



CITY OF COMMERCE AGENDA REPORT

TO: HONORABLE CITY COUNCIL

Item No. _____

FROM: CITY MANAGER

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 City's Home Preservation Grant Program [Project No. 601074-20 Community Development Block Grant Program]

MEETING DATE: December 1, 2020

RECOMMENDATION:

Approve the Resolution approving an Agreement with Lead Tech Environmental for asbestos and lead-based paint consulting services, in conjunction with the City's Home Preservation Grant Program, 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 Los Angeles County Development Authority (LACDA) formerly known as 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 January 21, 2020, the City Council approved the Fiscal Year 2020/2021 CDBG Program funding budget for the Home Preservation Grant Program in the amount of \$159,888. 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:

Federal requirements require that a lead based paint and/or asbestos test be performed on properties 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. The City's funding agent, LACDA, informed participating Cities that they had conducted the required procurement to provide asbestos and lead-based paint consulting services and maintain an on-call services agreements with various firms. Participating cities were encouraged to use the contracts to reduce the administrative workload required to conduct their own procurement process. Attached is a copy of the LACDA's instructions for requesting an asbestos and lead-based paint consultant.

One (1) of the four (4) asbestos and lead-based paint consulting firms contracted by LACDA 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 July 16, 2019, the City Council approved a resolution approving an agreement with Lead Tech Environmental for asbestos and lead-based paint consulting services through June 30, 2020.

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 agreement in the amount of \$9,000.00 be approved with Lead Tech Environmental through June 30, 2021. The total not-to-exceed amount of the agreement is based upon the estimated number of projects necessitating asbestos and/or lead based testing services during the 2020/2021 fiscal year and the maximum average cost of these tests per property.

Estimated FY20/21 Home Preservation Grant Program Projects requiring testing services	Average Lead/Asbestos Testing Costs/Property	Not-to-Exceed Total
6	\$1,500.00	\$9,000.00

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:

The issue before the Council is consistent with the Community Quality of Life Guiding Principle 5 of the City's Strategic Action Plan: "Foster environmentally conscious initiatives and continue to identify and develop city codes that support a clean, well-maintained, sustainable community". An Action Item titled "Pursue quality of life initiatives through the

operating budget and CIP plan” was also developed to provide a pathway for the vision of the Guiding Principal to be realized.

ALTERNATIVES:

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

ATTACHMENTS:

1. Resolution
2. Lead Tech Environmental Agreement
3. LACDA’s Instructions for requesting Asbestos and Lead-Based Consultant

Prepared by: Art Gomez, Program Consultant, MDG Associates, Inc.

Reviewed by: Viviana Esparza, Senior Management Analyst

Reviewed by: Josh Brooks, Acting Finance Director

Approved by: Jose D. Jimenez, Director of Economic Development and Planning

Approved as to form: Noel Tapia, City Attorney

Respectfully submitted: Edgar P. Cisneros, City Manager