



CITY OF POMONA

COUNCIL REPORT

November 21, 2022

To: Honorable Mayor and Members of the City Council

From: James Makshanoff, City Manager

Submitted By: Benita DeFrank, Neighborhood Services Director

SUBJECT: AWARD OF CONTRACT TO BARR AND CLARK, INC. FOR LEAD INSPECTOR AND RISK ASSESSOR SERVICES FOR THE CITY'S VARIOUS HOUSING PROGRAMS

RECOMMENDATION:

It is recommended that the City Council take the following actions:

1. Award a contract to Barr and Clark, Inc. to provide lead inspection and risk assessment services for the City's various housing programs for an amount not to exceed \$182,950 and a contract term of three years, with an option to extend for two additional one-year terms; and,
2. Authorize the City Manager, or his designee, to execute the contract and any amendments thereto, subject to review by the City Attorney.

EXECUTIVE SUMMARY:

Approval of this report will award a contract to Barr and Clark, Inc. for Lead Inspection and Risk Assessment Services. The City of Pomona operates several housing programs with the assistance of federal funding that requires compliance with the Residential Lead Based Paint Hazard Reduction Act (Title X) and the Lead Safe Housing Rule (24 CFR Part 35). These regulations require the inspection of homes built before 1978 and the remediation of identified lead based paint hazards.

FISCAL IMPACT:

Lead inspections and risk assessments (LI/RAs) are funded directly through various funding sources of the City's housing programs. Under the Lead Education Awareness and Control (LEAC) Program, funding for LI/RA for FY 22-23 is \$131,650 (portion of 229-1791-52285-58706) and \$42,300 for Keeping Pomona Homes Healthy Program (portion of 189-1791-52285-00000). The other HUD programs incorporate the cost of lead inspection and risk assessment into

the individual project cost as allowed by HUD. Total cost for other HUD programs averages \$3,000 annually.

PREVIOUS RELATED ACTION: On November 4, 2019, the City Council extended an existing contract with Barr and Clark, Inc. for two additional one-year terms. This extension expired on May 14, 2022. On May 16, 2022, the City Council approved an additional six-month extension of the contract, which expired on November 14, 2022.

PUBLIC NOTICING REQUIREMENTS: In accordance with Section 2-993.1 of the City's Purchasing Ordinance, a public notice requesting proposals was posted on Planet Bids on September 13, 2022.

DISCUSSION:

The LEAC Program provides a means to test homes built prior to 1978 for the presence of lead based paint hazards, and to remove the hazards when found. The program gives priority to families with children aged six years and below, due to the fact that lead based paint causes poisoning which can lead to serious health issues. The Keeping Pomona Homes Healthy (KPHH) Program targets families with vulnerable members: children aged 18 years and below, older adults aged 62 years and over, or persons with disabilities. It takes a more comprehensive approach by assessing and addressing multiple environmental and housing related hazards, rather than one hazard at a time. This includes radon, trip and falls, pest infestation, chemical poisoning and lead based paint poisoning. Lead inspections and risk assessments are critical and mandatory components of these two programs. The City of Pomona currently operates two grants awarded by the Department of Housing – Office of Healthy Homes and Lead Hazard Control, with a combined amount of \$6.0 million. Over the next three years, staff estimates that 225 housing units will require LI/RA services, with an estimated amount of \$173,950.

LI/RAs are also necessary for the implementation of the City's other federally funded housing programs: the Substantial Housing Rehabilitation Loan Program and the Housing Improvement Grant Program. LI/RAs may be funded in combination with the LEAC or KPHH programs when the beneficiary households include the targeted vulnerable groups. Otherwise, LI/RAs will be funded by the program's funding source, particularly the Home Investment Partnerships (HOME) Program or Community Development Block Grant (CDBG) Program.

Award of Contract

The Lead Inspector and Risk Assessor will: (1) undertake a comprehensive inspection and risk assessment of each residential unit to identify lead hazards; (2) prepare a scope of work specification indicating how the hazards in the housing units will be addressed; and, 3) undertake clearance testing of the housing units where the lead based paint hazards have been removed or contained to ensure that the unit is "lead-safe".

In compliance with Federal requirements and City Code Section 2-993.1 – Formal Procedure of the City's Purchasing Ordinance, Request for Proposals No. 2022-54 was posted on Planet Bids on September 13, 2022 and sent to 541 prospective bidders, 33 vendors downloaded the RFP resulting in the City receiving two (2) proposals from Barr and Clark, Inc. and EFI Global. An

evaluation committee, composed of three members, considered three factors in their evaluation: Overall project approach, design and methodology; qualifications, background and prior experience; and organization and technical skills to successfully accomplish the requested services. Below are the two proposers and their respective scores in the evaluation criteria:

RANK	FIRM	RFP AND COST PROPOSAL SCORES
1	Barr and Clark, Inc.	235
2	EFI Global	177

After careful consideration and review of the proposals submitted, staff is recommending the award of contract to Barr and Clark, Inc. based on the level of detail and proficiency of the lead inspections, risk assessments and scope of work specifications, and a fast turn-around time for submission of reports.

COUNCIL PRIORITIES & GOALS:

This item supports 2021-2022 City Council Priority 1 – Fiscal and Operational Responsibility

Prepared by:

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