



BARBARA FERRER, Ph.D., M.P.H., M.Ed.
 Director
MUNTU DAVIS, M.D., M.P.H.
 Health Officer
CYNTHIA A. HARDING, M.P.H.
 Chief Deputy Director

313 North Figueroa Street, Room 806
 Los Angeles, California 90012
 TEL (213) 288-8117 • FAX (213) 975-1273

www.publichealth.lacounty.gov

August 13, 2019



BOARD OF SUPERVISORS

Hilda L. Solis
 First District
 Mark Ridley-Thomas
 Second District
 Sheila Kuehl
 Third District
 Janice Hahn
 Fourth District
 Kathryn Barger
 Fifth District

ADOPTED

BOARD OF SUPERVISORS
 COUNTY OF LOS ANGELES

46 August 13, 2019

The Honorable Board of Supervisors
 County of Los Angeles
 383 Kenneth Hahn Hall of Administration
 500 West Temple Street
 Los Angeles, California 90012


 CELIA ZAVALA
 EXECUTIVE OFFICER

Dear Supervisors:

**AUTHORIZATION TO EXTEND THE TERM OF MASTER AGREEMENT WORK ORDERS FOR
 LEAD HAZARD REMEDIATION AND HEALTHY HOMES INTERVENTION SERVICES**

(ALL SUPERVISORAL DISTRICTS) (3 VOTES)

SUBJECT

Provide authorization to extend the term of Master Agreement Work Orders for Lead Hazard Remediation and Healthy Homes Intervention Services.

IT IS RECOMMENDED THAT THE BOARD:

1. Delegate authority to the Director of the Department of Public Health (DPH), or designee, to execute amendments to extend the term of current Master Agreement Work Orders (MAWOs) for Lead Hazard Remediation and Healthy Homes Intervention Services for six (6) month-to-month extensions for a total of nine (9) months, as needed, to allow for the completion of work due to unanticipated delays, subject to review and approval by County Counsel.
2. Delegate authority to the Director of DPH, or designee, to execute future MAWOs for Lead Hazard Remediation and Healthy Homes Intervention Services for a term of 120 days, with an option to extend for five (5) additional month-to-month extensions, as needed, for a total of nine (9) months, subject to review and approval by County Counsel.
3. Delegate authority to the Director of DPH, or designee, to execute amendments to the MAWOs referenced in Recommendations 1 and 2, to increase or decrease funding up to 35% above or below each MAWOs maximum obligation, effective upon amendment execution; and make corresponding service adjustments, as necessary, subject to review and approval by County Counsel.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On March 2018, Los Angeles County, Lead Hazard Reduction Program (Program) was awarded a grant from the United States Department of Housing and Urban Development (HUD) to provide lead-based paint testing and hazard reduction services to 180 housing units occupied by low income homeowners and tenants with children under six (6) years of age. As part of this endeavor, outreach is done in the high-risk areas to enroll properties that could qualify for the Program's lead hazard remediation and healthy homes intervention services.

In order for DPH to meet HUD's grant requirements, DPH is requesting delegated authority to: a) extend the term of existing MAWOs beyond our current authority of ninety (90) days, for six (6) additional one-month extensions, when necessary; and b) increase or decrease funding up to 35 percent above or below each MAWOs maximum obligation to allow for completion of additional work that was not evident in the initial assessment and the walkthrough.

DPH is currently behind schedule in meeting the minimum requirements of the conditions of the HUD grant due to challenges with the current MAWOs' existing terms of ninety (90) days to complete the work. Currently, the homes remediated are owner or tenant occupied and at times are not accessible when the agency performing the lead hazard remediation and/or healthy homes intervention services is scheduled to perform the work. Rescheduling is not always possible for completion of work in the timeframe allotted, as it is dependent on the occupant's availability.

It is crucial to complete the critical lead hazard remediation services to decrease the risk of exposure to the occupants of the houses, especially the young children. Lead is a neurotoxic substance that has been shown in numerous research studies to affect brain function and development. Children who have been exposed to elevated levels of lead are at increased risk for decreased bone and muscle growth; poor muscle coordination; damage to the nervous system and kidneys; and/or hearing, speech, language, and learning problems.

In addition, DPH is also requesting delegated authority to increase or decrease funding from ten (10) percent to thirty-five (35) percent above or below each MAWOs maximum obligation to allow for completion of additional work that was not evident during the initial assessment and the walkthrough. To date, additional work has been identified in some MAWOs after their execution, which has exceeded the amount of the maximum obligation of ten (10) percent. If DPH does not have the authority to amend the MAWOs above ten (10) percent, then the contractor cannot perform the work and DPH can potentially receive deficiencies for not providing lead-based paint testing and hazard reduction services and healthy homes intervention work to 180 housing units as required by the HUD grant.

Approval of Recommendations 1 and 2 will allow DPH to extend the term of existing MAWOs beyond our current authority of ninety (90) days, for six (6) additional one-month extensions, when necessary, to arrange and allow for the completion of work.

Approval of Recommendation 3 will allow DPH to increase or decrease funding up to 35 percent above or below each MAWO's maximum obligation to allow for completion of additional work that was not evident in the initial assessment and walkthrough.

Implementation of Strategic Plan Goals

The recommended actions support Strategy II.2, Support the Wellness of Our Communities, of the County's Strategic Plan.

FISCAL IMPACT/FINANCING

Any increase in the maximum obligation will be 100 percent funded by the United States Department of Housing and Urban Development (HUD) Grant Number CALHD0315-17.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In March 2018, DPH notified your Board that it was exercising delegated authority to accept a Letter of Award from the United States Department of Housing and Urban Development (HUD) to provide lead-based paint testing and hazard reduction services to 180 housing units occupied by low-income homeowners and tenants with children under six (6) years of age. Services target high-risk areas within the City of Los Angeles that have the highest concentration of children with elevated blood lead levels, as well as the communities surrounding the closed Exide lead battery recycling plant that have experienced decades of contamination through unlawful air emissions.

On September 4, 2018, DPH requested delegated authority from your Board to: 1) execute competitively solicited MAWOs for services performed under the As-Needed Lead Hazard Remediation and Health Homes Intervention Services Master Agreements; 2) execute amendments that extend the term up to ninety (90) days, as needed, for completion of work; and 3) increase or decrease funding up to ten (10) percent above or below each MAWO's maximum obligation, effective upon amendment execution, and make corresponding service adjustments, as necessary.

As required under Board Policy 5.120, your Board was notified on July 23, 2019, of DPH's request to increase or decrease funding up to 35 percent above or below the annual base maximum obligation. The standard delegated authority of 10 percent is not sufficient to allow DPH to adjust for the provision of additional services identified after MAWO execution. The maximum obligation of the average project is below \$10,000; a 10% increase or decrease would only be \$1,000. The additional work identified after MAWO execution, to date, has repeatedly exceeded that amount.

CONTRACTING PROCESS

On June 15, 2018, DPH released Request for Statement of Qualifications (RFSQ) 2018-005 for Lead Hazard Remediation and Health Homes Intervention Services. Four (4) agencies submitted Statements of Qualifications (SOQs) in response to the RFSQ and two (2) additional agencies subsequently submitted SOQs. Currently, there are five (5) agencies qualified to perform these services.

The RFSQ will remain open throughout the duration of the Master Agreement term, allowing new SOQs to be submitted beyond the initial submission deadline. Additional qualified vendors will be offered a Master Agreement if qualified and it serves the best interest of the County.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will allow completion of critical Lead Hazard Remediation and Healthy Homes Intervention services.

Respectfully submitted,

A handwritten signature in black ink that reads "Barbara Ferrer". The signature is written in a cursive, flowing style.

Barbara Ferrer, PhD, MPH, MEd
Director

BF:av
#04881

c: Chief Executive Officer
County Counsel
Executive Officer, Board of Supervisors