

**Subject:** Consider award of contract for "Asbestos Abatement and Removal",  
Invitation for Bid (IFB) No. 0809-027-01

**Background Information:**

In preparation to begin work on the Kitchen & Bathroom Modernization project at Conway Homes and Tracy Homes, routine inspections detected the presence of asbestos at certain sites. In response, the Housing Authority solicited bids on 1/7/2010 for Asbestos Abatement and Removal via Invitation for Bid (IFB) No. 0809-027-01. The work specified in the IFB includes the containment and removal of contaminated materials from these locations, and this work must be performed before the planned Kitchen and Bathroom Modernization project can get underway.

Local newspaper advertisements were placed with the Stockton Record (ran 1/8/10 and 1/15/10) and the Tri-Valley Herald (ran 1/8/10 and 1/15/10). Additionally, notices were mailed out to twenty (20) contractors, three (3) local chambers of commerce, and five (5) plan-room/exchange-houses. A non-mandatory pre-bid meeting was held on site on 1/21/10, and thirteen (13) potential bidders attended.

When bidding closed on 2/8/2010, eight (8) firms had submitted bids:

- a) L&B Environmental, Inc. (\$431,200.00)
- b) Coastwide Environmental (\$493,297.00)
- c) Restec Construction (\$493,550.00)
- d) Bayview Environmental (\$575,000,000)
- e) West Coast Environmental (\$586,300.00)
- f) Bohm Environmental (\$609,960.00)
- g) Marcar (\$676,035.00)
- h) APC Contractors (\$846,950.00)

L&B Environmental, Inc., was the apparent low bidder, and upon review of the bid package by staff, was also the lowest responsive and responsible bidder. Before bidding began, staff's Initial Cost Estimate (ICE) for the project was \$394,000.00. Two bidders were close to the lowest bid, indicating that the force of competition was sufficient and the low bid was within reason.

**Recommended Action:**

Staff recommends awarding Contract No. 0809-027-01 for Asbestos Abatement and Removal to L&B Environmental, Inc., for the bid amount of \$431,200.00

**Alternate Option:** Reject all bids and reject Staff's recommendation for award of contract. Doing so could result in a potential loss of funding for the project through the Agency's ARRA allocation.

**Fiscal Impact:** Total cost of \$431,200.00 will be charged to Capital Fund – American Recovery and Reinvestment Act.

**Attachments:** "Scope of Work" and "Cost" excerpts from Proposed Contract #0809-027-01.

**Prepared by:** Brad Diemer, Director of General Services

**Funding Certification:** Funds available through Capital Funds - ARRA

  
Clifford Hatanaka, Director of Finance

**Approval:**

  
Barbara S. Kauss, Executive Director

**Services and Payment:**

**1.0 General Scope of Services:** The services provided pursuant to this contract generally consist of those services as generally described in the IFB 0809-027-01 (hereinafter "IFB") and specifically herein and within the Appendices. Said services shall be provided on the dates and times determined by the HACSJ at the designated HACSJ communities and facilities. In addition, the HACSJ shall retain the right to implement and/or enforce any item issued as a part of the IFB except where inconsistent with this contract. The Contractor must also coordinate their work schedule with other Contractors on-site (the Housing Authority will act as project coordinator for the job). All work shall be performed in accordance with this Agreement and the IFB, any and all Addendums to the IFB, the General Specifications Package referenced in this Agreement (as prepared by the HACSJ), and any duly executed Addenda to this Agreement.

**2.0 Construction Details:**

**2.1** Construction details are shown in the Scope of Work which was included in the IFB and is attached hereto as an Appendix.

**3.0 Property Addresses:**

**3.1** A list of the property addresses to be abated are shown in the Scope of Work from the IFB and attached hereto as an Appendix. Specification details are shown in the Scope of Work which was included in the IFB and is attached hereto as an Appendix.

**Cost/Value of Services:**

**1.0 Cost/Value of Services:**

**1.1 Labor Costs:** The Contractor shall pay not less than the wages required under:

**1.1.1** The rates found in the Davis-Bacon Wage Determination "CA080013 MOD 31", current as of January 22, 2010 (which was ten (10) days before the closure of the IFB on February 8, 2010, attached herein as an Appendix, and viewable online at: <http://www.wdol.gov/dba.aspx#0>

**1.1.2** The *General Conditions of the Contract for Construction* (form HUD-5370), Clause 46 - Labor

Standard, including Amendment No. 1 to this document as included in the IFB.

- 1.2.2 **Contract Value:** The HACSJ shall pay the Contractor for the performance of the Contract, in current funds, subject to additions and deductions as provided in the Specifications, not to exceed the sum of:

**Four Hundred Thirty-One Thousand Two Hundred Dollars  
(\$431,200.00)**

Method and frequency of payment shall be as outlined in the *General Conditions of the Contract for Construction* (form HUD-5370) and the Technical Specifications Section in the IFB. All additional employment classifications to be used in performing the construction work required in this Agreement must be submitted to the HACSJ and HUD Labor Department for rate approval and shall retain the approved rate for the duration of the Agreement.

**RESOLUTION ACCEPTING BID AND  
AWARDING CONTRACT FOR  
ASBESTOS ABATEMENT AND REMOVAL**

**WHEREAS**, notice of an Invitation for Bid has been given in a manner and for the time prescribed by the policy of this Housing Authority; and

**WHEREAS**, the following described bids for said Asbestos Abatement and Removal at Conway and Tracy Homes are the only bids received by this Authority in response to said Invitation for Bid, to wit:

<b><u>FIRM</u></b>	<b><u>BID</u></b>
L&B Environmental, Inc.	\$431,200.00
Coastwide Environmental	\$493,297.00
Restec Construction	\$493,550.00
Bayview Environmental	\$575,000.00
West Coast Environmental	\$586,300.00
Bohm Environmental	\$609,960.00
Marcar	\$676,035.00
APC Contractors	\$846,950.00

**WHEREAS**, the bid of L&B Environmental, Inc., is the lowest bid of a responsible bidder in compliance with said Invitation for Bid; and

**WHEREAS**, it is in the best interests of this Housing Authority to award a contract in the amount of \$431,200.00 for Asbestos Abatement and Removal at Conway and Tracy Homes, pursuant to the Invitation for Bid.

**NOW, THEREFORE, BE IT RESOLVED AND ORDERED** by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 18<sup>th</sup> day of February, 2010 as follows:

- 1) That the bid of L&B Environmental, Inc., in the amount of \$431,200.00 be, and the same hereby is, approved and accepted; and
  
- 2) That the Executive Director be, and she hereby is authorized and directed to enter into a contract with L&B Environmental, Inc., in the sum of FOUR HUNDRED THIRTY ONE THOUSAND TWO HUNDRED DOLLARS (\$431,200).