



CITY OF COMMERCE AGENDA REPORT

TO: HONORABLE CITY COUNCIL

Item No. _____

FROM: CITY ADMINISTRATOR

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMMERCE, CALIFORNIA, APPROVING AN AGREEMENT WITH LEAD TECH ENVIRONMENTAL FOR ASBESTOS AND LEAD-BASED PAINT CONSULTING SERVICES IN CONJUNCTION WITH THE HOME PRESERVATION GRANT PROGRAM [PROJECT NO. 601074-17 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM]

MEETING DATE: April 17, 2018

RECOMMENDATION:

Approve the Resolution and assign the number next in order.

BACKGROUND:

The City of Commerce is a participant city in the County of Los Angeles Small Cities Block Grant Program that distributes Federal Community Development Block Grant (CDBG) Funds. Each year, the City receives an allocation of funding administered by the Community Development Commission of Los Angeles County for programs and projects that benefit low to moderate-income persons. With CDBG funds, the City has provided a variety of programs and projects over the years, which includes the Home Preservation Grant Program.

On February 7, 2017, the City Council approved the Fiscal Year 2017/2018 CDBG Program funding budget for the Home Preservation Grant Program in the amount of \$95,000. The purpose of the Home Preservation Grant Program is to assist low-moderate income households throughout the City with the repair and rehabilitation of their single-family owner-occupied home. The grant provides up to \$20,000 to conduct non-cosmetic home improvement repairs such as new roofing, exterior paint, window replacement, and to conduct asbestos and/or lead-based paint testing and remediation and/or abatement of these hazardous materials.

ANALYSIS:

The Public Works and Development Services Department's housing consultant has reviewed and identified four (4) eligible projects to participate in the 2017/2018 Home

Preservation Grant Program. Prior to initiating the solicitation of bids for each of the projects, federal requirements necessitate that a lead based paint and/or asbestos test be performed on buildings constructed prior to 1978 for lead based paint hazards and on buildings constructed prior to 1980 for asbestos containing material by a certified and licensed lead or asbestos professional. Three (3) of four (4) eligible projects were constructed prior to 1980 and therefore, will be required to comply with the lead based paint and/or asbestos testing requirement.

On May 19, 2015, the City's funding agent, Los Angeles Community Development Commission (LACDC), informed participating Cities that they had executed new five-year contracts with five (5) firms to provide asbestos and lead-based paint consulting services. Participating cities were encouraged to use the contracts to reduce the administrative workload required to conduct their own procurement process. The initial contracts were valid through April 3, 2016, but could be renewed each year for an additional four (4) years, until April 30, 2020. Attached is a copy of the LACDC's GMU Bulletin 15-0009 for reference.

One (1) of the five (5) asbestos and lead-based paint consulting firms contracted by LACDC is Lead Tech Environmental (LTE). The City has contracted with LTE over the last several years and is pleased with the level of service and rates provided for asbestos and lead-based paint testing services. As such, on February 27, 2018, a request for proposal was made from Lead Tech Environmental to provide asbestos and lead-based paint testing services for three (3) of four (4) eligible projects. Attached is a copy of the Lead Tech Environmental's proposal.

The following provides a list of the eligible projects, inclusive of the respective not-to-exceed asbestos and/or lead based paint testing costs:

Applicant Name	Address	Not-to-Exceed Lead/Asbestos Costs
Ramona Caldera	2502 Elkgrove Ave.	\$1,335.00
Teresa Gordillo	2548 Gaspar Ave.	\$1,357.00
Francine Huizar	2342 Senta Ave.	\$1,335.00

Contrary to prior years, the agreement with Lead Tech Environmental was signed simultaneously with the award of the construction agreement for each individual project. Rather than having individual agreements with Lead Tech Environmental for asbestos and lead-based paint consulting services and to comply with CDBG requirements, which require the execution of an agreement prior to incurring costs, staff recommends that a not-to-exceed contract in the amount \$4,027.00 be approved with Lead Tech Environmental through June 30, 2018. An amendment to extend services for the 2018/2019 fiscal year will be presented to Council at the onset of the new fiscal year.

Staff will also provide Council with an overview of the total construction costs for each individual project prior to awarding the Agreement for Rehabilitation with the general contractor.

FISCAL IMPACT:

The asbestos and lead-based paint activities can be carried out using Federal CDBG funds and do not impact the City's General Fund. The account number that the funds are available in is as follows:

29-2910-71715.10337 – Home Preservation Program Construction CDBG Fund

RELATIONSHIP TO STRATEGIC GOALS:

This agenda item relates to the 2012 strategic planning goal: "*Protect and Enhance the Quality of Life in the City of Commerce*," as it addresses an environmental issue of concern important to the community.

ALTERNATIVES:

1. Approve staff's recommendation
2. Provide staff with alternative direction

ATTACHMENTS:

1. Resolution
2. Lead Tech Environmental Agreement
3. LACDC's GMU Bulletin 15-0009
4. LTE's Asbestos and Lead Based Paint Proposal 2017/2018

Prepared by: Esther Luis, Program Consultant, MDG Associates, Inc.

Reviewed by: Matt Marquez, Deputy Director of Development Services

Approved by: Maryam Babaki, Director of Public Works & Development Services

Reviewed by: Vilko Domic, Finance Director

Approved as to form: Noel Tapia, City Attorney

Respectfully submitted: Edgar P. Cisneros, City Administrator