



**Contra
Costa
County**

To: Contra Costa County Housing Authority Board of Commissioners

From: Joseph Villarreal, Housing Authority

Date: September 18, 2018

Subject: CONTRACT WITH RESOURCE ENVIRONMENTAL, INC. TO ABATE AND DEMOLISH 6 BUILDINGS IN THE LAS DELTAS PUBLIC HOUSING DEVELOPMENT

RECOMMENDATIONS

APPROVE contract with Resource Environmental, Inc. (Resource), the lowest responsive and responsible bidder, in the amount of \$320,000 to perform lead base paint and asbestos abatement and demolish 6 apartment buildings (36 total units) at the Las Deltas public housing development in North Richmond; and

AUTHORIZE the Executive Director of the Housing Authority of the County of Contra Costa (HACCC), or his designee, to execute a contract with Resource; and

AUTHORIZE the Executive Director, or his designee, to sign any escrow agreements prepared for the Project to permit direct payment of retentions into escrow, or the substitution of securities for monies withheld by the Housing Authority, to ensure performance under the contract, pursuant to Section 22300 of the Public Contract Code.

BACKGROUND

The six buildings selected for demolition at the Las Deltas development have been identified as a significant hazard by both the Contra Costa County Fire Protection District and HACCC. As a result of the vacancies caused by the RAD conversion of Las Deltas,

Action of Board On: **09/18/2018** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF COMMISSIONERS

AYE: John Gioia, Commissioner
Candace Andersen, Commissioner
Diane Burgis, Commissioner
Karen Mitchoff, Commissioner
Jannel George-Oden, Commissioner

ABSENT: Federal D. Glover, Commissioner

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: September 18, 2018

Joseph Villarreal, Executive Director

By: June McHuen, Deputy

Contact: 925-957-8028

cc:

there has been an increase in the incidents of breaking and entering into units at Las Deltas, primarily by homeless persons. Since the power is off in

BACKGROUND (CONT'D)

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most of the vacant units at Las Deltas, it has become more common to see people use propane tanks or to use what are essentially campfires inside vacant units to cook and stay warm.

The Fire Protection District is most concerned about these six buildings because they are two-story, connected units and it is difficult for them to determine if they have to rescue anyone trapped inside. The remaining units at Las Deltas are either single-story duplexes or individual units. If funding permits, HACCC will likely pursue demolition of other buildings on the main campus at Las Deltas.

At this point, staff expect to receive the final environmental clearances for the demolition in mid-September and also approval from HUD for the demolition. Once these are both in hand, demolition will proceed.

HACCC received two bids to provide the abatement and demolition services at Las Deltas. The bids received were as follows:

Resource Environmental, Inc.	\$320,000
Asbestos Management Group of California, Inc.	\$390,000

Resource submitted the lowest responsive and responsible bid at \$320,000 and staff recommends that the Board approve award of this contract to Resource Environmental, Inc

FISCAL IMPACT

Funding for this Project is provided through HACCC's annual Capital Fund grant from the United States Department of Housing and Urban Development. Funding for this project is provided for in HACCC's current budget.

CONSEQUENCE OF NEGATIVE ACTION

Should the Board of Commissioners elect not to award the contract to Resource, HACCC will need to expend staff time and resources to rebid the project. A delay may also jeopardize the funding allocated to the project. Finally, such action would also delay the needed demolition of these potentially hazardous buildings.

CLERK'S ADDENDUM