



# ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

February 18, 2025

21 February 18, 2025

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

A handwritten signature in black ink that reads "Edward Yen".

EDWARD YEN  
EXECUTIVE OFFICER

Dear Supervisors:

**CONTRACTS FOR ENVIRONMENTAL TESTING AND CONSULTING SERVICES  
(ALL DISTRICTS) (3 VOTES)**

**SUBJECT**

This letter recommends approval of two contracts to provide environmental testing and consulting services for asbestos containing materials, lead-based paint, mold, radon, and soil and water testing. The contracts will be used for various Los Angeles County Development Authority (LACDA) programs including the development and rehabilitation of residential housing, commercial, public housing development units and other facilities throughout the County of Los Angeles on an as-needed basis.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that approval of the Contracts for Environmental Testing and Consulting Services (Contracts) with Barr & Clark, Inc. and Lead Tech Environmental are not subject to the California Environmental Quality Act (CEQA) because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.
2. Authorize the Executive Director or designee to execute the Contracts with Barr & Clark, Inc. and Lead Tech Environmental to provide environmental testing and consulting services for an initial term of one year, at an annual not-to-exceed amount of \$2,400,000 to be shared between both Contracts, using program funds included in the LACDA's approved Fiscal Year 2024-2025 budget, following approval as to form by County Counsel and execution by all parties.
3. Authorize the Executive Director or designee to exercise annual extensions to extended the Contracts by up to four additional years, for a maximum term of five years, using funds to be requested through the LACDA's annual budget approval process, and upon review and approval by

County Counsel, execute amendments to the Contracts to do the following: extend the term; an assignment should the original contracting entity merge, be acquired, or otherwise have a change of entity; update terms and conditions; approve necessary changes to the scope of work, as well as, if necessary, terminate for convenience.

4. Authorize the Executive Director or designee to execute amendments to the Contracts to apply annual cost of living adjustments, if requested by the Contractors, and to increase the annual compensation by up to \$240,000 (10% of the annual compensation) as needed for unforeseen costs.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of this action is to approve Contracts with Barr & Clark, Inc. and Lead Tech Environmental, to enable the LACDA to provide asbestos containing materials, lead-based paint, mold, radon, and soil and water testing for various LACDA programs, public housing sites and other facilities throughout the County of Los Angeles.

### **FISCAL IMPACT/FINANCING**

There is no impact on the County General Fund. The cost for the first year is \$2,400,000, to be shared between the Contracts, and which is included in the LACDA's approved Fiscal Year 2024-2025 budget. The Contracts may be renewed for a maximum of four additional one-year extensions, at the same annual compensation plus an annual cost of living adjustment, contingent upon satisfactory performance and continued funding from the U.S. Department of Housing and Urban Development (HUD) and the County. Funds for years two through five of the Contract, if extended, will be requested in the LACDA's annual budget approval process. The maximum amount for the one-year term and four (4) one-year extensions, including contingency dollars, will be up to \$13,200,000.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The environmental testing and consulting services are being federally and County funded and will be subject to the requirements of the Greater Avenues for Independence (GAIN) Program or Skills and Training to Achieve Readiness for Tomorrow (START) Program implemented by the County.

The Contracts contains all latest applicable Board-mandated provisions, including those pertaining to contractor responsibility and debarment including but not limited to, Jury Service Program, Defaulted Property Tax Reduction Program, Federal Lobbyist Requirements, Child Support Program, Consideration of Hiring Qualified GAIN/START Participants, the Safely Surrendered Baby Law, Compliance with County of Los Angeles Policy of Equity, Zero Tolerance Human Trafficking, and Fair Chance Employment Practice, and Campaign Contribution Prohibition Following Final Decision in Contract Proceeding.

The Contracts have been approved as to form by County Counsel and will be effective on March 1, 2025, subject to Board approval and execution by Barr & Clark, Inc. and Lead Tech Environmental. On January 15, 2025, the Housing Advisory Committee recommended approval of the Contract award.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed activities are exempt from the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34 (a)(3), because they involve administrative activities that will not have a physical impact on or result in any physical changes to the environment. These activities are not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378, because they are not defined as a project under CEQA and do not have the potential for causing a significant effect on the environment.

**CONTRACTING PROCESS**

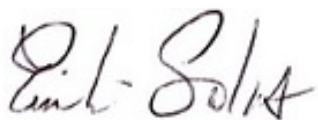
On September 26, 2024, the LACDA issued a Request for Statement of Qualifications (RFSQ) for Environmental Testing and Consulting Services, Solicitation No. LACDA24-070, on an as-needed basis to identify consultants to provide asbestos containing materials, lead-based paint, mold, radon, soil and water testing environmental testing and consulting services. Notices were emailed to 418 consultants from the LACDA vendor list. Announcements for the RFSQ were posted on the LACDA's and County WebVen websites. Seventy-five RFSQ packages were downloaded. On October 24, 2024, ten (10) proposals were received. One proposal was submitted late, and seven proposals were determined non-responsive. On November 18, 2024, one Proposer submitted a request for Disqualification Review which was reviewed and determined to have no merit and therefore denied. Proposals from Barr & Clark, Inc. and Lead Tech Environmental were determined to be responsive and responsible based on the minimum requirements and evaluation criteria set forth in the RFSQ.

The Summary of Outreach Activities is provided as Attachment A.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The Contracts for Environmental Testing and Consulting Services will enable the LACDA to continue to provide asbestos containing materials, lead-based paint, mold, radon, and soil and water testing for various LACDA programs throughout the County of Los Angeles.

Respectfully submitted,



Emilio Salas

Executive Director

ES:KT:hbj

Enclosures

ATTACHMENT A

Summary of Outreach Activities

Environmental Testing and Consulting Services

On September 26, 2024, the following outreach was initiated to identify environmental testing and consulting services consultants to provide necessary asbestos containing materials, lead-based paint, mold, radon, and soil and water testing for the LACDA.

A. Announcement

On September 26, 2024, announcements were posted on the LACDA's and County WebVen websites for 29 days and released over 418 email notices to firms identified on both websites. Seventy-five firms downloaded a copy of the solicitation package.

B. RFSQ Results

On October 24, 2024, ten proposals were received, however one proposal was submitted late, and seven proposals were determined non-responsive. One Proposer submitted a request for Disqualification Review which was determined to have no merit and therefore denied. The two proposals that met the minimum requirements were forwarded to the three-member evaluation panel for further review. The evaluation committee used the "informed averaged" scoring methodology using a 1,000 points system as established in the solicitation package. The evaluation criteria consisted of a qualifications (experience, background, references, etc.) approach to providing the services, and quality control. The final evaluation results are as follows:

<u>Name</u>	<u>Score</u>
Barr & Clark, Inc.	973
Lead Tech Environmental	957

Barr & Clark, Inc. and Lead Tech Environmental are being recommended for the Contract award for environmental testing and consulting services based on the evaluation criteria set forth in the RFSQ.

C. Minority/Women Participation – Selected Agency

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
Barr & Clark, Inc.	Non-Minority	Total: 8
Lead Tech Environmental	Non-Minority	Total: 3

D. Minority/Women Participation– Firm Not Selected

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
None		

The LACDA conducts ongoing outreach to include minorities and women in the Contract award process, including: providing information at local and national conferences; conducting seminars for minorities and women regarding programs and services; advertising in newspapers to invite placement on the vendor list; and mailing information to associations representing minorities and women. The above information has been voluntarily provided to the LACDA.

The recommended award of Contract is being made in accordance with the LACDA's policies and federal regulations, and without regard to race, creed, color, or gender.