



Legislation Details (With Text)

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Title: CONSIDER APPROVAL OF AN AMENDMENT TO THE CONSULTANT RETAINER AGREEMENT WITH BARR & CLARK, INC. TO PROVIDE LEAD-BASED PAINT AND ASBESTOS TESTING AND CONSULTING SERVICES FOR THE CITY'S REHABILITATION PROGRAMS (CITY COUNCIL)

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Attachments: 1. Barr Clark CSA exp 12-31-18, 2. Barr_Clark1stAmendment2018 v2

Date	Ver.	Action By	Action	Result
12/4/2018	1	City Council		

Report to Mayor and City Council

Tuesday, December 04, 2018

Consent

SUBJECT:

CONSIDER APPROVAL OF AN AMENDMENT TO THE CONSULTANT RETAINER AGREEMENT WITH BARR & CLARK, INC. TO PROVIDE LEAD-BASED PAINT AND ASBESTOS TESTING AND CONSULTING SERVICES FOR THE CITY'S REHABILITATION PROGRAMS (CITY COUNCIL)

I. SUMMARY

On January 19, 2016, City Council approved an agreement with Barr & Clark, Inc., of Garden Grove, California, to perform lead-based paint and asbestos testing and consulting services in connection with the City's rehabilitation programs through December 31, 2018, with an option for the City to renew the agreement for an additional year (January 1, 2019 through December 31, 2019) at its discretion (Exhibit No. 1). A proposed amendment to that agreement, exercising that option to renew for the additional one-year period (Exhibit No. 2), is presented for City Council's consideration.

II. RECOMMENDATION

TAKE the following actions:

1. APPROVE Amendment No. 1 to the consultant retainer agreement between the City of Carson and Barr & Clark, Inc., extending the agreement for an additional one-year

period (from January 1, 2019 through December 31, 2019) in an amount not to exceed \$50,000.00.

2. AUTHORIZE the Mayor to execute the agreement following approval as to form by the City Attorney.

- 1.

III. ALTERNATIVES

TAKE another action the City Council deems appropriate.

IV. BACKGROUND

Inspection, testing for, and abatement of lead-based paint (LBP) and asbestos has been an essential component of the residential rehabilitation programs of the Community Development Department. The negative health effects of LBP and asbestos, particularly on the development of young children, are well documented. As a result, such inspection, testing, and abatement is required in the rehabilitation of all residential structures built before 1978, where such rehabilitation is performed using U. S. Department of Housing and Urban Development (HUD) funding (e. g., Community Development Block Grant and HOME Investment Partnership Program funds) under the provisions of Section 24 of the Code of Federal Regulations (CFR) Part 35. Enforcement of the provisions of 24 CFR 35 has become an area of emphasis in recent years for HUD.

The services to be performed under this agreement are summarized as follows:

Lead-Based Paint

- a. Conduct lead hazard inspection/evaluation. Consultant shall determine if lead-based paint hazards exist in the dwelling unit, and where, if any, such hazards exist.
- b. Conduct testing of all surfaces to be disturbed during the rehabilitation process. A certified lead-based paint inspector or risk assessor must conduct the testing.
- c. Provide the City with a report indicating the findings of the paint testing.
- d. For rehabilitation work in excess of \$5,000.00, a certified risk assessor must conduct and preparer a risk assessment of the entire unit.
- e. Conduct final clearance inspection to ensure the dwelling is safe for occupants. Final clearance shall ensure that all of the following have been completed:
 - All hazard reduction work covered in the work specifications is complete.
 - All areas where paint has been stabilized have been repainted with primer and finish coats of paint.
 - All causes of deteriorated paint have been repaired.
 - Encapsulants have been applied according to manufacturer's recommendations.
 - Friction and impact surfaces have been treated.
 - Surfaces that collect lead dust have been cleaned.

Asbestos

- a. Conduct inspections of each dwelling unit to identify and assess the presence of accessible asbestos containing construction materials at each dwelling unit.

- b. Visually inspect suspect materials to assess their condition.
- c. Collect physical bulk samples of suspect materials from representative locations within the dwelling unit and submit such samples to an independent laboratory for analysis.
- d. Based on the results of the laboratory analysis of the suspected asbestos containing materials, prepare recommendations for the stabilization or abatement, as applicable, of any hazardous asbestos-related conditions the analysis reveals.
- e. Oversee the stabilization or abatement, as applicable, of the hazardous asbestos related conditions.
- f. Conduct an asbestos containing materials clearance inspection after all asbestos-related activities have been completed. After the dwelling unit passes all air clearance testing, issue asbestos abatement clearance to reoccupy the abated areas.

V. FISCAL IMPACT

Funds for this agreement have been included in the CDBG Annual Action Plan and in the FY 2018/19 CDBG budget, in account number 15-70-780-195-6005. There is no General Fund impact.

VI. EXHIBITS

1. Consultant Retainer Agreement between the City of Carson and Barr & Clark, Inc. (pgs. 4-37)
2. Amendment No. 1 to Consultant Retainer Agreement. (pgs. 38-43)

1.

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