The City of San Diego’s Residential Lead Abatement Program

Chris Lee
Lead Safety and Healthy Homes Program Coordinator
City of San Diego, Environmental Services Department

$14.4 million allocated to SDRLAP
7 annual payments

Low-moderate income areas
Pre 1960
Elevated Blood Lead Level

Up to $10,000 per unit
$883,750 Estimated Owner Co-Share
832 Inspections / 770 Abatements
### Procurement Process

- **Request for Statement of Qualifications:** Establish prospective bidders qualified to respond to any solicitation

- **Request for Quote:** Informal procurement under $150K

- **Invitation to Bid:** Formal procurement over $150K

- **Request for Proposal:**
  - Required Consultant Services above $25,000
  - Formal procurement over $150K
  - Most Qualified & Pricing

<table>
<thead>
<tr>
<th>Value of Goods/Services</th>
<th>Number of Quotes Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to $25,000</td>
<td>1 quote</td>
</tr>
<tr>
<td>$25,000.01 - $50,000</td>
<td>2 quotes</td>
</tr>
<tr>
<td>$50,000.01 - $149,999.99</td>
<td>5 quotes</td>
</tr>
<tr>
<td>$150,000 or more</td>
<td>Formal Bid Solicitation</td>
</tr>
</tbody>
</table>
Education / Workforce Development

Lead Certification Trainings

Outreach

Kickoff

- Press Release
- Perfect Predator Airings
- Forum
- TV – Radio – Social Media
- Facebook Groups
- Parent / Family Magazines
Education / Outreach

Ongoing
- EHC - Enrollments / Resident Education
- TV – Radio – Social Media
- Facebook Groups
- Parent / Family Magazines
- Health Fairs / Presentations
# Inspection / Assessments

**Request For Proposals**

## City of San Diego Environmental Services Department

**Lead Safety and Healthy Homes Program**

### Single Family Structures (56.6%)

<table>
<thead>
<tr>
<th>Description</th>
<th>Unit Price</th>
<th>Estimated Quantity</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single family home (1 to 2 bedrooms)</td>
<td>270</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Each additional bedroom (&gt; 2 bedrooms) Units x 2</td>
<td>270</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Additional cost for each detached garage 57% of units</td>
<td>100</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Multi-Family Structures - Less than 21 units

**HUD - Single Family Protocol (33.2%)**

<table>
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<tr>
<th>Description</th>
<th>Unit Price</th>
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<tr>
<td>Each M/F Residential Building</td>
<td>40</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Each Residential Unit</td>
<td>160</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Additional cost for each detached parking structure</td>
<td></td>
<td></td>
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</table>

### Multi-Family Structures - 21 units or greater

**HUD - Multi-Family Protocol (10%)**

<table>
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<th>Description</th>
<th>Unit Price</th>
<th>Estimated Quantity</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>Each M/F Residential Building</td>
<td>3</td>
<td>3</td>
<td>9</td>
</tr>
<tr>
<td>Each Residential Unit</td>
<td>50</td>
<td></td>
<td>50</td>
</tr>
<tr>
<td>Additional cost for detached parking structures</td>
<td>2</td>
<td></td>
<td>2</td>
</tr>
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</table>

### Lead Hazard Abatement

**Invitation to Bid**

- Hourly Rates vs. Standard Treatments

### RFSQ & RFQ

**Value of Goods/Services**

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HUD Lead Hazard Control Grants

California vs. HUD

- 2012 HUD Guidelines
  - Household Questionnaire
  - Visual Assessment
  - Small Area Designation
  - Total Square Footage
  - Intact Friction Surfaces

- Tier II Environmental Review
  - Flood Disaster Protection Act
  - Historic Preservation
  - Visible Industrial Sites
  - Underground Storage Tanks
  - Environmental Record Checks

- Eligibility
  - Household Income
  - Ineligible Units in Multi-Family Housing
  - Target Area Eligibility
  - Children < 6 / Blood Lead Testing

- Resident Race / Ethnicity
- Treatment Documentation
  - Windows / Carpets

Database

- 160 Current / Former HUD Grantees Polled
- 16 Responses
  - Rehab Pro Direct
  - Neighborly Software
  - Quick Base
  - Accela

- 4505 Roof, Repair and Re-Coat
  - Unit Area: 805 SF X 150 = $9750
  - Cut out and repair bubbles, reattach flashing and hot mop roof with 1-1/2 pounds of asphalt per square foot to provide a leak free installation for 3 years. Replace the boards under roof.

- 920 Concrete Repair Overlay
  - Unit Area: 480 Pleasant Street
  - Location: Building Exterior
  - Est. Cost: $250
  - Remove portions of deteriorating concrete to solid surface or 1/2” minimum depth. Clean, acid wash and thoroughly rinse area. Apply a latex bonding agent per the manufacturer’s specs. Resultants with a spade, plaining cement mixture. Finish to match surrounding surface. Add comments.
City of San Diego Environmental Services Department
Lead Safety and Healthy Homes Program

Database Development

Unit Information: Street Address, Apt #, City, State, Zip, Income Classification, Number of Rooms, Number of Rooms Treated

Type of Units: Rental Owner Occupied, Vacant, HCV, Year Built

Occupants: Under age 6, Age 6 – 17, 18 and Over, Number of Children with EBLL, Number of visiting children, pregnant women

Key Dates: Enrollment, Assessment Completed, Work Starts, Clearance Achieved

Where: Interior, Exterior, Common Area, Soil, Porch, Crawl Space, Basement, Ground Floor, Upper Levels, Attic

Work Type: Abatement, Interim Control

Costs: Lead Hazard Control, Relocation, Matching Funds, Healthy Homes Supplement

What:

- Lead - Identified & Addressed
- Damp and Mold Growth
- Exposure Control
- Exposures
- Fixtures
- HCV
- Year Built
- Children with EBLL
- Visiting Children
- Pregnant Women

Authorized:
- Assessed & No Hazard
- Assessed & No Hazard
- Assessed & No Hazard
- Assessed & No Hazard
- Assessed & No Hazard
- Assessed & No Hazard
- Assessed & No Hazard
- Assessed & No Hazard

City of San Diego Environmental Services Department
Lead Safety and Healthy Homes Program

Database

<table>
<thead>
<tr>
<th>Annual Recurring Fee</th>
<th>User Price</th>
<th>FREQ</th>
<th>USERS</th>
<th>ANNUAL PRICE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood Software Per Administrator Fee (Users 1-10)</td>
<td>$200</td>
<td>Monthly</td>
<td>3</td>
<td>$7,000.00</td>
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<tr>
<td>Neighborhood Software Per Administrator Fee (Users 11-20)</td>
<td>$150</td>
<td>Monthly</td>
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<td>0.00</td>
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<tr>
<td>Neighborhood Software Per Administrator Fee (Users 21+)</td>
<td>$100</td>
<td>Monthly</td>
<td>0</td>
<td>0.00</td>
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<tr>
<td>Technical Support</td>
<td>Included</td>
<td></td>
<td>Included</td>
<td></td>
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<tr>
<td>Hosting/Security in Microsoft Tier IV Data Center</td>
<td>Included</td>
<td></td>
<td>Included</td>
<td></td>
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<tr>
<td>Data Storage, Backup and Recovery</td>
<td>Included</td>
<td></td>
<td>Included</td>
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</table>

ANNUAL TOTAL $7,200.00

<table>
<thead>
<tr>
<th>One Time Implementation Fee</th>
<th>UNIT PRICE</th>
<th>FREQ</th>
<th>UNIT</th>
<th>AMOUNT</th>
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<tbody>
<tr>
<td>Software Implementation Per Program</td>
<td>$1,500</td>
<td>One Time</td>
<td>2</td>
<td>$3,000.00</td>
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<tr>
<td>- Software Configuration to Client Design</td>
<td>Included</td>
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<td>Included</td>
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<tr>
<td>- Administrator Training (8 hrs Onsite)</td>
<td>Included</td>
<td></td>
<td>Included</td>
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<tr>
<td>- Administrator Guide</td>
<td>Included</td>
<td></td>
<td>Included</td>
<td></td>
</tr>
<tr>
<td>- Travel</td>
<td>Included</td>
<td></td>
<td>Included</td>
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<tr>
<td>(Optional) Data Migration of Active Loans (Minimum $2,000)</td>
<td>Per Loan</td>
<td>1</td>
<td>$800.00</td>
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<tr>
<td>(Optional) - Craftsmen Book Spec, Database-Cost Estimating</td>
<td>Annuality</td>
<td>-</td>
<td>-</td>
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</table>

- Includes configuration for the following programs:
  1. Housing Rehabilitation
  2. Down Payment Assistance

ONE TIME IMPLEMENTATION TOTAL $3,800.00

YEAR 1 TOTAL: $11,000.00

ANTICIPATED YEAR 2 TOTAL: $7,200.00

sandiego.gov
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