

## **Contracting for a Pest Management Professional Practicing Integrated Pest Management**

Ineffective pest control costs. It costs residents their comfort and their health. It costs in lost productivity as staff respond to and follow-up on complaints. And the conditions that attract pests often reflect damage that undermines the value of the investment. No one wins except, perhaps, the pest.

Pest control needs to move beyond killing pests to excluding pests. Instead of an exterminator, the property management needs a pest management professional (PMP). An effective contract that encourages success rather than simple pay for the application of more pesticides is essential.

Thanks to funding from the U.S. Environmental Protection Agency's Office of Pesticide Programs and Battelle, the National Center for Healthy Housing developed a toolkit to help property managers. Central to that toolkit is a Model Request for Proposals for IPM-Based Integrated Pest Management Services.

NCHH based the Model IPM RFP on three sources.

[\*\*U.S. HUD Guidance on Integrated Pest Management – PIH2006-11\*\*](#) (issued February 3, 2006) and revised . This guidance is voluntary. NCHH uses the HUD Guidance as the framework to establish and evaluate an IPM program. The Guidance identifies ten elements of an effective IPM program.

[\*\*U.S. General Services Administration \(GSA\) Guidelines\*\*](#) - IPM has been mandated on Federal property since 1996 by the Food Quality Protection Act. GSA has lead that effort. Click here for the 2005 version for leased property. It has developed contract specifications that are used by virtually every federal agency. NCHH applies those specifications in the narrow context of public housing.

[\*\*Cuyahoga Metropolitan Housing Authority Request for Proposals for Integrated Pest Management\*\*](#) (issued March 19, 2007). The CMHA has recently issued its second round of two-year IPM contracts for its public housing. NCHH uses this RFP as the backbone for its model contract since it has been successfully used. See

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