i>\$900</i>	10	\$9,000	(2,4)
<u>Previously-determined</u> to be NOT NRHP-eligible and NOT in/near a wetland based on NWI mapping.	<i>\$450</i>	133	\$59,850	(2)
Asbestos				
Review of pre-construction inspections by a SCDHEC-Certified Asbestos Inspector to determine need for supplemental inspection of the property for asbestos-containing material.	<i>\$295</i>	227	\$66,965	(5)
Supplemental Limited Asbestos Inspection in the expanded critical path of rehabilitation (excludes lab analysis).	<i>\$728</i>	170	\$123,760	(6)
PLM Sample Analysis	<i>\$17</i>	2720	\$46,240	(7)
TEM Sample Analysis	<i>\$50</i>	510	\$25,500	(8)
Lead-Based Paint				
LBP Risk Assessment	<i>\$494</i>	7	\$3,458	(9)
			\$346,773	

Note:

Italicized fixed unit prices are being added to the contract to provide for Minor to Major Tier II environmental assessments, testing, and reporting associated with expanded changes to critical path repairs for the properties. See Attachment 1 for complete assumptions.

Remaining Properties

Task Description	Contracted Cost Per Unit	Projected Quantity Changes	Estimated Costs
Tier 2 CEST Major Rehab	\$2,888	7	\$20,216
Tier 2 CEST Minor Rehab	\$985	8	\$7,880
LBP Inspection & Testing	\$614	15	\$9,210
Paint Chip Samples for Lead Analysis	\$27	1	\$27
LBP Risk Assessment	\$494	15	\$7,410
Extra Wipe/Soil Lead Samples (>11/site)	\$17	1	\$17
Asbestos Inspection & Testing	\$620	15	\$9,300
Extra PLM Asbestos Samples (>20/site)	\$17	45	\$765
TEM Asbestos Samples	\$50	45	\$2,250
LBP Clearance	\$816	0	\$0
Extra Wipe/Soil Lead Samples (>8/site)	\$17	0	\$0
Asbestos Oversight (per day)	\$924	0	\$0
Asbestos Clearance (per day)	\$816	0	\$0
Extra PCM Asbestos Air Samples (>8/site)	\$17	0	\$0
TEM Asbestos Air Samples	\$65	0	\$0
ASTM Phase I ESA Report	\$1,515	0	\$0
CEST Public Facility Improvement - Canal Head Gates	\$34,574	0	\$0
CURRENT TOTAL FUNDED AMOUNT	\$884,700	Change Order Amount	\$57,075

This Change is Acceptable:

ESP Associates, Inc.:

Edward G. Horstkamp III
Please Print Name


Signature

Executive Vice President
Title

9/13/19
Date

City of Columbia:

By: Gloria Saeed
Gloria Saeed, Director of Community Development

By: Missy Gentry 9/10/19
Missy Gentry, Assistant City Manager

By: Sandra A. Wright 9/10/19
Sandra A. Wright, CPPB, Director of Procurement and Contracts/Purchasing Agent

Approval of Change: Teresa Wilson 9/10/19
Teresa Wilson, City Manager

Attachment 1: Contract Amendment 3 Assumptions and Estimates

APPROVED AS TO FORM
[Signature]
Legal Department City of Columbia, SC



COMMUNITY DEVELOPMENT BLOCK GRANT DISASTER RECOVERY ESP ASSOCIATES, INC. CONTRACT CHANGE ORDER

RFP001-FY17-18-CDDR

Contract Amendment #3

The City of Columbia awarded a contract to ESP Associates, Inc. (ESP, f/k/a, ESP Associates, P.A.), to provide environmental services for the Community Development Block Grant Disaster Recovery Program (CDBG-DR) in April 2018. The City Council approved a \$884,700 contract (through Contract Amendment #2) which consisted of environmental services needed to support the CDBG-DR, including environmental assessment and laboratory sampling for properties meeting the environmental indicators required. The lead and asbestos sampling were predicated on the initial inspections to determine damaged areas and subsequent repairs. Pursuant to CDBG-DR criteria adjustments to include a more comprehensive application of safe sanitary and decent requirements as well as Federal, State and City code requirements, the areas of repair were expanded, thus changing the critical path of the required repairs and increasing the associated costs of repairs. This increased scope requires a reassessment of the asbestos critical path. Assumptions have been included with the scope to provide a clear definition of effort.

The Tier 2 environmental review evaluation for major rehabilitation includes more rigorous assessment not covered in ESP's minor rehabilitation category. Additional evaluations and estimated number of properties are included in the table below.

Increased repairs have expanded outside the original environmentally sampled/assessed area. Regulations require the additional repair areas must be evaluated for asbestos prior to repair. The additional required scope of environmental services for major repairs has been summarized in the table below with an estimate of the total number of properties requiring such work. Assumptions have been included with the scope to provide a clear definition of effort.

The identification of remaining properties that need to be completed within the original scope of work includes 15 properties. The required work would include the Tier 2 environmental review based on the inspection and construction repairs identified by the program. This will include 8 minor rehabilitation and 7 major rehabilitation for Tier 2 reviews. A table with the contract pricing has been included for the 15 remaining properties below.

Utilizing the ESP submitted rates, some from the existing approved contract and some added as part of this contract modification for Tier 2 environmental review conversions and supplemental asbestos inspections for critical path of rehabilitation changes, a cost to complete this modification, including approximately 12% contingency, is \$450,000, increasing the approved Not-to-Exceed contract amount to \$1,334,700. A detail breakdown of quantities being added by contract Line Item is included below. The scope of environmental services remains unchanged to complete the program as presently defined.



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**COMMUNITY DEVELOPMENT BLOCK GRANT
DISASTER RECOVERY
ESP ASSOCIATES, INC. CONTRACT CHANGE ORDER**

Line Item	Fixed Unit Price	Estimated Number of Sites	Estimated Cost	Assumption #
Tier 2 ERR Addendum for Minor to Major Rehabilitation Conversion				
Previously-determined to be NRHP-eligible and in/near a wetland based on NWI mapping (price represents the difference between the Minor and Major Rehabilitation prices in the Contract.	<i>\$1,903</i>	0	\$0	(1)
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Asbestos				
Review of pre-construction inspections by a SCDHEC-Certified Asbestos Inspector to determine need for supplemental inspection of the property for asbestos-containing material.	<i>\$295</i>	227	\$66,965	(5)
Supplemental Limited Asbestos Inspection in the expanded critical path of rehabilitation (excludes lab analysis).	<i>\$728</i>	170	\$123,760	(6)
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TEM Sample Analysis	<i>\$50</i>	510	\$25,500	(8)
Lead-Based Paint				
LBP Risk Assessment	<i>\$494</i>	7	\$3,458	(9)
			\$346,773	

Note:

1 - Italicized fixed unit prices are being added to the contract to accommodate the need for Minor to Major Tier 2 environmental review conversions and the potential need for supplemental asbestos inspections resulting from the changes to the critical path of rehabilitation.

Assumptions:

1 - Although NWI mapping has not been prepared for Minor sites, it is unlikely that sites converting from Minor to Major will be both NRHP-eligible and in/near a wetland. This conclusion is based on the Tier 2 ERR results for the Major sites completed to date.



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2 - It is conservatively assumed that all of the MRPs (141) and half of the Minor SRRPs (10, counting duplexes as one site rather than two) for which ERRs have been delivered to date will convert from Minor to Major.

3 - An estimated maximum of 5% of the 151 properties that might convert from Minor to Major are potentially NRHP eligible, and thus require interior historic inspections. It is assumed that none of these will require a wetlands inspection.

4 - Based on the 60 PJIDs for which Major Tier 2 ERRs have been prepared to date, 4 (or 6.6%) were found to contain wetlands and require wetlands inspections to determine impacts, if any, from the proposed rehabilitation work. Therefore, it has been assumed that 10% of the 151 properties estimated to potentially require conversion from Minor to Major will require a wetlands inspection. It is further assumed that none of these sites are NRHP-eligible.

5 - It is assumed that pre-construction inspections will need to be reviewed to determine the need for supplemental asbestos inspection for all of the eligible PJIDs (Major and Minor), including those that were originally determined to not have ACM in the critical path of rehabilitation. The reason for this is that additional suspect materials may now be encountered along the modified critical path of rehabilitation. Note: ESP conducted 4 such reviews (previously completed Minor to Major conversions) gratis to determine LOE for this task; these are not included in the estimated number of sites. It is assumed that the initial assessments for the approximately 30 PJIDs for which asbestos inspections have yet to be performed are being prepared in accordance with pre-construction damage assessment protocols. Therefore, these 30 PJIDs are excluded from the estimated number of sites for assessment of changing critical paths of rehabilitation to determine the need for supplemental asbestos testing.

6 - Given the significant increases in the estimated cost of rehabilitation between the initial assessments and the pre-construction inspections, it is assumed that 75% of eligible PJIDs will require supplemental asbestos inspection.

7 - To estimate the number of PLM samples, the average number of PLM samples for the current Major PJIDs (28 samples per PJID on average) minus 12 samples (an assumed average number of PLM samples already collected for Minor PJIDs) was used.

8 - To estimate the number of additional TEM samples to be collected per PJID, the average number of TEM samples for Major PJIDs (6) minus the average number of TEM samples for Minor PJIDs (3) was used (i.e., 3 additional TEM samples per PJID on average).

9 - It has been assumed that LBP risk assessment would be required for all PJIDs for which LBP was present but LBP risk assessments were not previously performed because the estimated cost of rehabilitation was less than \$5,000. The affected PJIDs are: 96, 155, 212, 217, 258, 277, and 361.



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CURRENT TOTAL FUNDED AMOUNT	\$884,700	Change Order Amount	\$57,075

Amendment #3 includes environmental services to complete the known and projected assessment scope for the CDBG-DR programs. The minor to major rehabilitation conversions (\$346,773) and the remaining properties requiring a Tier II report (\$57,075), and approximately 12% contingency (\$46,152) for unforeseen items, for a total amendment of \$450,000, would increase the total value of the ESP Associates, Inc. contract to \$1,334,700.