



# ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

Chris Bazar  
Agency Director

Agenda Item \_\_\_\_\_ September 28, 2021

September 14, 2021

224 West Winton Ave  
Room 110

Hayward, California  
94544-1215

phone  
510.670.5333  
fax  
510.670.6374

[www.acgov.org/cda](http://www.acgov.org/cda)

Honorable Board of Supervisors  
Administration Building  
1221 Oak Street, Suite 536  
Oakland, California 94612

Dear Board Members:

**SUBJECT:           APPROVE PROCUREMENT CONTRACT NO. 22388 WITH EFI GLOBAL, INC. FOR LEAD EVALUATION SERVICES IN ALAMEDA COUNTY**

**RECOMMENDATION:**

Approve procurement contract No. 22388 with EFI Global, Inc., (Principal: Michael Shook, Vice President; Location: Oakland, CA) to perform lead evaluation services in residential properties located in Alameda County for the period of 9/28/2021 through 9/30/2024 in the amount of \$45,000.

**DISCUSSION/SUMMARY:**

On November 19, 2019 (Item No. 24), your Board authorized a 42-month grant award in the amount of \$3.6 million from the U.S. Department of Housing and Urban Development (HUD) to carry out a Lead Hazard Control Program to address residential lead hazards in Alameda County. As part of the HUD requirements, lead evaluations and clearance testing of pre-1978 housing for low-income families must be performed before and after lead hazard control work by State-certified assessors.

The start of the grant period was January 6, 2020. Under current and projected lead hazard control and housing rehabilitation programs, approximately 240 initial lead evaluations and 270 clearance evaluations involving assessment of lead in paint, dust, and soil will be required for the contract period.

The HUD grant has a minimum 90-day close-out period which can be extended by HUD and work during that period will include the post-project clearance lead evaluations.

**SELECTION CRITERIA AND PROCESS:**

*On February 25, 2021, Request for Proposal (RFP) No. 902021EVALUATIONS was developed and issued with consultation and guidance from the General Services Agency (GSA). The RFP was based on Alameda County and HUD requirements, current standards of practice, and experience.*

*The RFP was posted on the County website, distributed to 3,493 GSA, Goods and Services, Current Contract Opportunities subscribers, and e-mailed to an estimated 350 firms that had previously expressed an interest in providing services.*

*The Community Development Agency's (CDA) Healthy Homes Department conducted two bidder's conferences on May 9, 2021 and May 12, 2021. Three bidders responded to the RFP*

Proposer	Location	Bid Price	Score	Rank
Oaks Environmental Testing	Oakland, CA	\$177,250	468.3	1
EFI Global, Inc.	Oakland, CA	\$424,610	303.0	2
ACC Environmental Consultants, Inc.	Oakland, CA	\$539,500	302.7	3

*CDA recommends entering into a three-year contract with EFI Global, Inc., in order to complete the deliverables in the current Lead Hazard Control grant and leverage future HUD Lead Hazard Control Grants if necessary. By the end of this quarter (9/30/2021), CDA is projecting having tested 51 units out of 166 for the grant, 34 units completed out of 144 for the grant, and trained 60 individuals out of 210 for the grant.*

*Your Board awarded contracts to Oaks Environmental Testing, Inc., and ACC Environmental Consultants, Inc., on August 3, 2021 (File 30679, No. 46). Contracting with these environmental services consultants allows flexibility and back-up in operations. Contract amounts are based on the projected range of services to be provided, the most cost-effective pricing of different types of services, and the need to ensure adequate capacity throughout the contract period.*

*The Auditor Controller's Office of Contract Compliance has reviewed and issued Federal Grant Waivers #F1846 B for EFI Global Inc.*

#### **FINANCING:**

Funding for this contract is provided by the U.S. Department of Housing and Urban Development. Funds in the amount of \$20,000 are included in CDA's FY 2021-2022 Approved Budget; the remaining funds (\$25,000) will be allocated in subsequent fiscal year budgets. There will be no Net County Cost as a result of this action.

#### **VISION 2026:**

Lead hazard control preserves housing stock and the health and safety of the occupants. This protects children and others in our community from lead poisoning and meets the 10X goal pathway of **Healthcare for All** in support of our shared vision of **Safe and Livable Communities** and a **Healthy Environment**.

Very truly yours,



Chris Bazar, Director  
Community Development Agency

cc: Susan S. Muranishi, County Administrator  
Donna R. Ziegler, County Counsel  
Melissa Wilk, Auditor-Controller  
Razilee Tadeo, County Administrator's Office  
Andrew J. Massey, Office of the County Counsel  
Sandra Rivera, Community Development Agency

# ALAMEDA COUNTY BOARD OF SUPERVISORS MINUTE ORDER

*The following action was taken by the Alameda County Board of Supervisors on 09/28/2021*

Approved as Recommended ☒

Other ☐

Unanimous ☒ Chan: ☐ Haubert: ☐ Miley: ☐ Valle: ☐ Carson: ☐ - ☒ 5

Vote Key: N=No; A=Abstain; X=Excused

Documents accompanying this matter:

Contract: C-22388

Documents to be signed by Agency/Purchasing Agent:

File No. 30703  
Item No. 56

Copies sent to:

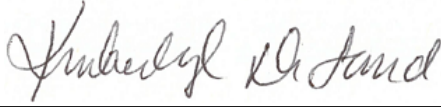
Larry Brooks, QIC 22701  
A.J. Dizon, QIC 50703  
Auditor-Controller, QIC 20111

Special Notes:



I certify that the foregoing is a correct copy of a Minute Order adopted by the Board of Supervisors, Alameda County, State of California.

ATTEST:  
Clerk of the Board  
Board of Supervisors

By:   
Deputy