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Salt Lake County

Office of Regional Development, Division of Community Resources and Development

CLOSED

Deadline 9/18/2017

Lead Safe Salt Lake - Risk assessments, clearance tests, lead project management

[Open Programs](#) | [Description](#) [Requirements](#) [Restrictions](#) [Library](#) [Contact Admin](#)

Description [\[hide this\]](#)

Salt Lake County Lead Safe Salt Lake housing program hereby releases a request for proposals for the selection of a consulting firm to provide technical assistance to Salt Lake County and prepare Risk Assessments and Clearance tests for lead based hazard control projects and provide construction management as needed for lead based paint hazard reduction projects. The Risk Assessment and Clearance tests must conform to EPA and the state of Utah Office of Lead based paint requirements: Risk Assessment: an on-site investigation to determine the presence, type, severity, and location of lead-based paint hazards (including lead hazards in paint, dust, and soil) and provides suggested ways to control them. Risk assessments can be performed legally only by certified risk assessors. Lead-based paint risk assessments are particularly helpful in determining sources of current exposure and in designing possible solutions.

The Risk Assessment Report will identify the location and level of the lead based paint hazards and will make recommendations on the type of treatment (interim controls, abatement, or both) that will be necessary in order to control the hazards. The Risk Assessment report will make recommendation on the use of abatement and interim controls. Assessors will have three days to schedule a site visit. Methods of testing will include: Measurements by XRF (both direct read and spectrum analyzer), paint chip collection and confirmation testing for any inconclusive XRF readings, and dust wipe and soil sampling. XRF testing will include a surface-by-surface XRF inspection to verify the presence of lead paint and lead hazards. In all testing, current EPA/HUD standards of 1.0mg/cm² (or 0.5% by weight) will be used to identify the presence of lead. Property owners will receive a full report of risk assessment findings within ten days, accompanied by a cover letter and Title X information. The letter will state the owner's obligation to comply with regulations including the Lead Disclosure and Lead Safe Housing Rules and EPA RRP Rule.

Clearance report: Properties must pass lead dust clearance standards of 10ug/ft² for floors, 100ug/ft² for window sills, and 100 ug/ft² for window troughs. Soil will be cleared at 1200 ppm for bare soil, and 400 ppm in play areas. All lead dust samples collected by inspectors will be analyzed by NLLAP approved laboratories submitted by testing firms under contract and approved for use by County RFP process.

Lead project management, as directed by HCD, the agency selected will manage lead based paint hazard control projects. This will consist of the development of a scope of work based on the results of the risk assessment and Healthy Homes rating system report. The scope of work will include an estimate of the costs to complete the project. The agency will work with HCD to

coordinate the invitation and bid walk through by qualified EPA certified contractors. The agency will then complete a bid reasonableness review of the bids reviewed. The agency selected will then monitor the progress of the project and will assist HCD in the close out of the project.

Requirements [\[hide this\]](#)**NOTICE TO PROPOSERS****A. GOVERNMENT RECORDS ACCESS AND MANAGEMENT ACT (GRAMA)**

County is a governmental entity subject to the Utah Government Records Access and Management Act ("GRAMA"), Utah Code Ann. §§ 63G-2-101 to -901. As a result, County is required to disclose certain information and materials to the public, upon request. Generally, any document submitted to County is considered a "public record" under GRAMA. Any person who provides to County a record that the person believes shall be protected under subsection 63G-2-305(1) or (2) shall provide both: (1) a written claim of business confidentiality and (2) a concise statement of reasons supporting the claim of business confidentiality. Generally, GRAMA only protects against the disclosure of trade secrets or commercial information that could reasonably be expected to result in unfair competitive injury. For your convenience, County has provided a Request for Protected Statute request form which is attached to this RFP as Attachment A – This form shall directly follow the cover letter in the proposal submission. ALL DOCUMENTS SUBMITTED IN RESPONSE TO THIS RFP WILL BE TREATED AS PUBLIC RECORDS IN ACCORDANCE WITH GRAMA, UNLESS A CLAIM OF BUSINESS CONFIDENTIALITY HAS BEEN PROPERLY MADE AND APPROVED BY COUNTY. ALL PROPOSED COSTS/PRICING/FEE'S SUBMITTED TO THE COUNTY SHALL BE CONSIDERED PUBLIC RECORDS.

B. NOTICE TO RETIREES OF UTAH RETIREMENT SYSTEMS ("URS")

County is a URS "participating employer." Entering into an agreement with County may affect a URS retiree's retirement benefits including, but not limited to, cancellation of the retiree's "retirement allowance" due to "reemployment" with a "participating employer" pursuant to Utah Code Ann. § 49-11-504 to -505. In addition, Contractor is required to immediately notify County if a retiree of URS is the contractor; or an owner, operator, or principal of the contractor. Contractor shall refer the URS retiree to the URS Retirement Department at 801-366-7770 or 800-695-4877 for all questions about post-retirement employment regulations.

C. EMPLOYEE STATUS VERIFICATION SYSTEM

Proposer shall register and participate in the Status Verification System before entering into a contract with County as required by Utah Code Ann. § 63G-12-302. The Status Verification System is an electronic system operated by the federal government, through which an authorized official of a state agency or a political subdivision of the state may inquire by exercise of authority delegated pursuant to 8 U.S.C. § 1373 to verify the citizenship or immigration status of an individual within the jurisdiction of the agency or political subdivision. Proposer is individually responsible for verifying the employment status of only new employees who work under Proposer's supervision or direction and not those who work for another Proposer or subcontractor, except each Proposer or subcontractor who works under or for another Proposer shall certify to the main Proposer by affidavit that the Proposer or subcontractor has verified, through the Status Verification System, the employment status of each new employee of the respective Proposer or subcontractor. The Proposer shall comply in all respects with the provisions of Utah Code Ann. § 63G-12-302. Proposer's failure to so comply may result in the immediate termination of its contract with County.

D. ETHICAL STANDARDS

Proposer represents that it has not: (a) provided an illegal gift to any County officer or employee, or former County officer or employee, or to any relative or business entity of a County officer or employee, or relative or business entity of a former County officer or employee; (b) retained any

person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, other than bona fide employees of bona fide commercial agencies established for the purpose of securing business; (c) breached any of the ethical standards set forth in State statute or Salt Lake County Code of Ordinances § 2.07; or (d) knowingly influenced, and hereby promises that it will not knowingly influence, any County officer or employee or former County officer or employee to breach any of the ethical standards set forth in State statute or Salt Lake County ordinances.

E. CAMPAIGN CONTRIBUTIONS

The Salt Lake County campaign finance disclosure ordinance limits campaign contributions by Proposers to County candidates. Salt Lake County Code of Ordinances § 2.72A. Proposer acknowledges and understands those limitations on campaign contributions mean that any person, business, corporation or other entity that enters into a contract or is engaged in a contract with County is prohibited from making campaign contributions in excess of \$100 to County candidates during the term of the contract and during a single election cycle as defined in the ordinance. Proposer further acknowledges that violation of those provisions governing campaign contributions may result in criminal sanctions as well as termination of this Agreement.

Restrictions [\[hide this\]](#)

Only firms which are certified by the State of Utah Division of Air Quality as a EPA Risk Assessment and Clearance firm can submit applications. PROPOSAL SUBMISSION

By submitting a proposal to this RFA, Proposer understands and agrees to the following:

A. RFA Cancellation: This RFA may be cancelled at any time prior to the execution of a written agreement if deemed in the best interests of County. This includes cancellation of the RFA after an award has been made, but prior to the execution of a written contract. Proposer is not entitled to recover any costs related to the preparation of the proposal due to cancellation of the RFA or withdrawal of an award prior to the execution of a written agreement.

B. Firm Pricing: All prices, quotes, or proposals are to remain firm for 120 days after the closing date, unless a different period is stated in County's RFA. Any proposal that does not offer to remain firm for the required period may be considered to be non-responsive.

C. Costs: Proposers bears all costs and expenses related to this RFA including, but not limited to, preparation and delivery of the proposal, attending the pre-proposal conference, and attending the interview.

D. Licensing: All applicable federal, state, and local licenses must be acquired before the contract is entered into between County and the selected respondent. Licenses must be maintained throughout the entire contract period. Persons doing business as an Individual, Association, Partnership, Corporation, or otherwise shall be registered with the Utah State Division of Corporations and Commercial Code. NOTE: Forms and information on registration may be obtained by calling (801) 530-4849 or toll free at 877-526-3994, or by accessing: www.commerce.utah.gov.

E. Changes or Modifications: County will make any changes or modification to the RFA will be made by written addendum. Proposer submitting a proposal based on any information other than that contained in County's RFA and any addenda, do so at their own risk.

F. Receiving Proposals: Salt Lake County Division of Housing and Community Develop (HCD) will administer receipt and opening of all proposals. After the closing time, only the identity of each Proposer will be made public. If only one proposal is received in response to County request, HCD

may recommend an award of a contract to the single Proposer if the conditions cited above are met. Alternatively, HCD may re-solicit for the purpose of obtaining additional proposals.

G. Modifying or Withdrawing Proposals: Proposer may modify or withdraw their proposals at any time prior to the closing time. Requests to modify a proposal before the closing time shall be made in writing to the County.

H. Rejection of Proposals: Any proposal containing significant deviations from the specifications of the RFP shall be considered non-responsive and may be rejected in whole or in part.

I. Protests: Pursuant to Salt Lake County Code of Ordinances § 3.20.150, a protest in regard to the RFP document shall be submitted in writing prior to the RFP closing date. All other protests shall be submitted in writing within five (5) business days after notification of the award is posted on Bid Sync. A protestor may file only one (1) protest after the RFA closing date. Protest letters shall specifically and completely state the facts that the protestor believes constitute error in the RFA document or the award.

J. Free and Competitive Selection: Any agreement or collusion among prospective Proposer to fix a price or limit competition shall render the proposal void, and such conduct is unlawful and subject to criminal sanction. Proposer certify that not anyone in its firm or company has either directly or indirectly restrained free and competitive selection, participated in any collusion, or otherwise taken any action unauthorized by County Purchasing Ordinances or applicable law.

K. Reasonable Accommodations: Reasonable accommodations for qualified disabled individuals may be provided upon receipt of a request with 5 working days notice. Please contact Contracts and Procurement at 385.468.0300. TTY users shall call 711.

L. Environmental Compliance Practices: In compliance with Executive Order #2006-1, County has implemented environmentally responsible procurement practices.

Library [\[hide this\]](#)

| Description | File Name | Date Uploaded | File Type |
|---|-------------------------------------|-----------------------------|-----------|
| lead based paint hazard standards | leaddustclearance.pdf | 8/11/2017 1:28:03 PM | PDF |
| lead based hazard reduction demonstration grant | LSSINarrative.docx | 8/11/2017 1:30:29 PM | DOCX |
| schedule | Schedule.docx | 8/17/2017 12:53:46 PM | DOCX |
| SCORING CRITERIA | SaltLakeCountyScoringCriteria1.docx | 8/17/2017 1:01:24 PM | DOCX |

Applicant View

Application Status: Not Submitted

You must be logged in to begin.

Summary

Application Questions

Budget

Activity Log

Summary

(answers are saved automatically when you move to another field)

Instructions [Show/Hide](#)

Salt Lake County seeks proposals from State of Utah EPA certified risk assessment firm to provide technical assistance, provide the services of risk assessments, clearance tests, and construction management of lead hazard reduction and control projects.

Application Title/Project Name

Applicant Information

First Name

Last Name

Telephone

Email

Organization Information

(changes to this data will be reflected on all other applications for this organization)

Organization Legal Name/Entity Name

Address 1

Address 2

City

State/Province

Non-US ▼

ZIP+4/Postal Code

Country

United States ▼

Telephone

Fax

Website

EIN (XX-XXXXXXX)

DUNS Number

(N)CAGE Code

IRS Verification

No current exempt IRS record was found for IDN .

You might try searching the list of organizations whose federal tax exemption was automatically revoked located at the [IRS Select Check Site](#)

CEO/Executive Director

First Name

Last Name

Title

Email

| |
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| |
| |
| |

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Office of Regional Development, Division of Community Resources and Development

CLOSED**Deadline** 9/18/2017**Lead Safe Salt Lake - Risk assessments, clearance tests, lead project management**[Open Programs](#) | [Description](#) [Requirements](#) [Restrictions](#) [Library](#) [Contact Admin](#)**Library** [\[hide this\]](#)

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|---|-------------------------------------|-----------------------------|-----------|
| lead based paint hazard standards | leaddustclearance.pdf | 8/11/2017 1:28:03 PM | PDF |
| lead based hazard reduction demonstration grant | LSSINarrative.docx | 8/11/2017 1:30:29 PM | DOCX |
| schedule | Schedule.docx | 8/17/2017 12:53:46 PM | DOCX |
| SCORING CRITERIA | SaltLakeCountyScoringCriteria1.docx | 8/17/2017 1:01:24 PM | DOCX |

Applicant View

Application Status: Not Submitted

You must be logged in to begin.

[Summary](#) [Application Questions](#) [Budget](#) [Activity Log](#)**Application Questions***(answers are saved automatically when you move to another field)***1. Please describe your firms experience in development and completion of risk assessments and clearance test reports**

Maximum characters: 255. You have characters left.

2. Please describe you experience in management of lead based paint hazard control projects, include a description of the software used to develop scope of work, experience in the bidding process and close out of projects

Maximum characters: 255. You have characters left.

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[Activity Log](#)

Budget

(answers are saved automatically when you move to another field)

Instructions [Show/Hide](#)

Please provide the cost to complete risk assessments per unit, clearances tests per unit, cost per hour for consulting and technical assistance, and a fee for project management. If additional dust wipes are needed then upon approval by HCD, the agency will be reimbursed for those costs.

Funding Sources/Revenues

| Item Description | Fee to be charged |
|---|----------------------------|
| <input type="text" value="Risk assessments fee"/> | USD\$ <input type="text"/> |
| <input type="text" value="Clearance tests fee"/> | USD\$ <input type="text"/> |
| <input type="text" value="Project management fee"/> | USD\$ <input type="text"/> |
| <input type="text" value="Consulting and technical assistance per hour fee"/> | USD\$ <input type="text"/> |
| <input type="text" value="Development of scope of work"/> | USD\$ <input type="text"/> |
| <input type="text"/> | USD\$ <input type="text"/> |
| <input type="text"/> | USD\$ <input type="text"/> |
| <input type="text"/> | USD\$ <input type="text"/> |
| <input type="text"/> | USD\$ <input type="text"/> |
| <input type="text"/> | USD\$ <input type="text"/> |
| <input type="text"/> | USD\$ <input type="text"/> |
| Total USD\$ 0.00 | |

Budget Narrative (Discuss/justify the items and amounts you entered above.)

Maximum characters: 65000. You have characters left.

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Salt Lake County
Narrative Section & Evaluation Criteria
Lead Hazard Reduction Demonstration Grant
Risk Assessor, clearance test reports, and Project management
100 Points Possible

FACTOR 1: CAPACITY OF ORGANIZATION (up to 80 Points Possible, up to 40 points for each question):

- 1) Please describe your agency's experience in preparation and completion of risk assessments and clearance testing

- 2) Please describe your experience in management of lead based paint hazard control projects, include a description of the software used to develop scope of work, experience in the bidding process and close out of projects

FACTOR 2 –BUDGET & LEVERAGE (up to 20 possible points)

1. Provide a description and fill IN the budget for the fees to be charged for risk assessment, clearance tests, development of a scope works, and construction management of projects. Also provide a fee per hour for technical assistance.



Lead Hazard Reduction Demonstration Grant

Request for Applications Review Committee

Risk assessors, clearance reports, project management

Committee members

1. Randy Jepperson
2. John Russell
3. Mark Smith
4. Jay Simmons

