



TO: Joe Pepplichtsch, City Manager, City of Lexington
FROM: Suzanne Brodine, Community Development Coordinator
DATE: August 19, 2016
RE: 15-HO-33075 Lead Based Paint Assessment

Discussion:

The City of Lexington has been awarded a CDBG Owner Occupied Rehabilitation grant from the Nebraska Department of Economic Development (DED). The organization will receive \$279,000 to assist in the renovation of homes in Lexington for income-qualified owners

The City is required by DED to select a Lead Based Paint (LBP) Assessment Firm for the grant. The LBP Firm is responsible to assess the risk of LBP in each residence, recommend mitigation action, and perform clearance testing after construction in compliance with DED Rehabilitation regulations.

The City advertised for Request for Proposals for a LBP Firm. Two firms, New Horizons and CDS Inspections, submitted proposals. Staff reviewed the proposal and recommends pursuing an agreement with New Horizons.

New Horizons has proposed a cost per residence of \$1,420.00, which is within the limit set by DED for LBP assessment.

Grant funding is available to pay for the entire cost of lead based paint assessment activities. No local funds will be utilized to pay for LBP services.

Recommended Action:

Staff recommends approval of New Horizons to perform the duties as LBP Assessment Firm as set forth in the proposal and authorize the City Manager to enter into a contract for the proposed services.



PRR 15-TFHP-33037
RFP for Lead-Based Paint Assessment
Score Tally

Firm	Proposal Received	Total Points
AMI Environmental		
Bockmann, Inc.		
CDS Inspections & Beyond		
Central Nebraska Community Services, Inc.	√	85
ESA, Inc		
Housing Development Corporation		
New Horizons Environmental, LLC	✓	90

15-HO-33075
RFP for Lead-Based Paint Assessment
Score Sheet - CDS Inspections

	Possible Points	Points Awarded
Technical expertise of the firm in connection with the type of services to be provided and the complexity of the project	30	25
Past record of performance on similar projects with other clients including quality of work, timeliness, and cost control	20	20
Capacity of the firm to perform the work within the time limitations, taking into consideration the current and planned workload of the firm.	20	15
Familiarity with the Nebraska Department of Economic Development Rehabilitation	25	20
Cost of services	5	4
Total	100	84

Cost of services was presented for each residence. v

15-HO-33075
RFP for Lead-Based Paint Assessment
Score Sheet - New Horizons

	Possible Points	Points Awarded
Technical expertise of the firm in connection with the type of services to be provided and the complexity of the project	30	25
Past record of performance on similar projects with other clients including quality of work, timeliness, and cost control	20	20
Capacity of the firm to perform the work within the time limitations, taking into consideration the current and planned workload of the firm.	20	15
Familiarity with the Nebraska Department of Economic Development Rehabilitation	25	20
Cost of services	5	5
Total	100	85

Cost of services was presented for each residence. v



"Innovative Environmental Solutions"

August 16, 2016

Ms. Suzanne Brodine
Community Development Coordinator
Dawson Area Development
1501 Plum Creek Parkway, STE 2B
Lexington, Nebraska 68850

**Subject: Request for Lead Based Paint Inspection Services
Lexington, Nebraska**

Dear Ms. Brodine,

New Horizons Enterprises, LLC (New Horizons), a certified 100% Woman-Owned Business Enterprise, is pleased to submit the following proposal to the City of Lexington for Lead Based Paint Inspection Services for the above-mentioned project. This proposal is based on the Request for Lead Based Paint Inspection Services dated July 28, 2016.

New Horizons has 100 years of combined experience in environmental contracting and consulting. New Horizons' business objective is to provide personalized, experienced, solution-driven consulting strategies to assist clients in effectively addressing their environmental needs. I am very excited about the prospect of New Horizons and our team supporting this project. I believe that New Horizons offers our clients the most extensive experience and skills, comprehensive services, and value of any environmental firm.

Thank you for the opportunity to submit this bid. On behalf of New Horizons, we look forward to working with you. If you have questions or require any additional information, please feel free to call me at (402) 261-8130.

Sincerely,

Dustin Huenink
Project Manager

Lead Based Paint Inspection Services

Lexington, Nebraska

Dawson Area Development
1501 Plum Creek Parkway, STE 2B
Lexington, Nebraska 68850



Prepared for

City of Lexington

August 16, 2016



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1.0 TECHNICAL EXPERTISE

New Horizons Enterprises, LLC (New Horizons), a Certified Disadvantaged and Woman Owned Business, is submitting this proposal in response to the Request for Lead Based Paint Inspection Services for 10 homes in the City of Lexington. New Horizons has developed the following proposal for Lead Based Paint Inspections and clearance testing in up to 10 residential homes.

New Horizons is 100% woman-owned and has over 100 years of combined experience in environmental contracting and consulting. New Horizons' business objective is to provide personalized, experienced, solution-driven consulting strategies to assist clients in effectively addressing their environmental needs. New Horizons also provides Woman-Owned Business solutions to municipalities, governments, and private sector clients that seek to use small businesses to meet their goals instead of large corporations.

Mission Statement: To lead government, commercial, and residential clients to cost-effective environmental solutions.

1.1 OUR COMPANY HISTORY

New Horizons began operating in 2007 with two employees and the idea that good business should be built on good relationships, both with clients and with employees. In 2008 and again in 2010, New Horizons was named one of the Smart Companies to Watch by Thinking Bigger Business Media Inc. In 2009, New Horizons opened a branch office in Lincoln, Nebraska, which now has a permanent staff of 10 employees. In 2011, New Horizons was honored as one of the Top 25 Businesses Under 25 Employees by Thinking Bigger Business Media Inc., and Small Business of the Year by the Kansas City, Kansas Chamber of Commerce. In 2012, New Horizons was ranked in 2nd Place in the Kansas City Area's 100 Fastest Growing Companies by Ingram's Magazine and was listed in Diversity Magazine as one of the Top 500 Woman Owned Companies in the United States. In 2013, New Horizons was listed in the Top 2,500 Fastest Growing Companies by Inc. Magazine. Throughout the last nine years, New Horizons has experienced continued growth and success by building relationships between clients and employees and providing cost competitive, efficient, and personalized environmental consulting and remediation services.

1.2 NEW HORIZONS' SERVICES

New Horizons' environmental consulting services are as follows:

- Lead Based Paint Inspections, Risk Assessments, and Testing
- Asbestos Inspections, Management Plans, Project Designs, Specifications, and Oversight
- Remediation Estimates
- Renovation Support and Environmental Expert Information
- Emergency Response
- Mold Inspections, Design and Specifications
- Phase I and II Environmental Site Assessments, including Brownfields
- National Environmental Policy Act Environmental Assessments and Impact Statements
- Project Management—Work Plans, Health and Safety Plans, Quality Assurance Project Plans
- Household Hazardous Waste
- Groundwater and Soil testing and monitoring programs
- OSHA Training



- Radon Testing and Recommendations

New Horizons environmental remediation services are as follows:

- Lead Based Paint Removal
- Asbestos Abatement
- Mold Remediation
- Decontamination
- Remediation Estimates
- Hazardous Waste Disposal
- Emergency Services
- Soil Excavation
- Catastrophe Services
- Waste Removal and Disposal
- Educational Outreach
- Radon Mitigation

2.0 PAST RECORD OF PERFORMANCE

New Horizons has completed lead based paint survey reports and conducted clearance testing for a variety of clients and buildings. The following is a list of projects with similar environmental survey work that New Horizons has recently completed.

Faxon School Apartments – Centric Projects and Sunflower Development Group, LLC

New Horizons was contracted by Centric Projects and Sunflower Development Group, LLC to perform lead work to redevelop the former Faxon School in Kansas City, Missouri. New Horizons completed a lead-based paint survey prior to any renovation activities. Following renovation activities, New Horizons collected wipe samples to analyze for lead to ensure lead dust was not remaining following renovation activities. Some initial wipe samples failed, so New Horizons cleaned the failed areas and conducted additional clearance samples to eliminate the lead dust hazards. New Horizons also prepared an operations and maintenance manual for the project.

Paseo Gateway – Brinshore Development, LLC

New Horizons was contracted by Brinshore Development, LLC to conduct a lead risk assessment for a multi-family development in downtown Kansas City, Missouri. The risk assessment was conducted for the entire property and included 30 residential dwelling units. The risk assessment included a full lead-based paint survey, wipe testing, and soil testing and an accompanying report with all results. New Horizons completed the full scope of work for this project on time and under budget.

Baxter Springs Senior Residences - Prairie Fire Development –Construction –Property Management Group

New Horizons was contracted by Prairie Fire Development – Construction – Property Management Group to conduct a lead-based paint survey and complete lead-based paint operations and maintenance manual. This school building was transformed into senior residences in Baxter Springs, Kansas. New Horizons completed this project on time, under budget, and completed the full scope of work.



Dundee Theater and Old Dundee Bar and Grill – Film Streams Development

New Horizons was contracted by Film Streams Development to conduct an asbestos inspection and lead-based paint survey. The properties will be transformed into an updated theater in Omaha, Nebraska. New Horizons performed all aspects of the project, completing the work on time and under budget.

3.0 CAPACITY OF THE FIRM AND KEY PERSONNEL

The New Horizons team has the capabilities and experience to provide full-service, turn-key services to clients. New Horizons' senior staff has a combined 100 years of experience with a variety of backgrounds. Our personnel include experienced professionals with bachelor and master degrees in engineering and science fields, as well as personnel that learned the remediation and consulting business from the ground up.

New Horizons has completed numerous lead-based paint surveys and has conducted a number of clearance sampling activities. These surveys range from residential homes, much like the ones to be included in this project, to multi-level commercial buildings and multi-building apartment complexes. New Horizons completes work for municipalities, governments, and for private clients.

New Horizons' staff represents a broad range of talented, multi-disciplined environmental professionals as well as experienced field personnel. Every member of our team has a proven ability to complete each assignment professionally and completely. Our staff members are skilled, competent, safe and clean, make every deliverable count, and hold themselves accountable for every job.

New Horizons has identified Jazhan Amill or Audra McCaslin as the lead inspector and risk assessor for this project. Mr. Amill and Ms. McCaslin will be supported by additional New Horizons' staff in completing the tasks under this project.

Jazhan Amill, Project Manager—New Horizons Enterprises, LLC

Mr. Amill has over 10 years of experience involving project management for environmental consulting and contracting projects. Mr. Amill has been with New Horizons since 2014 and in that time has completed numerous lead, asbestos, and mold surveys and served as project manager for various abatement projects.

Mr. Amill is a certified lead risk assessor for Nebraska and Iowa; asbestos inspector for Nebraska, Iowa, Missouri, Kansas, and South Dakota; Air Sampling Professional; and is proficient in reading asbestos air samples. Mr. Amill is the project manager for industrial hygiene projects at New Horizons and his primary duties include lead, asbestos, and mold building inspections and data collection, as well as oversight of field operations.

Mr. Amill has completed dozens of asbestos inspections for New Horizons, including extensive work with area school districts and colleges and universities. Mr. Amill's work has included inspections for Blair, Neb. School; Bellevue, Neb. School; Council Bluffs, Iowa School; and Ralston, Neb. Schools, Iowa Western Community College, and the University of Nebraska. Prior to joining the New Horizons team, Mr. Amill was an Environmental Scientist with IEA, Inc.



Audra McCaslin, Environmental Scientist—New Horizons Enterprises, LLC

Ms. McCaslin began her environmental consulting career with New Horizons in 2011. Her primary responsibilities since starting with New Horizons include conducting asbestos inspections and assisting other inspectors with preparation of asbestos and lead based paint inspection reports. Ms. McCaslin assists with lab analysis by preparing collected samples, including personal air monitoring samples.

Ms. McCaslin has also assisted with Phase I and Phase II Environmental Site Assessments, under the supervision of an EP. These assessments were conducted for various types of properties, ranging from vacant land to commercial buildings and multi-building housing complexes.

4.0 SCOPE OF WORK

The objective of the lead-based paint (LBP) assessment is to determine the presence of LBP throughout the residences, including hazard identification, prior to any rehabilitation activities. The LBP survey will be conducted by a certified Nebraska Lead Inspector/Risk Assessor. This scope of work is based on the requirements of the Nebraska Department of Economic Development Rehabilitation Guidelines.

The LBP Survey is a surface by surface investigation to determine the presence of LBP. New Horizons will identify potential lead hazards within the homes, assess the nature of the hazard and potential for disturbance, and test all painted components throughout the residence. These items include but are not limited to walls, ceilings, doors and door components, windows and window components, baseboards, crown molding, and stair components.

An X-Ray fluorescence (XRF) analyzer is utilized for testing painted surfaces. The XRF analyzer employed for New Horizons' LBP Surveys is an Olympus Alpha LBP-4000. The device is placed flush against the painted component and will test for the level of lead in the paint. The action level for LBP is greater than or equal to 1.0 milligram per square centimeter (mg/cm^2). The XRF readings below the action level are considered negative and readings at and above the action level are considered positive.

Following testing for LBP in the residence, New Horizons will compile a lead assessment report of findings. The report will include procedures for the LBP survey, lead inspector certification, a complete summary of all components tested including hazard identification and potential for disturbance, a summary of all positive LBP components, XRF Performance Characteristic Sheet, and recommendations for mitigation.

Following completion of LBP mitigation and renovation activities, New Horizons will perform clearance testing and provide a clearance report. A visual inspection will be performed to determine if deteriorated painted surfaces and/or visible amounts of dust, debris or residue are still present. If painted surfaces or visible dust, debris or residue are present, the abatement contractor will be required to eliminate these conditions prior to the continuation of clearance procedures. Following the visual inspection, clearance sampling for lead in dust will be conducted. New Horizons will use lead wipes for clearances. New Horizons is estimating up to six lead wipe samples per residence. One dust sample must be taken from one interior window sill and from one window trough (if present) and one dust sample must be taken from the floor within the residence. All requirements of State and Federal laws, rules, and regulations required by the Department of Economic Development will be followed. New Horizons is licensed by the State of Nebraska for lead inspection and risk assessment.



5.0 COST PROPOSAL

New Horizons submits the following information for pricing purposes as requested in the Request for Lead Based Paint Inspection Services dated July 28, 2016. This pricing includes completing the survey and testing in groups of 3-4 homes per mobilization.

Lead-Based Paint Survey per Residence	\$750.00
Clearance Testing and Clearance Report per Residence	\$670.00
Total Cost for 1 Residence	\$1,420.00
Total Project Cost (Up to 10 Residences)	\$14,200.00

6.0 PROPOSED PROJECT SCHEDULE

Work will begin immediately upon receipt of written Notice to Proceed and access to the residences. Survey reports will be complete within 10 working days after access to each residence. New Horizons understands that up to 10 homes in Lexington, Nebraska, will be included in the project schedule. All project work will be completed before October 1, 2017.