



July 15, 2025

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

Dear Commissioners:

**CONTRACT FOR REMEDIATION AND RESTORATION SERVICES
(ALL DISTRICTS) (3 VOTE)**

SUBJECT

This letter recommends approval of a Contract with Precision Works, Inc., dba Precision Environmental to provide remediation and restoration services to various public and affordable housing developments and administrative sites managed by the Los Angeles County Development Authority (LACDA).

IT IS RECOMMENDED THAT THE BOARD:

1. Authorize the Executive Director or designee to execute a one-year Contract for remediation and restoration services with Precision Works, Inc., dba Precision Environmental in the amount of up to \$1,000,000 using program funds included in the LACDA's approved Fiscal Year 2025-2026 budget, to be effective following approval as to form by County Counsel and execution by all parties.
2. Authorize the Executive Director or designee to execute amendments to the Contract, following approval as to form by County Counsel, to extend the term for an additional four years, in one-year increments, with an annual compensation of \$1,000,000 using funds to be included in the LACDA's annual budget approval process.
3. Authorize the Executive Director or designee to amend the Contract to modify the Statement of Work, add services, and increase the annual compensation by up to \$100,000 (10%) per year as needed for unforeseen costs.
4. Authorize the Executive Director or designee, upon his determination and as necessary and

appropriate under the terms of the Contract, to terminate the Contract for convenience.

5. Find that approval of Contract to provide remediation and restoration services is exempt from the California Environmental Quality Act (CEQA), as described herein, for the reasons stated in this Board letter and the record of the project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to approve a Contract for remediation and restoration services for various public and affordable housing developments and administrative sites managed by the LACDA. These services will provide the LACDA with complete residential and commercial remediation and restoration services on emergency and as-needed basis for both residential public housing developments and administrative properties. Remediation and restoration services will facilitate the LACDA's ability to adequately address emergencies that cause damage to LACDA properties, to initiate timely remediation and subsequently restore properties for continued operations.

FISCAL IMPACT/FINANCING

There is no impact on the County General Fund.

The cost for the first year of service will be up to \$1,000,000, using funds included in the LACDA's approved Fiscal Year 2025-2026 budget.

If extended, the cost of the second through the fifth year will remain at the same annual amount of up to \$1,000,000, using program funds included in the LACDA's annual budget approval process.

A 10% contingency, in the amount of \$100,000 per year, is also being set for any additional needed remediation and restoration services. If the Contract is fully extended, the total Contract and contingency amount for all five years will be \$5,500,000.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

This Contract will primarily be federally funded and are not subject to the requirements of the Greater Avenues for Independence (GAIN) Program or the Skills and Training to Achieve Readiness for Tomorrow (START) Program implemented by the County of Los Angeles. Instead, Precision Works, Inc., dba Precision Environmental 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.

ENVIRONMENTAL DOCUMENTATION

The proposed action is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.35 (b)(3) because it involves maintenance activities that will not have a physical impact on, or result in any physical changes to the environment. The action is exempt from the provisions of CEQA pursuant to section 15301 of the State CEQA Guidelines because it involves activities that do not have the potential for causing a

significant effect on the environment.

CONTRACTING PROCESS

On February 28, 2025, an Invitation for Bids (IFB), Remediation and Restoration Services, Solicitation Number LACDA25-031, was conducted to identify contractors to provide remediation and restoration services to the LACDA. The IFB solicitation was posted on both LACDA's solicitation portal as well as on the County's WebVen website.

On March 10, 2025, a pre-bid meeting was held with nine participating contractors attending. On March 26, 2025, two bids were received by the submission deadline. The lowest most responsive and responsible bidder is being recommended for the Contract award. The Summary of Outreach Activities is provided in Attachment A.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the proposed Contract will provide the LACDA with remediation and restoration services necessary to maintain LACDA properties. These services will facilitate immediate response to emergencies and facilitate ongoing maintenance of properties to ensure safe conditions for residents and staff.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Emilio Salas", written in a cursive style.

Emilio Salas

Executive Director

ES:BDS

Enclosures

ATTACHMENT A

Summary of Outreach Activities

Remediation and Restoration Services

On February 28, 2025, the following outreach was initiated to identify Remediation and Restoration Services Contractors for the LACDA.

A. Announcement

An announcement was posted on the County's WebVen and on the LACDA's websites.

B. Distribution of Notices

The LACDA's vendor list was used to e-mail notices to 1,455 flooring services contractors to visit the LACDA's website and download the solicitation package. In addition, contractors on the County's Webven were directed to download the solicitation package from the LACDA website. As a result of the outreach, 94 IFB packages were downloaded from the LACDA website.

C. Bid Results

On March 26, 2025, two (2) bids were received. Bidders were required to provide bids based on providing complete residential and commercial remediation and restoration services for residential units, communal lobbies, and administrative offices. Because the services are federally funded, price preferences were not applied for Local Small Business Enterprise (LSBE) status. Precision Works, Inc. dba Precision Environmental was determined to be the lowest responsive and responsible bidder and is being recommended for the Contract award.

D. Minority/Women Participation – Selected Agency

| <u>Name</u> | <u>Ownership</u> | <u>Employees</u> |
|---|------------------|------------------|
| Precision Works, Inc., dba Precision Environmental | Minority/Women | Total: 95 |

E. Minority/Women Participation – Firms Not Selected

| <u>Name</u> | <u>Ownership</u> | <u>Employees</u> |
|---------------------|------------------|------------------|
| Scope Environmental | Minority/Women | Total: 29 |

The LACDA conducts ongoing outreach to encourage participation by minorities and women in the contract award process, including: providing information at local and national conferences, expos and vendor fairs, and mailing information to associations representing minorities and women. The above information has been voluntarily provided to the LACDA.

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