

17. Contract with Various Vendors for Asbestos, Lead Paint, Mold, and Indoor Air Quality Consulting Services (**\$34,860,000**) - Added 9.4.2024/Updated 9.17.2024

## **Action Item - 17**

**Title:** Contract with Various Vendors for Asbestos, Lead Paint, Mold, and Indoor Air Quality Consulting Services (**\$34,860,000**) - Added 9.4.2024/Updated 9.17.2024

**Board of Education Meeting Date:** 9/19/2024

### **Action Under Consideration:**

The Administration recommends that the Board of Education authorize The School District of Philadelphia, through the Superintendent or his designee, to execute and perform a contract, subject to funding, as follows:

#### **With:**

**Acer Associates  
Criterion Laboratories, Inc.  
Synertech Environmental, LLC  
Viva Environmental, Health, & Safety, LLC  
The VERTEX Companies, Inc.  
Batta Environmental  
USA Environmental Management, Inc.**

#### **Purpose:**

Inspection services and oversight for abatement activities of asbestos, lead based paint stabilization, indoor air quality and provide staffing as needed

**Start date:** 11/1/2024

**End Date:** 10/31/2027

**Compensation not to exceed:**  
**\$34,860,000**

#### **Separate Compensation by Contractor:**

All entities will be paid out of the aggregate amount not to exceed **\$34,860,000**

#### **Location:**

All Schools

#### **Renewal Option:**

Number of Options: 2; Duration of Each Option: 1 Year

#### **Maximum Compensation authorized per option period:**

All vendors will be paid out of an aggregate amount not to exceed **\$11,620,000** per option period

#### **Description:**

**Why is this contract needed?**

The Office of Environmental Management and Services requests approval of this contract for professional environmental testing and design services contractors to complete environmental remediation work. The District inspects approximately 50 buildings a month and these contracts are necessary to maintain District building programming and plan longer term projects.

This contract allows the District to comply with the Asbestos Hazard Emergency Response Act (AHERA), the National Emission Standards for Hazardous Air Pollutants (NESHAP), and the Philadelphia Asbestos Control Regulations and to address deteriorated lead-based paint surfaces and mold in school buildings. The professional services include testing, laboratory analysis, design services, site inspection, quality assurance, and regulatory compliance monitoring for asbestos, lead, and mold abatement and remediation projects. These contracts support ongoing capital improvement projects and day- to-day facilities management, maintenance, and operations activities. Evaluations of services are performed and overseen by the Office of Environmental Management and Services. Utilizing a pool of qualified firms is the most efficient way for the District to complete design activities to meet the project timelines.

**How will the success of this contract be measured?**

The approved firms' services have been evaluated based on their ability to meet other project milestones and remain within the approved budget.

The approved firms' services will be evaluated based on their licenses, certifications, workforce and the ability to meet project milestones and remain within the approved budget.

**If this is the continuation of a contract, how has success been measured in the past, and what specific information do we have to show that it was successful?**

This is the continuation of a contract. The success is measured by the immediate response capabilities to initiate and complete both planned and emergency environmental remediation and inspections, on an as-needed basis, throughout the District.

**Which Goal and/or Guardrail does this Action Item support?**

Has this investment been discussed during a progress monitoring session? Which session?

The work supports the Board's Goals and Guardrails related to providing safe, healthy, and welcoming learning environments for all students.

Guardrail 1 - Welcoming and Supportive Schools. Every school will be a safe, welcoming and healthy place where our students, staff and community want to be and learn each day. The work supports the Division of Operations' goal of providing safe, healthy, and welcoming learning environments for all students.

**Does this Action Item support a specific strategy/intervention identified in the Strategic Plan?**

This Action Item supports Priority Area 1 and Strategic Action Item 1.2

**Related resolution(s)/action item(s)**

June 21, 2018; A-57

January 30, 2020; No. 26

February 25, 2021, No. 9

June 24, 2021, No. 66

June 29, 2023; No. 102

April 25, 2024; No. 39

**Funding Source(s)**

Capital Funds

Operating Funds

UPenn Grant

**Office Originating Request:**

Operations - Environmental Services