



Council Communication

Office of the City Manager

Date

September 14, 2009

Agenda Item No. 44
Roll Call No. 09-
Communication No. 09-641
Submitted by: Larry Hulse, Community
Development Director

AGENDA HEADING:

Approving the selection of five general contractors eligible to bid projects under the Lead Hazard Control Grant administered by the Community Development Department, Neighborhood Conservation Services Division (NCS), in partnership with the Polk County Health Department.

SYNOPSIS:

The Polk County Health Department recently received a federal grant from the Lead-Based Paint Hazard Control Grant Program to carry out a Lead Program involving low- to very low-income families with children under six years of age. The City of Des Moines, as a sub-recipient of this grant (Grant Agreement authorized on August 24, 2009 by Roll Call No. 09-1552), is working with Polk County to assist up to 60 families through this partnership. In order to meet the strict reporting requirements of this grant, the City of Des Moines Community Development Department issued a Request for Qualifications (RFQ) for Lead Abatement Contractors qualified to carry out these projects within the strict timelines while also meeting the reporting requirements.

FISCAL IMPACT:

Amount: \$1,440,000 for the City contribution.

Funding Sources: U. S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds: City HOME/CDBG 2009-2011 Funds: \$24,000 per unit (60 total units) for a total of \$1,440,000.

ADDITIONAL INFORMATION:

The Polk County Health Department recently received a federal grant from the Lead-Based Paint Hazard Control Grant Program to carry out a Lead Program involving low- to very low-income families with children under six years of age. The targeted areas are high-risk zip code areas in Polk and Dallas Counties, Iowa. The City of Des Moines, as a sub-recipient of this grant, is working with Polk County to assist in the elimination and/or the control of all identified lead hazards in up to 32 owner-occupied homes and 28 rental units of low- and moderate-income families. In addition to lead hazard control measures, each home or unit will also be brought up to Housing Quality Standards as specified by City of Des Moines Inspection staff.

Projects completed under this program are subject to several sets of federal funding requirements and require contractors that are detail oriented, have a commitment to work within the federal guidelines, have the financial and management capacity to complete projects in a timely manner (within 30 days), and complete the requirements of Davis-Bacon and Related Acts (DBRA).

The City of Des Moines Community Development Department, NCS Division sent out an RFQ to garner interest in the program and to select a pool of qualified contractors to competitively bid on these projects. The goal behind limiting the pool of contractors who are eligible to bid on these particular projects is to help ensure that all federal guidelines are being met and to provide professional, quality service to the families participating in the program. The grant part of this program requires that contractors working on the projects be Lead Abatement Certified Contractors. The RFQ was sent to all Lead Abatement Certified Contractors in the state of Iowa listed on the State of Iowa's Department of Public Health website. An announcement regarding the RFQ was also published in the Des Moines Register's Legal section.

The review of the contractors' qualifications and the selection of eligible contractors were completed by City staff based on the initial submission. All submittals were reviewed and evaluated by City staff according to the competitive criteria in the RFQ. The following checklist was used by the Selection Committee to make sure that each submission met the minimum requirements for the program:

Minimum Standards Checklist for the Contractor

Contractor Qualifications/Certifications

- ✓ Contractor must be Abatement Certified at the time of submission.
- ✓ Contractor must not be on the HUD debarred list.
- ✓ Contractor must be in good standing with both the City of Des Moines and with Polk County.
- ✓ Contractor must meet the insurance requirements outlined in the Support Document Checklist portion of this RFQ.

Construction Schedule

- ✓ Construction must begin within 10 days of the signing of the Order to Proceed and be completed in an additional 30 days.
- ✓ Families will be required to relocate during interior construction. Relocation time limits will vary based on project size and amount of interior lead work required. Time limits will be set by NCS staff on a per project basis.

Construction Requirements

- ✓ Contractor must complete work to the standards outlined within the NCS Contractor's Reference Manual (reference copies available upon request).
- ✓ Contractors are required to follow the items listed on the work write-up prepared by NCS Inspection staff.
- ✓ Interim Control/Lead Hazard Reduction measures are to be followed on all projects.

Additional competitive standards were used to rank submissions based on a points system. The following categories were included in the competitive standards portion of the evaluation of submissions:

- Experience with Davis Bacon-Labor Standards and Related Acts
- Financial Capacity
- Qualifications of the Developer
- Organizational Capacity
- Experience with Federally Funded Programs

Five construction companies submitted RFQ's. All five companies passed the Minimum Standards Checklist and scored favorably on the Compleitive Standards Checklist as well. The Selection Committee has decided to recommend that all five companies be selected to bid on the projects within this program. The five contractors listed below will be eligible to bid on projects within this program until the current, authorized funding is exhausted:

B&G CONSTRUCTION
1735 East Park Avenue
Des Moines, IA 50320

DOUBLE D CONSTRUCTION
PO Box 10
Montour, IA 50173

KFL HOME IMPROVEMENT
2125 Indianola Avenue, B4
Des Moines, IA 50315
FEXSTEVE LIMITED COMPANY
2139 High Street
Des Moines, IA 50312

MD CONSTRUCTION LLC
1609 N Ankeny Blvd.
Ankeny, IA 50023

Being selected as a qualified contractor does not guarantee that the contractor will be awarded projects; it only qualifies the contractor to bid on projects within this program.

PREVIOUS COUNCIL ACTION(S):

Date: August 24, 2009

Roll Call Number: 09-1552

Action: Sub-recipient contract with Polk County to administer the Housing and Urban Development 2008 Lead-Based Paint Hazard Control Program. (Council Communication No. 09-598) Moved by Kiernan to adopt. Motion Carried 7-0.

Date: May 19, 2008

Roll Call Number: 08-882

Action: Support of Polk County Health Department Application to the Housing and Urban Development 2008 Lead-Based Paint Hazard Control Program Grant. (Council Communication No. 08-295) Moved by Vlassis to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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