



City of Galveston

Grants & Housing Department

P.O. Box 779 / Galveston, TX 77553-0779

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January 24, 2019

To: Brian Maxwell, City Manager
Hon. Mayor and City Council Members

From: Alice T. Law, Interim Director of Grants & Housing

RE: **Consider for Approval a bid from Lead Based Paint Services, LLC dba Integrity Lead Based Paint Services in the amount of \$24,500.00 to Provide Lead-Based Paint Remediation Services at 1611 – 39th Street. Funding is from HOME Investment Partnership Funds. Authorize the City Manager to execute all necessary documents upon final approval of the City Attorney.**

I. **Background** on the subject is as follows:

A. In 2009, City Council adopted a resolution to accept a property located at 1611 – 39th Street from Galveston Community Development Corporation (GCDC), a local non-profit housing provider. GCDC rehabilitated the property with a goal of selling it to a Low-Moderate Income (LMI) homebuyer under the HOME Program Community Housing Development Organization (CHDO) Affordable Housing project.

1. GCDC ceased operations as a housing provider before they could sell the property.

B. Based on HUD regulations when HOME funds are used for acquisition and rehabilitation by a non-profit, ownership must be conveyed to an eligible homeowner within 6 months of project completion or the project must become a HOME rental unit.

C. An LMI buyer could not be secured, therefore, to comply with HUD regulations the City converted this property into an affordable housing rental unit.

D. Per HUD HOME Program rental property requirements, the City must incorporate lead-based paint (LBP) maintenance into the regular building operations.

II. **Current Situation** is as follows:

A. The City had a LBP Risk Assessment conducted on the property which revealed several areas of LBP hazards requiring remediation.

B. An Informal Request for Proposals for LBP Remediation Services was advertised on the City of Galveston's Website on December 4, 2018. (Attachment A)



- C. The Informal Request for Proposals was publicly opened at 10:00 a.m. on December 11, 2018, in City Hall by the Purchasing Department.
- D. A total of two (2) bidders responded to the Informal Request for Proposals for LBP Remediation Services at 1611- 39th Street. (Attachment B)
- E. The Grants & Housing Department's estimate for this project was \$30,000.00.

III. Issues in order of importance:

- A. Compliance with HUD Regulations – LBP hazards must be remediated to meet HUD requirements.
- B. Budget – Funds are available to complete this project according to specifications and City codes.
- C. Local Participation- No bids were submitted by local contractors.

IV. Alternatives in order of priority

- A. City Council could approve the lowest most responsive bid meeting specifications submitted by Lead Based Paint Services, LLC dba Integrity Lead Based Paint Services for LBP remediation services at 1611 – 39th Street in the amount of \$24,500.00.
 - 1. Compliance with HUD Regulations – According to HUD regulations, each owner shall complete a risk assessment in accordance with 40 CFR 745.227(d). Each owner shall also conduct interim controls consistent with the findings of the risk assessment.
 - 2. Budget - Funds for this activity are available in the HOME Investment Partnership Rental Funds.
 - 3. Compliance with Specifications - The Grants & Housing staff would ensure that the selected contractor performs the work in accordance with project specifications.
- B. City Council could reject the lowest most responsive bid meeting specifications submitted by Lead Based Paint Services, LLC dba Integrity Lead Based Paint Services.
 - 1. Compliance with HUD Regulations – The City would not be in compliance with HUD Regulations.
 - 2. Budget - would not be an issue with this alternative
 - 3. Compliance with Specifications - would not be an issue with this alternative.

V. Recommendation

- A. City Council should concur with Alternative A and approve the bid from Lead Based Paint Services, LLC dba Integrity Lead Based Paint Services for LBP remediation services at 1611 – 39th Street in the amount of \$24,500.00. Authorize the City Manager to execute all necessary contracts and documents to facilitate the rehabilitation of this housing unit.

VI. Fiscal Impact Report

Requested by: Alice T. Law
Interim Director of Grants & Housing

Funding Source:	915750-544083-425000 (multi-funds)
	Name of Account - HOME Investment Partnership Rental
Costs of implementation:	Total <u>\$24,500.00</u>
Estimated annual M&O costs:	N/A
Estimated cumulative M&O costs:	N/A
Additional Information:	N/A

Respectfully Submitted,



Alice T. Law
Interim Director of Grants & Housing

Approved,

Brian Maxwell
City Manager

ATTACHMENT A

Create an Account - Increase your productivity, customize your experience, and engage in information you care about. Sign In



[Format for Printing](#)

Bid Number:	IRFP # 19-IRFP-01
Bid Title:	Lead Based Paint Remediation
Category:	Bids and RFP's
Status:	Open

Description:
INFORMAL REQUEST FOR PROPOSALS, IRFP# 19-IRFP-01
LEAD BASED PAINT REMEDIATION

The City of Galveston will accept Informal Proposals for Lead Based Paint Remediation at 1611 39th Street, Galveston Texas 77550, until 10 00 AM, Tuesday, December 11, 2018 in the City of Galveston Purchasing Office at City Hall, 823 Rosenberg, Room 306, Galveston, Texas 77550. Proposals received after this time will not be considered.

Please see the attached proposal documents.

Publication Date/Time:
12/4/2018 12 00 PM

Closing Date/Time:
12/11/2018 10 00 AM

Related Documents:
[IRFP_19-IRFP-01 Lead Based Paint Remediation](#)

[Return To Main Bid Postings Page](#)



ATTACHMENT B

IRFP # 19-IRFP-01
 Tuesday, December 11, 2019 @ 10:00 a.m.
 Opened By: Ja'Nica Lockett

Lead Based Paint Abatement
 City Hall
 Witnessed By: Melissa Thompson

OFFEROR	3910 Enterprises	Lead Based Paint Services, LLC dba Integrity Lead based paint services								
Received Date and Time	12/11/19 @ 8:44 a.m.	12/11/19 @ 10:00 a.m.								
Original & 1 Copy & Media Source	Received Document (Y/N)	Received Document (Y/N)	Received Document (Y/N)	Received Document (Y/N)	Received Document (Y/N)	Received Document (Y/N)	Received Document (Y/N)	Received Document (Y/N)	Received Document (Y/N)	Received Document (Y/N)
Ethics Statement	Y	Y								
Conflict of Interest Questionaire	Y	Y								
Certification for Debarment	Y	Y								
Lead Based Paint Compliance	Y	Y								
Price Sheet - Signed	Y	Y								
PRICING										
Lump Sum Total Bid	\$ 44,000.00	\$ 24,500.00								