COMMUNITY DEVELOPMENT COMMISSION
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Carlos Jackson
Executive Director

December 5, 2006

Honorable Board of Commissioners
Community Development Commission
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Commissioners:

APPROVE CONSTRUCTION CONTRACTS FOR RESIDENTIAL SOUND INSULATION PROGRAM TO COMPLETE WORK IN UNINCORPORATED LENNOX AND ATHENS AREAS (2)
(3 Vote)

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that sound insulation improvements to be completed as part of the Residential Sound Insulation Program (RSIP) within 105 housing units in the unincorporated Lennox and Athens areas, are exempt from the provisions of the California Environmental Quality Act (CEQA) because the proposed work will not have the potential for causing a significant effect on the environment.

2. Authorize the Executive Director to execute Construction Contracts (Contracts) in the form of the attached standard contract, and all related documents for completion of the work described above, with the seven construction firms identified in Attachment A, to be effective following approval as to form by County Counsel and issuance of the Notice to Proceed, which will not exceed 60 days following the date of Board approval.

3. Authorize the Executive Director to use a total of $3,765,611.95 in Federal Aviation Administration (FAA), Los Angeles World Airports (LAWA) and Community Development Block Grant (CDBG) funds allocated to the Second Supervisorial District, for the purposes described above; and authorize the Executive Director to approve

contract change orders not exceeding $941,402.99 for any unforeseen project costs, using the same source of funds.

4. Authorize the Executive Director to execute time extensions to the Contracts, as necessary to complete the project, without increasing the compensation amount, following approval as to form by County Counsel.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:

The purpose of the actions is to award Contracts to seven construction firms to sound insulate 105 dwelling units in the unincorporated Lennox and Athens areas.

FISCAL IMPACT/FINANCING:

There is no impact on the County general fund. The Commission will fund the improvements with $3,765,611.95 in LAWA, FAA and CDBG funds included in the approved Fiscal Year 2006-2007 budget. A 25 percent contingency, in the amount of $941,402.99, is also being set aside for unforeseen costs using the same source of funds.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

On December 17, 1991, your Board authorized the Commission to submit an application to the FAA and LAWA for an Airport Improvement Program grant to implement a noise compatibility program for properties located within the flight path of the Los Angeles International Airport. The FAA and LAWA subsequently approved the application and allocated a total of $41 million for the Commission's Residential Sound Insulation Program (RSIP), including funding for sound insulation of the subject properties.

The Contracts include seven groups of projects, a total 105 dwelling units on 45 properties in unincorporated Lennox and Athens. The residences are located within the 65dB Community Noise Equivalent Levels contours and have been determined by LAWA and FAA to be severely affected and constantly exposed to noise generated from low flying aircraft. The buildings were constructed without sound-rated modifications and are unable to effectively reduce the exterior air traffic noise generated by the airplanes. The proposed Contracts will provide for the following improvements: replace all windows and doors; install attic insulation, heat ventilation and air conditioning systems; upgrade electrical panels; and complete miscellaneous code compliance work. It is anticipated that the work will be completed within 120 calendar days following the Notice to Proceed.

The improvements are being federally funded, and are not subject to the requirements of the Greater Avenues for Independence (GAIN) Program or the General Relief Opportunity for Work (GROW) Program implemented by the County of Los Angeles. Instead, the contractors will comply with Section 3 of the Housing and Community Development Act of 1968, as amended, which requires that employment and other economic opportunities generated by certain U.S. Department of Housing and Urban Development (HUD) assistance be directed to low- and very low-income persons, particularly to persons who are recipients of HUD housing assistance.

The attached form of standard contract will be used. The Contracts will be effective following approval as to form by County Counsel and upon issuance of the Notice to Proceed, which will not exceed 90 days following the date of Board approval.

ENVIRONMENTAL DOCUMENTATION:

Pursuant to 24 Code of Federal Regulations, Part 58, Section 58.35 (a)(3)(ii), this project is excluded from the NEPA, because it involves activities that will not alter existing environmental conditions. It is also exempt from the provisions of CEQA, pursuant to State CEQA Guidelines 15301, because it involves negligible or no expansion of use beyond what currently exists and does not have the potential for causing a significant effect on the environment.

CONTRACTING PROCESS:

On August 31 and September 12, 2006, the Commission initiated an outreach to identify contractors to complete the sound insulation work. Invitations for Bids were mailed to 690 contractors identified from the Commission's vendor list of general B-licensed contractors. Advertisements also appeared in eight local newspapers and on the County WebVen website.

On September 28 and October 3, 2006, seven group bids were received and formally opened. The bids were evaluated and the lowest, responsive bids from the responsible firms identified on Attachment A are being recommended for the Contract awards.

The Summary of Outreach Activities is provided as Attachment B.

IMPACT ON CURRENT PROJECT:

The award of the Contracts will provide 45 property owners with sound rated noise mitigation improvements that will reduce the exterior noise impact for 105 households.

Respectfully submitted,

for Bobbette A. Glover
CARLOS JACKSON
Executive Director

Attachments: 2
CJ:WKH:LM:rg