

TRANSMITTAL

To:

THE COUNCIL

Date:

NOV 07 2012

From:

THE MAYOR

TRANSMITTED FOR YOUR CONSIDERATION. PLEASE SEE ATTACHED.



(Mercedes Marquez) for

ANTONIO R. VILLARAIGOSA

Mayor



HOMEOWNERSHIP & PRESERVATION DIVISION

Los Angeles Housing Department
LAHD

1200 West 7th Street, 8th Floor, Los Angeles, CA 90017
tel 213.808.8800 | fax 213.808.8515
lahd.lacity.org



Antonio R. Villaraigosa, Mayor
Mercedes M. Márquez, Interim General Manager

October 26, 2012

Council File: 10-1140

Council Districts: All

Contact Persons:

Liseth Romero-Martínez 808-8828

Vasken Djansezian 808-8978

Douglas Swoger 808-8948

Helmi Hisserich 808-8662

Honorable Antonio R. Villaraigosa
Mayor, City of Los Angeles
200 North Spring Street, Room 303
Los Angeles, CA 90012

Attention: Mandy Morales, Legislative Coordinator

COUNCIL TRANSMITTAL: REQUEST FOR AUTHORIZATION TO AMEND SIX CONTRACTS FOR OUTREACH, EDUCATION, ENROLLMENT AND TRAINING FOR THE LEAD HAZARD REMEDIATION PROGRAM (LHRP)

SUMMARY

The Los Angeles Housing Department's (LAHD) Homeownership and Preservation Division administers the Lead Hazard Remediation Program (LHRP) designed to prevent and control lead-based paint hazards in the City of Los Angeles.

In March 2012, LAHD was awarded \$3 million from HUD's Office of Healthy Homes and Lead Hazard Control for the Lead Hazard Reduction Demonstration Grant (LG 10). The grant funding will be used to remediate lead hazards in housing units built prior to 1978 that are occupied by low-income households with children under the age of six and to conduct outreach and education programs on lead-based paint hazards for property owners and tenants (C.F. 10-1140-S5).

Previously, on December 19, 2011, the Mayor and City Council authorized LAHD to execute service contracts with four recommended contractors to perform Outreach, Education and Enrollment services and two recommended contractors to perform Training services in support of the Lead Hazard Reduction Demonstration Grant (LG 9). Outreach, Education and Enrollment services include conducting door-to-door outreach and participating in community fairs and meetings to educate tenants and property owners on lead hazards and lead-safe work practices. Training services include providing formal training to property owners, property managers, maintenance and construction workers and inspectors on lead-safe work practices and compliance practices with lead hazard regulations of the U.S. Environmental Protection Agency (EPA) and

Occupational Health and Safety Administration (OSHA). Contracts are for a period of one year (Jan 1, 2012 – Dec 31, 2012), with two one-year renewal options subject to contractor performance and funding availability (C.F 10-1140-S2).

To continue the outreach and training components for the LG 9 and LG 10 grants, LAHD is requesting authority to execute contract amendments to increase funding and extend the term of contracts for the approved Outreach, Education and Enrollment contractors, and extend the term of contracts for the approved Training contractors.

RECOMMENDATIONS

The General Manager of LAHD respectfully requests that:

- I. Your office schedule this transmittal at the next available meeting(s) of the appropriate City Council committee(s) and forward it to the City Council for review and approval immediately thereafter.
- II. The City Council, subject to the approval of the Mayor, take the following actions:
 - A. AUTHORIZE the General Manager of LAHD, or designee, to execute contract amendments with four approved Lead Outreach, Education, and Enrollment contractors (Table 1); to increase funding by \$54,500 for a new total amount not to exceed \$104,500 per contractor, and a total aggregated amount of \$418,000 (funding from Lead Fund No. 54S, LG 10, Department 43, Account J402) and to add 12 months to the existing contract term beginning January 1, 2013 through December 31, 2013 (for the contracts expiring on December 31, 2012) subject to the approval of the City Attorney as to form, and compliance with the Department of Public Works, Bureau of Contract Administration, and City contract requirements.

Table 1					
Lead Outreach, Education, and Enrollment Contracts					
(Period 1/1/2013 – 12/31/2013)					
Service Category	Contract #	CONTRACTOR	Amount Requested	Original Contract Amount	Total Contract Amount
Lead Outreach, Education, and Enrollment	C-120119	Coalition for Economic Survival	\$54,500	\$50,000	\$104,500
	C-120112	Inner City Law Center	\$54,500	\$50,000	\$104,500
	C-120111	Inquilinos Unidos	\$54,500	\$50,000	\$104,500
	C-120118	Pacoima Beautiful	\$54,500	\$50,000	\$104,500
TOTAL AMOUNT			218,000	\$200,000	\$418,000

- B. AUTHORIZE the General Manager of LAHD, or designee, to execute contract amendments with two approved Training Contractors (Table 2) to add 12 months to the existing contract term beginning January 1, 2013 through December 31, 2013 (for the contracts expiring on December 31, 2012) subject to the approval of the City

Attorney as to form, and compliance with the Department of Public Works, Bureau of Contract Administration, City contract requirements.

Table 2 Training Contracts (Period 1/1/2013 – 12/31/2013)		
Service Category	CONTRACTOR	Original Contract Amount
Training	Healthy Homes Collaborative	\$25,000
	National Econ Corporation	\$25,000
TOTAL AMOUNT		\$50,000

- C. AUTHORIZE the General Manager of LAHD, or designee, to administer the funds in accordance with the provisions of the HUD grant.
- D. AUTHORIZE the General Manager of LAHD, or designee, to prepare Controller’s instructions and make any necessary technical adjustments consistent with the Mayor and City Council actions in this matter, subject to the approval of the City Administrative Officer (CAO), and request the Controller to implement these instructions.

BACKGROUND

Lead-based paint hazards are a health concern for children living in housing built before 1978. High exposure to lead can cause serious negative health effects, including damage to the brain and nervous system. Recent research has found that even very low levels of lead exposure can have a detrimental impact on children’s IQ and contribute to learning disabilities and delayed educational success. Children can be exposed to lead in the home from deteriorating lead paint and contaminated dust and soil lead paint generates. Once a child’s health or cognition has been harmed by lead, the effects are permanent and continue into later life. (Childhood Lead Exposure and Educational Outcomes, September 2012). The U.S. Census Bureau reports over 1 million pre-1978 housing units in Los Angeles. Of these units, approximately 60% are renter-occupied and 40% are owner-occupied. Communities with a high percentage of pre-1978 housing, low-income families with young children and renter-occupied units are at greatest risk for lead hazards.

On December 19, 2011, the Mayor and City Council authorized LAHD to contract with agencies selected through a Request for Proposals (RFP) to conduct Outreach, Education and Enrollment and Training for the LHRP. The LAHD has contracts with four Community Based Organizations (CBOs) to provide Outreach, Education and Enrollment services that include conducting door-to-door outreach, participating in community events to educate tenants and property owners on lead hazards and lead-safe work practices and referring applicants to the LHRP for assistance. The CBOs contracted for Outreach, Education and Enrollment include Coalition for Economic Survival, Inner City Law Center, Inquilinos Unidos, and Pacoima Beautiful. In the first year of their current contract with LAHD, the CBOs have conducted direct door-to-door outreach to over 1,900

individuals and participated in 72 target and neighborhood meetings and 10 community fairs for a combined outreach to approximately 3,200 individuals. The CBOs also play an important role in educating tenants and landlords to identify lead hazards and follow lead-safe work practices when making building repairs resulting from Systematic Code Enforcement Program (SCEP) inspections. Since January 2012, the CBOs have referred 61 applications to the LHRP, resulting in 47 lead safe housing units and are currently working on a combined pipeline of 27 additional applications for assistance. The contract performance to date of each of the CBOs is summarized in Table 3 below.

CBO	Contract Requirements	Completed	Balance
Coalition for Economic Survival			
Door-to-Door	675	603	72
Target Meeting	15	13	2
Neighborhood Meeting	5	10	+5
Community Health Fairs	2	4	+2
Applications	25	11	14
Inner City Law Center			
Door-to-Door	675	431	244
Target Meeting	15	11	4
Neighborhood Meeting	5	5	0
Community Health Fairs	2	2	0
Applications	25	12	13
Inquilinos Unidos			
Door-to-Door	675	394	281
Target Meeting	15	8	7
Neighborhood Meeting	5	5	0
Community Health Fairs	2	2	0
Applications	25	13	12
Pacoima Beautiful			
Door-to-Door	675	478	197
Target Meeting	15	15	0
Neighborhood Meeting	5	5	0
Community Health Fairs	2	2	0
Applications	25	25	0

The Training contractors approved through the RFP include Healthy Homes Collaborative and National Econ Corporation. These agencies are contracted to provide formal training to property owners, property managers, maintenance and construction workers and inspectors on lead-safe work practices and regulatory compliance with the U.S. Environmental Protection Agency (EPA) and Occupational Health and Safety Administration (OSHA).

The LAHD is requesting authority to execute contract amendments with each of the four approved Outreach, Education, and Enrollment contractors to increase funding by \$54,500 per contractor for a total contract amount \$104,500 and extend the contract term by 12 months to December 31, 2013. In addition, LAHD is requesting authority to extend the contract term by 12 months to December 31, 2013 for each of the approved Training contractors. These contracts are an important component of the LHRP and support the outreach and education requirements of the Lead Hazard Reduction Demonstration Grants.

FISCAL IMPACT STATEMENT


These activities are funded by HUD Grant funds. There will be no fiscal impact to the General Fund. Funding for these contracts has been approved by the HUD-OHHLHC, City Council and the Mayor (C.F. 10-1140-S5).

Prepared by:




LISETH ROMERO-MARTINEZ
Rehabilitation Project Coordinator II

Reviewed by:



VASKEN DJANSEZIAN
Community Housing Programs Manager

Reviewed by:



DOUGLAS SWOGER
Director, Homeownership and Preservation

Reviewed by:



HELMİ HISSERICH
Assistant General Manager

Reviewed by:



RUSHMORE CERVANTES
Executive Officer

Approved by:



MERCEDÉS M. MÁRQUEZ
Interim General Manager

FIRST AMENDMENT
TO AGREEMENT NUMBER C-120334 OF CITY OF LOS ANGELES CONTRACT
BETWEEN
THE CITY OF LOS ANGELES
AND
NATIONAL ECON CORPORATION

THIS FIRST AMENDMENT to Agreement Number C-120334 of City of Los Angeles Contract is made and entered into by and between the City of Los Angeles, hereinafter referred to as the City, and National Econ Corporation, hereinafter referred to as the Contractor.

WITNESSETH

WHEREAS, the City and the Contractor have entered into an Agreement wherein Contractor shall provide certain services, said Agreement effective January 1, 2012 and subsequently amended, which together with all amendments thereto shall hereinafter be referred to as the Agreement; and

WHEREAS, Section 506 of the Agreement provides for amendments to the Agreement; and

WHEREAS, The Agreement contemplated that modifications and closeout activities may be required after the time set forth in "§201 Time of Performance" of the Agreement; and

WHEREAS, the City and the Contractor are desirous of amending the Agreement as authorized by the City Council and the Mayor (refer to Council File Number dated) which authorizes the General Manager of the Los Angeles Housing Department to prepare and execute an amendment to the Agreement for the purpose of: (a) adding an additional twelve (12) months for a new ending date of December 31, 2013; and (b) making such other changes as are required in connection with the foregoing, all as detailed elsewhere in this Amendment; and

WHEREAS, this Amendment is necessary and proper to continue and/or complete certain activities authorized under the Agreement.

NOW, THEREFORE, the City and the Contractor agree that the Agreement be amended effective January 1, 2013 as follows:

AMENDMENT

- §1. Amend Section 201 Time of Performance by deleting the current ending date of December 31, 2012 and replacing with the new ending date of December 31, 2013. This amendment adds an additional twelve (12) months for a total term of twenty-four (24) months.

- §2. Except as herein amended, all terms and conditions of the Agreement shall remain in full force and effect.

- §3. This Amendment is executed in two (2) duplicate originals, each of which is deemed to be an original. This Amendment includes three (3) pages which constitute the entire understanding and agreement of the parties.

IN WITNESS WHEREOF, the City of Los Angeles and the Contractor have caused this Agreement to be executed by their duly authorized representatives.

APPROVED AS TO FORM:
CARMEN A. TRUTANICH, City Attorney

Executed this _____ day of _____, 2012

By _____
Deputy/Assistant City Attorney

For: THE CITY OF LOS ANGELES

MERCEDES M. MÁRQUEZ
Interim General Manager
Los Angeles Housing Department

Date _____

ATTEST:

By _____

JUNE LAGMAY, City Clerk

By _____
Deputy City Clerk

Executed this _____ day of _____, 2012

Date _____

For: National Econ Corporation

(Contractor's Corporate
Seal or Notary)

By _____
Mark Ervin, President

ATTEST:

By _____
Title: _____
Date: _____

City Business License Number: 59043-0001-4
Internal Revenue Service Number: 95-4087573
Council File/CAO File Number: _____ Date of Approval _____
Said Agreement is Number C-120334 of City Contracts Amendment 1

LAHD
 54S LEAD GRANT TEN
 LEAD HAZARD REDUCTION DEMONSTRATION GRANT
 FUNDS STATUS REPORT
 SUMMARY BY ACCOUNT
 As of SEPTEMBER 30, 2012-final
 CALHD024212

FMIS	FMS	APPROPRIATION		Transfer In /(Out)	TOTAL	AMOUNT EXPENDED	ENCUMBRANCE BALANCE	AMOUNT UNCOMMITTED	Pending Transmittal Transfer Out/In	COMMITMENTS		BALANCE AVAILABLE
		ACCT NAME	AMOUNT							APPROVED COMMITMENTS	COMMITTED FOR REIMBURSEMENT	
	43J143	LA HOUSING DEPT	249,123.00		249,123.00			249,123.00	-	-		249,123.00
	43J299	RELATED COSTS	100,865.00		100,865.00			100,865.00	-	-		100,865.00
	43J402	LEAD HAZARD REDUCTION DIRECT	1,708,901.00		1,708,901.00			1,708,901.00	(218,000.00)	(200,000.00)		1,290,901.00
	43J404	RESERVE	864,111.00	-	864,111.00			864,111.00	-	-		864,111.00
	43J844	TECHNICAL SERVICES	77,000.00	-	77,000.00			77,000.00	-	-		77,000.00
		TOTAL "FY 13"	3,000,000.00	-	3,000,000.00	-	-	3,000,000.00	(218,000.00)	(200,000.00)	-	2,582,000.00
			-	-	-	-	-	-	-	-	-	-

10/4/12-\$200k
 APPROVED
 CONTRACTS, \$418K
 PENDING
 TRANSMITTAL FOR
 CONTRACT
 AMENDMENTS

ok ok

Prepared by: Richard Heredia