



AGENDA

FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING ADVISORY COMMITTEE
WEDNESDAY, JANUARY 26, 2022, 12:00 PM

TELECONFERENCE CALL-IN NUMBER: (747) 200-6781
CONFERENCE ID: 525 710 562#

To join via phone, dial (747) 200-6781, then enter 525 710 562# when prompted.

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1. **Call to Order**

2. **Roll Call**

- Zella Knight, Chair
- Pamela Williams, Vice Chair
- James Brooks
- Mary Canoy
- Renee Contreras
- Connor Lock
- Elda Mendez-Lemus
- Ruthie Myers
- Takao Suzuki
- Anna Swett

3. **Reading and Approval of the Minutes of the Previous Meeting**

Regular Meeting of December 22, 2021

4. **Report of the Executive Director**

5. **Presentations**

6. **Public Comments**



Administrative Office
700 West Main Street, Alhambra, CA 91801
Tel: (626) 262-4511 TDD: (626) 943-3898



Executive Director: Emilio Salas
Commissioners: Hilda L. Solis, Holly J. Mitchell, Sheila Kuehl, Janice Hahn, Kathryn Barger

Regular Agenda

7. Construction Contract for the Nueva Maravilla-Rosas Senior Buildings Public Housing Development Pipe Coating Project (District 1)

Recommend that the Board of Commissioners:

Find that the approval of the proposed Project and award of a Contract to complete epoxy coating of existing copper pipes and associated work in 150 dwelling units at the Nueva Maravilla-Rosas Senior Buildings public housing development and is exempt from the provisions of the California Environmental Quality Act for the reasons stated in this letter and the record of the Project.

Approve the proposed Project and adopt the plans and specifications that are on file in the Construction Management Unit of the Los Angeles County Development Authority (LACDA) for construction of the Project.

Award a Contract to Pipe Restoration Inc., the apparent lowest responsive and responsible bidder, in the amount of \$1,510,373 to install epoxy coating internally to existing copper pipes and associated work at the Nueva Maravilla-Rosas Senior Buildings public housing development in unincorporated East Los Angeles, and authorize the Executive Director or his designee to execute the Contract following receipt of the acceptable Faithful Performance and Labor and Material Bonds and insurance filed by the Contractor.

Authorize the Executive Director or his designee, upon his determination and as necessary and appropriate, to amend the Contract, or to terminate the contractor's right to proceed with the performance of the Contract or to terminate the Contract for convenience.

Authorize the Executive Director or his designee to approve Contract change orders not to exceed \$302,075, which represents 20% of the \$1,510,373 contract amount, for unforeseen project costs.

Authorize the Executive Director or his designee, to accept the Project and file notices upon final completion of the Project, to release retention money withheld pursuant to the applicable provisions of the Public Contract Code, to grant extensions of time of the Project, as applicable, and to assess liquidated damages as authorized under Government Code section 53069.85 and the contract specifications.

Authorize the Executive Director to fund the Contract and contingency with a total of \$1,812,448 in Capital Fund Program funds allocated by the U.S. Department of Housing and Urban Development (HUD) and included in the LACDA's approved Fiscal Year 2021-2022 budget.

Determine that the proposed Project is exempt from the application of the County's Local Targeted Worker Hire Policy because it is wholly funded with Federal funds, which prohibit geographic preferences.

8. **Construction Contract for the South Bay Gardens Senior Public Housing Development Pipe Coating Project (District 2)**

Recommend that the Board of Commissioners:

Find that the approval of the proposed Project and award of a Contract to complete epoxy coating of existing copper pipes and associated work in 100 dwelling units at the South Bay Gardens Senior public housing development and is exempt from the provisions of the California Environmental Quality Act for the reasons stated in this letter and the record of the Project.

Approve the proposed Project and adopt the plans and specifications that are on file in the Construction Management Unit of the LACDA for construction of the Project.

Award a Contract to Pipe Restoration Inc., the sole bidder, in the amount of \$1,075,373 to install epoxy coating internally to existing copper pipes and associated work at the South Bay Gardens Senior public housing development in unincorporated Los Angeles County, and authorize the Executive Director, or his designee, to execute the Contract following receipt of the acceptable Faithful Performance and Labor and Material Bonds and insurance filed by the Contractor.

Authorize the Executive Director or his designee, upon his determination and as necessary and appropriate, to amend the Contract, or to terminate the contractor's right to proceed with the performance of the Contract or to terminate the Contract for convenience.

Authorize the Executive Director or his designee to approve Contract change orders not to exceed \$107,537, which represents 10% of the \$1,075,373 contract amount, for unforeseen project costs.

Authorize the Executive Director or his designee to accept the Project and file notices upon final completion of the Project, to release retention money withheld pursuant to the applicable provisions of the Public Contract Code, to grant extensions of time of the Project, as applicable, and to assess liquidated damages as authorized under Government Code section 53069.85 and the contract specifications.

Authorize the Executive Director to fund the Contract and contingency with a total of \$1,075,373, comprised of \$900,000 in Community Development Block Grant fund allocated to the First Supervisorial District by HUD, and \$175,373 in Capital

Fund Program funds allocated by HUD and included in the LACDA's approved Fiscal Year 2021-2022 budget.

Determine that the proposed Project is exempt from the application of the County's Local Targeted Worker Hire Policy because it is wholly funded with Federal funds, which prohibit geographic preferences.

9. **Construction Contract for Palm Senior Apartments Public Housing Development Pipe Coating Project (District 3)**

Recommend that the Board of Commissioners:

Find that the approval of the proposed Project and award of a Contract to complete epoxy coating of existing copper pipes and associated work in 127 dwelling units at the Palm Senior Apartments public housing development and is exempt from the provisions of the California Environmental Quality Act for the reasons stated in this letter and the record of the Project.

Approve the proposed Project and adopt the plans and specifications that are on file in the Construction Management Unit of the LACDA for construction of the Project.

Award a Contract to Pipe Restoration Inc., the apparent lowest responsive and responsible bidder, in the amount of \$1,425,104 to install epoxy coating internally to existing copper pipes and associated work at the Palm Senior Apartments public housing development in unincorporated Los Angeles County, and authorize the Executive Director, or his designee, to execute the Contract following receipt of the acceptable Faithful Performance and Labor and Material Bonds and insurance filed by the Contractor.

Authorize the Executive Director or his designee, upon his determination and as necessary and appropriate, to amend the Contract, or to terminate the contractor's right to proceed with the performance of the Contract or to terminate the Contract for convenience.

Authorize the Executive Director or his designee to approve Contract change orders not to exceed \$142,510, which represents 10% of the \$1,425,104 contract amount, for unforeseen project costs.

Authorize the Executive Director or his designee to accept the Project and file notices upon final completion of the Project, to release retention money withheld pursuant to the applicable provisions of the Public Contract Code, to grant extensions of time of the Project, as applicable, and to assess liquidated damages as authorized under Government Code section 53069.85 and the contract specifications.

Authorize the Executive Director to fund the Contract and contingency with a total of \$1,567,614, in Capital Fund Program funds allocated by HUD and included in the LACDA's approved Fiscal Year 2021-2022 budget.

Determine that the proposed Project is exempt from the application of the County's Local Targeted Worker Hire Policy because it is wholly funded with Federal funds, which prohibit geographic preferences.

10. Commissioner Comments or Suggestions for Future Agenda Items

Access to the agenda and supporting documents are available on the LACDA website. Agendas in Braille are available upon request. American Sign Language (ASL) interpreters, or reasonable modifications to Housing Advisory Committee meeting policies and/or procedures, to assist members of the disabled community who would like to request a disability-related accommodation in addressing the Commission, are available if requested at least four (4) business days prior to the meeting. Later requests will be accommodated to the extent possible. Please contact the Executive Office of the LACDA by phone at (626) 586-1855 from 8:00 a.m. to 6:00 p.m., Monday through Thursday, or by e-mail at nick.teske@lacda.org.

**MINUTES FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY DEVELOPMENT AUTHORITY
HOUSING ADVISORY COMMITTEE**

Wednesday, December 22, 2021.

The meeting was convened via teleconference.

Digest of the meeting. The Minutes are being reported seriatim.

The meeting was called to order by Commissioner Myers at 12:03 p.m.

<u>Roll Call</u>	<u>Present</u>	<u>Absent</u>
Ruthie Myers	X	
Zella Knight	X	
James Brooks	X	
Mary Canoy	X	
Renee Contreras	X	
Connor Lock	X	
Elda Mendez-Lemus	X	
Takao Suzuki	X	
Anna Swett	X	
Pamela Williams	X	

Agenda Item No. 3 – Reading and Approval of the Minutes of the Previous Meeting

Commissioner Lock moved to amend the draft minutes of the Regular Meeting of November 17, 2021 to reflect that he was in attendance. On motion by Commissioner Knight, seconded by Commissioner Brooks, the minutes were approved as amended.

Agenda Item No. 4 – Report of the Executive Director

Executive Director Emilio Salas reported on the passing of former Housing Commissioner Val Lerch after a long battle with cancer. Commissioner Lerch represented the Fourth Supervisorial District on the Housing Advisory Committee from 2010 until 2021. He was also a former councilmember for the City of Long Beach, a retired member of the U.S. Coast Guard and an advocate for veterans.

Emilio provided an update on the State Rent Relief program. As of this meeting, the State had paid out over \$480 million in Los Angeles County, exhausting the \$330 million in Emergency Rental Assistance Program funding (ERA1) allocated under the Consolidated Appropriations Act, 2021, and nearly exhausting the \$211 million (ERAP2) allocated under the American Rescue Plan Act of 2021. The payments included \$350,000 in rental arrearages for LACDA public housing residents.

The LACDA has also received approximately \$6 million in federal funds for local efforts tied to rent relief and homeless prevention. We will be allocating funds to the Department of Consumer and Business Affairs for the Stay Housed LA program, and to fund additional staff for phone inquiries related to the eviction moratorium.

Emilio reported that the LACDA is working with our contractor to finalize the online portal for employees to register their vaccination status. He also reported that the County's vaccination mandate will extend to contractors that provide direct services on behalf of the County or locate within County facilities. The LACDA is actively working to identify these vendors and obtain their certifications.

Emilio reported on the recent redistricting of the County Supervisorial Districts. There is minimal impact to the LACDA's public housing sites. For our Community Development Block Grant (CDBG) program, there will be an impact with some unincorporated areas shifting between districts. CDBG funds are allocated by Supervisorial District. We are working with Board offices to evaluate any impacts to non-profit organizations funded with CDBG.

Emilio reported on the recent launch of the LACDA's Small Business Rent Relief program. We were oversubscribed as expected, and staff is now working with applicants to determine eligibility.

Emilio reported that as of this meeting, the LACDA has 51 of its Emergency Housing Vouchers under contract. More than 800 vouchers have been issued and over 100 are in the Request for Tenancy Approval process.

Finally, Emilio reported that the LACDA is issuing our Notice of Funding Availability (NOFA) Round 27 to provide funding for affordable housing development throughout the County.

Agenda Item No. 5 - Presentations

None

Agenda Item No. 6 - Public Comments

None

Agenda Item No. 7 – Meeting Calendar for 2022

On motion by Commissioner Knight, seconded by Commissioner Williams, the proposed meeting calendar for 2022 was approved as presented.

Agenda Item No. 8 – Amended Public Housing Admissions and Continued Occupancy Policy (All Districts)

On motion by Commissioner Knight, seconded by Commissioner Brooks, the following was approved:

Recommend that the Board of Commissioners:

Find that the amended Admissions and Continued Occupancy Policy (ACOP) for Fiscal Year 2021-2022 is not subject to the provisions of the California Environmental Quality Act because it will not have the potential for causing a significant effect on the environment.

Approve the amended ACOP, as required by the U.S. Department of Housing and Urban Development, to update the LACDA's policies in its Public Housing program.

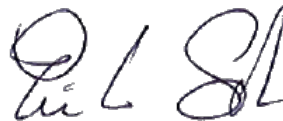
Agenda Item No. 9 – Election of Chair and Vice Chair for 2022

On motion by Commissioner Brooks, seconded by Commissioner Suzuki, Zella Knight was elected as Chair and Pamela Williams was elected as Vice Chair.

Agenda Item No. 10 - Commissioner Comments or Suggestions for Future Agenda Items

The meeting was adjourned at 1:44 p.m.

Respectfully submitted,



EMILIO SALAS
Executive Director
Secretary–Treasurer

Los Angeles County Development Authority

Contract Status Report



District	Project Name	PMWebNo.	Contractor Name	Original Contract Amount	Current Contract Amount	% COR	Approved Payments	% Complete	Status
1st	Nueva Maravilla Roof Replacement	47	ALLSTATE ENGINEERING	\$3,015,125.00	\$2,788,992.63	-8%	\$1,687,257.27	60%	Close Out
1st	Herbert Kitchen Rehabilitation	65	HARBOR COATING AND RESTORATION	\$498,363.84	\$541,107.84	8%	\$10,401.88	20%	Construction
1st	Nueva Maravilla Ceiling Repairs	70	KLD CONSTRUCTION CORP	\$63,224.06	\$63,224.06	0%	\$60,062.86	95%	Construction
1st	Nueva Maravilla Doors	73	KLD CONSTRUCTION CORP	\$72,752.38	\$72,752.38	0%	\$72,752.38	100%	Construction
1st	Nueva Maravilla Doors	73	KLD CONSTRUCTION CORP	\$717,008.43	\$717,008.43	0%	\$681,158.01	100%	Construction
1st	Whittier Manor Unit Flooring Replacement	76	PUB CONSTRUCTION INC.	\$237,654.48	\$237,654.48	0%	-	20%	Bidding
1st	Maravilla Childcare Roof Repairs	98	KLD CONSTRUCTION CORP	\$100,000.00	\$100,000.00	0%	-	100%	Completed
1st	East County Scattered Sites Concrete	102	KLD CONSTRUCTION CORP	\$226,828.18	\$226,828.18	0%	\$226,828.17	100%	Completed
1st	East County Window Replacement	110	PUB CONSTRUCTION INC.	\$293,991.80	\$293,991.80	0%	\$25,321.56	9%	Construction
1st	Office Re-configurations for COVID 19	111	PUB CONSTRUCTION INC.	\$72,699.06	\$72,699.06	0%	\$69,064.11	100%	Close Out
1st	Francisquito Villa Generator Installation	116	PUB CONSTRUCTION INC.	\$115,357.67	\$115,357.67	0%	\$109,589.79	95%	Construction
1st	Maravilla Admin & Community Center Exterior Trim Repair & Painting	157	HARRY H JOH CONSTRUCTION INC	\$95,422.76	\$95,422.76	0%	-	50%	Construction
2nd	South Bay Garden Generators	107	PUB CONSTRUCTION INC.	\$56,499.83	\$56,499.83	0%	\$53,674.84	100%	Completed
2nd	Southbay Gardens Roof Replacement & Coating	67	ERC ROOFING & WATERPROOFING	\$477,680.00	\$520,960.00	8%	\$520,960.00	100%	Completed
2nd	Southbay Gardens Windows and Sliding Glass Doors	69	HARRY H JOH CONSTRUCTION INC	\$302,098.00	\$302,098.00	0%	-	0%	Submittals

Los Angeles County Development Authority

Contract Status Report



2nd	SSS Concrete Repairs	56	KLD CONSTRUCTION CORP	\$427,200.94	\$324,555.48	-32%	\$308,327.71	100%	Completed
3rd	Kings Road Deck & Drain Repairs	63	KLD CONSTRUCTION CORP	\$71,354.03	\$71,354.03	0%	\$71,354.03	100%	Completed
3rd	Palm Apartments Common Area Flooring	54	KLD CONSTRUCTION CORP	\$150,639.91	\$151,752.90	1%	\$150,639.91	100%	Completed
3rd	Palm Apartments Window & Slider Replacements	97	PUB CONSTRUCTION INC.	\$546,656.61	\$546,656.61	0%	\$25,578.23	5%	Contract
3rd	West Knoll & Palm Drain Line Repair	101	PUB CONSTRUCTION INC.	\$120,434.20	\$120,434.20	0%	\$114,412.49	95%	Construction
3rd	Westknoll Common Area Fire Doors	99	PUB CONSTRUCTION INC.	\$68,566.41	\$68,566.41	0%	\$65,138.09	100%	Completed
3rd	Palm Roof Swamp Cooler Replacement	75	PUB CONSTRUCTION INC.	\$107,150.68	\$107,150.68	0%	\$106,835.17	100%	Completed
3rd	Palm Apartments Common Area Painting	91	KLD CONSTRUCTION CORP	\$111,745.42	\$111,745.42	0%	\$111,745.42	100%	Completed
3rd	Westknoll Plumbing Upgrade Project	90	PIPE RESTORATION INC.	\$1,884,315.00	\$1,884,315.00	0%	\$1,790,099.25	100%	Close Out
3rd	Ocean Park CCTV Installation	125	PUB CONSTRUCTION INC.	\$79,489.65	\$79,489.65	0%	\$75,515.17	100%	Completed
3rd	Kings Road Meter Room Door Replacement	137	HARRY H JOH CONSTRUCTION INC	\$61,789.96	\$61,789.96	0%	\$58,700.46	95%	Construction
4th	The Growing Experience Lighting and Landscaping	118	PUB CONSTRUCTION INC.	\$140,750.79	\$140,750.79	0%	\$140,750.79	100%	Completed
4th	Harbor Hills Exterior Site Improvements	124	HARRY H JOH CONSTRUCTION INC	\$255,662.82	\$255,662.82	0%	\$212,684.77	100%	Close Out
4th	Carmelitos YMCA Flooring and Painting Project	128	PUB CONSTRUCTION INC.	\$98,776.42	\$98,776.42	0%	\$75,070.06	76%	Construction
4th	Carmelitos LBP Abatement Exterior/Common Area	158	HARRY H JOH CONSTRUCTION INC	\$373,437.85	\$373,437.85	0%	\$95,786.82	50%	Construction
4th	Carmelitos Lead Mitigation Interior	81	PUB CONSTRUCTION INC.	\$186,033.39	\$186,033.39	0%	\$176,731.72	100%	Completed
4th	The Growing Experience Site Upgrades	104	PUB CONSTRUCTION INC.	\$112,516.78	\$112,516.78	0%	\$112,516.78	100%	Plan Development

Los Angeles County Development Authority

Contract Status Report



4th	Whittier Manor Roof	52	KLD CONSTRUCTION CORP	\$79,460.28	\$79,460.28	0%	\$79,460.28	100%	Completed
4th	Carmelitos Community Center A/C	59	PUB CONSTRUCTION INC.	\$186,521.88	\$186,521.88	0%	\$129,310.30	100%	Plan Development
4th	Carmelitos Kitchen Rehab Phase III	60	GIBRALTAR CONSTRUCTION COMPANY INC	\$2,095,000.00	\$2,095,000.00	0%	-	0%	Submittals
4th	Harbor Hills Unit Flooring Replacement	61	PUB CONSTRUCTION INC.	\$55,105.28	\$55,105.28	0%	\$52,350.02	95%	Plan Development
4th	Whittier Manor Generator Installation	62	PUB CONSTRUCTION INC.	\$92,562.29	\$92,562.29	0%	\$92,562.29	100%	Construction
5th	Foothill Villa Windows and External Lighting	68	PUB CONSTRUCTION INC.	\$288,332.50	\$288,332.50	0%	\$218,079.06	76%	Construction
5th	Orchard Arms Unit Flooring	64	KLD CONSTRUCTION CORP	\$437,339.41	\$437,339.41	0%	\$415,472.44	95%	Construction
5th	Orchard Arms Unit & Common Area Windows	77	TL VETERANS CONSTRUCTION INC.	\$655,000.00	\$655,000.00	0%	\$103,347.98	16%	Contract
5th	Quartz Hills I & II Unit Flooring Replacement	115	PUB CONSTRUCTION INC.	\$278,838.52	\$278,838.52	0%	\$74,967.40	27%	Construction
5th	Foothill Roof Replacement	100	PUB CONSTRUCTION INC.	\$297,619.34	\$238,326.39	-25%	\$226,410.07	100%	Completed
5th	Lancaster Homes Generator Installation	87	PUB CONSTRUCTION INC.	\$140,345.72	\$140,345.72	0%	-	0%	Permitting
Totals:				\$15,747,351.57	\$15,446,417.78	-48%	\$8,600,917.58		



January 26, 2022

Housing Advisory Committee
Los Angeles County Development Authority
700 West Main Street
Alhambra, California 91801

Dear Commissioners:

**AWARD A CONSTRUCTION CONTRACT TO PIPE RESTORATION INC. FOR THE
NUEVA MARAVILLA-ROSAS SENIOR BUILDINGS PUBLIC HOUSING
DEVELOPMENT PIPE COATING PROJECT
(DISTRICT 1)**

SUBJECT

This letter recommends award of a Construction Contract (Contract) to Pipe Restoration Inc. to complete epoxy coating of existing copper pipes and associated work in 150 dwelling units at the Nueva Maravilla-Rosas Senior Buildings public housing development located at 4800 Colonia de Las Rosas in unincorporated East Los Angeles.

IT IS RECOMMENDED THAT THE COMMITTEE:

1. Recommend that the Board of Commissioners find that the approval of the proposed Project and award of a Contract to complete epoxy coating of existing copper pipes and associated work in 150 dwelling units at the Nueva Maravilla-Rosas Senior Buildings public housing development and is exempt from the provisions of the California Environmental Quality Act (CEQA) for the reasons stated in this letter and the record of the Project.
2. Recommend that the Board of Commissioners approve the proposed Project and adopt the plans and specifications that are on file in the Construction Management Unit of the Los Angeles County Development Authority (LACDA) for construction of the Project.
3. Recommend that the Board of Commissioners award a Contract to Pipe Restoration Inc., the apparent lowest responsive and responsible bidder, in



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Executive Director: Emilio Salas

Commissioners: Hilda L. Solis, Holly J. Mitchell, Sheila Kuehl, Janice Hahn, Kathryn Barger

the amount of \$1,510,373 to install epoxy coating internally to existing copper pipes and associated work at the Nueva Maravilla-Rosas Senior Buildings public housing development in unincorporated East Los Angeles, and authorize the Executive Director or his designee to execute the Contract following receipt of the acceptable Faithful Performance and Labor and Material Bonds and insurance filed by the Contractor.

4. Recommend that the Board of Commissioners authorize the Executive Director or his designee, upon his determination and as necessary and appropriate, to amend the Contract, or to terminate the contractor's right to proceed with the performance of the Contract or to terminate the Contract for convenience.
5. Recommend that the Board of Commissioners authorize the Executive Director or his designee to approve Contract change orders not to exceed \$302,075, which represents 20% of the \$1,510,373 contract amount, for unforeseen project costs.
6. Recommend that the Board of Commissioners authorize the Executive Director or his designee, to accept the Project and file notices upon final completion of the Project, to release retention money withheld pursuant to the applicable provisions of the Public Contract Code, to grant extensions of time of the Project, as applicable, and to assess liquidated damages as authorized under Government Code section 53069.85 and the contract specifications.
7. Recommend that the Board of Commissioners authorize the Executive Director to fund the Contract and contingency with a total of \$1,812,448 in Capital Fund Program (CFP) funds allocated by the U.S. Department of Housing and Urban Development (HUD) included in the Los Angeles County Development Authority's approved Fiscal Year 2021-2022 budget.
8. Recommend that the Board of Commissioners determine that the proposed Project is exempt from the application of the County's Local Targeted Worker Hire Policy because it is wholly funded with Federal funds, which prohibit geographic preferences.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The approval of the recommended actions will find the proposed Project is exempt from the provisions of CEQA, adopt the plans and specifications for the proposed Project, and authorize the Executive Director, or his designee, to award and execute a Contract to a sole bidder to install epoxy coating of existing copper pipes in 150 dwelling units and complete associated work at the Nueva Maravilla-Rosas Senior Buildings public housing development.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund. The LACDA will fund the improvements with \$1,812,448 in CFP funds allocated by HUD and included in the Los Angeles County Development Authority's approved Fiscal Year 2021-2022 budget.

A contingency amount, in the amount of \$302,075, which represents 20% of the \$1,510,373 contract amount, is being set aside for unforeseen costs using the same source of funds. This contingency is recommended because epoxy coating of existing copper pipes, often involves unforeseen conditions such as damaged wall framing and plumbing fixtures that extend further than initially identified in the scope of work.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Rosas senior public housing development consists of two-story building with 150 units. The existing copper pipes at the development are old and have pinhole leaks. In April 2019, the LACDA utilized a specialized epoxy coating technology on the existing copper pipes of all 66 buildings at Nueva Maravilla family public housing development. Residents were surveyed afterwards to determine if they observed any difference in water taste, color, odor, and water pressure. The survey yielded positive results. In September 2021, the LACDA utilized the same epoxy coating technology with similar results at the West Knoll Senior housing development. Epoxy coating is a patented epoxy material that is safe for use in drinking water application to coat the existing copper water pipes.

The scope of work for this project includes epoxy coating of existing copper pipes in the 150 dwelling units, replacement of plumbing fixtures including cartridges, angle stops, flex lines of all the fixtures, one shut off valve for each building, drywall repair and painting as needed, and associated work.

The improvements are being federally funded and are not subject to the requirements of the Greater Avenues for Independence (GAIN) Program, and the General Relief Opportunity for Work (GROW) Program implemented by the County of Los Angeles. Housing and Community Development Act of 1968, as amended, requires that employment and other economic opportunities generated by certain HUD assistance be directed to low- and very low-income persons, particularly to persons who are recipients of HUD housing assistance. This project is exempt from the application of the County's Local Targeted Worker Hire Policy since it will be funded with federal funds which prohibits geographic preferences. However, the construction project bid specifications require that vendors submit a Business Hiring Survey to match qualified public housing residents with available jobs. Residents that are interested in obtaining employment are encouraged to submit an Economic Opportunities Enrollment Form to the LACDA to identify their past work experience and refer them to job openings. If a potential job match is identified, the vendor's information is provided to the resident and the resident is encouraged to apply.

The LACDA partners with the Department of Workforce Development, Aging and Community Services (WDACS) to implement a workforce development program at public housing developments located in the 1st, 2nd, 3rd and 5th Supervisorial Districts. Residents who participate are provided with employment and supportive services through a network of Los Angeles County America's Job Centers of California (AJCC). For 4th Supervisorial District residents, workforce development services are provided at the Carmelitos public housing development through Pacific Gateway and at the Harbor Hills public housing development through the South Bay Workforce Investment Board.

ENVIRONMENTAL DOCUMENTATION

Pursuant to 24 Code of Federal Regulation, Part 58, Section 58.35 (a) (3) (ii), this project is excluded from the National Environmental Policy Act (NEPA), because it involves activities that will not alter existing environmental conditions.

The proposed Project is categorically exempt CEQA. The Project, epoxy coating of existing pipes, including replacement of cartridges, angle stops, flex lines of all the fixtures, one shut off valve per building, drywall repair and painting as needed, and associated work, is within a class of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Section 15301 and 15302 of the CEQA Guidelines and Classes 1 and 2 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. In addition, the project is not in a sensitive environment, and there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable based on the project records. The project will not adversely affect natural watercourses, wetlands, environmentally sensitive areas, remove scenic resources, remove rare plants, or mature trees. Upon the Board's approval of the proposed Project, the LACDA will file a Notice of Exemption with the County Clerk in accordance with Section 15062 of the State CEQA Guidelines.

CONTRACTING PROCESS

On November 23, 2021, the Los Angeles County Development Authority initiated an outreach to identify a contractor to complete the work at the subject property. Notices were electronically sent to all licensed contractors identified from the LACDA's vendor list to visit the LACDA's website and download the solicitation package. Advertisements also appeared on the County WebVen and LACDA websites.


On December 14, 2021, one bid was received and formally opened. There were three (3) contractors that attended the pre-bid conference and two of the contractors did not bid on the project. The sole bidder, Pipe Restoration Inc., was determined to be the lowest responsive and responsible bidder and is being recommended for the Contract award.

The Summary of the Outreach Activities is provided in Attachment A.

IMPACT ON CURRENT PROJECT

Approval of the recommended actions will allow for epoxy coating of existing copper pipes in 150 dwelling units and associated work at the Nueva Maravilla-Rosas Senior Buildings public housing development and allow the LACDA to continue providing residents with modest affordable housing.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Emilio Salas". The signature is stylized and cursive.

EMILIO SALAS
Executive Director

Enclosures

ATTACHMENT A

Summary of Outreach Activities

On November 23, 2021, the following outreach was initiated to identify a contractor for epoxy coating to existing copper pipes and associated work at the Nueva Maravilla-Rosas Senior Buildings public housing development located at 4800 Colonia de Las Rosas, Los Angeles, CA 90022.

A. Internet Search/ Newspaper Advertising

Announcements were posted on the County WebVen and LACDA websites

B. Distribution of Bid Packages

The LACDA's vendor list was used to email notices to licensed contractors to visit the LACDA's website and download the solicitation package.

C. Pre-Bid Conference and Site Walk

On November 30, 2021, a mandatory pre-bid conference and site walk was conducted.

Three contractors were in attendance.

D. Bid Results

On December 14, 2021, one bid was received and publicly opened. The bid result was as follows:

Engineers' Estimate	\$2,000,000.00
---------------------	----------------

<u>Company</u>	<u>Bid Amount</u>
Pipe Restoration Inc.	\$1,510,373

The LACDA conducts ongoing outreach to include minorities and women in the contract award process, including: providing information at local and national conferences; conducting seminars for minorities and women regarding programs and services; advertising in newspapers to invite placement on the vendor list; and mailing information to associations representing minorities and women. The above information has been voluntarily provided to the LACDA.

The recommended award of the contract is being made in accordance with the LACDA's policies and federal regulations, and without regard to race, creed, color, or gender.

ATTACHMENT B

Contract Summary

Project Name: Nueva Maravilla-Rosas Senior Buildings Pipe Coating Project
Location: 4800 Colonia de Las Rosas, Los Angeles, CA 90022
Bid Number: LACDA 21-057
Bid Date: November 23, 2021
Contractor: Pipe Restoration Inc.
Services: Includes epoxy coating of existing copper pipes; replacement of cartridges, angle stops, flex lines of all the fixtures; one shut off valve per building; drywall repair, painting as needed and associated work in 150 dwelling units.

Contract Documents: Instructions to Bidders and General Conditions, Specifications, Bidder's Documents, Representations, Certifications, Bid, Other Statements of Bidder; and all Addenda to the Contract Documents.

Time of Commencement and Completion: The work to be performed under this Contract shall commence within ten (10) days after a Notice to Proceed is received by the Contractor, or on the date specified in the Notice, whichever is later, and shall be completed within One Hundred Twenty (120) calendar days following the required commencement date.

Liquidated Damages: In the event of a breach of contract, the Contractor and his/her sureties shall be liable for, and shall pay to the Los Angeles County Development Authority the sum of **One Thousand Dollars and Zero Cents (\$1,000.00)** as liquidated damages for each calendar day of delay, until the Work is accepted by the Owner.

Contract Sum: The Los Angeles County Development Authority shall pay the Contractor for the performance of the Construction Contract subject to additions and deductions by Change Order(s) as provided in the Contract Documents, in current funds, the sum of **One Million Five-ten Thousand Three Hundred Seventy Three Dollars and Zero Cents (\$1,510,373)**. The Contract Sum is not subject to escalation, includes all labor and material increases anticipated throughout the duration of this Construction Contract.

Contract Contingency: \$302,075



January 26, 2022

Housing Advisory Committee
Los Angeles County Development Authority
700 West Main Street
Alhambra, California 91801

Dear Commissioners:

**AWARD A CONSTRUCTION CONTRACT TO PIPE RESTORATION INC. FOR THE
SOUTH BAY GARDENS SENIOR PUBLIC HOUSING DEVELOPMENT
PIPE COATING PROJECT
(DISTRICT 2)**

SUBJECT

This letter recommends award of a Construction Contract (Contract) to Pipe Restoration Inc. to complete epoxy coating of existing copper pipes and associated work in 100 dwelling units at the South Bay Gardens Senior public housing development located at 230 East 130th Street in unincorporated Los Angeles County

IT IS RECOMMENDED THAT THE COMMITTEE:

1. Recommend that the Board of Commissioners find that the approval of the proposed Project and award of a Contract to complete epoxy coating of existing copper pipes and associated work in 100 dwelling units at the South Bay Gardens Senior public housing development and is exempt from the provisions of the California Environmental Quality Act (CEQA) for the reasons stated in this letter and the record of the Project.
2. Recommend that the Board of Commissioners approve the proposed Project and adopt the plans and specifications that are on file in the Construction Management Unit of the Los Angeles County Development Authority (LACDA) for construction of the Project.
3. Recommend that the Board of Commissioners award a Contract to Pipe Restoration Inc., the sole bidder, in the amount of \$1,075,373 to install



Administrative Office
700 West Main Street, Alhambra, CA 91801
Tel: (626) 262-4511 TDD: (626) 943-3898



Executive Director: Emilio Salas

Commissioners: Hilda L. Solis, Holly J. Mitchell, Sheila Kuehl, Janice Hahn, Kathryn Barger

epoxy coating internally to existing copper pipes and associated work at the South Bay Gardens Senior public housing development in unincorporated Los Angeles County, and authorize the Executive Director, or his designee, to execute the Contract following receipt of the acceptable Faithful Performance and Labor and Material Bonds and insurance filed by the Contractor.

4. Recommend that the Board of Commissioners authorize the Executive Director or his designee, upon his determination and as necessary and appropriate, to amend the Contract, or to terminate the contractor's right to proceed with the performance of the Contract or to terminate the Contract for convenience.
5. Recommend that the Board of Commissioners authorize the Executive Director or his designee to approve Contract change orders not to exceed \$107,537, which represents 10% of the \$1,075,373 contract amount, for unforeseen project costs.
6. Recommend that the Board of Commissioners authorize the Executive Director or his designee to accept the Project and file notices upon final completion of the Project, to release retention money withheld pursuant to the applicable provisions of the Public Contract Code, to grant extensions of time of the Project, as applicable, and to assess liquidated damages as authorized under Government Code section 53069.85 and the contract specifications.
7. Recommend that the Board of Commissioners authorize the Executive Director to fund the Contract and contingency with a total of \$1,075,373, comprised of \$900,000 in Community Development Block Grant (CDBG) fund allocated to the First Supervisorial District by the U.S. Department of Housing and Urban Development (HUD), and \$175,373 in Capital Fund Program (CFP) funds allocated by HUD included in the Los Angeles County Development Authority's approved Fiscal Year 2021-2022 budget.
8. Recommend that the Board of Commissioners determine that the proposed Project is exempt from the application of the County's Local Targeted Worker Hire Policy because it is wholly funded with Federal funds, which prohibit geographic preferences.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The approval of the recommended actions will find the proposed Project is exempt from the provisions of CEQA, adopt the plans and specifications for the proposed Project, and authorize the Executive Director, or his designee, to award and execute a Contract to a

sole bidder to install epoxy coating of existing copper pipes in 100 dwelling units and complete associated work at the South Bay Gardens Senior public housing development.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund. The LACDA will fund the improvements with CDBG, and CFP funds allocated by HUD included in the Los Angeles County Development Authority's approved Fiscal Year 2021-2022 budget.

A contingency amount, in the amount of \$107,373, which represents 10% of the \$1,075,373 contract amount, is being set aside for unforeseen costs using the same source of funds. This contingency is recommended because epoxy coating of existing copper pipes, often involves unforeseen conditions such as damaged wall framing and plumbing fixtures that extend further than initially identified in the scope of work.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The South Bay Gardens Senior public housing development consists of a Three-story building with 100 units. The existing copper pipes at the development are old and have pinhole leaks. In April 2019, the LACDA utilized a specialized epoxy coating technology on the existing copper pipes of all 66 buildings at Nueva Maravilla family public housing development. Residents were surveyed afterwards to determine if they observed any difference in water taste, color, odor, and water pressure. The survey yielded positive results. In September 2021, the LACDA utilized the same epoxy coating technology with similar results at the West Knoll Senior public housing development. Epoxy coating is a patented epoxy material that is safe for use in drinking water application to coat the existing copper water pipes.

The scope of work for this project includes epoxy coating of existing copper pipes in the 100 dwelling units, replacement of plumbing fixtures including cartridges, angle stops, flex lines of all the fixtures, one shut off valve for each building, drywall repair and painting as needed, and associated work.

The improvements are being federally funded and are not subject to the requirements of the Greater Avenues for Independence (GAIN) Program, and the General Relief Opportunity for Work (GROW) Program implemented by the County of Los Angeles. Housing and Community Development Act of 1968, as amended, requires that employment and other economic opportunities generated by certain HUD assistance be directed to low- and very low-income persons, particularly to persons who are recipients of HUD housing assistance. This project is exempt from the application of the County's Local Targeted Worker Hire Policy since it will be funded with federal funds which prohibits geographic preferences. However, the construction project bid specifications require that vendors submit a Business Hiring Survey to match qualified public housing residents with available jobs. Residents that are interested in obtaining employment are encouraged to submit an Economic Opportunities Enrollment Form to the LACDA to

identify their past work experience and refer them to job openings. If a potential job match is identified, the vendor's information is provided to the resident and the resident is encouraged to apply.

The LACDA partners with the Department of Workforce Development, Aging and Community Services (WDACS) to implement a workforce development program at public housing developments located in the 1st, 2nd, 3rd and 5th Supervisorial Districts. Residents who participate are provided with employment and supportive services through a network of Los Angeles County America's Job Centers of California (AJCC). For 4th Supervisorial District residents, workforce development services are provided at the Carmelitos public housing development through Pacific Gateway and at the Harbor Hills public housing development through the South Bay Workforce Investment Board.

ENVIRONMENTAL DOCUMENTATION

Pursuant to 24 Code of Federal Regulation, Part 58, Section 58.35 (a) (3) (ii), this project is excluded from the National Environmental Policy Act (NEPA), because it involves activities that will not alter existing environmental conditions.

The proposed Project is categorically exempt from CEQA. The Project, epoxy coating of existing pipes, including replacement of cartridges, angle stops, flex lines of all the fixtures, one shut off valve per building, drywall repair and painting as needed, and associated work, is within a class of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Section 15301 and 15302 of the CEQA Guidelines and Classes 1 and 2 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. In addition, the project is not in a sensitive environment, and there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable based on the project records. The project will not adversely affect natural watercourses, wetlands, environmentally sensitive areas, remove scenic resources, remove rare plants, or mature trees. Upon the Board's approval of the proposed Project, the LACDA will file a Notice of Exemption with the County Clerk in accordance with Section 15062 of the State CEQA Guidelines.

CONTRACTING PROCESS

On November 23, 2021, the Los Angeles County Development Authority initiated an outreach to identify a contractor to complete the work at the subject property. Notices were electronically sent to all licensed contractors identified from the LACDA's vendor list to visit the LACDA's website and download the solicitation package. Advertisements also appeared on the County WebVen and LACDA websites.

On December 16, 2021, one bid was received and formally opened. There were two contractors that attended the pre-bid conference and one of the contractors did not bid on the project. The sole bidder, Pipe Restoration Inc., was determined to be the lowest

Housing Advisory Committee

January 26, 2022

Page 5

responsive and responsible bidder and is being recommended for the Contract award.

The Summary of the Outreach Activities is provided in Attachment A.

IMPACT ON CURRENT PROJECT

Approval of the recommended actions will allow for epoxy coating to existing copper pipes in 100 dwelling units and associated work at the South Bay Gardens Senior public housing development and allow the LACDA to continue providing residents with modest affordable housing.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Emilio Salas", written over a white rectangular area.

EMILIO SALAS
Executive Director

Enclosures

ATTACHMENT A

Summary of Outreach Activities

On November 23, 2021, the following outreach was initiated to identify a contractor for epoxy coating of existing copper pipes and associated work at the South Bay Gardens Senior Public Housing Development located at 230 East 130th Street, Los Angeles, CA 90061.

A. Internet Search/ Newspaper Advertising

Announcements were posted on the County WebVen and LACDA websites

B. Distribution of Bid Packages

The LACDA's vendor list was used to email notices to licensed contractors to visit the LACDA's website and download the solicitation package.

C. Pre-Bid Conference and Site Walk

On November 30, 2021, a mandatory pre-bid conference and site walk was conducted.

Two contractors were in attendance.

D. Bid Results

On December 16, 2021, one bid was received and publicly opened. The bid result was as follows:

Engineers' Estimate	\$2,000,000.00
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<u>Company</u>	<u>Bid Amount</u>
Pipe Restoration Inc.	\$1,075,373.00

The LACDA conducts ongoing outreach to include minorities and women in the contract award process, including: providing information at local and national conferences; conducting seminars for minorities and women regarding programs and services; advertising in newspapers to invite placement on the vendor list; and mailing information to associations representing minorities and women. The above information has been voluntarily provided to the LACDA.

The recommended award of the contract is being made in accordance with the LACDA's policies and federal regulations, and without regard to race, creed, color, or gender.

ATTACHMENT B

Contract Summary

Project Name: South Bay Gardens Senior Public Housing Development Pipe Coating Project
Location: 230 East 130th Street, Los Angeles, CA 90061
Bid Number: LACDA 21-058
Bid Date: November 23, 2021
Contractor: Pipe Restoration Inc.
Services: Includes epoxy coating of existing copper pipes; replacement of cartridges, angle stops, flex lines of all the fixtures; one shut off valve per building; drywall repair, painting as needed and associated work in 100 dwelling units.

Contract Documents: Instructions to Bidders and General Conditions, Specifications, Bidder's Documents, Representations, Certifications, Bid, Other Statements of Bidder; and all Addenda to the Contract Documents.

Time of Commencement and Completion: The work to be performed under this Contract shall commence within ten (10) days after a Notice to Proceed is received by the Contractor, or on the date specified in the Notice, whichever is later, and shall be completed within One Hundred Twenty (120) calendar days following the required commencement date.

Liquidated Damages: In the event of a breach of contract, the Contractor and his/her sureties shall be liable for, and shall pay to the LACDA the sum of **One Thousand Dollars and Zero Cents (\$1,000.00)** as liquidated damages for each calendar day of delay, until the Work is accepted by the Owner.

Contract Sum: The LACDA shall pay the Contractor for the performance of the Construction Contract subject to additions and deductions by Change Order(s) as provided in the Contract Documents, in current funds, the sum of **One Million Seventy-Five Thousand Three Hundred Seventy-three Dollars and Zero Cents (\$1,075,373)**. The Contract Sum is not subject to escalation, includes all labor and material increases anticipated throughout the duration of this Construction Contract.

Contract Contingency: \$107,537



January 26, 2022

Housing Advisory Committee
Los Angeles County Development Authority
700 West Main Street
Alhambra, California 91801

Dear Commissioners:

**AWARD A CONSTRUCTION CONTRACT TO PIPE RESTORATION INC. FOR THE
PALM SENIOR APARTMENTS PUBLIC HOUSING DEVELOPMENT
PIPE COATING PROJECT
(DISTRICT 3)**

SUBJECT

This letter recommends award of a Construction Contract (Contract) to Pipe Restoration Inc. to complete epoxy coating of existing copper pipes and associated work in 127 dwelling units at the Palm Senior Apartments public housing development located at 959 Palm Avenue in the City of West Hollywood.

IT IS RECOMMENDED THAT THE COMMITTEE:

1. Recommend that the Board of Commissioners find that the approval of the proposed Project and award of a Contract to complete epoxy coating of existing copper pipes and associated work in 127 dwelling units at the Palm Senior Apartments public housing development and is exempt from the provisions of the California Environmental Quality Act (CEQA) for the reasons stated in this letter and the record of the Project.
2. Recommend that the Board of Commissioners approve the proposed Project and adopt the plans and specifications that are on file in the Construction Management Unit of the Los Angeles County Development Authority (LACDA) for construction of the Project.
3. Recommend that the Board of Commissioners award a Contract to Pipe Restoration Inc., the apparent lowest responsive and responsible bidder, in



Administrative Office
700 West Main Street, Alhambra, CA 91801
Tel: (626) 262-4511 TDD: (626) 943-3898



Executive Director: Emilio Salas
Commissioners: Hilda L. Solis, Holly J. Mitchell, Sheila Kuehl, Janice Hahn, Kathryn Barger

the amount of \$1,425,104 to install epoxy coating internally to existing copper pipes and associated work at the Palm Senior Apartments public housing development in unincorporated Los Angeles County, and authorize the Executive Director, or his designee, to execute the Contract following receipt of the acceptable Faithful Performance and Labor and Material Bonds and insurance filed by the Contractor.

4. Recommend that the Board of Commissioners authorize the Executive Director or his designee, upon his determination and as necessary and appropriate, to amend the Contract, or to terminate the contractor's right to proceed with the performance of the Contract or to terminate the Contract for convenience.
5. Recommend that the Board of Commissioners authorize the Executive Director or his designee to approve Contract change orders not to exceed \$142,510, which represents 10% of the \$1,425,104 contract amount, for unforeseen project costs.
6. Recommend that the Board of Commissioners authorize the Executive Director or his designee to accept the Project and file notices upon final completion of the Project, to release retention money withheld pursuant to the applicable provisions of the Public Contract Code, to grant extensions of time of the Project, as applicable, and to assess liquidated damages as authorized under Government Code section 53069.85 and the contract specifications.
7. Recommend that the Board of Commissioners authorize the Executive Director to fund the Contract and contingency with a total of \$1,567,614, in Capital Fund Program (CFP) funds allocated by the U.S. Department of Housing and Urban Development (HUD) and included in the LACDA's approved Fiscal Year 2021-2022 budget.
8. Recommend that the Board of Commissioners determine that the proposed Project is exempt from the application of the County's Local Targeted Worker Hire Policy because it is wholly funded with Federal funds, which prohibit geographic preferences.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The approval of the recommended actions will find the proposed Project is exempt from the provisions of CEQA, adopt the plans and specifications for the proposed Project, and authorize the Executive Director or his designee, to award and execute a Contract to a sole bidder to install epoxy coating to existing copper pipes in 127 dwelling units and complete associated work at the Palm Senior Apartments public housing development. and

FISCAL IMPACT/FINANCING

There is no impact on the County general fund. The LACDA will fund the improvements with \$1,567,614 in CFP funds allocated by HUD and included in the Los Angeles County Development Authority's approved Fiscal Year 2021-2022 budget.

A contingency amount, in the amount of \$142,510, which represents 10% of the \$1,425,104 contract amount, is being set aside for unforeseen costs using the same source of funds. This contingency is recommended because epoxy coating of existing copper pipes often involves unforeseen conditions such as damaged wall framing and plumbing fixtures that extend further than initially identified in the scope of work.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Palm Senior Apartments public housing development consists of a four and a half-story building with 127 units. The existing copper pipes at the development are old and have pinhole leaks. In April 2019, the LACDA utilized a specialized epoxy coating technology on the existing copper pipes of all 66 buildings at Nueva Maravilla family public housing development. Residents were surveyed afterwards to determine if they observed any difference in water taste, color, odor, and water pressure. The survey yielded positive results. In September 2021, the LACDA utilized the same epoxy coating technology with similar results at the West Knoll Senior public housing development. Epoxy coating is a patented epoxy material that is safe for use in drinking water application to coat the existing copper water pipes.

The scope of work for this project includes epoxy coating of existing copper pipes in the 127 dwelling units, replacement of plumbing fixtures including cartridges, angle stops, flex lines of all the fixtures, one shut off valve for each building, drywall repair and painting as needed, and associated work.

The improvements are being federally funded and are not subject to the requirements of the Greater Avenues for Independence (GAIN) Program, and the General Relief Opportunity for Work (GROW) Program implemented by the County of Los Angeles. Housing and Community Development Act of 1968, as amended, requires that employment and other economic opportunities generated by certain HUD assistance be directed to low- and very low-income persons, particularly to persons who are recipients of HUD housing assistance. This project is exempt from the application of the County's Local Targeted Worker Hire Policy since it will be funded with federal funds which prohibits geographic preferences. However, the construction project bid specifications require that vendors submit a Business Hiring Survey to match qualified public housing residents with available jobs. Residents that are interested in obtaining employment are encouraged to submit an Economic Opportunities Enrollment Form to the LACDA to identify their past work experience and refer them to job openings. If a potential job match

is identified, the vendor's information is provided to the resident and the resident is encouraged to apply.

The LACDA partners with the Department of Workforce Development, Aging and Community Services (WDACS) to implement a workforce development program at public housing developments located in the 1st, 2nd, 3rd, and 5th Supervisorial Districts. Residents who participate are provided with employment and supportive services through a network of Los Angeles County America's Job Centers of California (AJCC). For 4th Supervisorial District residents, workforce development services are provided at the Carmelitos public housing development through Pacific Gateway and at the Harbor Hills public housing development through the South Bay Workforce Investment Board.

ENVIRONMENTAL DOCUMENTATION

Pursuant to 24 Code of Federal Regulation, Part 58, Section 58.35 (a) (3) (ii), this project is excluded from the National Environmental Policy Act (NEPA), because it involves activities that will not alter existing environmental conditions.

The proposed Project is categorically exempt CEQA. The Project, epoxy coating of existing pipes, including replacement of cartridges, angle stops, flex lines of all the fixtures, one shut off valve per building, drywall repair and painting as needed, and associated work, is within a class of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Section 15301 and 15302 of the CEQA Guidelines and Classes 1 and 2 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. In addition, the project is not in a sensitive environment, and there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable based on the project records. The Project will not adversely affect natural watercourses, wetlands, environmentally sensitive areas, remove scenic resources, remove rare plants, or mature trees. Upon the Board's approval of the proposed Project, the LACDA will file a Notice of Exemption with the County Clerk in accordance with Section 15062 of the State CEQA Guidelines.

CONTRACTING PROCESS

On November 23, 2021, the Los Angeles County Development Authority initiated an outreach to identify a contractor to complete the work at the subject property. Notices were electronically sent to all licensed contractors identified from the LACDA's vendor list to visit the LACDA's website and download the solicitation package. Advertisements also appeared on the County WebVen and LACDA websites.

On December 14, 2021, one bid was received and formally opened. There were two contractors that attended the pre-bid conference and one of the contractors did not bid on the project. The sole bidder, Pipe Restoration Inc., was determined to be the lowest responsive and responsible bidder and is being recommended for the Contract award.

The Summary of the Outreach Activities is provided in Attachment A.

IMPACT ON CURRENT PROJECT

Approval of the recommended actions will allow for epoxy coating of existing copper pipes in 127 dwelling units and associated work at the Palm Senior Apartments public housing development and allow the LACDA to continue providing residents with modest affordable housing.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "E. Salas". The signature is stylized and written in a cursive-like font.

EMILIO SALAS
Executive Director

Enclosures

ATTACHMENT A

Summary of Outreach Activities

On November 23, 2021, the following outreach was initiated to identify contractors for epoxy coating to existing copper pipes and associated work at the Palm Senior Apartments public housing development located at 959 Palm Avenue, West Hollywood, CA 90069.

A. Internet Search/ Newspaper Advertising

Announcements were posted on the County WebVen and LACDA websites

B. Distribution of Bid Packages

The LACDA's vendor list was used to email notices to licensed contractors to visit the LACDA's website and download the solicitation package.

C. Pre-Bid Conference and Site Walk

On November 30, 2021, a mandatory pre-bid conference and site walk was conducted.

Two contractors were in attendance.

D. Bid Results

On December 14, 2021, one bid was received and publicly opened. The bid result was as follows:

Engineers' Estimate	\$2,000,000.00
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<u>Company</u>	<u>Bid Amount</u>
Pipe Restoration Inc.	\$1,425,104.00

The LACDA conducts ongoing outreach to include minorities and women in the contract award process, including: providing information at local and national conferences; conducting seminars for minorities and women regarding programs and services; advertising in newspapers to invite placement on the vendor list; and mailing information to associations representing minorities and women. The above information has been voluntarily provided to the LACDA.

The recommended award of the contract is being made in accordance with the LACDA's policies and federal regulations, and without regard to race, creed, color, or gender.

ATTACHMENT B

Contract Summary

Project Name: Palm Senior Apartments Pipe Coating Project
Location: 959 Palm Avenue, West Hollywood, CA 90069
Bid Number: LACDA 21-056
Bid Date: November 23, 2021
Contractor: Pipe Restoration Inc.
Services: Includes epoxy coating of existing copper pipes; replacement of cartridges, angle stops, flex lines of all the fixtures; one shut off valve per building; drywall repair, painting as needed and associated work in 127 dwelling units.

Contract Documents: Instructions to Bidders and General Conditions, Specifications, Bidder's Documents, Representations, Certifications, Bid, Other Statements of Bidder; and all Addenda to the Contract Documents.

Time of Commencement and Completion: The work to be performed under this Contract shall commence within ten (10) days after a Notice to Proceed is received by the Contractor, or on the date specified in the Notice, whichever is later, and shall be completed within One Hundred Twenty (120) calendar days following the required commencement date.

Liquidated Damages: In the event of a breach of contract, the Contractor and his/her sureties shall be liable for, and shall pay to the LACDA the sum of **One Thousand Dollars and Zero Cents (\$1,000.00)** as liquidated damages for each calendar day of delay, until the Work is accepted by the Owner.

Contract Sum: The LACDA shall pay the Contractor for the performance of the Construction Contract subject to additions and deductions by Change Order(s) as provided in the Contract Documents, in current funds, the sum of **One Million Four Hundred Twenty-Five Thousand One Hundred Four Dollars and Zero Cents (\$1,425,104)**. The Contract Sum is not subject to escalation, includes all labor and material increases anticipated throughout the duration of this Construction Contract.

Contract Contingency: \$142,510