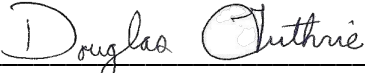


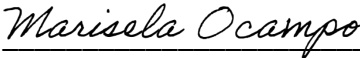
Report of the President & CEO

December 16, 2021

RESOLUTION AUTHORIZING THE PRESIDENT AND CEO, OR DESIGNEE, TO EXECUTE CONTRACTS FOR ENVIRONMENTAL ABATEMENT SERVICES PURSUANT TO AWARDS UNDER RFP HA-2021-158 WITH THE FOLLOWING FOUR VENDORS: 1) WESTCOR ENVIRONMENTAL, INC., 2) QUALITY ENVIRONMENTAL, INC., 3) RESOURCE ENVIRONMENTAL, INC., AND 4) ASBESTOS INSTANT RESPONSE, INC., EACH FOR A ONE-YEAR CONTRACT TERM WITH FOUR ONE-YEAR OPTIONS TO EXTEND IN AMOUNTS NOT-TO-EXCEED \$5,000,000, FOR A TOTAL CONTRACTING AMOUNT OF 20,000,000



 Douglas Guthrie
 President & Chief Executive Officer



 Marisela Ocampo
 Director of Housing Management

Purpose: Authorize the President and CEO, or designee, to execute contracts with the following four (4) environmental abatement vendors: 1) Westcor Environmental, Inc.; 2) Quality Environmental, Inc.; 3) Resource Environmental, Inc.; and 4) Asbestos Instant Response, Inc., to perform environmental abatement services in relation to lead-based paint (LBP) and materials that contain lead, asbestos-containing materials (ACM), mold/fungi Impacted building materials (MIBM), and other forms of hazardous materials/substances (OHS), and further authorize the President and CEO, or designee, to reallocate funds within the board approved amount amongst the awardees, in the event of any non-performance issues with any contractor(s).

The four (4) contracts are each for an initial one (1) year term with four (4) one-year options to extend. It is advantageous for the Housing Authority of the City of Los Angeles (“HACLA”) to award the four (4) recommended contracts, each with an amount not to exceed \$5,000,000, in order to ensure HACLA has sufficient and timely environmental abatement services over the course of the next five (5) years.

Issues: The four (4) abatement contractors shall, on an as-needed basis, perform all work in compliance with all applicable regulations, codes, ordinances, and standards of governing authorities (including HACLA policies), having jurisdiction and the requirements within site-specified work plans. These requirements include providing HACLA with submittals prior to the commencement of a project, such as: 1) a detailed job-specific plan; 2) an emergency preparedness plan; 3) the Material Safety Data Sheets (MSDS); and 4) the project closeout information.

The abatement services include: the remediation and disposal of (including waste packaging, labeling, and hauling) all asbestos-containing materials, asbestos-containing construction materials, lead-based paint, lead-containing building materials, mold/fungi impacted building materials, other hazardous materials that would be impacted from residential dwelling units, facility building renovations, buildings scheduled for demolition and emergency response clean-up for accidental hazardous materials spills.

Dwelling units built prior to 1978 must be tested for hazardous materials and sampled prior to performing any renovation, repairs or disturbances of any kind. All hazardous materials found must be removed or safely treated/handled prior to or during planned repairs/renovations. Additionally, LBP and materials that may contain lead, ACM or OHS found in poor or deteriorating conditions must be remediated and/or abated.

Current examples of capital improvement projects that will require abatement services will include:

Window Replacement: HACLA plans to replace and repair existing windows at the Pueblo Del Rio, William Mead and Estrada Courts sites. The current wood and/or steel windows have either asbestos and/or lose and flaky lead-based paint. Abatement of the hazardous materials will be required as part of the windows replacement projects.

The table below illustrates the past and upcoming window replacement projects.

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<u>Windows Replacement Projects (past and future):</u>					
Site Names:	Year of Work:	No. of Bldgs:	No. of Apt.:	No. of Apt/Bldg:	No. of Windows:
Mar Vista Gardens	2018	62	601	10	4301
Avalon Gardens	2020	62	164	1 to 4	1119
William Mead	2021	24	449	10 to 30	2502
Pueblo Del Rio	2022	57	400	6 to 8	2741
Estrada Courts	2023	30	214	7 to 8	1470

Kitchen and Bathroom Renovation: HACLA plans to renovate kitchens and bathrooms at multiple public housing developments as part of a large scale modernization effort. Samples of possible asbestos-containing and/or lead-containing building materials will be taken and tested. The possible materials will include flooring, ceramic tile on countertops and shower walls. Abatement of the hazardous materials will be performed during the course of the modernization work.

Flooring Asbestos Work: HACLA continues to remove asbestos-containing materials from the flooring at the public housing units. Between 2006 and 2020, HACLA completed an average of 142 dwelling units per year throughout housing development sites. To date, 2,213 units have been abated with approximately 3,150 units remaining to be abated as they become vacant.

Neighborhood Beautification: Since 2020, HACLA has been constructing a site beautification project at Pueblo Del Rio consisting of: stabilizing and painting exterior building surfaces, replacing signage, installing new lighting and security doors and landscaping pathways and entryways. The work requires lead-based paint stabilization of deteriorated building surfaces, and removal of building components with lead

suitable for exterior painting. HACLA plans to continue the neighborhood beautification projects at Mar Vista Gardens, Gonzaque Village and Avalon Gardens.

Procurement: On October 1, 2021, Requests for Proposals No. HA-2021-158 (“RFP”) was issued for environmental abatement services. A total of eight (8) proposals were received by the submission deadline of October 29, 2021. The proposals were independently reviewed and evaluated by an evaluation panel (“Panel”) with subject matter expertise using the criteria stated in the RFP. The top four (4) ranked proposers were provided with an opportunity to submit a Best and Final Offer (“BAFO”), to give them a final opportunity to propose their best offer including any pricing concessions. All four (4) proposers responded to the BAFO requests with one (1) proposer reducing their pricing in one category while the other three (3) proposers revised their Section 3 commitments. Based on the evaluation and determination that each proposal represents a best value to HACLA, the Panel recommends: 1) Westcor Environmental, Inc.; 2) Quality Environmental, Inc.; 3) Resource Environmental, Inc.; and 4) Asbestos Instant Response, Inc., for contract awards. Work will be distributed among the four (4) vendors based on their availability, timelines, responsiveness, and expertise within a given type of work, and capability or capacity for the job size. Additional information regarding the procurement is included in Attachment 2 (Summary of Procurement and Outreach Activities).

Vision Plan: **PLACE Strategy #1: Stabilize the physical and financial viability of the conventional public housing portfolio**

The public housing portfolio has been undergoing modernization and redevelopment efforts in order to sustain and add to the existing housing stock. Most of the fourteen public housing sites were built in the 1940’s and 1950’s and require numerous capital improvements. Abatement of hazardous materials such as lead-based paint and asbestos is a requirement prior to the commencement of improvement activities.

PLACE Strategy #9: Manage capital resources and reserves to sustain useful life of existing and new units in HACLA’s portfolio

HACLA has to maintain an aging public housing portfolio with limited funding. While the amount of physical needs has grown significantly over the years, the amounts received for improvement and maintenance efforts does not come close to the overall needs. Managing the limited funds with the goal of keeping the public housing stock at their highest level of usefulness and efficiency is an imperative.

Funding: The Chief Administrative Officer confirms the following:

Source of Funds: Public Housing Capital Fund is the primary funding source for public housing capital improvement projects.

Budget and Program Impact: These expenditures are included in HACLA's 2021 Capital Budget and will be budgeted in subsequent years as required.

Environmental Review: The action required in the attached resolution to award contracts to the four (4) environmental abatement vendors is exempt from CEQA and NEPA requirements.

Section 3: All four (4) firms have submitted Section 3 Economic Opportunities in compliance with HACLA's Section 3 Policy. Firms will be hiring liaisons, abatement workers and security personnel. Since this is an as-needed contract, the exact number of new hires may vary based on work awarded.

Attachments:

1. Resolution
2. Summary of Procurement and Outreach Activities

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE PRESIDENT AND CEO, OR DESIGNEE, TO EXECUTE CONTRACTS FOR ENVIRONMENTAL ABATEMENT SERVICES PURSUANT TO AWARDS UNDER RFP HA-2021-158 WITH THE FOLLOWING FOUR VENDORS: 1) WESTCOR ENVIRONMENTAL, INC., 2) QUALITY ENVIRONMENTAL, INC., 3) RESOURCE ENVIRONMENTAL, INC., AND 4) ASBESTOS INSTANT RESPONSE, INC., EACH FOR A ONE-YEAR CONTRACT TERM WITH FOUR ONE-YEAR OPTIONS TO EXTEND IN AMOUNTS NOT-TO-EXCEED \$5,000,000, FOR A TOTAL CONTRACTING AMOUNT OF 20,000,000

WHEREAS, the Housing Authority of the City of Los Angeles (“HACLA”) requires qualified firms to provide environmental abatement services in relation to lead-based paint (LBP) and materials that contain lead, asbestos-containing materials (ACM), and other forms of hazardous materials/substances (OHS);

WHEREAS, on October 1, 2021, Request for Proposals HA-2021-158 was issued to competitively solicit proposals for Environmental Abatement Services (the “RFP”);

WHEREAS, on October 29, 2021, a total of (8) eight proposals were received and independently evaluated using the RFP evaluation criteria by an evaluation panel with subject matter expertise;

WHEREAS, for the reasons set forth in the Report of the President and CEO of the same date herewith, the four (4) top-ranked firms comprised of: 1) Westcor Environmental, Inc., 2) Quality Environmental, Inc., 3) Resource Environmental, Inc., and 4) Asbestos Instant Response, Inc., were each determined a best value to HACLA, and are being recommended for contract awards of one year with four (4) one-year options to extend, each in an amount of \$5,000,000, pursuant to awards under the RFP.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners (the “Board”) hereby authorizes the President and CEO, or designee, to execute four (4) one-year contracts with four (4) one-year options to extend, each in the amount of \$5,000,000 with: 1) Westcor Environmental, Inc., 2) Quality Environmental, Inc., 3) Resource Environmental, Inc., and 4) Asbestos Instant Response, Inc., for environmental abatement services pursuant to awards under RFP HA-2021-158, for a combined total contracting amount not to exceed \$20,000,000, and further authorize the President and CEO, or designee, to reallocate funds within the Board approved amount amongst the awardees in the event of any non-performance issues with any contractor(s).

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

APPROVED AS TO FORM

HOUSING AUTHORITY OF THE
CITY OF LOS ANGELES

By: _____

By: _____

James Johnson, General Counsel

Chairperson Cielo Castro

DATE ADOPTED: _____

SUMMARY OF PROCUREMENT AND OUTREACH ACTIVITIES
RFP No. HA-2021-158

Environmental Abatement Services

A. Funding Source

Federal Non-Federal Mixed Funding

B. Advertisement; Minority/Women Outreach

General Services advertised Request for Proposal No. HA-2021-158 (“RFP”) on the City of Los Angeles’ Business Assistance Virtual Network (“LA-BAVN”) website, starting on October 1, 2021, until the submission deadline of October 29, 2021, for a total of twenty-eight (28) days. The RFP was viewed by one hundred fifty-five (155) vendors. In addition, the RFP notice was emailed to several vendors from a list provided by the Housing Services Department.

In support of the Housing Authority of the City of Los Angeles’ (“HACLA”)’s policy to contract with Minority-Owned Business Enterprises (“MBEs”), Women-Owned Business Enterprises (“WBEs”) and Labor Surplus Area (“LSA”) businesses, to the extent possible, on October 1, 2021, notice of this RFP was also provided to a List of Recognized Minority and Women-owned Business Organizations, and to the local office of the U.S. Small Business Administration (SBA), please see the list below.

C. Pre-Proposal Conference

Due to the closure of our offices to the public stemming from the COVID-19 outbreak, a pre-proposal conference was not conducted. This decision follows orders issued for the State of California by Governor Newsom, the City of Los Angeles by Mayor Garcetti, and Federal, County and City of Los Angeles’ public health officials.

D. Addenda

One addendum was issued on October 14, 2021, in response to questions received by the submission deadline of October 12, 2021. The purpose of affording proposers an opportunity to submit questions and HACLA’s issuance of the addendum is to provide all potential proposers with the opportunity to ask any questions regarding the RFP and HACLA’s requirements, and to help ensure our requirements are clearly and completely understood.

E. Receipt of Proposals

The following eight (8) proposals were received by the submittal deadline of October 29, 2021:

PROPOSERS	
1.	Asbestos Instant Response, Inc.
2.	Integrated Demolition and Remediation, Inc.
3.	LMS General Contractors, Inc. (MBE and WBE)
4.	P.G. & J. Environmental, Inc. (MBE and SBE)
5.	Quality Environmental, Inc.
6.	Resource Environmental, Inc.
7.	Sun Environmental Engineering Service, Inc. (MBE and SBE)
8.	Westcor Environmental, Inc. (MBE, WBE and SBE)

F. Panel Review

The Evaluation Panel (“Panel”) was comprised of three (3) subject matter experts. The Panel met on November 16, 2021, resulting in the following Pre-Best and Final Offer (“BAFO”) consensus scoring with the top four (4) ranked proposers shown in bold:

Company Name	Pre-BAFO Scores
Westcor Environmental, Inc. (MBE, WBE and SBE)	85.33
Quality Environmental, Inc.	82.16
Resource Environmental, Inc.	78.50
Asbestos Instant Response, Inc.	74.33
Integrated Demolition and Remediation, Inc.	70.00
P.G. & J Environmental, Inc.	67.13
LMS General Contractors, Inc.	65.83
SUN Environmental Engineering Service, Inc.	65.33

The Panel recommended the top four (4) ranked proposers be provided an opportunity to submit BAFOs.

G. Best and Final Offers

On November 18, 2021, HACLA requested a BAFO from each of the top four (4) shortlisted proposers (shown in bold lettering in the above chart), in an effort to provide them with a final opportunity to propose their best proposals. All four (4) proposers responded to the BAFO requests with three (3) proposers reducing their pricing in certain categories and revising their Section 3 commitments. The panel then re-evaluated the proposals and adjusted their scores as follows:

Company Name	Pre-BAFO Scores	Post-BAFO Scores
Westcor Environmental, Inc.	85.33	85.33
Quality Environmental, Inc.	82.16	83.16
Resource Environmental, Inc.	78.50	79.50
Asbestos Instant Response, Inc.	74.33	79.33

The Contract Administration Manager has confirmed the scores. Interviews for this RFP were determined unnecessary.

H. Recommendation for Awards

Having determined that each of the four (4) top-ranked proposals represents a best value to HACL, the Panel recommends: 1) Westcor Environmental, Inc. (MBE, WBE, and SBE), 2) Quality Environmental, Inc., 3) Resource Environmental, Inc., and 4) Asbestos Instant Response, Inc., for contract awards.

I. Workforce Profile

Each of the recommended awardees submitted a Workforce Profile that reveals the following workforce compositions:

Company	Employees
Westcor Environmental, Inc. (MBE, WBE and SBE)	Total: 30 28 minorities = 93% 0 women = 6%
Quality Environmental, Inc.	Total: 77 76 minorities = 98% 14 women = 18%
Resource Environmental, Inc.	Total: 73 70 minorities = 95% 4 women = 5%
Asbestos Instant Response, Inc.	Total: 50 48 minorities = 96% 3 women = 6%

**HOUSING AUTHORITY OF THE CITY OF LOS ANGELES
MBE/WBE ORGANIZATIONS MAILING LIST**

1	Asian American Architects and Engineers Association
2	Asian Business Association of Los Angeles
3	Asian Business League of Southern California
4	Asian Pacific Islander Small Business Program
5	Korean American Chamber of Commerce
6	Pacific Asian Consortium in Employment (PACE) Business Center
7	Black Business Association
8	Greater L.A. African American Chamber of Commerce (GLAAACC)
9	Regional Black Chamber of Commerce of San Fernando Valley
10	US Black Chamber of Commerce
11	Southern California Black Chamber of Commerce
12	National Black Contractors Association
13	Young Black Contractors Association
14	California Hispanic Chamber of Commerce
15	LA Metropolitan Hispanic Chamber of Commerce
16	Latin Business Association (LBA)
17	Los Angeles Latino Chamber of Commerce
18	National Latina Business Women Association (NLBWA-LA)
19	Regional Hispanic Chamber of Commerce
20	American Indian Chamber of Commerce
21	Build Plus Community Marketplace
22	Greater San Fernando Valley Chamber of Commerce
23	Los Angeles Area Chamber of Commerce
24	Los Angeles Minority Business Enterprise Center USC (MBDA)
25	National Association of Minority Contractors
26	National Association of Women Business Owners Los Angeles
27	Pacific Coast Regional Small Business Development Corp (SBDC)
28	Small Business Majority
29	Southern California Minority Supplier Development Council
30	The New Ninth Business Resource Center
31	US Small Business Administration
32	US Veteran Business Alliance
33	Valley Economic Development Center/Women's Business Center
34	Vermont Slason Economic Development Corporation
35	Vernon Networking Committee
36	City of LA Bonding Program: Merriwether & Williams Insurance Services, Inc.

