

110340

DATE: January 22, 2025

TO: Board of Acquisition and Contract

FROM: Blanca P. Lopez, M.S.
Commissioner of Planning

SUBJECT: Resolution authorizing the Agreements between the County of Westchester, 28-30 Holdings, LLC and three contractors for rehabilitation of 12 units in the property located at 30 Locust Hill Avenue in Yonkers, New York.

The attached resolution, if approved by your Honorable Board, would authorize the County of Westchester (the "County") to enter into agreements with 28-30 Holdings, LLC (the "Property Owner") and three contractors, pursuant to which the contractors will make repairs in 12 apartments for the benefit of low income residents residing at the property located at 30 Locust Hill Avenue in Yonkers, New York (the "Property") through the Lead Safe Westchester ("LSW") Program. The term of the agreements will commence on February 14, 2025 to February 13, 2026.

The LSW Program will pay for repairs performed by EPA Certified Contractors to stabilize deteriorated lead-based paint at the Property that have been identified in lead inspections and risk assessments. For services rendered, the County will pay the contractors a total aggregate amount not to exceed \$138,000 in LSW funding in the amounts set forth below, pursuant to approved budgets:

Linear Environmental Corp. (units 2D, 3H, 4N & 7E)	\$48,000
Alta Vista Lead Improvement, Inc. (units 2J, 5K, 5O & 7M)	\$42,000
Exclusive Testing Labs, Inc. (units 3K, 5G, 6O & 7D)	\$48,000

The goal and objective of these agreements is to reduce lead-based paint hazards and provide a safe and healthy environment for the tenant households living in this Property. The project will be monitored by Department of Planning staff who will make site visits during construction to ensure all contractual obligations are met.

In accordance with Section 5 of the County's Procurement Policy and Procedures, the services described above were posted on the County's website where interested entities responded by October 31, 2024. The Department of Planning staff also sent

emails announcing the RFP specifications to a list of EPA Certified Lead Contractors as potential proposers. Ten proposals were submitted from AltaVista Lead Improvement, Inc., Lead Professionals, Inc., Linear Environmental Corp., Apache Legend Group Corp., Exclusive Testing Labs, Inc., Joseph Environmental, LLC, ICO Construction, Team C.O.L. Management Inc., EnviroNYC, and Reset Renovation Partners, LLC.

ICO Construction and Lead Professionals, Inc. submitted incomplete proposals. The proposals were reviewed and scored. The contractors receiving the highest scores were AltaVista Lead Improvement, Inc., Linear Environmental Corp. and Exclusive Testing Labs, Inc.

On January 12, 2023, the Board of Acquisition and Contract approved a resolution authorizing the County of Westchester to enter into a grant agreement with the United States Department of Housing & Urban Development, Office of Lead Hazard Control and Healthy Homes for an amount totaling \$4,100,000.00 to reduce lead-based paint hazards in Westchester County.

I recommend approval of these agreements.

BPL/tf/kh/je
Attachment

APPROVED BOARD OF ACQUISITION & CONTRACT - 01/30/2025 - RAYMOND SQUILKY, SECRETARY

RESOLUTION

UPON A COMMUNICATION FROM THE COMMISSIONER OF PLANNING, BE IT HEREBY

RESOLVED: that the County of Westchester (the "County") is hereby authorized to enter into agreements with 28-30 Holdings, LLC (the "Property Owner") and three contractors for rehabilitation of the property located at 30 Locust Hill Avenue in Yonkers, New York (the "Property"), pursuant to which the contractors will make repairs to multiple apartments for the benefit of low income residents residing at the Property through the Lead Safe Westchester (the "LSW") Program. These agreements will be for a total aggregate amount not to exceed \$138,000, pursuant to an approved budget. The term of the agreements will commence on February 14, 2025 to February 13, 2026. The work will include, but not be limited to, repairing deteriorated areas identified in lead inspections and risk assessments, and be it further;

RESOLVED: that in consideration for services rendered, the County will pay the contractors a total aggregate amount not to exceed \$138,000 in LSW funding in the amounts set forth below, pursuant to approved budgets:

Linear Environmental Corp. (units 2D, 3H, 4N & 7E)	\$48,000
AltaVista Lead Improvement, Inc. (units 2J, 5K, 5O & 7M)	\$42,000
Exclusive Testing Labs, Inc. (units 3K, 5G, 6O & 7D)	\$48,000

and be it further;

RESOLVED: that the County Executive or his duly authorized designee is authorized to execute any documents and take any actions necessary to effectuate the purposes hereof.

Account to be
Charged/Credited

		Major Program, Program & Phase	Object/ Sub Object	Trust Account	Dollars	Organization
Fund	Dept	Or Unit				
263	19	471W	4380	T471	\$48,000.00	Exclusive Testing Labs, Inc.
263	19	471W	4380	T471	\$48,000.00	Linear Environmental Corp.
263	19	471W	4380	T471	\$42,000.00	AltaVista Lead Improvement, Inc.

Budget Funding Year(s) FY 2021 Start Date February 14, 2025 End Date February 13, 2026
(must match resolution)

Funding Source Tax Dollars _____

State Aid _____

\$138,000.00 Federal Aid \$138,000.00 – U.S. Department of Housing and Urban Development

(must match resolution)

Other _____