

113356

DATE: March 27, 2026

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, Linear Environmental Corp., and AltaVista Lead Improvement, Inc., pursuant to which the contractors shall undertake lead-based paint improvements in common areas on the 2nd, 3rd, 4th, and 5th floors of the property located at 30 Locust Hill Avenue in Yonkers, New York, for a term commencing on April 15, 2026 and continuing through September 15, 2026, for an amount not to exceed \$217,800 in Lead Safe Westchester Program funds, payable pursuant to approved budgets.

The attached resolution, if approved by your Honorable Board, would authorize the County of Westchester (the "County") to enter into agreements (collectively, the "Agreement") with 28-30 Holdings, LLC (the "Property Owner") and two (2) contractors, Linear Environmental Corp. and AltaVista Lead Improvement, Inc. (collectively, the "Contractors"). Pursuant to the Agreement, the Contractors will perform repairs in common areas, including hallways and lobbies, on the 2nd, 3rd, 4th, and 5th floors 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, and the term of the Agreement shall commence on April 15, 2026 and continue through September 15, 2026.

The LSW Program will fund repairs performed by EPA-certified contractors to stabilize deteriorated lead-based paint conditions at the Property, as identified through lead inspections and risk assessments. In consideration for performing the work (the "Project"), the County will pay the Contractors a total aggregate amount not to exceed \$217,800 in LSW funds, allocated in accordance with approved budgets as follows:

Linear Environmental Corp. (4 th and 5 th floors – hallways/lobbies):	\$102,800
AltaVista Lead Improvement, Inc. (2 nd and 3 rd floors – hallways/lobbies):	\$115,000

The goal and objective of these agreements is to reduce lead-based paint hazards and provide a safe and healthy environment for residents of the Property. The Project will be monitored by staff from the Department of Planning, who will conduct site visits during construction to ensure that all contractual obligations are fulfilled.

In accordance with Section 5 of the County's Procurement Policy and Procedures, the Department of Planning (the "Department") solicited written quotations from EPA-certified lead contractors for the services described above. Three (3) price quotations were received from AltaVista Lead Improvement, Inc., WPS Contracting Group, LLC, and Linear Environmental Corp.

To expedite the removal of hazardous materials while minimizing disruption and residents' exposure to lead dust during renovations, multiple contractors will perform the improvements in this occupied 100-unit residential building. The proposals were evaluated and scored, and the contractors receiving the highest scores were AltaVista Lead Improvement, Inc. and Linear Environmental Corp.

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 - 04/02/2026 - RAYMOND SIBIKY, 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 two (2) contractors, Linear Environmental Corp. and AltaVista Lead Improvement, Inc. (collectively, the "Contractors"), for rehabilitation of the property located at 30 Locust Hill Avenue in Yonkers, New York (the "Property"), pursuant to which the Contractors shall perform repairs in common areas on the 2nd, 3rd, 4th, and 5th floors, including hallways and lobbies, for the benefit of low-income residents residing at the Property through the Lead Safe Westchester ("LSW") Program. Repairs shall include, but not be limited to, remediation of deteriorated lead-based paint conditions identified in lead inspections and risk assessments, for a term commencing April 15, 2026 and continuing through September 15, 2026; and be it further;

RESOLVED, that in consideration for services rendered, the County shall pay the Contractors a total aggregate amount not to exceed \$217,800 in LSW funds, allocated in accordance with approved budgets as follows:

Linear Environmental Corp. (4 th and 5 th floors – hallways/lobbies):	\$102,800
AltaVista Lead Improvement, Inc. (2 nd and 3 rd floors – hallways/lobbies):	\$115,000

and be it further,

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

Account to be Charged/Credited

		Major Program, Program & Phase	Object/	Trust		Organization
Fund	Dept	Or Unit	Sub Object	Account	Dollars	
263	19	471W	4380	T471	\$102,800.00	Linear Environmental Corp.
263	19	471W	4380	T471	\$115,000.00	AltaVista Lead Improvement, Inc.

Budget Funding Year(s) FY 2021 Start Date April 15, 2026 End Date September 15, 2026
 (must match resolution)

Funding Source Tax Dollars _____

State Aid _____

\$217,800.00 Federal Aid \$217,800.00 – U.S. Department of Housing and Urban Development

(must match resolution)

Other _____