

ADDENDUM #1
CONSULTING SERVICES-HOUSING LEAD PAINT INSPECTOR
JANUARY 27, 2016

Question:

You list the following items under Scope of Work.

Which fee items do “cost estimates”, “finalize work write-ups review construction bids and/or approve payment requests”, and “if deemed necessary, at contractor walk through of the property and start-up meeting with the owner, contractor and housing staff for questions/answers” fall under? Will there be a set scope of abatement methods used for every property?

Also, what type of written report will you need for interim monitoring?

Answer:

No, there is not a set scope of abatement methods for every property. Each will differ based on the children in the household, the conditions of surfaces (i.e. peeling paint) and/or the findings of the lead inspection/risk assessment.

- Cost estimates: These are the costs to complete the work outlined in the inspection/assessment report in order to undertake the necessary abatement for which we would hire a contractor to complete (i.e. window replacement, paint removal and repainting, etc.). Cost estimates need to be provided with the inspection/assessment report - -therefore it should be included in Task #1 of the price proposal.
- “Finalize work write-up” has been changed to “review work write-up...”. This would be a quick review of the write-up prepared by the Housing Inspector to make sure it contains all the required lead abatement work. It would not be billed separately and can be included with Task #1.
- Review consultation bids, contractor walk-through and being present at the start up meeting would all be upon request and would fall under the hourly rate under Task 5.

Updated Scope (pg. 14)-

Was:

1. Conduct lead inspections and complete Lead Inspection/Risk Assessment Reports (including cost estimates), and provide DPCD Housing Staff and Owner(s) with a copy.
2. Conduct interim monitoring inspections on projects, when necessary, and submit written report to City Housing Staff.
3. Issue re-occupancy letters and provide DPCD Housing Staff with a copy.
4. Conduct dust wipe tests, and re-test when necessary.
5. Issue Certificates of Compliance, and provide DPCD Housing Staff and Owner(s) with a copy.
6. Coordinate with DPCD Housing Staff, Housing Program Inspector, Owners and Contractors as necessary to set up inspection times, finalize work write-ups review construction bids and/or approve

payment requests.

7. Be present, if deemed necessary, at contractor walk through of the property and start-up meeting with the owner, contractor and housing staff for questions/answers.

Replace with:

Note: Lead Paint Inspector shall coordinate with DPCD Housing Staff, Housing Program Inspector, Owners and Contractors as necessary to set up inspection times noted in scope.

1. Conduct lead inspections and complete Lead Inspection/Risk Assessment Reports (including cost estimates), and provide DPCD Housing Staff and Owner(s) with a copy. Review work write-ups provided by Housing Inspector that incorporates the work outlined.
2. If required, prepare and submit MA Childhood Lead Poisoning Prevention Program site-specific waiver.
3. Be present, if deemed necessary, at contractor walk-through of the property.
4. If requested, be present at start-up meeting with the owner, contractor and housing staff for questions/answers.
5. Conduct clearance examination (re-inspection) on projects, including dust wipe tests and approve payment requests. Re-test when necessary.
6. Issue:
 - Certificates of Compliance (for full abatement projects) with a history of all inspections conductedAnd/or
 - Issue Letter of Lead Paint (Re)Occupancy (Re)Inspection Certification (all projects) with a history of all inspections conducted - utilizing State mandated forms, and provide DPCD Housing Staff and owner(s) with a copy.