



Board Agenda Item 56

DATE: April 7, 2026

TO: Board of Supervisors

SUBMITTED BY: Joe Prado, Department of Public Health

SUBJECT: Master Agreement for Lead-Based Paint Inspections and Risk Assessments

RECOMMENDED ACTION(S):

Approve and authorize the Chairman to execute a Master Agreement for lead-based paint inspections and risk assessments for lead remediation projects effective upon execution through March 17, 2029, total not to exceed \$300,000.

There is no Net County Cost associated with the recommended action. Approval of this action will allow the Department to enter into a Master Agreement for lead-based paint inspections and risk assessments (LIRA). This item is countywide.

ALTERNATIVE ACTION(S):

There is no viable alternative. Should your Board not approve the recommended action, the Department will not be able to proceed with utilizing existing grant funds from the United States Department of Housing and Urban Development (HUD) that reimburses for lead remediation projects. Without the LIRA inspections, the project cannot be completed and therefore the Department will not be reimbursed by the HUD grant.

FISCAL IMPACT:

There is no increase in Net County Cost associated with the recommended action. The maximum compensation of the recommended agreement (\$300,000) will be fully offset by federal HUD grant funds. Sufficient appropriations and estimated revenues are included in the Department's Org 5620 FY 2025-26 Adopted Budget and will be included in all future years for the remainder of the contract term.

DISCUSSION:

On May 20, 2025, your Board approved the federal funding grant agreement with HUD #CALHD0516-24 (County Agreement No. D-25-205) for a total of \$4,000,000. In order to complete the requirements and housing lead-based paint renovation projects required of the HUD grant, LIRAs are required to be performed. Upon a homeowner's request, the Department of Public Health's Environmental Health Division will perform a brief assessment of the home to identify whether detectable levels of lead-based paint and lead hazards are present. Once determined, a more extensive LIRA must be performed by a contracted California State Certified Inspector to identify the actual location of the lead contamination.

On February 9, 2023, a Request for Statement of Qualifications (RFSQ 23-024) was released seeking qualified contractors to conduct LIRAs. On March 20, 2023, the Purchasing Department approved Master Procurement Agreement #P-23-109 with Benchmark Environmental Engineering, Inc. to provide services. The original Agreement had a maximum compensation of \$199,999. On July 22, 2025, Amendment I to the

Master Agreement was approved to add All Hazard EHS, Inc. to the Agreement and to increase the rate per LIRA to \$1,400.00 which would include all related lab services.

Under the current agreement, the Environmental Health Lead Program has utilized \$181,050 of the \$199,999 (91%) of the maximum compensation for LIRAs and will exceed the capacity of the current agreement, thus necessitating an increase in the maximum compensation and convert the Master Procurement Agreement to a Board Agreement.

The maximum compensation for this Agreement was determined using expenditures from current and past fiscal years. The Environmental Health Division's goal is to provide lead remediation services for up to 168 additional homes as required under the four-year term of the HUD grant agreement.

In order to align with the new HUD grant timeline (County Agreement No. D-25-205) and the requirements under said grant, this new agreement will begin effective upon execution and terminate the same date as the HUD grant on March 17, 2029.

REFERENCE MATERIAL:

BAI #43, May 20, 2025

ATTACHMENTS INCLUDED AND/OR ON FILE:

On file with Clerk - Master Agreement for LIRA Services

CAO ANALYST:

Ronald W. Alexander, Jr.